

APPENDIX 7. ENVIRONMENTAL INVESTIGATIONS

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

A collage of various environmental and agricultural photographs arranged in a diamond pattern. The photos include: a desert landscape with a lake and scrub; a person standing in a green field with a car in the distance; a plowed agricultural field; a field with a large white netting structure; a sunset over a field with a truck; a lake surrounded by trees under a cloudy sky; and a close-up of trees against a blue sky.

**Wallaroo Code
Amendment**

**Preliminary Site
Investigation**

Report for
Silvergate (SA) Pty Ltd



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Wallaroo Code Amendment Preliminary Site Investigation

Report for Silvergate (SA) Pty Ltd

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Table of Contents

Executive Summary	i
1 Introduction	1
1.1 Objectives	1
2 Regulatory Framework	2
2.1 Planning, Development and Infrastructure Act 2016 (SA)	2
2.1.1 Employment Zone	2
2.1.2 Neighbourhood Zone	3
2.2 Environment Protection Act 1993 (SA)	3
3 Site History Investigation Methodology	3
3.1 Site History Investigation Guidance	3
3.2 Methodology	3
4 Site Information	5
4.1 Site Details and Identification	5
4.2 Topography	6
4.3 Geology	6
4.4 Hydrogeology	6
4.5 Sensitive Receiving Environments	7
4.6 Environmental Values of Groundwater	7
4.6.1 Step 1: Determination of Prescribed EVs of groundwater using the EPP-WQ	7
4.6.2 Step 2: Application of a buffer distance for the protection of surface waters	8
4.6.3 Step 3: Review of groundwater data using WaterConnect	9
4.7 Site Inspection	9
4.7.1 Current land use and site structures	9
4.7.2 Surrounding land use	10
4.7.3 Evidence of potential site contamination	10
4.7.4 Site photographs	10
4.8 Anecdotal Information	13
4.9 Adjacent Land Use Summary	13
5 Site History	14
5.1 Certificates of Title	14
5.2 Historical Business Directory	14
5.3 Aerial Photographs	14
5.4 EPA Public Register Searches	16
5.4.1 Section 7	16
5.4.2 Site Contamination Index	17
5.5 Environment Protection and Clean Up Orders	17
5.6 EPA Authorisations and Applications	17
5.6.1 EPA licence	17
5.6.2 Closure and Post-Closure Management Plan	18
5.6.3 Landfill gas and leachate investigations (S&G 2010)	19
5.7 Dangerous Substances Register	20
5.8 Site History Overview	21

6	Preliminary Conceptual Site Model.....	22
6.1	Potentially Contaminating Activities	22
6.2	Preliminary Conceptual Site Model	23
7	Discussion.....	26
7.1	Landfill Gas	26
7.2	Employment Zone	26
7.3	Neighbourhood Zone	27
8	Conclusions and Recommendations.....	28
8.1	Conclusions	28
8.2	Recommendations	28
9	Limitations	30

List of Tables

Table 1	Site Identification Details	5
Table 2	Summary of Local Groundwater Information within 2 km of site	7
Table 3	Environmental Values Relative to TDS in wells	7
Table 4	Environmental Values Relative Surface Waters	8
Table 5	Application of WaterConnect data to determine EVs	9
Table 6	Aerial Photography Summary	14
Table 7	Prescribed PCAs	22
Table 8	Preliminary CSM – Desktop Assessment of Risk from PCAs	24

List of Appendices

A	Figures
B	Certificates of Title
C	Lotsearch
D	EPA Section 7

List of Acronyms

AHD	Australian Height Datum
ASC NEPM	<i>National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013)</i>
Code	Planning & Design Code 2019, State Planning Commission (the Code)
CPCMP	Closure and Post-Closure Management Plan
CSM	Conceptual site model
CT	Certificate of title
DEW	Department for Environment and Water, Government of South Australia
EP Act	<i>Environment Protection Act 1993, Government of South Australia</i>
EPA	<i>Environment Protection Authority, Government of South Australia</i>
EPP-WQ	<i>Environment Protection (Water Quality) Policy 2015, Government of South Australia</i>
EPR	<i>Environment Protection Regulations 2009, Government of South Australia</i>
EV	Environmental Value
GAR	Guidelines for the assessment and remediation of site contamination
LBWco	LBW co Pty Ltd
LUS	Land use sensitivity
mg/L	milligrams per litre
PCA	Potentially contaminating activity
PD14	<i>State Planning Commission Practice Direction 14 (Site Contamination Assessment)</i>
PDI Act	<i>Planning, Development and Infrastructure Act 2016</i>
PSI	Preliminary Site Investigation
SA	South Australia
Silvergate	Silvergate (SA) Pty Ltd
SWL	Standing water level
TDS	Total dissolved solids

Executive Summary

- LBWco was commissioned by Silvergate (SA) Pty Ltd (Silvergate) to undertake a Preliminary Site Investigation (PSI) for several allotments in Wallaroo, South Australia, as listed below:
- Lot 400 Lehman Road, Wallaroo, SA
- Lots 666 and 667 Rosslyn Road, Wallaroo, SA
- Lots 626, 628, 666, 672, 675, 676, 680, 681 Bowman Road, Wallaroo, SA.

These allotments form the 'site', as shown on Figure 1 in Appendix A.

Based on the information supplied, LBWco understood the following:

- Future Urban is assisting Silvergate in preparation of a proposed Wallaroo Code Amendment. The code amendment was initiated by the Minister for Planning and seeks to rezone land in the Rural Zone for future Employment Zone and Neighbourhood Zone (residential).
- The subject land has an area of approximately 110 hectares.
- To support the rezoning application, a PSI is required to identify any potential site contamination issues that may affect suitability of the land for allowable uses under the proposed Employment and Neighbourhood Zones.
- A landfill depot, previously used as a landfill, is located adjacent to the western boundary of the site. The landfill depot is owned by Copper Coast Council.

The objectives of the **PSI** were to:

- Assess the current and historical land uses and identify potentially contaminating activities (PCAs) that may have occurred at the site and on adjacent land.
- Assess whether complete source-pathway-receptor relationships could exist based on the PCAs identified and with respect to the future land uses permitted within the proposed zones.

Conclusions

The site has had a history of farming from at least 1935. LBWco's site inspection conducted in April 2024 indicated that the site was generally vacant with remnant wheat crop stubble. The site was unsealed, with low grass cover and infrequent small shrubs.

Several small stockpiles of soil from unknown sources were present on the northern, western and southern boundary of the Employment Zone. A raised pad of fill material from an unknown source was present in the north-western portion of the Neighbourhood Zone.

An EPA licensed landfill depot, the site of a closed landfill, was present 95 m west of the Employment Zone and 545 m north-west of the Neighbourhood Zone.

Employment Zone:

- One prescribed PCA was identified to have occurred onsite:
 - Fill or soil importation (not a prescribed PCA for planning purposes under PD14) - **Possible** complete source-pathway-receptor linkage via exposure to soils.
- No prescribed PCAs were identified to have occurred on adjacent land.

- Two prescribed PCAs were identified to have occurred distant offsite:
 - Class 1 – Landfill site – **Possible** complete source-pathway-receptor linkage via landfill gas migration and seepage of landfill leachate to groundwater.
 - Class 3 – Animal burial – **Unlikely** complete source-pathway-receptor linkage via groundwater migration.

Neighbourhood Zone:

- One prescribed PCA was identified to have occurred onsite:
 - Fill or soil importation (not a prescribed PCA for planning purposes under PD14) - **Possible** complete source-pathway-receptor linkage via exposure to soils.
- No prescribed PCAs were identified to have occurred on adjacent land.
- The landfill and animal burial sites were located at sufficient distance from this zone to pose negligible risk for a complete source-pathway-receptor linkage.

Recommendations

The EPA advises that a risk assessment should be undertaken where development is proposed within 500 m of a closed landfill, and where the level of risk has not yet been adequately assessed. LBWco recommends that a detailed site investigation, incorporating landfill gas assessment, is undertaken at the western boundary of the proposed Employment Zone to:

- Characterise landfill gas migration risk for the potential land uses permitted within this zone, and
- Assess whether gas mitigation measures are required to make the land use suitable for the potential land use permitted within the zone.

The landfill gas risk assessment should be undertaken prior to development approval being granted for land division of the proposed Employment Zone. It will be most efficient for the assessment to be undertaken in this manner, rather than in response to future development applications within individual allotments after land division.

While the potential for groundwater contamination from the closed landfill exists for the proposed Employment Zone, a complete exposure pathway for future site users to groundwater contamination is only likely to exist if groundwater is extracted for a beneficial use. As there are no existing groundwater wells onsite the site, the potential for taking of contaminated groundwater is currently low and accordingly LBWco recommends that a groundwater assessment should not be necessary for the code amendment process.

The Copper Coast Council, as the former operator and current licensee for the closed landfill, should be the appropriate party under the EP Act to determine whether the landfilling activity has caused site contamination of the groundwater at that site or offsite (including the land subject to the code amendment). Further, there may be EPA licence obligations on Copper Coast Council regarding landfill gas and groundwater monitoring via the CPCMP that may not have been met.

The information provided in this report is subject to the limitations expressed in Section 9. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

1 Introduction

LBWco was commissioned by Silvergate (SA) Pty Ltd (Silvergate) to undertake a Preliminary Site Investigation (PSI) for several allotments in Wallaroo, South Australia, as listed below:

- Lot 400 Lehman Road, Wallaroo, SA
- Lots 666 and 667 Rosslyn Road, Wallaroo, SA
- Lots 626, 628, 666, 672, 675, 676, 680, 681 Bowman Road, Wallaroo, SA.

These allotments form the 'site', as shown on Figure 1 in Appendix A.

Based on the information provided by Future Urban, LBWco understood the following:

- Future Urban is assisting Silvergate in preparation of a proposed Wallaroo Code Amendment. The code amendment was initiated by the Minister for Planning and seeks to rezone land in the Rural Zone for future Employment Zone and Neighbourhood Zone (residential).
- The subject land has an area of approximately 110 hectares.
- To support the rezoning application, a PSI is required to identify any potential site contamination issues that may affect suitability of the land for allowable uses under the proposed Employment and Neighbourhood Zones.
- A landfill depot, previously used as a landfill, is located adjacent to the western boundary of the site. The landfill depot is owned by Copper Coast Council.

1.1 Objectives

The objectives of the **PSI** were to:

- Assess the current and historical land uses and identify potentially contaminating activities (PCAs) that may have occurred at the site and on adjacent land.
- Assess whether complete source-pathway-receptor relationships could exist based on the PCAs identified and with respect to the future land uses permitted within the proposed zones.

This investigation was undertaken in accordance with LBWco's proposal to Future Urban on 10 April 2024 (LBWco ref: P242581).

2 Regulatory Framework

2.1 Planning, Development and Infrastructure Act 2016 (SA)

The Planning and Design Code (the Code) implements the requirements of Section 6 of the PDI Act by setting out a comprehensive set of policies, rules and classifications which, when combined with mapping, apply in the various parts of the State for the purposes of development assessment in South Australia.

Zone, subzone, overlay and general development policies are comprised of desired outcomes (DOs) and performance outcomes (POs). These are applicable to performance assessed development and to restricted development and are outlined for each zone in the subsections below.

The Planning and Design Code contains assessment provisions in relation to site contamination. These provisions, which sit within the General Development Policies section of the Planning and Design Code, require that assessment be undertaken where a change in the use of land to a more sensitive use is proposed.

Section 73 of the PDI Act details the processes associated with initiating and making amendments to the Code. An amendment to the Code must be approved by the Minister using the formal approval process to have effect and the Minister must have regard to a range of matters when considering the suitability of land for re-zoning, including to site contamination risks. The required approach to the assessment of site contamination risk is set out in:

- State Planning Commission, Practice Direction 14, Site Contamination Assessment (PD14), Version 4, 20 October 2023

Table 1 in PD14 sets out a land use sensitivity hierarchy comprising seven levels of sensitivity ranging from Item 1 (Residential class 1 and educational class 1) to Item 7 (Industrial). Proposed land use change to a more sensitive use indicates potential for increased risk to future site users from potential site contamination.

PD14 defines PCAs for the purpose of the Code. The PCAs are classified as Class 1, Class 2 or Class 3, in decreasing order of relative risk for causing site contamination.

2.1.1 Employment Zone

The DO for the Employment Zone is as follows:

- DO 1: A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
- DO 2: Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

Development deemed to satisfy the criteria relative to an Employment Zone could include one or more of the following:

- Advertisement
- Consulting room
- Indoor recreation facility
- Light industry
- Motor repair station
- Office
- Place of worship
- Research Facility
- Retail fuel outlet
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Training facility
- Warehouse

Based on the activities listed above, land use sensitivities for the Employment Zone were considered to range from Item 5 (Commercial class 1) to Item 7 (Industrial).

2.1.2 Neighbourhood Zone

The DO for the Neighbourhood Zone is as follows:

- Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

Development deemed to satisfy the criteria relative to a Neighbourhood Zone could include one or more of the following:

- Ancillary accommodation
- Child care facility
- Community facility
- Consulting room
- Dwelling
- Educational facility
- Office
- Outbuilding
- Recreation area
- Retirement facility
- Shop
- Supported accommodation.

Based on the activities listed above, land use sensitivities for the Neighbourhood Zone were considered to range from Item 1 (Residential class 1 and Educational premises class 1) to Item 5 (Commercial class 1).

2.2 Environment Protection Act 1993 (SA)

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

- (1) *For the purposes of this Act, site contamination exists at a site if –*
- (a) *chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and*
 - (b) *the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and*
 - (c) *the presence of the chemical substances in those concentrations has resulted in –*
 - (i) *actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or*

- (ii) *actual or potential harm to water that is not trivial; or*
 - (iii) *other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.*
- (2) *For the purposes of this Act, environmental harm is caused by the presence of chemical substances –*
 - (a) *whether the harm is a direct or indirect result of the presence of the chemical substances; and*
 - (b) *whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.*
- (3) *For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.*

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

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

The professional assessment of site contamination and consequential risk to human health and the environment is guided by the *National Environment Protection (Assessment of Site Contamination) Measure 1999* (ASC NEPM, as amended 2013) and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

3 Site History Investigation Methodology

3.1 Site History Investigation Guidance

The site history investigation methodology was implemented with reference to the guidance provided in the following documents:

- ASC NEPM, 2013
- CIRIA, 2007. Report C665: *Assessing risks posed by hazardous ground gases to buildings*. Construction Industry Research and Information Association, London (CIRIA C665).
- Edwards J. W., Van Alphen M. and Langley A., *Identification and Assessment of Contaminated Land: Improving Site History Appraisal*. Contaminated Sites Monograph Series No 3, SA Health Commission, Adelaide (1994)
- EPA SA, 2012. Landfill gas and development near landfills – advice for planning authorities and developers.
- EPA SA, 2016. Waste and the South Australian planning system.
- EPA SA, 2019. Guidelines for the assessment and remediation of site contamination (GAR, 2019)
- EPA NSW, 2020, Assessment and management of hazardous ground gases. Contaminated Land Guidelines.
- EPA VIC, 2018. Landfill gas fugitive emissions monitoring guideline. Publication 1684, February 2018.
- PD14, 2024.

Assessment of PCAs was made with reference to Section 48 and Schedule 3 Part 1 of the *Environment Protection Regulations 2023* and schedule 1 of PD14.

3.2 Methodology

The history of PCAs undertaken on or adjacent to the site was researched using:

- Lotsearch for records including:
 - Published geology and topographic maps of the region
 - Historical aerial photography
 - Water Connect database of groundwater records, maintained by the Department for Environment and Water (DEW)
 - Sands and McDougall Directory of South Australia and the Universal Business Directory
 - EPA authorisations (licences) and orders listed on the EPA Public Register
 - The Site Contamination Index of records held by EPA relating specifically to site contamination for the subject site and surrounding local area
- Certificate of title (CT) review of ownership and lease information – South Australian Integrated Land Information System

- EPA Public Register Section 7, Land and Business (Sales and Conveyancing) Act 1994 record search.
- SafeWork SA Dangerous Substances Register
- Interview(s) with persons having relevant knowledge of current and/or historical site use and activities.
- Observations and information gathered during a site inspection.

4 Site Information

4.1 Site Details and Identification

Site identification details are provided in Table 1. Copies of the current CT for the site are provided in Appendix B.

Table 1 Site Identification Details

Site Addresses	<p><u>Proposed Employment Zone:</u></p> <ul style="list-style-type: none"> • Lots 666 and 667 Rosslyn Road, Wallaroo, SA • Lots 628, 666, 672, 675, 676, 680, 681 Bowman Road, Wallaroo, SA <p><u>Proposed Neighbourhood Zone:</u></p> <ul style="list-style-type: none"> • Lot 400 Lehman Road, Wallaroo, SA • Lot 626 Bowman Road, Wallaroo, SA
CT References	<p><u>Proposed Employment Zone:</u></p> <ul style="list-style-type: none"> • CT 6121/722 • CT 6288/527 to CT 6288/541 <p><u>Proposed Neighbourhood Zone:</u></p> <ul style="list-style-type: none"> • CT 6121/721
Current Site Owners	<p><u>Proposed Employment Zone:</u></p> <ul style="list-style-type: none"> • Moana (Demo) Pty. Ltd. • Silvergate (SA) Pty. Ltd. • A.V.M.L Pty. Ltd. • Angelo D'Alessandro • Manpreet Sohi • Mamta Saxena And Samir Kumar Saxena • Malabe Pty. Ltd. • D & M Moutos Holiday Rentals Pty. Ltd. • Tanimki Holdings Pty. Ltd. <p><u>Proposed Neighbourhood Zone:</u></p> <ul style="list-style-type: none"> • Silvergate (SA) No. 2 Pty. Ltd.
Site Area	<p>Approximately 110 ha total</p> <p>Proposed Employment Zone: 78.42 ha</p> <p>Proposed Neighbourhood Zone: 31.44 ha</p>
Local Government Authority	Copper Coast Council
Zoning	Rural
Current Land Use	<p>Vacant</p> <p>Former broad-acre agriculture - Primary production, LUS¹ Item 6</p>
Proposed Zoning	Employment Zone and Neighbourhood Zone, per Figures 1 and 2, Appendix A

Possible Land Uses in Proposed Zone

Employment Zone

- Commercial class 1 – LUS Item 5
- Commercial class 2 – LUS Item 6
- Industrial – LUS Item 7

Neighbourhood Zone:

- Residential Class 1, Class 2 – LUS Item 1, Item 2
- Educational premises Class 1, Class 2 – LUS Item 1, Item 4
- Open space/recreation – LUS Item 3
-
- Commercial class 1 - LUS Item 5

1 Land Use Sensitivity, per Table 1 in PD14

4.2 Topography

According to the topographic map supplied by Geoscience Australia (via Lotsearch), the site is generally flat, sloping to the north-west and an elevation of approximately 10 - 35 m Australian Height Datum (AHD).

This is consistent with observations made during the site inspection.

4.3 Geology

The 1:100,000 surface geology map sheet for the region obtained from the SA Department of Environmental, Water and Natural Resources (via Lotsearch) indicated that geology across most of the site comprises gravel, clay, silt and sand with soft carbonate overlying calcrete. Geology within the proposed Neighbourhood Zone comprises undifferentiated alluvial and fluvial sediments. There was no evidence of a river or creek in that area during the site inspection.

Soils at the site and surrounding areas are classified as calcareosols, typical of plains with tracts of dunes and comprising brown calcareous earths with areas of exposed caliche (calcrete) and crusty loam soils. Clay pans, saline soils and swamps may be present with intermittent lakes in low-lying areas, along with brown sands and brown calcareous earths.

CSIRO recorded the probability of occurrence of Acid Sulphate Soils as extremely low (1-5%).

4.4 Hydrogeology

On 22 January 2024, a search of the South Australian Government Water Connect database (via Lotsearch) identified 24 wells within a 2 km radius of the site. The search results are presented in Appendix C.

No on-site bores were identified. The closest bore to the site with a recorded standing water level (SWL) was located 326 m north-east of the site, however, the SWL was recorded as equal to the maximum drill depth of 23.77 mBGL. The remaining bores with recorded SWL were further than a kilometre from site and may not represent the conditions at the site. Therefore, the depth to groundwater at the site is not known.

Table 2 Summary of Local Groundwater Information within 2 km of site

Number of bores	24
Range of installed depths (mBGL)	6.56 – 457.5
Range of SWLs (mBGL)	3.79 – 23.77
Range of TDS (mg/L)	26,903 - 43,153
Purpose listed for bores	2 Drainage 2 Investigation 1 Monitoring 19 Unlisted

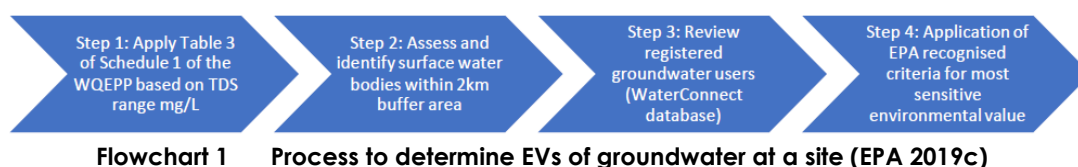
4.5 Sensitive Receiving Environments

Unnamed flood plains/lakes were present approximately 100 m north of site. This area is considered a high potential groundwater dependent ecosystem and a high inflow dependent ecosystem.

The Spencer Gulf is located approximately 2 km west of site. A marina, connected to the ocean, is present approximately 980 m west of site, with a manmade channel extending to the north-east of the marina, approximately 920 m from the site.

4.6 Environmental Values of Groundwater

The following section documents the application of EPA SA's recommended process in determining the Environmental Values (EV) of groundwater. Steps 1-3 in Flowchart 1 (extract from the GAR) are relevant to determination of EVs.



4.6.1 Step 1: Determination of Prescribed EVs of groundwater using the EPP-WQ

Clause 3, schedule 1 of the EPP-WQ prescribes EVs of groundwater in total dissolved solids (TDS) concentration ranges.

Table 3 Environmental Values Relative to TDS in wells

EV	EPP-WQ Specified TDS range (mg/L)	Measured TDS in Regional Groundwater	EV relevant for consideration based on TDS?
Drinking water for human consumption	<1,200	26,903 - 43,153 mg/L	No
Primary industry – irrigation and general use	< 3,000		No
Primary industry – livestock drinking water	<13,000		No
Primary industry – aquaculture	<13,000		No

Based on the regional TDS concentrations, no prescribed EVs are relevant for assessment of the groundwater in respect to whether site contamination exists.

4.6.2 Step 2: Application of a buffer distance for the protection of surface waters

As recommended in the GAR, a buffer distance of 2 km was adopted for the consideration of surface water impacts within the assessment of EVs of groundwater.

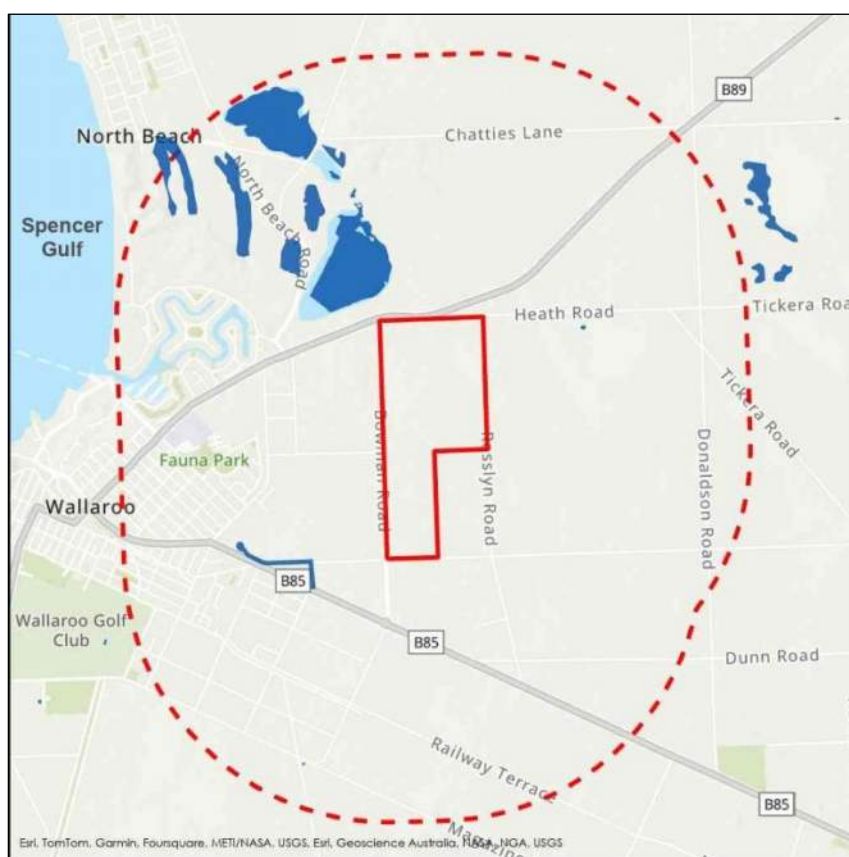


Diagram 1. Surface water records within 2km of site.

Table 4 Environmental Values Relative Surface Waters

EV	Notes	EV relevant within 2 km buffer zone?
Aquatic Ecosystems (freshwater)	None identified	No
Aquatic Ecosystems (marine water)	<p>Unnamed flood plains/lakes were present approximately 100 m north of site. This area is considered a high inflow dependent ecosystem.</p> <p>The Spencer Gulf is located approximately 2 km west of site. A marina, connected to the ocean, is present approximately 980 m west of site, with a manmade channel extending to the north-east of the marina, approximately 920 m from the site.</p>	Yes
Recreational (non-domestic)	The manmade channel to the west of the site, fronting residential properties with water access, is possibly used for swimming / kayaking.	Yes

Based on consideration of Table 4, aquatic marine ecosystems and recreation were assessed as relevant EV/relevant EVs for assessment relative to site groundwater.

4.6.3 Step 3: Review of groundwater data using WaterConnect

The findings of the WaterConnect database search are presented in Table 5.

Table 5 Application of WaterConnect data to determine EVs

Registered Use	Notes	EV relevant based on registered uses within 2 km buffer zone?
Domestic	No domestic bores were identified within 2 km of site of which may be used for potable, recreational or irrigation use.	No
Town Water Supply	No town water supply bores were identified within 2 km of site of which may be used for potable, recreational or irrigation use.	No
Recreation and aesthetics	No recreation bores were identified within 2 km of site of which may be used for recreation and aesthetic use.	No
Industrial (general industry)	No industrial bores were identified within 2 km of site of which may be used for irrigation, aquaculture or industrial use.	No

Other factors may apply to the consideration of EVs, for which data was not available or which LBWco was not aware of, at the time preparing the above assessment. These factors alone, or in combination with other factors, may lead to a different outcome.

Based on the above assessment from steps 1, 2 and 3, the following EVs were determined to be applicable to the regional aquifer for assessment of site contamination based on applicability as a default EV set via the EPP-WQ or in the context of current or realistic potential future uses for groundwater in the vicinity of the site:

- Recreation and aesthetics
- Primary industries – aquaculture and human consumption of aquatic foods

4.7 Site Inspection

On 30 April 2024, an experienced senior consultant from LBWco conducted an inspection of the site to identify current site activities and evidence of PCAs.

A site layout plan is presented in Figure 2, Appendix A and the following sections describe key observations made at the time of the site visit.

4.7.1 Current land use and site structures

At the time of the site inspection the site was generally vacant with remnant wheat stalks from previous cereal cropping. The site was unsealed, with low grass cover and infrequent small shrubs. The site was generally flat, with a gradual slope to the north-west. The site was fenced, and vehicle tracks were present around the site boundary. No buildings or other structures were observed on the site. Photographs 1, 2 and 6 show the condition of the majority of the site from the site boundary.

Proposed Employment Zone

A small pile of concrete and plastic tubing waste was observed adjacent the northern boundary (Photograph 3). The origin of this material was not known.

One stockpile was observed adjacent the western boundary (refer Figure 2, Appendix A and Photograph 4) and the volume was estimated to be approximately 56 m³. Material in the stockpile was predominantly light brown sand, with rocks. Small shrubs were growing in the soil and several metal inclusions were observed.

A 20 m wide corridor, that did not appear to have been used for agricultural purposes, was observed running east to west between the employment and neighbourhood zones. This area was covered with low grasses and shrubs. A second stockpile was observed in this area (Photograph 5), with an estimated volume of approximately 30 m³. Stockpiled material was a mixture of soil and rocks, with a tyre observed at the base of the pile and small shrubs growing on the top and sides.

Proposed Neighbourhood Zone

In the north-western corner of the proposed neighbourhood zone, a raised area relative to surrounding land (approximately 60 m x 60 m) was observed (refer Figure 2, Appendix A). This area did not appear to have been used for cropping.

4.7.2 Surrounding land use

At the time of the site inspection, the surrounding land use was generally vacant agricultural and residential. What appeared to be a commercial premises was located immediately south of the proposed neighbourhood zone, with stockpiles of soil observed in the yard.

Across Bowman Road, to the west of the proposed employment zone, was the Wallaroo Landfill Depot, including the former landfill. A row of stockpiled soil running along the eastern edge of the depot was visible from the subject site.

Coopers Pet Cemetery occupied the north-western corner of the landfill depot property, within a native vegetation buffer zone surrounding the former depot area to the north, east and west.

4.7.3 Evidence of potential site contamination

Potential onsite sources of contamination were limited to the soil stockpiles, which may indicate importation of fill material.

Potential offsite sources of contamination observed during the site inspection were limited to the presence of a former landfill and existing pet cemetery to the west of the site.

4.7.4 Site photographs

Photographs recorded during the site inspection are presented below.



Photograph 1.

Employment Zone

View of site along the western boundary, facing south.

30.04.2024



Photograph 2.

Employment Zone

View of the site along the northern boundary, looking north.

30.04.2024



Photograph 3.

Employment Zone

Area of plastic tubing and concrete adjacent northern boundary.

30.04.2024



Photograph 4.

Employment Zone

Stockpile of soil adjacent western site boundary, facing west.

30.04.2024



Photograph 5.

Stockpiled soil between zones, facing south.

30.04.2024



Photograph 6.

Neighbourhood Zone

View of the northern portion of neighbourhood zone along the western boundary, looking south.

30.04.2024

4.8 Anecdotal Information

LBWco prepared a site history questionnaire which was completed by Mr George Demourtzidis, director of Silvergate.

Mr Demourtzidis noted that he has been familiar with the site for a period of 12 months, detailing that the site was historically used as a wheat crop. The site is not currently farmed, although remnant wheat was evident at the site at the time of the inspection.

It was understood by Mr Demourtzidis that routine application of chemicals and fertilisers were applied across the site but were likely to have been mixed and stored offsite. To his knowledge, no chemical fuel storage had occurred at the site. Mr Demourtzidis was not aware of any other operations at the site, nor buildings or facilities.

4.9 Adjacent Land Use Summary

Based upon the site inspection and review of current aerial photography, the general land use in the immediate vicinity of the site was predominantly vacant / agricultural.

- North: Spencer Highway, then vacant land.
- East: predominantly vacant / agricultural land. Adjacent the south-east portion of the site, a residential dwelling and sheds that appeared to be associated with farming operations were observed.
- South: Ellis Road, then residential with a commercial premises on the corner of Ellis and Bowman Roads.
- West: Bowman Rd, then generally vacant / agricultural land. The Wallaroo Landfill Depot and former landfill is across Bowman Rd, adjacent to the north-west portion of the site. Coopers Pet Cemetery is within the north-western corner of the landfill depot property.

5 Site History

5.1 Certificates of Title

On 18 April 2024 LBWco conducted a search of the current and historical CTs.

The site comprised 17 current certificates of title, with records dating back to 1935. Detailed historical site ownership information is summarised in a title tree, alongside the CTs, in Appendix B.

The site was initially comprised of three large titles issued to Bowman's Limited (butchers) of Taylor Street Kadina, in 1935. The titles were subsequently transferred to members of the Bowman family, listed as butchers, graziers and farmers, until 2023, when the CTs were transferred to numerous entities including Silvergate (SA) No. 2 Pty. Ltd / Silvergate (SA) Pty. Ltd., Moana (Demo) Pty Ltd, Tanimki Holdings Pty Ltd, A.V.M.L. Pty. Ltd. and Angelo D'Alessandro, Manpreet Sohi, Mamta Saxena and Samir Kumar Saxena, Malabe Pty. Ltd. and D&M Moutos Holiday Rentals Pty. Ltd.

5.2 Historical Business Directory

The Lotsearch report (Appendix C) included a search of the Sands and McDougall and UBD Business to Business directories for businesses listed historically at the site, and nearby businesses in consideration of PCAs. These records were available until 1910. No historical businesses were identified.

5.3 Aerial Photographs

Aerial photographs of the site and surrounding area, from 1946, were acquired from DEW, the 2010 aerial was obtained from Google, and satellite images taken from 2014 onwards were obtained from Aerometrex, all via Lotsearch. Copies of the images are in Appendix C.

A detailed summary of the features and apparent land use(s) observed in the historical aerial photography since 1946 is provided in Table 6.

Table 6 Aerial Photography Summary

Year	Description
1946	<p>Onsite:</p> <ul style="list-style-type: none"> The site appeared to be unsealed, likely used for primary production. A small dam is present in the north-eastern corner of the employment zone. An unsealed track ran east-west between zones. <p>Off-site:</p> <ul style="list-style-type: none"> The site surrounds also appeared to have been used for primary production, with unsealed tracks. Two rectangular features, possible large test pits, were present to the west of the employment zone near the current day Spencer Highway, approximately 300 m from the boundary. The use of these features is unknown. The floodplain/lakes were visible approximately 150 m north of site.
1956	<p>On-site:</p> <ul style="list-style-type: none"> Generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> Land had been disturbed approximately 100 m west of the employment zone. Tracks were visible leading to the area from the Spencer Highway. This is understood to have been related to the landfill.

Year	Description
	<ul style="list-style-type: none"> Land had been cleared in a rectangular orientation, approximately 50 m north of site. The purpose was not known. Otherwise, generally consistent with previous aerial imagery.
1975	<p>On-site:</p> <ul style="list-style-type: none"> Generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> The Spencer Highway had been sealed.
1979	<p>On-site:</p> <ul style="list-style-type: none"> Generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> Generally consistent with previous aerial imagery.
1987	<p>On-site:</p> <ul style="list-style-type: none"> Generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> Significant earthworks had occurred at the landfill west of the employment zone. The boundary had been adjusted and soils appeared tan, grey and red. The possible rectangular test pits adjacent Spencer Highway appeared to have been backfilled. A residential dwelling had been constructed approximately 100 m east of the neighbourhood zone. Structures, likely related to primary production, had been constructed approximately 200 m south-east of the neighbourhood zone.
1999	<p>On-site:</p> <ul style="list-style-type: none"> Generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> Further earthworks had occurred at the landfill. A small structure had been constructed at the landfill. Additional residential dwellings were developed to the south-east of the neighbourhood zone.
2003	<p>On-site:</p> <ul style="list-style-type: none"> Generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> Further earthworks had occurred at the landfill. Generally consistent with previous aerial imagery.
2010	<p>On-site:</p> <ul style="list-style-type: none"> Generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> Bowman Road had been sealed. Further earthworks had occurred at the landfill. Additional residential dwellings, on large blocks, had been constructed to the south of the neighbourhood zone.
2014	<p>On-site:</p> <ul style="list-style-type: none"> Earthworks had occurred in the north-west of the neighbourhood zone. A rectangular pad, approximately 60 m x 60 m, had been created and remained unsealed. The remainder of site was generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> Generally consistent with previous aerial imagery.
2018	<p>On-site:</p> <ul style="list-style-type: none"> Generally consistent with previous aerial imagery.

Year	Description
	<p>Off-site:</p> <ul style="list-style-type: none"> • A cemetery had been developed within the landfill site boundary, approximately 300 m west of site. • Otherwise, generally consistent with previous aerial imagery.
2023	<p>On-site:</p> <ul style="list-style-type: none"> • Generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> • Additional residential dwellings, on large blocks, had been constructed to the south of the neighbourhood zone. • A shed had been constructed at the landfill and stockpiles were present. The remainder of the landfill site appeared overgrown.

Based on the aerial imagery provided in the Lotsearch, the landfill boundary was inferred as per the 2003 aerial photograph below.



1979 Aerial Photograph



2003 Aerial Photograph

5.4 EPA Public Register Searches

5.4.1 Section 7

A Section 7 Search under the Land and Business (Sales and Conveyancing) Act 1994 was conducted by the EPA for the site. The search results are provided in Appendix D, and indicated, as 29 April 2024:

- There were no mortgages, charges or prescribed by encumbrances affecting the site under the relevant sections of the Environment Protection Act 1993
- No license or environmental authorisation was ever issued to operate a waste depot on the land under the South Australia Waste Management Commission Act 1979, the Waste Management Act 1987 or the Environment Protection Act 1993
- In relation to the subject site, the EPA Register did not hold any information relating to
 - Material or serious environmental harm caused or threatened in the course of an activity

- Site contamination notified to the EPA under section 83A of the Environment Protection Act 1993
- Environmental assessment report(s) or site contamination audit report(s).

5.4.2 Site Contamination Index

The EPA maintains a searchable database of key notifications on its website called the Site Contamination Index.

LBWco conducted a search of the database sourced by Lotsearch on 10 April 2024 (Appendix C). An audit notification and termination were identified 563 m south-west of site, with no activity listed.

The record was obtained from EPA which indicated that the audit notification was submitted in 2009 and was required under the Development Act 1993. In 2011, the audit was terminated. Neither document describes the activity undertaken at the site or the purpose of the investigation.

5.5 Environment Protection and Clean Up Orders

LBWco conducted a search of the EPA Environment Protection and Clean Up Orders sourced by Lotsearch on 1 March 2024 (Appendix C). No records were identified for the site or properties within a 1 km radius.

5.6 EPA Authorisations and Applications

LBWco conducted a search of the EPA Authorisations and Applications sourced by Lotsearch on 1 March 2024 (Appendix C). One record was identified within a 1 km radius of the site, relating to the landfill to the west of site.

5.6.1 EPA licence

LBWco obtained and reviewed the relevant current and historical licences. The key points are summarised below:

- The initial licence to the District Council of Copper Coast, commenced in 1995 and authorised to the activity of environmental significance 'Waste or Recycling Depot'. In 2011, the licence was amended. The 2011 amended licenced was the oldest version available for review.
- The 2011 licence revision required the submission of a 'Closure and Post Closure Plan', outlining the management of leachate, stormwater, erosion, potential harm to groundwater, monitoring of landfill gas, final landfill capping systems, revegetation, post closure use, dust, odour, vermin and fire. The Closure and Post Closure Management Plan (CPCMP) is summarised in Section 5.6.1 below.
- From 2011, the depot appeared to be operating as a waste transfer station as it was permitted to receive but not dispose of various wastes, including the following:
 - General commercial and industrial waste,
 - Construction and demolition waste including inert (not undercover) and mixed,
 - E-waste (to be stored on an impermeable surface and undercover)
 - Green waste (not undercover, composting was prohibited)
 - Inert waste

- Liquid waste (fuel and oil only)
- Batteries including lead acid
- Municipal solid waste including domestic and hard,
- Used tyres
- Scrap metal (not undercover)
- Waste Fill was permitted to be received AND disposed of at the site (only for capping works required for closure of the landfill).
- All wastes other than construction and demolition waste (inert), green waste and scrap metals were required to be stored undercover or in covered bins.
- The current licence commenced in 2022 and was amended in July 2023. The licence holder is Copper Coast Council and the licenced activity is 'Landfill Depot'. The current licence does not permit the receipt of waste.
- Condition 3.6 of the current licence requires Copper Coast Council to submit a CPCMP to the satisfaction of EPA, with a compliance date of 30 September 2011. It is therefore not clear whether the EPA has accepted the CPCMP prepared by Tonkin Consulting in 2012 (refer below) and whether Copper Coast Council is in compliance with the EPA licence.

5.6.2 Closure and Post-Closure Management Plan

LBWco was provided the CPCMP, prepared by Tonkin Consulting in December 2012¹

- The plan noted that operations ceased on 15 June 2012. The waste designated for landfill was transferred offsite.
- Tonkin understood that the site was historically used as a borrow pit for marble. The borrow pits were filled to 3 – 4 m deep, before new waste cells were excavated to 4 m. No liners were constructed, and underlying material was expected to consist of natural clay and sand.
- The site has been used as a landfill since 1970 and accepted domestic, shipping quarantine, hard and green wastes. Up until approximately 1995, waste was burnt before being covered, but records of quantities and details about where this waste is buried are not available.
- The waste footprint was expected to be within 5 metres of the southern and western boundaries; and is not likely to extend into the area of scattered trees to the north, west and east of the landfill. At the time of reporting in 2012, the extent of waste required further investigation.
- The landfill was classed as a 'large' landfill with relevant capacity greater than 130,000 tonnes.
- The site surface geology is likely to consist of sandy clays / clay with calcareous inclusions, underlain by a calcrete layer. The local shallow groundwater is associated with a fractured rock aquifer formed in quartzite and limestone rock with the standing water level of approximately 4 to 20 metres below ground surface.

¹ Tonkin Consulting 2012 (Tonkin 2012), *Wallaroo Landfill, Closure and Post-Closure Management Plan*, Ref No. 20120859FR1B, December 2012.

- A 1.0 m cap was proposed on top of a 0.3 m interim layer, subject to more detailed design. The proposed capping material source was a stockpile generated from the construction of the nearby Wallaroo marina.
- The report included a summary of landfill gas monitoring undertaken in August 2010 by Soil and Groundwater Consulting (S&G)². This report was provided to LBWco and is summarised in Section 5.6.2 below.
- Stormwater was expected to flow to the north with two culverts directing stormwater under Spencer Highway, into a nearby conservation zone. On the landfill site, there was potential for stormwater to pond and infiltrate through waste in low-lying areas. The proposed design included perimeter drains and sedimentation ponds to treat stormwater before discharge to the conservation zone.
- The following monitoring was recommended to occur during closure and post-closure:
 - Installation of a down-gradient groundwater well to assess if leachate was present in groundwater and had migrated offsite. Monitoring was to occur annually for 25 years following closure.
 - Surface water monitoring in diversion drains and the stormwater sedimentation pond to assess if impacts had occurred to surface water quality or siltation of water courses. Monitoring was to occur annually for 25 years following closure.
 - Landfill gas monitoring to protect public health and safety, environmental control, prevent accumulation of explosive concentrations and to monitor for indicators of landfill gas migration. The monitoring was to occur 3 monthly prior to and during capping and 6 monthly post closure, for 25 years.
 - Monitoring of erosion, settlement, vegetation, dust/slurry, litter, noise, odour, birds, vermin, pest and weeds was also proposed.

In April 2024, council confirmed that since the initial investigation, the remediation and capping works had been undertaken to approximately 70-80%, in line with the CPCMP.

No evidence of landfill gas monitoring or groundwater assessment required by the CPCMP was supplied.

5.6.3 Landfill gas and leachate investigations (S&G 2010)

In 2010, Soil and Groundwater Consulting (S&G) was engaged by a developer to assess the risk to a proposed residential development 750 m south of the former Wallaroo Landfill. The objectives of the assessment were to assess the concentrations of landfill gas at the landfill site and the potential risks to site users and adjacent users; and to assess the potential for leachate to impact groundwater and users of groundwater in the vicinity of the landfill.

S&G reported anecdotal evidence provided by a former landfill manager from the Cooper Coast Council, who stated that:

- Waste disposal onsite commenced in the late 1980s and waste were initially burnt onsite
- Domestic/putrescible waste was disposed and buried onsite for 7-8 years through to 1994, at which time acceptance of this waste stream ceased.

The timing of waste disposal reported by S&G was not consistent with the operational timeframe reported by Tonkin (2012).

² S&G 2010, *Landfill Gas and Leachate Investigations, Wallaroo Landfill Site*, S&G reference: SG101834 L01 Rev 1, 9 September 2010.

Four gas bores were installed within the landfill site boundary on the east, south and west. The bores were installed to depths ranging from 3.2 to 4.0 m and were monitored with a landfill gas analyser. Gas measurements were also taken from cracks across the site surface.

Three monitoring rounds were undertaken in August 2010, two of which were undertaken during a period of increasing atmospheric pressure.

No methane was detected across the three events, but carbon dioxide (CO₂) was detected in all bores and one surface crack. CO₂ exceeded the EPA guideline of 1.5% volume in three of the boundary bores, with two of these exceedances at the eastern boundary of the landfill.

S&G concluded that significant landfill gas migration to the proposed residential development to the south of the landfill was unlikely. It was recommended that council undertake regular monitoring of landfill gas concentrations.

No direct leachate or groundwater investigations were undertaken by S&G. Based on the landfill history and a desktop review of groundwater data in Wallaroo, S&G concluded that the potential for significant landfill leachate generation was considered low. Furthermore, S&G noted that if leachate had impacted groundwater, the risk posed to human health and the environment would be low at the proposed residential development. It was recommended that risks to groundwater were considered further by council.

The data collected by S&G provided valuable preliminary characterisation of landfill gas migration and indicated that potential for risk of harm from gas migration offsite was low. However, the methodology applied was not compliant with current recommended practice for assessment of risk from hazardous ground gas migration from a closed landfill. CIRIA (2007) takes guidance from two previous UK publications and recommends various spacings for gas bores based on distance to development up to 250 m, age and type of gas source, and geology.

On the eastern boundary of the landfill, adjacent to the proposed employment zone, the bores monitored were approximately 200 m apart. For an older domestic landfill and low sensitivity of land use (commercial/industrial), Table 4.2 in CIRIA (2007) recommends bore spacing of 25-75 m. Table 4.3 in CIRIA (2007) suggests a bore spacing of 10-50 m for uniform low permeability strata (e.g. clay) and where development within 150 m is proposed.

CIRIA (2007) also recommends that one or more sets of gas monitoring data should be obtained during falling or low atmospheric pressure and EPA NSW (2020) states that landfill gas monitoring must be undertaken during a period of worst-case atmospheric conditions for potential gas migration³. Only one monitoring event was undertaken by S&G during falling atmospheric conditions.

Considering the wide spacing of existing bores and the limited gas monitoring dataset available, it is LBWco's opinion that the landfill gas monitoring data currently available is not sufficient to characterise risk posed by landfill gas migration to the proposed Employment Zone.

A direct assessment of landfill leachate or groundwater conditions has not been undertaken at the landfill site.

5.7 Dangerous Substances Register

LBWco requested a site search of the Dangerous Substances Register from SafeWork SA on 13 May 2024. A response was not received before issue of this report, the findings will be communicated to Future Urban when received, however are not anticipated to affect the conclusions of this report based on other lines of evidence for historical land use.

³ For Australian conditions, a worst-case meteorological scenario can be estimated from the fifth-percentile three-hour pressure decrease rate for the site, based on a two-year dataset for the nearest Bureau of Meteorology site with continuous pressure recording.

5.8 Site History Overview

Property ownership records dating back to 1935 indicate that the site had been owned by butchers/farmers or graziers, until 2023, when the site was transferred to the current owners.

The earliest available aerial imagery from 1946 indicates that the site had been used solely for primary production. Earthworks had occurred in 2014 on the north-western boundary of the proposed neighbourhood zone, creating a flat 'pad', the purpose is not known.

LBWco's site inspection conducted in April 2024 indicated that the site was generally vacant with remnant wheat growing. The site was unsealed, with low grass cover and infrequent small shrubs. Small stockpiles were present at the boundary of site

An unsealed track was present, running east-west between the two proposed zones.

6 Preliminary Conceptual Site Model

6.1 Potentially Contaminating Activities

A desktop assessment of prescribed PCAs, as defined in *Practice Direction 14, 2021* and/or the *Environment Protection Regulations 2023 (SA)*, that were likely to have been undertaken at or near the site is presented in Table 7 below.

Schedule 1 of PD14, 2023 categorises activities into either Class 1, Class 2 or Class 3 activities with Class 1 activities considered to have the highest potential for environmental risk. Classifications for the PCAs identified are listed below, where relevant.

Table 7 Prescribed PCAs

Activity	Description	PCA as per PD14 2023?	PCA as per EPR 2023?	Comment/Location
Onsite				
Fill or soil importation	<i>Importation, to premises of a business, of soil or other fill originating from a site at which another potentially contamination activity has taken place</i>	No	Yes	As identified in Section 4.7: <u>Employment Zone</u> Stockpiled soils of unknown origin were observed on the north-western boundary and central-western portion of site. <u>Neighbourhood Zone</u> A built-up pad in the north-western portion of the zone was present.
Adjacent Land <i>Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016</i>				
None identified	-	-	-	-
Distant Offsite <i>Activities on land >60 m from the subject site boundary</i>				
Landfill sites	<i>Operation of sites for disposal of waste to land</i>	Yes – Class 1	Yes	As detailed in Section 5.6, a closed landfill is present to the west of the site. <ul style="list-style-type: none"> 95 m west from the Employment Zone. 545 m north-west from the Neighbourhood Zone.
Animal burial	<i>Burial of animals or parts of animals other than in the course of agriculture</i>	Yes – Class 3	Yes	As detailed in Section 4.7.2, Coopers Pet Cemetery is located to the west of the site <ul style="list-style-type: none"> 270 m west from the Employment Zone. 890 m north-west from the Neighbourhood Zone.

6.2 Preliminary Conceptual Site Model

To enable an assessment to be made of the interrelationships between the identified PCAs, potential sources of contamination, chemicals of interest, transport mechanisms, exposure pathways, receptors and risk, a conceptual site model (CSM) was developed from the desktop and intrusive site assessment information obtained.

Risk from site contamination is determined based on the interrelationship of the following three components:

1. Contaminant source
2. Receptor
3. Pathway from source to receptor

For an unacceptable risk to human health or the environment to exist relative to site contamination, the following must be satisfied:

- a **SOURCE (S)** of contamination of sufficient toxicity to cause harm must be present;
AND
- a complete **PATHWAY (P)** must exist between the source of contamination and a receptor;
AND
- a **RECEPTOR (R)** must be present with potential to be exposed.

Where there is no source OR there is no complete exposure pathway OR there is no receptor, there is no unacceptable risk evident.

A contaminant source for this scenario must be of sufficient concentration/mass that toxicity to a receptor would occur via exposure. Toxicity may be realised via acute (short-term) or chronic (long-term) exposure.

The CSM relative to identified PCAs at or near the site is presented in Table 8 below.

Table 8 Preliminary CSM – Desktop Assessment of Risk from PCAs

PCA PD14 Classification	Contaminants of interest	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist to the proposed Employment Zone?	Does complete pathway exist to the proposed Neighbourhood Zone?
Onsite							
Fill or soil importation <u>Not a prescribed PCA under PD14</u>	Metals, PAHs, petroleum hydrocarbons, pesticides, solvents, asbestos	<u>Employment Zone</u> Stockpiled soils of unknown origin were observed on the north-western boundary and central-western portion of site. <u>Neighbourhood Zone</u> A built-up pad in the north-western portion of the zone was present.	Soil	Direct contact, dust inhalation, ingestion	Current site users Future site users Construction workers Site ecology	Possible The origin of fill within the stockpiles is unknown. If the fill soils contain elevated concentrations of contaminants the potential for a complete S-P-R linkage is considered possible.	Possible The origin of fill within the built-up area is unknown. If the fill soils contain elevated concentrations of contaminants the potential for a complete S-P-R linkage is considered possible.
Adjacent Land <i>Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016</i>							
None identified	-	-	-	-	-	-	-
Offsite <i>Activities on land >60 m from the subject site boundary</i>							
Landfill sites Class 1	Various, typically including: Heavy metals, polycyclic aromatic hydrocarbons (PAH), petroleum hydrocarbons, bulk gasses (methane, carbon dioxide, hydrogen sulphide).	95 m west from the employment zone. 545 m north-west from the neighbourhood zone.	Groundwater	Migration of contaminants	Groundwater users	Possible Noting the potential for rainfall infiltration and absence of a liner beneath the waste mass, leachate may have infiltrated into soils beneath the landfill. The depth to groundwater beneath the subject site and landfill, and the direction of groundwater flow, are not known. The potential for a complete S-P-R linkage to the employment zone is possible.	Unlikely Noting the distance from site, the potential for a complete S-P-R linkage to the neighbourhood zone is considered unlikely.

PCA PD14 Classification	Contaminants of interest	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist to the proposed Employment Zone?	Does complete pathway exist to the proposed Neighbourhood Zone?
			Ground gas	Landfill gas migration	Current site users Future site users Construction workers	<p>Possible</p> <p>CO₂ concentration exceeded the EPA SA guideline in boundary bores (S&G, 2010). Sufficient evidence to demonstrate absence of risk from methane migration to surrounding land has not yet been presented.</p> <p>Until sufficient assessment evidence demonstrates otherwise, the potential for a complete S-P-R linkage to the Employment Zone must be considered as possible.</p>	<p>Unlikely</p> <p>The distance between the proposed Neighbourhood Zone and the landfill is >500 m, and according to EPA (2012, 2016) the potential for landfill gas migration risk is low and doesn't warrant further investigation.</p>
Animal burial Class 3	Nutrients, biological contaminants	270 m west from the employment zone. 890 m north-west from the neighbourhood zone.	Groundwater	Migration of contaminants	Current site users Future site users	<p>Unlikely</p> <p>Depending on the depth of the uppermost aquifer beneath the cemetery, it is possible that nutrients released from buried domestic animals may have leached into groundwater beneath the cemetery.</p> <p>However, based on the scale of the cemetery and mostly small domestic animals buried, groundwater impact is unlikely to have occurred at the subject site.</p>	

7 Discussion

7.1 Landfill Gas

Decomposition of organic waste produces landfill gas comprising methane, a flammable and potentially explosive gas, and carbon dioxide, which can displace oxygen and cause asphyxiation. Landfill gas can migrate through the ground and accumulate in enclosed spaces available for human occupation. Accordingly, migration of landfill gas poses serious risks to the health and safety of humans and property, which must be robustly assessed when considering new development in proximity to a landfill.

EPA SA (2012 and 2016) advise that a risk assessment should be undertaken where development is proposed within 500 m of a landfill and where the level of risk has not yet been assessed.

Landfill gas monitoring data for the nearby closed landfill (S&G 2010) did not identify unacceptable risk for landfill gas migration in 2010, which provided value for preliminary characterisation of gas migration risk. Importantly, no methane was detected in any of the boundary gas bores or surface cracks monitored and only low concentrations of CO₂ were detected, at that time. While the CO₂ concentrations marginally exceeded EPA SA's investigation level of 1.5% volume, the concentrations detected were within the background range that LBWco has observed in other near landfill settings, including with calcareous geology. Therefore, the measured CO₂ may have been naturally occurring or landfill derived.

The 2010 assessment by S&G appeared to have been undertaken in a manner consistent with the standards of landfill investigation by environmental consultants in South Australia around that time. However, the assessment was not undertaken in accordance with higher standards published in international guidance, which are now widely accepted and applied in Australia, including by EPA SA.

Reference to CIRIA (2007) and current best Australian publications on assessment of landfill gas (EPA NSW 2020 and EPA VIC 2018) indicates that a tighter spacing of gas bores and more gas monitoring events are needed to confidently characterise landfill gas migration risk from the closed landfill.

The EPA licence for the landfill site and the CPCMP appear to require that Copper Coast Council undertake a suitable landfill gas monitoring program and a direct assessment and monitoring of groundwater beneath the site. LBWco is not aware of any gas or groundwater monitoring undertaken at the site since S&G (2010) and no such records were available from the EPA Public Register search.

Risks to the proposed employment and neighbourhood zones are considered in the subsections below.

7.2 Employment Zone

Based on the distance of the employment zone from the inferred edge of the landfill (95 m at the closest separation), there is a potential for unacceptable risk to development within a portion of this zone from landfill gas migration. The potential risk should be assessed per published technical guidelines recognised by the EPA.

The timing of when landfill gas assessment should be completed is a subjective matter. EPA guidelines indicate it should be considered at code amendment stage, but this is not required by the regulatory system. Time and cost impost for landfill gas migration risk assessment are significant and could delay the Code Amendment process by six months or more, which creates a driver for proponent preference for the assessment to be undertaken post finalisation of the Code Amendment (if approved by the Minister). LBWco notes that Code Amendment approval by the Minister would not create enclosed space for human access at that time, and there would opportunity to assess landfill gas risk prior to future development approvals.

It is imperative that landfill gas risk assessment be completed before any approval is provided for new development that would allow creation of enclosed spaces accessible by site users, visitors and maintenance personnel. The earliest stage for this after Code Amendment would be at land division, but established planning system processes for assessing and mitigating risks posed by site contamination for new development may not be triggered for non-residential land use in the future Employment Zone. The absence of a planning system trigger does not negate the potential for unacceptable risk to non-residential development in proximity to the closed landfill, and the need for appropriate risk assessment.

No other PCAs were evident onsite or on adjacent land, for the purpose of the code amendment assessment process.

Stockpiled soils onsite posed a low risk for site contamination with respect to the permitted land uses within the proposed Employment Zone. Further investigation of these materials is not warranted for the code amendment process.

7.3 Neighbourhood Zone

The proposed Neighbourhood Zone is located more than 500 m from the closed landfill and in accordance with advice from the EPA (2012, 2016), the risk from landfill gas is sufficiently low that development can occur without any further assessment of the landfill gas risks.

No other PCAs were evident onsite or on adjacent land, for the purpose of the code amendment assessment process.

Apparent imported fill soils onsite, possibly for a former building pad, posed a low risk for site contamination with respect to the permitted land uses within the proposed Neighbourhood Zone. Further investigation of these materials is not warranted for the code amendment process, but should be considered to confirm the suitability (or otherwise) of the materials for use within the relevant future land use onsite.

8 Conclusions and Recommendations

8.1 Conclusions

The site has had a history of farming from at least 1935. LBWco's site inspection conducted in April 2024 indicated that the site was generally vacant with remnant wheat crop stubble. The site was unsealed, with low grass cover and infrequent small shrubs.

Several small stockpiles of soil from unknown sources were present on the northern, western and southern boundary of the Employment Zone. A raised pad of fill material from an unknown source was present in the north-western portion of the Neighbourhood Zone.

An EPA licensed landfill depot, the site of a closed landfill, was present 95 m west of the Employment Zone and 545 m north-west of the Neighbourhood Zone.

Employment Zone:

- One prescribed PCA was identified to have occurred onsite:
 - Fill or soil importation (not a prescribed PCA for planning purposes under PD14) - **Possible** complete source-pathway-receptor linkage via exposure to soils.
- No prescribed PCAs were identified to have occurred on adjacent land.
- Two prescribed PCAs were identified to have occurred distant offsite:
 - Class 1 – Landfill site – **Possible** complete source-pathway-receptor linkage via landfill gas migration and seepage of landfill leachate to groundwater.
 - Class 3 – Animal burial – **Unlikely** complete source-pathway-receptor linkage via groundwater migration.

Neighbourhood Zone:

- One prescribed PCA was identified to have occurred onsite:
 - Fill or soil importation (not a prescribed PCA for planning purposes under PD14) - **Possible** complete source-pathway-receptor linkage via exposure to soils.
- No prescribed PCAs were identified to have occurred on adjacent land.
- The landfill and animal burial sites were located at sufficient distance from this zone to pose negligible risk for a complete source-pathway-receptor linkage.

8.2 Recommendations

The EPA advises that a risk assessment should be undertaken where development is proposed within 500 m of a closed landfill, and where the level of risk has not yet been adequately assessed. LBWco recommends that a detailed site investigation, incorporating landfill gas assessment, is undertaken at the western boundary of the proposed Employment Zone to:

- Characterise landfill gas migration risk for the potential land uses permitted within this zone, and
- Assess whether gas mitigation measures are required to make the land use suitable for the potential land use permitted within the zone.

The landfill gas risk assessment should be undertaken prior to development approval being granted for land division of the proposed Employment Zone. It will be most efficient for the assessment to be undertaken in this manner, rather than in response to future development applications within individual allotments after land division.

While the potential for groundwater contamination from the closed landfill exists for the proposed Employment Zone, a complete exposure pathway for future site users to groundwater contamination is only likely to exist if groundwater is extracted for a beneficial use. As there are no existing groundwater wells onsite the site, the potential for taking of contaminated groundwater is currently low and accordingly LBWco recommends that a groundwater assessment should not be necessary for the code amendment process.

The Copper Coast Council, as the former operator and current licensee for the closed landfill, should be the appropriate party under the EP Act to determine whether the landfilling activity has caused site contamination of the groundwater at that site or offsite (including the land subject to the code amendment). Further, there may be EPA licence obligations on Copper Coast Council regarding landfill gas and groundwater monitoring via the CPCMP that may not have been met.

The information provided in this report is subject to the limitations expressed in Section 9. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

9 Limitations

Scope of Services

This environmental site assessment report ("the report") has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between Silvergate (SA) Pty Ltd and LBW co Pty Ltd (LBWco) ("scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

Reliance on Data

In preparing the report, LBWco has relied upon data, surveys, analyses, designs, plans and other information provided by Silvergate (SA) Pty Ltd and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise stated in the report, LBWco has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. LBWco will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to LBWco.

Desktop Environmental Conclusions

In accordance with the scope of services, LBWco has relied upon the data and has conducted desktop site history research in the preparation of the report. The nature and extent investigation conducted is described in the report.

No desktop investigation, no matter how thorough, can eliminate the possibility that not all potentially contaminating activities were identified or provide sufficient confidence to determine the suitability of a site for a given use. The conclusions are based only upon the data and information available to LBWco at the time of preparing this report.

Within the limitations imposed by the scope of services, the investigation and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of Silvergate (SA) Pty Ltd

The report has been prepared for the benefit of Silvergate (SA) Pty Ltd and no other party. LBWco assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of LBWco or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

Other Limitations

LBWco will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

Appendix A

Figures

FIGURE 1




Site Locality Plan

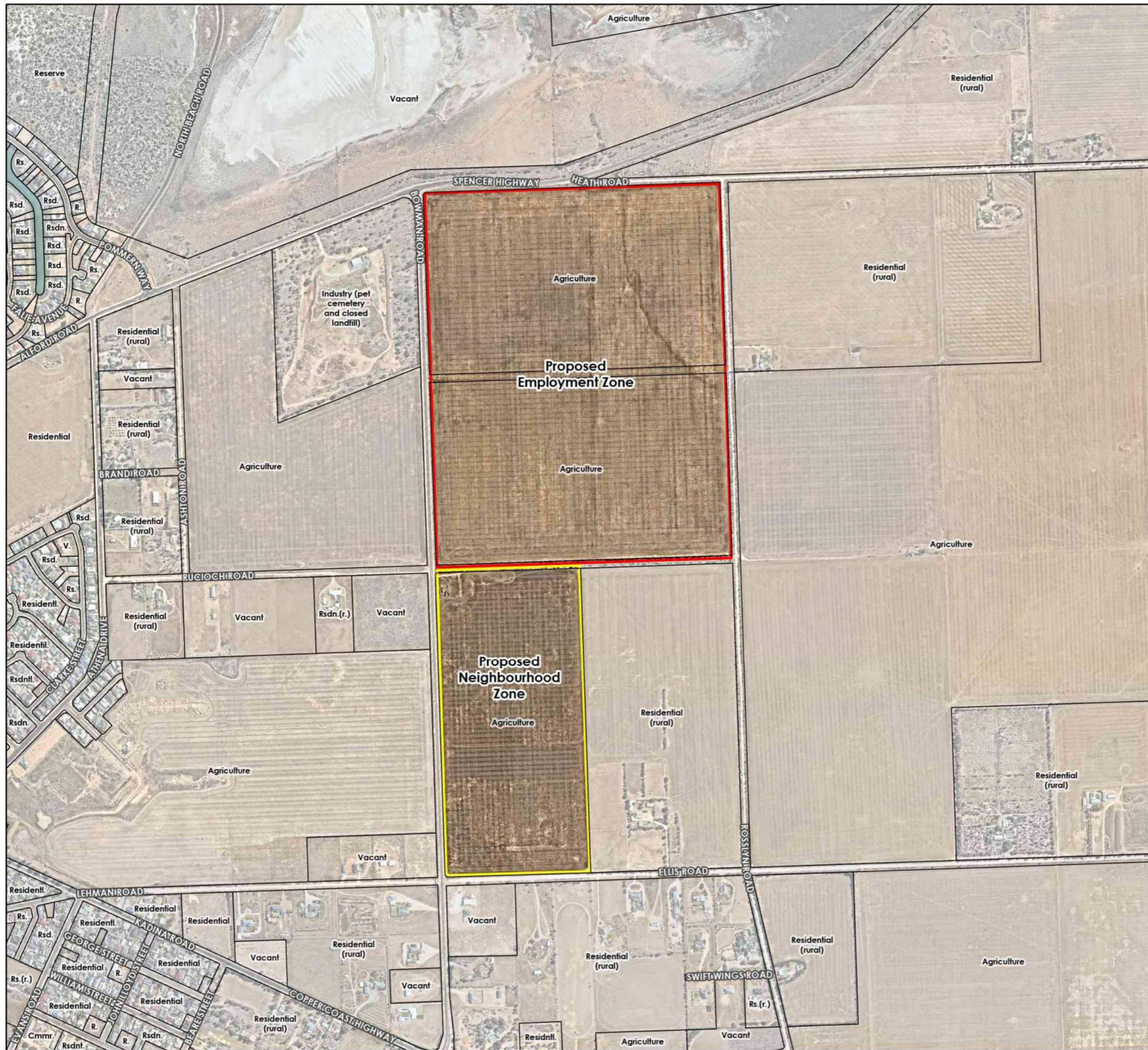
Client: Silvergate (SA) Pty Ltd

Project: Preliminary Site Investigation


Site: Lot 400 Lehman Rd, Wallaroo, SA
Lots 666 and 667 Rosslyn Rd
Lots 626, 628, 666, 672, 675, 676, 680, 681 Bowman Rd

Legend

-  Proposed Employment Zone
-  Proposed Neighbourhood Zone
-  Land use boundary



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	0 200 400 600m		
	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (Mar, 2024)		
Job No	241547	Scale at A3:	1:10,000
Drawn	JC	Rev	0
Approved	JB	Date	4/07/2024

Department for Infrastructure and Transport (DIT), 7 February 2023. Road: [url], downloaded 10 February 2023. Or: 6 February 2023. Geometric Land Use 2021 (PLU), downloaded 10 February 2023. Or: 6 February 2023. Or: 6 February 2023. Or: 6 February 2023. Or: 6 February 2023. Or: 6 February 2023.

FIGURE 2 Site Layout Plan

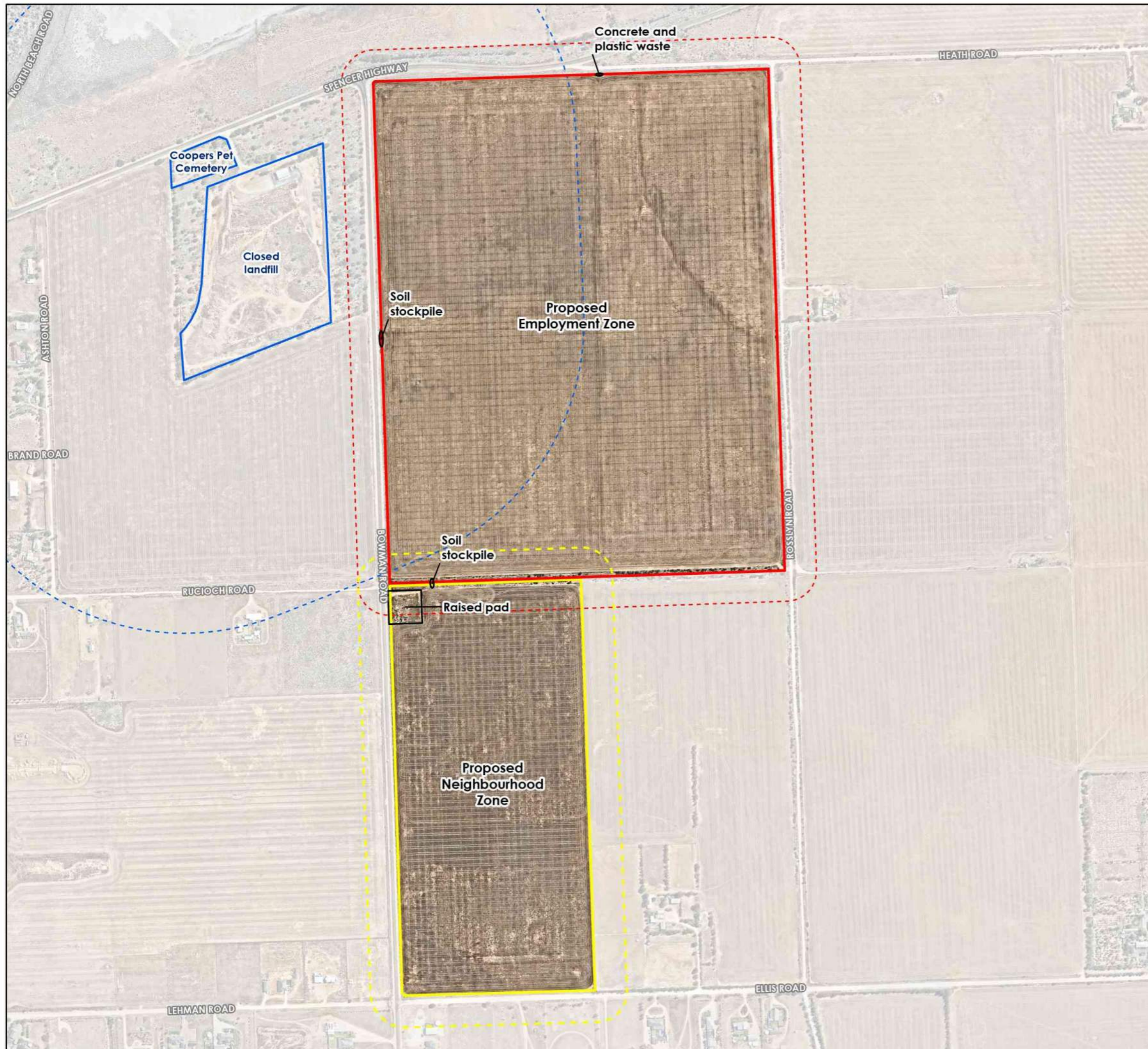
Client: Silvergate (SA) Pty Ltd

Project: Preliminary Site Investigation

Site: Lot 400 Lehman Rd, Wallaroo, SA
 Lots 666 and 667 Rosslyn Rd
 Lots 626, 628, 666, 672, 675, 676, 680, 681 Bowman Rd

Legend

- Proposed Employment Zone
- Proposed Neighbourhood Zone
- 60 m from proposed employment zone
- 60 m from proposed neighbourhood zone
- Site feature
- Offsite feature
- 500 m from inferred edge of landfill



	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (Mar 2024)		
Job No	241547	Scale at A3:	1:7,500
Drawn	JC	Rev	0
Approved	JB	Date	4/07/2024

Department for Infrastructure and Transport (DIT), 7 February 2023, Roads (ppt), ddit:sa.gov.au/dit/roads/roads, downloaded 10 February 2023, 01:4 February 2023.

Appendix B

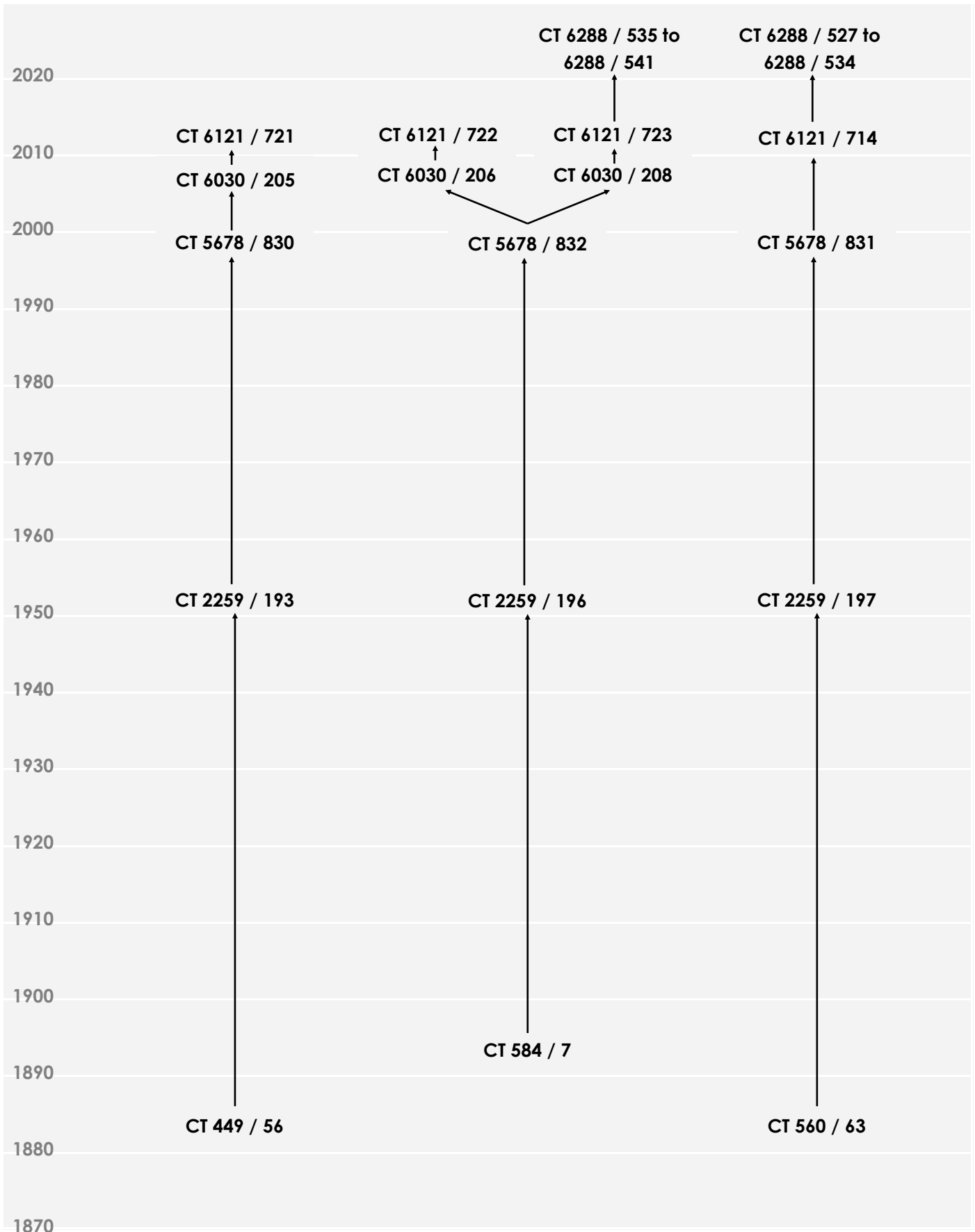
Certificates of Title

Land Ownership History

Lot 400 Lehman Road, Lots 666 and 667 Rosslyn Road
and Lots 626, 628, 666, 672, 675, 676, 680, 681 Bow-
man Road, Wallaroo, South Australia
Preliminary Site Investigation



241547



Land Ownership History

Lot 400 Lehman Road, Lots 666 and 667 Rosslyn Road
and Lots 626, 628, 666, 672, 675, 676, 680, 681 Bow-
man Road, Wallaroo, South Australia
Preliminary Site Investigation



241547

CT 6121 / 721 (Current CT)

Allotment 626 Deposited Plan 66972 in the Area named Wallaroo, Hundred of Wallaroo

21.10.2013	Title created
02.04.2015	Application to note death of Colin John Bowman.
02.04.2015	Transfer to Judith Margaret Paddick (within), Stephen Brian Paddick, Shane Michael Paddick
15.12.2022	Caveat to Jack's Farm Pty Ltd
20.01.2023	Withdrawal of caveat
03.07.2023	Transfer to Silvergate (SA) No. 2 Pty. Ltd. Of 93—97 South Road, Thebarton SA 5031

CT 6030 / 205

Allotment 626 Deposited Plan 66972 in the area named Wallaroo, hundred of Wallaroo

24.02.2009	Title created
22.10.2013	Title rectified

Cancelled to CT 6121 / 721

CT 5678 / 830

Section 47, Hundred of Wallaroo, County of Daly

04.08.1999	Title created
15.02.2000	Transferred to Colin John Bowman and Judith Margaret Paddick
16.05.2006	Transfer of mortgage to Permanent Custodians Ltd.
25.02.2009	Application for plan division by Samuel Ronald Jamieson, Leona Clarie Jamieson, Robert Selwyn Smith, Marie Frances Smith, and others

Cancelled to CT 6030 / 205 and offsite CT 6030 / 207

CT 2259 / 193

Section 47, Hundred of Wallaroo, County of Daly

09.04.1953	Title created to Bowman's Limited
18.03.1953	Historical transfer follow Bowman's Limited liquidation to Lillian Margaret Bowman of Wallaroo
14.03.1963	Transferred to Colin John Bowman of Wallaroo Butcher

Cancelled to computerised title CT 5678 / 830

CT 449 / 56

Hundred of Wallaroo, County of Daly

02.05.1884	Title created to Edmund Parnell and Stephen Bowman of Kadina graziers
18.02.1892	Death certificate produced for Edmund Parnell
03.04.1902	Transmitted to Robert John Hader of Kadina and Margaret Bowman of Wallaroo Butcher
09.02.1909	Transferred to Margaret Bowman and Thomas Henry Bowman of Wallaroo butchers, Lillian Margaret Bowman of Wallaroo, and Florence Isabella Davies of Wallaroo married woman
05.07.1932	Transmission application to Louise Emmeline Bowman of Wallaroo Widow following the death of Thomas Henry Bowman
05.07.1932	Transferred to Margaret Bowman of Wallaroo Butcher, Edmund Bowman of Kadina butcher, Lillian Margaret Bowman of Wallaroo and Florence Isabella Davies
22.11.1935	Transmission application to Thomas Davies of Largs Bay following the death of Florence Isabella Davies
22.11.1935	Transferred to Bowman's Limited of Taylor Street Kadina

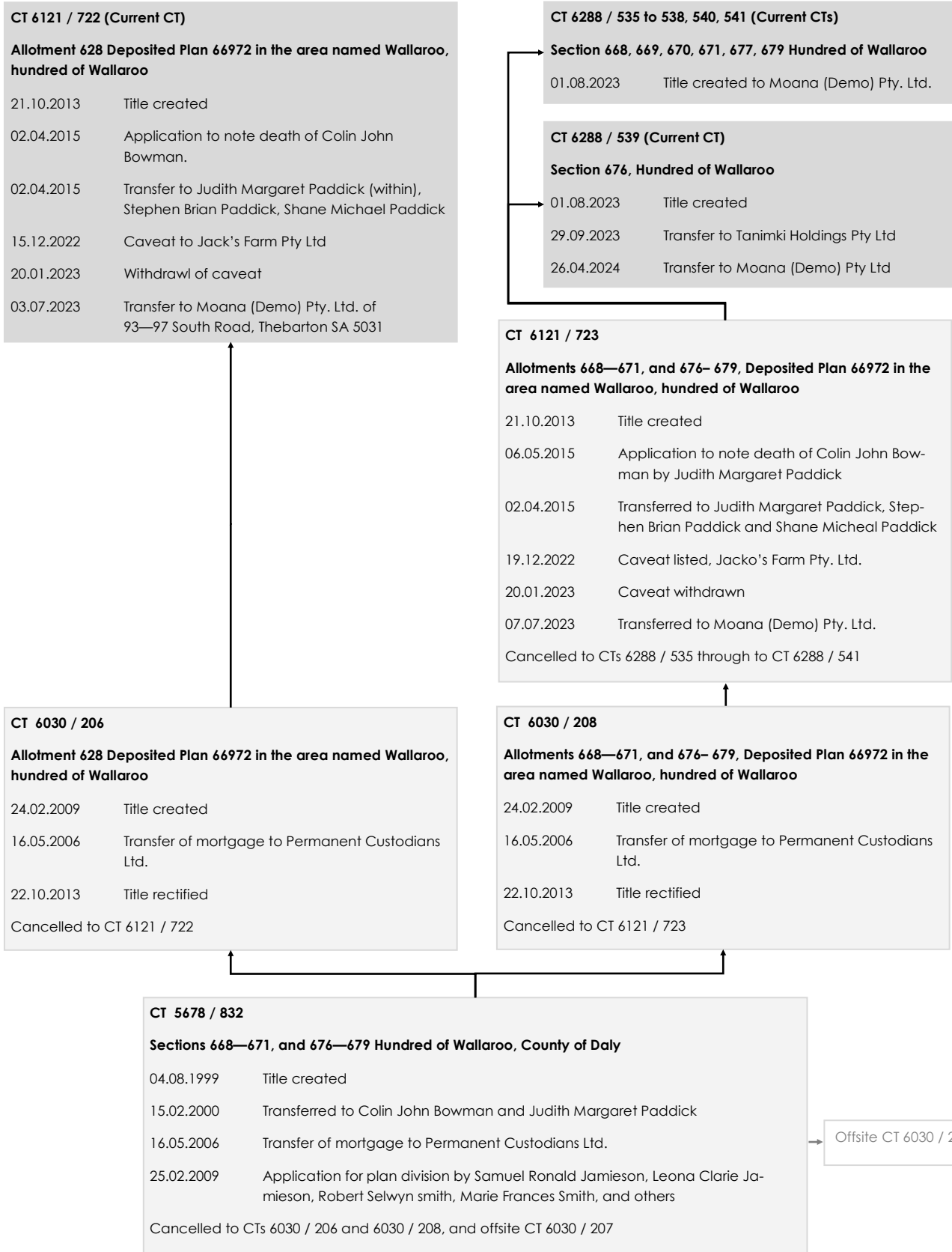
Cancelled to CT 2259 / 193

Land Ownership History

Lot 400 Lehman Road, Lots 666 and 667 Rosslyn Road
and Lots 626, 628, 666, 672, 675, 676, 680, 681 Bow-
man Road, Wallaroo, South Australia
Preliminary Site Investigation



241547



Land Ownership History

Lot 400 Lehman Road, Lots 666 and 667 Rosslyn Road
and Lots 626, 628, 666, 672, 675, 676, 680, 681 Bow-
man Road, Wallaroo, South Australia
Preliminary Site Investigation



241547

Next Page



CT 2259 / 196

Sections 668—671, and 676—679 Hundred of Wallaroo, County of Daly

09.04.1953 Title created to Bowman's Limited
18.03.1953 Historical transfer follow Bowman's Limited liquidation to Lillian Margaret Bowman of Wallaroo
14.03.1963 Transferred to Colin John Bowman of Wallaroo Butcher
Cancelled to computerised title CT 5678 / 832



CT 584 / 7

Sections 668—671, and 676—679 Hundred of Wallaroo, County of Daly

24.02.1894 Title created to John Heath of Wallaroo Farmer
21.12.1895 Transferred to Stephen Bowman of Wallaroo butcher
26.12.1902 Transmission application to Robert John Hader of Kadina and Margaret Bowman of Wallaroo butcher following the death of Stephen Bowman
24.02.1909 Transferred to Margaret Bowman, Thomas Henry Bowman of Wallaroo butcher, Edmund Bowman of Kadina butcher, Lillian Margaret Bowman of Wallaroo and Florence Isabella Davies of Wallaroo married woman
05.07.1932 Transmission application to Louise Emmeline Bowman of Wallaroo widow following the death of Thomas Henry Bowman
05.07.1932 Transferred to Margaret Bowman of Wallaroo Butcher, Edmund Bowman of Kadina butcher, Lillian Margaret Bowman of Wallaroo and Florence Isabella Davies
22.11.1935 Transmission application to Thomas Davies of Largs Bay following the death of Florence Isabella Davies
22.11.1935 Transferred to Bowman's Limited of Taylor Street Kadina
Cancelled to CT 2259 / 196

Land Ownership History

Lot 400 Lehman Road, Lots 666 and 667 Rosslyn Road
and Lots 626, 628, 666, 672, 675, 676, 680, 681 Bow-
man Road, Wallaroo, South Australia
Preliminary Site Investigation

241547



Land Ownership History

Lot 400 Lehman Road, Lots 666 and 667 Rosslyn Road
and Lots 626, 628, 666, 672, 675, 676, 680, 681 Bow-
man Road, Wallaroo, South Australia
Preliminary Site Investigation

241547



CT 6121 / 714

Sections 666—667, and 672—675, and 680—681, Hundred of Wallaroo

21.10.2013 Title created

06.05.2015 Application to note death of Colin John Bowman by Judith Margaret Paddick

02.04.2015 Transferred to Judith Margaret Paddick, Stephen Brian Paddick and Shane Micheal Paddick

19.12.2022 Caveat listed, Jacko's Farm Pty. Ltd.

20.01.2023 Caveat withdrawn

07.07.2023 Transferred to Silvergate (SA) Pty. Ltd.

Cancelled to CTs 6288 / 725 through to 6288 / 534

CT 5678 / 831

Sections 666—667, and 672—675, and 680—681 Hundred of Wallaroo, County of Daly

04.08.1999 Title created

15.02.2000 Transferred to Colin John Bowman and Judith Margaret Paddick

16.05.2006 Transfer of mortgage to Permanent Custodians Ltd.

22.10.2013 Title rectified

Cancelled to 6121 / 714

CT 2259 / 197

Sections 666—667, and 672—675, and 680—681 Hundred of Wallaroo, County of Daly

09.04.1953 Title created to Bowman's Limited

18.03.1953 Historical transfer follow Bowman's Limited liquidation to Lillian Margaret Bowman of Wallaroo

14.03.1963 Transferred to Colin John Bowman of Wallaroo Butcher

Cancelled to computerised title CT 5678 / 831

CT 560 / 63

Sections 666—667, and 672—675, and 680—681 Hundred of Wallaroo, County of Daly

09.04.1894 Title created to Mary Richardson Paull of Wallaroo Bay widow

08.05.1892 Transferred to Stephen Bowman of Wallaroo Butcher

03.04.1902 Transmitted to Robert John Hader of Kadina and Margaret Bowman of Wallaroo Butcher

24.02.1909 Transferred to Margaret Bowman, Thomas Henry Bowman of Wallaroo butcher, Edmund Bowman of Kadina butcher, Lillian Margaret Bowman of Wallaroo and Florence Isabella Davies of Wallaroo married woman

05.07.1932 Transmission application to Louise Emmeline Bowman of Wallaroo Widow following the death of Thomas Henry Bowman

05.07.1932 Transferred to Margaret Bowman of Wallaroo Butcher, Edmund Bowman of Kadina butcher, Lillian Margaret Bowman of Wallaroo and Florence Isabella Davies

22.11.1935 Transmission application to Thomas Davies of Largs Bay following the death of Florence Isabella Davies

22.11.1935 Transferred to Bowman's Limited of Taylor Street Kadina

Cancelled to CT 2259 / 197

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 6121 Folio 721

Parent Title(s) CT 6030/205
Creating Dealing(s) DDA 12020724
Title Issued 21/10/2013 **Edition** 5 **Edition Issued** 07/07/2023

Estate Type

FEE SIMPLE

Registered Proprietor

SILVERGATE (SA) NO. 2 PTY. LTD. (ACN: 666 947 057)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

ALLOTMENT 626 DEPOSITED PLAN 66972
IN THE AREA NAMED WALLAROO
HUNDRED OF WALLAROO

Easements

NIL

Schedule of Dealings

NIL

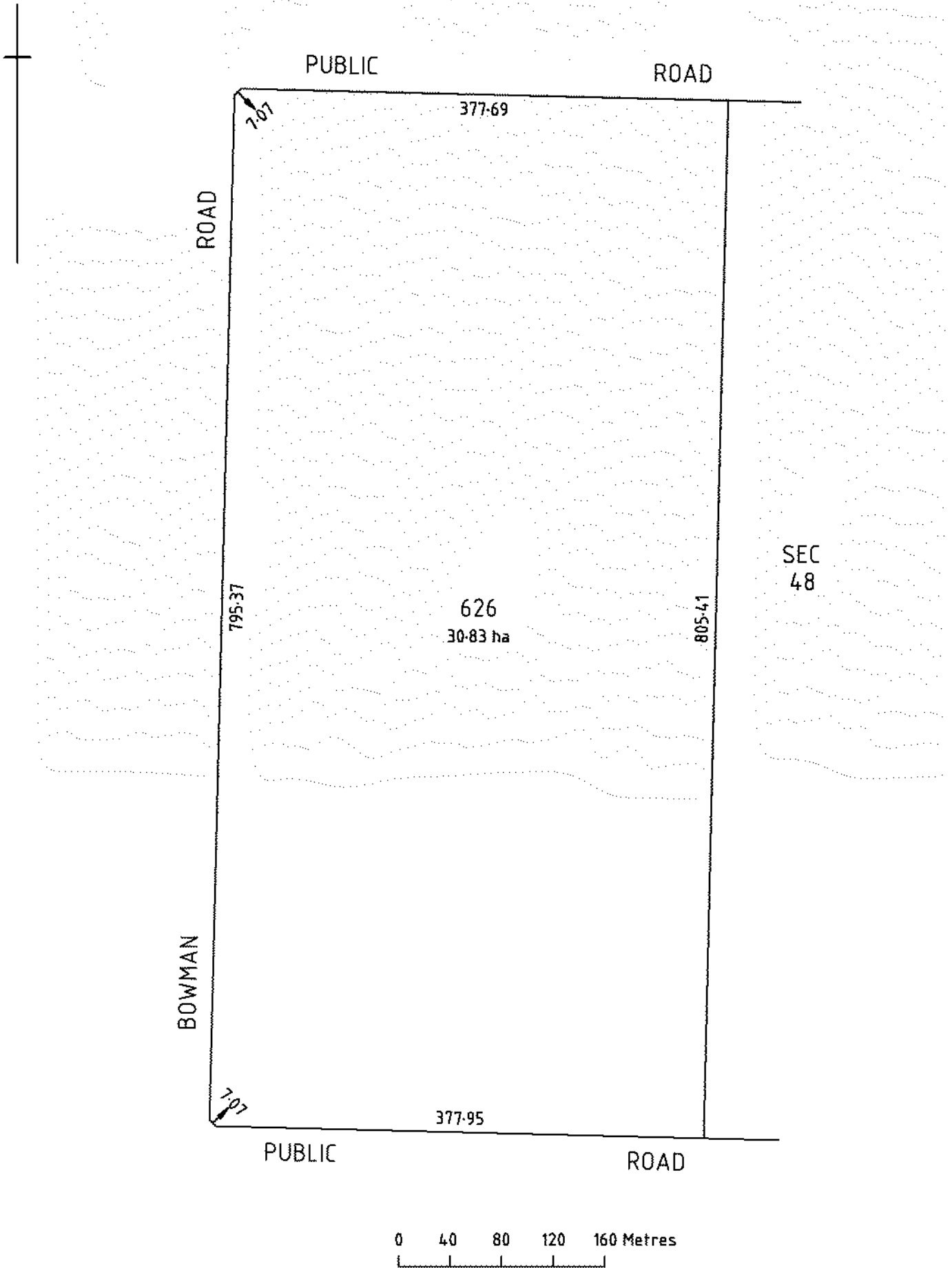
Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

APPROVED D88803
APPROVED FX58558

Administrative Interests NIL



Certificate of Title

Title Reference: CT 6121/721
Status: CURRENT
Parent Title(s): CT 6030/205
Dealing(s) Creating Title: DDA 12020724
Title Issued: 21/10/2013
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
03/07/2023	07/07/2023	14072443	TRANSFER	REGISTERED	SILVERGATE (SA) NO. 2 PTY. LTD. (ACN: 666 947 057)
03/07/2023	07/07/2023	14072440	DISCHARGE OF MORTGAGE	REGISTERED	12305288
20/01/2023	25/01/2023	13961532	WITHDRAWAL OF CAVEAT	REGISTERED	13939439
15/12/2022	19/12/2022	13939439	CAVEAT	REGISTERED	JACKO'S FARM PTY. LTD. (ACN: 007 825 112)
02/04/2015	06/05/2015	12305288	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
02/04/2015	06/05/2015	12305287	TRANSFER	REGISTERED	JUDITH MARGARET PADDICK, STEPHEN BRIAN PADDICK, SHANE MICHAEL PADDICK
02/04/2015	06/05/2015	12305286	APPLICATION TO NOTE DEATH	REGISTERED	COLIN JOHN BOWMAN (DECD), JUDITH MARGARET PADDICK
02/04/2015	06/05/2015	12305285	DISCHARGE OF MORTGAGE	REGISTERED	10061508
02/09/2004	13/09/2004	10061508	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.



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 6121 Folio 722

Parent Title(s) CT 6030/206
Creating Dealing(s) DDA 12020724
Title Issued 21/10/2013 **Edition** 5 **Edition Issued** 07/07/2023

Estate Type

FEE SIMPLE

Registered Proprietor

MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

ALLOTMENT 628 DEPOSITED PLAN 66972
IN THE AREA NAMED WALLAROO
HUNDRED OF WALLAROO

Easements

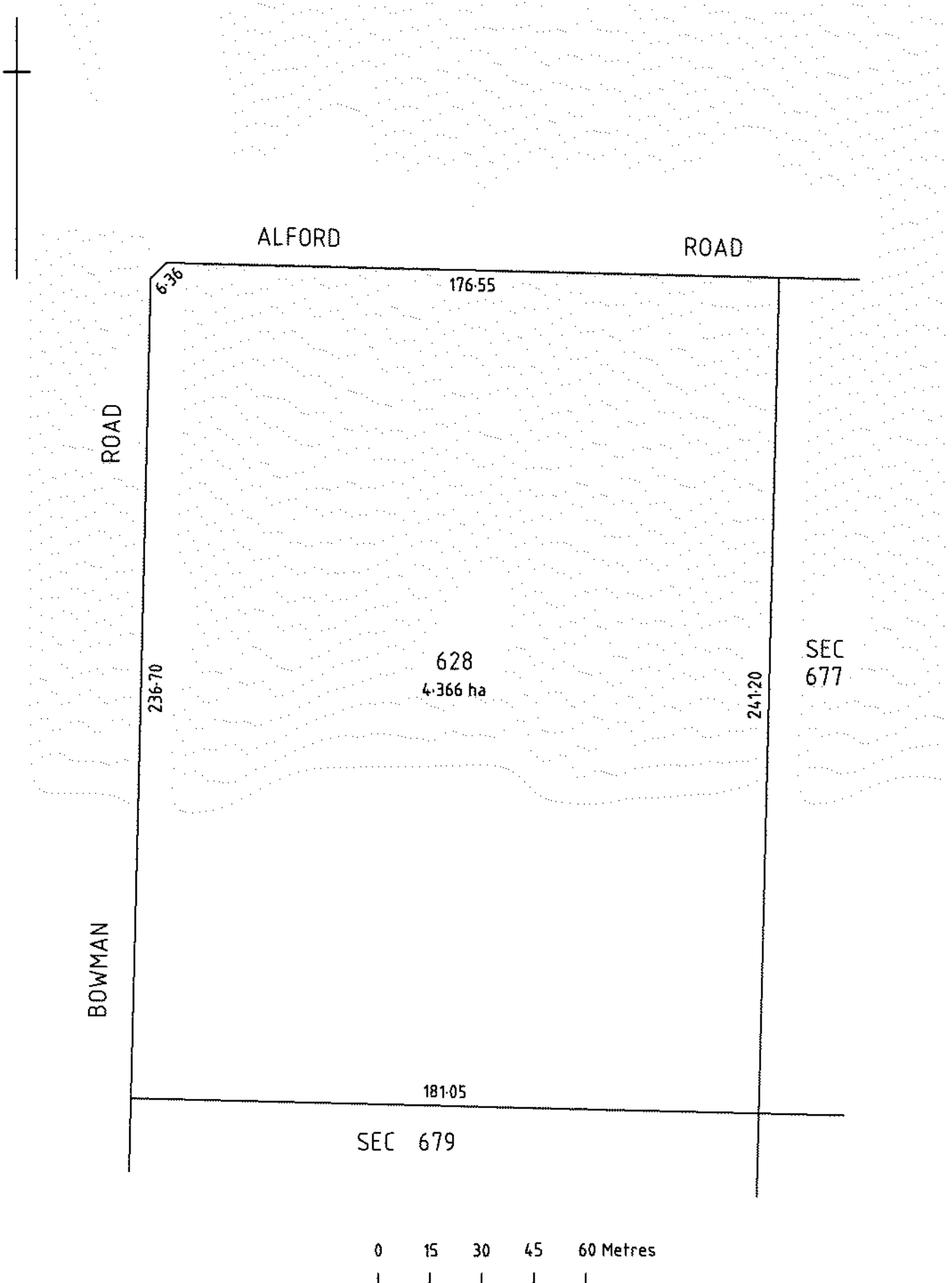
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Certificate of Title

Title Reference: CT 6121/722
Status: CURRENT
Parent Title(s): CT 6030/206
Dealing(s) Creating Title: DDA 12020724
Title Issued: 21/10/2013
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
03/07/2023	07/07/2023	14072442	TRANSFER	REGISTERED	MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
03/07/2023	07/07/2023	14072440	DISCHARGE OF MORTGAGE	REGISTERED	12305288
20/01/2023	25/01/2023	13961532	WITHDRAWAL OF CAVEAT	REGISTERED	13939439
15/12/2022	19/12/2022	13939439	CAVEAT	REGISTERED	JACKO'S FARM PTY. LTD. (ACN: 007 825 112)
02/04/2015	06/05/2015	12305288	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
02/04/2015	06/05/2015	12305287	TRANSFER	REGISTERED	JUDITH MARGARET PADDICK, STEPHEN BRIAN PADDICK, SHANE MICHAEL PADDICK
02/04/2015	06/05/2015	12305286	APPLICATION TO NOTE DEATH	REGISTERED	COLIN JOHN BOWMAN (DECD), JUDITH MARGARET PADDICK
02/04/2015	06/05/2015	12305285	DISCHARGE OF MORTGAGE	REGISTERED	10061508
02/09/2004	13/09/2004	10061508	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.

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 6288 Folio 527

Parent Title(s) CT 6121/714
Creating Dealing(s) T:N 14074691
Title Issued 01/08/2023 **Edition** 1 **Edition Issued** 01/08/2023

Estate Type

FEE SIMPLE

Registered Proprietor

SILVERGATE (SA) PTY. LTD. (ACN: 666 813 896)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

SECTION 666
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

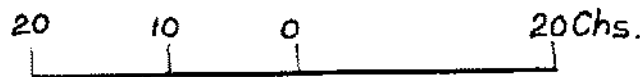
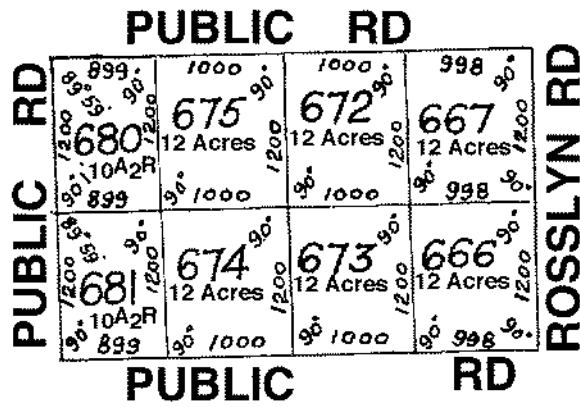
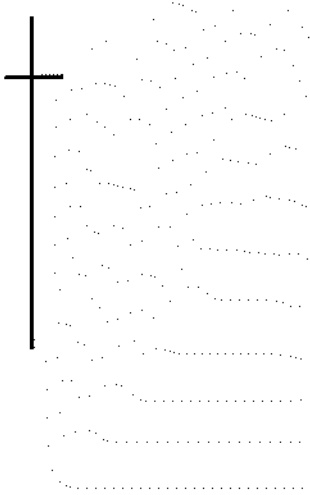
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



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

Certificate of Title

Title Reference: CT 6288/527
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 6288/527
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
26/04/2024	01/05/2024	14262629	TRANSFER	REGISTERED	TANIMKI HOLDINGS PTY. LTD. (ACN: 626 831 310)

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 6288 Folio 528

Parent Title(s) CT 6121/714
Creating Dealing(s) T:N 14074691
Title Issued 01/08/2023 Edition 2 Edition Issued 25/01/2024

Estate Type

FEE SIMPLE

Registered Proprietor

A.V.M.L PTY. LTD. (ACN: 648 901 035)
OF 55 THE ANNIE WATT CIRCUIT WEST LAKES SHORE SA 5020
1 / 2 SHARE

ANGELO D'ALESSANDRO
OF 46 WELLAND AVENUE WELLAND SA 5007
1 / 2 SHARE

Description of Land

SECTION 667
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

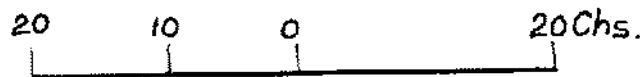
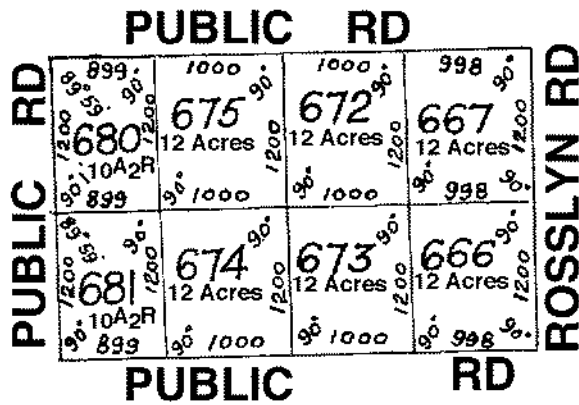
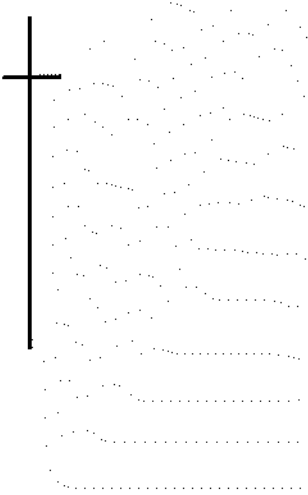
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



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

Certificate of Title

Title Reference: CT 6288/528
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
19/01/2024	25/01/2024	14203976	TRANSFER	REGISTERED	A.V.M.L PTY. LTD. (ACN: 648 901 035), ANGELO D'ALESSANDRO

Certificate of Title

Title Reference: CT 6288/528
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
19/01/2024	25/01/2024	14203976	TRANSFER	REGISTERED	A.V.M.L PTY. LTD. (ACN: 648 901 035), ANGELO D'ALESSANDRO

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 6288 Folio 529

Parent Title(s) CT 6121/714
Creating Dealing(s) T:N 14074691
Title Issued 01/08/2023 **Edition** 2 **Edition Issued** 24/01/2024

Estate Type

FEE SIMPLE

Registered Proprietor

MANPREET SOHI
OF 34A BARMERA AVENUE HOPE VALLEY SA 5090

Description of Land

SECTION 672
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

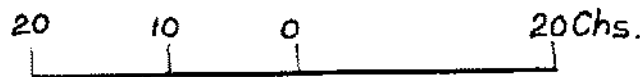
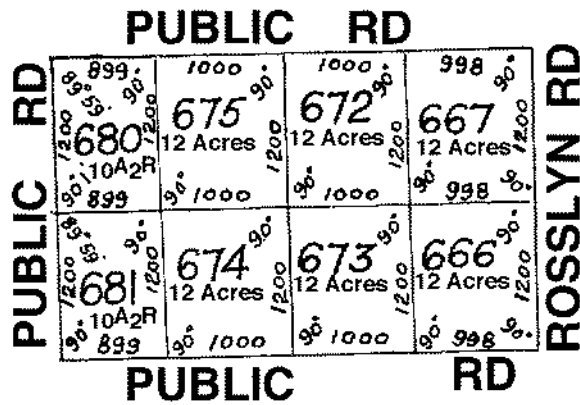
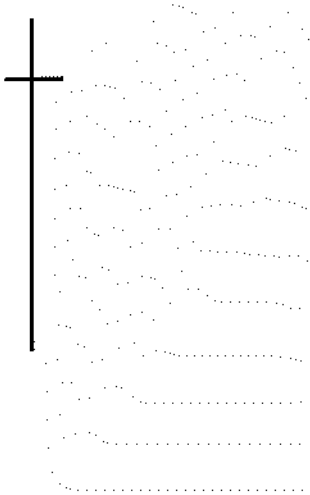
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



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

Certificate of Title

Title Reference: CT 6288/529
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
19/01/2024	24/01/2024	14203977	TRANSFER	REGISTERED	MANPREET SOHI

Certificate of Title

Title Reference: CT 6288/529
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
19/01/2024	24/01/2024	14203977	TRANSFER	REGISTERED	MANPREET SOHI

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 6288 Folio 530

Parent Title(s) CT 6121/714
Creating Dealing(s) T:N 14074691
Title Issued 01/08/2023 Edition 1 Edition Issued 01/08/2023

Estate Type

FEE SIMPLE

Registered Proprietor

SILVERGATE (SA) PTY. LTD. (ACN: 666 813 896)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

SECTION 673
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

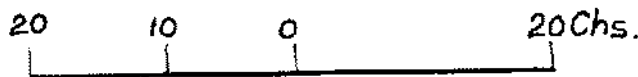
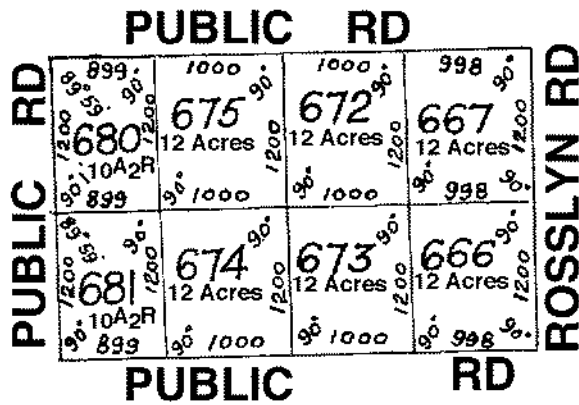
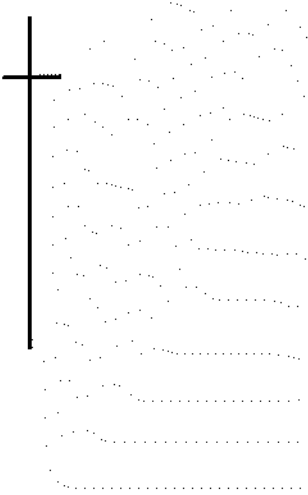
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL



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

Certificate of Title

Title Reference: CT 6288/530
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 6288/530
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

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 6288 Folio 531

Parent Title(s) CT 6121/714
Creating Dealing(s) T:N 14074691
Title Issued 01/08/2023 **Edition** 1 **Edition Issued** 01/08/2023

Estate Type

FEE SIMPLE

Registered Proprietor

SILVERGATE (SA) PTY. LTD. (ACN: 666 813 896)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

SECTION 674
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

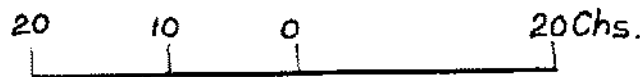
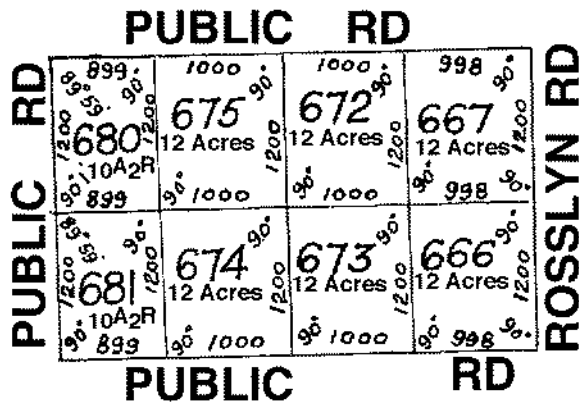
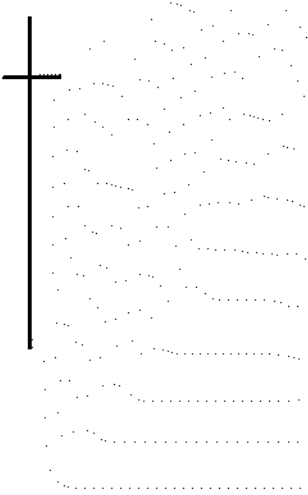
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



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

Certificate of Title

Title Reference: CT 6288/531
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 6288/531
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 6288 Folio 532

Parent Title(s) CT 6121/714
Creating Dealing(s) T:N 14074691
Title Issued 01/08/2023 **Edition** 2 **Edition Issued** 20/02/2024

Estate Type

FEE SIMPLE

Registered Proprietor

MAMTA SAXENA
SAMIR KUMAR SAXENA
OF 643 GRAND JUNCTION ROAD GEPPS CROSS SA 5094
AS JOINT TENANTS

Description of Land

SECTION 675
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

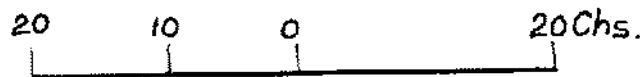
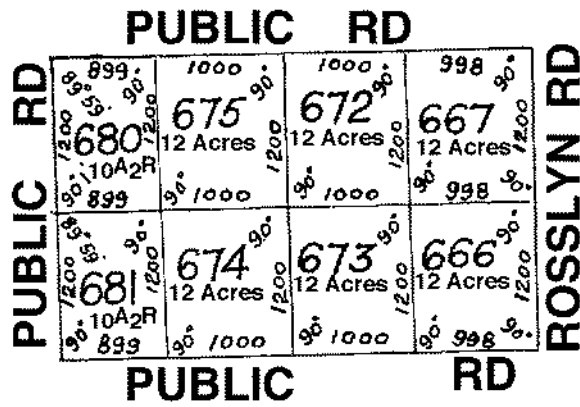
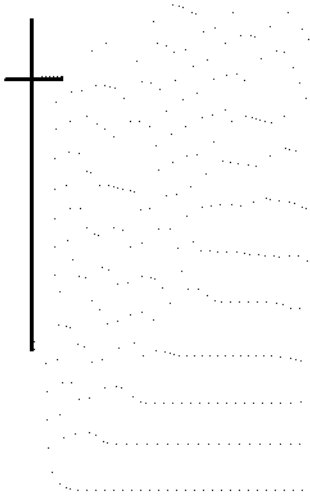
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



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

Certificate of Title

Title Reference: CT 6288/532
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/02/2024	20/02/2024	14219286	TRANSFER	REGISTERED	MAMTA SAXENA, SAMIR KUMAR SAXENA

Certificate of Title

Title Reference: CT 6288/532
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/02/2024	20/02/2024	14219286	TRANSFER	REGISTERED	MAMTA SAXENA, SAMIR KUMAR SAXENA

REAL PROPERTY ACT, 1986



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 6288 Folio 533

Parent Title(s) CT 6121/714
Creating Dealing(s) T:N 14074691
Title Issued 01/08/2023 **Edition** 2 **Edition Issued** 21/02/2024

Estate Type

FEE SIMPLE

Registered Proprietor

MALABE PTY. LTD. (ACN: 111 007 731)
OF L 3 82 FLINDERST STREET ADELAIDE SA 5000

Description of Land

SECTION 680
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

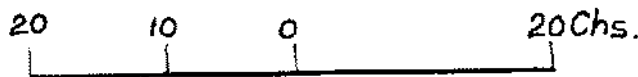
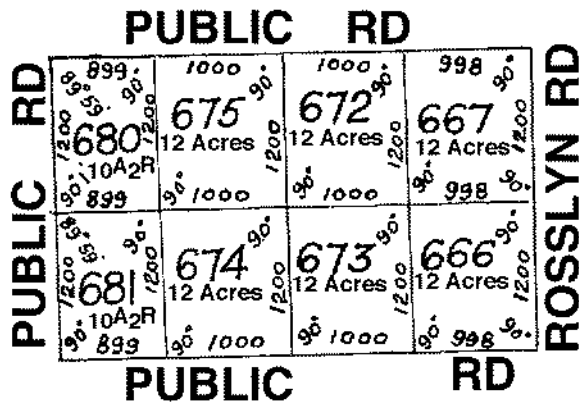
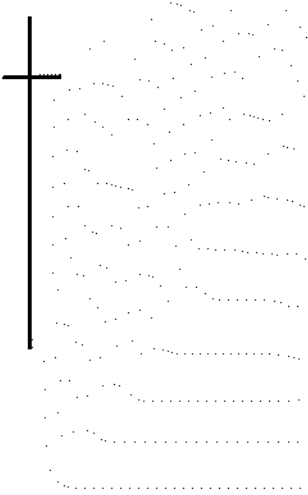
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



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

Certificate of Title

Title Reference: CT 6288/533
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
16/02/2024	21/02/2024	14220535	TRANSFER	REGISTERED	MALABE PTY. LTD. (ACN: 111 007 731)

Certificate of Title

Title Reference: CT 6288/533
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
16/02/2024	21/02/2024	14220535	TRANSFER	REGISTERED	MALABE PTY. LTD. (ACN: 111 007 731)

REAL PROPERTY ACT, 1986



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 6288 Folio 534

Parent Title(s) CT 6121/714
Creating Dealing(s) T:N 14074691
Title Issued 01/08/2023 **Edition** 2 **Edition Issued** 05/10/2023

Estate Type

FEE SIMPLE

Registered Proprietor

D & M MOUTOS HOLIDAY RENTALS PTY. LTD. (ACN: 648 950 609)
OF PO BOX 647 WALKERVILLE SA 5081

Description of Land

SECTION 681
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

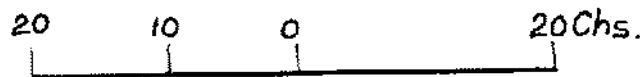
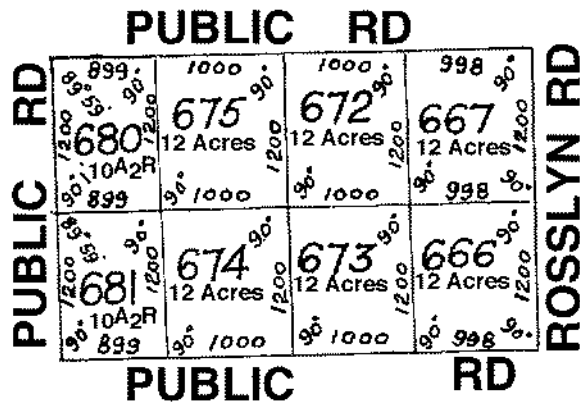
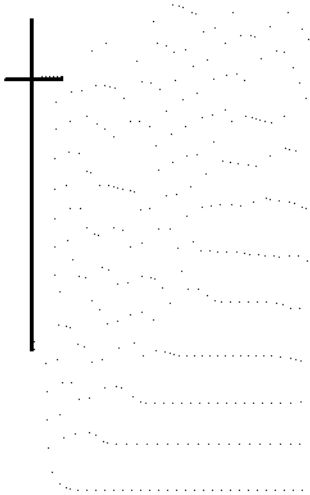
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



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

Certificate of Title

Title Reference: CT 6288/534
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
29/09/2023	05/10/2023	14132268	TRANSFER	REGISTERED	D & M MOUTOS HOLIDAY RENTALS PTY. LTD. (ACN: 648 950 609)

Certificate of Title

Title Reference: CT 6288/534
Status: CURRENT
Parent Title(s): CT 6121/714
Dealing(s) Creating Title: T:N 14074691
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
29/09/2023	05/10/2023	14132268	TRANSFER	REGISTERED	D & M MOUTOS HOLIDAY RENTALS PTY. LTD. (ACN: 648 950 609)

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 6288 Folio 535

Parent Title(s) CT 6121/723
Creating Dealing(s) T:N 14074692
Title Issued 01/08/2023 **Edition** 1 **Edition Issued** 01/08/2023

Estate Type

FEE SIMPLE

Registered Proprietor

MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

SECTION 668
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

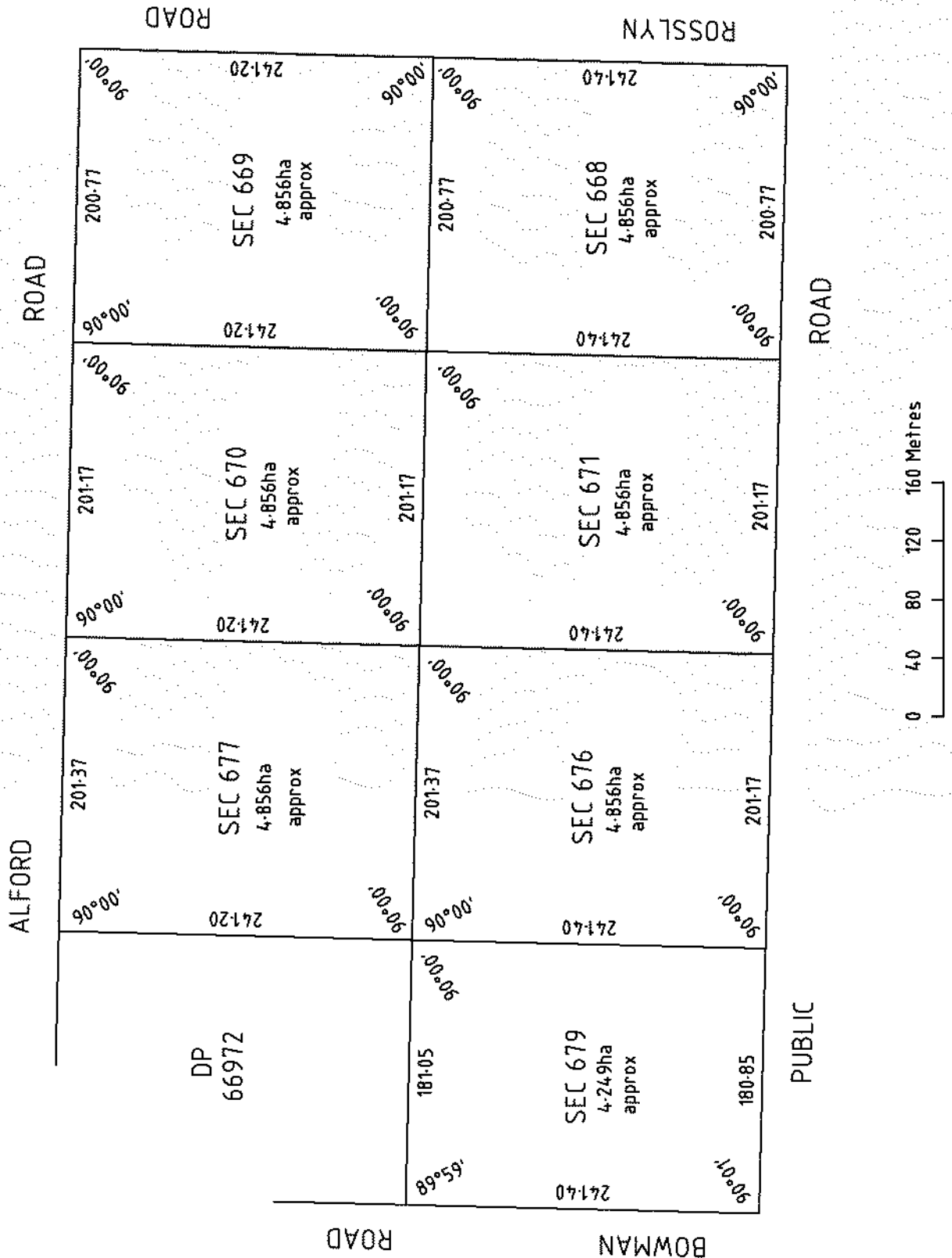
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Certificate of Title

Title Reference: CT 6288/535
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 6288/535
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

REAL PROPERTY ACT, 1986



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 6288 Folio 536

Parent Title(s) CT 6121/723
Creating Dealing(s) T:N 14074692
Title Issued 01/08/2023 **Edition** 1 **Edition Issued** 01/08/2023

Estate Type

FEE SIMPLE

Registered Proprietor

MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

SECTION 669
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

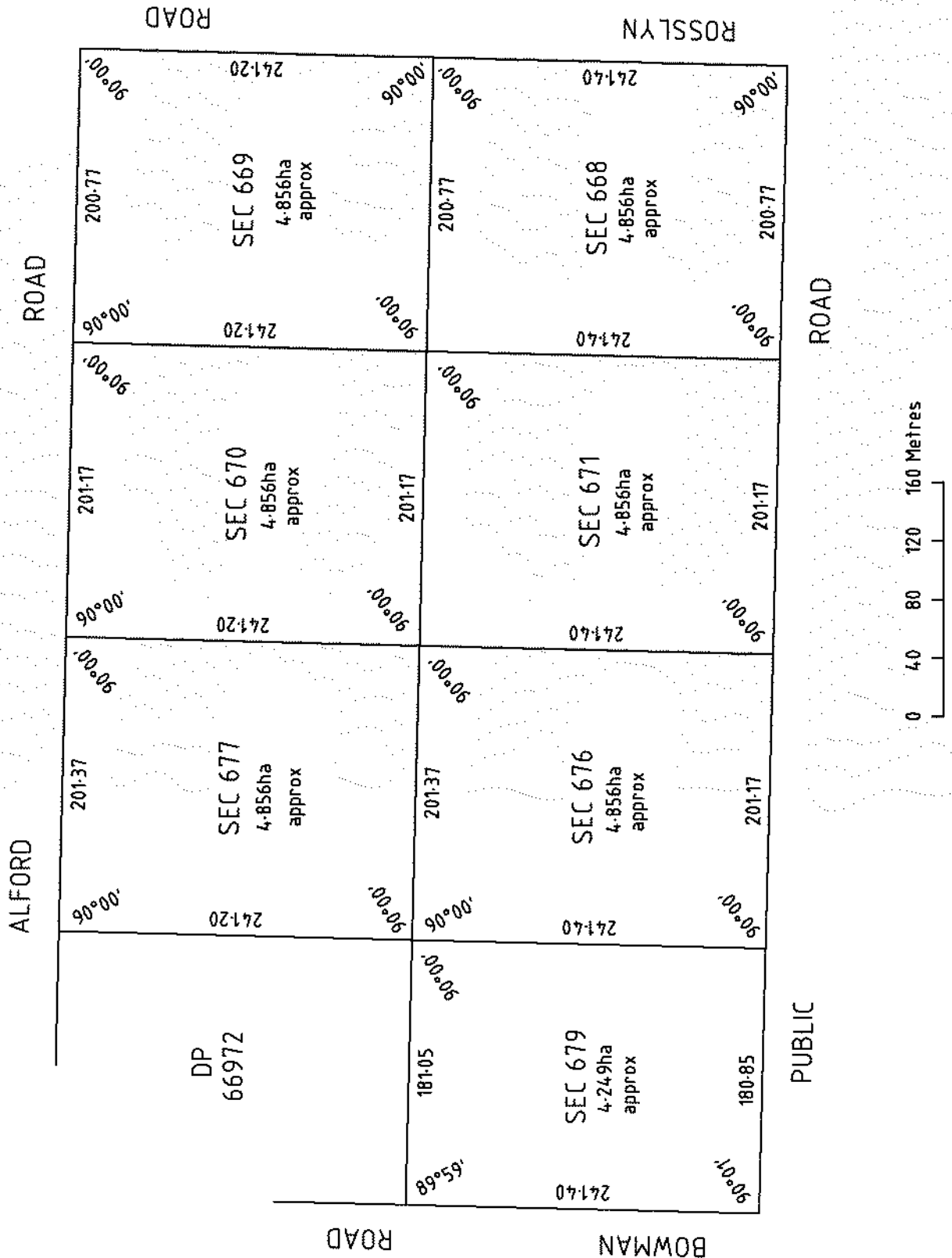
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Certificate of Title

Title Reference: CT 6288/536
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 6288/536
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

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 6288 Folio 537

Parent Title(s) CT 6121/723
Creating Dealing(s) T:N 14074692
Title Issued 01/08/2023 Edition 1 Edition Issued 01/08/2023

Estate Type

FEE SIMPLE

Registered Proprietor

MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

SECTION 670
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

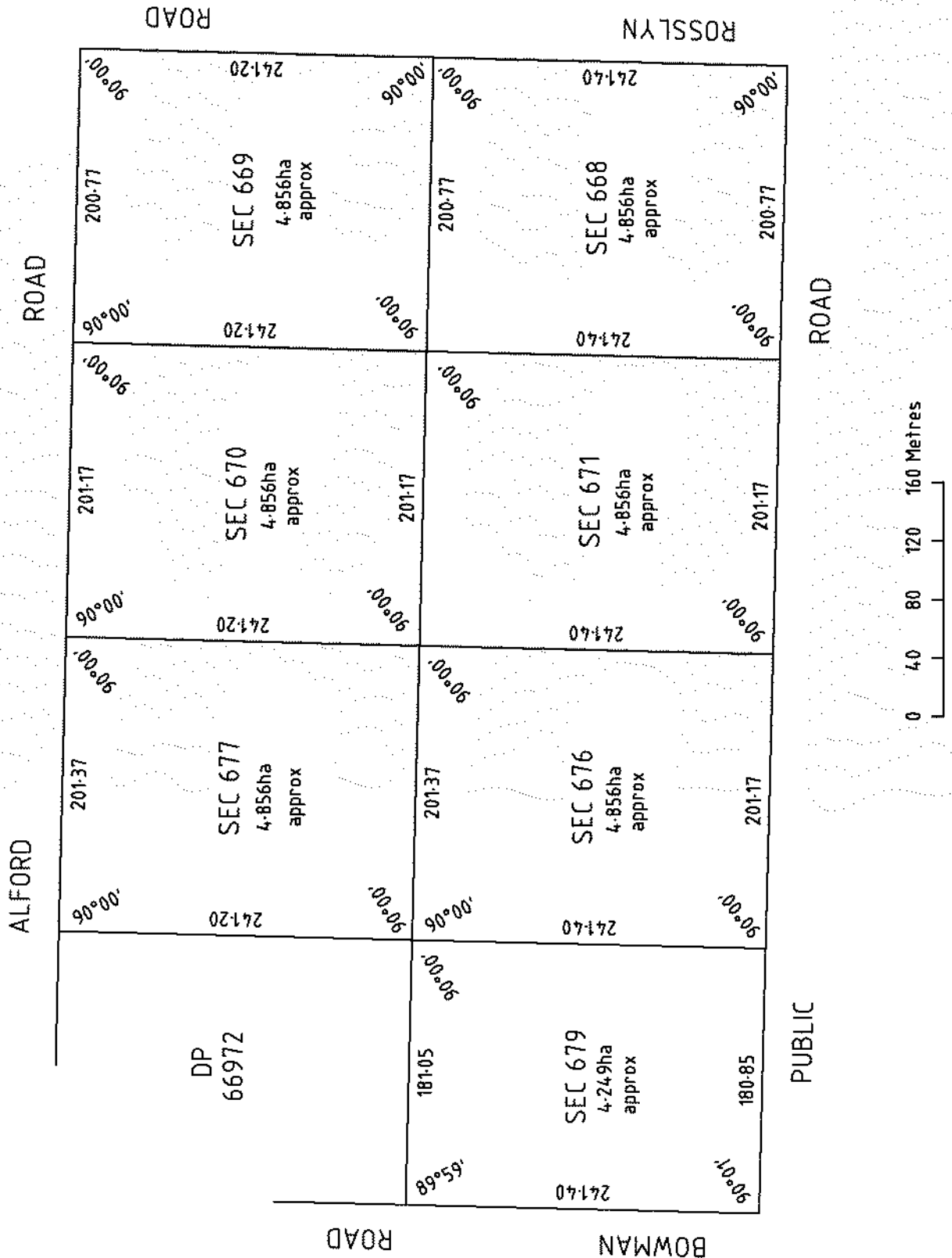
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Certificate of Title

Title Reference: CT 6288/537
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 6288/537
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

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 6288 Folio 538

Parent Title(s) CT 6121/723
Creating Dealing(s) T:N 14074692
Title Issued 01/08/2023 **Edition** 1 **Edition Issued** 01/08/2023

Estate Type

FEE SIMPLE

Registered Proprietor

MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

SECTION 671
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

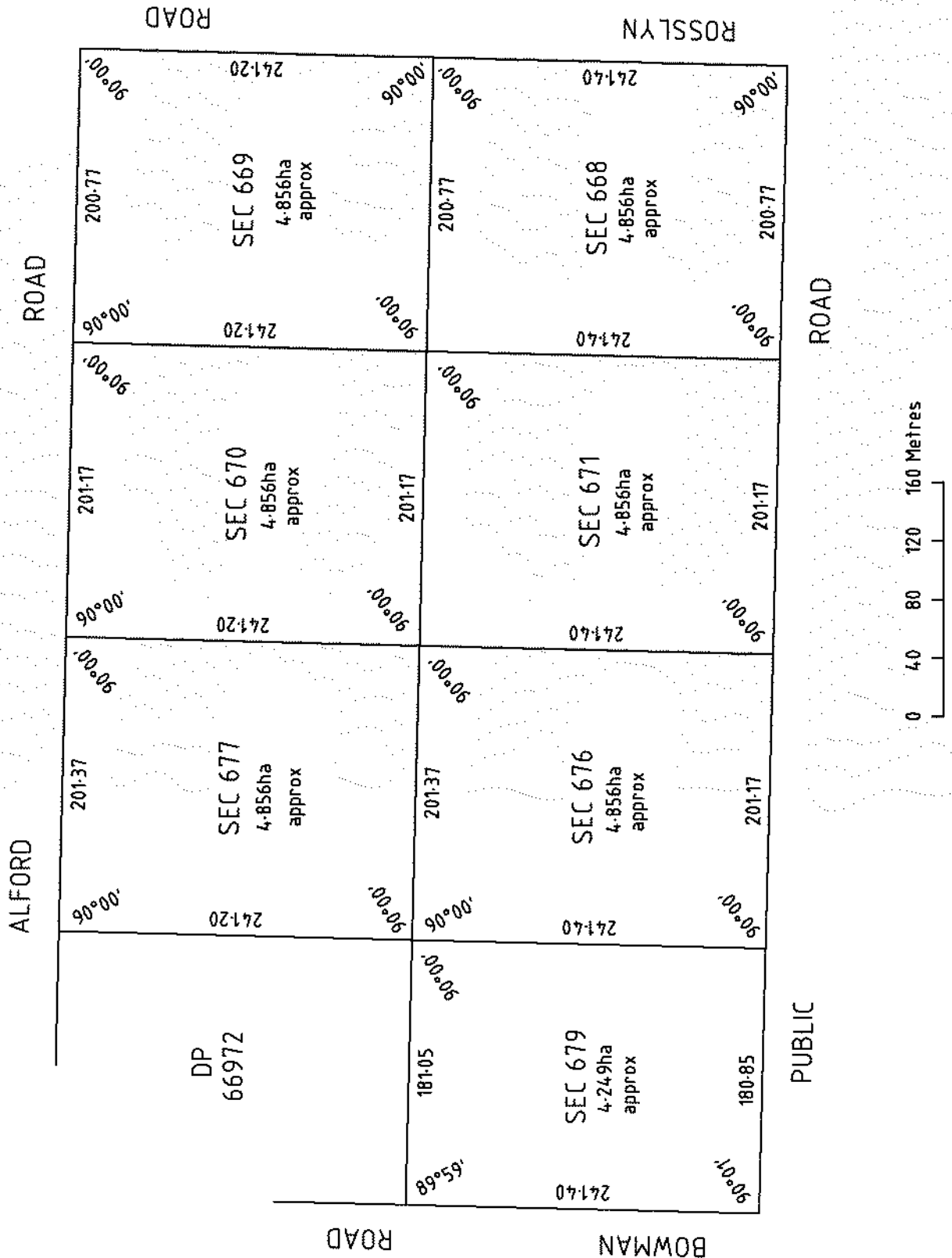
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Certificate of Title

Title Reference: CT 6288/538
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 6288/538
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

REAL PROPERTY ACT, 1986



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 6288 Folio 539

Parent Title(s) CT 6121/723
Creating Dealing(s) T:N 14074692
Title Issued 01/08/2023 Edition 2 Edition Issued 05/10/2023

Estate Type

FEE SIMPLE

Registered Proprietor

TANIMKI HOLDINGS PTY. LTD. (ACN: 626 831 310)
OF 20 REDSHANK CLOSE EAST CANNINGTON WA 6107

Description of Land

SECTION 676
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

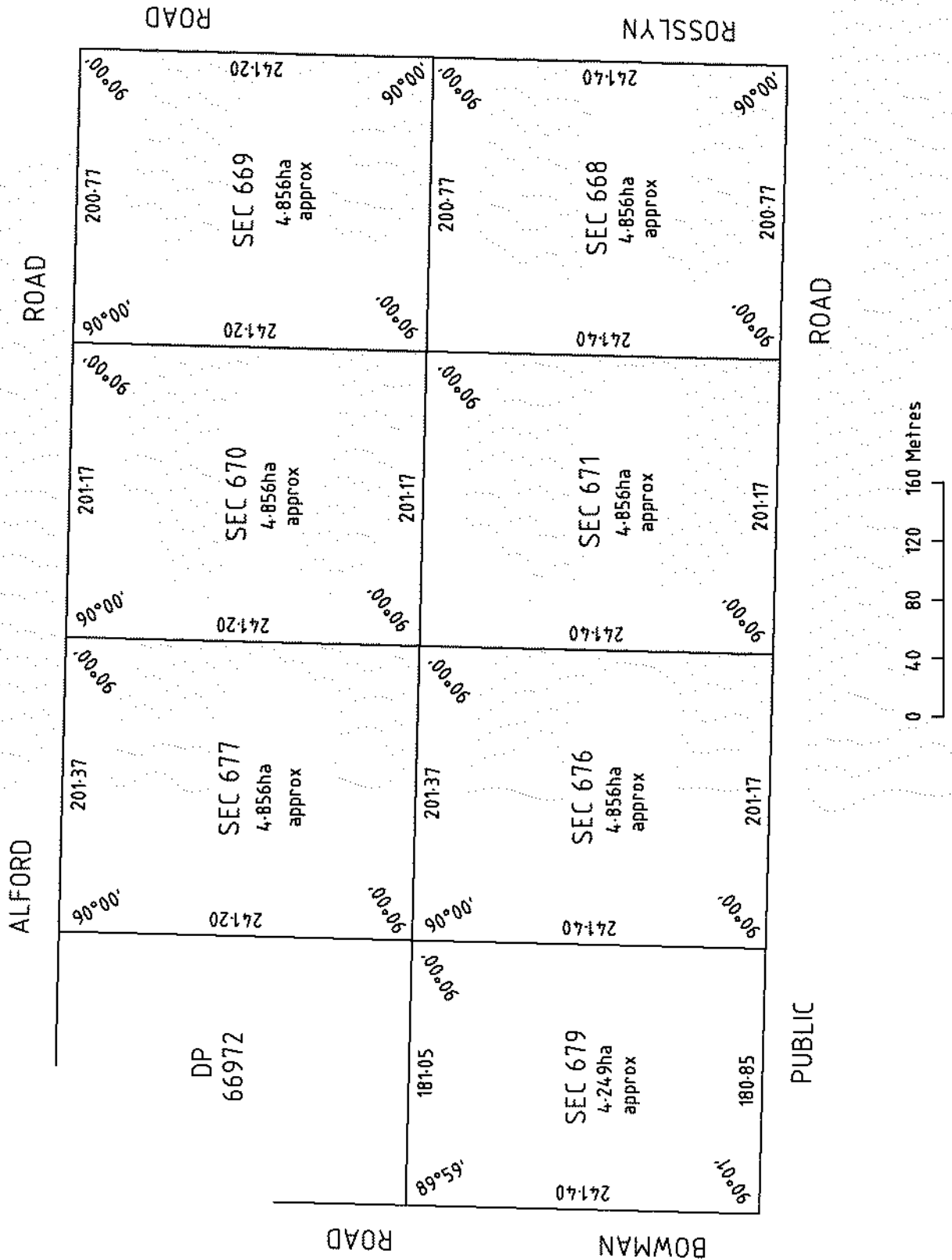
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Certificate of Title

Title Reference: CT 6288/539
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
29/09/2023	05/10/2023	14131974	TRANSFER	REGISTERED	TANIMKI HOLDINGS PTY. LTD. (ACN: 626 831 310)

Certificate of Title

Title Reference: CT 6288/539
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
26/04/2024	01/05/2024	14262630	TRANSFER	REGISTERED	MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
29/09/2023	05/10/2023	14131974	TRANSFER	REGISTERED	TANIMKI HOLDINGS PTY. LTD. (ACN: 626 831 310)

REAL PROPERTY ACT, 1986



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 6288 Folio 540

Parent Title(s) CT 6121/723
Creating Dealing(s) T:N 14074692
Title Issued 01/08/2023 Edition 1 Edition Issued 01/08/2023

Estate Type

FEE SIMPLE

Registered Proprietor

MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

SECTION 677
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

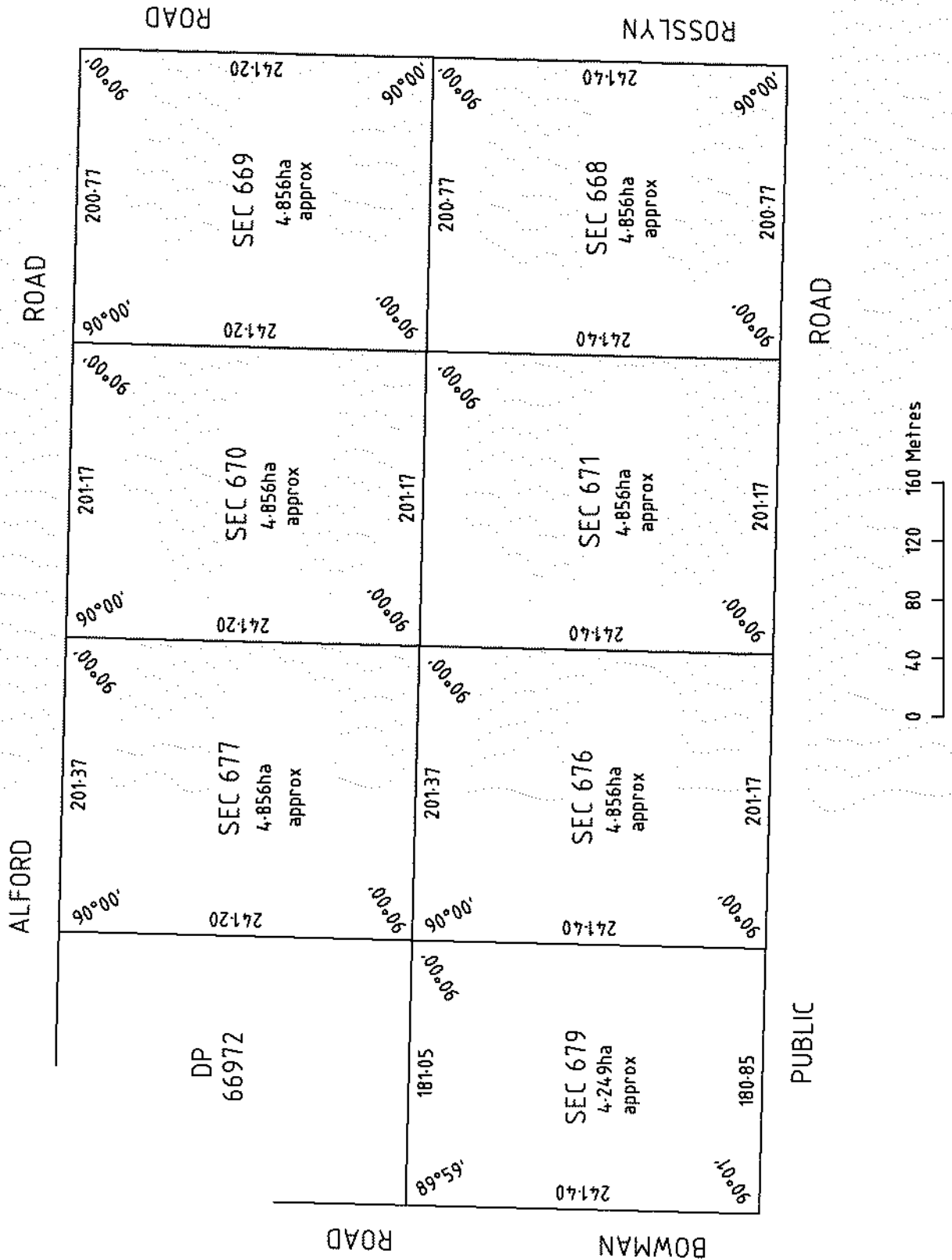
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Certificate of Title

Title Reference: CT 6288/540
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 6288/540
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

REAL PROPERTY ACT, 1986



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 6288 Folio 541

Parent Title(s) CT 6121/723
Creating Dealing(s) T:N 14074692
Title Issued 01/08/2023 **Edition** 1 **Edition Issued** 01/08/2023

Estate Type

FEE SIMPLE

Registered Proprietor

MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
OF 93-97 SOUTH ROAD THEBARTON SA 5031

Description of Land

SECTION 679
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO

Easements

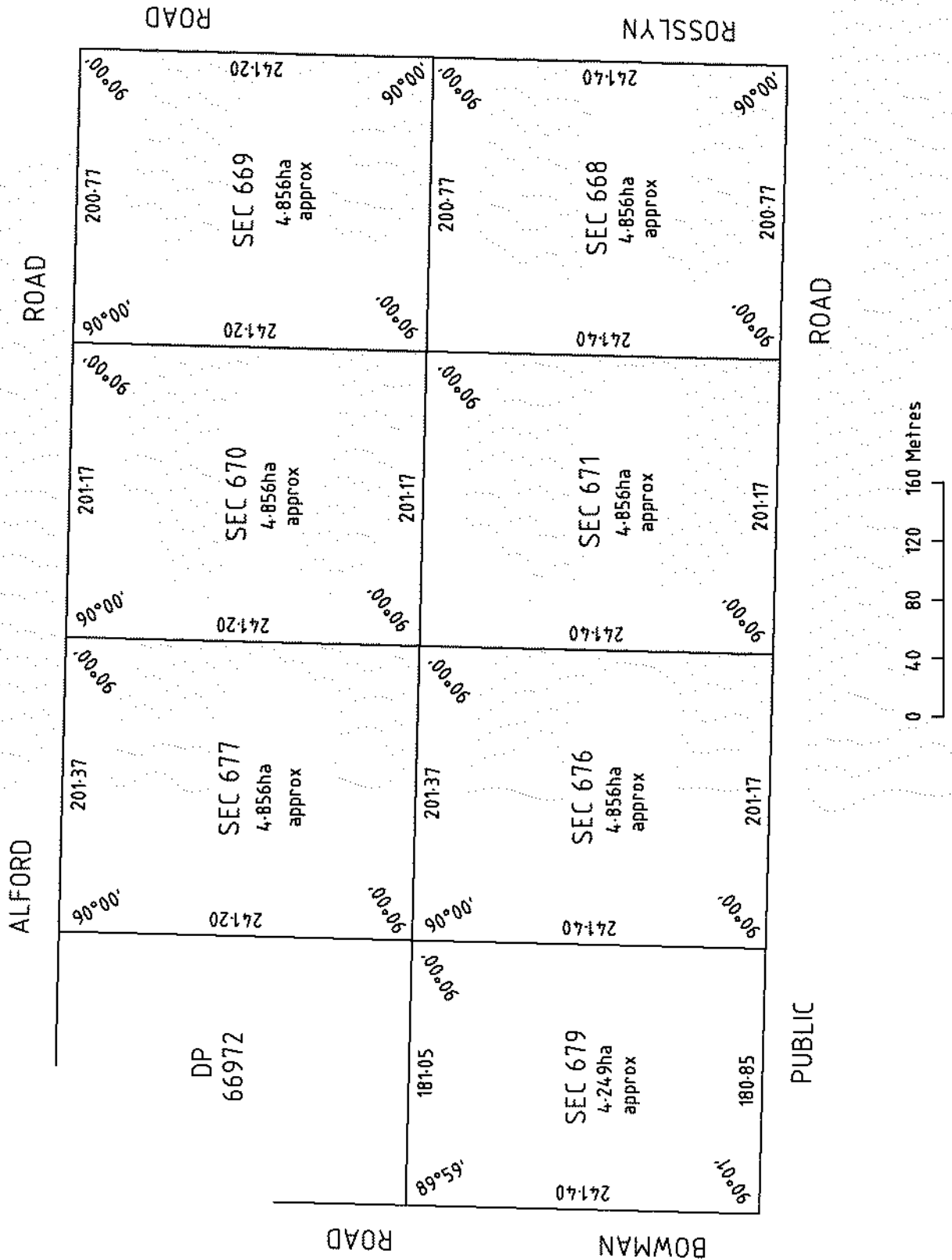
NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Certificate of Title

Title Reference: CT 6288/541
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 6288/541
Status: CURRENT
Parent Title(s): CT 6121/723
Dealing(s) Creating Title: T:N 14074692
Title Issued: 01/08/2023
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 6030/205
Status: CANCELLED
Parent Title(s): CT 5678/830
Dealing(s) Creating Title: RTU 11058703
Title Issued: 24/02/2009
Title Cancelled: 21/10/2013
Child Title(s): CT 6121/721
Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
16/10/2013	22/10/2013	12020724	RECTIFICATION OF TITLE	REGISTERED	
07/06/2012	05/07/2013	11771877	MORTGAGE	REJECTED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
28/04/2006	16/05/2006	10450112	TRANSFER OF MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD. 10061508
02/09/2004	13/09/2004	10061508	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.

Certificate of Title

Title Reference: CT 5678/830
Status: CANCELLED
Parent Title(s): CT 2259/193
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 04/08/1999
Title Cancelled: 24/02/2009
Child Title(s): CT 6030/205, CT 6030/207
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/10/2008	25/02/2009	11058703	UNCERTIFIED APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION	REGISTERED	SAMUEL RONALD JAMIESON, LEONA CLAIRE JAMIESON, ROBERT SELWYN SMITH, MARIE FRANCES SMITH, & others
28/04/2006	16/05/2006	10450112	TRANSFER OF MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD. 10061508
02/09/2004	13/09/2004	10061508	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.
02/09/2004	13/09/2004	10061507	DISCHARGE OF MORTGAGE	REGISTERED	8960975
14/09/2000	06/10/2000	8960975	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
24/01/2000	15/02/2000	8825296	TRANSFER	REGISTERED	COLIN JOHN BOWMAN, JUDITH MARGARET PADDICK

(C)

South Australia.

(CERTIFICATE OF TITLE)



Register Book.

Vol. CCCCXLIX

Folio 56

Pursuant to Memorandum of Transfer No. 174,584.

Edmund Parnell and Stephen Bowman of Kadina Graziers are now seized of an estate in fee simple as joint tenants subject nevertheless to such incumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon, in that Section of land situated in the Hundred of Wallaroo County of Daly No. 47 containing eighty acres or thereabouts and bounded as appears in the plan in the margin hereof

which said Section is delineated in the public map of the said Hundred, deposited in the office of the Surveyor-General.

M. Andrews

Registrar-General.



In witness whereof, I have hereunto signed my name and affixed my seal this second day of May one thousand eight hundred and eighty-four in presence of



0 5 10 20 30 40 CHS.

Mortgage no. 174585 from Edmund Parnell and Stephen Bowman to James Harvey Arthur Young Harvey and Charles Fletcher Tenn

Produced the 23 day April 1884 at 11 a.m. M. Andrews Dep. Reg. Genl.

Discharge of the above Mortgage No. 174585 by receipt endorsed thereon. Produced for registration the 11 day of June 1884 at 11.15 a.m. M. Andrews Dep. Reg. Genl.

The within named Edmund Parnell died on the 28 day June 1887 as appears by Certificate of Death No. 249120 (No. 256374) produced for registration the 18 day February 1892 at 11.35 a.m. E. Heath Dep. Reg. Genl.

Mortgage no. 380977 from Stephen Bowman to The Union Bank of Australia Limited produced for registration the 26 day May 1902 at 11.05 a.m. (including other) E. Heath Dep. Reg. Genl.

over

[Handwritten signature]

Pursuant to Application No. 388640

Robert John Hobes of Kadina and Margaret Bowman of Wallaroo Butchers

are PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.

AS THE EXECUTORS NAMED IN THE WILL DATED THE 16

DAY OF November 1886 OF THE WITHIN NAMED

Stephen Bowman

WHO DIED ON THE 3 DAY OF March

1902 ADDRESS BY PROBATE DATED THE 30 DAY OF

April 1902 PRODUCED FOR REGISTRATION

THE 26 DAY OF December 1902 AT 2:45 pm

J. Heath

Dep. Reg. Genl.

Mortgage No. 388641 including other land, from Robert John Hobes and Margaret Bowman to the Union Bank of Australia Limited produced for registration the 26 day December 1902 at 2:45 pm

J. Heath Dep. Reg. Genl.

Attorney, Deposited in 377155 Vermont Edwards Dep. Reg. Genl.

DISCHARGE OF THE above MORTGAGE No. 388641

and No. 388641 BY RECEIPTS ENDORSED THEREON PRODUCED FOR REGISTRATION

THE 5 DAY OF November 1904

AT 11 am

Vermont Edwards

DEP. REG. GENL.

Transfer No 484000 from Robert

John Hobes and Margaret Bowman to the said Margaret Bowman Thomas Henry Bowman of Wallaroo Butcher Edmund Bowman of Kadina Butcher Lilian Margaret Bowman of Wallaroo Spinster and Florence Isabella Davies of Wallaroo married woman of an estate in fee simple in the within land as tenants in common produced for registration the 24 day of February 1909 at 3 pm

Vermont Edwards Dep. Reg. Genl.

Mortgage No 484001 including other land, from Thomas Henry Bowman Edmund Bowman and Lilian Margaret Bowman and Florence Isabella Davies to Margaret Bowman of their estate and interest in the within land produced for registration the 24 day of February 1909 at 3 pm

Vermont Edwards Dep. Reg. Genl.

A 1137790 T1137791

TRANSMISSION APPLICATION No. 1137790

Louisa Emmeline Bowman of Wallaroo

Widow is One undivided fifth part in

PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTOR NAMED IN THE WILL DATED

THE 28 DAY OF July 1922

OF THE ABOVE

NAMED Thomas Henry Bowman

WHO DIED ON THE 16 DAY OF January

1922 AS APPEARS BY PROBATE DATED THE 17

DAY OF April 1922 PRODUCED FOR REGISTRATION

THE 26 DAY OF July 1922 AT 11.30 A.M.

J. Heath

DEP. REG. GENL.

Transfer No 1137791 from Louisa Emmeline Bowman to Margaret Bowman of Wallaroo Butcher Edmund Bowman of Kadina Butcher Lilian Margaret Bowman of Wallaroo Spinster and Florence Isabella Davies of Wallaroo married woman of an estate in fee simple in the within one undivided fifth part in the within land as tenants in common produced for registration the 5 day of July 1922 at 11 am

J. Heath

Dep. Reg. Genl.

A 1137790 T1137791

TRANSMISSION APPLICATION No. 1201668

Thomas Davies of Large Bay Out of Business is

One undivided fourth part in

PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTOR NAMED IN THE WILL DATED

THE 27 DAY OF May 1911

OF THE ABOVE

NAMED Florence Isabella Davies

WHO DIED ON THE 21 DAY OF March

1935 AS APPEARS BY PROBATE DATED THE 3

DAY OF May 1935 PRODUCED FOR REGISTRATION

THE 22 DAY OF November 1935 AT 2:25 P.M.

G. Hentelow

Dep. DEP. REG. GENL.

TRANSFER No. 1201672

Margaret Bowman Edmund Bowman Lilian Margaret Bowman and Thomas Davies to

Bowman's Limited of Taylor Street Kadina

OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.

PRODUCED FOR REGISTRATION THE 22 DAY OF

November 1935 AT 2:25 pm

G. Hentelow

Dep. DEP. REG. GENL.

DM 484001

DISCHARGE OF THE within MORTGAGE

No. 484001

BY ENDORSEMENT THEREON

PRODUCED FOR REGISTRATION THE 11 DAY OF

February 1936 AT 2:45 pm

G. Hentelow

Dep. DEP. REG. GENL.

T1771299

CANCELLED

AND New

CERTIFICATE OF TITLE ISSUED

NO. T/A. 1771299

VOL. 2259 FOL. 193

J. Heath Dep. Reg. Genl.

South Australia.

(CERTIFICATE OF TITLE.)



Register Book, Vol. 2259 Folio 193

New Certificate of Title for the whole of the Land in Vol. 449 Folio 56

BOWMAN'S LIMITED whose registered office is situate at Taylor Street Kadina

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

THAT SECTION of land situated in the HUNDRED OF WALLAROO COUNTY of DALY NOD. 47 containing eighty acres or thereabouts

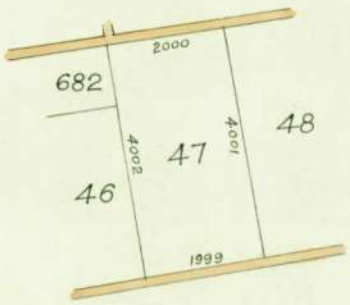
and bounded as appears in the plan in the margin hereof

Which said Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this ninth day of April 1953

Signed the 9th day of April 1953 in the presence of M. Dove

Handwritten signature of Registrar-General and circular seal of the Registrar-General, South Australia



TRANSFER No. 1771299 FROM Bowman's Limited (in liquidation) to Lillian Margaret Bowman of Wallaroo Spinster OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND PRODUCED FOR REGISTRATION THE 18 DAY OF March 1953 AT 2.40pm [Signature] DEP. REG. GENL.

Application No. 2421313 THE WITHIN land IS TRANSMITTED TO Colin John Bowman of Wallaroo Butcher and Charles Mason Pearson of Kadina Agent AS THE EXECUTORS NAMED IN THE WILL DATED 19/8/1959 OF Lillian Margaret Bowman WHO DIED 10/3/1960 VIDE PROBATE DATED 21/2/1960 PRODUCED 14/3/1963 AT 3pm [Signature] DEP. REG. GENL.

TRANSFER No. 2421314 to Colin John Bowman of Wallaroo Butcher OF THE WITHIN LAND. PRODUCED 14-3-1963 AT 3pm [Signature] DEP. REG. GENL.

CANCELLED CONVERTED TO A COMPUTERISED TITLE

1870

1871

1872

1873

1874

1875

1876

1877

1878

1879

1880

1881

1882

1883

1884

1885

1886

1887

1888

1889

1890

1891

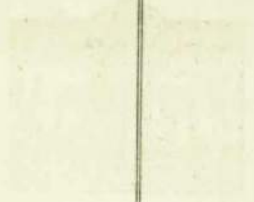
1892

1893

1894

1895

1896



1897

1898

1899

1900

Certificate of Title

Title Reference: CT 6030/206
Status: CANCELLED
Parent Title(s): CT 5678/832
Dealing(s) Creating Title: RTU 11058703
Title Issued: 24/02/2009
Title Cancelled: 21/10/2013
Child Title(s): CT 6121/722
Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
16/10/2013	22/10/2013	12020724	RECTIFICATION OF TITLE	REGISTERED	
07/06/2012	05/07/2013	11771877	MORTGAGE	REJECTED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
28/04/2006	16/05/2006	10450112	TRANSFER OF MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD. 10061508
02/09/2004	13/09/2004	10061508	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.

Certificate of Title

Title Reference: CT 5678/832
Status: CANCELLED
Parent Title(s): CT 2259/196
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 04/08/1999
Title Cancelled: 24/02/2009
Child Title(s): CT 6030/206, CT 6030/207, CT 6030/208
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/10/2008	25/02/2009	11058703	UNCERTIFIED APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION	REGISTERED	SAMUEL RONALD JAMIESON, LEONA CLAIRE JAMIESON, ROBERT SELWYN SMITH, MARIE FRANCES SMITH, & others
28/04/2006	16/05/2006	10450112	TRANSFER OF MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD. 10061508
02/09/2004	13/09/2004	10061508	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.
02/09/2004	13/09/2004	10061507	DISCHARGE OF MORTGAGE	REGISTERED	8960975
14/09/2000	06/10/2000	8960975	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
24/01/2000	15/02/2000	8825296	TRANSFER	REGISTERED	COLIN JOHN BOWMAN, JUDITH MARGARET PADDICK

Certificate of Title

Title Reference: CT 6121/723
Status: CANCELLED
Parent Title(s): CT 6030/208
Dealing(s) Creating Title: DDA 12020724
Title Issued: 21/10/2013
Title Cancelled: 01/08/2023
Child Title(s): CT 6288/535, CT 6288/536, CT 6288/537, CT 6288/538 AND OTHERS
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
05/07/2023	01/08/2023	14074692	TRANSFER (NEW TITLE)	REGISTERED	MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
03/07/2023	07/07/2023	14072442	TRANSFER	REGISTERED	MOANA (DEMO) PTY. LTD. (ACN: 628 927 444)
03/07/2023	07/07/2023	14072440	DISCHARGE OF MORTGAGE	REGISTERED	12305288
20/01/2023	25/01/2023	13961532	WITHDRAWAL OF CAVEAT	REGISTERED	13939439
15/12/2022	19/12/2022	13939439	CAVEAT	REGISTERED	JACKO'S FARM PTY. LTD. (ACN: 007 825 112)
02/04/2015	06/05/2015	12305288	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
02/04/2015	06/05/2015	12305287	TRANSFER	REGISTERED	JUDITH MARGARET PADDICK, STEPHEN BRIAN PADDICK, SHANE MICHAEL PADDICK
02/04/2015	06/05/2015	12305286	APPLICATION TO NOTE DEATH	REGISTERED	COLIN JOHN BOWMAN (DECD), JUDITH MARGARET PADDICK
02/04/2015	06/05/2015	12305285	DISCHARGE OF MORTGAGE	REGISTERED	10061508
02/09/2004	13/09/2004	10061508	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.

Certificate of Title

Title Reference: CT 6030/208
Status: CANCELLED
Parent Title(s): CT 5678/832
Dealing(s) Creating Title: RTU 11058703
Title Issued: 24/02/2009
Title Cancelled: 21/10/2013
Child Title(s): CT 6121/723
Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
16/10/2013	22/10/2013	12020724	RECTIFICATION OF TITLE	REGISTERED	
07/06/2012	05/07/2013	11771877	MORTGAGE	REJECTED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
28/04/2006	16/05/2006	10450112	TRANSFER OF MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD. 10061508
02/09/2004	13/09/2004	10061508	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.

South Australia.

(CERTIFICATE OF TITLE.)



Register Book,
Vol. 2259 Folio 196

New Certificate of Title for the whole of the Land in Vol. 584 Folio 7

BOWMAN'S LIMITED whose registered office is situate at Taylor Street Kadina

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in
THOSE SECTIONS of land situated in the HUNDRED OF WALLAROO COUNTY of DALY
NOD. 668.669.670.671.676 and 677 each containing twelve acres or thereabouts and 678 and 679 each
containing ten acres and two roods or thereabouts

and bounded as appears in the plan in the margin hereof

Which said Sections are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this ninth day of April 1953

Signed the 9th day of April 1953, in the presence of M. Love

[Signature]

Registrar-General.



~~1771299~~
TRANSFER No. 1771299 FROM
Bowman's Limited (in liquidation)
to Billian Margaret Bowman of Wallaroo
Spurston
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
PRODUCED FOR REGISTRATION THE 18 DAY OF
March 1953 AT 2.40pm
[Signature]
DEP. REG. GENL.

ROSSLYN RD.

1000	1001	1000	998
678	677	670	669
900	1001	1000	998
679	676	671	668
999	1000	1000	998

20 10 0 20 Chs.

Rosslyn Rd. vide Docket 238/1990.

T/A 2421313 72421314
APPLICATION No. 2421313 THE WITHIN Land
IS TRANSMITTED TO Colin John Bowman of Wallaroo
Butcher and Charles Mason Pearson of Kadina
Agent
AS THE EXECUTORS NAMED IN THE WILL DATED 17/8/1959
OF Billian Margaret Bowman WHO DIED 10/3/1960
VIDE PROBATE DATED 8/8/1960 PRODUCED 14/3/1963 AT 3pm
[Signature]
DEP. REG. GENL.

TRANSFER No. 2421314
to Colin John Bowman
of Wallaroo Butcher
OF THE WITHIN LAND, PRODUCED 14.3.1963 AT 3pm
[Signature]
DEP. REG. GENL.

Dup CT Regs Amendt.

CANCELLED
CONVERTED TO A COMPUTERISED TITLE



71771299

South Australia.

Register Book, Vol. 584 Folio



W. Cabl

Examined

Pro Surveyor-General.

Land Grant.

[IN DUPLICATE.]

Know all Men by these presents that I the Honorable Samuel James May Her Majesty's Lieutenant-Governor of the Province of South Australia and its Dependencies in consideration of the sum of One hundred and thirty nine pounds and ten shillings sterling to the Treasurer of the said Province on behalf of Her Majesty paid by

John Heath of Wallaroo Farmer

do hereby in the name and on behalf of Her Majesty Grant unto the said

John Heath

All those sections of land containing Ninety three acres

be the same a little more or less and numbered 668 669 670 671 676 677 678 and 679 situate in the hundred of Wallaroo county of De La and delineated in the public maps deposited in the Survey Office at Adelaide and in the plan in the margin hereof together with all timber minerals and appurtenances To hold unto the said

John Heath

his heirs and assigns for ever.

In Witness whereof I the said Lieutenant-Governor have hereunto set my hand and the Public Seal of the said Province at Adelaide this Twenty fourth day of February One Thousand Eight Hundred and Ninety-four

I acknowledge to have received from the above-mentioned John Heath

the before-mentioned sum of One hundred and thirty nine pounds and ten shillings

Signed by the Treasurer this Seventeenth day of February 1894

CANCELLED in presence of—

T. P. P. Treasurer.

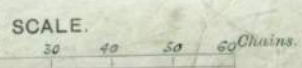
[Handwritten signature]

DISCHARGE OF THE within MORTGAGE No. 484-001 BY ENDORSEMENT THEREON PROVIDED FOR REGISTRATION THE 11 DAY OF February 1996 AT 2.45 pm G. H. K. below DEP. REG. GENL.

353 44 17N 148 6 76 360 17N 83 37 AND New CERTIFICATE OF TITLE ISSUED VIDE I/A 1771299 VOL. 2259 FOL. 196 W. P. P. below DEP. REG. GENL.

500	1000	1000	500
678	677	670	669
12 a	12 a	12 a	12 a
320	1001	1000	328
675	676	671	668
10 a	32 a	12 a	12 a
825	1000	1000	328

Transfer No 299785 from John Heath to Stephen Bowman of Wallaroo Butcher of an estate in fee simple in the within land. Produced for registration the 21 day December 1895 at 11 am J. D. Heath Dep. Reg. Genl.



Mortgage No 38092 from Stephen Bowman to The Union Bank of Australia limited produced for registration the 26 day May 1902 at 11.00am (Including other land)

J. Heath Dep. Reg. Genl.

Pursuant to Application No 388640

Robert John Hobes of Kadina and Margaret Bowman of Wallaroo Butchers

are PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.

AS THE EXECUTORS NAMED IN THE WILL DATED THE 16

DAY OF November 1886

WHO DIED ON THE 3 DAY OF April March 1902

AS APPEARS BY PROBATE DATED THE 30 DAY OF April 1902

PRODUCED FOR REGISTRATION

THE 26 DAY OF December 1902 at 3.45pm

J. Heath Dep. Reg. Genl.

Mortgage No 388640 including other land from Robert John Hobes and Margaret Bowman to The Union Bank of Australia limited Produced for registration the 26 day December 1902 at 11.45pm

J. Heath Dep. Reg. Genl.

P/attorney Deposited No 377185 Vermont Edwards Dep. Reg. Genl.

DISCHARGE OF THE above MORTGAGE No 38092

and No 388640 BY RECEIPT ENDORSED

THESE ON PRODUCED FOR REGISTRATION

THE 5 DAY OF November 1902

AT 11am

Vermont Edwards DEP. REG. GENL.

Mortgage No 4824001 (Including other land) from Thomas Henry Bowman Edmund Bowman Silian Margaret Bowman and Florence Isabella Davies to Margaret Bowman of their estate and interest in the within land Produced for registration the 24 day of February 1909 at 3pm

Vermont Edwards Dep. Reg. Genl.

A 1137790

TRANSMISSION APPLICATION No. 1137790.
 Louisa Emmeline Bowman of Wallaroo widow is PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTRIX NAMED IN THE WILL DATED THE 28 DAY OF July 1922 OF THE ABOVE NAMED Thomas Henry Bowman WHO DIED ON THE 16 DAY OF January 1922 AS APPEARS BY PROBATE DATED THE 17 DAY OF April 1922 PRODUCED FOR REGISTRATION THE 2 DAY OF July 1932 AT 11 A.M.
 W. McCrewood DEP. REG. GENL.

Transfer No 1137791 from Louisa Emmeline Bowman to Margaret Bowman of Wallaroo Butcher Edmund Bowman of Kadina Butcher Silian Margaret Bowman of Wallaroo Spinster and Florence Isabella Davies of Wallaroo Married Woman of an estate in fee simple in one undivided fifth part in the within land as tenants in common Produced for registration the 5 day of July 1932 at 11am

W. McCrewood Dep. Reg. Genl.

DISCHARGE OF THE above MORTGAGE No 38092 and No 388640 BY RECEIPT ENDORSED THESE ON PRODUCED FOR REGISTRATION THE 5 DAY OF November 1902 AT 11am

W. McCrewood Dep. Reg. Genl.

A 1201668

TRANSMISSION APPLICATION No. 1201668
 Thomas Davies of Long Bay Out of Business is PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTOR NAMED IN THE WILL DATED THE 27 DAY OF May 1911 OF THE ABOVE NAMED Florence Isabella Davies WHO DIED ON THE 21 DAY OF March 1935 AS APPEARS BY PROBATE DATED THE 22 DAY OF May 1935 PRODUCED FOR REGISTRATION THE 22 DAY OF September 1935 AT 2.25 PM
 G. Hantelov Dep. REG. GENL.

TRANSFER No. 1201672 FROM Margaret Bowman Edmund Bowman Silian Margaret Bowman and Thomas Davies to Bowmans Limited of Taylor Street Kadina OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND. PRODUCED FOR REGISTRATION THE 22 DAY OF November 1935 AT 2.25pm
 G. Hantelov Dep. REG. GENL.

Transfer No 4824000 from Robert John Hobes and Margaret Bowman to The said Margaret Bowman Thomas Henry Bowman of Wallaroo Butcher Edmund Bowman of Kadina Butcher Silian Margaret Bowman of Wallaroo Spinster and Florence Isabella Davies of Wallaroo Married Woman of an estate in fee simple in the within land as tenants in common Produced for registration the 24 day of February 1909 at 3pm

Vermont Edwards Dep. Reg. Genl.

see face of CT

D 1201668

Certificate of Title

Title Reference: CT 6121/714
Status: CANCELLED
Parent Title(s): CT 5678/831
Dealing(s) Creating Title: DDA 12020724
Title Issued: 21/10/2013
Title Cancelled: 01/08/2023
Child Title(s): CT 6288/527, CT 6288/528, CT 6288/529, CT 6288/530 AND OTHERS
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
05/07/2023	01/08/2023	14074691	TRANSFER (NEW TITLE)	REGISTERED	SILVERGATE (SA) PTY. LTD. (ACN: 666 813 896)
03/07/2023	07/07/2023	14072441	TRANSFER	REGISTERED	SILVERGATE (SA) PTY. LTD. (ACN: 666 813 896)
03/07/2023	07/07/2023	14072440	DISCHARGE OF MORTGAGE	REGISTERED	12305288
20/01/2023	25/01/2023	13961532	WITHDRAWAL OF CAVEAT	REGISTERED	13939439
15/12/2022	19/12/2022	13939439	CAVEAT	REGISTERED	JACKO'S FARM PTY. LTD. (ACN: 007 825 112)
02/04/2015	06/05/2015	12305288	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
02/04/2015	06/05/2015	12305287	TRANSFER	REGISTERED	JUDITH MARGARET PADDICK, STEPHEN BRIAN PADDICK, SHANE MICHAEL PADDICK
02/04/2015	06/05/2015	12305286	APPLICATION TO NOTE DEATH	REGISTERED	COLIN JOHN BOWMAN (DECD), JUDITH MARGARET PADDICK
02/04/2015	06/05/2015	12305285	DISCHARGE OF MORTGAGE	REGISTERED	10061508
02/09/2004	13/09/2004	10061508	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.

Certificate of Title

Title Reference: CT 5678/831
Status: CANCELLED
Parent Title(s): CT 2259/197
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 04/08/1999
Title Cancelled: 21/10/2013
Child Title(s): CT 6121/714
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
16/10/2013	22/10/2013	12020724	RECTIFICATION OF TITLE	REGISTERED	
07/06/2012	05/07/2013	11771877	MORTGAGE	REJECTED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
28/04/2006	16/05/2006	10450112	TRANSFER OF MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD. 10061508
02/09/2004	13/09/2004	10061508	MORTGAGE	REGISTERED	PERMANENT CUSTODIANS LTD.
02/09/2004	13/09/2004	10061507	DISCHARGE OF MORTGAGE	REGISTERED	8960975
14/09/2000	06/10/2000	8960975	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
24/01/2000	15/02/2000	8825296	TRANSFER	REGISTERED	COLIN JOHN BOWMAN, JUDITH MARGARET PADDICK

South Australia.

(CERTIFICATE OF TITLE.)



Register Book, Vol. 2259 Folio 197

New Certificate of Title for the whole of the Land in Vol. 560 Folio 63

BOWMAN'S LIMITED whose registered office is situate at Taylor Street Kadina

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed herein in THOSE SECTIONS of land situated in the HUNDRED OF WALLAROO COUNTY of DALY NO. 666, 667, 672, 673, 674 and 675 each containing twelve acres or thereabouts and 680 and 681 each containing ten acres and two roods or thereabouts

and bounded as appears in the plan in the margin hereof

Which said Sections are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this ninth day of April 1953

Signed the 9th day of April 1953 in the presence of M. Dove

Handwritten signature of Registrar-General

Registrar-General



TRANSFER No. 1771299 FROM Bowman's Limited (in liquidation) to William Margaret Bowman of Wallaroo Spinster OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND PRODUCED FOR REGISTRATION THE 18 DAY OF March 1953 AT 2.40pm [Signature] DEP. REG. GENL.

Table with 4 columns and 2 rows of section numbers: 680, 675, 672, 667; 681, 674, 673, 666. Includes 'ROSSLYN RD.' label.



Rosslyn Rd. vide Docket 238/1990.

APPLICATION No. 2421313 THE WITHIN Land IS TRANSMITTED TO Colin John Bowman of Wallaroo Butcher and Charles Mason Pearson of Kadina Agent AS THE EXECUTORS NAMED IN THE WILL DATED 19/8/1959 OF William Margaret Bowman WHO DIED 10/3/1960 VIDE PROBATE DATED 8/8/1960 PRODUCED 14/3/1963 AT 3pm [Signature] DEP. REG. GENL.

TRANSFER No. 2421314 to Colin John Bowman of Wallaroo Butcher OF THE WITHIN LAND PRODUCED 14/3/1963 AT 3pm [Signature] DEP. REG. GENL.

Dup Ct. Regs - Amendt

CANCELLED
CONVERTED TO A COMPUTERISED TITLE



CANCELLED

AND Now
CERTIFICATE OF TITLE ISSUED
REF. T/A 1771299
VOL. 2259 REL. 197



Examined _____
Pro Surveyor-General.

W. Copley Land Grant.

[IN DUPLICATE.]

Know all Men by these presents that I the Right Honorable Algernon Hawkins
Thomond Earl of Hintore Lord Falconer of Galkerton Lord Keith of Inverurie
a Member of Her Majesty's Most Honorable Privy Council Knight Grand Cross of the Most
Distinguished Order of Saint Michael and Saint George Governor and Commander-in-Chief in
and over the Province of South Australia and its Dependencies in consideration of the sum of
One hundred and thirty nine pounds and ten shillings
sterling to the Treasurer of the said Province on behalf of Her Majesty paid by
Mary Richardson Paull & Wallaroo Bay Widow
to execute under the Will of Thomas Paull deceased

By command,
W. Copley
Commissioner of Crown Lands and
Immigration.

do hereby in the name and on behalf of Her Majesty Grant unto the said
Mary Richardson Paull
All these sections of land containing ninety three acres

be the same a little more or less and numbered 666, 667, 672, 673, 674, 675, 680,
and 681, situate in the Hundred of Wallaroo County of Daly

and delineated in the public maps deposited in the Survey Office at Adelaide and in the plan in the
margin hereof together with all timber minerals and appurtenances To Hold unto the said
Mary Richardson Paull

heirs and assigns for ever In Witness whereof I the said Governor have hereunto set my hand
and the Public Seal of the said Province at Adelaide this ninth day of
April one thousand eight hundred and ninety two

I acknowledge to have received from the above-
mentioned Mary Richardson Paull
the before-
mentioned sum of One hundred and
thirty nine pounds and ten shillings
Signed by the Treasurer this seventy ninth
day of March 1892
in the presence of—

James Smith
Treasurer.
John Smith

353 44	TN	100 6 76			
		360	1000	1000	398
83 37			675	672	667
			1200	1200	1200
			1000	1000	398
			674	673	666
			1200	1200	1200
			1000	1000	398

Transfer No 258794. from Mary Richardson Paull to
Stephen Bowman of Wallaroo Butcher of an
estate in fee simple in the above land.
I valued for registration the 5th day of May
1892 at 11 a.m.
W. Heath depy Secy
Mortgage No 380927 from Stephen Bowman
to the Bank of Australia
has been produced for registration
the 26 day May 1892 at 11 a.m.
W. Heath depy Secy

of Cur 2
Dec 91
26/11

Pursuant to Application No. 388640

Robert John Hobbs of Kadina and
Margaret Bowman of Wallaroo Butchers
 are PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN
 LAND AS THE EXECUTORS NAMED IN THE WILL DATED THE 16
th DAY OF December 1926 OF THE WITHIN NAMED
Stephen Bowman
 WHO DIED ON THE 3 DAY OF March
1902 AS APPEARS BY PROBATE DATED THE 30 DAY OF
April 1902 PRODUCED FOR REGISTRATION
 THE 26 DAY OF December 1922 AT 5 pm
Adelaide Dep. Reg. Genl.

TRANSMISSION APPLICATION No. 1137790
Louisa Emmeline Bowman of Wallaroo
 Widow is in one undivided fifth part
 PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN
 LAND AS THE EXECUTRIX NAMED IN THE WILL DATED
 THE 8 DAY OF July 1922 OF THE ABOVE
 NAMED Thomas Henry Bowman
 WHO DIED ON THE 10 DAY OF January
 1922 AS APPEARS BY PROBATE DATED THE 13
 DAY OF April 1922 PRODUCED FOR REGISTRATION
 THE 8 DAY OF July 1922 AT 11.30 AM
W. H. Wood DEP. REG. GENL.

Mortgage No. 388641 including
 other land from Robert John Hobbs
 and Margaret Bowman to the
Union Bank of Australia Limited
 for registration the
26 day of December 1902 at 3.45 pm
Adelaide Dep. Reg. Genl.

Attorney Deposited as 577155
Vernon Edwards Dep. Reg. Genl.

Transfer No. 1137791 from Louisa Emmeline
Bowman to Margaret Bowman of
Wallaroo Butcher Edmund Bowman of
Kadina Butcher Lilian Margaret Bowman of
Quinter and Florence Isabella Davies
of Wallaroo married woman in one
in fee simple in one undivided fifth
part in the within land as tenants
in common Produced for registration
 the 5 day of July 1922 at 11 am
W. H. Wood Dep. Reg. Genl.

DISCHARGE OF THE above MORTGAGES No. 388640
 and No. 388641 BY RECEIPT ENDORSED
 THEREON PRODUCED FOR REGISTRATION
 THE 5 DAY OF November 1924
 AT 11 am
Vernon Edwards DEP. REG. GENL.

TRANSMISSION APPLICATION No. 1201668
Thomas Davies of Sargs Bay Out of Business is
in one undivided fourth part in
 PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN
 LAND AS THE EXECUTOR NAMED IN THE WILL DATED
 THE 24 DAY OF May 1911
 OF THE ABOVE
 NAMED Florence Isabella Davies
 WHO DIED ON THE 21 DAY OF March
 1975 AS APPEARS BY PROBATE DATED THE 3
 DAY OF May 1920 PRODUCED FOR REGISTRATION
 THE 22 DAY OF November 1925 AT 2.50 PM
G. F. Pantelov DEP. REG. GENL.

Transfer No. 484000 from
Robert
John Hobbs and Margaret Bowman
 to the said Margaret Bowman and
Thomas Henry Bowman of Wallaroo
Butcher Edmund Bowman of
Kadina Butcher Lilian Margaret
Bowman of Wallaroo Quinter and
Florence Isabella Davies of Wallaroo
married woman of an estate
in fee simple in the within
land as tenants in common
 Produced for registration the
24 day of February 1909 at 3 pm
Vernon Edwards Dep. Reg. Genl.

TRANSFER No. 1201642 FROM
Margaret Bowman Edmund Bowman Lilian Margaret
Bowman and Thomas Davies to Commonwealth
Trustee Limited of Sargs Bay Kadina
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.
 PRODUCED FOR REGISTRATION THE 22 DAY OF
November 1925 AT 2.25 pm
G. F. Pantelov DEP. REG. GENL.
 D177484001

Mortgage No. 484001 including
 other land from Thomas Henry
Bowman Edmund Bowman Lilian
Margaret Bowman and Florence
Isabella Davies to Margaret Bowman
 of their estate and interest in the
 within land Produced for registra-
 tion the 24 day of February
 1909 at 3 pm
Vernon Edwards Dep. Reg. Genl.

DISCHARGE OF THE within MORTGAGE
 No. 484001
 BY ENDORSEMENT THEREON
 PRODUCED FOR REGISTRATION THE 11 DAY OF
February 1926 AT 2.45 pm
G. F. Pantelov DEP. REG. GENL.

1121190 14.11.191

71771299
 Lee Jave

Appendix C

Lotsearch



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 22 Apr 2024 15:01:37

Reference: LS055324 EP

Address: Bowman Road, Wallaroo, SA 5556

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

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



Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	Precisely	23/03/2023	23/03/2023	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	10/04/2024	10/04/2024	Monthly	1000m	0	0	2
EPA Environmental Protection Orders	EPA South Australia	01/03/2024	01/03/2024	Monthly	1000m	0	0	0
EPA Environmental Authorisations	EPA South Australia	01/03/2024	01/03/2024	Monthly	1000m	0	1	1
Contamination Assessment Areas	EPA South Australia	06/03/2024	06/03/2024	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	EPA South Australia	10/04/2024	02/04/2024	Monthly	1000m	0	0	0
EPA PFAS Site Investigations	EPA South Australia	10/04/2024	22/08/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	15/04/2024	29/02/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	15/04/2024	29/02/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/04/2024	15/04/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	15/04/2024	15/04/2024	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	24/01/2024	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Department of Defence	15/04/2024	15/04/2024	Quarterly	2000m	1	1	1
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	1	1
EPA Collection Depots	EPA South Australia	06/03/2024	20/08/2022	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	0
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	150m	0	0	0
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	500m	-	0	0
Mines and Mineral Deposits	Department for Energy and Mining	31/01/2024	31/01/2024	Quarterly	1000m	0	0	3
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	17/04/2024	19/08/2019	Annually	1000m	1	1	1
Groundwater Aquifers	Department for Environment and Water	16/06/2023	01/01/2008	Annually	1000m	1	1	1
Drillholes	Department for Environment and Water	02/02/2024	22/01/2024	Quarterly	2000m	0	0	24
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	Annually	1000m	2	2	5
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	Annually	1000m	0	0	0
Atlas of Australian Soils	ABARES	12/01/2024	17/02/2011	Annually	1000m	1	1	1
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	Annually	1000m	1	1	4
Atlas of Australian Acid Sulfate Soils	CSIRO	12/01/2024	21/02/2013	Annually	1000m	1	1	2

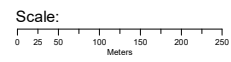
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Acid Sulfate Soil Potential	Department for Environment and Water	25/05/2023	18/02/2020	Annually	1000m	1	1	3
Soil Salinity - Watertable Induced	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	2	2	5
Soil Salinity - Non-watertable	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	2	2	3
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	1
Planning and Design Code - Zones	Attorney-General's Department	15/04/2024	15/02/2024	Monthly	1000m	1	5	7
Planning and Design Code - Subzones	Attorney-General's Department	15/04/2024	15/02/2024	Monthly	1000m	0	0	1
Land Use Generalised 2020	Department of Planning, Transport and Infrastructure	04/12/2023	05/05/2023	Annually	1000m	1	4	8
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
State Heritage Areas	Department for Environment and Water	26/05/2023	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	Department for Environment and Water	20/11/2023	23/09/2021	Quarterly	1000m	0	0	0
Aboriginal Land	Department for Energy and Mining	26/05/2023	26/09/2022	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	SA Department for Trade and Investment	15/04/2024	15/04/2024	Monthly	1000m	1	1	1
Bushfires and Prescribed Burns History	Department for Environment and Water	09/04/2024	19/01/2024	Monthly	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	SA Department for Trade and Investment	15/04/2024	15/04/2024	Monthly	1000m	1	1	1
Native Vegetation Floristic Areas - NVIS - State-wide	Department for Environment and Water	21/03/2023	14/02/2022	Annually	1000m	0	1	5
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	05/06/2023	01/06/2023	Annually	1000m	0	1	2
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	05/06/2023	01/06/2023	Annually	1000m	0	1	5
Ramsar Wetland Areas	Department for Environment and Water	09/05/2023	01/11/2022	Annually	1000m	0	0	0

Site Diagram

Bowman Road, Wallaroo, SA 5556



<p>Legend</p> <ul style="list-style-type: none"> Site Boundary Internal Parcel Boundaries	<p>Total Area: 1.1km²</p> <p>Total Perimeter: 5.2km</p> <p>Disclaimers:</p> <p>Measurements are approximate only and may have been simplified or smaller lengths removed for readability.</p> <p>Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.</p>
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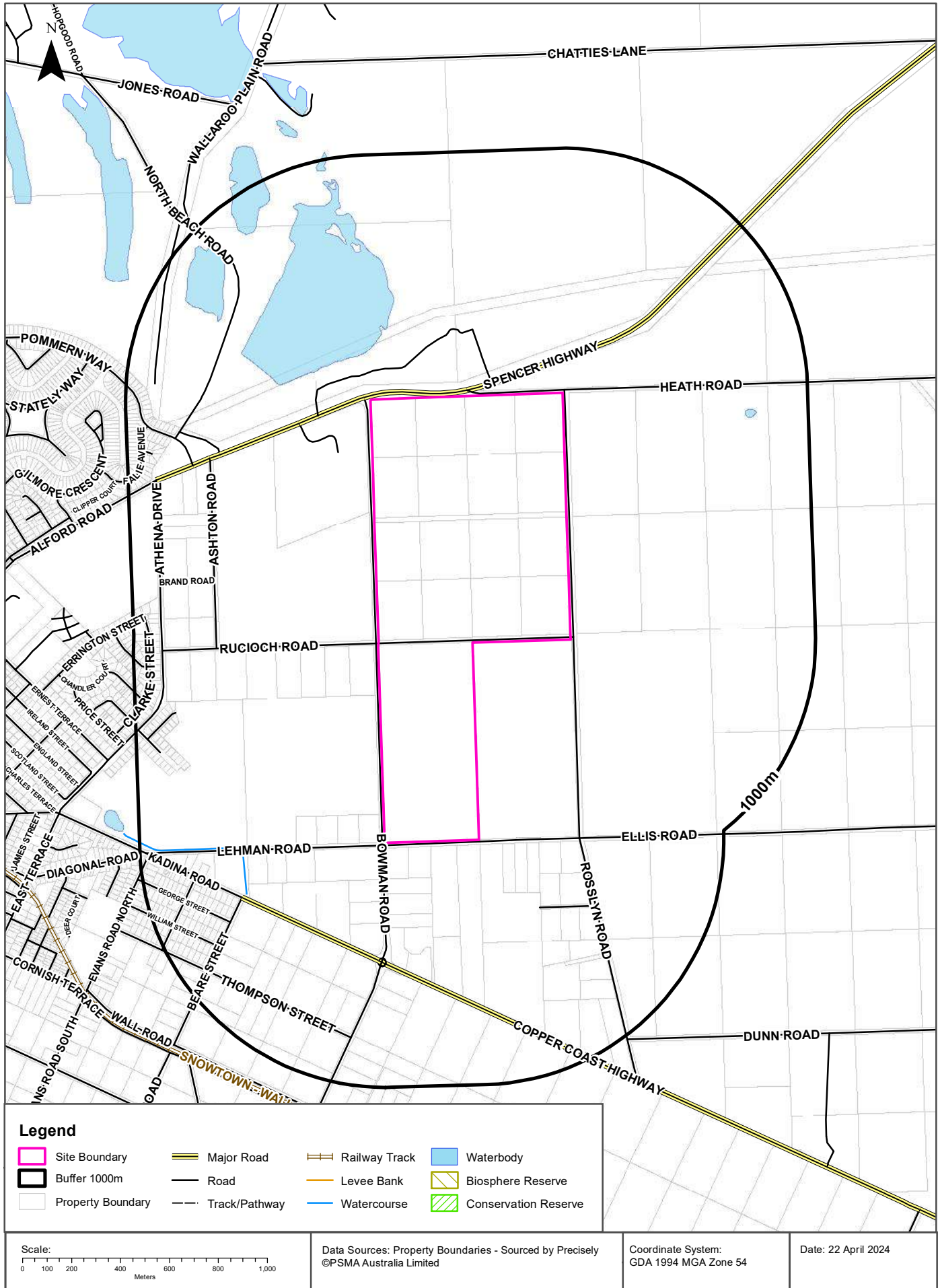


Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Date: 19 April 2024

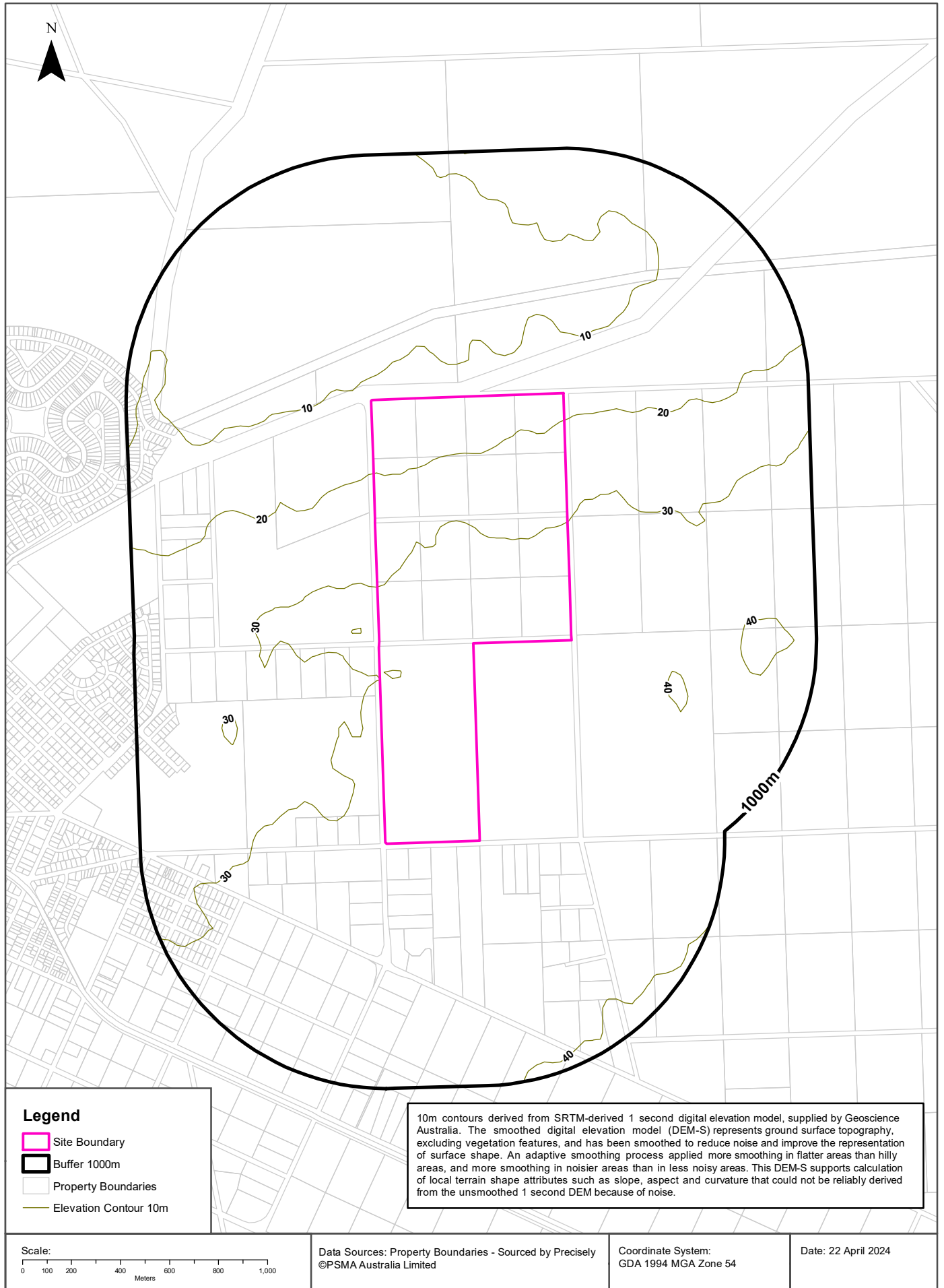
Topographic Features

Bowman Road, Wallaroo, SA 5556



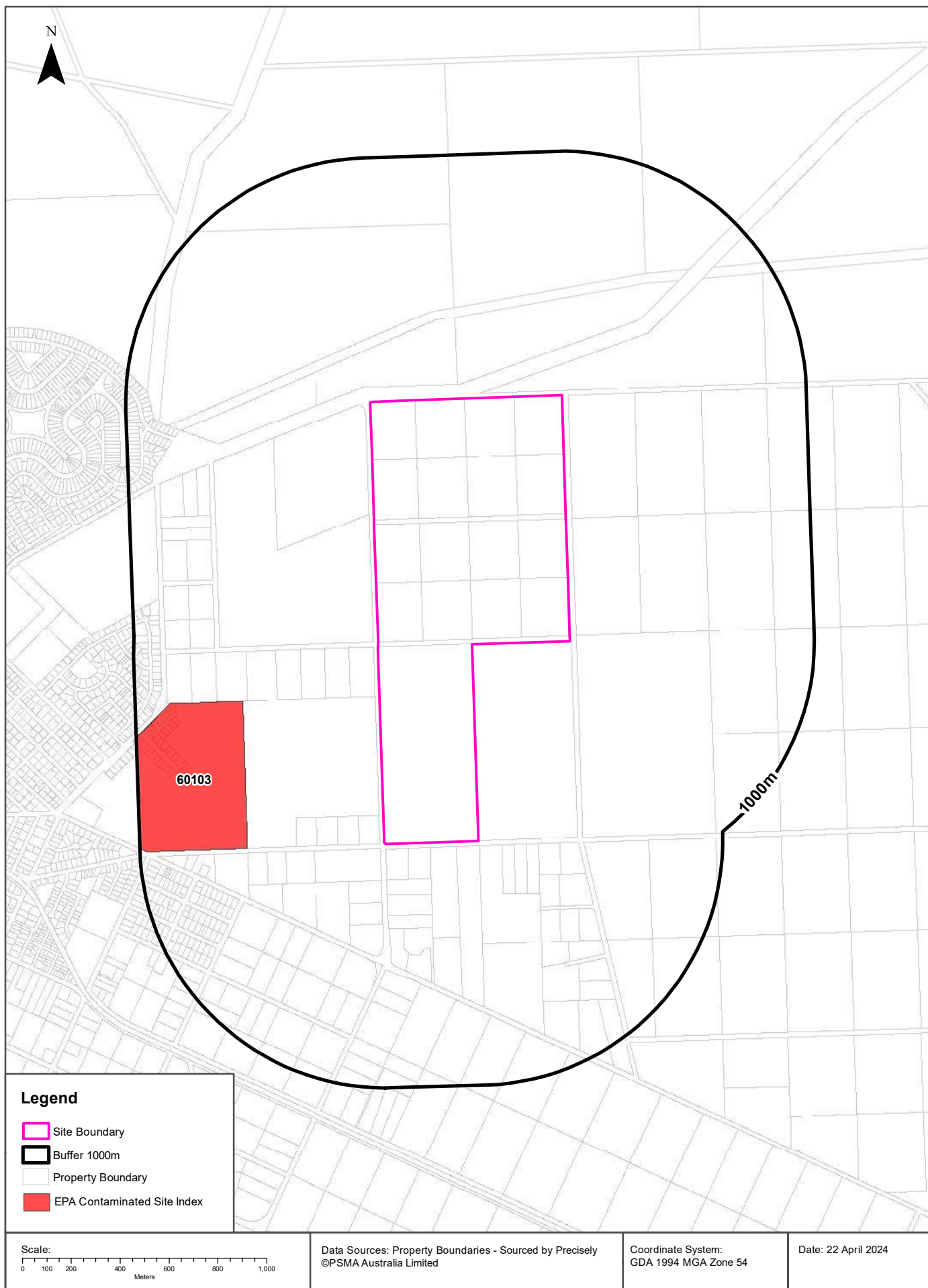
Elevation Contours

Bowman Road, Wallaroo, SA 5556



EPA Site Contamination Index

Bowman Road, Wallaroo, SA 5556



EPA Contaminated Land

Bowman Road, Wallaroo, SA 5556

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
60103	Audit Notification	Lot 92 Athena Drive & Section 46 Lehman Road WALLAROO SA 5556	Not recorded	Current EPA List	Premise Match	563m	South West
60103	Audit Termination	Lot 92 Athena Drive & Section 46 Lehman Road WALLAROO SA 5556	Not recorded	Current EPA List	Premise Match	563m	South West

Site Contamination Index Data Source: EPA South Australia

EPA Public Register

Bowman Road, Wallaroo, SA 5556

EPA Environment Protection and Clean Up Orders

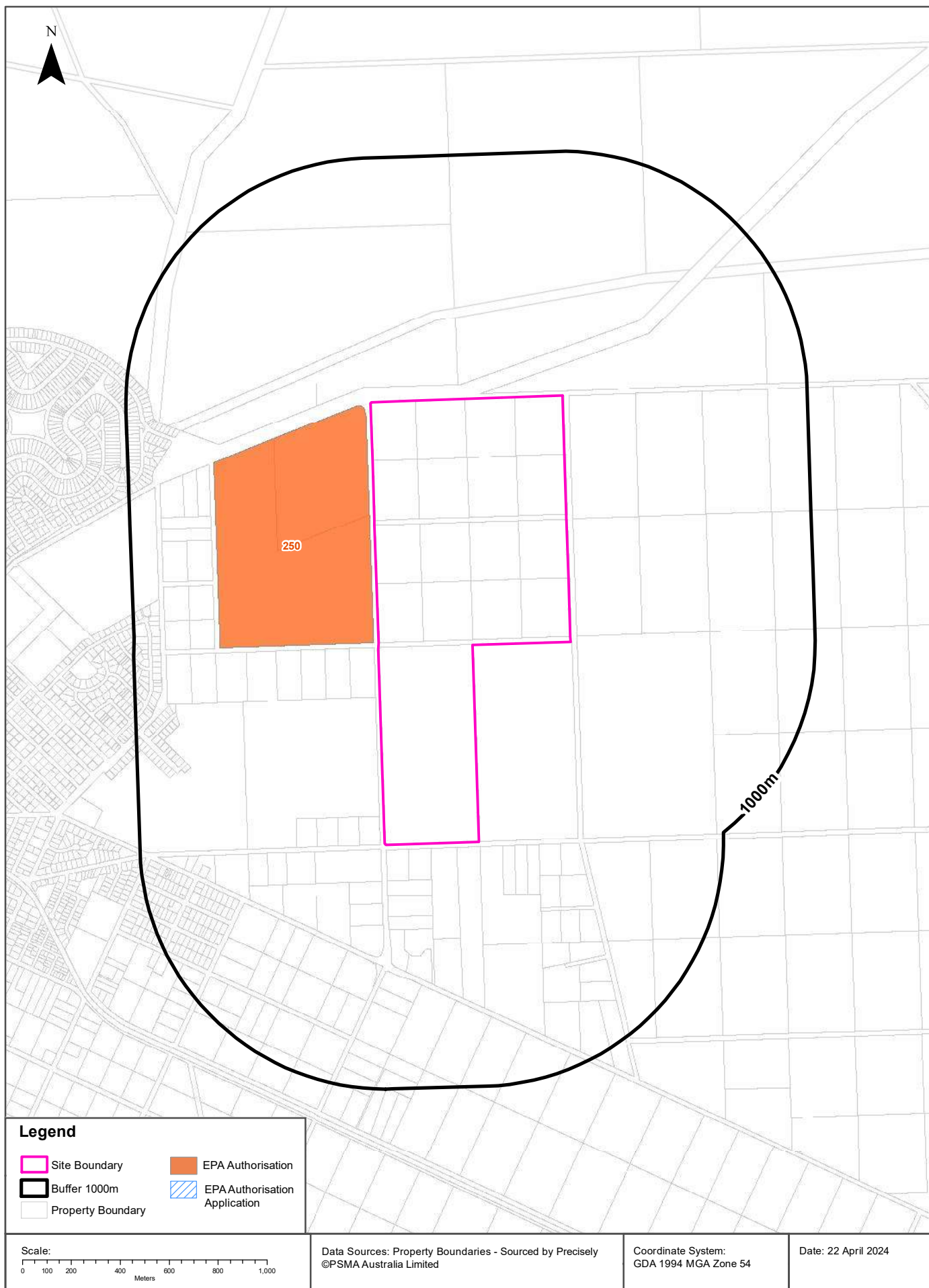
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

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

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

Bowman Road, Wallaroo, SA 5556



EPA Public Register

Bowman Road, Wallaroo, SA 5556

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
250	LICENCE	Issued	COPPER COAST COUNCIL	Section 2916, Alford Road, WALLAROO SA 5556	Landfill Depot	Current EPA Register	Premise Match	22m	West

Authorisations Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

Bowman Road, Wallaroo, SA 5556

Contamination Assessment Areas

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

Map Id	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A						

Assessment Areas Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

Bowman Road, Wallaroo, SA 5556

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

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

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

Bowman Road, Wallaroo, SA 5556

EPA PFAS Site Investigations

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

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

EPA PFAS Site Investigations Custodian: EPA South Australia

Defence PFAS Investigation & Management Program Investigation Sites

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

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

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

Defence PFAS Investigation & Management Program Management Sites

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

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

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

Airservices Australia National PFAS Management Program

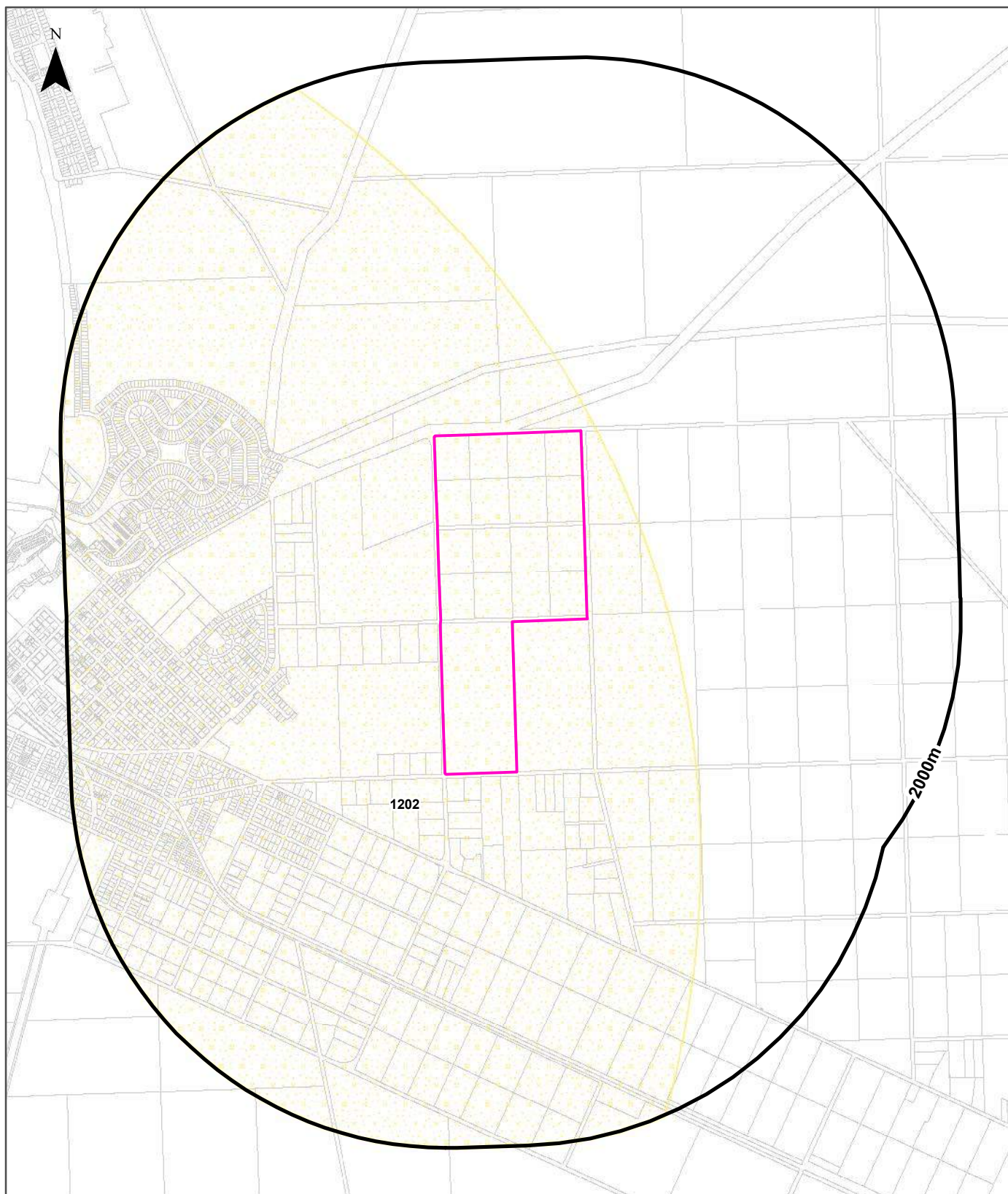
Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

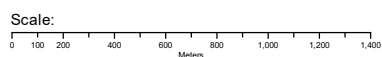
Defence Sites and Unexploded Ordnance

Bowman Road, Wallaroo, SA 5556



Legend

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



Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 22 April 2024

Defence Sites and Unexploded Ordnance

Bowman Road, Wallaroo, SA 5556

Defence Controlled Areas (DCA)

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

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

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

Defence 3 Year Regional Contamination Investigation Program (RCIP)

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

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

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

National Unexploded Ordnance (UXO)

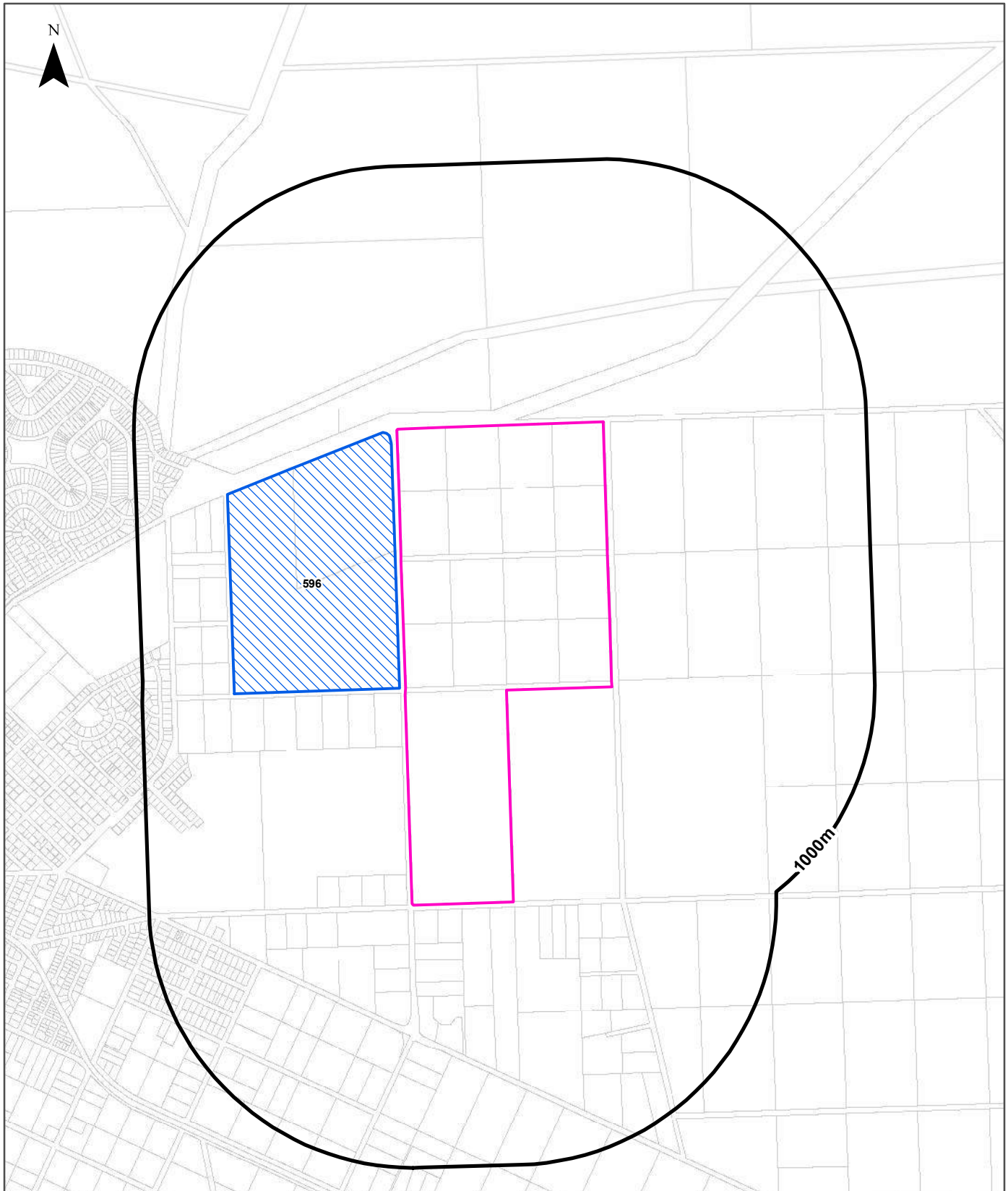
Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
1202	Wallaroo	Other	Records indicate that this area was used for live firing of Mortars and Anti-Tank Weapons during the 1940s.		Not Commonwealth Land	As Supplied	0m	On-site

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

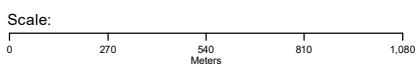
Waste Management & Liquid Fuel Facilities

Bowman Road, Wallaroo, SA 5556



Legend

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



Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 22 April 2024

Waste Management and Liquid Fuel Facilities

Bowman Road, Wallaroo, SA 5556

National Waste Management Site Database

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

Site Id	Owner	Name	Address	Suburb	Class	Revised Date	Location Confidence	Distance	Direction
596	Copper Coast District Council	Wallaroo Landfill Site	Wallaroo-Alford Road	Wallaroo	Multi-Purpose	21/07/2011	Premise Match	22m	West

Waste Management Facilities Data Source: Australian Government Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

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

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

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

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

Bowman Road, Wallaroo, SA 5556

Business Directory Records 1910-1991 Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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Business Directory Records 1910-1991 Road or Area Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

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Historical Business Directories

Bowman Road, Wallaroo, SA 5556

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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



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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					


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Legend

-  Site Boundary
-  Buffer 150m

Scale:

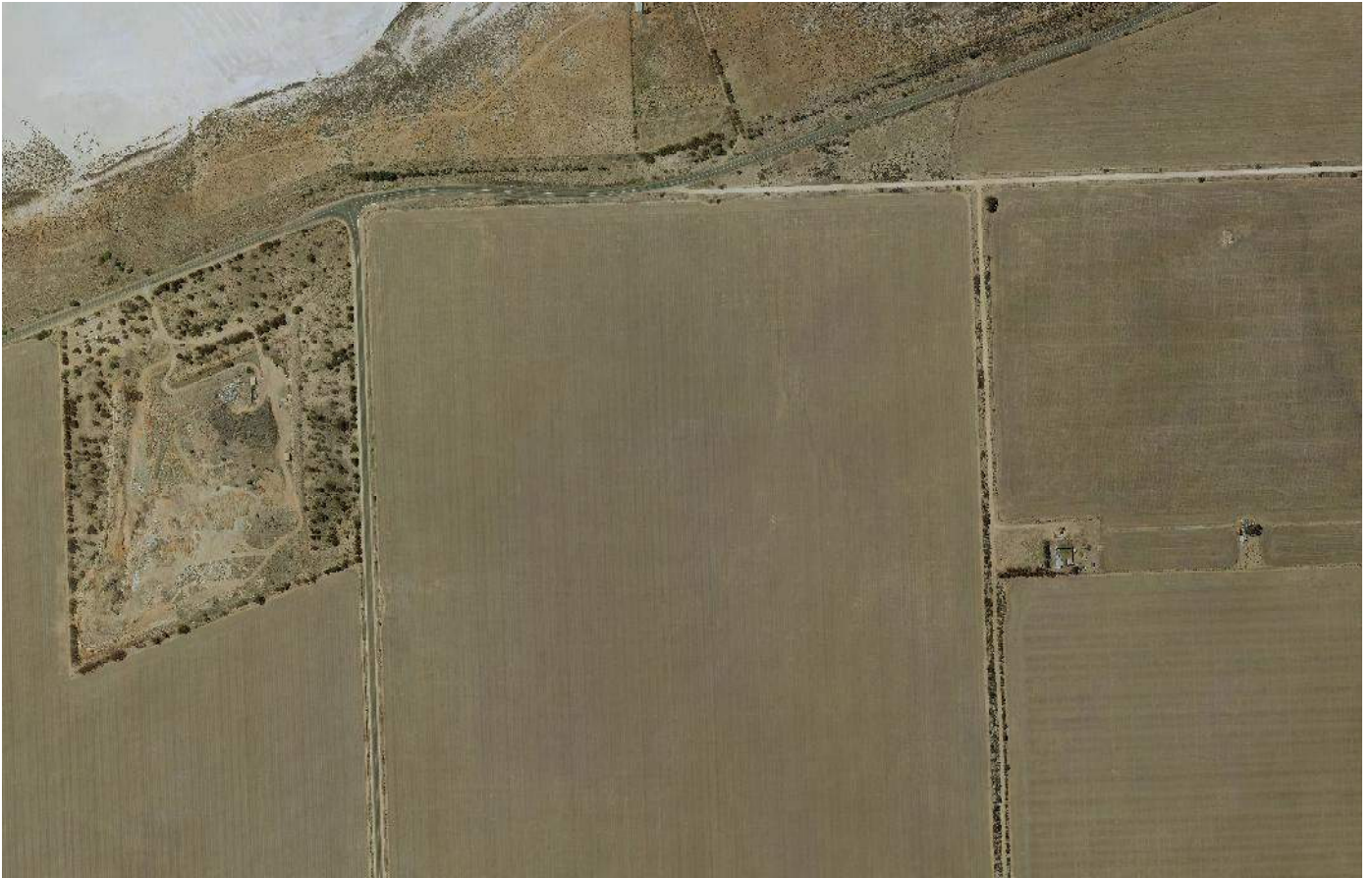


0 110 220 330 440
Meters



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54


Date: 19 April 2024



Legend

-  Site Boundary
-  Buffer 150m

Scale:



0 110 220 330 440
Meters



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54


Date: 19 April 2024



Legend

-  Site Boundary
-  Buffer 150m

Scale:



0 110 220 330 440
Meters

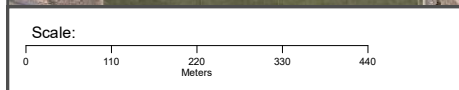
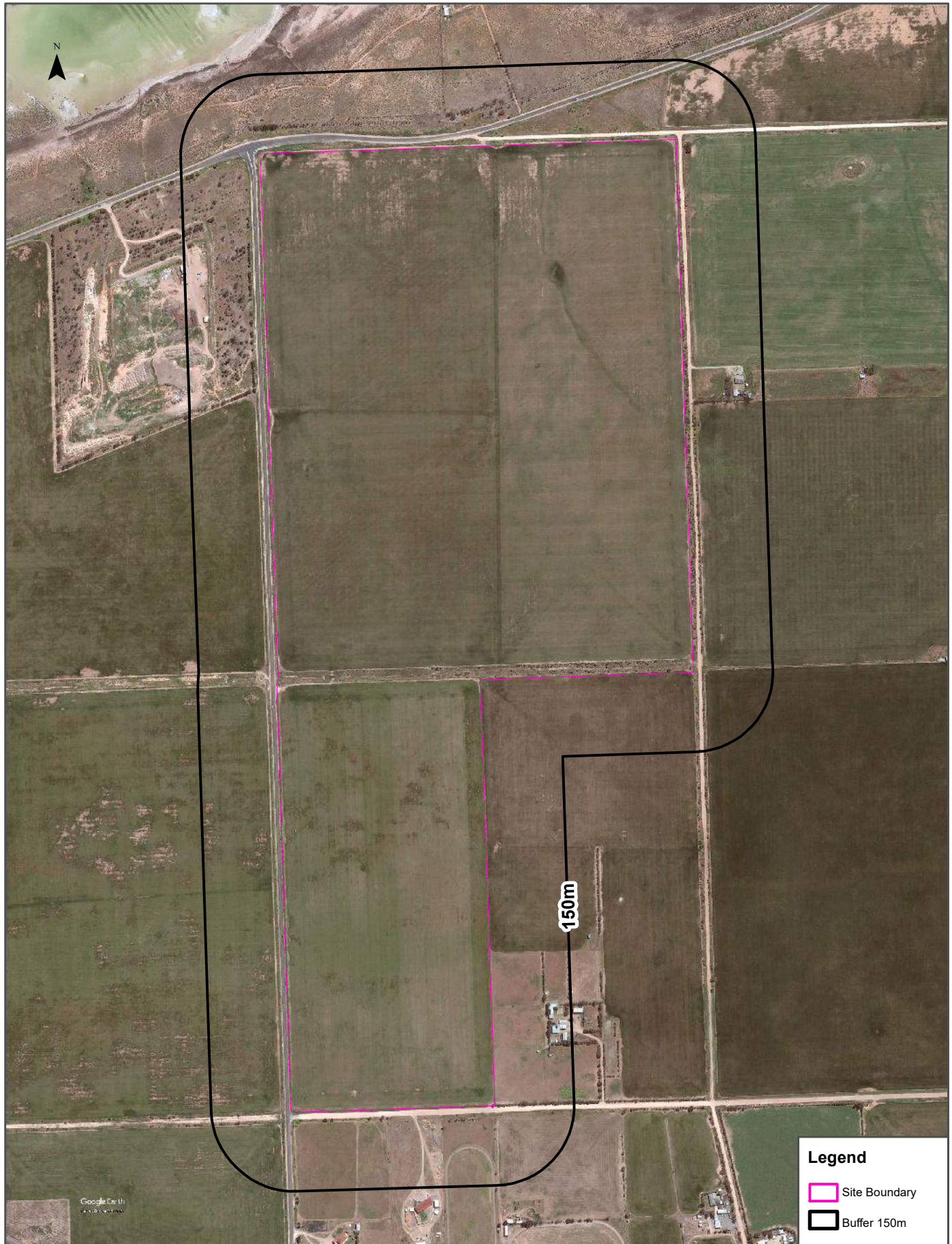
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54

Date: 19 April 2024

Aerial Imagery 2010

Bowman Road, Wallaroo, SA 5556



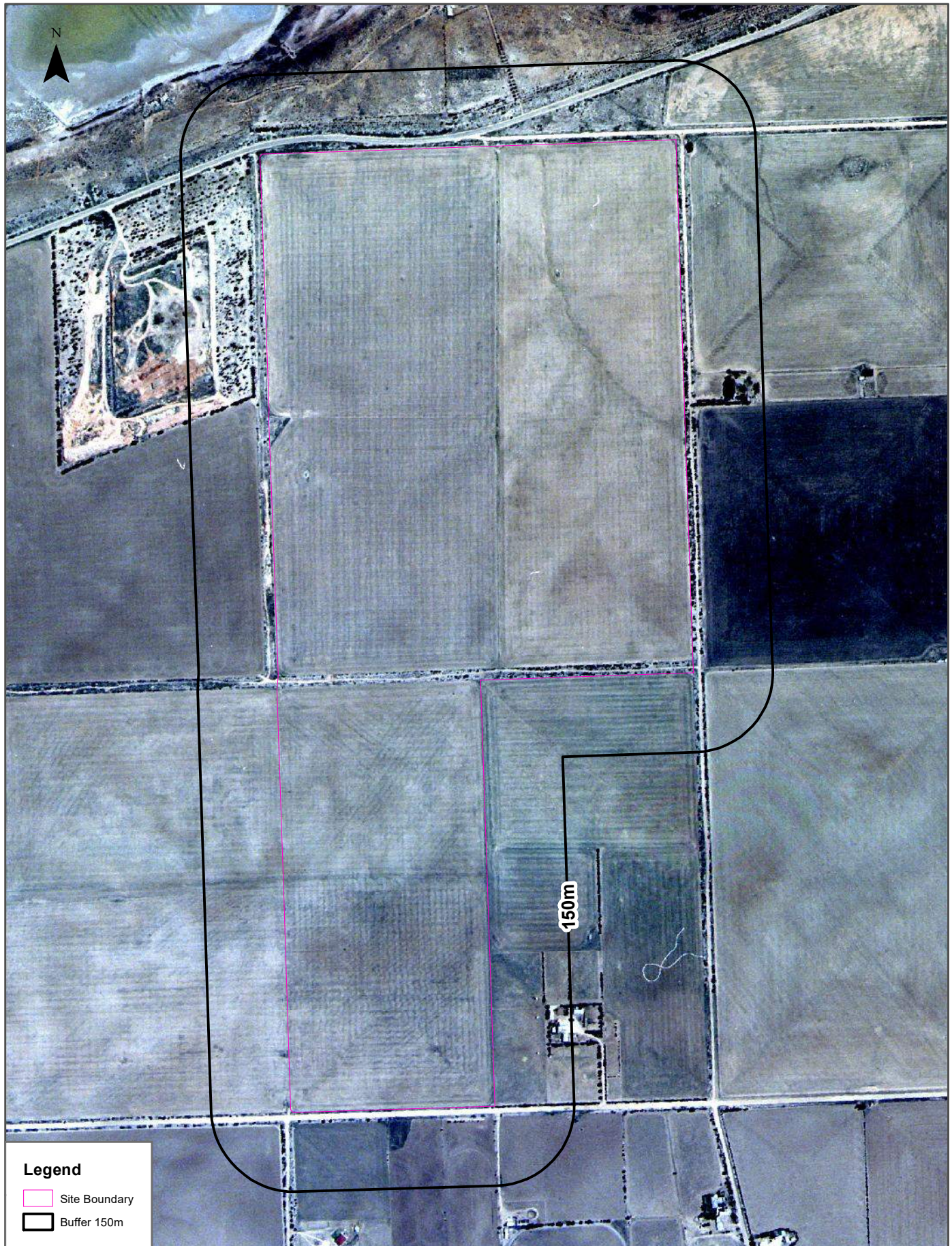
Data Source Aerial Imagery: © 2024 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 54

Date: 19 April 2024

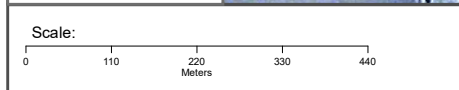
Aerial Imagery 2003

Bowman Road, Wallaroo, SA 5556



Legend

- Site Boundary
- Buffer 150m



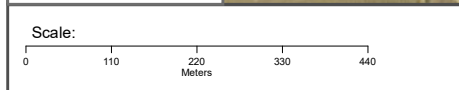
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 19 April 2024

Aerial Imagery 1999

Bowman Road, Wallaroo, SA 5556



Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54


Date: 19 April 2024

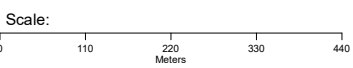
Aerial Imagery 1987

Bowman Road, Wallaroo, SA 5556



Legend

-  Site Boundary
-  Buffer 150m



Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54



Date: 19 April 2024

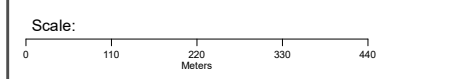
Aerial Imagery 1979

Bowman Road, Wallaroo, SA 5556



Legend

-  Site Boundary
-  Buffer 150m



Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54



Date: 19 April 2024

Aerial Imagery 1975

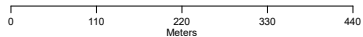
Bowman Road, Wallaroo, SA 5556



Legend

-  Site Boundary
-  Buffer 150m

Scale:



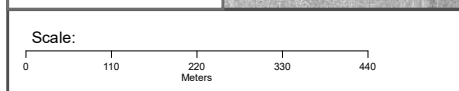
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 19 April 2024

Aerial Imagery 1956

Bowman Road, Wallaroo, SA 5556



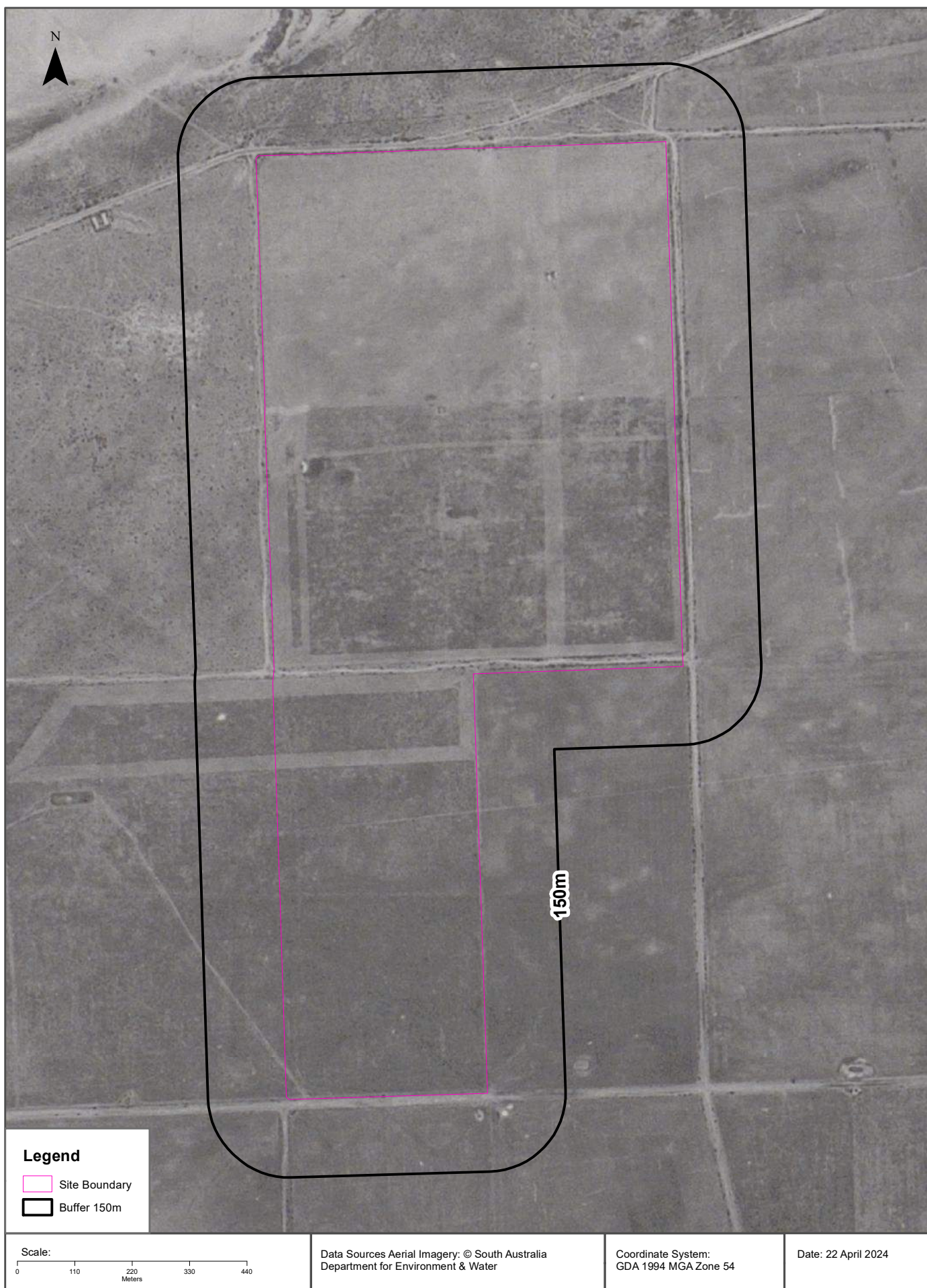
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 19 April 2024

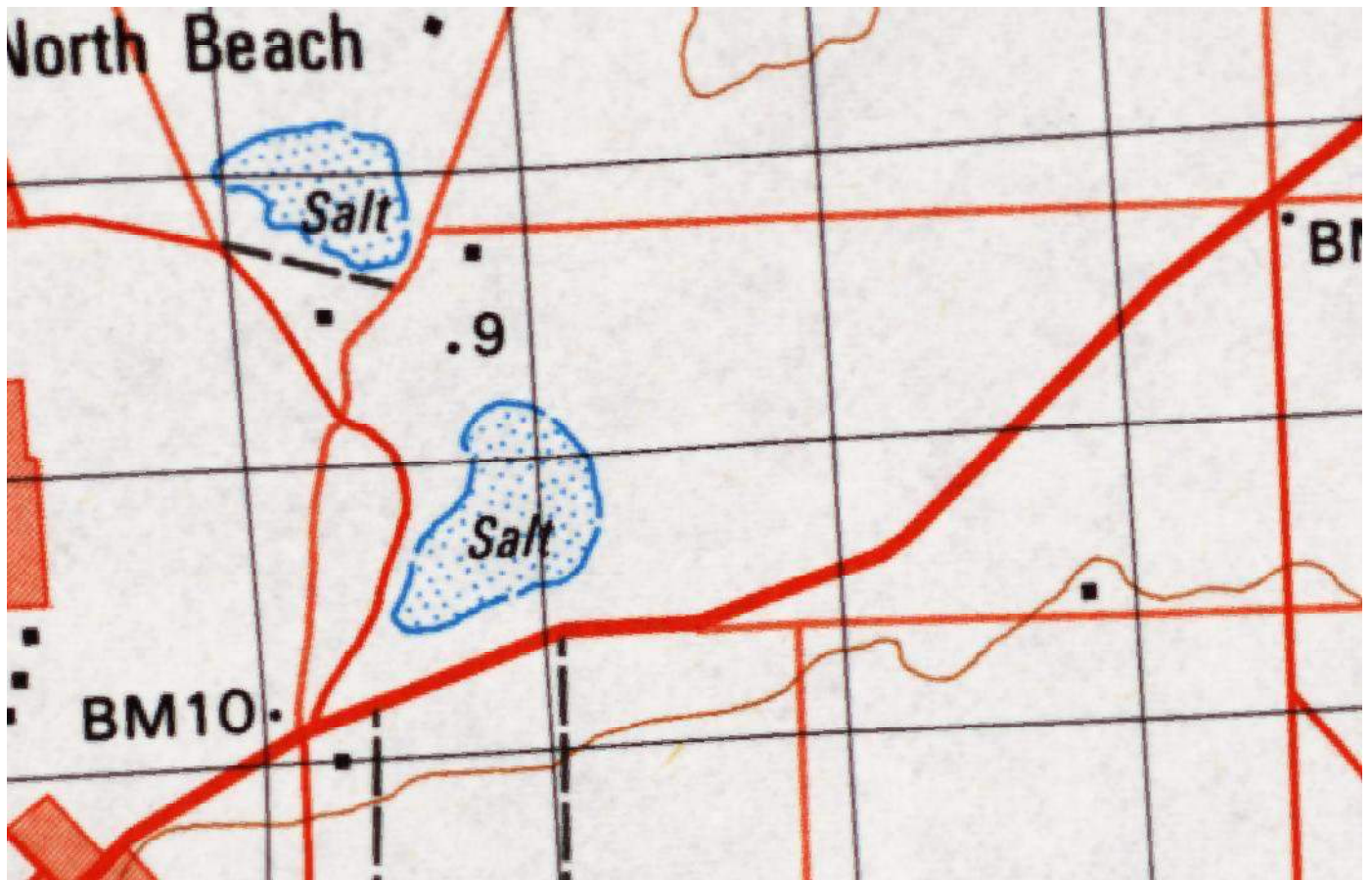
Aerial Imagery 1946

Bowman Road, Wallaroo, SA 5556



Historical Map 1982

Bowman Road, Wallaroo, SA 5556


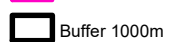


Scale:
200 400 800
Metres

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

Coordinate System:
GDA 1994 MGA Zone 54

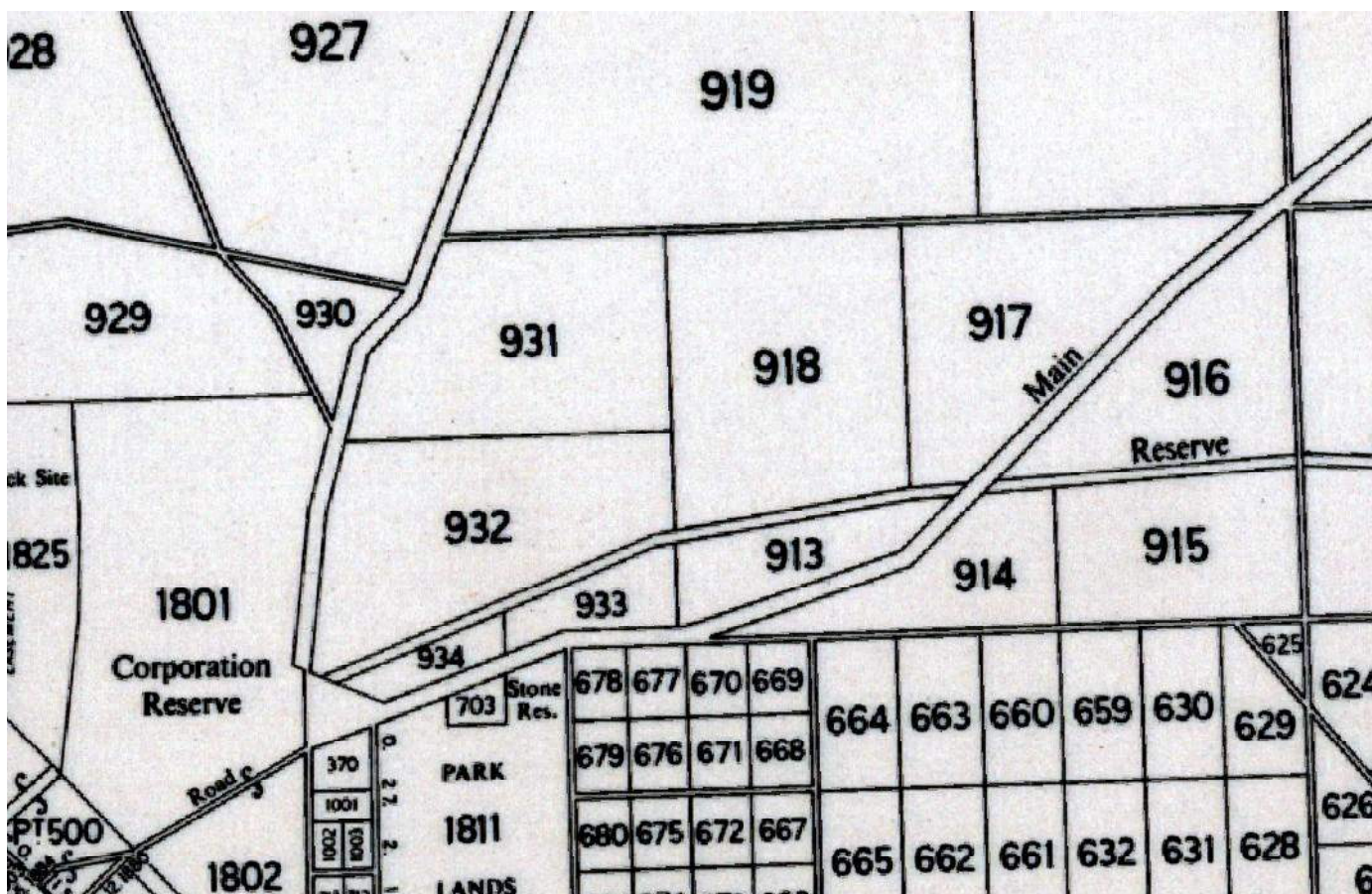
Legend

-  Site Boundary
-  Buffer 1000m

Date: 19 April 2024

Historical Map 1961

Bowman Road, Wallaroo, SA 5556



Scale:
200 400 800
Metres

Data Sources: Hundred Map - Wallaroo
Surveyor General's Office, Adelaide

Coordinate System:
GDA 1994 MGA Zone 54

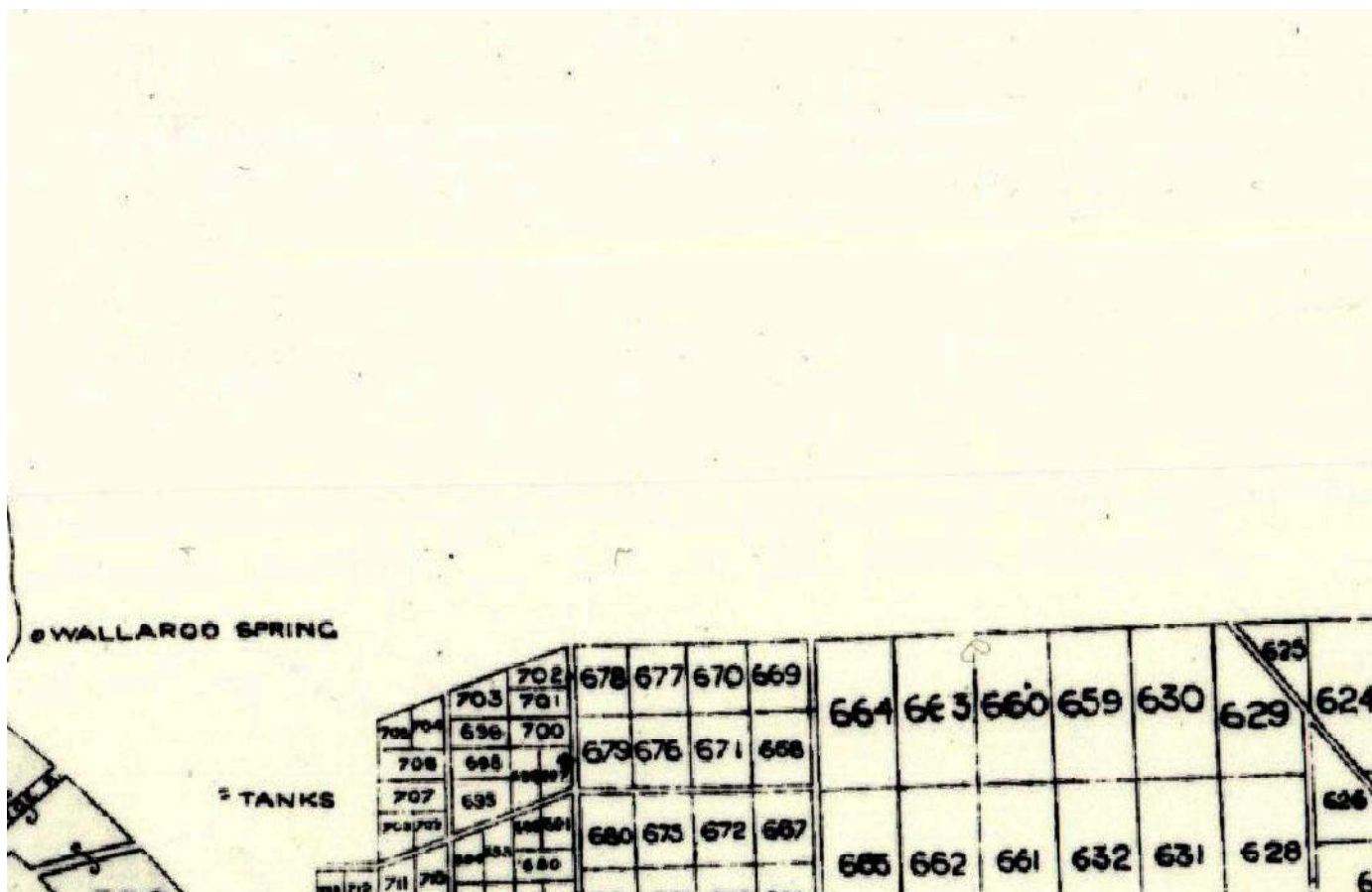
Date: 19 April 2024

Legend

- Site Boundary
- Buffer 1000m

Historical Map 1869

Bowman Road, Wallaroo, SA 5556



Scale:
200 400 800
Metres

Data Sources: Hundred Map - Wallaroo
Surveyor General's Office, Adelaide

Coordinate System:
GDA 1994 MGA Zone 54

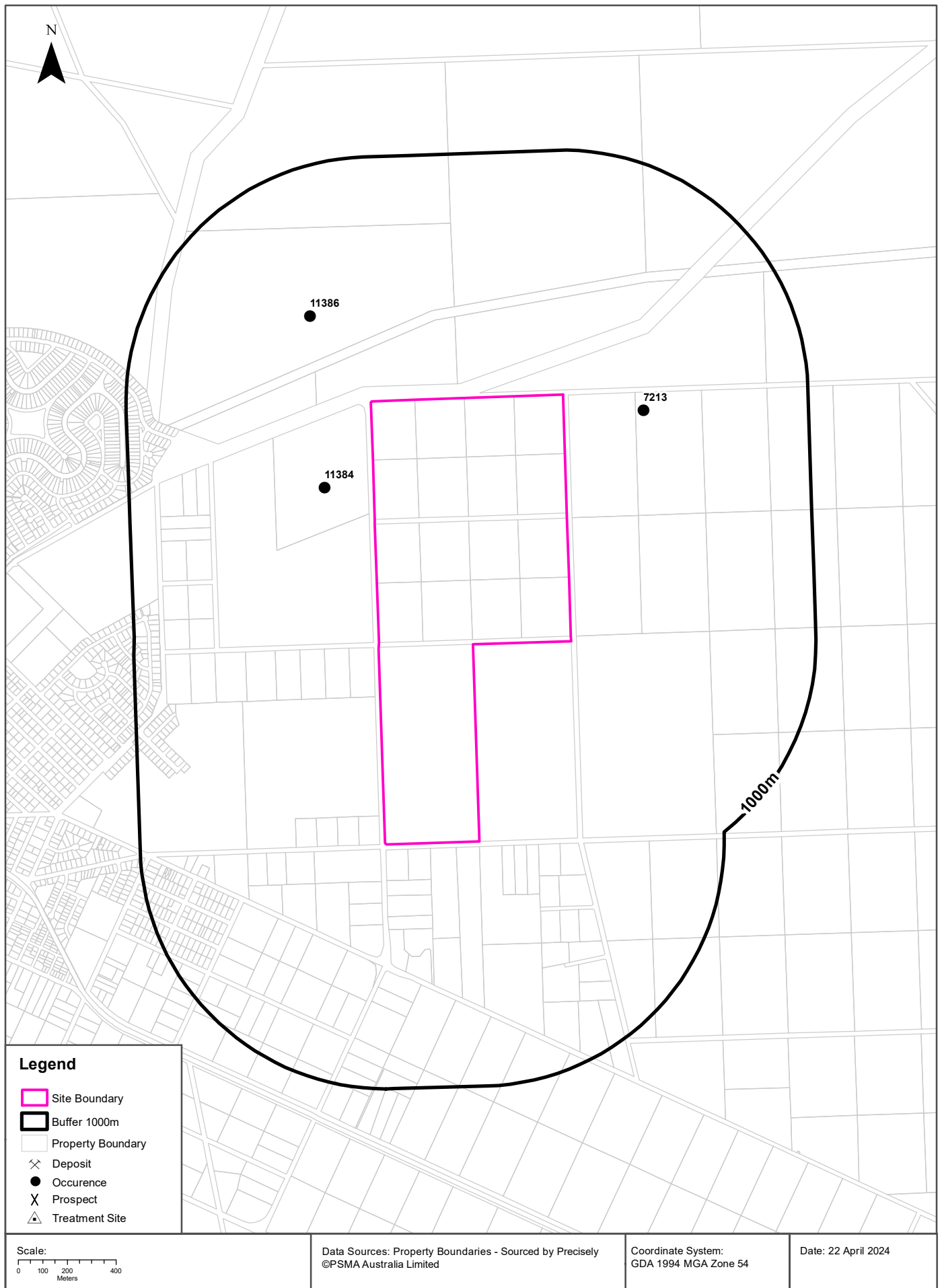
Legend

-  Site Boundary
-  Buffer 1000m

Date: 19 April 2024

Mines and Mineral Deposits

Bowman Road, Wallaroo, SA 5556



Mining

Bowman Road, Wallaroo, SA 5556

Mines and Mineral Deposits

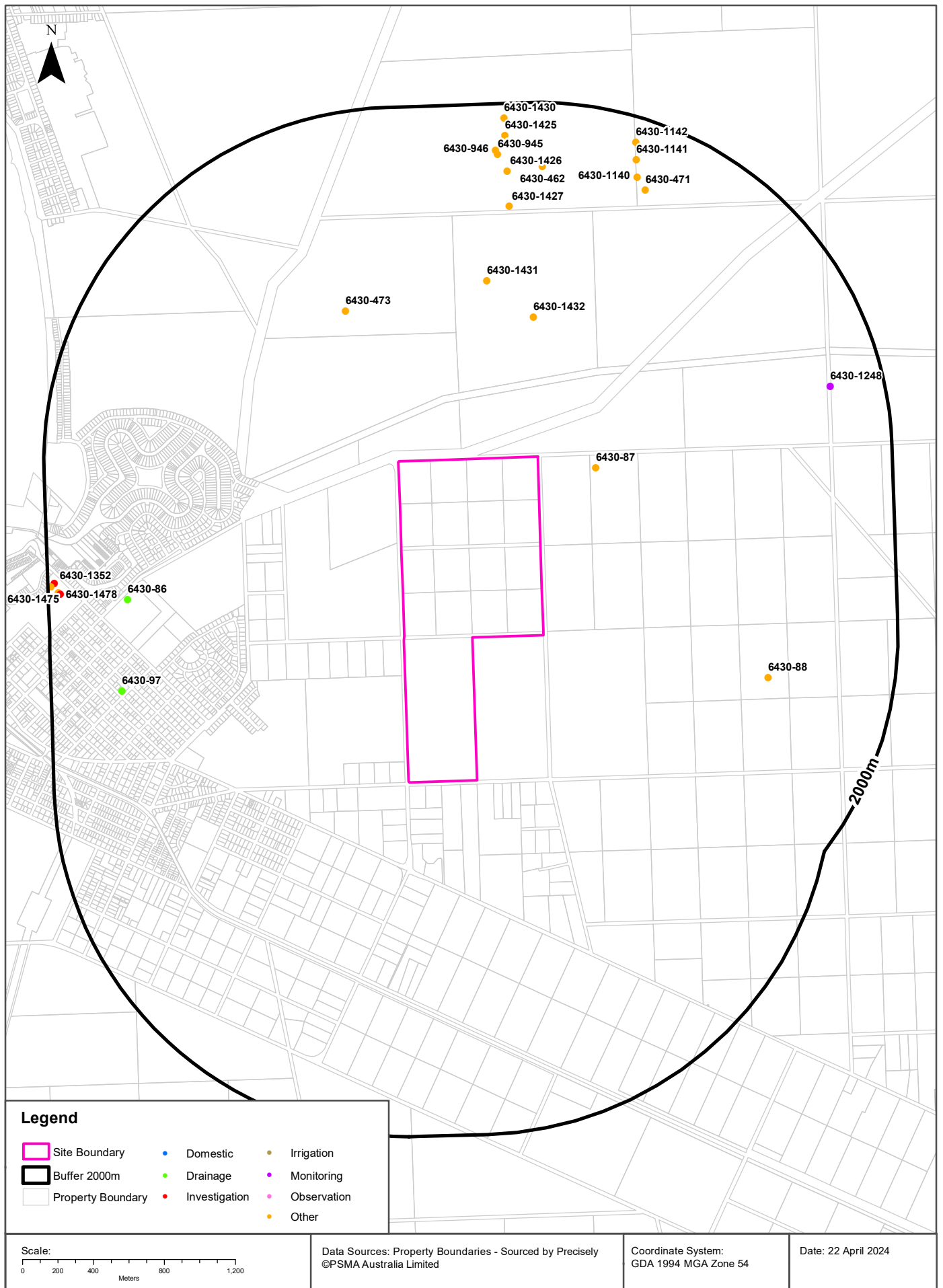
Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir
11384	BOWMAN	OCCURRENCE	Abandoned	Calcrete		historic local council pit of ~5Ha x 1-3 m dep developed on Pleistocene calcrete for source of road making material.	200m	North West
7213	KOOAGNIE	OCCURRENCE	Abandoned	Copper		shallow prospecting on malachite show identified a mineralised quartz lode, but grade proved to be low, no production ensued.	326m	North East
11386	WALLAROO	OCCURRENCE	Not worked	Salt	1949	low lying swamp area considered for salt production. Advantages proximity to sea, and transport hub, disadvantage, winter flooding, and small area available.	431m	North West

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia
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Drillholes

Bowman Road, Wallaroo, SA 5556



Hydrogeology & Groundwater

Bowman Road, Wallaroo, SA 5556

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Local aquifers, of generally low productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

Aquifer Code	Description	Distance	Direction
30	Fractured Rocks - Cambrian and Precambrian rocks - quartzite, sandstone, limestone, dolomite, slate, marble, siltstone, phyllite, schist and gneiss	0m	On-site

Groundwater Aquifers Data Source: Dept. of Environment, Water and Natural Resources - South Australia
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Drillholes

Drillholes within the dataset buffer:

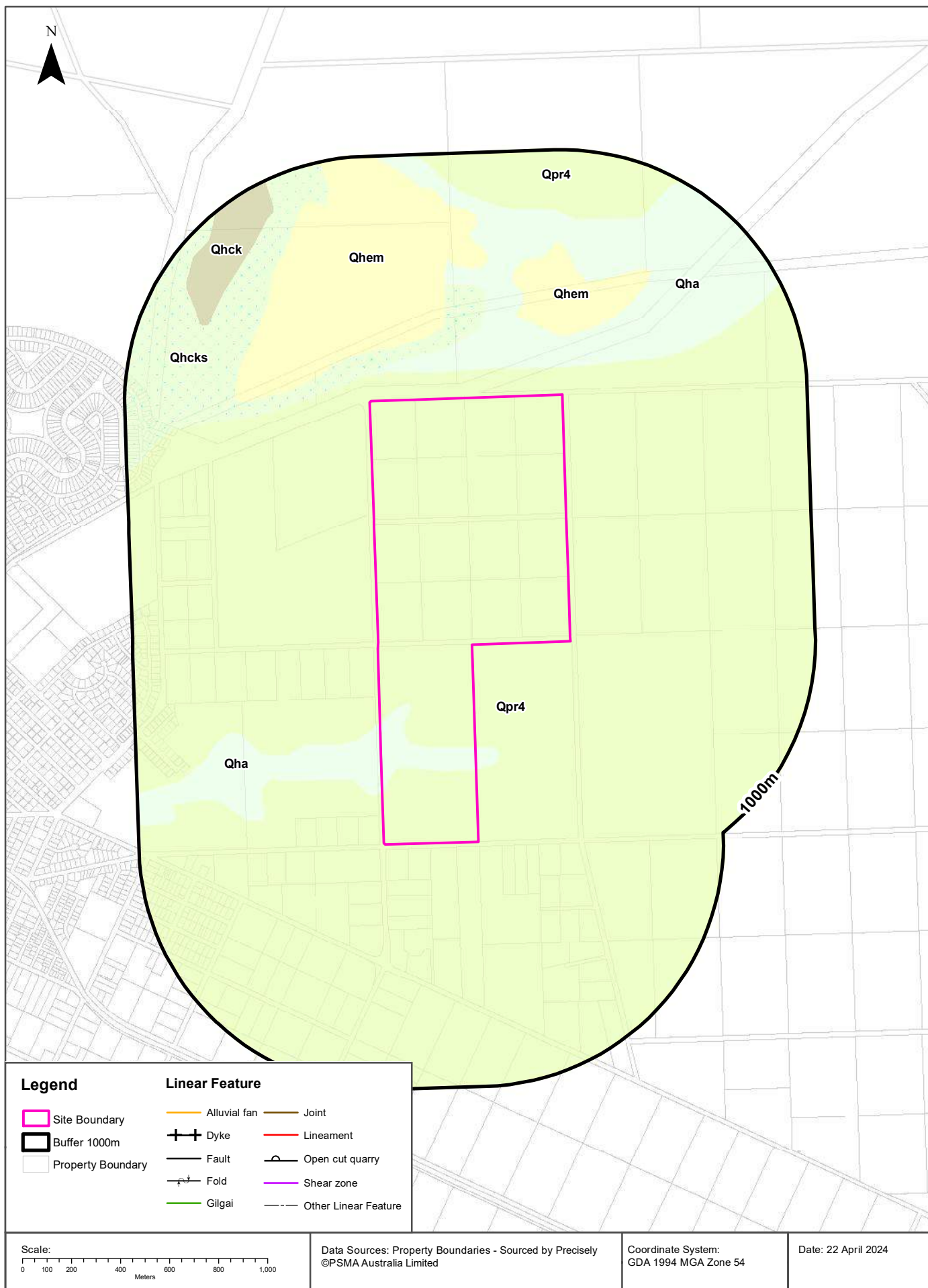
Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6430-87	23268	KOOAGNIE MINE SHAFT	Backfilled			23.77				26903	42250		23.77	23.77		326m	North East
6430-1432	268396	MPDRB-041			2003-02-08	24.00		6.50								789m	North
6430-473	23654	DDH 133	Unknown		1973-09-19	457.50										901m	North
6430-1431	268395	MPDRB-040			2003-02-08	13.00		7.23								999m	North
6430-88	23269	R.C.H PRICE	Abandoned			21.00										1292m	East
6430-1427	268391	MPDRB-036			2003-02-07	23.00		9.99								1417m	North
6430-86	23267		Abandoned	Drainage	1973-10-03	8.50		22.60								1551m	West
6430-97	23278		Operational	Drainage	1962-11-09	13.72		28.40		43153	65207	0.3800				1600m	West
6430-1426	268390	MPDRB-035			2003-02-07	42.00		12.98								1617m	North
6430-471	23652	DDH 131	Unknown		1973-05-08	150.88										1624m	North East
6430-462	23643	DDH 122	Unknown		1972-07-24	364.69										1636m	North
6430-1140	212105	MPDAC 467			2005-08-27	17.50										1672m	North East
6430-1248	214323	PW 5		Monitoring		6.56		16.20		2790	43600		3.79	3.79	12.41	1699m	North East
6430-945	205738	MPD 4			2005-01-09	24.00		14.00								1713m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6430-946	205739	MPD 5			2005-01-09	158.00		14.00								1735 m	North
6430-1141	212106	MPDAC 468			2005-08-27	18.00										1766 m	North
6430-1425	268389	MPDRB-034			2003-02-06	48.00		15.30								1817 m	North
6430-1142	212107	MPDAC 469			2005-08-27	22.00										1860 m	North
6430-1430	268394	MPDRB-039			2003-02-08	46.00		16.68								1917 m	North
6430-1351	264091	MW 62		Investigation	2010-12-13	10.80		14.50								1930 m	West
6430-1478	279141	NW 62	Backfilled			10.00		13.60								1942 m	West
6430-1352	264092	MW 63		Investigation	2010-12-14	7.70		12.60								1961 m	West
6430-1476	279139	NW 61 (BH61)	Backfilled			12.00		14.50					8.70	8.70	5.80	1980 m	West
6430-1475	279138	MW 60 (BH60)	Backfilled			10.20		12.60					7.00	7.00	5.60	1982 m	West

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

Bowman Road, Wallaroo, SA 5556

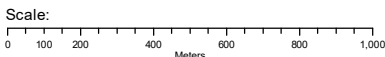


Legend

- Site Boundary
- Buffer 1000m
- Property Boundary

Linear Feature

- Alluvial fan
- Joint
- Dyke
- Lineament
- Fault
- Open cut quarry
- Fold
- Shear zone
- Gilgai
- Other Linear Feature



Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 22 April 2024

Geology

Bowman Road, Wallaroo, SA 5556

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qha	Unnamed GIS Unit - see description	Undifferentiated Holocene alluvial/fluvial sediments.	Unnamed GIS Unit - see description	UNKNOWN	HOLOCENE	Holocene	Holocene	0m	On-site
Qpr4	Unnamed GIS Unit - see description	Pleistocene gravel, clay, silt and sand with soft carbonate, overlying nodular/tabular calcrete.	Unnamed GIS Unit - see description	UNKNOWN	PLEISTOCENE	Pleistocene	Pleistocene	0m	On-site
Qhcks	Semaphore Sand Member	Unconsolidated white bioclastic quartz-carbonate sand of modern beaches and transgressive dune fields.	Saint Kilda Formation	ST VINCENT BASIN	HOLOCENE	Holocene	Holocene	101m	North West
Qhem	Moornaba Sand	Sand, aeolian, off-white and pale yellow, quartz-rich with carbonate pipes.	Unnamed GIS Unit - see description	COASTAL QUATERNARY	HOLOCENE	Holocene	Holocene	196m	North
Qhck	Saint Kilda Formation	Coastal marine sediment: calcareous, fossiliferous sand and mud of intertidal sand flats, beaches and tidal marshes; organic, gypseous clay of supratidal flats.	Unnamed GIS Unit - see description	ST VINCENT BASIN	HOLOCENE	Holocene	Holocene	730m	North West

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia

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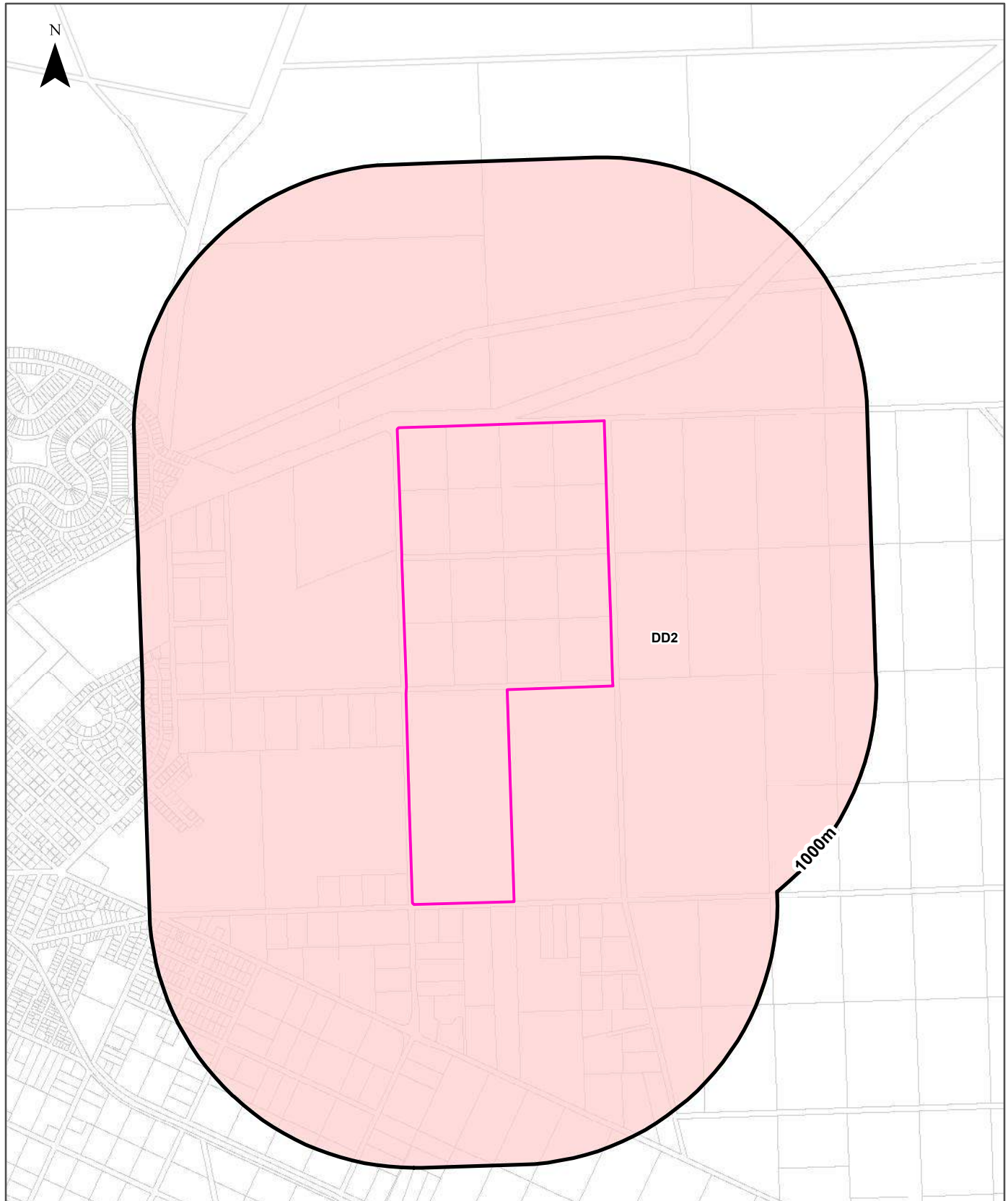
Linear Structures 1:100,000

Linear geological structures within the dataset buffer:

Map Code	Description	Distance	Direction
N/A	No records in buffer		

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia

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Legend		Australian Soil Classification Orders					
Site Boundary	Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Buffer 1000m	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		
Scale: 		Data Sources: Property Boundaries - Sourced by Precisely ©PSMA Australia Limited		Coordinate System: GDA 1994 MGA Zone 54		Date: 22 April 2024	

Soils

Bowman Road, Wallaroo, SA 5556

Atlas of Australian Soils

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

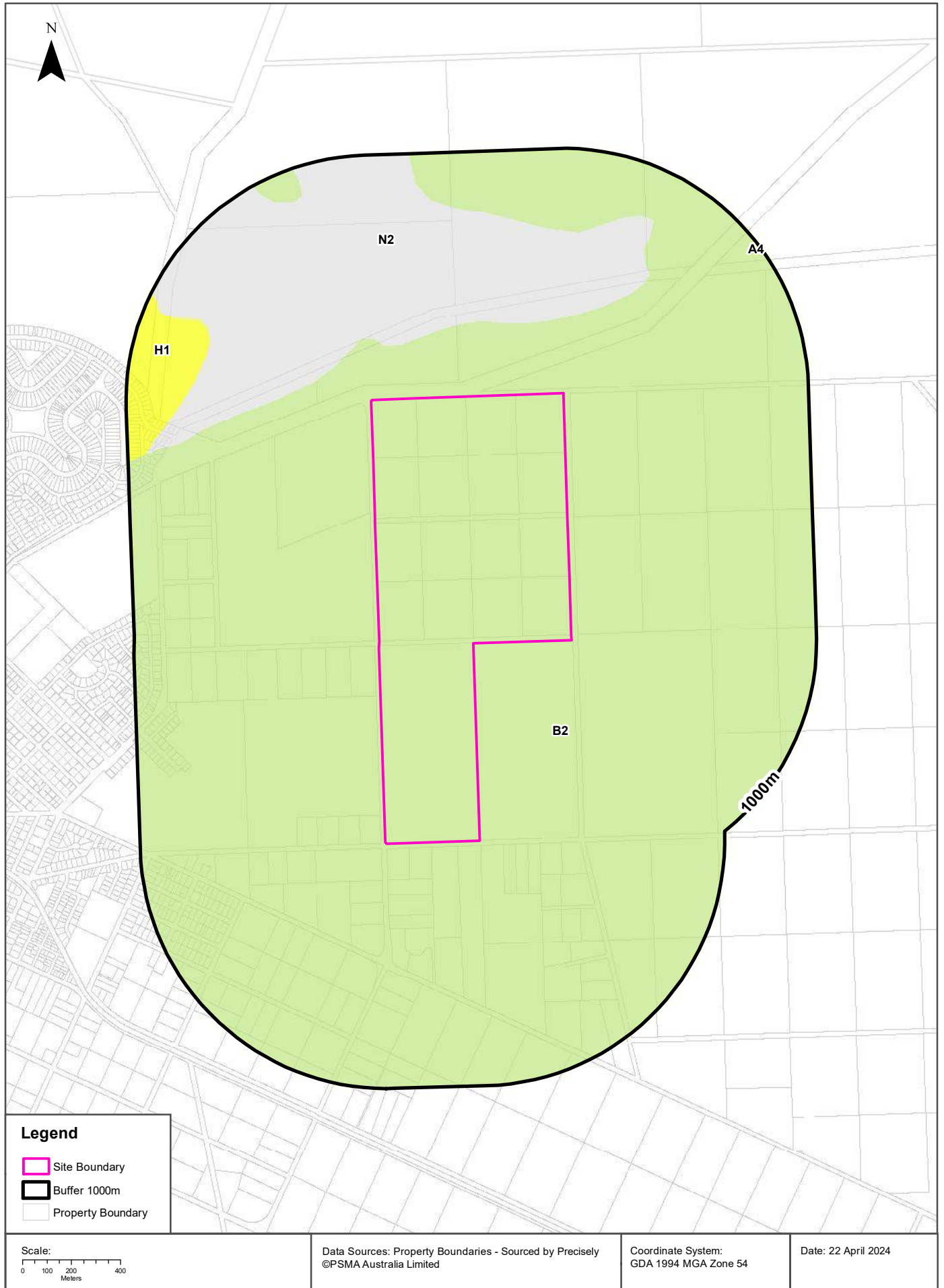
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
DD2	Calcarosol	Plains with more or less isolated tracts of dunes: broad plains of brown calcareous earths (especially Gc1.12) with areas of exposed caliche and crusty loamy soils (Dr1.33), (Dr1.43), and (Dr1.13), with clay pans, saline soils (unclassified), swamps, and intermittent lakes in the lower-lying portions; also dunes of brown sands (Uc5.1) and brown calcareous earths (Gc1.22).	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

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Soil Types

Bowman Road, Wallaroo, SA 5556



Soils

Bowman Road, Wallaroo, SA 5556

Soil Types

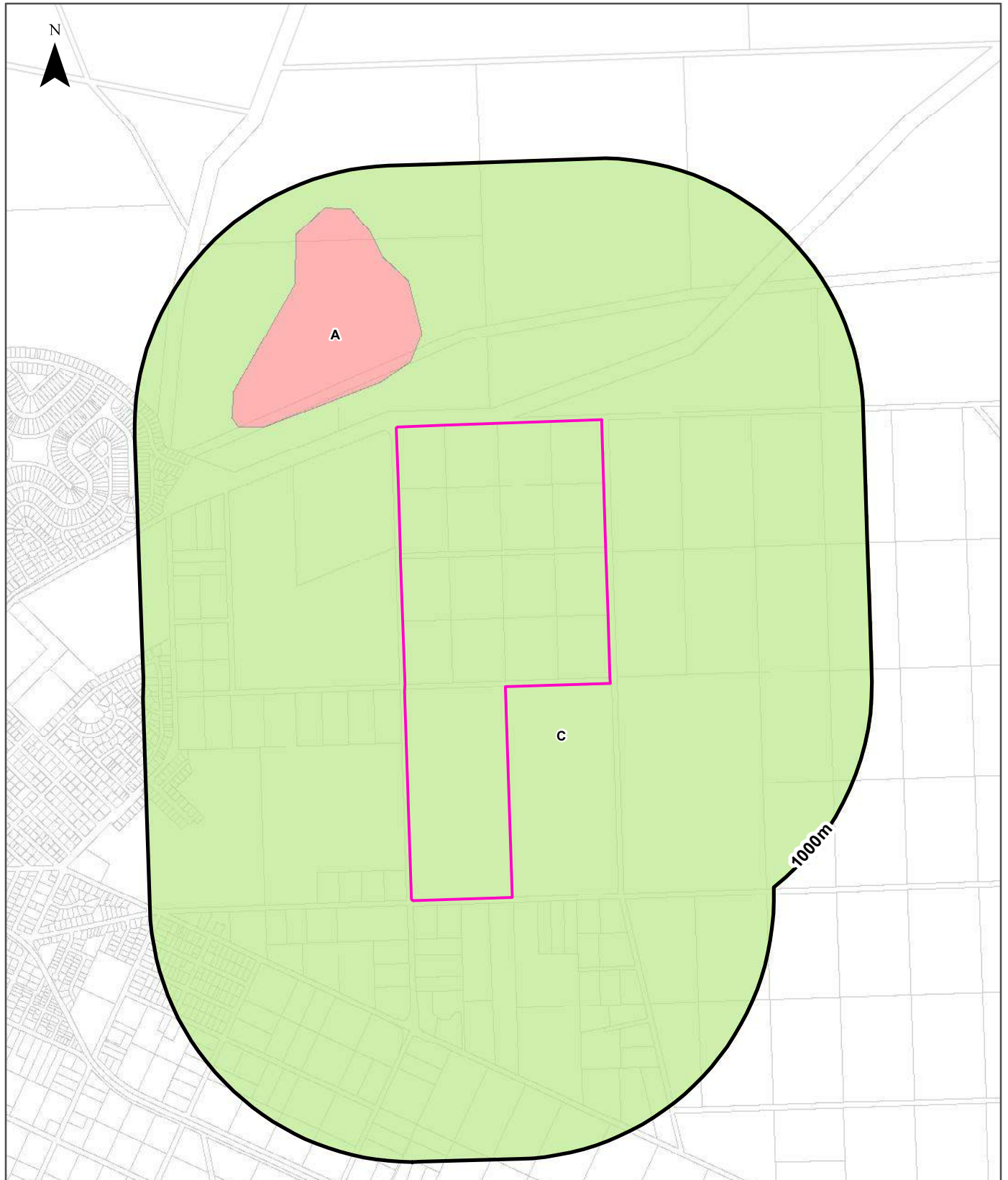
Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
B2	Shallow calcareous loam on calcrete	0m	On-site
N2	Saline soil	206m	North
H1	Carbonate sand	700m	North West
A4	Calcareous loam	961m	North East

Soil Types Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Acid Sulfate Soils

Bowman Road, Wallaroo, SA 5556



Legend

Site Boundary

Buffer 1000m

Property Boundary

Probability of occurrence of Acid Sulfate Soils

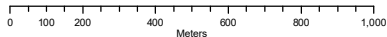
A. High (>70%)

B. Low (6-70%)

C. Extremely Low (1-5%)

D. No Chance (0%)

Scale:



Data Sources: Property Boundaries - Sourced by Precisely
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 22 April 2024

Acid Sulfate Soils

Bowman Road, Wallaroo, SA 5556

Atlas of Australian Acid Sulfate Soils

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

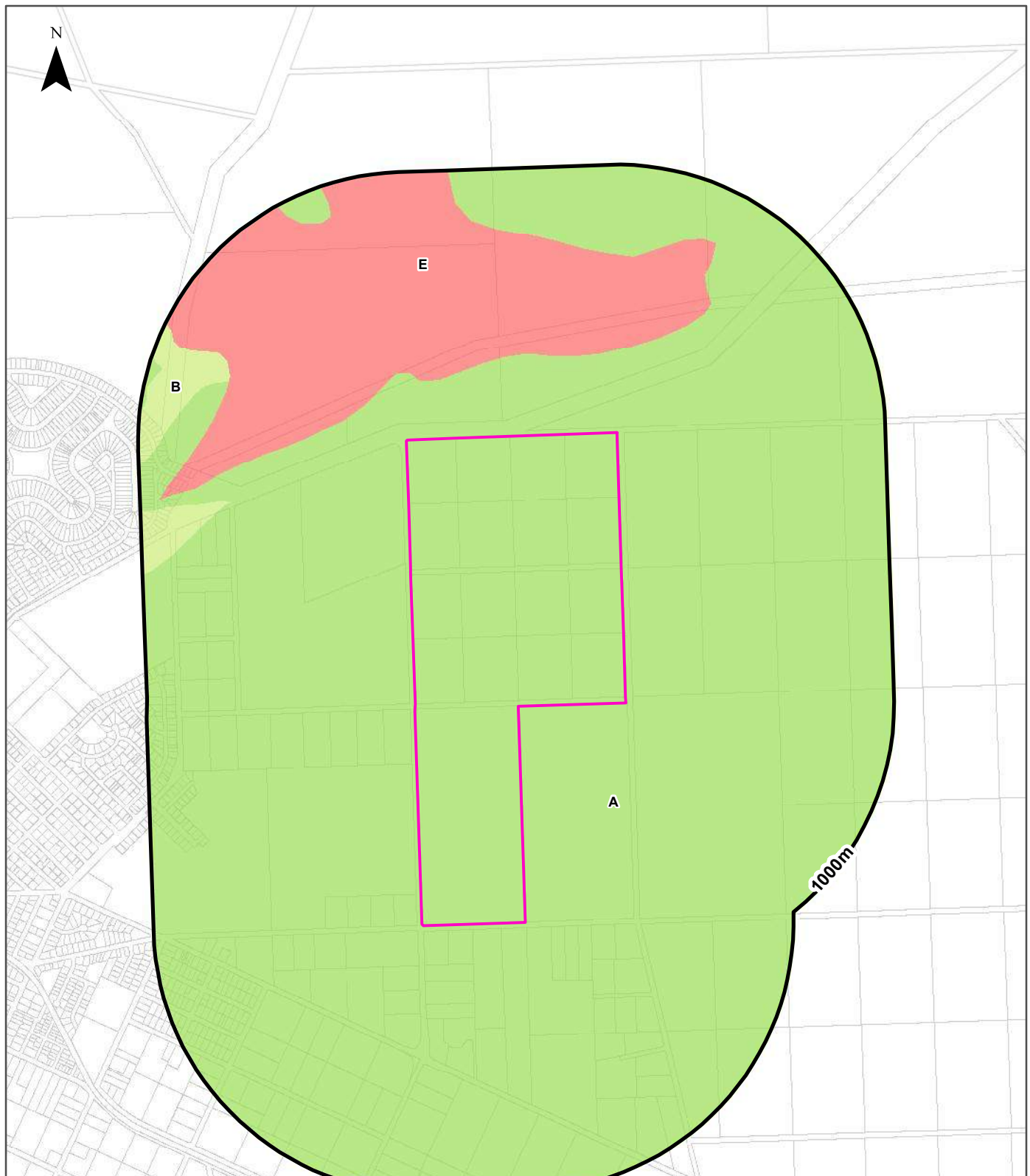
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
A	High Probability of occurrence. >70% chance of occurrence.	181m	North West

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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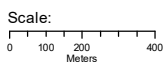
Acid Sulfate Soils Potential

Bowman Road, Wallaroo, SA 5556



Legend

- | | | |
|-------------------|------------|--|
| Site Boundary | Negligible | 30-60% |
| Buffer 1000m | 1-10% | More than 60% |
| Property Boundary | 10-30% | Incomplete data (usually wet inland areas) |
| | | Not applicable - No assessment/analysis |



Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 22 April 2024

Acid Sulfate Soils

Bowman Road, Wallaroo, SA 5556

Acid Sulfate Soil Potential

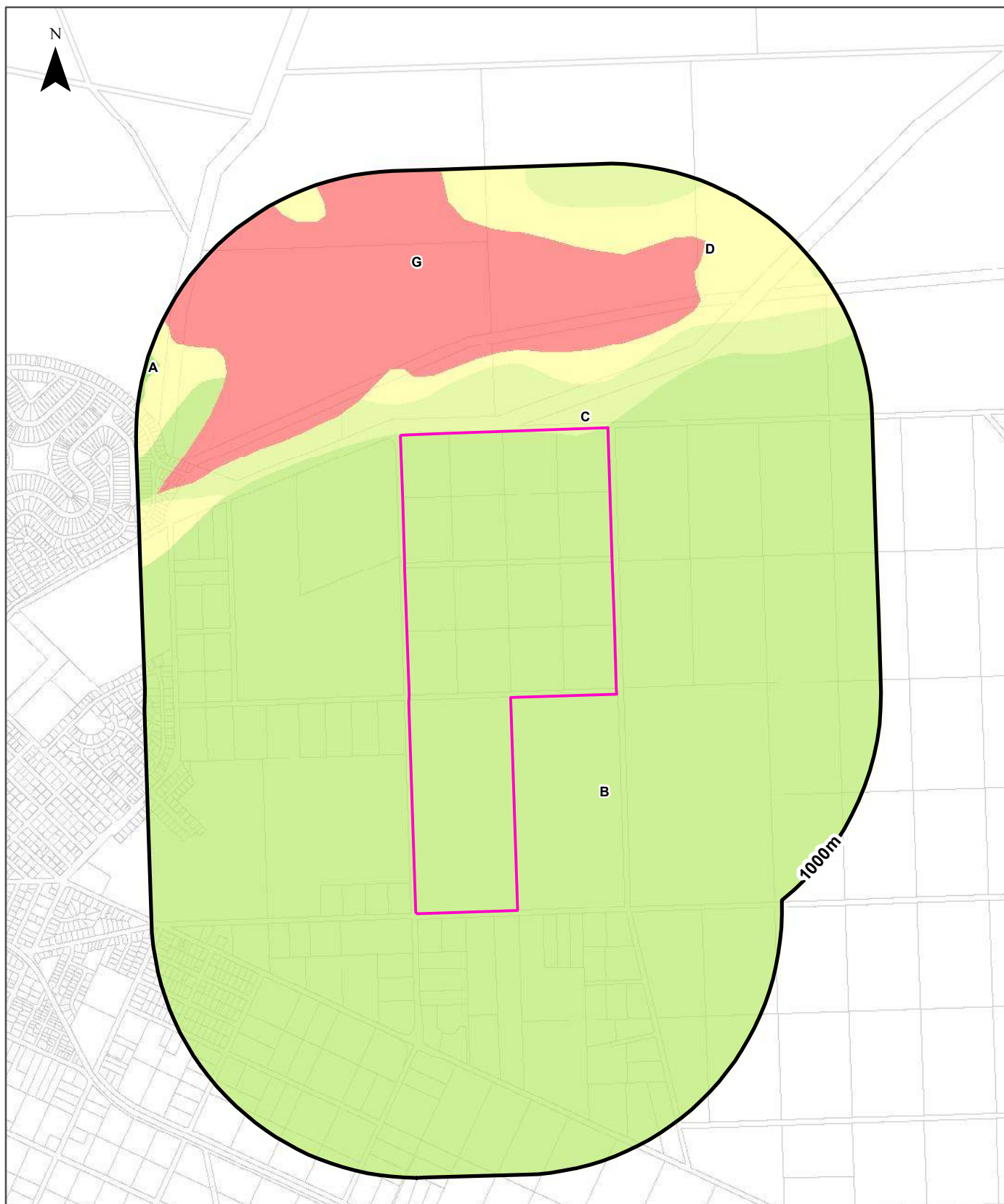
Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
A	Negligible	0m	On-site
E	More than 60%	206m	North
B	1–10%	665m	West

Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Watertable Induced

Bowman Road, Wallaroo, SA 5556

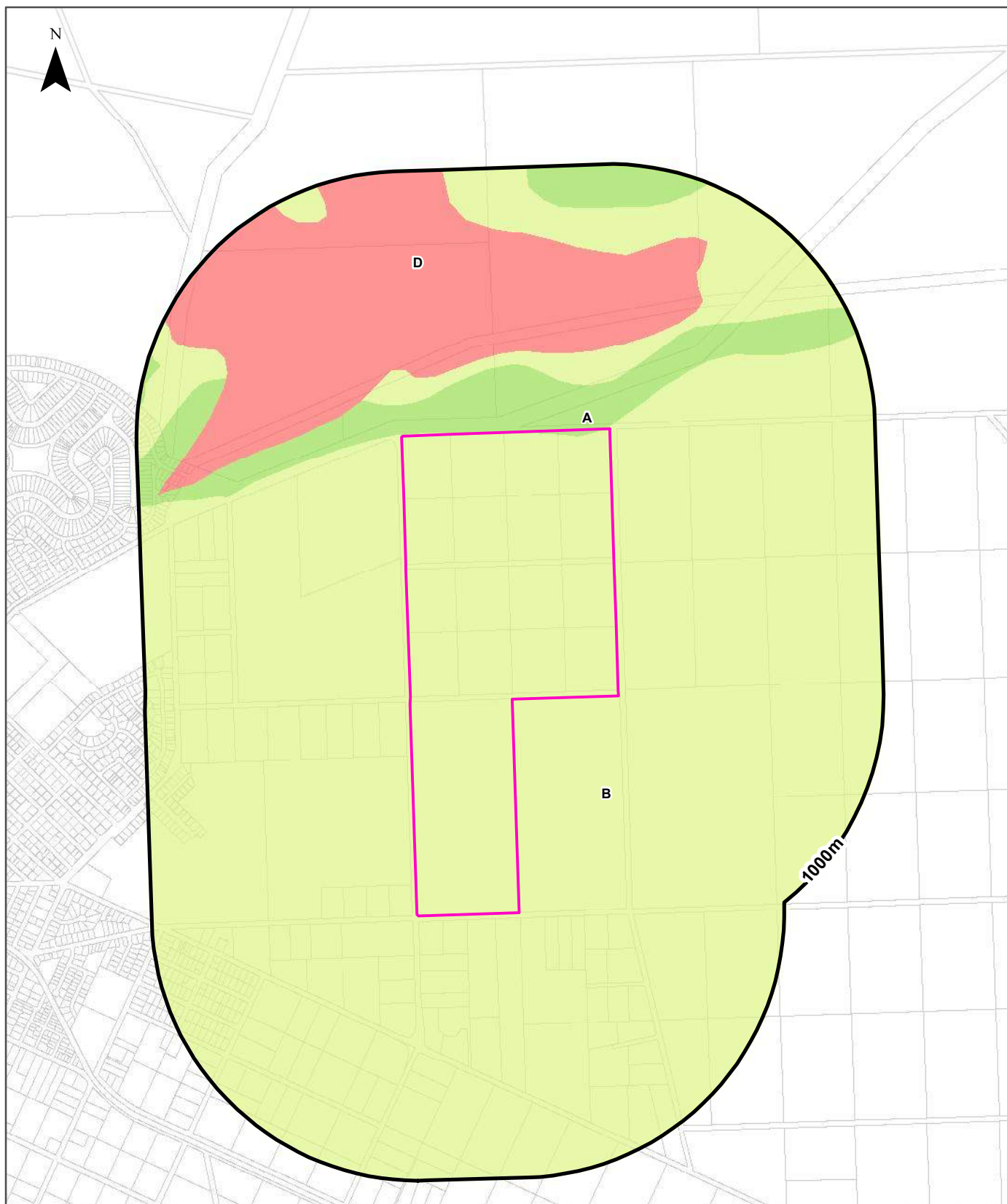


Legend		Severity of watertable induced soil salinity		
Site Boundary	A. Negligible	D. Moderately high	G. Very high to extreme	
Buffer 1000m	B. Moderately low	E. Moderately high to high	X. Not applicable	
Property Boundary	C. Moderate	F. High		

<p>Scale:</p>	<p>Data Sources: Property Boundaries - Sourced by Precisely ©PSMA Australia Limited</p>	<p>Coordinate System: GDA 1994 MGA Zone 54</p>	<p>Date: 22 April 2024</p>
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Soil Salinity - Non-watertable

Bowman Road, Wallaroo, SA 5556



Legend		Severity of non-watertable induced soil salinity	
Site Boundary	A. Low	D. Moderately high to high	X. Not applicable
Buffer 1000m	B. Moderately low		
Property Boundary	C. Moderate		



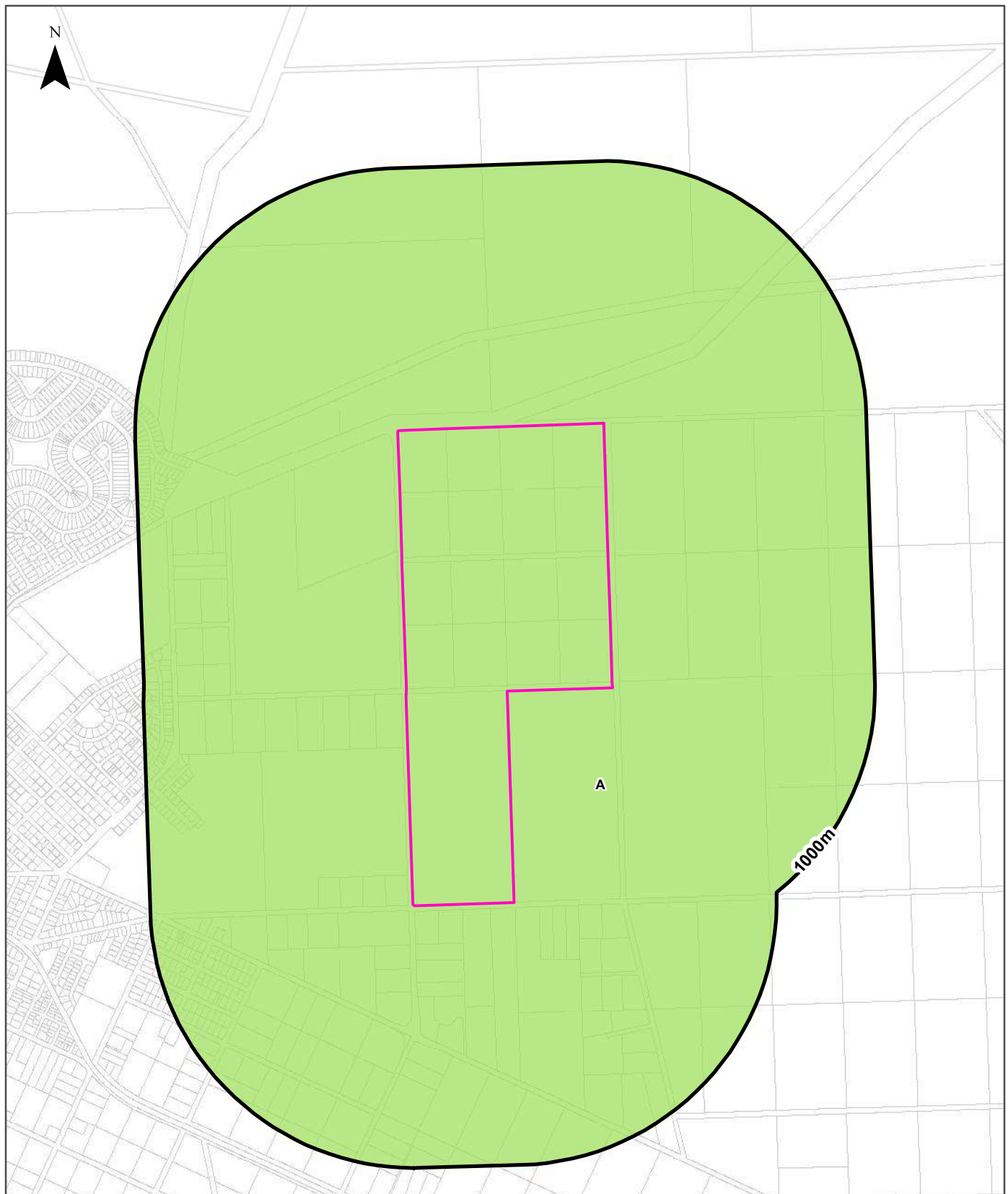
Data Sources: Property Boundaries - Sourced by Precisely
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GDA 1994 MGA Zone 54

Date: 22 April 2024

Soil Salinity - Non-watertable (Magnesia Patches)

Bowman Road, Wallaroo, SA 5556



Legend

- | | | | |
|-------------------|--|-----------|-------------------|
| Site Boundary | Proportion of land affected by magnesia patches | | |
| Buffer 1000m | A. Negligible | C. 2-10% | E. More than 50% |
| Property Boundary | B. Up to 2% | D. 10-50% | X. Not applicable |

Scale:
0 180 360
Meters

Data Sources: Property Boundaries - Sourced by Precisely
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 22 April 2024

Soil Salinity

Bowman Road, Wallaroo, SA 5556

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
B	Moderately low salinity, or less than 2% of land affected by highly saline seepage	0m	On-site
C	Moderate salinity, or 2-10% of land affected by highly saline seepage	0m	On-site
D	Moderately high salinity, or 10-30% of land affected by highly saline seepage	116m	North
G	Very high to extreme salinity (mainly primary)	206m	North
A	Negligible	950m	North West

Salinity Watertable Induced Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
A	Low	<2	<4	0m	On-site
B	Moderately low	2-4	4-8	0m	On-site
D	Moderately high to high	>8	>16	206m	North

Salinity Non-Watertable Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable (Magnesia Patches)

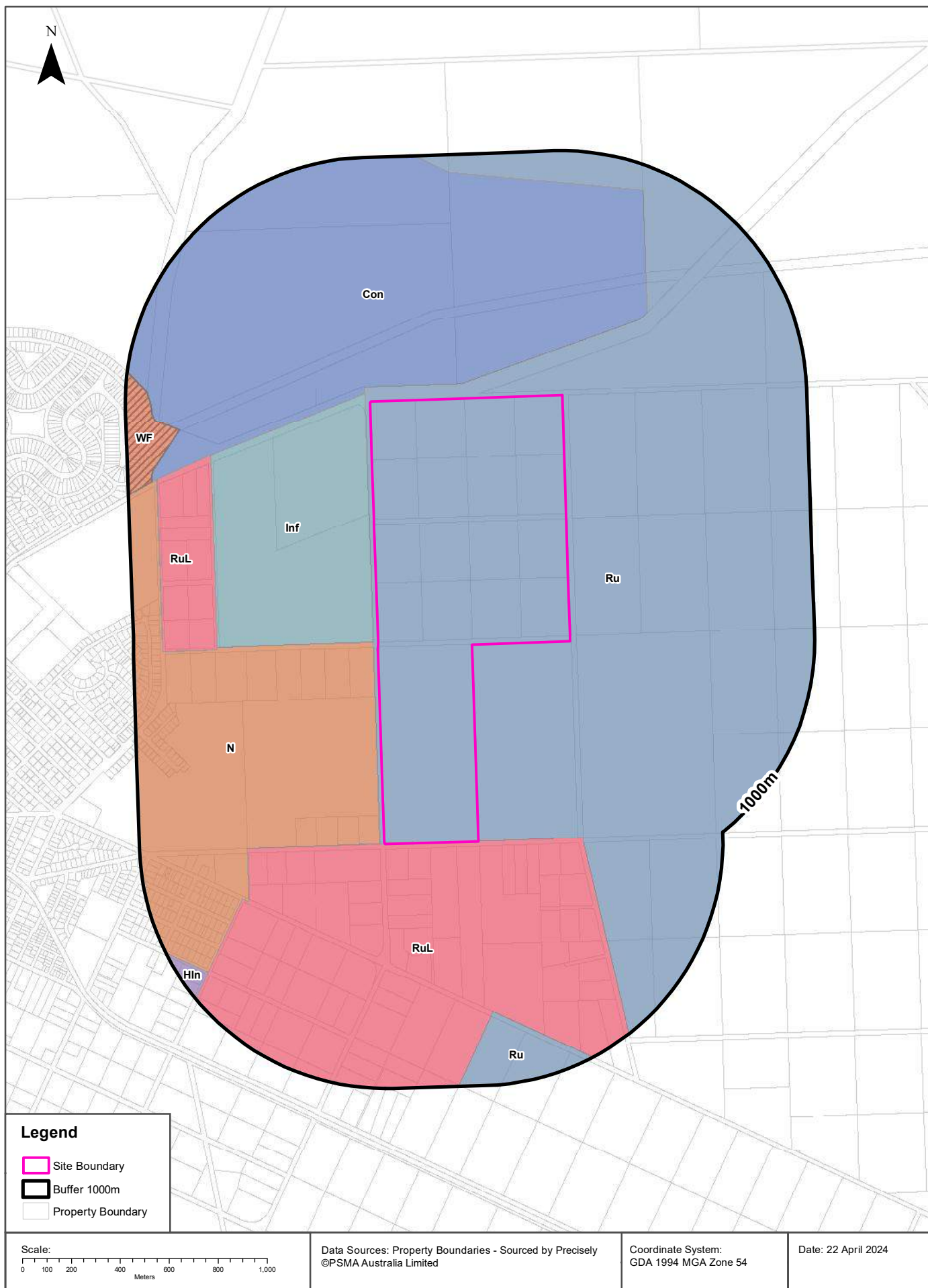
Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
A	Negligible	0m	On-site

Salinity Non-Watertable (Magnesia Patches) Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Planning and Design Code Zones

Bowman Road, Wallaroo, SA 5556



Planning

Bowman Road, Wallaroo, SA 5556

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
Ru	Z5404	Rural	19/03/2021		0 0m	On-site
RuL	Z5405	Rural Living	19/03/2021		0 0m	South
N	Z4201	Neighbourhood	19/03/2021		0 20m	South West
Inf	Z2701	Infrastructure	19/03/2021		0 22m	West
Con	Z0904	Conservation	19/03/2021		0 42m	North
RuL	Z5405	Rural Living	19/03/2021		0 660m	West
HIn	Z2401	Home Industry	19/03/2021		0 895m	South West

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

Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
WF	S6902	Waterfront	19/03/2021		0 785m	North West

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

Bowman Road, Wallaroo, SA 5556

Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Agriculture	0m	On-site
Rural Residential	0m	South East
Vacant	20m	South West
Utilities or Industry	22m	North West
Residential	390m	South
Vacant Urban Land	563m	South West
Mining or Quarrying	717m	North
Reserves	915m	North West

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

Bowman Road, Wallaroo, SA 5556

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

State Heritage Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
N/A	No records in buffer		

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia
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SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
N/A	No records in buffer						

Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Aboriginal Land

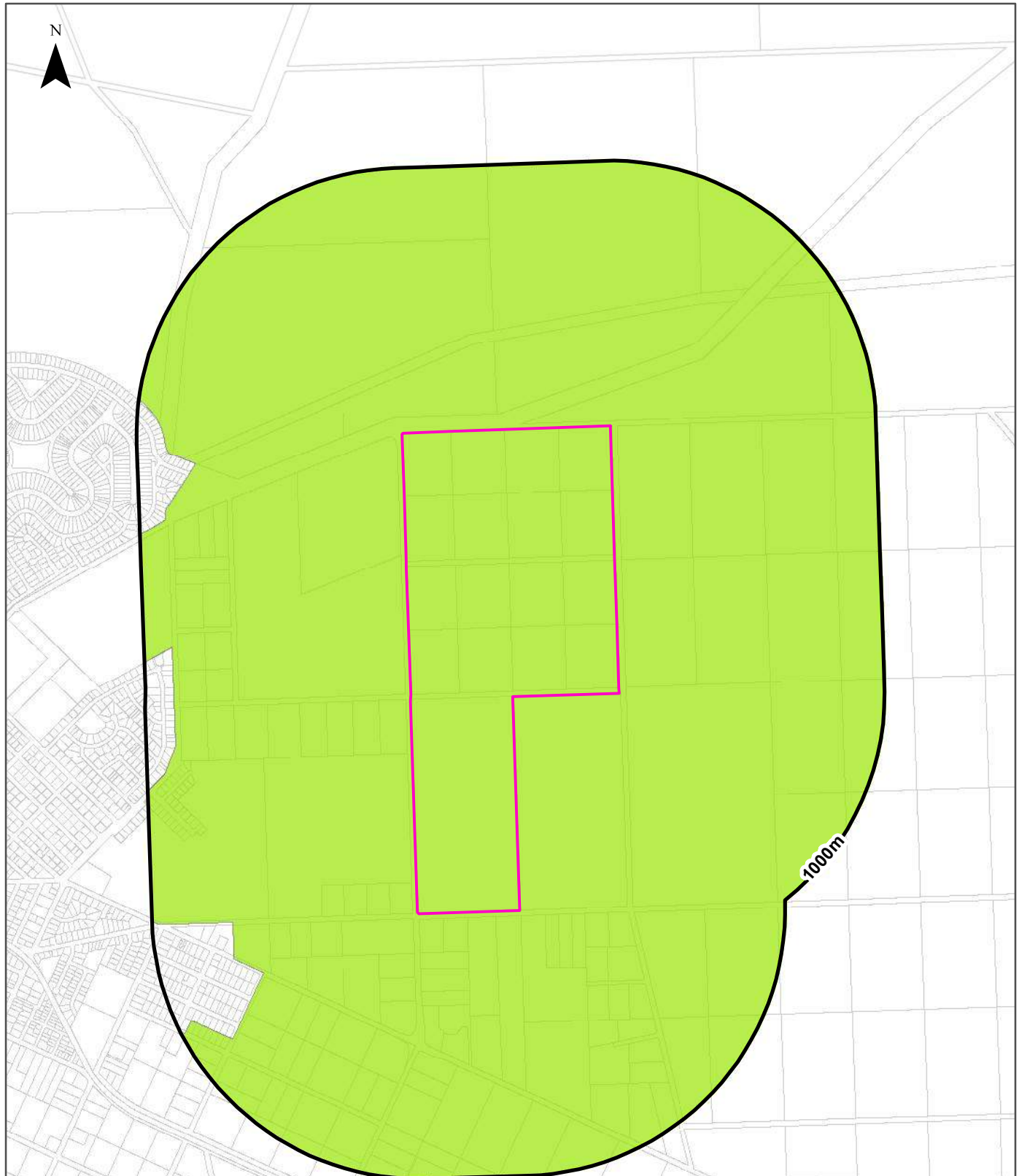
Aboriginal Land within the dataset buffer:

Map Id	Grant Date	Address	Locality	Description	Title	Distance	Direction
N/A	No records in buffer						

Aboriginal Land Data Source: Department of State Development, Resources and Energy - South Australia

Natural Hazards - Bushfire

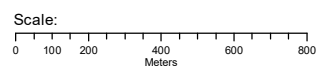
Bowman Road, Wallaroo, SA 5556



1000m

Legend

- | | | |
|-------------------|---|-----------------|
| Site Boundary | Planning and Design Code Bushfire Overlays | |
| Buffer 1000m | High Risk | Urban Interface |
| Property Boundary | Medium Risk | Outback |
| Bushfire History | General | Regional |



Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 22 April 2024

Natural Hazards

Bowman Road, Wallaroo, SA 5556

Bushfire Overlays

Bushfire Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
O2408	Hazards (Bushfire - Regional)	The Hazards (Bushfire - Regional) Overlay seeks to ensure development is located to minimise the threat and impact of bushfires on life and property and facilitate access for emergency service vehicles in regional areas.	19/03/2021		0m	On-site

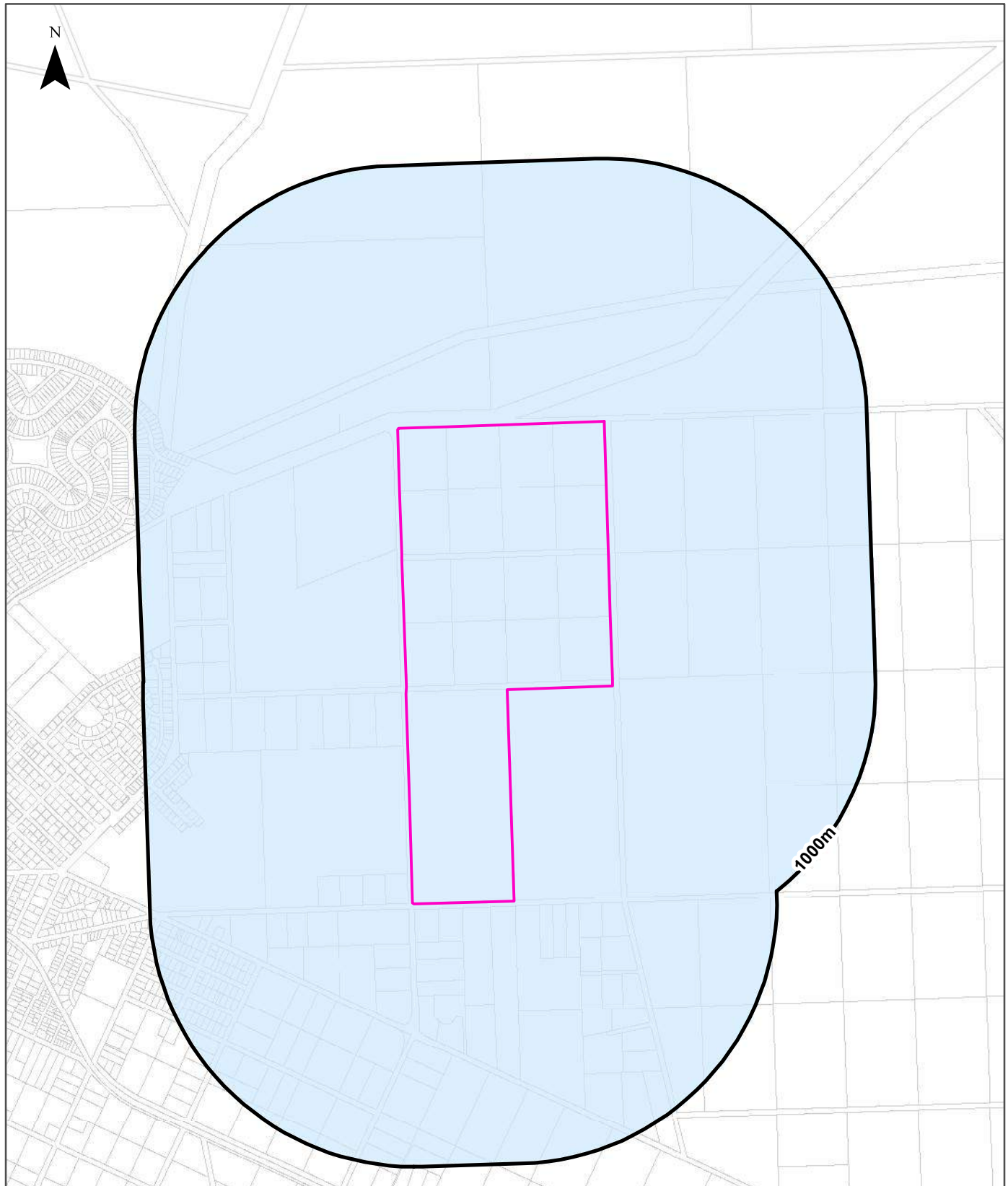
Bushfire Overlays Data Source: Attorney-General's Department - South Australia
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Bushfires and Prescribed Burns History

Bushfires and prescribed burns within the dataset buffer:

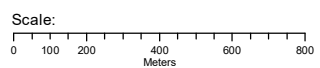
Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
N/A	No records in buffer						

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Legend

- | | | |
|-------------------|------------------------------|-------------------------------------|
| Site Boundary | Flooding | Coastal Flooding |
| Buffer 1000m | Flooding - General | River Murray Flood Plain Protection |
| Property Boundary | Flooding - Evidence Required | |



Data Sources: Property Boundaries - Sourced by Precisely
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Date: 22 April 2024

Natural Hazards

Bowman Road, Wallaroo, SA 5556

Flooding Overlays

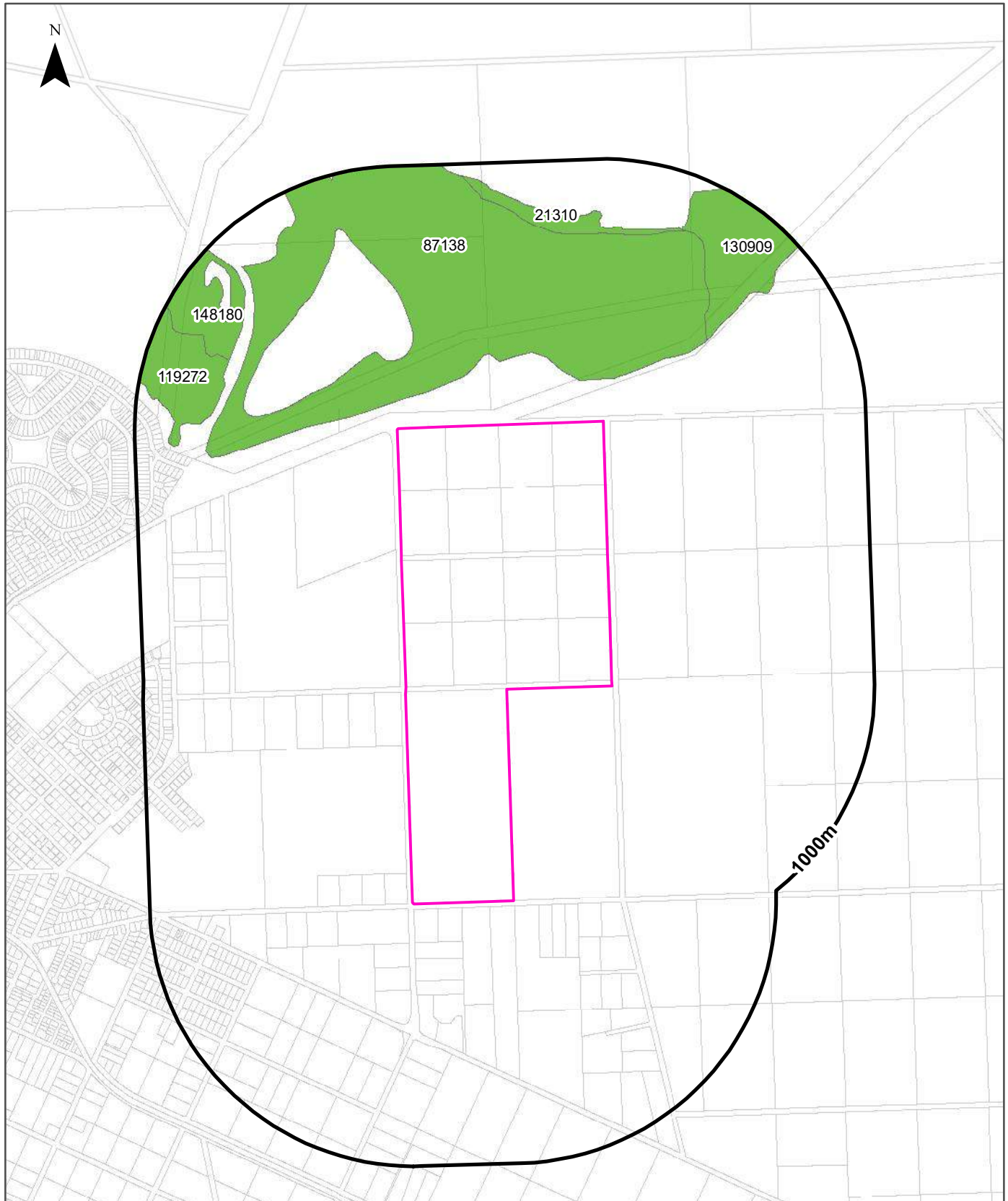
Flooding Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2416	Hazards (Flooding - Evidence Required)	The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.	29/02/2024		0m	On-site

Flooding Overlays Data Source: Attorney-General's Department - South Australia
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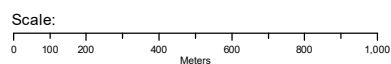
Ecological Constraints - Native Vegetation

Bowman Road, Wallaroo, SA 5556



Legend

- Site Boundary
- Native Vegetation
- Buffer 1000m
- Property Boundaries



Data Sources: Property Boundaries - Sourced by Precisely
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 22 April 2024

Ecological Constraints

Bowman Road, Wallaroo, SA 5556

Native Vegetation

Record ID	Vegetation Group	Vegetation Group Percentage	Structural Formation Description	Species and Stratum Details	Description of the Environment	Ground Truth Methodology	Capture Scale	Distance	Direction
87138	SM4005	100	samphire shrubland	Tecticornia sp., Sarcocornia quinqueflora low open shrubland	Plains and closed depressions; soils sandy loam, loamy sand and clayey sand	Not Visited	10000	100m	North
130909	YP3501	100	shrubland <1m	Nitraria billardierei, Rhagodia candolleana ssp. candolleana low shrubland	Found on hillslopes, in closed depressions & on foredunes; soils are loamy sands, sandy loams & sands.	Ground Truth Trip - general field work undertaken	40000	494m	North East
119272	YP2201	100	coastal shrubland	Olearia axillaris+/- Acacia ligulata+/- Acacia cyclops mid sparse shrubland	Occurs on dunes including dune crests, slopes and footslopes. Also occurs on foredunes, swales, plains and in closed depressions and inter-dune areas. Soils: sand.	Ground Truth Trip - general field work undertaken	10000	677m	North West
148180	SM4005	100	samphire shrubland	Tecticornia sp., Sarcocornia quinqueflora low open shrubland	Plains and closed depressions; soils sandy loam, loamy sand and clayey sand	Not Visited	10000	693m	North West
21310	YP3501	100	shrubland <1m	Nitraria billardierei, Rhagodia candolleana ssp. candolleana low shrubland	Found on hillslopes, in closed depressions & on foredunes; soils are loamy sands, sandy loams & sands.	Ground Truth Trip - general field work undertaken	40000	711m	North

Department for Environment and Water Data Source: Native Vegetation Floristic Areas - NVIS - State-wide
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Ecological Constraints

Bowman Road, Wallaroo, SA 5556

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

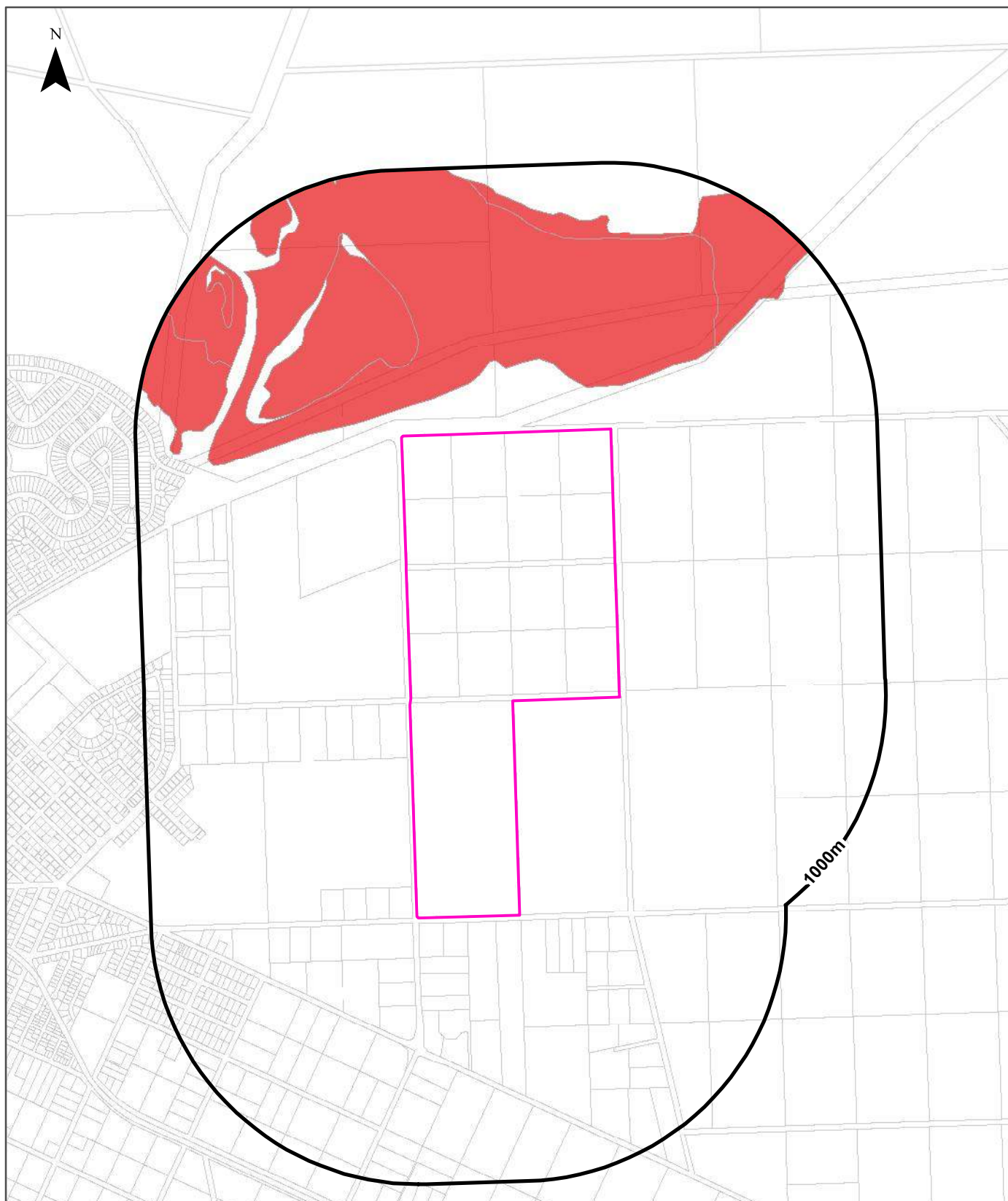
Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints - Groundwater Dependent Ecosystems Atlas

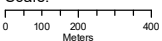
Bowman Road, Wallaroo, SA 5556



Legend

Site Boundary	High potential GDE - from national assessment	Low potential GDE - from national assessment
Buffer 1000m	High potential GDE - from regional studies	Low potential GDE - from regional studies
Property Boundaries	Moderate potential GDE - from national assessment	Known GDE - from regional studies
	Moderate potential GDE - from regional studies	Unclassified potential GDE - from national assessment
		Unclassified potential GDE - from regional studies

Scale:



Data Sources: Property Boundaries - Sourced by Precisely
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 22 April 2024

Ecological Constraints

Bowman Road, Wallaroo, SA 5556

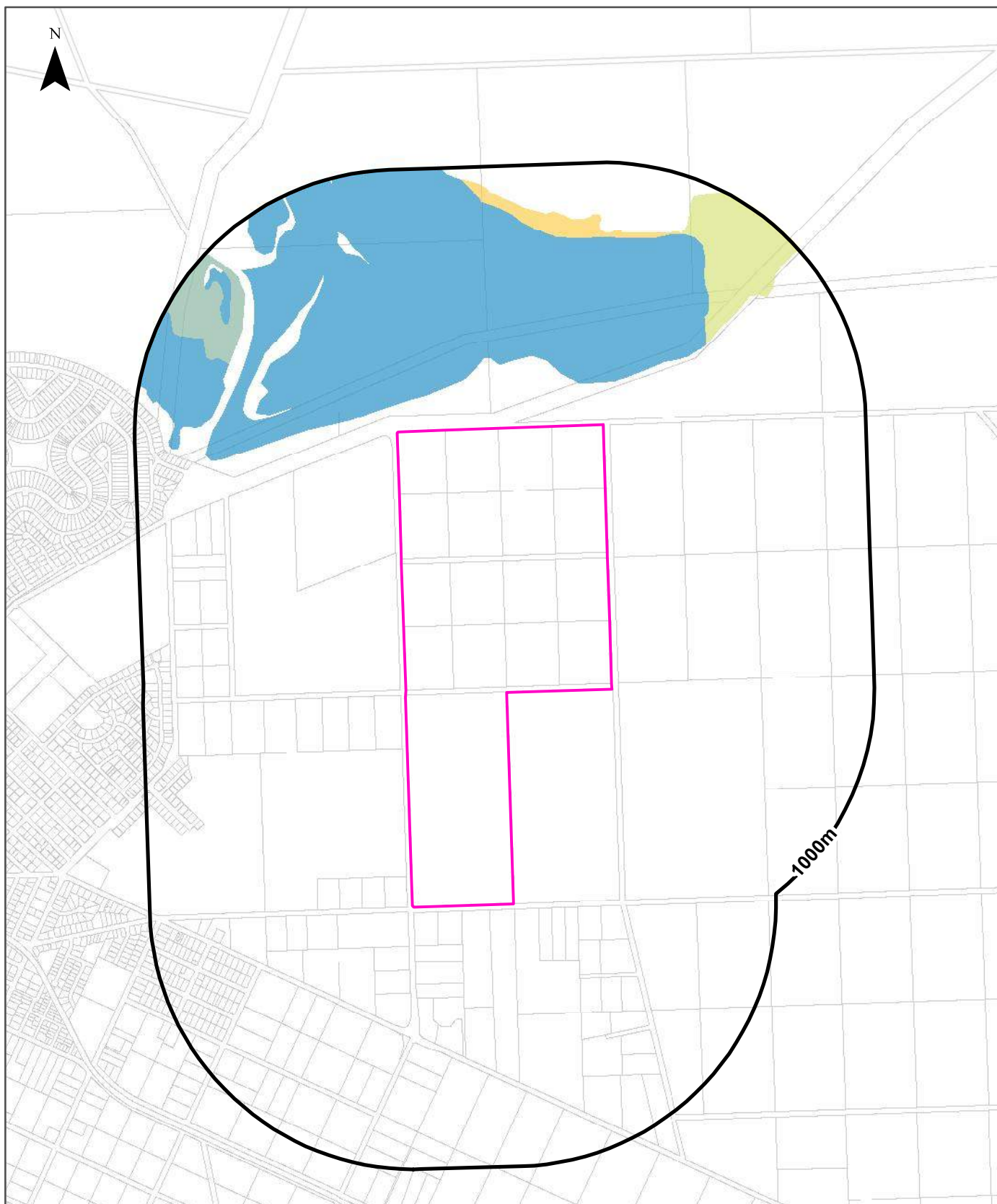
Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		High potential GDE - from national assessment	Undulating lowland of folded crystalline and metamorphic rocks; cover of calcrete and stabilized north-west/south-east longitudinal dunes.	Vegetation		100m	North
Aquatic		High potential GDE - from national assessment	Undulating lowland of folded crystalline and metamorphic rocks; cover of calcrete and stabilized north-west/south-east longitudinal dunes.	Wetland		184m	North West

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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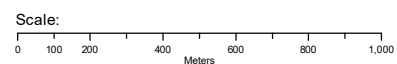
Ecological Constraints - Inflow Dependent Ecosystems Likelihood

Bowman Road, Wallaroo, SA 5556



Legend

Site Boundary	NULL	4	8
Buffer 1000m	1 (Low)	5	9
Property Boundaries	2	6	10 (High)
	3	7	



Data Sources: Property Boundaries - Sourced by Precisely
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Coordinate System:
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Date: 22 April 2024

Ecological Constraints

Bowman Road, Wallaroo, SA 5556

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		10	Undulating lowland of folded crystalline and metamorphic rocks; cover of calcrete and stabilized north-west/south-east longitudinal dunes.	Vegetation		100m	North
Aquatic		10	Undulating lowland of folded crystalline and metamorphic rocks; cover of calcrete and stabilized north-west/south-east longitudinal dunes.	Wetland		184m	North West
Terrestrial		6	Undulating lowland of folded crystalline and metamorphic rocks; cover of calcrete and stabilized north-west/south-east longitudinal dunes.	Vegetation		494m	North East
Terrestrial		8	Undulating lowland of folded crystalline and metamorphic rocks; cover of calcrete and stabilized north-west/south-east longitudinal dunes.	Vegetation		693m	North West
Terrestrial		4	Undulating lowland of folded crystalline and metamorphic rocks; cover of calcrete and stabilized north-west/south-east longitudinal dunes.	Vegetation		711m	North

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

Bowman Road, Wallaroo, SA 5556

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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Appendix D

EPA Section 7



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

LBW Co
184 Magill Road
NORWOOD SA 5067

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

29 April, 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 6121 Folio 721
Address Allotment 626 (DP 66972), Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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



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29 April, 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 6121 Folio 722
Address Allotment 628 (DP 66972), Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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29 April, 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 6288 Folio 527
Address Section 666, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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29 April, 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 6288 Folio 528
Address Section 667, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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29 April, 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 6288 Folio 529
Address Section 672, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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29 April, 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 6288 Folio 530
Address Section 673, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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Email: epa.publicregister@sa.gov.au

29 April, 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 6288 Folio 531
Address Section 674, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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



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29 April, 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 6288 Folio 532
Address Section 675, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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29 April, 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 6288 Folio 533
Address Section 680, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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29 April, 2024

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

Title Reference CT Volume 6288 Folio 534
Address Section 681, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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

29 April, 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 6288 Folio 535
Address Section 668, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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



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

29 April, 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 6288 Folio 536
Address Section 669, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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



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29 April, 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 6288 Folio 537
Address Section 670, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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29 April, 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 6288 Folio 538
Address Section 671, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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29 April, 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 6288 Folio 539
Address Section 676, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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



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29 April, 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 6288 Folio 540
Address Section 677, Bowman Road, WALLAROO SA 5556

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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



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29 April, 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.

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Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
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Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

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

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

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

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

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

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

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

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

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

