

## ATTACHMENT F – GREENCAP ENVIRONMENTAL INVESTIGATIONS

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# ENVIRONMENTAL CONDITION – SITE CONTAMINATION STUDY

December 2021  
J174764

Fairland Group Pty Ltd

Cnr Findon & Valetta Roads,  
Kidman Park

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## Document Control

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# Environmental Condition – Site Contamination Study

**Fairland Group Pty Ltd**

**Cnr Findon & Valetta Roads, Kidman Park**

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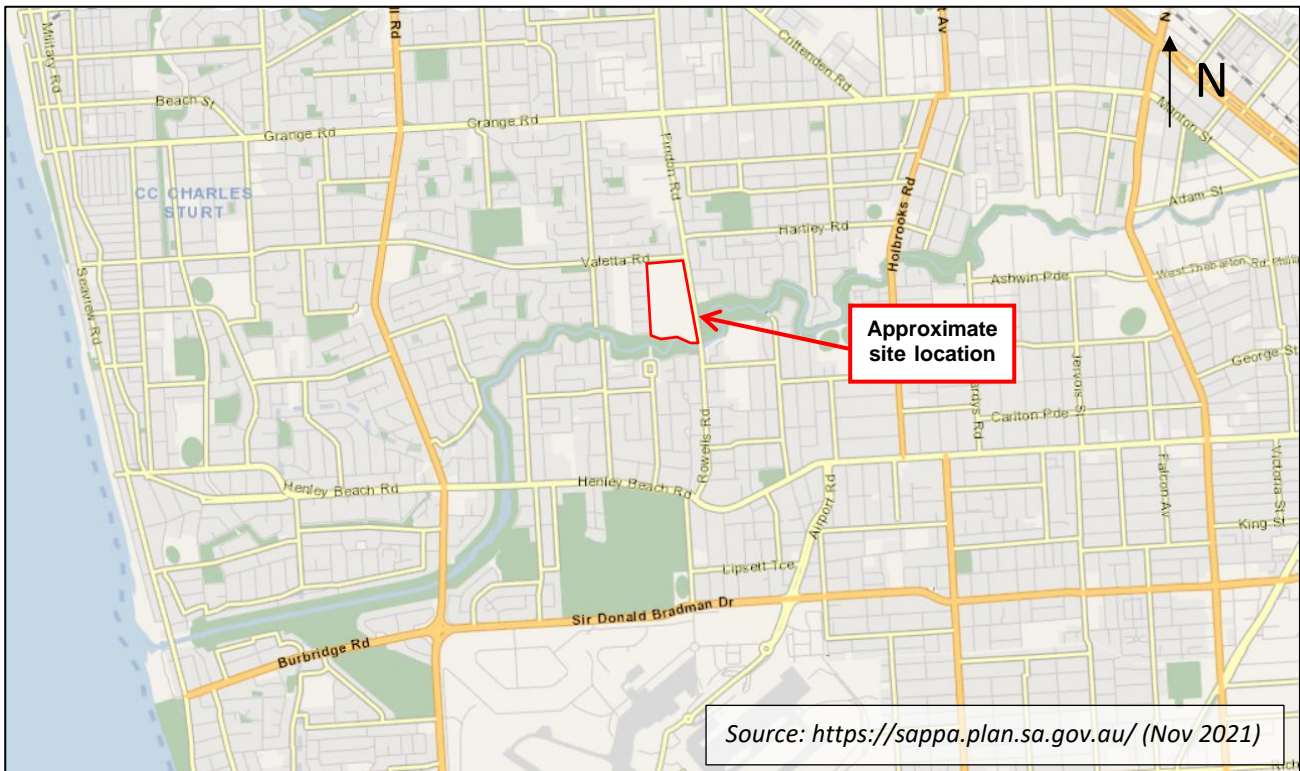
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## 1 INTRODUCTION

### 1.1 Background

Greencap Pty Ltd (Greencap) was engaged by Fairland Group Pty Ltd (Fairland) to undertake a Site Contamination Study to assess the environmental condition of the land located on the corner of Findon and Valetta Roads, Kidman Park, South Australia (referred to as 'the site'). The location of the site is presented in Figure 1.



**Figure 1 - Site Location Plan**

Fairland is looking to redevelop a large portion of the site for mixed use purposes, including low to medium density residential use.

The site is currently within a Strategic Employment Zone, but the Zone's Desired Outcomes (DOs) and Performance Outcomes (POs) are unsuitable to facilitate the desired development outcome. The objective of this assessment is to provide a summary of the environmental condition of the site (specifically relating to site contamination) to support the rezoning of the site.

Previous environmental investigations have been undertaken across a large portion of the site. These works were limited to 404-450 Findon Road, Kidman Park, commonly referred to as the former Metcash site. This review summarises the findings of the previous investigations and presents updated information. For portions of the site where environmental investigations have not been carried out historically, Greencap has undertaken a limited review of historical information to form an opinion on the contamination status of that land.



## 2 SITE DETAILS

### 2.1 Site Identification

The site is described by four Certificates of Title as detailed in Table 1. A plan showing the allotment layout is presented as Figure 2. The current Certificates of Title for the Metcash site and the Property Parcel Reports from the South Australian Property Parcel Atlas (SAPPA) are presented in Appendix A.

Table 1: Certificate of Title Details					
Volume	Folio	Allotment	Plan	Street Address	Zoning
6154	507	401	D19661	436 - 450 Findon Road	Strategic Employment
6155	62	301	F6069	404 – 406 Findon Road	
5415	550	306	F13538	5 Valetta Road	
5830	738	305	F13538	7 Valetta Road	



Figure 2 - Plan Showing Allotment Layout (SAPPA)



## 2.2 Current Land Use of the Site & Surrounding Properties

The site has a total area of approximately 12.85 hectares. The site and surrounding areas are relatively level, but the land immediately south of the site drops steeply away to the River Torrens.

For this report, the site has been split into three areas, based on the current ownership and the most recent site uses:

- **Area 1:** 404 – 450 Findon Road. This portion of the site was previously used as a distribution centre by Metcash. The site is now owned by Fairland and while most of the site is vacant, with no specific uses, two areas are leased to civil contractors for use as laydown areas / storage. Area 1 is scheduled for demolition in early 2022 and is proposed to be redeveloped for mixed use purposes.
- **Area 2:** 5 Valetta Road. This portion of the site is currently occupied by Wormald, who provide fire protection services and equipment. The site appears to be used primarily as offices and warehousing, but Greencap was unable to undertake a site inspection as part of this investigation.
- **Area 3:** 7 Valetta Road. This portion of the site is currently occupied by Fugro, who provide geo-data services. The site appears to be used primarily as offices, but Greencap was unable to undertake a site inspection as part of this investigation.

Additional detail regarding the current uses of the site, where available, is provided in subsequent sections of this report. A plan showing the areas above is presented as Figure 3.

The site is surrounded by the following:

- North – Valetta Road, beyond which are residential properties.
- South – The River Torrens Linear Park, which includes the River Torrens and recreation space. Beyond this to the south are residential properties.
- East – Findon Road, beyond which are residential properties to the north east and recreational space (dog park) to the south east. The River Torrens also winds its way through the area to the south east.
- West – There is a commercial property (South Australian Sports Institute) located approximately 120 metres west of the site, but otherwise there are primarily residential properties in this direction.



Figure 3 – Aerial image showing site areas

### 3 ENVIRONMENTAL SETTING

#### 3.1 Regional Geology

The Soil Association Map of the Adelaide Region indicates that the surface geology of the area consists of layered stream alluvium comprising silts, sands and gravels. The 1:50,000 scale Adelaide geological map produced by the South Australian Department of Mines and Energy shows the surface soils of the site are underlain by grey fluviatile silts, sands and gravels of the modern drainage channels.

Reference to the former Department of Mines and Energy Report Book 94/9 “Soils stratigraphy and engineering geology of the Adelaide Plains” indicates the site is situated in the Adelaide Plains in a landform area known as the lower alluvial plain. The general geological sequence in the lower alluvial plain comprises:-

- Quaternary Age sediments of fluvial and marine origin of the order of 100 metres thickness. The dominant formation is Hindmarsh Clay, which is predominantly clay, but has lenses of gravels, silts and sands. Groundwater in the Quaternary sediments occurs in relatively thin layers (up to a few metres in thickness) of more permeable materials (sands, silts, gravels). There are reportedly up to six distinct aquifers within the Quaternary sediments. These aquifers are not highly utilised as the yield and water quality are highly variable.
- Tertiary sediments of marine origin (limestones, sands and sandstones) up to 500 metres thickness. The Tertiary aquifers generally have better quality water and yields and are highly utilised in some areas.
- Precambrian Age basement rock below approximately 600 metres depth.

#### 3.2 Regional Hydrogeology and Local Groundwater Users

The closest water body to the site is the River Torrens which is located approximately 25 metres to the south of the site.

Information regarding the regional hydrogeology for the site was obtained from the online South Australian Resource Information Gate (SARIG) map produced by the Department of Primary Industries and Resources of South Australia. SARIG indicates that expected depth to shallow groundwater is 5 to 10 metres below ground level (m bgl). The groundwater salinity is expected to range between 1,500 and 3,000 parts per million (ppm) expressed as total dissolved solids (TDS).

A search of groundwater wells within a two-kilometre radius was conducted using the WaterConnect database produced by the Department for Environment and Water. The results are included in Appendix D. The two-kilometre radius search identified hundreds of wells installed within the search radius, including 12 reportedly onsite. A detailed review of the entire dataset was beyond the scope of this investigation, but further site-specific information is provided in Section 3.3.

The expected regional groundwater flow direction for the Adelaide Plains is north-west, but there may be local variations. The River Torrens is located along the site’s southern boundary, which may have an impact on the regional groundwater flow direction. However, the River Torrens has been assessed to be a losing stream, which recharges the uppermost aquifer was assessed in the report ‘Groundwater Issues in the Torrens Catchment’ issued by the former Department of Mines and Energy (reference RB 96/41, dated December 1996).



### 3.3 Site Specific Geology and Hydrogeological Information

The soil profile encountered during previous investigations (refer Section 4) comprised fill material (sand and gravel mixtures) to a maximum depth of 1.4 metres. The fill included silts and sands with crushed rock/gravelly sand. Secondary constituents included organic matter, ash, bitumen, red brick and glass fragments at some locations. The underlying natural soils generally comprised brown to dark brown silty clay.

From the available information reviewed, including previous investigations across Area 1 (refer Section 4), 12 groundwater monitoring wells were reported to have been installed on-site. Details of these wells are presented in Table 2. There may have historically been other wells located on the site, but these were not identified during the investigations.

Table 2: On-site Groundwater Wells					
Well ID	Drill Date	Drill Depth (m)	Screening interval	SWL – October 2015 (m TOC)	TDS - October 2015 (mg/L)
EBT1	unknown	7.8	unknown	5.6	1,500
EB2	unknown	blocked			
GW1	November 2011	10	7 – 10m	6.14	2,400
GW2	November 2011	8	5 – 8m	5.76	2,300
GW3	November 2011	8	5 – 8m	5.53	1,100
MW01	September 2015	9	6 – 9m	6.26	3,200
MW02	September 2015	8	5 – 8m	6.46	3,200
MW03	September 2015	8	5 – 8m	5.51	1,900
MW04	September 2015	8	5 – 8m	5.63	2,400
MW05	September 2015	8	5 – 8m	5.70	2,700
MW06	September 2015	8	5 – 8m	6.54	2,500
MW07	September 2015	8	5 – 8m	6.15	1,900

TOC – top of well casing

As shown in Table 2, the depth to water in 2015 ranged between approximately 5.5m and 6.5m and salinity ranged between 1,100mg/L and 3,200mg/L, and were generally within the expected ranges for the area. The groundwater flow direction was inferred to be in a general westerly direction.

### 3.4 Nearest Environmental Receptors

The nearest surface water body is the River Torrens, located approximately 25 metres to the south of the site.

## 4 AREA 1: 404-450 FINDON ROAD

This portion of the site has been the subject of several environmental investigations over the past decade or below. Greencap is aware of the following reports:

- *'Phase 1 Environmental Site Assessment – Kidman Park IGA'* prepared by Noel Arnold and Associates (October 2011).
- *'Due Diligence Environmental Site Assessment (with Limited and Targeted Sampling) – 404-450 Findon Road, Kidman Park'*, prepared by Site Environmental and Remediation Services (SERS) (December 2011).
- *'Due Diligence Site Assessment, 404-450 Findon Road, Kidman Park'*, prepared by Greencap (July 2015).
- *Environmental Site Assessment, 404-450 Findon Road, Kidman Park'* prepared by Greencap (November 2015).

Copies of the main body (text only, excluding all associated appendices) of the two most relevant reports in terms of the overall assessment of the site, being the October 2011 Phase 1 Environmental Site Assessment and the November 2015 Environmental Site Assessment are provided in Appendix B and Appendix C, respectively.

Based on a review of the historical reports and additional information obtained by Greencap (including information presented in Appendix D) and a site inspection (on 24 September 2021), the following sections detail relevant site contamination information for Area 1.

### 4.1 Site History

The site appears to have been used for market gardening from the early 1900s until the mid-1960s. The site was developed in the 1960s for commercial / industrial purposes and was used as an industrial complex for warehousing of goods prior to distribution to various supermarkets across South Australia. Additional development occurred on the site over time as the site expanded to its current layout. The site use remained unchanged from the 1960s until recently when the site was purchased by Fairland. Site operations included warehousing and distribution of goods, washing of trucks, truck maintenance (including refuelling) and forklift maintenance.

A plan showing the layout during the site's most recent use as a distribution centre (based on information presented in the 2015 report is presented as Figure 4.

Although most of Area 1 is currently disused, Figure 4 also shows the two areas currently leased to third party civil companies for use as laydown areas/storage.

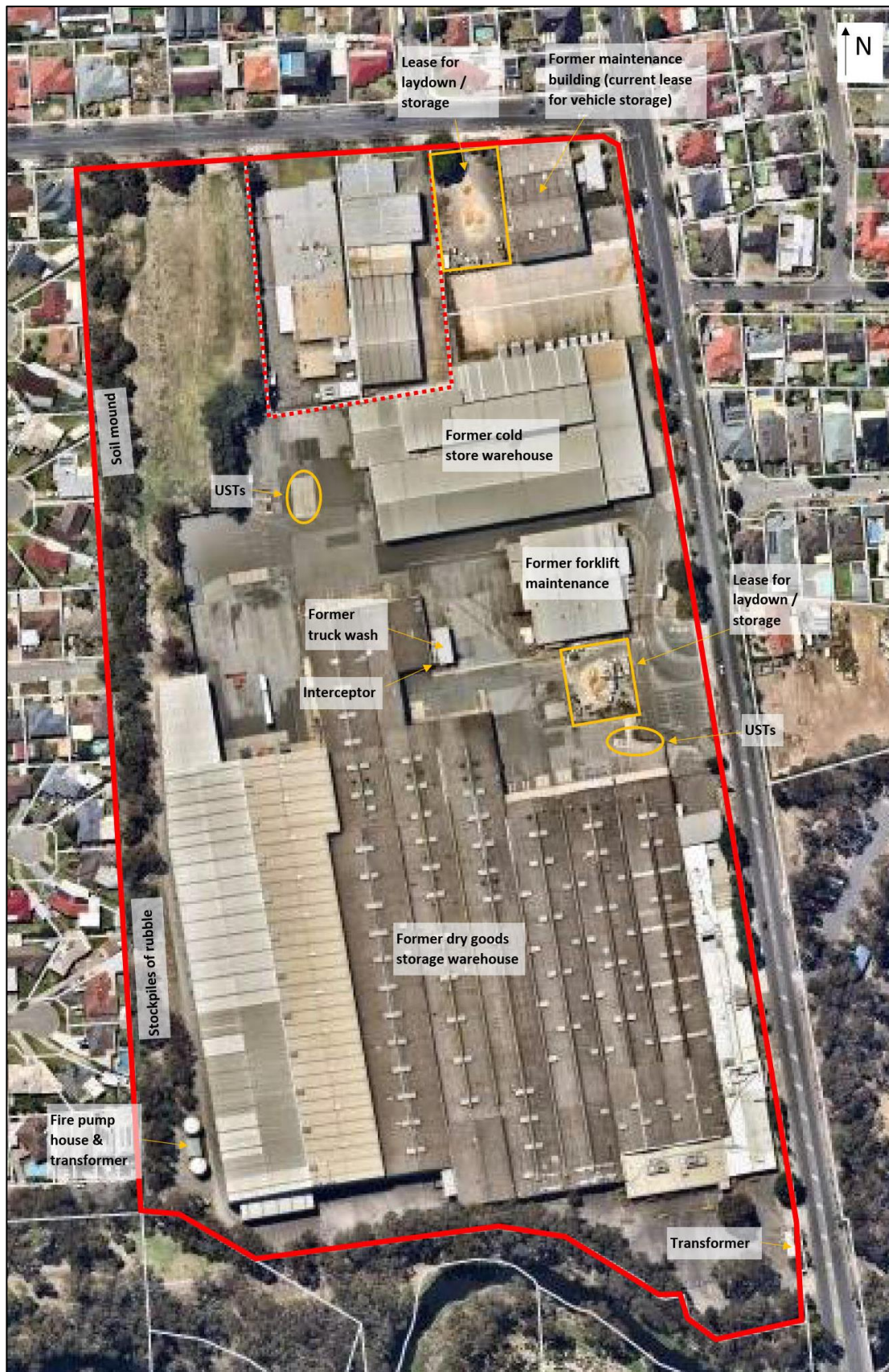


Figure 4 – Area 1 Layout (including historical uses)



## 4.2 Potentially Contaminating Activities

The potential sources of site contamination associated with past and present site use include (but may not be limited to):

- Former use of the site as market gardens. No specific mixing areas were identified, and any application of pesticides, herbicides or fertiliser is likely to have been on a broader scale.
- Imported fill material from various unknown sources for site levelling purposes and more specifically:
  - In the southern portion of the site (to build up the site from former floodplains).
  - While not identified in previous reports, page 54 of Appendix D makes reference to the presence of a clay mine located in the south western portion of the site. This is described to be rehabilitated and associated with the *'first clay pit opened west of Adelaide, being opened in 1840'* and redeveloped as a major shopping centre complex. Given the site has not ever been used as a shopping centre complex and historical drilling on the site does not appear to have identified the presence of deep areas of fill, it is possible this is incorrect location data.
  - Within a noise mound along the site's western boundary.
  - Areas of deeper fill were present around the underground storage tanks in the northern and central portion of the site.
  - A stockpile of waste material adjacent the pump station in the south western portion of the site.
  - Stockpiling of imported soil during recent use of two areas as laydown / storage areas.
- Five underground storage tanks (USTs) containing diesel and leaded petrol and associated infrastructure. There are two areas where USTs are located. There appears to be two USTs located in the western portion of the site and at least three USTs located in the eastern portion of the site. Photographs of the two areas are presented below:



**Photographs 1 & 2 – USTs in the western (left) and eastern (right) portions of the site (24 September 2021)**

- A truck washing area including a sump and interceptor trap. There also appears to be a former rubbish compactor or similar in this area. During the 2021 site inspection, there was some evidence of staining on the ground surface in this area.





**Photograph 3 – view of the interceptor adjacent the former wash bay**

- Forklift and truck maintenance areas. The main workshop was in the northern portion of the site as shown on Figure 4, and during operation (in 2015), there was evidence of small quantities of chemicals and waste oil stored in this area. Given the size of the site, it is possible maintenance activities also occurred in other portions of the site historically.
- Fire pumps including a diesel-powered generator and diesel storage tanks. A fire pump house (containing a diesel generator and storage drum) and two water storage tanks are present in the south western portion of the site. A fire pump house containing a diesel generator is present in the north of the site adjacent to the former maintenance building. There was no evidence of any staining on the ground surface associated with the generators or diesel storage.
- Electrical transformers. Three electrical transformers are present on site in the car park in the south east of the site, adjacent to the fire pump house in the south western portion of the site and adjacent to the fire pump house in the north east of the site. A generator was present in the transformer structure in the south eastern portion of the site. No obvious signs of leaks were evident around any of the transformers and all equipment appeared to be in reasonable condition.

### 4.3 Soil Investigations

Soil investigations have been carried out during two historical sampling events at the site:

- 28 soil bores were drilled as part of SERS 2011 limited investigation. These were generally targeted locations. Greencap has considered the reported results with respect to current site assessment criteria and the only exceedances were for copper (at two locations) and zinc (at one location) exceeding conservative ecological investigation levels within the upper 0.5 metres of the soil profile. There were also minor concentrations of hydrocarbons identified in soils around the two UST areas, but these were below the adopted assessment criteria.
- 112 grid based and 25 targeted soil bores were drilled as part of Greencap's 2015 investigation. The results from most locations tested did not exceed the adopted health or ecological criteria, but impacts were identified as follows:
  - One result for benzo(a)pyrene exceeded the adopted health investigation level (HIL) for standard residential land use from SB83\_0.1-0.3. The reported result was below the adopted HIL for high density residential and commercial/industrial land uses.
  - Elevated results were reported for hydrocarbons above the adopted health screening criteria in near surface soils at five locations. Most of these were under existing bitumen surfaces and there did not appear to be any obvious contamination indicators within the soil profile (i.e. staining and/or odours).

- Elevated results were also reported for hydrocarbons around the two UST areas. Some of the results at depth around the eastern USTs exceeded the health screening levels for vapour intrusion (assuming a residential land use). There were also soil impacts around the western USTs, but at the locations tested, the results did not exceed the adopted assessment criteria.
- Asbestos containing material was identified at one location under the former dry goods warehouse at a depth greater than 1.0m. This was in the form of cement sheet fragments, but there were also some loose fibre bundles identified.

#### 4.4 Groundwater Investigations

Groundwater investigations were initially undertaken in 2011 targeting the underground infrastructure including the two UST areas and the interceptor associated with the wash bay. Fuel related compounds were identified in groundwater adjacent both areas of USTs, most significantly adjacent the USTs in the eastern portion of the site. There were also elevated concentrations of volatile organic chemicals and heavy metals (chromium and lead).

During later sampling in 2015, the reported results generally indicated a decrease in concentrations of the chemicals of concern at wells that had been installed and sampled in 2011. Overall, the 2015 results identified the following:

- Elevated levels of the chlorinated hydrocarbon dichloromethane were reported above potable water assessment criteria in one well in the southern portion of the site. Several results were reported above the laboratory limit of reporting, but below the assessment criteria for chlorinated hydrocarbons (trichloroethene and tetrachloroethene) in the north western portion of the site.
- Pesticides were detected at low concentrations at two locations in the northern and western portions of the site.
- Fuel related compounds were identified in several wells around the USTs in the eastern portion of the site. Results were generally below the adopted assessment criteria during the most recent sampling event.
- There were some isolated heavy metals results, but these were in an upgradient well and may be representative of water quality entering the site from the east.

The SA EPA was notified of the existence of site contamination of groundwater in accordance with S83A of the *Environment Protection Act, 1993*.

#### 4.5 Soil Vapour Investigations

Due to the potential for volatile chemicals around the USTs limited soil vapour investigations were carried out in these portions of the site in 2015.

- Elevated concentrations of chlorinated hydrocarbons were reported above the adopted assessment criteria around the USTs in the north western portion of the site. The source of these impacts was not determined as part of the investigations but given the absence of significant concentrations of these chemicals in groundwater, they may be a result of soil impacts.
- Elevated concentrations of fuel related compounds were also reported from all soil vapour points, but the results were below the adopted assessment criteria.

#### 4.6 Summary of Findings

Several areas of interest were identified during previous investigations at the site. The areas in which remediation, management or additional assessment would likely be required in terms of site redevelopment include:

- Soils in the vicinity of the underground storage tanks in the eastern portion of the site. Soil impacts have been identified at depth (estimated 4.5 to 7m below ground level). The underground tanks and associated infrastructure will need to be removed prior to any redevelopment works so it is expected the impacted soil will be removed at the same time.
- Soils in the vicinity of the underground storage tanks in the north western portion of the site. While no soil impacts have been identified above the adopted screening levels in this area, the presence of solvent related soil vapours in soil (but not in groundwater) suggests there is likely to be impacted soil in this area. Given the underground tanks will need to be removed as part of any redevelopment works, it is expected that impacted soils will also be removed at this time.
- Asbestos containing material identified in soil at one location under the northern portion of the dry goods warehouse. The nature and extent of these impacts would require further assessment.
- Groundwater impacts in the north western and western portions of the site. Solvents and pesticides have been identified (albeit at relatively low concentrations) that would require further assessment if the site was to be redeveloped, and ongoing management.
- Soil vapour impacts in the vicinity of the underground tanks in the north western portion of the site. Impacts have been identified that exceed the adopted investigation levels.

## 5 AREA 2: 5 VALETTA ROAD

Greencap is not aware of any historical environmental investigations having been completed for this parcel of land.

A limited assessment of the history of the site has been researched to identify the characteristics including current and past site activities and uses of the site, where available. Much of the information has been obtained through a property report for the site and surrounding area provided by LotSearch Pty Ltd, which is provided in Appendix D.

### 5.1 Site Description and Layout

Area 2 is approximately 4,360 square metres in size and fronts Valetta Street. The site is almost entirely sealed except for a small area of garden beds adjacent the northern site boundary. Several large inter-connecting buildings cover most of the site. An aerial image showing the current site layout is presented as Figure 5 and photographs from the site boundary follow.



Figure 5 – Area 2 Layout

Greencap notes that no site inspection has been completed for Area 2 as the site is owned by a third party. Greencap is not aware of any proposals for redevelopment of this area. During the inspection of Area 1, the adjacent properties were viewed from accessible locations. There was some evidence of chemical storage



(1,000L Intermediate Bulk Containers (IBCs)) under a large canopy in the central portion of the site (refer Photograph 4). The nature of chemicals stored is not known but there was no evidence of leaks or spills in the areas visible.



**Photograph 4 – view looking north west across central portion of Area 2**



**Photograph 5 – view looking west along northern boundary of Area 2**



**Photograph 6 – view looking south along eastern boundary of Area 2**

## 5.2 History of Ownership / Occupancy

An historical ownership search was conducted on the current Certificate of Title to assess the potential for site contamination to exist because of present or historical land uses.

Copies of the historical Certificates of Title are presented in Appendix E and the sequence of ownership is summarised as follows:

- 1895 to 1931: Edward John Keele (licensed surveyor).
  - Leases over various portions of the land were granted during this period.
- 1931 to 1960: Henry Newton Spencer Wollaston & Rupert James Hamer (solicitors).
- 1960 to 1970: Rupert James Hamer & William George Campbell (solicitors)
- 1970 to 1972: Edward David Bisdee Keele (civil servant).
- 1972 to 1997: Ciba – Geigy Australian Limited (chemical manufacturer).
- 1997 to present: Z & M Investments Pty Ltd.
  - Lease to Wormald Australia Pty Ltd in 2019.

A search of the Universal Business Directory and Sands and McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 and 1910, mapped to a premise or road intersection (refer Appendix D) identified the following business of interest on the site:

- 1984: Ciba – Geigy Australia Pty Ltd (agricultural chemicals manufacturers and / or importer and or/distributors).
- 1991: Ciba – Geigy Australia Pty Ltd (dye / dyestuff / adhesive / agricultural chemicals / chemical manufacturers and / or importer and or/distributors).

## 5.3 Historical Aerial Photography

Aerial photographs of the site dating from 1935 in approximate 10-year intervals have been reviewed by Greencap. A summary of the observations made from these photographs for Area 2 is provided in Table 3. The aerial photographs reviewed are presented in Appendix D.

**Table 3: Summary of Aerial Photograph Observations (Area 2)**

Year	Observations
1935	Area 2 appears to be part of a larger agricultural area primarily used for market gardening, or similar. The land is essentially vacant, except for a small structure visible fronting Valetta Road, which may extend into the north eastern corner of Area 2.
1949	The site still appears to be used for agricultural purposes. A series of glasshouses, or similar have been constructed fronting Valetta Road, and some of these appear to fall within the footprint of Area 2. There are some additional structures visible in the south eastern portion of the site (possibly an additional glasshouse and shed). The remainder of the site appears to remain essentially vacant.
1959	The 1959 aerial photograph shows that the glasshouses visible in 1949 have been removed. There are still some structures near the south eastern corner of the site, but it is not clear if these extend onto the subject land or not. The site continues to be used for market gardening purposes.
1969	The 1969 aerial photograph shows Area 2 has been cleared and does not appear to be used for market gardening purposes (based on the absence of patterns on the ground surface). The site appears to be part of a larger parcel of essentially vacant land. There is some evidence of soil disturbance / earthworks in the south eastern portion of the site which may be associated with activities on Area 1.
1979	The 1979 aerial photograph shows that the site has been developed. A large building has been constructed fronting Valetta Road, with a bitumen sealed surface surrounding the building. A second smaller building has been constructed in the southern portion of Area 2. The ground surface in the central and southern portions of the site appears to be unsealed.

**Table 3: Summary of Aerial Photograph Observations (Area 2)**

Year	Observations
1989	Additional development has occurred on the site with a new structure constructed immediately south of the main building on the site. Most of the area now appears to have been sealed with concrete and/or bitumen, with the exception of an area along the northern and western boundaries.
1999	The 1999 aerial photograph shows no significant changes to Area 2 when compared with the 1989 aerial photograph.
2006	The 2006 aerial photograph shows that the building in the southern portion of Area 2 has been demolished and a larger building has been constructed which covers the majority of the southern portion of the site. This appears to be associated in with the existing building in the northern portion of the site.
2011 - 2021	The 2011, 2016 and 2021 aerial photographs show no significant changes to Area 2 when compared with the 2006 aerial photograph.

#### 5.4 Potentially Contaminating Activities

Based on the limited desktop reviews for Area 2, the potentially contaminating activities identified include (but may not be limited to):

- Use of pesticides, herbicides and fertilisers during the historical use of the site for agricultural activities, and more specifically market garden purposes. Pesticides and herbicides may also have been used across the site since development occurred for general maintenance purposes.
- Historical use of the site by Ciba – Geigy Australia Pty Ltd from the early 1970s until at least the late 1990s. Details of the use of the site during this period are extremely limited but Ciba-Geigy are known to be a chemical manufacturer and distributor. As such, the manufacture, storage and potential disposal of chemicals at the site is possible.
- More recent use of the site by Wormald. The nature of site activities during their lease period is unknown, but without further evidence the potential for storage of firefighting chemicals possibly including per- and polyfluoroalkyl substances (PFAS) cannot be ruled out.
- Use of imported fill materials of unknown origin prior to / during site development for site levelling and as a base course under site buildings and sealed areas.

The nature and extent of any site contamination is unknown and Greencap is not aware of any intrusive investigations having been undertaken across this area.



## 6 AREA 3: 7 VALETTA ROAD

GreenCap is not aware of any historical environmental investigations having been completed for this parcel of land.

A limited assessment of the history of the site has been researched to identify the characteristics including current and past site activities and uses of the site, where available. Much of the information has been obtained through a property report for the site and surrounding area provided by LotSearch Pty Ltd, which is provided in Appendix D.

### 6.1 Site Description and Layout

Area 3 is approximately 4,550 square metres in size and fronts Valetta Street. The site is almost entirely sealed except for a grassed area in the northern portion of the site and garden beds along the western site boundary. A large building covers most of the site, and there are several smaller structures in the southern portion of the Area. GreenCap notes that no site inspection has been completed as the site is owned by a third party. GreenCap is not aware of any proposals for redevelopment of this portion of the site. An aerial image showing the current site layout is presented as Figure 6 and photographs from the site boundary follow.



Figure 6 – Area 3 Layout



**Photograph 7 – view looking south east across the northern portion of Area 3**



**Photograph 8 – view looking south along the western boundary of Area 3**

## **6.2 History of Ownership / Occupancy**

An historical ownership search was conducted on the current Certificate of Title to assess the potential for site contamination to exist because of present or historical land uses.

Copies of the historical Certificates of Title are presented in Appendix E and the sequence of ownership is summarised as follows:

- 1895 to 1931: Edward John Keele (licensed surveyor).
  - Leases over various portions of the land were granted during this period.
- 1931 to 1960: Henry Newton Spencer Wollaston & Rupert James Hamer (solicitors).
- 1960 to 1970: Rupert James Hamer & William George Campbell (solicitors)
- 1970 to 1970: Mary Joyce Peppin Swan.
- 1970 to 2010: Research Laboratories of Australia Pty Ltd.
- 2010 to present: Rolleb Investments Pty Ltd.
  - Lease to Research Laboratories of Australia Pty Ltd in 2010.
  - Lease to Fugro Lads Corporation Pty Ltd in 2011.
  - Lease to Fugro Australia Marine Pty Ltd in 2021.

A search of the Universal Business Directory and Sands and McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 and 1910, mapped to a premise or road intersection (refer Appendix D) did not identify any businesses of interest on the site.

### 6.3 Historical Aerial Photography

Aerial photographs of the site dating from 1935 in approximate 10-year intervals have been reviewed by Greencap. A summary of the observations made from these photographs for Area 3 is provided in Table 4. The aerial photographs reviewed are presented in Appendix D.

Table 4: Summary of Aerial Photograph Observations (Area 3)	
Year	Observations
1935	Area 3 appears to be part of a larger agricultural area primarily used for market gardening, or similar. The land is essentially vacant, except for a small structure visible fronting Valetta Road, which may extend into the north western corner of Area 3.
1949	The site still appears to be used for agricultural purposes. A series of glasshouses, or similar have been constructed fronting Valetta Road. The remainder of the site appears to remain essentially vacant.
1959	The 1959 aerial photograph shows that the glasshouses visible in 1949 have been removed. The site continues to be used for market gardening purposes. An access driveway is visible near the western boundary of Area 3.
1969	The 1969 aerial photograph shows Area 3 has been cleared and does not appear to be used for market gardening purposes (based on the absence of patterns on the ground surface). The site appears to be part of a larger parcel of essentially vacant land.
1979	The 1979 aerial photograph shows that the site has been developed. A large building has been constructed fronting Valetta Road, with grass areas visible to the north and south of this building. A second smaller structure (possibly two structures) has been constructed in the southern portion of Area 3. The ground surface in the southern portion of Area 3 appears to be bitumen paved.
1989	Additional development has occurred on the site with a new structure constructed immediately south of the main building on the site, which appears to be connected to the other structures in the southern portion of the area. The balance of the site appears to be used primarily for car parking purposes.
1999	The 1999 aerial photograph shows no significant changes to most of Area 3, but an additional building (or possibly multiple smaller structures) appear to have been constructed on the southern boundary.
2006	The 2006 aerial photograph shows no significant changes to most of the site. A shipping container (or similar) is visible in the southern portion of the site, but there does not appear to be any obvious changes to the buildings on the site.
2011 - 2021	The 2011, 2016 and 2021 aerial photographs show no significant changes to Area 3 when compared with the 2006 aerial photograph.

### 6.4 Potentially Contaminating Activities

Based on the limited information reviews for Area 3, the potentially contaminating activities identified include (but may not be limited to):

- Use of pesticides, herbicides and fertilisers during historical use of the site for agricultural activities, and more specifically market garden purposes. Pesticides and herbicides may also have been used across the site since development occurred for general maintenance purposes.
- Historical use of the site by Research Laboratory from the 1970s until around 2010. Details of the use of the site during this period are extremely limited, but the potential for the storage, use and disposal of laboratory chemicals and production of waste substances cannot be ruled out.
- Use of imported fill materials of unknown origin prior to / during site development for site levelling and as a base course under site buildings and sealed areas.

The nature and extent of any site contamination is unknown and Greencap is not aware of any intrusive investigations that have been undertaken across this area.

## 7 SURROUNDING AREA

Greencap has considered the use of surrounding properties and the potential for contamination that may impact on the proposed rezoning of the site. It is acknowledged that the surrounding properties are currently largely residential (refer Section 2.2).

### 7.1 Historical Business Directory Searches

Searches of the Universal Business Directory and Sands and McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 and 1910, mapped to a premise or road intersection identified numerous results for the site and surrounding area. The search results are included in Appendix D. Several off-site occupiers of note were identified, including:

- 68A Rowells Road (52m south east) – various listings for crash repairers, panel beaters/spray painters, and welders (1965, 1973, 1984 and 1991). A furniture manufacturer / furnisher was also listed at this address in 1965.
- 66 Rowells Road (82m south east) – listing for motor engineer and repairers.

Other listings are noted, but aerial imagery for the periods indicated suggests the allotments of interest were of residential size and as such, the businesses listed are more likely to be occupations of residences, rather than specifically relating to activities being undertaken.

There were also road matches (no listed current address) for various businesses including: sand and metal suppliers (Findon Road, 1973), plastic goods manufacturer and supplier (Valetta Road, 1973), motor engineers, garage or service station (Rowells Road, 1965) and market gardeners and horticulturalists (Rowells Road, 1930).

There were other listings for activities of interest such as dry cleaners, motor garages and service stations, but these all appear to be more than 300 metres from the site.

### 7.2 Government Searches

#### EPA Site Contamination Index

A search was conducted of the EPA's on-line Site Contamination Index for information relating to notifications and reports received by the EPA. The Index provides information relating to Site Contamination, Audit notifications and reports that relate to specific suburbs or towns. The search was undertaken within a 1 kilometre radius of the site.

A notification under Section 83A of *the Act* (i.e. groundwater contamination) is recorded for the site. This relates to the groundwater assessment completed as part of historical investigations (refer Section 4).

Other nearby sites (within 500m) with information on the Index include:

- An Audit report (pre-2009) for a property located 22m to the north east at 323 Findon Road, Kidman Park. The activity of interest is listed as liquid organic chemical substances storage.
- An Audit report (pre-2009) for a property located 172m to the south west on Dunrobin Street, Lockleys, but no activity of interest was recorded.
- A Section 109 notification for a property located 204m south at 59 Main Street, Lockleys relating to agricultural activities.
- A Section 83A notification for a property 495m north at 338-342 Findon Road, Kidman Park. The activity of interest is listed as liquid organic chemical substances storage.

Most of the listings within the search radius are not in the inferred up-hydraulic gradient direction of the site. The only site in the up-hydraulic gradient direction (east / south east) within 500m is the property at 323 Findon Road, Kidman Park, which is located across Findon Road immediately to the east. Greencap has not obtained / reviewed reports for offsite activities as part of this investigation.

#### **EPA Public Register Authorisations, Applications, and EPA assessment Areas**

A search was undertaken for EPA Protection or Clean Up Orders within a 1 kilometre radius of the site. Two Environment Protection Orders were recorded within the search area. One for a site located at 55 Torrens Avenue, Lockleys (255m south west), where the activity was described as '*disposal of asbestos contaminated waste soil at site not licenced to receive waste*'. The other site listed was more than 500m from the site.

A search for EPA authorisation and authorisation applications did not identify any results within 500m of the site. The nearest EPA Licence relates to a site 779m north and relates to activities producing listed wastes..

No EPA assessment areas were listed within the 1 kilometre radius search area.

#### **PFAS Investigation Sites**

No Defence PFAS investigation and management programs were found within a 1 kilometre search of the site. An Airservices Australia National PFAS management programs was identified for Adelaide Airport, located almost 1.7km south of the site. This is not considered relevant to the subject land.

#### **Waste Management and Liquid Fuel Facilities**

A search for waste management and liquid fuel facilities was undertaken within a 1 kilometre radius of the site. No waste management facilities were recorded on the site or neighbouring sites. A National Liquid Fuel Facility (petrol station) was recorded 920m north of the site at 245 Findon Road, Findon.

#### **Heritage**

Searches were undertaken Commonwealth Heritage List, National Heritage List and State Heritage Areas and SA Heritage Places on-site and within a 1 kilometre radius of the site. The site was not listed on any of the search results.

#### **Aboriginal Land**

No records were listed for grants relating to Aboriginal land on-site or within a 1 kilometre radius of the site.



## 8 CONCLUSIONS

Greencap has reviewed the contamination status of the site utilising a range of historical reports and readily available information. For this assessment, the site was separated into three areas; Area 1 – 404-450 Findon Road, Area 2 – 5 Valetta Road and Area 3 – 7 Valetta Road.

The entire site appears to have been used for agricultural purpose (market gardens) until the 1960s at which point Area 1 was developed for commercial / industrial purposes for use by Metcash as a distribution centre. Over time, Area 1 was developed with additional warehousing and associated facilities and used for similar purposes until recently. Area 1 is currently essentially vacant, but some areas of the site are leased for use as laydown / storage for construction/civil businesses.

The remainder of the site was undeveloped until the 1970s when Area 2 was developed for use by Ciba – Geigy Australia (a chemical manufacturer and distributor) and Area 3 was developed for use as a research laboratory. Area 2 appears to have been used by Ciba – Geigy until at least the late 1990s and while details of site use since this time are largely unknown, it is currently occupied by Wormald Australia, fire safety specialists. Area 3 appears to have been used for research laboratory purposes until approximately 2010, at which point Fugro (geo-data specialists) took over occupancy.

The identified potentially contaminating activities include (but may not be limited to):

- Use of pesticides, herbicides and fertilisers during historical use of the site for agricultural activities, and more specifically market garden purposes. Pesticides and herbicides may also have been used across the site since development occurred for general maintenance purposes.
- Use of imported fill materials of unknown origin prior to / during site development for site levelling (particularly in the southern portion of the site near the River Torrens) and as a base course under site buildings and sealed areas and for construction of a noise mound along the western boundary of the site.
- Use of Area 1 as a distribution centre by Metcash since the 1960s. Activities of interest include two areas of underground fuel storage and dispensing, a truck wash down bay and associated interceptor pit, forklift and vehicle maintenance activities and various areas where quantities of fuels (diesel), oils and other chemicals may have been stored.
- Use of Area 2 by Ciba – Geigy Australia Pty Ltd from the early 1970s until at least the late 1990s. Details of the use of the site during this period are limited but Ciba-Geigy are a chemical manufacturer and distributor. As such, the manufacture, storage and potential disposal of chemicals at the site is possible.
- Use of Area 2 by Wormald over recent years. The nature of site activities during their lease period is unknown, but without further evidence the potential for storage of firefighting chemicals, possibly including per- and polyfluoroalkyl substances (PFAS), cannot be ruled out.
- Use of Area 3 by a research laboratory from the 1970s until around 2010. Details of the use of the site during this period are limited, but the potential for spillage/leakage of laboratory chemicals and production of waste substances cannot be ruled out.

Site contamination investigations have been completed across most of the site (roughly 90% based on area). The main findings are as follows:

- At most locations where soil was tested, there were no elevated results that exceed the adopted assessment criteria. As such, there is no evidence of widespread soil contamination across the site.
- Site contamination has been identified in the vicinity of both areas of underground fuel storage and dispensing. This is in the form of soil impacts surrounding the tanks and there is also evidence of groundwater and soil vapour impacts associated with leakage from the underground infrastructure.

- Asbestos containing material was identified in soil under the northern portion of the former dry goods warehouse (largest building within Area 1). The nature and extent of these impacts requires further assessment. While asbestos was not identified at any of the other locations tested, the assessment was undertaken using soil bores only.
- Groundwater impacts (in addition to the fuel impacts around the underground storage tanks) have been identified in the north western and western portions of the site. Solvents and pesticides have been identified (albeit at relatively low concentrations). At the concentrations detected, the results are unlikely to present an unacceptable risk to future site users if groundwater is not extracted for use. Further assessment is required to better define the nature and extent of these impacts and (where possible) identify sources.

It is acknowledged that additional works will be required to confirm the site's suitability for any future use, particularly where more sensitive land uses are proposed in accordance with the requirements of '*Practice Direction 14 – Site Contamination Assessment 2021*' issued by the State Planning Commission. There will be a requirement for targeted remediation and/or management of identified site contamination issues, but these would be addressed through future intrusive site assessment. Where future development includes sensitive land uses (such as residential), a Site Contamination Auditor will be required to provide the ultimate statement of suitability.

There are portions of the site (specifically Areas 2 and 3) where no site-specific investigations have been undertaken. There has been some limited assessment of groundwater in the inferred downhydraulic gradient of these areas and no significant widespread issues were identified.

Overall, based on the available information and the identified environmental condition of the site, no site contamination issues have been identified which would preclude rezoning for mixed-use purposes, which may include low to medium density residential.



**Environmental Condition – Site Contamination Study**

**Fairland Group Pty Ltd**

**Cnr Findon & Valetta Roads, Kidman Park**

**APPENDIX A    SAPPA REPORTS**

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



**Address Details**

Unit Number:

Street Number: 436

Street Name: FINDON

Street Type: RD

Suburb: KIDMAN PARK

Postcode: 5025

**Property Details:**

Council: CITY OF CHARLES STURT

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

Federal Electorate: HINDMARSH (2013), HINDMARSH (2016), HINDMARSH (2019)

Hundred: YATALA

Valuation Number: 2513185505

Title Reference: CT6154/507

Plan No. Parcel No.: D19661A401

Zoning details next page

Scale ≈ 1:4383 (on A4 page)

200 metres≈

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Lotsearch Pty Ltd ABN 89 600 168 018

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## Zone Details

### Zones

Strategic Employment (Z5720) - SE

### Overlays

**Airport Building Heights (Regulated) (O0303) - All structures over 15 metres**

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

**Advertising Near Signalised Intersections (O0305)**

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

**Building Near Airfields (O0601)**

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

**Hazards (Flooding) (O2403)**

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

**Hazards (Flooding - General) (O2414)**

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

**Prescribed Wells Area (O4804)**

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

**Regulated and Significant Tree (O5404)**

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

**Traffic Generating Development (O6001)**

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

**Urban Transport Routes (O6301)**

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

**Water Resources (O6902)**

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

### Variations

**Maximum Building Height (Metres) (V0002) - 12**

Maximum building height is 12m

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



Address Details

**Unit Number:**  
**Street Number:** 404  
**Street Name:** FINDON  
**Street Type:** RD  
**Suburb:** KIDMAN PARK  
**Postcode:** 5025

Property Details:

**Council:** CITY OF CHARLES STURT  
**State Electorate:** COLTON (2014), COLTON (2018), COLTON (2022)  
**Federal Electorate:** HINDMARSH (2013), HINDMARSH (2016), HINDMARSH (2019)  
**Hundred:** YATALA  
**Valuation Number:** 2513233001  
**Title Reference:** CT6155/62  
**Plan No. Parcel No.:** F6069A301

Zoning details next page

Scale ≈ 1:672 (on A4 page)

25 metres≈

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## Zone Details

### Zones

Strategic Employment (Z5720) - SE

### Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Advertising Near Signalised Intersections (O0305)

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Building Near Airfields (O0601)

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

Hazards (Flooding - General) (O2414)

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

Prescribed Wells Area (O4804)

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

Regulated and Significant Tree (O5404)

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

Traffic Generating Development (O6001)

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

Urban Transport Routes (O6301)

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

### Variations

Maximum Building Height (Metres) (V0002) - 12

Maximum building height is 12m



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



**Address Details**

Unit Number:

Street Number: 5

Street Name: VALETTA

Street Type: RD

Suburb: KIDMAN PARK

Postcode: 5025

**Property Details:**

Council: CITY OF CHARLES STURT

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

Federal Electorate: HINDMARSH (2013), HINDMARSH (2016), HINDMARSH (2019)

Hundred: YATALA

Valuation Number: 2513234004

Title Reference: CT5415/550

Plan No. Parcel No.: F13538A306

Zoning details next page


Scale ≈ 1:931 (on A4 page)

25 metres≈

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Government of South Australia  
Attorney-General's Department

Lotsearch Pty Ltd ABN 89 600 168 018

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1/2

## Zone Details

### Zones

Strategic Employment (Z5720) - SE

### Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Advertising Near Signalised Intersections (O0305)

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Building Near Airfields (O0601)

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

Hazards (Flooding - General) (O2414)

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

Prescribed Wells Area (O4804)

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

Regulated and Significant Tree (O5404)

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

Traffic Generating Development (O6001)

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

### Variations

Maximum Building Height (Metres) (V0002) - 12

Maximum building height is 12m



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



Address Details

**Unit Number:**  
**Street Number:** 7  
**Street Name:** VALETTA  
**Street Type:** RD  
**Suburb:** KIDMAN PARK  
**Postcode:** 5025

Scale ≈ 1:967 (on A4 page)

50 metres≈

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

Property Details:

**Council:** CITY OF CHARLES STURT  
**State Electorate:** COLTON (2014), COLTON (2018), COLTON (2022)  
**Federal Electorate:** HINDMARSH (2013), HINDMARSH (2016), HINDMARSH (2019)  
**Hundred:** YATALA  
**Valuation Number:** 2513240009  
**Title Reference:** CT5830/738  
**Plan No. Parcel No.:** F13538A305

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Zoning details next page

## Zone Details

### Zones

Strategic Employment (Z5720) - SE

### Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Building Near Airfields (O0601)

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

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### Variations

Maximum Building Height (Metres) (V0002) - 12

Maximum building height is 12m

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 6154 Folio 507

**Parent Title(s)** CT 6134/993  
**Creating Dealing(s)** DDA 12292290  
**Title Issued** 25/03/2015      **Edition** 9      **Edition Issued** 03/06/2021

## Estate Type

FEE SIMPLE

## Registered Proprietor

FAIRLAND GROUP PTY. LTD. (ACN: 609 132 363)  
OF 19 FULLARTON ROAD KENT TOWN SA 5067

## Description of Land

ALLOTMENT 401 DEPOSITED PLAN 19661  
IN THE AREA NAMED KIDMAN PARK  
HUNDRED OF YATALA

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A AND B (TG 11640603)

## Schedule of Dealings

Dealing Number	Description
8549394	LEASE TO METCASH TRADING LTD. COMMENCING ON 18/05/1998 AND EXPIRING ON 30/06/2021

## Notations

**Dealings Affecting Title** NIL

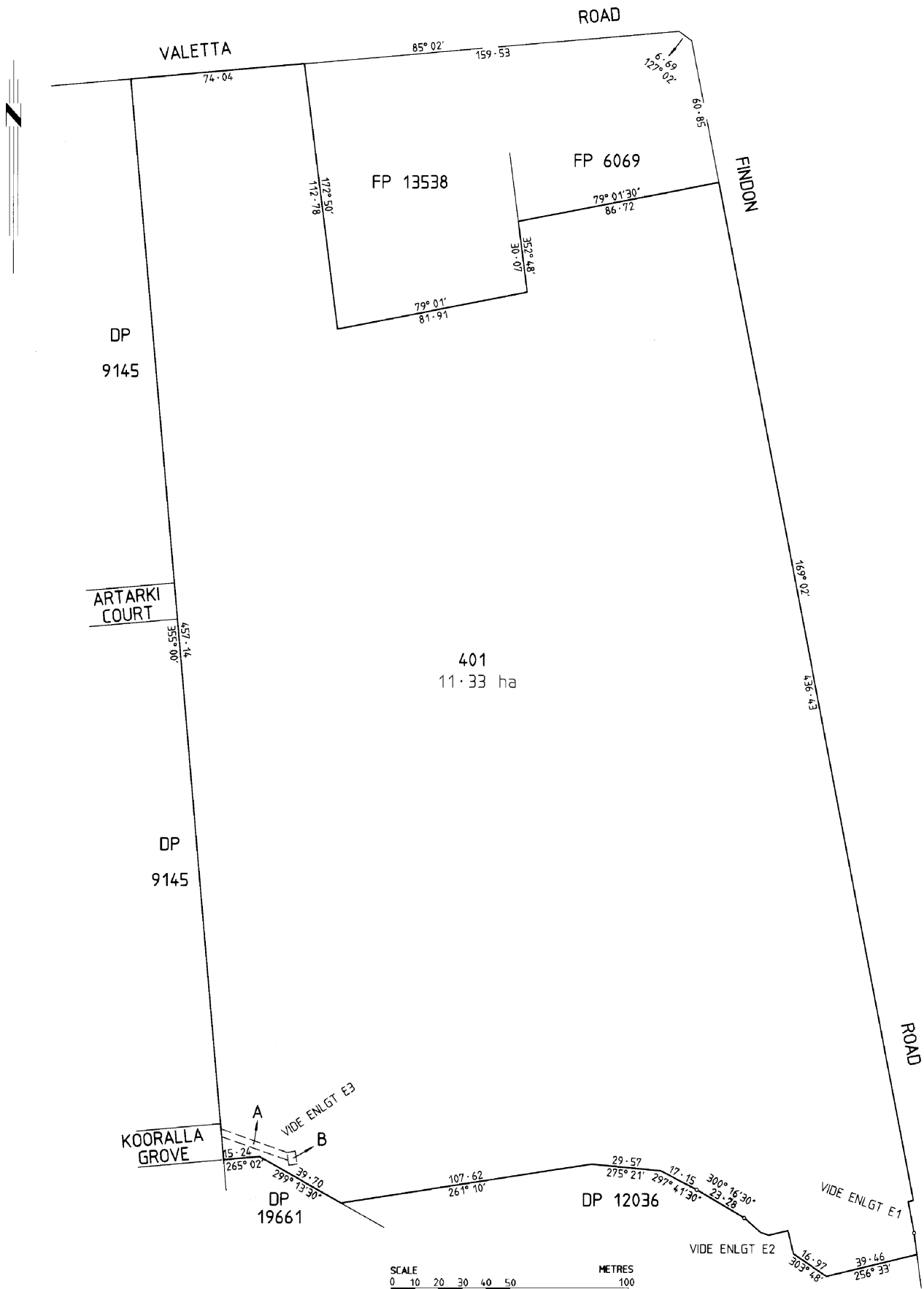
**Priority Notices** NIL

**Notations on Plan** NIL

### Registrar-General's Notes

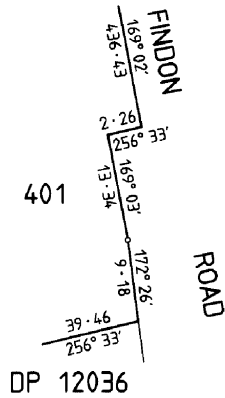
PLAN FOR LEASE PURPOSES VIDE G168/2000  
TEXTUAL AMENDMENT VIDE 12491414

**Administrative Interests** NIL

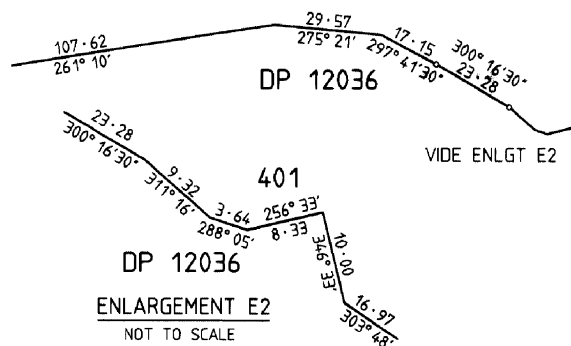
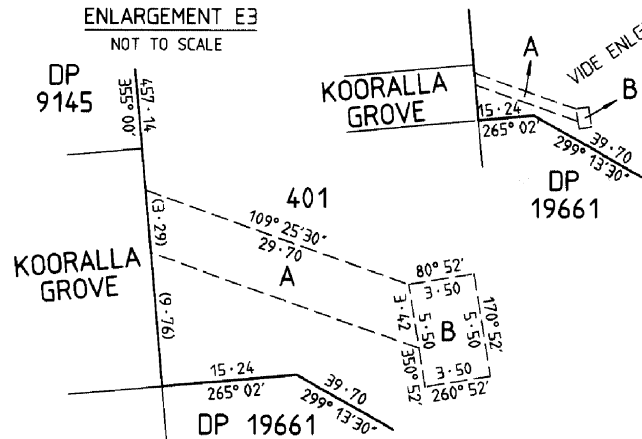




**ENLARGEMENT E1**  
NOT TO SCALE



**ENLARGEMENT E3**  
NOT TO SCALE



REAL PROPERTY ACT, 1886



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## Certificate of Title - Volume 6155 Folio 62

**Parent Title(s)** CT 6134/985  
**Creating Dealing(s)** DDA 12295631  
**Title Issued** 31/03/2015      **Edition** 8      **Edition Issued** 03/06/2021

## Estate Type

FEE SIMPLE

## Registered Proprietor

FAIRLAND GROUP PTY. LTD. (ACN: 609 132 363)  
OF 19 FULLARTON ROAD KENT TOWN SA 5067

## Description of Land

ALLOTMENT 301 FILED PLAN 6069  
IN THE AREA NAMED KIDMAN PARK  
HUNDRED OF YATALA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
8549395	LEASE TO METCASH TRADING LTD. (ACN: 000 031 569) COMMENCING ON 18/05/1998 AND EXPIRING ON 30/06/2021

## Notations

**Dealings Affecting Title** NIL

**Priority Notices** NIL

**Notations on Plan** NIL

### Registrar-General's Notes

TEXTUAL AMENDMENT VIDE 12491414

**Administrative Interests** NIL



