

ATTACHMENT M – EPA NOTIFICATION OF AUDIT COMMENCEMENT

DRAFT

SITE CONTAMINATION AUDIT SYSTEM NOTIFICATION BY AUDITOR AFTER COMMENCEMENT OF AUDIT



INSTRUCTIONS

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

103Z—Requirements relating to site contamination audits

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

Penalty: Division 5 fine.

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

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

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

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

This form is to be completed by the 'responsible auditor' under the Act and the Regulations. This is the auditor who personally carried out or directly supervised the work involved in the audit.

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

If a restricted scope is being applied to the audit subject to the commencement notification, attach a copy of the restricted scope objectives as an annexure (to the particulars relating to the relevant land and the audit site) to the form.

Please do not modify the form by moving or deleting sections or text, including these instructions.

Please ensure you are using the current version of the form (check the [EPA website](#)).

Refer to the current version of the EPA publication [Guidelines for the site contamination audit system](#), for further information. For any enquiries or questions relating to the site contamination audit system, including requests for editable versions of this form, contact the EPA Site Contamination Branch.

Commencement of audit forms must be sent to:

By mail

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

Forms can also be emailed in pdf format to the Manager and an auditor's allocated EPA coordinator.

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

Telephone: (08) 8204 2004

Email: [<EPASitecontam@sa.gov.au>](mailto:EPASitecontam@sa.gov.au)

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

SECTION A: AUDITOR DETAILS	
Name of auditor*:	Adrian Webber
Auditor's accreditation number:	2009001
Term of auditor's accreditation:	1 July 2018 to 1 July 2022
Name of auditor's company or business:	Mud Environmental Pty Ltd
SECTION B: AUDIT SITE DETAILS	
Auditor's project reference:	ME-420
Name of audit site <i>[if applicable]</i> :	Former Metcash distribution facility
Address of audit site:	404 + 436 Findon Road, Kidman Park, South Australia
Name of council for area in which audit site is situated <i>[if within council area]</i> :	City of Charles Sturt
Provide the following particulars** relating to the relevant land and the audit site: <i>** If insufficient space, details may be annexed to this form</i>	
- certificates of title of all the relevant land and an indication of whether the audit site comprises all or part only of the land shown on or described in the certificates of title	<p>Certificates of Title:</p> <ol style="list-style-type: none"> Volume 6155 Folio 62 (all): <ol style="list-style-type: none"> Allotment 301 in Deposited Plan 6069 in the area named Kidman Park, Hundred of Yatala Volume 6154 Folio 507 (all): <ol style="list-style-type: none"> Allotment 401 in Deposited Plan 19661 in the area named Kidman Park, Hundred of Yatala <p>Refer to Attachment 1 for property details from SAPPA</p> <p>AMG coordinates: Zone 54: 274,657.00 E, 6,133,495.00 S</p>
- details sufficient to identify the location of the land, including section or allotment numbers, area and hundred and AMG co-ordinates (GDA 94, UTM 53 and 54)	
- audit plans indicating the location and extent of the audit site (which must comply with the guidelines issued by the EPA from time to time)	Refer to Attachment 2 for a site plan showing the audit site boundary

SECTION C: AUDIT COMMENCEMENT DETAILS	
Name of owner of audit site:	Fairland Group Pty Ltd
Name of occupier of audit site:	Vacant
Name, postal address and position of person who commissioned audit:	Mr. Scott Searle General Manager Fairland Group Pty Ltd 19 Fullarton Road Kent Town SA 5067
Indicate authority of person who commissioned audit:	EPA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Owner Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Occupier Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Developer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Other [please specify]
Indicate reasons for audit [indicate all reasons]:	Required under the Development Act 1993 Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Required under the Environment Protection Act 1993 Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Other:
If audit is required under the <i>Environment Protection Act 1993</i> , provide EPA reference number:	N/A
Indicate audit purposes [indicate all purposes]:	Determining the nature and extent of any site contamination present or remaining on or below the surface of the site. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Determining the suitability of the site for a sensitive use or another use or range of uses. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Determining what remediation is or remains necessary for a specified use or range of uses. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> [NB: an audit may be required for all of the above purposes.]
Date of commencement of audit:	30 November 2021
Estimated date of completion of audit:	June 2022

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

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

1 one audit

SECTION D: LAND USE AND ACTIVITY DETAILS

Indicate:

Proposed site use:	Residential uses (range of types including both ASC NEPM standard and high density scenarios), open space and commercial uses
Current site use, or, if currently unoccupied, most recent site use:	Vacant – former Metcash distribution facility
Any potentially contaminating activities (within the meaning of regulation 50 of the <i>Environment Protection Regulations 2009</i>) known to have occurred at the site:	Yes: <ul style="list-style-type: none"> ▪ Agricultural activities (market gardening) ▪ Fill or soil importation ▪ Liquid organic chemical substances - storage

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

relevant planning authority:	City of Charles Sturt
development application number [if known]:	N/A
site zoning:	Strategic Employment (Z5720) - SE

DECLARATION

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

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

Signed*:



Dated: 8 December 2021

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

This notification must be lodged with the EPA.

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

- Attachments:**
1. **Site details from SAPPA**
 2. **Site plan showing audit boundaries**



ATTACHMENT 1

SAPPA Parcel Report

Date Created: November 19, 2021

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



Scale ≈ 1:5000 (on A4 page)

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

200 metres≈

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Government of South Australia
Attorney-General's Department

Plan No. Parcel No.: F6069A301

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.

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

SAPPA Parcel Report

Date Created: November 19, 2021

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



Scale \approx 1:5000 (on A4 page)

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

200 metres \approx

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Government of South Australia
Attorney-General's Department

Plan No. Parcel No.: D19661A401

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.

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



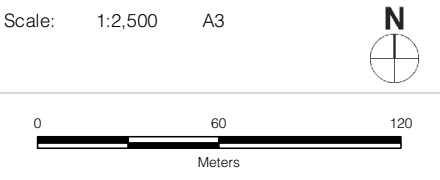
ATTACHMENT 2



Project:	Site Contamination Audit Report 404-450 Findon Road Kidman Park, SA
Client:	Fairland Group Pty Ltd
Mud Ref.:	ME-420
Revision:	1

FIGURE 1

SITE LOCATION + LAYOUT PLAN
SHOWING AUDIT BOUNDARY



Coord. Sys.: MGA Zone 54 (GDA 94)

LEGEND
 Site Boundary

