Attachment A: Code amendment advice

Ian Lightfoot

From: Bradford, Geoffrey (EPA) <Geoffrey.Bradford@sa.gov.au>
Sent: Thursday, 21 May 2020 7:37 PM
To: 'Dontotino@totinowines.com.au'; Graeme Miller; 'Lou Fantasia'; 'Jim Gronthos'; Craig Daniel; 'db@jensenplus.com.au'
Cc: Thompson, Shannon (EPA); Boyce, Wendy (EPA); Cother, James (EPA)
Subject: Albert Park Mixed Use DPA - Site Contamination [DLM=For-Official-Use-Only]

For Official Use Only

Everyone,

Thank you for meeting on 13 May 2020 to discuss site contamination issues in relation to the Albert Park Mixed Use Development Plan Amendment (DPA).

The primary areas of discussion were the site contamination audit that is being undertaken for 24-30 Murray Street and the report, *Preliminary Environmental Assessment Development Plan Amendment Area, Albert Park South Australia*, prepared by LBW.

Site Contamination Audit 24-30 Murray Street
During the meeting the EPA advised that interim audit advice should be provided to assist the planning process.

The area for which the audit is being undertaken is recognised as a high-risk site. Intrusive works, including soil, soil vapour and groundwater assessments have been undertaken and have identified concentrations of trichloroethylene in groundwater and soil vapour exceeding relevant guidelines.

As a high-risk site it becomes necessary for additional actions (that may not be necessary for lower-risk sites) to be undertaken to ensure that the planning process is fully informed. Interim audit advice can inform planners as to whether particular policies need to be applied to the area or what rezoning may be required to enable development that is suitable for that site to be undertaken.

The interim audit advice can be provided when sufficient assessment had been undertaken to enable the risks and any remediation options to be understood. Interim audit advice can be provided prior to completion of the audit.

It was advised by Graeme Miller at the meeting that interim audit advice could be completed in 3-6 months.

Preliminary Environmental Assessment Development Plan Amendment Area, Albert Park South Australia
As requested at the meeting, the EPA has reviewed the *Preliminary Environmental Assessment Development Plan Amendment Area, Albert Park South Australia* (the 'PEA')prepared by LBW.

The EPA notes that the PEA was undertaken for the entire area affected by the DPA, including the area subject to the site contamination audit. The PEA was undertaken in general accordance with the Preliminary Site Investigation process identified in the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)*.

For those areas affected by the DPA that are outside of the area affected by the site contamination audit, the EPA considers that the PEA is suitable for informing preparation of planning policies for the DPA to ensure site contamination is able to be assessed in any future development applications. Preparation of policies for the area affected by the site contamination audit would need to wait the interim audit advice.

If you would like to add any further points to the notes above or have any further questions please let me know.

Regards,

Geoff

Geoffrey Bradford
Senior Planning Officer (Policy and Projects)
Work Phone (08) 8204 9821 Work Fax (08) 8124 4673

Environment Protection Authority
GPO Box 2607, Adelaide, S.A. 5001, AUSTRALIA



www.epa.sa.gov.au

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The Hon Vickie Chapman MP

Government of South Australia

Deputy Premier

Attorney-General

Minister for Planning and Local Government

GPO Exchange
10 Franklin Street
Adelaide SA 5000

GPO Box 464
Adelaide SA 5001
DX 336

Tel 08 8207 1723
Fax 08 8207 1736

21MPL1469

12 May 2021

Mr Paul Sutton
Chief Executive Officer
City of Charles Sturt

By email: jtagliaferri@charlessturt.sa.gov.au

Dear Mr Sutton

I write to advise that under section 73(2)(b)(iv) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Albert Park Mixed Use Code Amendment.

The initiation approval is on the basis that, under section 73(4)(a) of the Act, the City of Charles Sturt will be the Designated Entity responsible for undertaking the Code Amendment process.

I also advise that the Commission has, under section 73(6)(e) of the Act, specified that the Designated Entity must undertake preliminary consultation with the Environment Protection Authority (EPA) in order to determine whether the land can be appropriately remediated to accommodate more sensitive land uses.

Under section 73(5) of the Act, the approval is also subject to the following conditions:

- The Designated Entity must obtain the approval of the Commission to undertake public consultation following preliminary consultation with the EPA.
- The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code (on the date the Amendment is released for consultation).
- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional – Planning Level 1 under the Act.

In addition, the Commission has specified, under section 73(6)(e) of the Act, that the Designated Entity must consult with the following stakeholders:

- Department for Environment and Water
- Environment Protection Authority
- Department for Infrastructure and Transport

- SA Health (Department for Health and Wellbeing)
- Utility providers including SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN and other telecommunications providers
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

Further, the Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations or information requirements in addition to that outlined in the Proposal to Initiate:

- Completion of the interim audit report into site contamination to demonstrate the appropriateness (or otherwise) of the land for sensitive land uses.
- Consideration of potential interface issues between the employment / commercial activities and residential development, with particular regard to noise, air quality and vehicle movements along Port Road.
- Exploration of the opportunity for increased open space provision.

In addition, it should be noted that further investigations may be required in response to feedback or advice received through the engagement process.

Notes

1. In accordance with sections 44(6) and 73(6)(d) of the Act, consultation in writing must be undertaken with:
    - Owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the Planning, Development and Infrastructure (General) Regulations 2017.
2. Engagement must meet the Community Engagement Charter as guided by the Community Engagement Charter toolkit at: https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

Please contact Ms Nadia Gencarelli, A/Team Leader, Code Amendments, from the Attorney-General's Department on 7109 7036 or email nadia.gencarelli@sa.gov.au if you would like to discuss further.

Yours sincerely

VICKIE CHAPMAN MP
DEPUTY PREMIER
MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Attachment B: Site plans



Legend

Site Boundary

0 15 30 60 90 Meters

Land & Water Consulting Pty Ltd
Email: enquiries@lwconsulting.com.au
Web: www.lwconsulting.com.au

Date: June 2018

N

Projection: GDA 1994, Zone 54

Project:

Detailed Site Investigation -
24 - 30 Murray Street, Albert Park,
South Australia

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

Site Location Plan

Appendix in Set 1 of 6

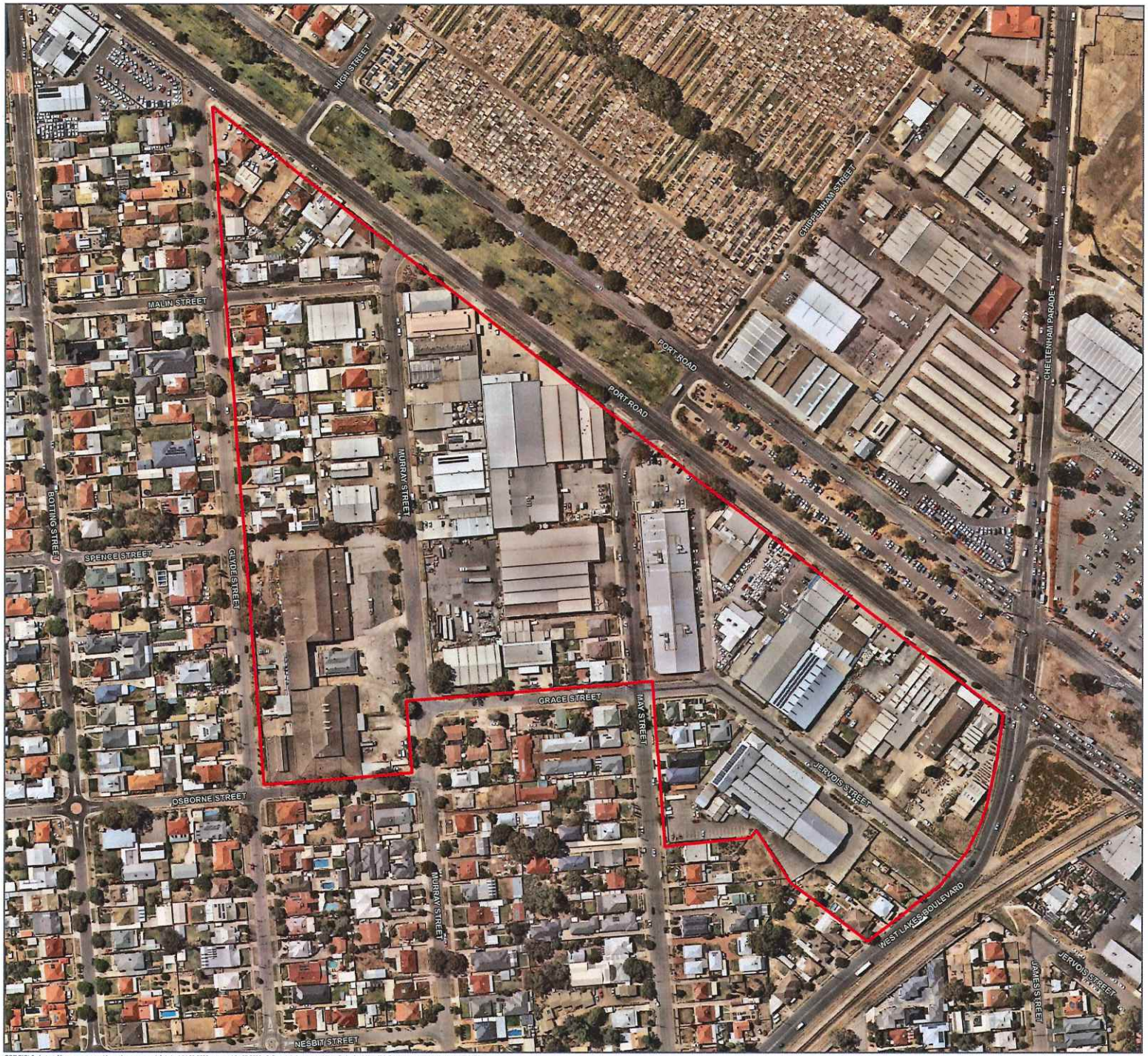
Figure 1

Scale: See Plan

Drawing Reference

AAAA

Revision A



COPYRIGHT - 1. Aerial imagery sourced from Nearmap, aerial dated 04.02.2020, sourced 06.03.2020. 2. Road data sourced from Data SA, https://data.sa.gov.au/, sourced March 2020

FIGURE 1

Assessment Area

Development Plan Amendment

Albert Park

For

Jensen Plus

LEGEND

Assessment area boundary

SCALE @ A3: 1:2500

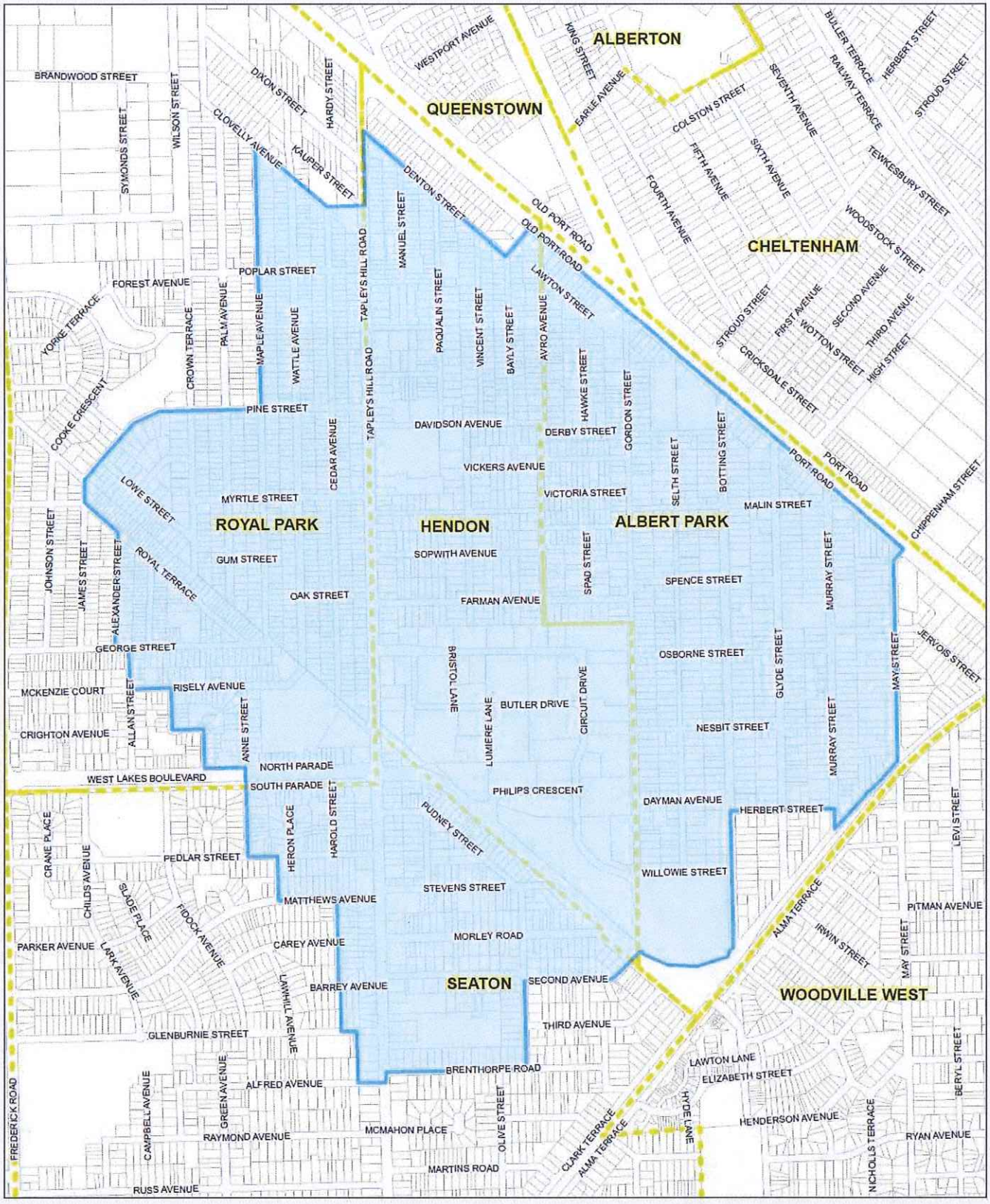
0 50 100 150 m

N

PROJECTION: GDA1994 MGA Zone 54

lbw co | DELIVERING ENVIRONMENTAL SOLUTIONS

Job No.	201162		
Drawing No.	LBW-001-F0001-Rev0.qgs		
Drawn	KB	Rev.	0
Checked	JB	Date	24/04/2020



Produced by Knowledge, Information & Strategy
Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
www.epa.sa.gov.au

Data Source DEW, EPA
Compiled 26 February 2019
Projection Lambert Conformal Conic
Datum Geocentric Datum of Australia, 1994

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Government of South Australia

EPA South Australia

GIS18_0029



Legend

- Soil Bore Investigation Location
- Site Features
- Site Boundary

0 5 10 20 30 Meters

LWC Land & Water Consulting

Land & Water Consulting Pty Ltd
Email: enquiries@lwconsulting.com.au
Web: www.lwconsulting.com.au

Date: June 2018	N
Projection: GDA 1994, Zone 54	

Project:

Detailed Site Investigation -
24 - 30 Murray Street, Albert Park,
South Australia

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

Soil Bore Investigation Location Plan

Appendix in Set 3 of 6	Figure 3
Scale: See Plan	
Drawing Reference AAAA	Revision A



Legend

- Site Boundary
- Site Features
- Soil Vapour Investigation Location (Passive Sampler) (LWC, Aug 2020)
- Soil Vapour Location (Golder, 2019)
- Soil Vapour Investigation Location (Passive Sampler) (LWC, May 2018)
- Soil Vapour Investigation Location (Passive Sampler) (LWC, Dec 2017)
- Active Vapour Sampling Locations (June 2019)
- Inferred TCE Source Zone

Note: Basemap sourced from Nearmap dated October 2020

0 5 10 20 30 40 Meters

Land & Water Consulting
Email: admin@lwconsulting.com.au
Web: www.lwconsulting.com.au

Date: July 2021

Projection: GDA 1994, Zone 54

N

Project:

Detailed Site Investigation (SSRA)

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

TCE Soil Vapour Concentrations (All data)

Figure in Set 6 of 7

Figure 6

Scale: See Plan

Drawing Reference A

Revision A



Legend

- Site Boundary
- Railway
- Site Features
- Telstra
- Sewer
- Stormwater
- Soil Vapour Investigation Location (LWC, Aug 2020)
- Soil Vapour Location (Golder, 2019)
- Soil Vapour Investigation Location (LWC, May 2018)
- Soil Vapour Investigation Location (LWC, Dec 2017)
- Service Screening Point

Note: Basemap sourced from Nearmap dated October 2020

0 5 10 20 30 40 Meters

LWC Land & Water Consulting
Land & Water Consulting
Email: admin@lwconsulting.com.au
Web: www.lwconsulting.com.au

Date: November 2020

Projection: GDA 1994, Zone 54

N

Project:

Detailed Site Investigation

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

Services Plan and Preferential Pathway Assessment Results (August 2020)

Figure in Set 7 of 7

Figure 7

Scale: See Plan

Drawing Reference A

Revision A



Legend

- Site Boundary
- Site Features
- Groundwater Investigation Location (LWC, 2020)
- Existing Groundwater Investigation Location (LWC)

Note: Basemap sourced from Nearmap dated October 2020

0 5 10 20 30 40 Meters

LWC Land & Water Consulting
Land & Water Consulting
Email: admin@lwconsulting.com.au
Web: www.lwconsulting.com.au

Date: July 2021

Projection: GDA 1994, Zone 54

N

Project:

Detailed Site Investigation (SSRA)

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

Groundwater Monitoring Wells

Figure in Set 3 of 7

Scale: See Plan

Drawing Reference

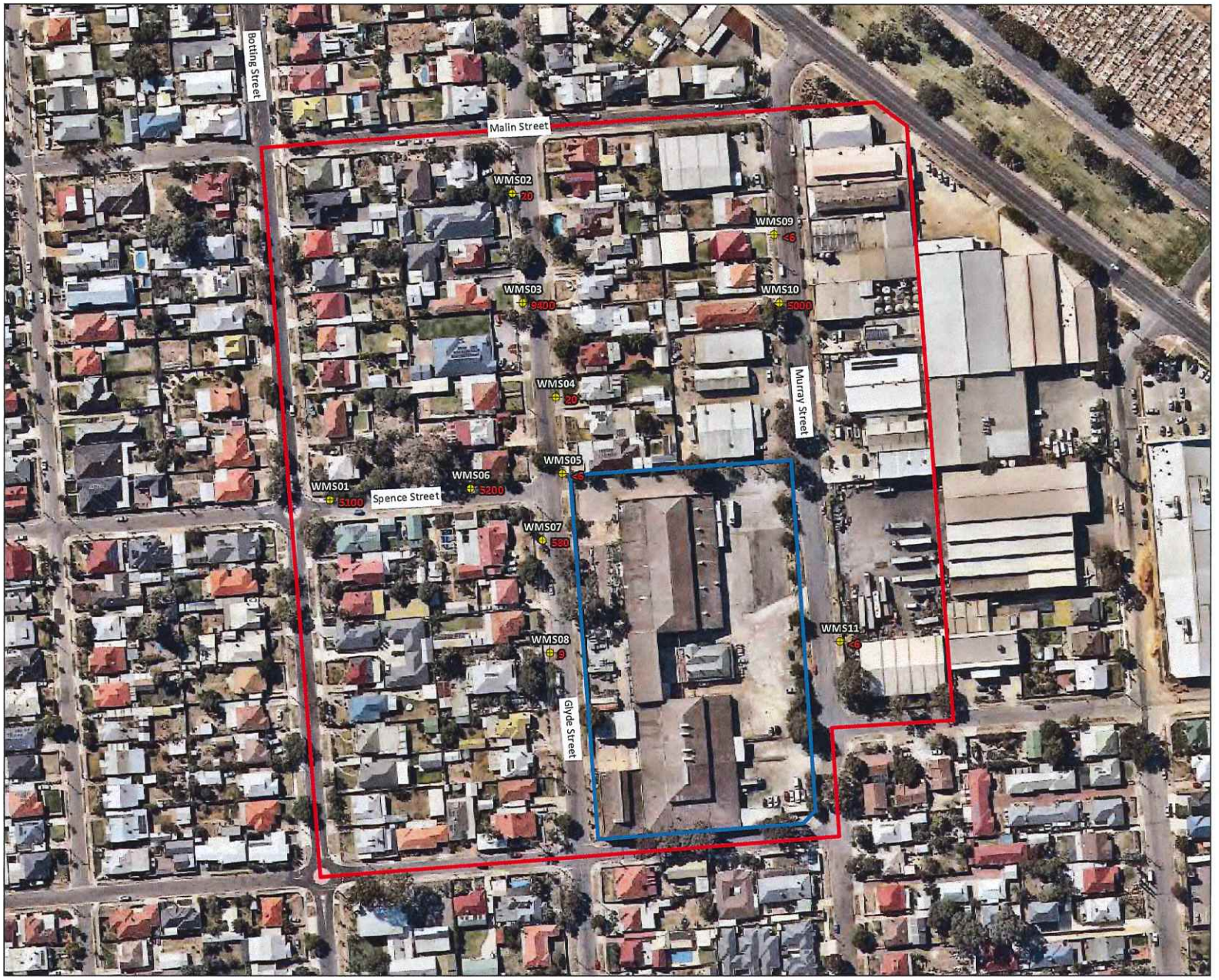
A

Figure

3a

Revision

A



Legend:

- Site Boundary
- EPA Assessment Area
- Proposed WMS Location
- 5000 Trichloroethene Concentration (ug/m3)

JBS&G

Job No: 55976	
Client: EPA	
Version: DRAFT	Date: 04-Jun-2019
Drawn By: HF	Checked By: DM

Scale at A4 1:2,500

0 50 100

metres

Coor. Sys. GDA 1994 MGA Zone 54

24 Murray Street, Albert Park, South Australia

WATERLOO MEMBRANE SAMPLER LOCATIONS AND DATA

FIGURE 3

Document Path: S:\Projects JBSG\Adelaide\1. PROJECTS BY CLIENT\EPA SA\Albert Park\55976 - AP Stage 1&2 - WMS & SV\ArcGIS\Maps\Figure_03_MWS_Locations.mxd
Image Reference: www.nearmap.com© - Imagery Date: 27 January 2019



Legend:

- EPA Assessment Area
- Site Boundary
- Soil Vapour Location

JBS&G

Job No: 55976	
Client: EPA	
Version: RevA	Date: 03-Jul-2019
Drawn By: PN	Checked By: DM

Scale at A4 1:2,500

0 50 100

metres

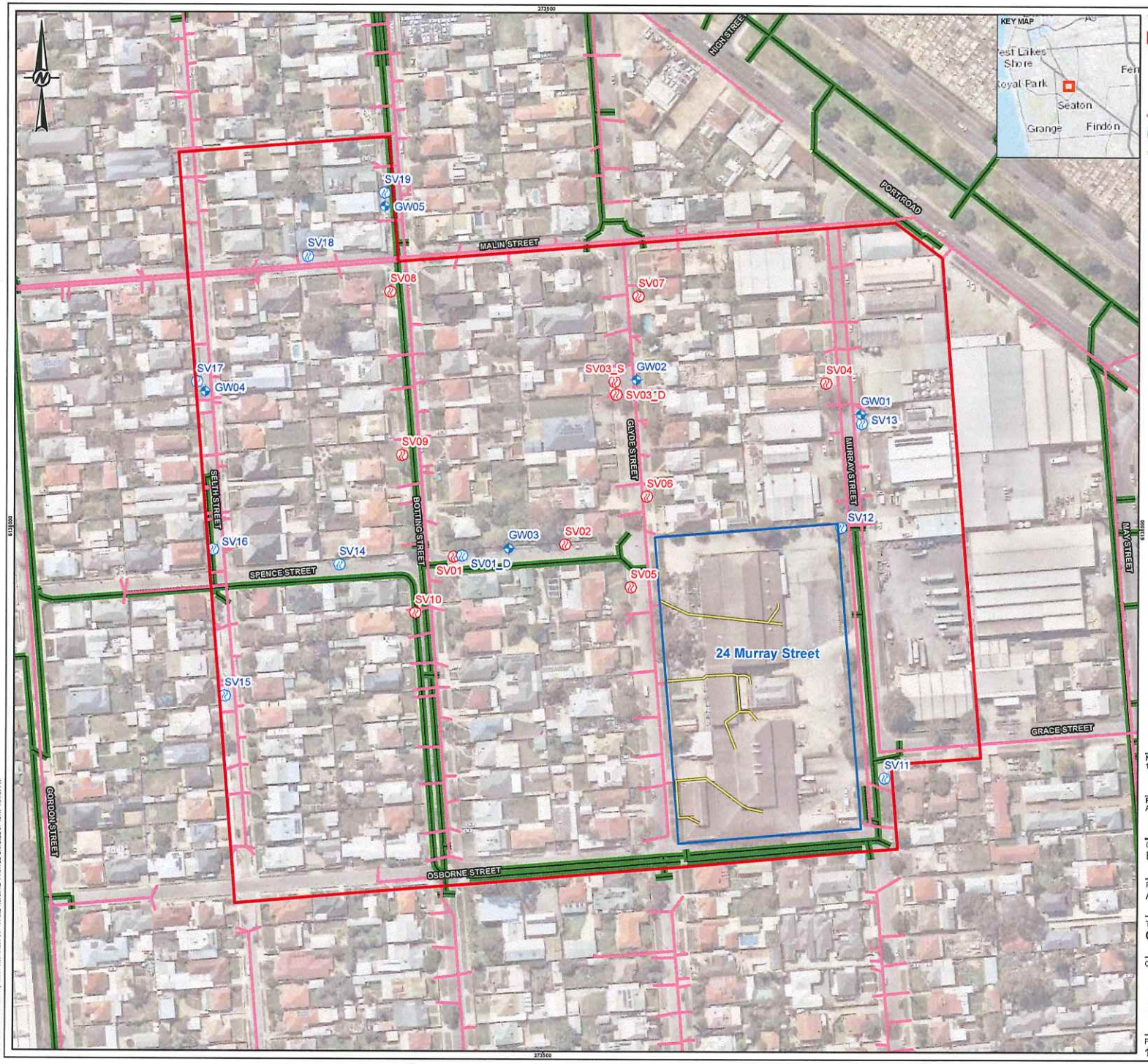
Coor. Sys. GDA 1994 MGA Zone 54

24 Murray Street, Albert Park, South Australia

SOIL VAPOUR SAMPLE LOCATIONS AND TCE CONCENTRATIONS

FIGURE 4

Document Path: S:\Projects JBSG\Adelaide\1. PROJECTS BY CLIENT\EPA SA\Albert Park\55976 - AP Stage 1&2 - WMS & SV\ArcGIS\Maps\Figure_04_SV_Locations.mxd
Image Reference: www.nearmap.com © - Imagery Date: 28 March 2019



NOTE(S)
1. COORDINATE SYSTEM: GDA 1994 MGA ZONE 54

REFERENCE(S)
AERIAL PHOTO (C) NEARMAP. KEYMAP PROVIDED BY ESRI ONLINE BASEMAPS.

CLIENT
ENVIRONMENT PROTECTION AUTHORITY

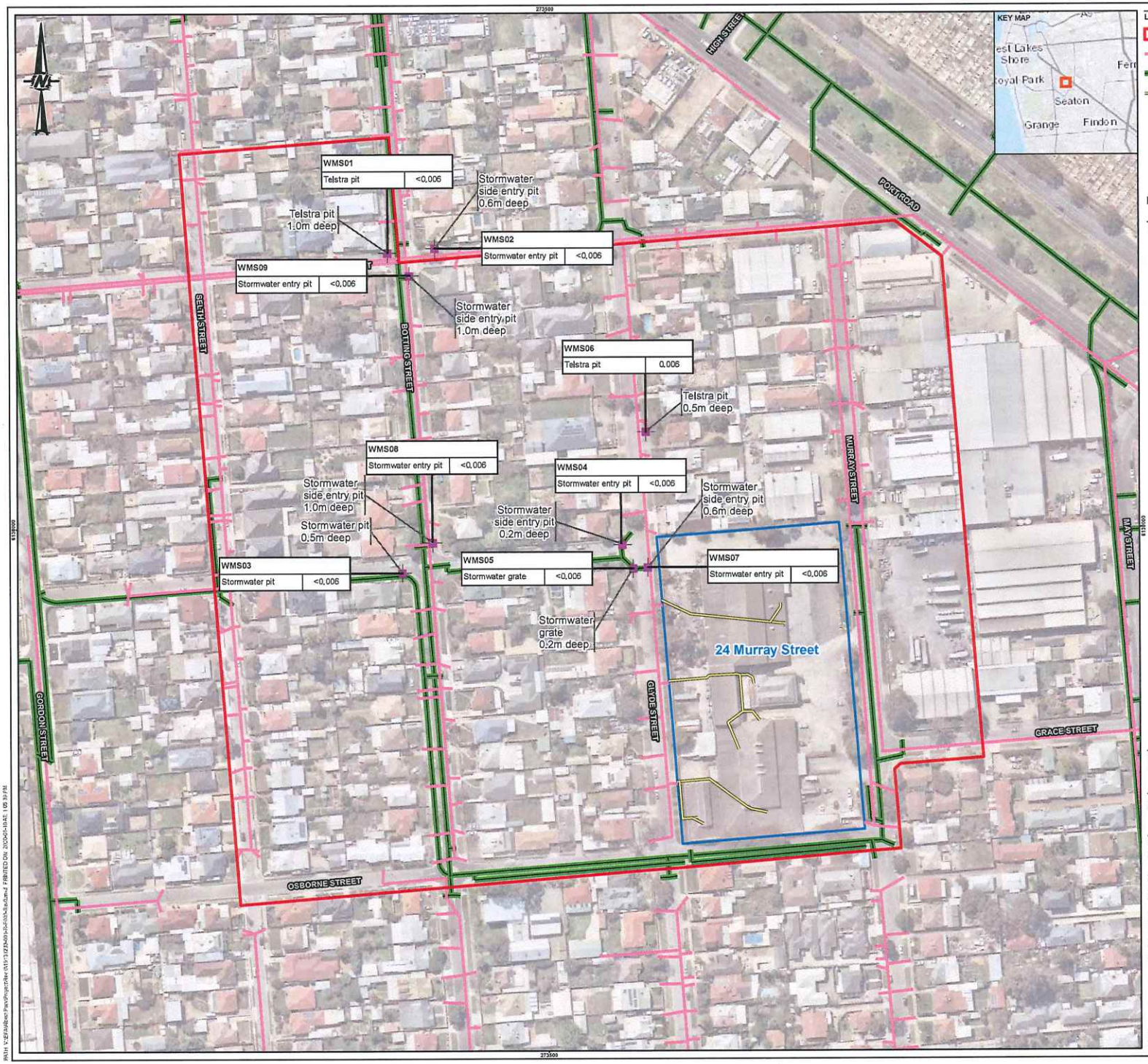
PROJECT
ALBERT PARK - STAGE 2

TITLE
GROUNDWATER AND SOIL VAPOUR BORE PLAN

CONSULTANT
GOLDER

DD-MM-YYYY	10-01-2020
DESIGNED	EAA
PREPARED	EAA
REVIEWED	JGC
APPROVED	JGC

PROJECT NO.	CONTROL	REV.	FIGURE
19131233	001-R	0	2



LEGEND

- Stage 2 Assessment
- Sewer pipeline
- Stormwater pipeline
- Suspected remnant sewer pipeline at 24 Murray Street

NOTE:

Trichloroethene results reported in mg/m^3

0 50 100 150

1:2,000 METRES

NOTE(S)
1. COORDINATE SYSTEM: GDA 1994 MGA ZONE 54

REFERENCE(S)
AERIAL PHOTO (C) NEARMAP. KEYMAP PROVIDED BY ESRI ONLINE BASEMAPS.

CLIENT
ENVIRONMENT PROTECTION AUTHORITY

PROJECT
ALBERT PARK - STAGE 2

TITLE
TCE AIR CONCENTRATIONS RECORDED WITHIN SERVICE PITS

CONSULTANT
GOLDER

DD-MM-YYYY	10-01-2020
DESIGNED	EAA/KB
PREPARED	EAA/KB
REVIEWED	JGC
APPROVED	JGC

PROJECT NO.	CONTROL	REV.	FIGURE
19131233	001-R	0	3



Legend

- EPA Assessment Area
- 24 Murray Street Boundary
- Groundwater Prohibition Area
- Stormwater Pipe
- Sewer
- Suspected Remnant Sewer Pipe (24 Murray St)
- Groundwater Monitoring Well

Soil Vapour Probe

- Existing
- Newly Installed

JBS&G

Job No: 59749	
Client: SA EPA	
Version: DRAFT	Date: 01-Dec-2020
Drawn By: AS	Checked By: DM
Scale 1:2,500	

0 40 80
metres

Coord. Sys. GDA 1994 MGA Zone 54

Stage 3 - EPA Assessment Area, Albert Park, South Australia

ALL INVESTIGATION LOCATIONS

FIGURE 2

File Name: C:\Users\ASmith\OneDrive - JBS&G Australia\1. Arc Pro\EPA\1_GIS\1_ArcGISPro_20117\59749_Stage3..aprx; Name:59749_02_All_Investogation_Locations
Reference: www.nearmap.com - Imagery Date: 01/10/2020



Legend

- EPA Assessment Area
- 24 Murray Street Boundary

Soil Vapour Probe

- Sampled - Shallow
- Sampled - Deep
- Not Sampled

JBS&G

Job No: 60523	
Client: SA EPA	
Version: DRAFT	Date: 26-Mar-2021
Drawn By: AS	Checked By: DM
Scale 1:2,500	

0 40 80
metres

Coord. Sys. GDA 1994 MGA Zone 54

Stage 4 - EPA Assessment Area, Albert Park, South Australia

SOIL VAPOUR PROBE LOCATIONS

FIGURE 2

File Name: C:\Users\ASmith\OneDrive - JBS&G Australia\1. Arc Pro\AlbertPark\60523_Stage4.aprx; Name:60523_02_Soil Vapour_Locations
Reference: www.nearmap.com - Imagery Date: 01/10/2020



Legend

- Site Boundary
- Site Features
- Groundwater Investigation Location
- Interpreted Groundwater Elevation Contours (m AHD)
- Inferred Groundwater Elevation Contours (m AHD)
- Inferred Groundwater Flow Direction
- 30 — Groundwater TCE Concentration (µg/L) Exceeding the NHMRC (2011) Recreational Water - Health (Primary Contact) (30 µg/L)

0 5 10 20 30 Meters

LWC Land & Water Consulting

Land & Water Consulting Pty Ltd
Email: enquiries@lwconsulting.com.au
Web: www.lwconsulting.com.au

Date: June 2018

Projection: GDA 1994, Zone 54

N

Project:

Detailed Site Investigation –
24 – 30 Murray Street, Albert Park,
South Australia

Site Address:

24 – 30 Murray Street, Albert Park, South Australia

Figure Title:

Interpreted Groundwater Contours and Inferred Direction of Groundwater Flow with Reported TCE Concentrations (December 2017)

Appendix in Set	6 of 6	Figure 6a
Scale: See Plan		
Drawing Reference AAAA		Revision A



Legend

- Site Boundary
- Site Features
- Groundwater Investigation Location
- Interpreted Groundwater Elevation Contours (m AHD)
- Inferred Groundwater Elevation Contours (m AHD)
- Inferred Groundwater Flow Direction
- 30 — Groundwater TCE Concentration (µg/L) Exceeding the NHMRC (2011) Recreational Water - Health (Primary Contact) (30 µg/L)

0 5 10 20 30 Meters

LWC Land & Water Consulting

Land & Water Consulting Pty Ltd
Email: enquiries@lwconsulting.com.au
Web: www.lwconsulting.com.au

Date: June 2018

Projection: GDA 1994, Zone 54

N

Project:

Detailed Site Investigation -
24 - 30 Murray Street, Albert Park,
South Australia

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

Interpreted Groundwater Contours and Inferred Direction of Groundwater Flow with Reported TCE Concentrations (April 2018)

Appendix in Set	6 of 6	Figure
Scale: See Plan		6b
Drawing Reference		Revision
AAAA		A



Legend

- Site Boundary
- Railway
- Site Features
- Existing Groundwater Investigation Location
- Groundwater Investigation Location (LWC, 2020)
- Groundwater Investigation Location (Golder, 2019)
- Inferred Groundwater Elevation
- Interpreted Groundwater Elevation
- Interpreted Groundwater Flow Direction

Note: Basemap sourced from Nearmap dated May 2021

0 5 10 20 30 40 Meters

LWC Land & Water Consulting
Land & Water Consulting
Email: admin@lwcconsulting.com.au
Web: www.lwcconsulting.com.au

Date: August 2021

Projection: GDA 1994, Zone 54

N

Project:

Detailed Site Investigation

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

Interpreted Groundwater Contours and Inferred Direction of Groundwater Flow (June 2019) - Q1 Aquifer

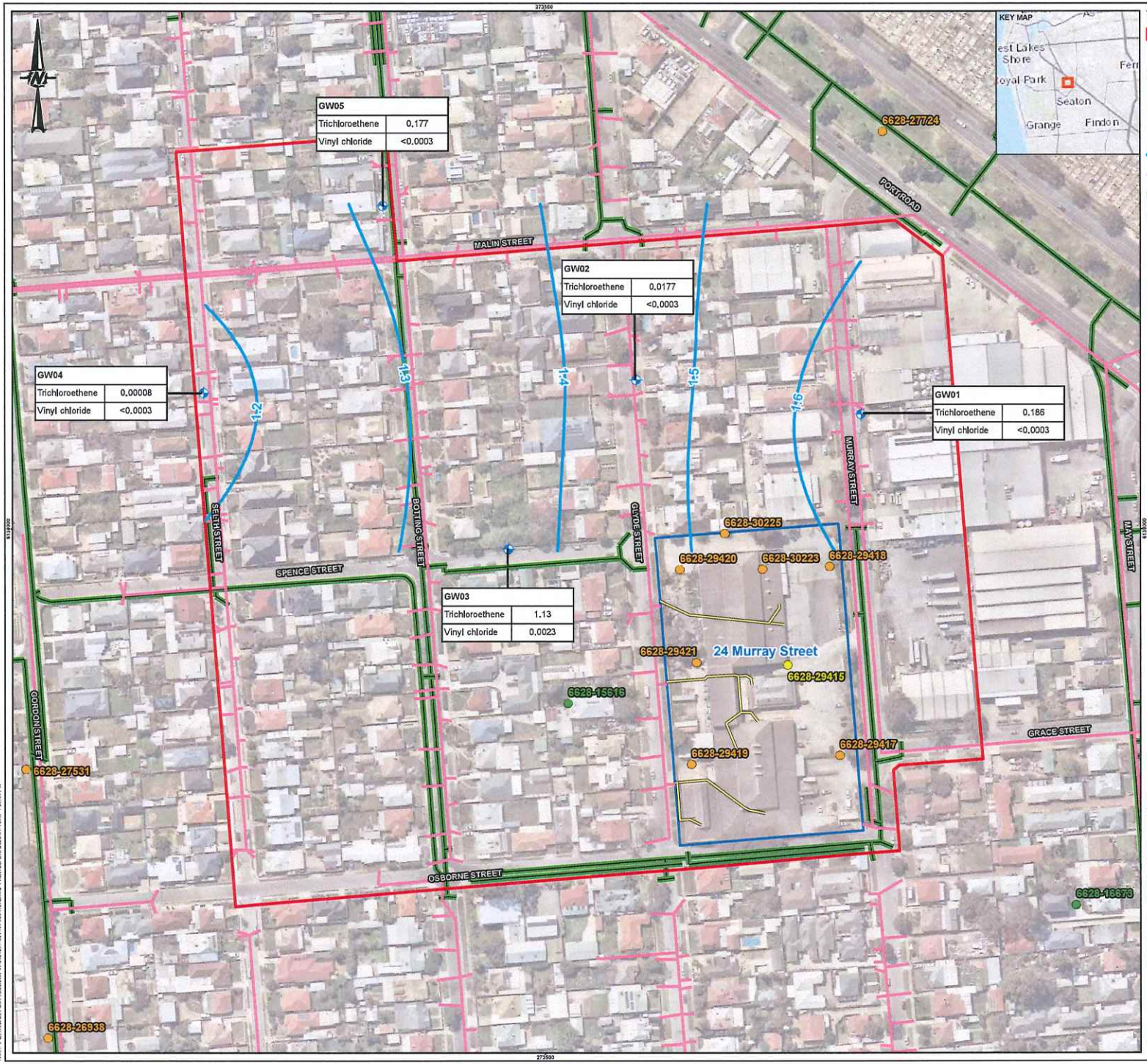
Figure in Set 4 of 7

Figure 4a

Scale: See Plan

Revision A

Drawing Reference A



LEGEND

- Stage 2 Assessment
- GW Well (Golder)

WaterConnect Bores

- Domestic Bore
- Investigation Bore
- Bore
- Groundwater Elevation Contour (m AHD)
- Sewer pipeline
- Stormwater pipeline
- Suspected remnant sewer pipeline at 24 Murray Street

NOTE:

Trichloroethene and Vinyl chloride results reported in mg/L

0 50 100 150
1:2,000 METRES

NOTE(S)
1. COORDINATE SYSTEM: GDA 1994 MGA ZONE 54

REFERENCE(S)
AERIAL PHOTO (C) NEARMAP. KEYMAP PROVIDED BY ESRI ONLINE BASEMAPS.
WATERCONNECT DATA SOURCED FROM WATERCONNECT, HTTPS://WWW.WATERCONNECT.SA.GOV.AU/PAGES/HOME.ASPX, SOURCED 05.12.2019.

CLIENT
ENVIRONMENT PROTECTION AUTHORITY

PROJECT
ALBERT PARK - STAGE 2

TITLE
GROUNDWATER TCE & VINYL CHLORIDE CONCENTRATIONS AND GROUNDWATER LEVEL CONTOURS

CONSULTANT
GOLDER

DD-MM-YYYY	10-01-2020
DESIGNED	EAA
PREPARED	EAA
REVIEWED	JGC
APPROVED	JGC

PROJECT NO.	CONTROL	REV.	FIGURE
19131233	001-R	0	5



Legend

- EPA Assessment Area
- 24 Murray Street Boundary
- Groundwater Prohibition Area
- Groundwater Monitoring Well
- Inferrred Groundwater Contour
- Inferred Groundwater Flow Direction
- 1.481 Reduced Groundwater Level (mAHD)

JBS&G

Job No: 59749

Client: SA EPA

Version: DRAFT	Date: 01-Dec-2020
Drawn By: AS	Checked By: DM

Scale 1:2,500

0 40 80

metres

Coord. Sys. GDA 1994 MGA Zone 54

Stage 3 - EPA Assessment Area, Albert Park, South Australia

INFERRED GROUNDWATER FLOW DIRECTION

FIGURE 3

File Name: C:\Users\ASmith\OneDrive - JBS&G Australia\1. Arc Pro\EPA\1_GIS\1_ArcGISPro_201117\59749_Stage3..aprx; Name:59749_03_Groundwater_Flow
Reference: www.nearmap.com - Imagery Date: 01/10/2020



Legend

- EPA Assessment Area
- 24 Murray Street Boundary
- Groundwater Prohibition Area
- Stormwater Pipe
- Sewer
- Suspected Remnant Sewer Pipe (24 Murray St)
- Groundwater Monitoring Well

Soil Vapour Probe

- Existing
- Newly Installed

JBS&G

Job No: 59749	
Client: SA EPA	
Version: DRAFT	Date: 01-Dec-2020
Drawn By: AS	Checked By: DM
Scale 1:2,500	

0 40 80
metres

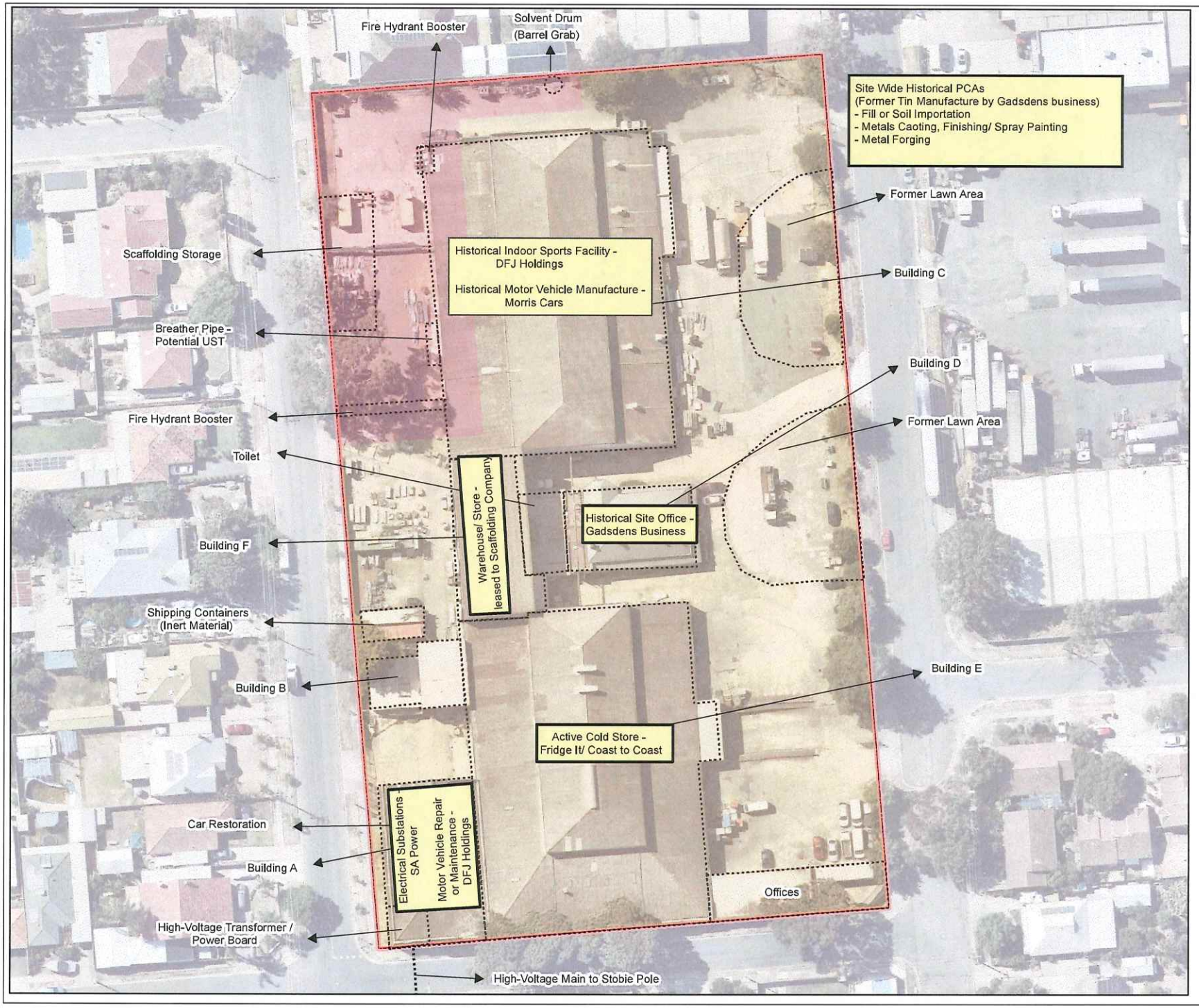
Coord. Sys. GDA 1994 MGA Zone 54

Stage 3 - EPA Assessment Area, Albert Park, South Australia

ALL INVESTIGATION LOCATIONS

FIGURE 2

File Name: C:\Users\ASmith\OneDrive - JBS&G Australia\1. Arc Pro\EPA\1_GIS\1_ArcGISPro_201117\59749_Stage3..aprx; Name:59749_02_All_Investogation_Locations
Reference: www.nearmap.com - Imagery Date: 01/10/2020



Legend

- Site Boundary
- Site Features
- Area A as per Woodward-Clyde (1997)
- Area B as per Woodward-Clyde (1997)

0 5 10 20 30 Meters

LWC Land & Water Consulting

Land & Water Consulting Pty Ltd
Email: enquiries@lwconsulting.com.au
Web: www.lwconsulting.com.au

N

Date: June 2018

Projection: GDA 1994, Zone 54

Project:

Detailed Site Investigation -
24 - 30 Murray Street, Albert Park,
South Australia

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

Site Features

Appendix in Set 2 of 6

Figure 2

Scale: See Plan

Drawing Reference AAAA

Revision A

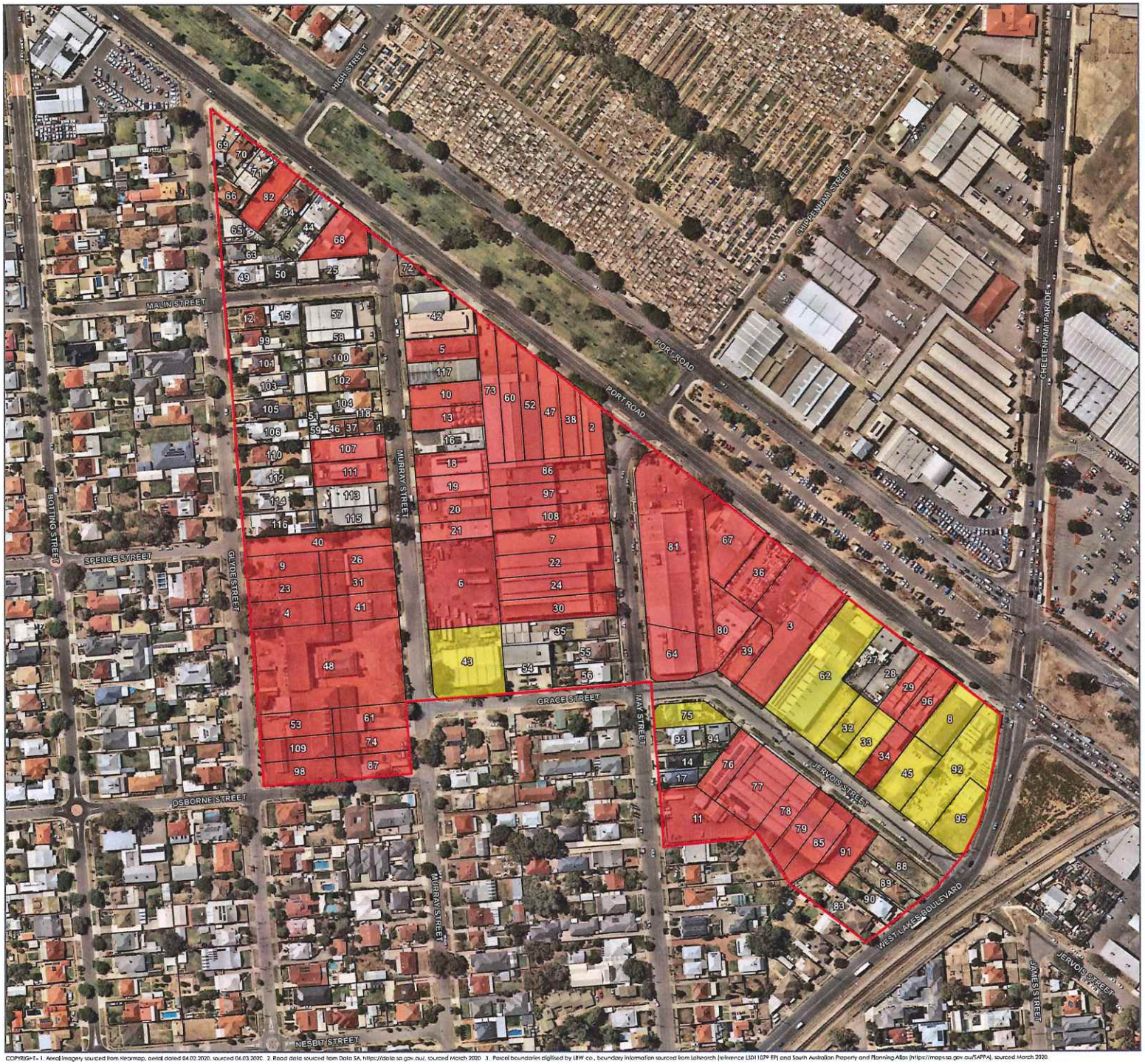


FIGURE 6

Relative risk for site contamination from a PCA

Development Plan Amendment

Albert Park

For

Jensen Plus

LEGEND

PCA Risk Class

- Class 1 - High Risk
- Class 2 - Moderate Risk
- Class 3 - Low Risk
- Parcel boundary with LBWco ID
- Assessment area boundary

SCALE @ A3: 1:2500

0 50 100 150 m

N

PROJECTION: GDA1994 MGA Zone 54

DELIVERING ENVIRONMENTAL SOLUTIONS

Job No.	201162		
Drawing No.	LBW-001-F0006-Rev1.qgs		
Drawn	KB	Rev.	1
Checked	JB	Date	07/05/2020

COPYRIGHT - 1. Aerial imagery sourced from Nearmap, aerial dated 04.02.2020, sourced 06.03.2020. 2. Road data sourced from Data SA, https://data.sa.gov.au/, sourced March 2020. 3. Parcel boundaries digitised by LBW co., boundary information sourced from Lotsearch (reference LSD11079 EP) and South Australian Property and Planning Atlas (https://maps.sa.gov.au/SAPPA), sourced March 2020.



Legend

- Soil Bore Investigation Location
- Site Features
- Site Boundary

Indicative Extent of Fill Areas of Interest

- Area A
- Area B
- Area C

0 5 10 20 30 Meters

LWC Land & Water Consulting

Land & Water Consulting Pty Ltd
Email: enquiries@lwconsulting.com.au
Web: www.lwconsulting.com.au

Date: June 2018

Projection: GDA 1994, Zone 54

N

Project:

Detailed Site Investigation -
24 - 30 Murray Street, Albert Park,
South Australia

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

Indicative Extent of Fill Areas of Interest

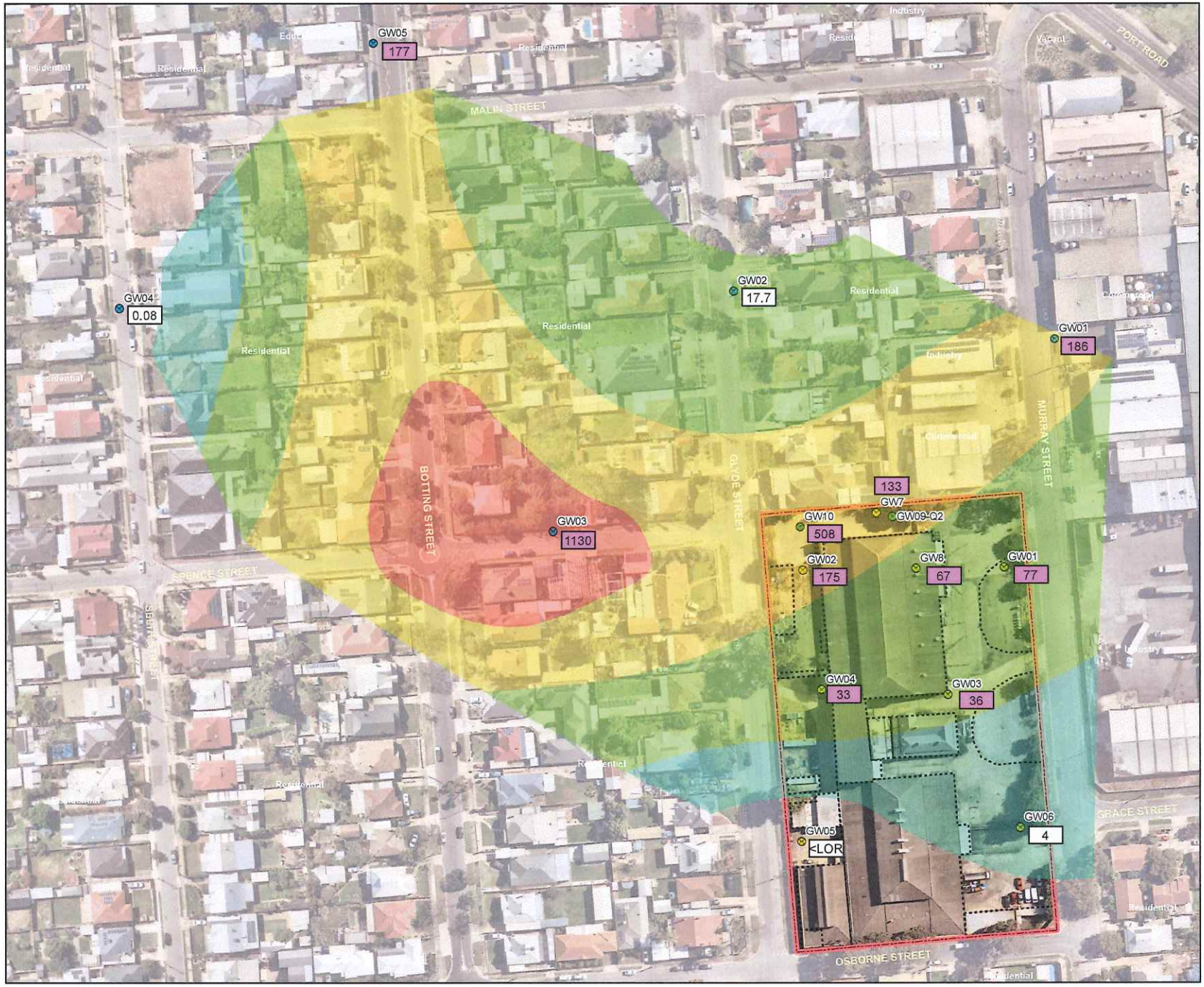
Appendix in Set: 4 of 6

Figure: 4

Scale: See Plan

Drawing Reference: AAAA

Revision: A



Legend

- Site Boundary
- Railway
- Site Features
- Groundwater Investigation Location (LWC, 2020)
- Groundwater Investigation Location (Golder, 2019)
- Existing Groundwater Investigation Location

Inferred TCE Groundwater Plume (ug/L)

- 1000+
- 100-999
- 10-99
- 1-9

- Groundwater TCE Concentration (ug/L) not exceeding the WHO DWQG 4th Ed Critetion (20 ug/L)
- Groundwater TCE Concentration (ug/L) exceeding the WHO DWQG 4th Ed Critetion (20 ug/L)

Note:
GW01, GW02, GW03, GW04 and GW05 extracted from Golder Jan 2020

Basemap sourced from Nearmap dated October 2020

0 5 10 20 30 40 Meters

Land & Water Consulting
Email: admin@lwconsulting.com.au
Web: www.lwconsulting.com.au

Date: November 2020

Projection: GDA 1994, Zone 54

N

Project:

Detailed Site Investigation

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

Groundwater Analytical Results Plan with Reported TCE Concentrations (September 2020) - Q1 Aquifer

Figure in Set 5 of 7

Figure 5

Scale: See Plan

Revision A

Drawing Reference A



Legend

- Site Boundary
- Site Features
- Soil Vapour Investigation Location (Passive Sampler) (LWC, Aug 2020)
- Soil Vapour Location (Golder, 2019)
- Soil Vapour Investigation Location (Passive Sampler) (LWC, May 2018)
- Soil Vapour Investigation Location (Passive Sampler) (LWC, Dec 2017)
- Active Vapour Sampling Locations (June 2019)
- Inferred TCE Source Zone

Note: Basemap sourced from Nearmap dated October 2020

0 5 10 20 30 40 Meters

Land & Water Consulting
Email: admin@lwconsulting.com.au
Web: www.lwconsulting.com.au

Date: July 2021

Projection: GDA 1994, Zone 54

N

Project:

Detailed Site Investigation (SSRA)

Site Address:

24 - 30 Murray Street, Albert Park, South Australia

Figure Title:

TCE Soil Vapour Concentrations (All data)

Figure in Set 6 of 7

Figure 6

Scale: See Plan

Drawing Reference A

Revision A



SV19	TCE (µg/m³)
5-Nov-19	180

SV18	TCE (µg/m³)
5-Nov-19	250

SV08	TCE (µg/m³)
26-Jun-19	4,600
21-Oct-20	4,600
11-Mar-21	3,000

SV07	TCE (µg/m³)
26-Jun-19	24
21-Oct-20	10
11-Mar-21	34

SV03_D	TCE (µg/m³)
7-May-19	28,000
21-Jun-19	56,000
4-Nov-19	42,000
22-Oct-20	31,000
11-Mar-21	31,000

SV21	TCE (µg/m³)
23-Oct-20	35
11-Mar-21	<7

SV17	TCE (µg/m³)
5-Nov-19	<1.6

SV22_S	TCE (µg/m³)
23-Oct-20	2,400
11-Mar-21	2,200

SV03_S	TCE (µg/m³)
7-May-19	10,000
21-Jun-19	16,000
4-Nov-19	18,000
22-Oct-20	11,000
11-Mar-21	11,000

SV04_D	TCE (µg/m³)
23-Oct-20	9,400
11-Mar-21	6,800

SV22_D	TCE (µg/m³)
23-Oct-20	4,700
11-Mar-21	6,400

SV04_S	TCE (µg/m³)
7-May-19	3,400
21-Jun-19	6,400
22-Oct-20	2,700
11-Mar-21	1,500

SV09	TCE (µg/m³)
26-Jun-19	940
21-Oct-20	430
11-Mar-21	400

SV01_D	TCE (µg/m³)
4-Nov-19	32,000
21-Oct-20	15,000
11-Mar-21	10,000

SV06	TCE (µg/m³)
26-Jun-19	590
4-Nov-19	390
21-Oct-20	280
11-Mar-21	290

SV13	TCE (µg/m³)
5-Nov-19	750
3-Nov-20	460

SV16	TCE (µg/m³)
5-Nov-19	160

SV05_D	TCE (µg/m³)
23-Oct-20	1,300
11-Mar-21	880

SV12	TCE (µg/m³)
4-Nov-19	260
21-Oct-20	170

SV14	TCE (µg/m³)
5-Nov-19	3,900
21-Oct-20	2,900
11-Mar-21	830

SV01_S	TCE (µg/m³)
7-May-19	6,100
21-Jun-19	13,000
4-Nov-19	11,000
21-Oct-20	6,400
11-Mar-21	2,800

SV05_S	TCE (µg/m³)
7-May-19	1,200
21-Jun-19	1,300
22-Oct-20	1,000
11-Mar-21	440

SV10	TCE (µg/m³)
26-Jun-19	20
21-Oct-20	18
11-Mar-21	35

SV15	TCE (µg/m³)
5-Nov-19	38

SV02	TCE (µg/m³)
7-May-19	5,300
21-Jun-19	7,900
4-Nov-19	8,300
21-Oct-20	7,700
11-Mar-21	3,400

SV20	TCE (µg/m³)
23-Oct-20	35

SV11	TCE (µg/m³)
4-Nov-19	24

Legend

- EPA Assessment Area
- 24 Murray Street Boundary

Soil Vapour Probe

- Shallow
- Deep

JBS&G

Job No: 60523

Client: SA EPA

Version: DRAFT | Date: 26-Mar-2021

Drawn By: AS | Checked By: DM

Scale 1:2,500

0 40 80

metres

Coord. Sys. GDA 1994 MGA Zone 54

Stage 4 - EPA Assessment Area, Albert Park, South Australia

SOIL VAPOUR PROBE CONCENTRATION TCE

FIGURE 3

File Name: C:\Users\ASmith\OneDrive - JBS&G Australia\1. Arc Pro\AlbertPark\60523_Stage4.aprx; Name:60523_03_Soil Vapour_Conc
Reference: www.nearmap.com - Imagery Date: 01/10/2020