

Clare & Gilbert Valleys Council

Township Site Histories to Support DPA

SADDLEWORTH – ALLOTMENT 3

PRELIMINARY SITE HISTORY ASSESSMENT

July 2014

Final Report

Project Team

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1 Introduction and Scope of Work

Australian Water Environments (AWE) was engaged by Clare and Gilbert Valleys Council to prepare a Preliminary Site History Assessment (SHA) for Allotment 3, Saddleworth to support the proposed rezoning of the land for urban purposes from current Primary Production as detailed in the Clare and Gilbert Valleys District Townships and Settlements Development Plan Amendment (February 2014).

The objective of the SHA is to identify if any potential site contamination associated with current or historical site uses exists, and which may impact on the suitability of the site for proposed urban purposes.

A site location and layout plan is presented in Figure 1-1.

The scope of work for the investigation was undertaken in accordance with *Schedule B(2) – Guideline on Site Characterisation of the National Environment Protection (Assessment of Site Contamination) Measure 1999* with the following activities undertaken as part of the investigation.

- Review of current and previous certificates of title to assess ownership and possible former uses of the site;
- Review of historical maps, surveys and building plans of the site;
- A search of the EPA records held relevant to Section 7 – Land and Business (Sale and Conveyancing Act) 1994;
- Review of geographic, geological and hydrogeological information pertaining to the site including geological maps and bore search data;
- Review of current and historical uses of the site through inspection of historical aerial photographs;
- Identification of any potential site and adjacent activities that may have had a negative impact on site soils and/or groundwater;
- Site inspection to confirm current site layout and validate anecdotal evidence and historical information and identify evidence of potential contamination;
- Discussion with previous site owner(s) and/or employees for relevant site history; and
- Production of a report detailing the findings of the SHA and providing recommendations for any future Investigations, if required.

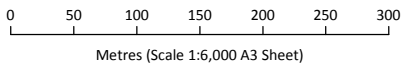


LEGEND

- Railway
- Cadastre
- Area of Investigation**
- Section A
- Section B

Data Source:

Aerial photography supplied by Aerometrex; Roadnames and Cadastre supplied by Clare & Gilbert Valleys Council; Railway alignment supplied by Dept for Transport, Energy and Infrastructure (DTEI); Area of Investigation supplied by Australian Water Environments (AWE).



Clare and Gilbert Valley Site History Assessment

Saddleworth

Site Location and Layout Plan

2 Current Site Details

The site is located approximately 0.26km north west of the town centre and is bounded by;

- Broad acre farming along the western boundary;
- Rural living allotments along the southern/northern boundary; and
- Residential allotments along the eastern boundary.

The site is characterised by broad acre farming, and current ownership details are provided in Table 2-1.

TABLE 2-1: INDIVIDUAL ALLOTMENT OWNERSHIP

Allotment No.	Parent CT	Name of CT Owner	Date (start)
Allotment 3	CT5269/26	John and Patricia Ritchie	24/05/1995

Additional site information is provided below:

AREA OF INVESTIGATION Total Site – approximately 1.08ha
SITE

LOCAL GOVT. AUTHORITY Clare and Gilbert Valleys Council

CURRENT ZONING Primary Production (refer to Appendix A for more detail on zoning)

PROPOSED USE Infill and future urban lands (CGVC 2014, Appendix A)

SITE USAGE Broad acre farming.

3 Historical Review

3.1 Ownership

Historical ownership information was gathered direct from Lands Title Office (LTO) electronic information and details are presented in Table 3-1.

TABLE 3-1: HISTORICAL OWNERSHIP

Allotment No.	Parent CT	Name of CT Owner	Profession	Commencement Date	Other Details
Allotment 3	CT5269/26				Current Title
	CT3290/7	Leonard Charles Venning	Saddleworth Butcher	19/01/1965	Cancelled and converted to computerised title.

3.2 Aerial Photograph Review

A review of historical aerial photographs provided by the Department of Environment & Heritage (Mapland) for 1979, 1985, 1999 and 2012 was undertaken. The observations from the aerial photography review are presented in Table 4-1 with copies of the aerial photographs provided in Appendix B.

3.3 Council Records

No additional information (layout plans, services etc.) was available for the site from Council records.

4 EPA Section 7 Records

A copy of the EPA records held relevant to section 7 – Land and Business (Sale and Conveyancing Act) 1994 were obtained and reviewed. No evidence of any environmental encumbrances or contaminating activities are recorded in the documentation. Copies of the EPA Section 7 records are provided in Appendix C.

TABLE 4-1: AERIAL PHOTOGRAPH REVIEW

FRAME/SURVEY No PHOTO	DATE	OBSERVATIONS
Mapland: 2340_69 Scale 1:40,000 Colour	5/01/1979	The 1979 aerial photograph demonstrates a vacant block that appears to have been used for broad acre farming. The aerial indicates a small farming allotment in the south west corner of the area of investigation. The northern boundary of the property appears to be dotted with vegetation. The aerial photograph demonstrates the main road into Saddleworth is sealed while all other roads appear to be unsealed. Residential development appears to be occurring around Allotment 3. The immediate surrounds to the west is pre-dominantly broad acre farming.
Mapland: 3183_62 Scale 1:40,000 Colour	8/01/1985	The 1985 aerial photograph demonstrates a similar landscape to that in the 1979 aerial photograph. The vegetation around the residential allotment appears to be denser compared with the 1979 aerial photograph. There appears to have been no significant residential development since 1979.
Mapland: 5643_321 Scale 1:41,000 Colour	8/03/1999	The 1999 aerial photograph demonstrates a similar layout to the 1985 layout. The aerial indicates that there are more sealed residential streets around the area of investigation. The immediate surrounds are broad acre farming and there appears to be no significant development since 1985.
Aerometrex colour image Projected and analysed at 1:5,000 scale	22/05/2012	The 2012 aerial photograph demonstrates a similar layout to 1999 aerial photograph. The entrance into the property appears to have imported gravel placed on the driveway. The immediate surrounds to the west appear to still be broad acre farming and no significant residential development since 1999.

5 Dial Before You Dig

Underground services trenches are potential pathways for contamination into or off-site and therefore Dial Before You Dig (DBYD) web searches were undertaken (see Table 5-1). DBYD responses generally reported services which predominantly follow property boundaries with the exception of an underground SA power and Telstra cable connected to the farmhouse. DBYD responses are provided in Appendix D.

TABLE 5-1: SUMMARY OF DIAL BEFORE YOU DIG RESPONSES

Allotment/Description of Area	Epic Energy	SA Water	Telstra	NextGen Networks	SA Power	Description/Comments
Allotment 3	-	No	Yes	No	Yes	All SA Water and Power generally reported services which predominantly followed property boundaries. There is a Telstra cable and SA Power cable(s) located on this property.

6 Regional Setting

6.1 Topography

The Department of Environment and Heritage ten (10) metre topographic contours covering Saddleworth indicates the allotment is located between 350 mAHD and 330 mAHD. The allotment slopes to the east.

6.2 Geology

The town of Saddleworth, including the subject land, is located within the regionally extensive Adelaide Geosyncline fold belt defined by the series of north-south trending ranges and valleys of the area. Basement geological formations comprise the Proterozoic age Woolshed Flat Shale, predominantly a grey laminated siltstone with minor quartzite members, shales of the Balhannah Shale Member and dolomite units of the Skilogalee Dolomite (*Adelaide Geological Map Sheet*). Available bore log information indicate depths of topsoil ranging between 2m and 8m overlying weathered Basement rock in the south-eastern parts of the town, at distances of 600m from the subject land. No site specific borehole data on soil thickness is available.

Soils information obtained from *Nature Maps* indicates the site is characterised by hard red-brown texture contrast soils (loam over clay on rock). The soils are rated to have moderately low salinity, and negligible Acid Sulphate Soil Potential. Soil water erosion potential is classified as moderately high (semi-arable).

6.3 Hydrogeology

A bore search utilising *Water Connect* website was undertaken. The groundwater bore search identified 8 bores within a 0.5km radius from bore 6629- 1505 (bore hole locations are shown on Figure 6-1). The bores are located away from the site in the south and east of town, and of these, 1 was identified as operational, 1 backfilled, 1 abandoned with the rest of unknown status. Although no site-specific data exists, available drill hole information from the town indicates the following:

- Bores were drilled for irrigation, investigative and domestic purposes;
- Drill hole depth ranges from 3.66 mbgl to 79 mbgl;
- Depth to water ranges from 1 metre below ground level (mbgl) to 3.66 mbgl, and
- Salinity ranges from 1 945 mg/L to 4 700 mg/L.

Borehole details are presented in Table 6-1, and available groundwater well log data is provided in Appendix E.

6.4 Hydrology

The Gilbert River is a tributary of the Light River and is located ~250 m to the east of the site (Figure 6-1). The Gilbert River is 59km in length with its headwaters located near the township of Manoora. The river is ephemeral, flowing in high rainfall events, and follows a path through undulating countryside, entering the Light River just downstream of Hamley Bridge. The Light River terminates in the Gulf of St Vincent.



TABLE 6-1: BOREHOLE DETAILS

Unit No.	Drill depth	Drill date	Latest status	Latest status date	SWL	RSWL	TDS	EC (uS/cm)	pH	yield (L/s)	MGA Easting	MGA Northing	MGA Zone
6629-865	42.5	22/03/1978	BKF	13/04/2007			1945	3500	7.5	0.2	296168.84	6226454.38	54
6629-1505	79	6/02/1994					3246	5790	7.7	1.5	295651.84	6226078.45	54
6629-864	12.19	30/10/1967	OPR		3.66	317.65	4700	8302	6.7		295681.86	6226269.4	54
6629-887	3.66	10/09/1958	UKN	10/09/1958							295306.92	6225836.38	54
6629-1640	4.5	16/09/1996			0.84	317.94					295191.92	6225788.39	54
6629-1641	4.5	16/09/1996			1.1	318.93					295191.99	6225708.38	54
6629-1642	4.5	16/09/1996			1	318.43					295221.99	6225768.4	54
6629-1293	14	30/11/1981	ABD	30/11/1981							295704.86	6226043.31	54
Notes:													
OPR - Operational													
BKF - Backfilled													
UKN - Unknown													
ABD- Abandoned													
WaterConnect Download: 0.5km radius of 6629- 1505													

7 Site Inspection

A site inspection was undertaken on 30th May 2014 to observe the current site layout and to identify any signs of potentially contaminating activities and/or actual contamination.

During the site inspection and discussions with landholder the following information was identified:

- The farm has not been farmed intensively in the last 10 years; currently used for the farming of alpacas (anecdotal information from landholder);
- General alpaca grazing practices (Plate 1);
- Typical farmhouse gardens and surrounds (Plate 2);
- Typical domestic scale poultry shed and small residential orchard in foreground (Plate 3);
- Evidence of a livestock pen (Plate 4);
- Evidence of rocky outcrops (Plate 5);
- Typical farm house rainwater tank (Plate 6);
- Adjacent farmhouse and property along southern boundary (Plate 7);
- Original farm house built in the early 1990s now used for storage of farming equipment and machinery (Plate 8);
- Evidence of stockpiling which included disused irrigation pipe, tyres and scrape metal (Plate 9);
- Evidence of stockpiling of hay and wood (Plate 10);
- Evidence of stockpiling of metal pipes, fencing, wood with rainwater tank infrastructure in the background (Plate 11), and
- Immediate broad acre and grazing practices in the immediate surrounds (Plate 12).

Site inspection plates are provided in Appendix F.

8 Discussion and Recommendations

An assessment of the potential for soil and groundwater contamination on the site has been undertaken based on a review of historical and current information and a site inspection. Due to the preliminary nature of this investigation no soil or groundwater samples were collected for laboratory analysis.

The site is characterised by broad acre farming with the limited changes between the 1979 and 2012 aerial photographs indicating this has historically been the case.

Potential site contamination issues relate mainly to agricultural and animal husbandry practises, as well as areas of stockpiling and dumping. The potential issues are described in Table 8-1.

Given the immediate surrounds to the site is broad acre farming and grazing, no additional off-site contaminating activities are evident.

This Preliminary Site history Assessment has been undertaken to support the rezoning of the site from Primary Production to proposed urban purposes. Given the potential contamination issues identified by this SHA, further consultation with the EPA should be sought to determine the scope and extent of a Stage 2 sampling and analysis program, if required.

Targetted sampling may be required in identified areas of machinery storage, dumping and rubbish storage which are constrained to the immediate area surrounding the house and shedding (identified by the green polygon on Figure 1-1). Lower density broad-scale sampling may be sufficient on the farmed area which constitutes the majority of the site.

TABLE 8-1: SUMMARY OF POTENTIAL SOIL AND GROUNDWATER CONTAMINATION ISSUES

Issue	Potential Contaminants	Contamination Likelihood	Comments/Description
Soil			
Agriculture	Fertilizers, herbicides and Organochlorine and Organophosphate pesticides (OC/OPs)	Possible	Land historically used for broadacre farming.
Machinery storage (leaks/staining)	TPH/BTEX, VOCs, and heavy metals	Possible	Evidence of farming machinery both motorised and non motorised equipment.
Dumping and/or rubbish storage	Broad range including TPH, BTEX, PAHs, heavy metals, asbestos and OC/OP's	Possible	Evidence of stockpiling including disused tyres, scrap metal, wood and irrigation pipe.
Buildings	Arsenic based termiticides (As and OC/OP's)	Possible	Treatment for underflooring on historical buildings.
Vehicle access	TPH/BTEX, VOC's and heavy metals	Unlikely	Limited tracks through property.
Imported fill	Heavy metals	Unlikely	External localised tracks.
Incineration areas	Polycyclic aromatic hydrocarbons (PAH's), metals, solvents	Unlikely	None evident.

Note: Groundwater contamination may be possible in areas of potential soil contamination.

Given the SHA has been undertaken for the purposes of rezoning for residential purposes as part of the DPA, it would be recommended to undertake any further investigations at the development assessment stage. Suitable policies are contained within the Development Plan in the Hazards Module in relation to future site assessment at the development assessment stage.

9 References

Clare and Gilbert Valleys Council (2014). *Statement of Intent, Clare & Gilbert Valleys District Townships and Settlements Development Plan Amendment*. C&GV Council, February 2014.

NEPM (1999). *National Environment Protection (Assessment of Site Contamination) Measure 1999. Schedule B(2) – Guideline on Site Characterisation*.

Nature Maps - <http://www.naturemaps.sa.gov.au>

South Australian Department of Mines (1969). *1:250 000 Geological Map Series Adelaide Sheet*. Geological Survey of South Australia.

Water Connect Website- <https://www.waterconnect.sa.gov.au/Pages/Home.aspx>

Appendix A: Council Zoning Information

Primary Production Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 Economically productive, efficient and environmentally sustainable primary production, including cropping, grazing, viticulture and intensive animal keeping.
- 2 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 3 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 4 Maintenance and enhancement of tourist facilities, scenic routes and attractions, and historic features, including Bungaree, Hill River homestead, Martindale Hall and Kadlunga homestead.
- 5 Preservation of the natural landscape as characterized by steep north south ridgelines, broad valley floors and undulating hills.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The role of the zone is to accommodate cropping and grazing activities on large rural land holdings and viticulture on small to medium sized allotments. The rural area is predominantly characterized by rolling pastures with stands of remnant vegetation with a variety of agricultural activities. The zone is of significant asset to the district and comprises of some of the regions most productive rural land which is capable of supporting a wide range of agriculture. Accordingly, it is desirable that no further fragmentation of rural properties be limited and that smaller properties be consolidated into larger holdings. Efforts should be made to revegetate the landscape in many parts of the zone with trees using locally indigenous species.

The landscape of the Clare Valley contrasts greatly with the surrounding district. The steep sided valley with gently undulating floor is dominated by the Hutt River which meanders through the locality from south to north. The heavily vegetated ridges and hill tops provide an attractive rural setting for the town of Clare whilst the several small settlements located along the valley floor have historical significance in terms of the agricultural and viticultural development of the district. North of the town of Clare the valley opens out to broad fertile plain and undulating hillsides. The Skilly Hills to the west of the Clare Valley are of particular scenic importance, containing extensive stands of dense native vegetation, interspersed with vineyards and wineries. The Spring Gully Conservation Park contains extensive areas of native vegetation including a rare stand of Stringy Red Bark. In marked contrast the landscape to the east of the Clare valley is open, sparsely vegetated, grazing land. Many of the old homesteads, small settlements and churches reflect the historical development of the district. In particular the small settlement of Mintaro, established to service the Burra to Port Wakefield bullock trail and the slate quarry, has retained much of its nineteenth century character. Other historic landmarks include Bungaree, Hill River Station, Martindale Hall, and Sevenhill.

The character of the rural area of the Gilbert Valley is derived from the large broadacre farming holdings for cereal crops, grazing and livestock. Significant pockets of native vegetation still remain throughout the district and along road reserves. The southern area of the Council lies almost wholly within the fertile Gilbert Valley, characterized by the Gilbert River which meets the Light River.

Where the two valleys meet the land is used for agricultural production and the grazing of stock on relatively large land holdings. The pattern of occupation with homesteads, ancillary buildings, and paddocks enclosing crops and livestock dominate the environment and firmly establish an open, rural appearance. Viticultural activity is concentrated along the Wakefield River and Eyre Creek. The headwaters of the Light River are

also located in the district. The climate, soil and landform characteristics of this zone favour the continuance of agricultural production and livestock grazing and it is desirable not only that these activities continue, but also that good land management techniques be continued to control proclaimed pest plants, vermin and soil erosion. Little intensification of the present extent of settlement is warranted. In many ways, a proliferation of intensive development and occupation of the zone would threaten its proper function and render the rural landscape susceptible to competing demands and undesirable change. To maintain the agricultural importance and stability of the zone, it is vital that the size of the land holdings is not significantly reduced, or densities increased, and that future pressures for development in the zone will not result in the conversion of agricultural land to less productive uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage facility
 - commercial forestry
 - dairy farming
 - farming
 - horticulture
 - intensive animal keeping
 - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings).
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
 - (a) it has a direct relationship with primary production
 - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
 - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
 - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
 - (e) the use would be inappropriate within a township
- 4 A shop should be:
 - (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development
 - (b) located on the same site as the primary use.
- 5 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production or a tourist-related use on the allotment and residential outbuildings that are:
 - (a) grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads

- (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 6 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.
- 7 A dwelling should only be developed if:
 - (a) there is a demonstrated connection with farming or other primary production
 - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
 - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
 - (d) it does not result in more than one dwelling per allotment.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.
- 10 Development which would remove productive land from agriculture, or diminish its overall productivity for primary production should not be undertaken, unless the land is required for essential public purposes or the processing of organic waste.

Heritage

- 11 Development surrounding Mintaro State Heritage Area should be designed and sited so as to minimise the impact of development on the heritage significance of Mintaro.

Land Division

- 12 For land not within a policy area, land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any allotment less than 40 hectares in area.
- 13 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the realignment.
- 14 Land should not be divided except where a separate allotment is created of between one and five hectares in area to contain a habitable dwelling erected before 1 December 1972 where the balance allotment is in excess of 40 hectares.
- 15 Dwellings should be situated at least 50.0 metres from any site boundary within the zone to establish a visual buffer between development.

Residential Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing, and community facilities in suitable areas.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone promotes pleasant, safe and convenient environments for the residents of Clare, Riverton, Saddleworth and Auburn; supported by an appropriate range of recreation, education, community and aged care facilities.

Clare

This zone, which comprises the established residential areas of Clare, is intended to be the main location for a variety of residential development utilizing both existing underdeveloped allotments and pockets of undeveloped land to the south west and north-west of Clare. Development should maintain the attractive streetscape character of the residential areas, predominantly characterized by a variety of lot sizes with low density residential development, deep building set-backs and landscaped front garden areas.

Riverton

The existing subdivided areas in the immediate vicinity of the town 'core' have largely been developed so that there is a demand for more residential land. This demand can be met in the south in an infill area lying between Horner and Davis Streets and other vacant allotments within the town 'core'. Additional provision has also been made for future expansion of the town to the west. This new land in the west should be sufficient to accommodate anticipated growth for quite some time to come.

Saddleworth

Saddleworth has largely retained its pattern of low-density development and character which provide a reasonable living environment for its residents. The existing subdivided areas in the immediate vicinity of the town 'core' have been largely developed and there is little demand for more residential land. However, the vacant allotments near the town 'core' and the land set aside the primary school on the northern edge of the township, should cater for Saddleworth's future living requirements.

Auburn

Auburn has largely retained its low-density development pattern and attractive character which provide a pleasant living environment for its residents. The western part of the town, being elevated, is more developed than the somewhat low-lying eastern part, which is further divided by the river and the railway. However, a large number of vacant blocks on both sides of the main road should be sufficient for anticipated residential growth, thus obviating the need for further physical expansion of the township. A small winery exists on Stanley Street and should continue with limited expansion being catered for, without affecting the residential amenity of the area.

The residential area at Clare has traditionally developed at medium to low density, whilst Riverton, Saddleworth and Auburn have been at low density development. Generally large allotment sizes and low density development is expected to continue in the short to medium term. Opportunities exist within Clare and Riverton to provide further infill development on vacant allotments and to provide smaller allotment development in appropriate locations. It is likely that infill development will continue in the short term as

familiarity with the concept of closer development becomes more acceptable. As pressure on urban services grows, the benefits of appropriate infill development will encourage further division and consolidation within residential areas.

The amenity of residential areas is enhanced by a number of significant buildings, and this should be conserved as appropriate. Land designated as parklands should be maintained for such purposes and kept free of urban and residential development.

With increased streetscape treatment, community interest and support for maintaining and enhancing the residential environment will be generated.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential uses that serve the local community, for example:
 - child care facilities
 - open space
 - primary and secondary schools
 - recreation areas
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the needs of the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development in the vicinity of the Billygoat Hill escarpment at Clare should not detract from the visual amenity of the escarpment as viewed from the Main Road.

- 8 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 9 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres 10 metres for primary and secondary arterial roads shown on <i>Overlay Maps - Transport</i>
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre for one storey dwelling 4 metres for two storey dwelling
Minimum setback from rear boundary	3 metres for one storey dwelling 6 metres for two storey dwelling
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	7 metres or 2 storeys whichever is lesser
Minimum area of private open space	60 square metres with a minimum depth of 4 metres
Minimum number of on site car parking spaces (One of which should be covered)	2

- 10 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	72 square metres
Maximum building height (from natural ground level)	3.6 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries not on a secondary road frontage	1 metre
Minimum setback from a secondary road frontage	3 metres
Minimum setback from a public road or public open space area	8 metres

- 11 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum frontage (metres)
Detached	600 (minimum) within Clare Township	15 within Clare Township
	700 (minimum) within Riverton Township	20 within Riverton Township
	900 (minimum) within Saddleworth Township	20 within Saddleworth Township
	1200 (minimum) within Auburn Township	20 within Auburn Township
Semi-detached	450 (minimum)	13
Group dwelling	350 (average)	10 (excluding access to rear group dwelling(s))
Residential flat building	350 (average)	10
Row dwelling	350 (minimum))	10

- 12 Landscaped frontage of a dwelling site should be landscaped within the following parameters;

- (a) have a combination of landscaping and paved surfaces
- (b) paved surfaces should not exceed more than 50 percent of the area between the building alignment and the street frontage
- (c) driveway should not exceed more than 30 percent of the site frontage.

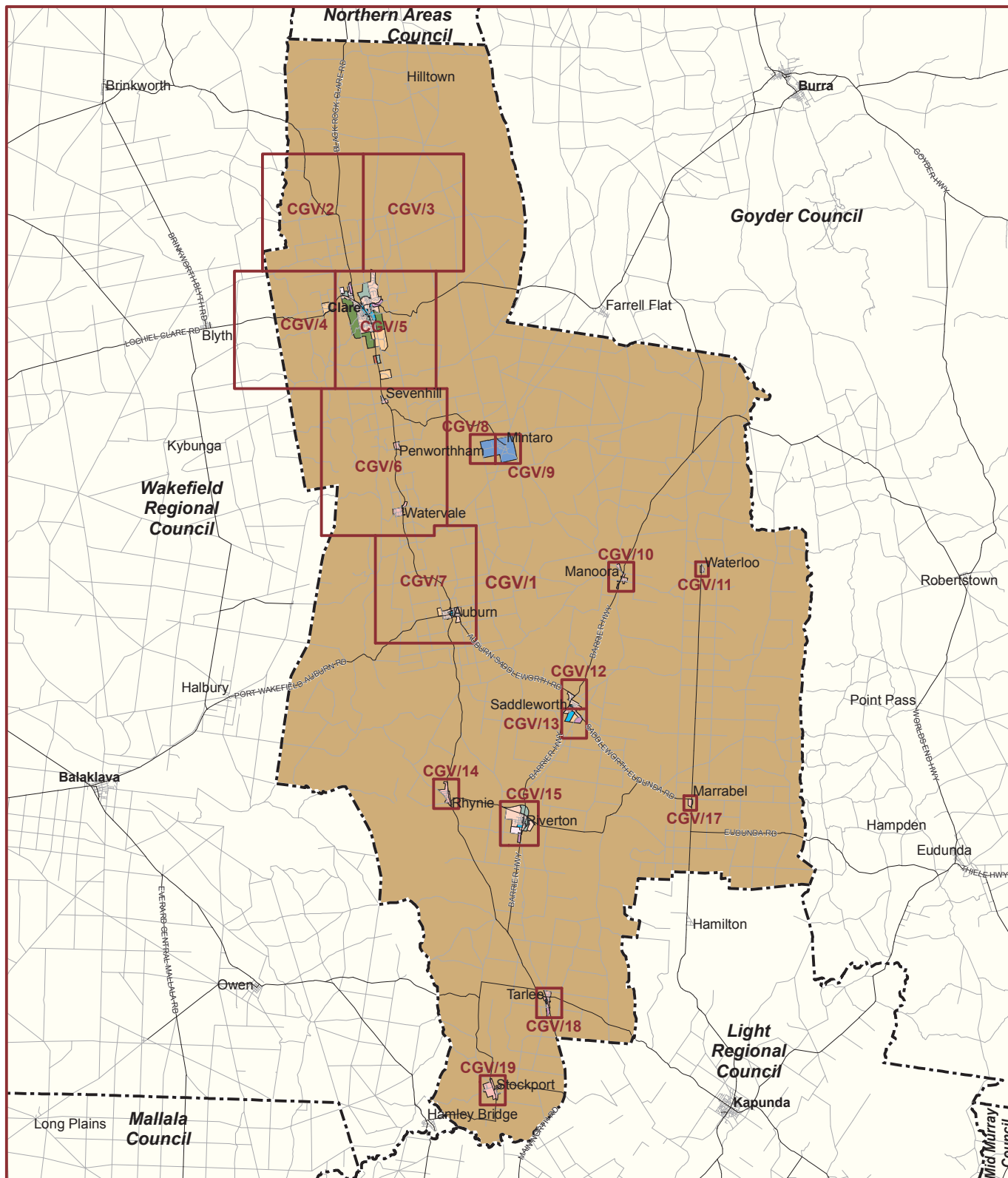
Affordable Housing

- 13 Development should include a minimum of 15 per cent of residential dwellings for affordable housing.
- 14 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

Land Division

- 15 Except where specified within a policy area, land division should create allotments with an area not less than that shown in the following table:

Township	Minimum allotment area (square metres)
Clare	600
Riverton	700
Saddleworth	900
Auburn	1200



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps CGV/1 to Map CGV/27 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



Council Index Map

The map displays the Saddleworth area with various land parcels and streets. Key features include:

- Streets:** Auburn-Saddleworth, Burra Rd, Saddle Rd, Steelton Rd, Hazleigh Rd, McAuliffe Rd, and several local streets like Mary St, Clark St, Thomas St, and Burra St.
- Land Parcels:** Labeled with codes such as A542, A456, A20, A21, A22, A2, A3, A92, A93, A95, A423, A98, A468, A536, A467, A466, A1, A523, A499, A53, A105, A500, A424, A457, A465, S389, and A542.
- Labels:** 'PrPro' is prominently displayed in the center, and 'Tce' is highlighted in a blue-shaded area in the bottom left.
- Other Features:** A 'Barrier' and a 'Hwy' are also indicated on the map.

Zone Map CGV/12




Consolidated - 23 September 2010

PrPro	Primary Production
R	Residential
TCe	Town Centre
	Zone Boundary

Appendix B: Aerial Photographs

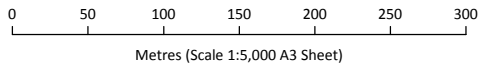


LEGEND

-  Railway
-  Cadastre
-  Area of Investigation

Data Source:

Aerial photography from Mapland, Dept of Environment, Water and Natural Resources; Roadnames and Cadastre from Clare & Gilbert Valleys Council; Railway alignment from Dept of Transport Energy and Infrastructure (DTEI); Area of Investigation supplied by Australian Water Environments (AWE).



Clare and Gilbert Valley Site History Assessment

Saddleworth

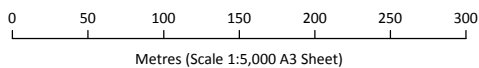
Aerial Photography 5/1/1979



LEGEND

- Railway
- Cadastre
- Area of Investigation

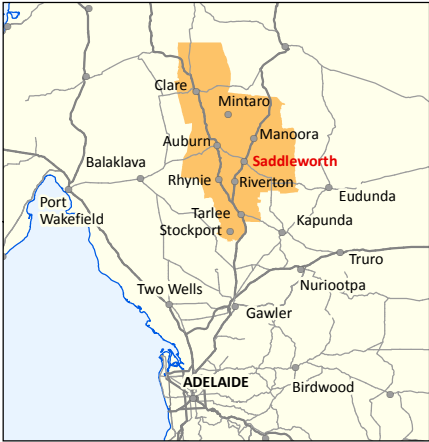
Data Source:
Aerial photography from Mapland, Dept of Environment, Water and Natural Resources; Roadnames and Cadastre from Clare & Gilbert Valleys Council; Railway alignment from Dept of Transport Energy and Infrastructure (DTEI); Area of Investigation supplied by Australian Water Environments (AWE).



Clare and Gilbert Valley Site History Assessment

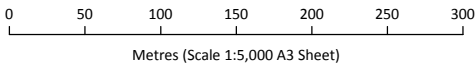
Saddleworth

Aerial Photography 8/1/1985



- LEGEND**
- Railway
 - Cadastre
 - Area of Investigation

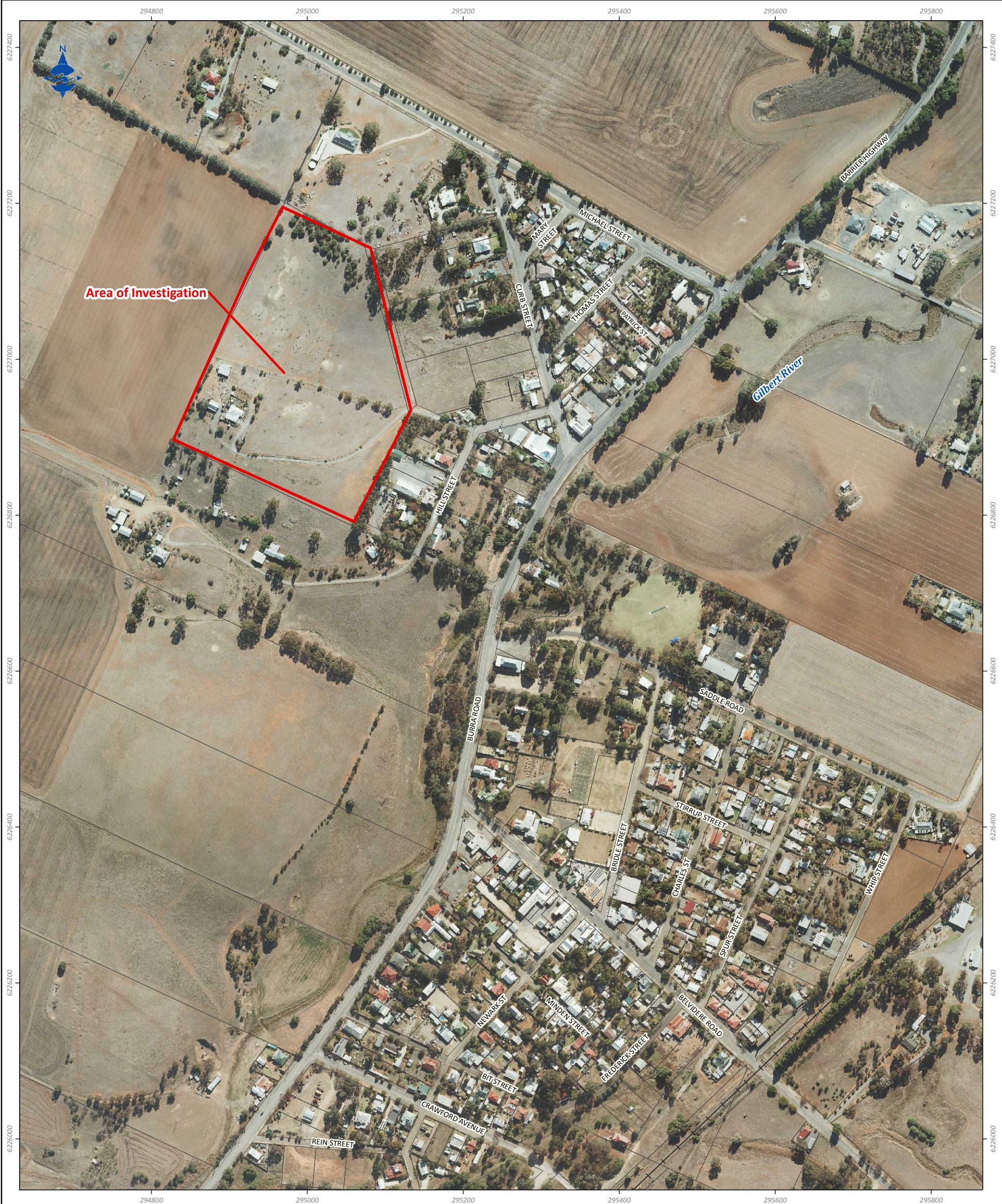
Data Source:
Aerial photography from Mapland, Dept of Environment, Water and Natural Resources; Roadnames and Cadastre from Clare & Gilbert Valleys Council; Railway alignment from Dept of Transport Energy and Infrastructure (DTEI); Area of Investigation supplied by Australian Water Environments (AWE).



Clare and Gilbert Valley Site History Assessment

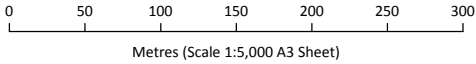
Saddleworth

Aerial Photography 8/3/1999



- LEGEND**
- Railway
 - Cadastre
 - Area of Investigation

Data Source:
Aerial photography from Mapland, Dept of Environment, Water and Natural Resources; Roadnames and Cadastre from Clare & Gilbert Valleys Council; Railway alignment from Dept of Transport Energy and Infrastructure (DTEI); Area of Investigation supplied by Australian Water Environments (AWE).



Clare and Gilbert Valley Site History Assessment

Saddleworth

Aerial Photography 22/5/2012

Appendix C: EPA Section 7 Records



Australian Water Environments
Unit 1, 198 Greenhill Road
EASTWOOD SA 5063

Contact: Section 7
Telephone: (08) 8204 2179
Telephone: (08) 8204 2962
Email: epasection7@epa.sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128

22 May, 2014

Dear Sir/Madam,

Section 7 - Land and Business (Sale and Conveyancing) Act 1994

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

Title Reference CT Volume 5269 Folio 26

Address Allotment 3, Hill Street, SADDLEWORTH SA 5413

I advise as follows:

**PARTICULARS OF MORTGAGES, CHARGES PRESCRIBED ENCUMBRANCES
AFFECTING THE LAND**

- | | | |
|-------|--|----|
| 9.1 | Environment performance agreement under section 59 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land. | NO |
| 9.2.1 | Environment protection order issued under section 93 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land. | NO |
| 9.2.2 | Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land. | NO |
| 9.3 | Clean-up order issued under section 99 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land. | NO |
| 9.4 | Clean-up authorisation issued under section 100 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land. | NO |

9.5.1	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
9.5.2	Section 103J - Site remediation order that is registered in relation to the land.	NO
9.5.3	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
9.5.4	Section 103P - Notation of site contamination audit report in relation to the land.	NO
9.5.5	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

Section 7 - Land and Business (Sale and Conveyancing) Act 1994

3) Licences and exemptions recorded by EPA in public register

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

- | | | |
|----|--|----|
| a) | details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land- | |
| | i) | |
| | a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or | NO |
| | ii) | |
| | activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act)? | NO |
| | iii) | |
| | any other prescribed activity of environmental significance under Schedule 1 of that Act? | NO |
| b) | details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land- | |
| | i) | |
| | a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or | NO |
| | ii) | |
| | activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act)? | NO |

- iii) any other prescribed activity of environmental significance under Schedule 1 of that Act? NO
- c) details of a current exemption issued under Part 6 of the Environmental Protection Act 1993 from the application of a specified provision of that Act in relation to an activity carried on at the land. NO
- d) details of an exemption that are no longer enforced, issued under Part 6 of the Environmental Protection Act 1993 from the application of a specified provision of that Act in relation to an activity carried on at the land. NO
- e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land. NO
- f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land. NO
- g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land. NO
- h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land? NO

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

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

- a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)? NO
- b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*? NO
- c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? NO
- d) a copy of a site contamination audit report? NO

- | | |
|---|----|
| e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

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

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

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

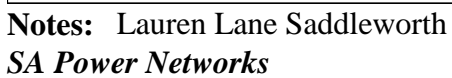


All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete and therefore the EPA cannot confirm the accuracy of the historical information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

A handwritten signature in black ink, appearing to be 'R. H. L.' or similar, written in a cursive style.

Delegate for
ENVIRONMENT PROTECTION AUTHORITY

Appendix D: Dial Before You Dig Plans



Notes: Lauren Lane Saddleworth
SA Power Networks

Seq No: 34019143
Date: 5/16/2014
Enquiries: 1300 884 037
Fax: 08 7003 1117
Hours: 8:00am - 4:30pm
dialbeforeyoudig@sawater.com.au

SOUTH AUSTRALIAN WATER CORPORATION

Dial Before You Dig Cover Sheet

To:	Australian Water Environments	Phone No:	0883788000
Attention:	Miss Felicity Ginnivan	Mobile No:	Not Supplied
Address:	Unit 1 198 Greenhill Road	Fax No:	0883578988
Suburb:	Eastwood 5063 SA		
Email:	felicityginnivan@austwaterenv.com.au		

Dial Before You Dig Request Details

Address:	Lauren Ln	Suburb:	Saddleworth
Side of Street:		Intersection:	
Distance:			
Activity Code:	14	Activity Description:	Horizontal Boring
Map Type:	Satopo	Map Ref:	6629G1
GPS X Coord:		GPS Y Coord:	
Private/Road/Both:	Private	Traffic Affected:	False
Notification No:	7422601		
Message:	Not Supplied		

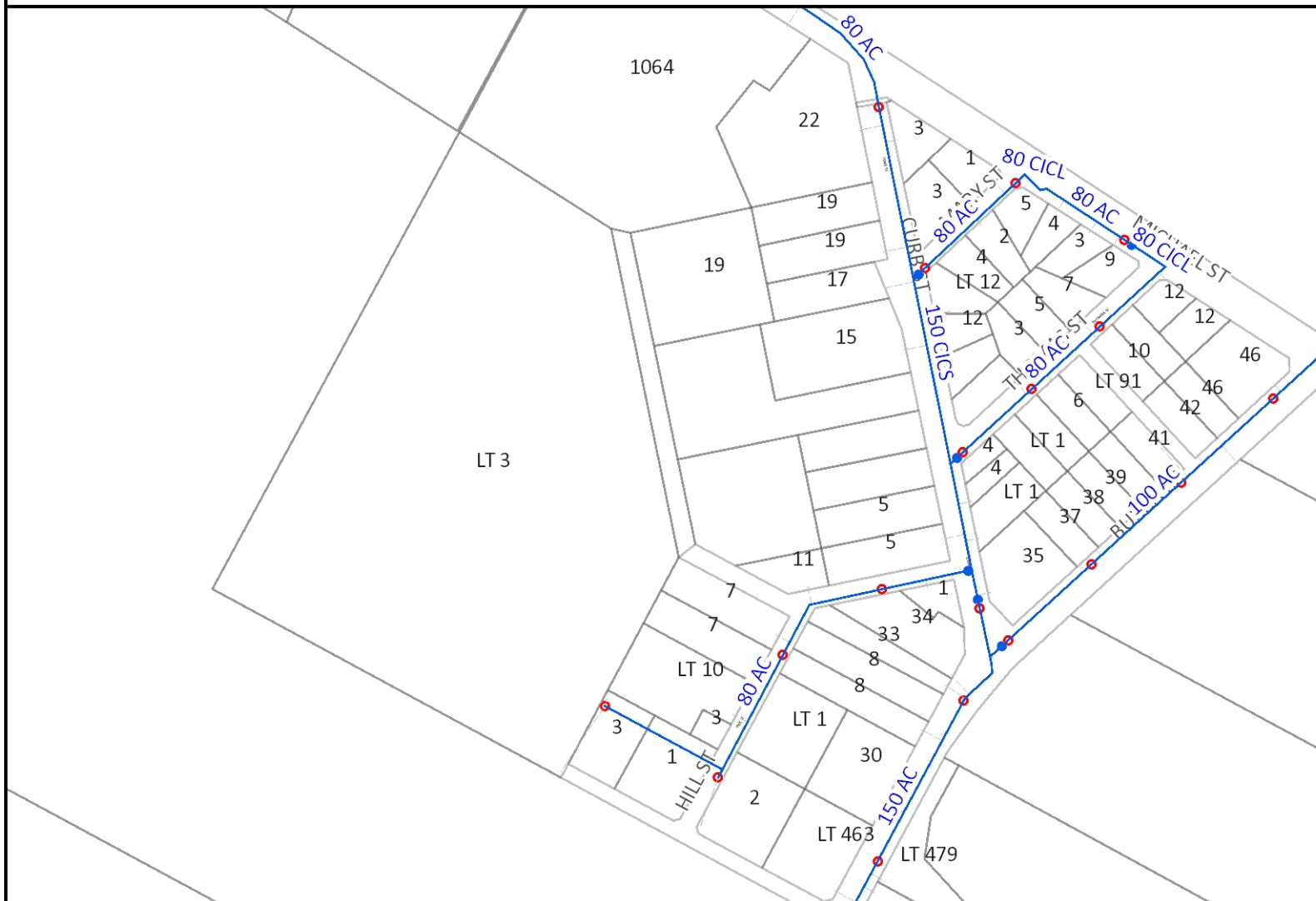
SA Water Comments

Please find attached your Dial Before You Dig map request results.

Number of Pages including this one:5

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed and no responsibility is accepted by the Crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, misdescription or misstatement therein whether caused by negligence or otherwise.

The information contained in this message may be confidential and may also be subject of legal, professional or public interest immunity. If you are not the intended recipient any use, disclosure or copying of this document is unauthorised. If you have received this message in error, please contact the above named person.

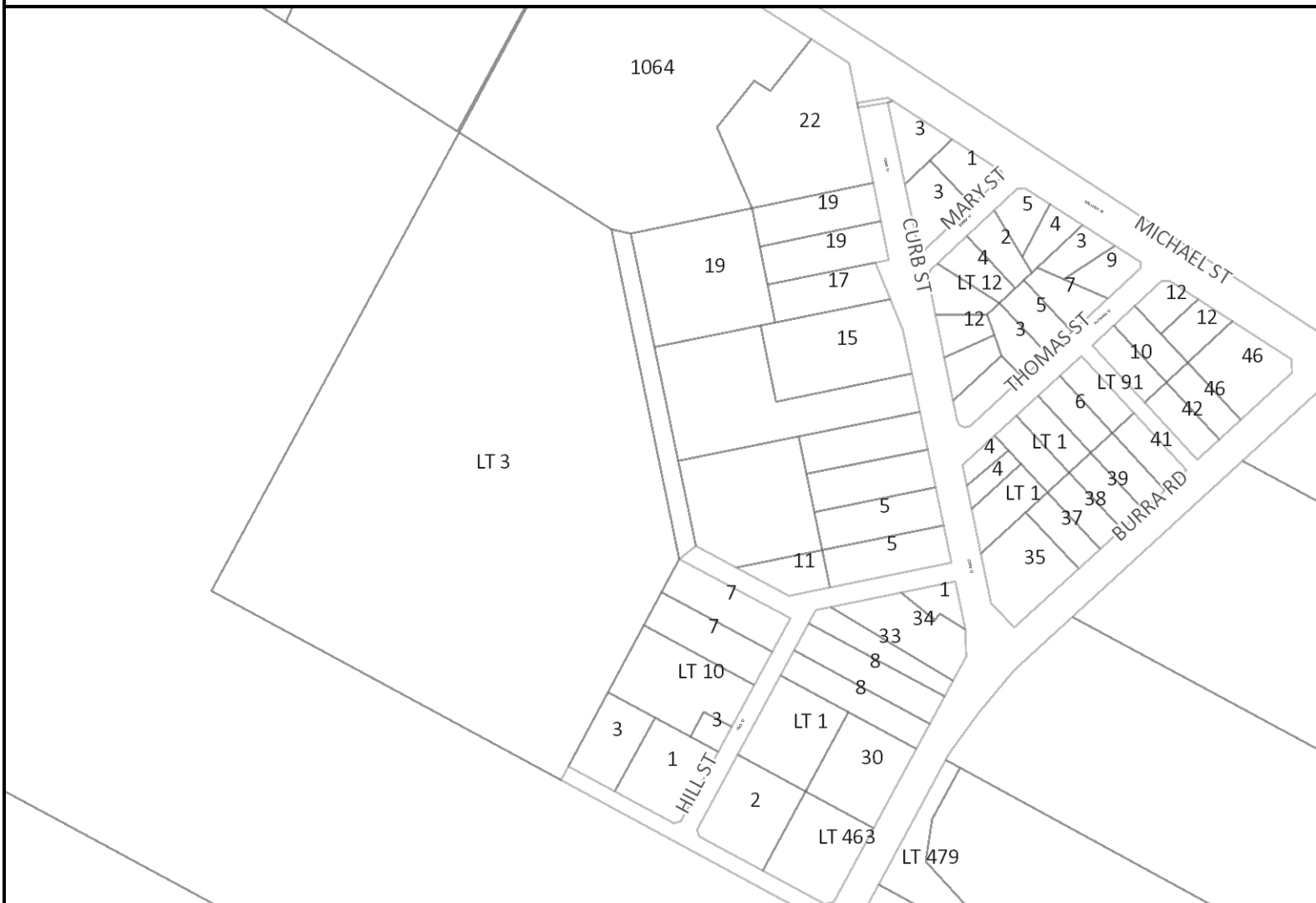


Enquiries: 1300 650 950

Facsimile: (08) 7003 3329

DIAL.BEFORE.YOU.DIG@sawater.com.au

- ▲ CP Test Points
- CP Transformer Rectifiers
- ▲ CP Insulated Joints
- CP Anodes
- CP Anode Bed Outlines
- × CP Anode Beds
- CP Anode Cables
- CP Cathode Cables
- CP Electricity Supply Cables
- Water Main Labels**
- Water Mains**
- Potable System
- Non-Potable System
- Non-Potable System (Raw Water)
- Potability Not Allocated
- ... Private Ownership
- ... Water Mains Planning
- Water Connections**
- Other
- Logical
- Water Hydrants
- Water Pillar Hydrants
- Water Valves**
- Locked
- Not locked



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- CP Anode Bed Outlines
- × CP Anode Beds
- CP Anode Cables
- CP Cathode Cables
- CP Electricity Supply Cables
- Wastewater Gravity Labels
- Wastewater Pumping Labels
- Wastewater Low Pressure Labels
- Wastewater Vacuum Labels
- Wastewater Gravity Mains
- Wastewater Vacuum Mains
- Wastewater Pumping Mains
- Standard
- Sludge
- Effluent Outfall
- Wastewater Low Pressure
- Wastewater Connections
- Wastewater Connections
- Common Effluent
- Wastewater Ancillary Pipes
- Wastewater Mains Planning



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- ▲ CP Insulated Joints
- CP Anodes
- CP Anode Bed Outlines
- × CP Anode Beds
- CP Anode Cables
- CP Cathode Cables
- CP Electricity Supply Cables
- Recycled Water Main Labels
- Recycled Water Mains
- In Service Mains
- Abandoned
- Abandoned and Replaced
- Recycled Water Connections
- Gazetted
- Abandoned
- Recycled Water Mains Planning
- Recycled Water Valves
- River Murray
- Inland Water
- SA Water Regions
- Land Parcels
- House Numbers
- Street Labels



Enquiries: 1300 650 950
Facsimile: (08) 7003 3329
DIAL.BEFORE.YOU.DIG@sawater.com.au

- ▲ CP Test Points
- CP Transformer Rectifiers
- ▲ CP Insulated Joints
- CP Anodes
- CP Anode Bed Outlines
- × CP Anode Beds
- CP Anode Cables
- CP Cathode Cables
- CP Electricity Supply Cables
- Salt Interception Main Labels
- Salt Interception Mains
- Salt Interception Valves
- Salt Interception Pumps
- ✕ Salt Interception Attachments
- Ⓜ Salt Interception Meters
- Salt Interception Junctions
- ⊗ Salt Interception Production Bores
- ⊗ Salt Interception Observation Bores
- Salt Interception Consumer Elec. Main
- River Murray
- Inland Water
- SA Water Regions
- Land Parcels
- House Numbers
- Street Labels

DUTY OF CARE

TELSTRA CORPORATION ACN 051 775 556

IMPORTANT:

Please read and understand all the information and disclaimers provided below.

Sketches and Plans provided by Telstra are circuit diagrams only and indicate the presence of telecommunications plant in the general vicinity of the geographical area shown; exact ground cover and alignments cannot be given with any certainty and cover may alter over time. Telecommunications plant seldom follow straight lines and careful on site investigation is essential to uncover and reveal its exact position.

Due to the nature of Telstra plant and the age of some cables and records, it is impossible to ascertain the location of all Telstra plant. The accuracy and/or completeness of the information cannot be guaranteed and, accordingly Telstra plans are intended to be indicative only.

"DUTY OF CARE"

When working in the vicinity of telecommunications plant you have a legal "Duty of Care" that must be observed.

It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of Telstra plant. Telstra will provide plans and sketches showing the presence of its network to assist at this design stage.

It is the owner's (or constructor's) responsibility to:-

- a) request plans of Telstra plant for a particular location at a reasonable time before construction begins. If you have any doubts as to the exact location of Telstra Plant, we strongly recommend that you engage an Accredited Plant Locator in your area;
- b) visually locate Telstra plant by hand digging or using non destructive water jet method (pot holing) where construction activities may damage or interfere with Telstra plant (see "Essential Precautions and Approach Distances" section for more information); and
- c) contact Telstra's **Plan Services** (see below for details) if Telstra plant is wholly or partly located near planned construction activities.

DAMAGE TO TELSTRA'S NETWORK MUST BE REPORTED TO 132203 IMMEDIATELY.

The owner is responsible for all plant damage when works commence prior to obtaining Telstra plans, or failure to follow agreed instructions.

Telstra reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses.

Important note: *The construction of Telstra's network dates back over many years. Some of Telstra's pits and ducts were manufactured from asbestos-containing cement. You must take care in conducting any works in the vicinity of Telstra's pits and ducts. You must refrain from in any way disturbing or damaging Telstra's network infrastructure when conducting your works. We recommend that before you conduct any works in the vicinity of Telstra infrastructure that you ensure your processes and procedures eliminate any possibility of disturbing, damaging or interfering in any way with Telstra's infrastructure. Your processes and procedures should incorporate appropriate measures having regard to the nature of this risk.*

EMERGENCY SITUATIONS - RECEIVING TELSTRA PLANS

Telstra's automated mapping system will provide a fast response for emergency situations. (faster than an operator can provide manually). Automated responses are normally available 24/7.

To receive a fast automated response from Telstra your request must -

- be a web request lodged at DBYD (www.1100.com.au) The request will be then forwarded directly to Telstra.
- contain your email address so you can receive the automated email response.
- be for the purposes of 'mechanical excavation' or other ground breaking DBYD activity. (requests with activity types conveyancing, planning & design or other non digging activities may not be responded to until the next business day).
- be for an area less than 350 metres in size to obtain a PDF map. (over 350 metres will default to DWF due to size)
- be for an area less than 2500 metres in size to obtain a DWF map

NATURAL DISASTERS

Natural Disasters include (amongst other things) earthquakes, cyclones, floods and tsunamis.

In the case of such events, urgent requests for plans or information relating to the location of Telstra network can be made directly to Telstra Network Integrity Team Managers as follows:

NSW – John McInerney 0419 485 795

QLD – Glenn Swift 0419 660 174

VIC/TAS - David Povazan 0417 300 947

SA/NT - Mick Weaver 0419 828 703

WA - Angus Beresford-Peirse 0419 123 589

TELSTRA PLAN SERVICES

For all Telstra DBYD (Dial Before You Dig) map enquiries please contact Telstra Plan Services

email - Telstra.Plans@team.telstra.com

phone - **1800 653 935** (for urgent, onsite or optic fibre enquiries)

Please note - to make an enquiry the plans must be current (within 60 days of issue). If your plans have expired you will need to submit a new request via DBYD.

ASSET RELOCATIONS

You are not permitted to relocate or alter any Telstra assets or network under any circumstance.

For all enquiries relating to the relocation of Telstra assets please phone

1800 810 443 or email F1102490@team.telstra.com

DATA EXTRACTION FEES

In some instances a data extraction fee may be applicable for the supply of Telstra information. Typically a data extraction fee may apply to large projects, requests to be supplied in non standard formats, excessive hardcopy printing or requests for non digging purposes. Further details can be obtained by contacting Telstra Plan Services.

PRIVACY NOTE

Your information has been provided to Telstra by DBYD to enable Telstra to respond to your DBYD request. Telstra keeps your information in accordance with its privacy statement entitled "Protecting Your Privacy" which can be obtained from Telstra either by calling 1800 039 059 or visiting our website at www.telstra.com.au/privacy

CONCERNING TELSTRA PLANS:

Please note the following:

- For plans of Telstra locations contact **Dial Before You Dig** at least 2 business days prior to digging. (www.1100.com.au)
- Fast response can be provided by Telstra if an email address is supplied. (if posted, this may take up to one week or longer to receive plans)
- Telstra plans and information provided are **valid for 60 days** from the date of issue.
- Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose. The plans and details should be disposed of by shredding or any other secure disposal method after use.
- Telstra plans or other details are provided only for the use of the applicant, its servants, or agents. **The applicant may not give the plans or details to other parties, and may not generate profit from commercialising the plans or details.**
- Please contact Telstra **Plan Services** (see above for details) immediately should you locate Telstra assets not indicated on these plans.
- Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided remains on-site at all times throughout your construction phase.

ESSENTIAL PRECAUTIONS and APPROACH DISTANCES:

NOTE: If the following clearances cannot be maintained, please contact Telstra Plan Services (see above for details) for advice on how best to resolve this situation.

1. On receipt of plans and sketches and before commencing excavation work or similar activities near Telstra's plant, **carefully locate this plant first** to avoid damage. Undertake prior manual exposure such as potholing when intending to excavate or work **closer** to Telstra plant than the following approach distances.

Where Telstra's plant is in an area where road and footpaths are well defined by kerbs or other features a minimum clear distance of 600mm must be maintained from where it could be reasonably presumed that plant would reside.

In non established or unformed reserves and terrain, this approach distance must be at least 1.5 metres.

In country/rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distances apply:

- a) Parallel to major plant: 10 metres (for IEN, optic fibre and copper cable over 300 pairs)
- b) Parallel to other plant: 5 metres

NOTE: Even manual pot-holing needs to be undertaken with extreme care, commonsense and employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable.

If construction work is parallel to Telstra plant, then careful hand digging or using non destructive water jet method (pot-holing) at least every 5m is required to establish the location of all plant, hence confirming nominal locations before work can commence.

2. Maintain the following minimum clearance between construction activity and **actual location** of Telstra Plant.

Jackhammers/Pneumatic Breakers	<i>Not within 1.0m of actual location.</i>
Vibrating Plate or Wacker Packer Compactor	<i>Not within 0.5m of Telstra ducts. 300mm compact clearance cover before compactor can be used across Telstra ducts.</i>
Boring Equipment (in-line, horizontal and vertical)	<i>Not within 2.0m of actual location. Constructor to hand dig or use non-destructive water jet method (pot-hole) and expose plant.</i>
Heavy Vehicle Traffic (over 3 tonnes)	<i>Not to be driven across Telstra ducts (or plant) with less than 600mm cover. Constructor to check depth via hand digging.</i>
Mechanical Excavators, Farm ploughing and Tree Removal	<i>Not within 1.0m of actual location. Constructor to hand dig or use non-destructive water jet method (pot-hole) and expose plant.</i>

All Telstra pits and manholes should be a minimum of 1.2m in from the back of kerb after the completion of your work.

All Telstra conduit should have the following minimum depth of cover after the completion of your work:-

Footway 450mm

Roadway 450mm at drain invert and 600mm at road centre crown

For clearance distances relating to Telstra pillars, cabinets and RIMs/RCMs please contact Telstra Plan Services (see above for details).

FURTHER ASSISTANCE:

Assistance can be obtained by contacting Telstra Plan Services

Where on-site location is provided, the owner is responsible for all hand digging or use non-destructive water jet method (pot-holing) to visually locate and expose Telstra plant.

If plant location plans or visual location of Telstra plant by digging reveals that the location of Telstra plant is situated wholly or partly where the owner plans to work, then Telstra's Network Integrity Group must be contacted through Telstra Plan Services to discuss possible engineering solutions.

NOTE:

If Telstra relocation or protection works are part of the agreed solution, then payment to Telstra for the cost of this work shall be the responsibility of the principal developer or constructor. The principal developer or constructor will be required to provide Telstra with the details of their proposed work showing how Telstra's plant is to be accommodated and these details must be approved by the Regional Network Integrity Manager prior to the commencement of site works.

RURAL LANDOWNERS


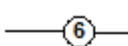

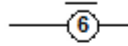

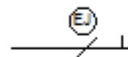
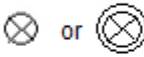
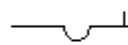

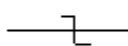

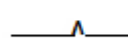

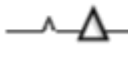

Where Telstra owned cable crosses agricultural land, Telstra may provide a once-off free on-site electronic cable location. The Telstra Plan Services operator will provide assistance in determining whether a free on-site location is required.

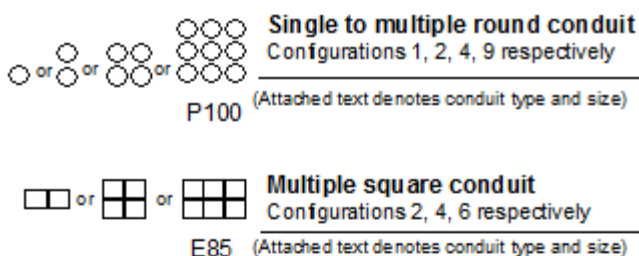
Please note:

- The exact location, including depth of cables can only be verified by pot holing, which is not covered by this service.
- This service is only available to assist private rural land owners.
- This service covers one hour on-site only. Additional time can be purchased directly from the Accredited Plant Locator.

For further information including terms and conditions, please contact Plan Services on **1800 653 935**.

LEGEND

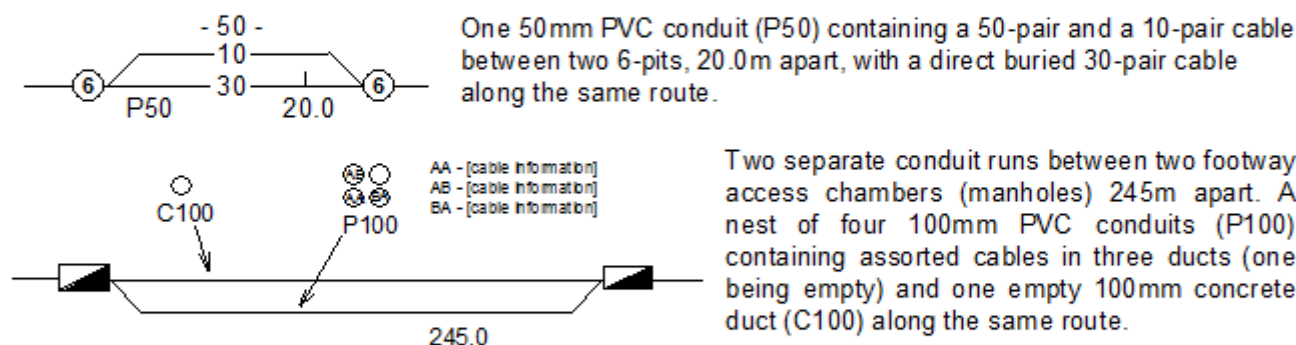
	Exchange (major cable present)		Cable jointing pit (number indicating pit type)
	Footway access chamber (can vary from 1-lid to 12-lid)		Buried cable jointing pit (number indicating pit type)
	Roadway access chamber		Elevated cable joint (above ground joint on buried cable)
	Pillar/cabinet (above the ground / free standing)		Cable loop (direct buried)
	Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V electricity.		Telstra Plant in shared utility trench
	Public telephone Please Note: This equipment is powered by 240V electricity.		Aerial Cable (above ground)
	Direct buried cable		Aerial Cable (attached to joint use pole e.g. power)
			Optical fibre cable direct buried



Some examples of conduit type and size:
A - Asbestos cement, P - PVC / plastic, C - Concrete, GI - Galvanised iron, E - Earthenware.
Conduit sizes *nominally* range from 20mm to 100mm.

P50	50mm PVC conduit
P100	100mm PVC conduit
A100	100mm asbestos cement conduit
E 85	85mm square earthenware conduit

Some examples of how to read Telstra plans:



WARNING: Telstra's plans show only the presence of cables and plant. They only show their position relative to road boundaries, property fences etc. at the time of installation and Telstra does not warrant or hold out that such plans are accurate thereafter due to changes that may occur over time.

DO NOT ASSUME DEPTH OR ALIGNMENT of cables or plant as these vary significantly.

The customer has a DUTY OF CARE when excavating near Telstra cables and plant. Before using machine excavators TELSTRA PLANT MUST FIRST BE PHYSICALLY EXPOSED BY SOFT DIG (potholing) to identify its location.

Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

ELECTRONIC PLANS - PDF AND DWF MAPS

If you have received Telstra maps via email you will have received the maps as either a PDF file (for smaller areas) or DWF file (for larger area requests). If you are unable to launch any one of the softcopy files for viewing and printing, you may need to download and install one or more of the free viewing and printing products such as Adobe Acrobat Reader (for PDF files) or Autodesk Design Review (for DWF files) available from the internet.

PDF files

PDF is the default softcopy format for all requests for areas up to approx *350m in length. (*depends on geographic location of request). The PDF file is formatted to A3 portrait sheet however it can be printed on any size sheet including from A4 to AO, either as the full sheet or selected areas to suit needs and legibility. (to print a selected area zoom up and print "current view"). If there are multiple layers of Telstra network you may receive up to 2 sheets in the single PDF file attachment supplied. There are three types or layers of network normally recorded - local network, mains cables or a combined layer of local and mains (usually displayed in rural or semi rural areas). If mains cable network is present in addition to local cables (i.e. as separate layer in a particular area), the mains will be shown on a separate sheet. The mains cable information should be read in conjunction with the local cable information.

DWF files

This is the default softcopy format for all requests for areas that are over 350m in length. Maximum length for a DWF automated response is approx 2500m - depending on geographic location of request (manually-processed plans may provide larger coverage). The DWF files differ from PDF in that DWF are vector files made up of layers that can be turned on or off and are not formatted to a specific sheet size. This makes them ideal for larger areas and for transmitting over email etc.

How to view Telstra DWF files -

Telstra DWF files come with all layers turned on. You may need to turn individual layers on or off for viewing and printing clarity. Individual layer names are CC (main cable/conduit), DA (distribution or local area network) and sometimes a combined layer - CAC. Layer details can be viewed by either picking off the side menu or by selecting 'window' then 'layers' off the top menu bar. Use 'layers' to turn individual layers off or on. (double click or right click on layer icon.)

How to print Telstra DWF files -

DWF files can be printed on any size sheet. They can be printed in their entirety or by selected areas of interest. Some DWF coverage areas are large and are not suited to printing legibly on a single A4 sheet - you may need several prints if you only have an A4 printer. Alternatively, an A3, A1 or larger printer could be used. To print, zoom in or out and then, by changing the 'print range' settings, you can print what is displayed on your screen to suit your paper size. If you only have a small printer, e.g. A4, you may need to zoom until the text is legible on your screen for it to be legible on the print. (which is why you may need several prints). To print what is displayed on your screen the 'view' setting should be changed from 'full page' to 'current view'. The 'current sheet' setting should also be selected. You may need to print layers separately for clarity and legibility. (details above on how to turn layers on or off)

How to change the background colour from white to black (when viewing) Telstra DWF files -

If using Autodesk Design Review the background colour can be changed by selecting "Tools" then "options" then "sheet". Tick the box "override published paper colors" and select the colour required using the tab provided.

Telstra Automated Mapping System

Telstra provides an automated plan response for the majority of DBYD requests received.

Requestors must supply a current email address on their request to DBYD and must also be able to accept a standard format of PDF or DWF. An automated response can be provided much faster than the alternative of a mailed hardcopy, and can avoid unnecessary delays in waiting for plans to arrive. Being softcopy, it can easily be sent directly to a worksite and can be available 7 days a week. The automated system can be configured for individual requestors to receive either PDF/DWF (where small requests are PDF and larger requests are DWF) or, alternatively, all in DWF (both small and large requests). Please contact Plan Services for further details or to have your preferences updated. Please note that all requests over *350m (approx.) in size can only be supplied in DWF format and there are size limits on what can be provided. (* actual size depends on geographic location of requested area)

ACCREDITED PLANT LOCATORS (For your area)

On-site assistance should be sought from an **Accredited Plant Locator** (Telstra accredited), if the telecommunications plant cannot be located within 2.5 metres of the locations indicated on the drawings provided.

On-site advice should be obtained from the Telstra Accredited Plant Locator who is highly skilled in locating Telstra plant. In the case where Telstra plant is outside a recognised road reserve Telstra recommends that Telstra Plan Services are contacted for assistance prior to engaging an Accredited Plant Locator.

Telstra does not permit external parties (non-Telstra) to conduct work on our network. Only Telstra staff or Telstra contractors that are correctly accredited are allowed to work on or enter our manholes, pits, ducts, cables etc.

Please note it is a criminal offence under the *Criminal Code Act 1995 (Cth)* to tamper or interfere with communication facilities owned by a carrier. Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred by Telstra as a result of any such unauthorised works may be claimed against you.

Should your projects require Telstra network location, any asset plant locator that is used **MUST** be Telstra accredited to be able to access and locate Telstra network. (a list of which is provided with the Dial Before You Dig plans). A Telstra Accredited Plant Locator must have a current identification card issued by Telstra.

For the assistance of customers an accredited Asset Plant Locator can perform any of the following activities if requested to do so by the owner:

- review Telstra's plans to assess the approximate location of Telstra plant;
- advise owners of the approximate location of Telstra plant according to the plans;
- advise owners of the best method for locating Telstra plant;
- advise owners of the hazards of unqualified persons attempting to find the exact location of Telstra plant and working in the vicinity of Telstra plant without first locating its exact position; and
- perform trial hole explorations by hand digging (pot-holing) to expose Telstra plant with a high degree of skill, competence and efficiency and utilising all necessary safety equipment.

A list of Accredited Plant Locators operating in your area is attached. Accredited Plant Locators are certified by Telstra to perform the tasks listed above. Owners may engage Accredited Plant Locators to perform these services, however Telstra does not give any warranty in relation to these services that Accredited Plant Locators are competent or experienced to perform any other services.

The attached list provides the names and contact details for Accredited Plant Locators who service your area and can provide you with assistance in locating Telstra plant on site. These organisations have been able to satisfy Telstra that they have a sound knowledge of telecommunications plant and its sensitivity to disturbance; appropriate equipment for locating telecommunications plant and competent personnel who are able to interpret telecommunications plans and sketches and understand safety issues relevant to working around telecommunications plant. They are also able to advise you on the actions which should be taken if the work you propose will/could result in a relocation of the telecommunications plant and/or its means of support.

We recommend that you engage the assistance of one of these Accredited Plant Locators as a step towards discharging your Duty of Care obligations when seeking the location of Telstra's telecommunications plant.

Please Note:

- Optic fibre cable locations must be performed by a locator with Telstra optic fibre cable location accreditation. (not all copper accredited locators have optic fibre accreditation). The locators with additional optic fibre cable location accreditation are indicated by a 'yes' in the column headed 'Fibre' in the lists of locators that are published with the DBYD plans.

- Each Accredited Plant Locator is NOT permitted to provide depth of communications plant unless physically exposed by hand digging.
- The details of any contract, agreement or retainer for site assistance to locate telecommunications plant shall be for you to decide and agree with the organisation engaged. Telstra is not a party to any contract entered into between an owner and an Accredited Plant Locator. The Accredited Plant Locators are able to provide guidance concerning the extent of site investigations required.
- Payment for the site assistance will be your responsibility and payment details should be agreed before the engagement is confirmed.
- Telstra does not accept any liability or responsibility for the performance of or advice given by an Accredited Plant Locator. Accreditation is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.
- Each Accredited Plant Locator has been issued with a certificate which confirms the Accreditation. Every 2 years Telstra will reassess the accreditation and where appropriate will issue a letter confirming the accreditation for the next 2 years. You have the right to request the organisation you engage to show evidence of their ID card.
- Neither the Accredited Plant Locator nor any of its employees are an employee or agent for Telstra and Telstra is not liable for any damage or loss caused by the Accredited Plant Locator or its employees.
- The attached list contains the current names and contact details of Accredited Plant Locators who service your area, however, these details are subject to change.

IDEA FOR CONSIDERATION:

Telstra offer free Cable Awareness Presentations & Advanced Cable Reading Presentations, if you believe you or your company would benefit from this offer please contact Network Integrity on 1800 810 443 or **F1102490@team.telstra.com**

Telstra Accredited Plant Locators - South Australia / Northern Territory.

If a physical location is required please contact a Telstra accredited locator from the list below (fees apply).

*Optic fibre cable locations must be performed by a locator with Telstra optic fibre location accreditation. Locators with Telstra optic fibre cable location accreditation are indicated by a 'yes' in the 'Fibre' column.

Northern Territory

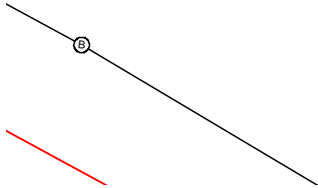
Company name and areas/districts covered	*Fibre	Contact details
AnywAir Pipe & Cable Locators - Winnellie <i>All Of NT, Broome, Kununurra, Kalumburu, Weipa, Normanton, Burketown</i>	Yes	Mob: 0418 890 071
Australian Underground Survey Solutions Pty Ltd - Narre Warren <i>All Areas</i>	No	(03) 9700 2311 or 0419 488 883 Fax: (03) 9314 1568
Danisam Pty Ltd - Parap <i>Covering Northern Territory and the top of WA</i>	Yes	0417 089 865 Fax: 08 89416435
Dig Hard Excavations - Casuarina <i>Remote Communities NT</i>	Yes	0411 591 153 Fax: (08) 8945 0727
iFind PIPES 'N' CABLES PTY LTD - Winellie <i>All of NT</i>	No	0419 612 476 Fax: (08) 8941 2615 k.phelps1970@hotmail.com
Kellercom Pty Ltd - Port Pirie <i>Eyre Peninsula, Yorke Peninsular, Far North, Flinders Ranges, Mid North</i>	Yes	(08) 8632 5123 or 0428 600 077 Fax: (08) 8633 4792
Northern Communication Services - Casuarina	Yes	Mob: 0407 904 319
Pipeline Technology Services - Marleston	No	(08) 8351 7000 or 0419 878 220 Fax:(08) 8159 7537
Subscan - Palmerston <i>Covering Darwin and Remote Areas of the Northern Territory</i>	No	0414 863 874 Fax: (08) 8988 3093
Trenchless Pipelaying Contractors - Plympton	Yes	(08) 8376 5911 or 0418 881 175
Visionstream Australia Pty Ltd - Perth Airport	Yes	(08) 6211 0813 or 0439 799 657 Fax: (08) 6211 0899 Email:nick.jenkins@visionstream.com.au

South Australia

Company name and areas/districts covered	Fibre	Contact details
Accurate Locating Pipes & Cables previously trading under the name of ' State Wide Precise Detection Pipes & Cables' - <i>Barossa Valley</i> <i>Adelaide, Adelaide Hills, Barossa Valley and all regions of SA</i>	No	0407 464 882
Adelaide Hills Pipe & Cable Location - <i>Mt Barker</i> <i>Servicing Adelaide Hills & Regional South Australia</i>	No	0419 822 781
Appcil Pty Ltd - <i>Winkie</i> <i>All Riverland areas of South Australia, plus Upper Mallee, North Western border areas of Vic and South Western NSW</i>	Yes	(08) 8583 7365 or 0439 822 102 Fax: (08) 8583 7356
Australian Underground Survey Solutions Pty Ltd - <i>Narre Warren</i>	No	(03) 9700 2311 or 0419 488 883 Fax: (03) 9314 1568
Baldock Earthmoving - <i>Normanville</i> <i>Covering - South Adelaide Hills, Fleurieu Peninsula</i>	No	(08) 8558 2686 or 0418 857 144 Fax: (08) 8558 2687
Barry Johnstone Locations and Communications - <i>Mt Gambier. South East Of South Australia (Limestone Coast), South West Victoria</i>	Yes	0418 834 804
BRP Products (Aust) Pty Ltd - <i>Thebarton</i> <i>Covering - All of SA</i>	No	(08) 8234 0633 Fax: (08) 8234 0920
Cable Search Services - <i>Echunga</i> <i>Rural Areas of SA excluding Adelaide metro area</i>	Yes	0417 866 121 Fax: (08) 8388 8643
Capogreco Excavations Pty Ltd - <i>Mildura South Mildura, Wentworth, Gol Gol, Dareton, Ouyen, Robinvale, Merbein</i>	No	(03) 5022 2070 or 0428 356 269 Fax (03) 5022 7003
Corny's Cabling & Phones Pty Ltd - <i>Port Lincoln Eyre Peninsula</i>	Yes	0409 814 464
D-TECH Ground and Overhead Services Ptd Ltd - <i>Notting Hill All of Vic</i>	No	0421 697 090 Email: tina@d-tech.net.au
Detect SA Ptd Ltd - <i>Redwood Park All Areas</i>	Yes	0407 649 759 Fax (08) 8264 9759
Dial-A-Trench - <i>Dernan Court</i>	No	0408 804 742
Far West Communication – <i>Broken Hill NSW Areas – Cobar, Menindee, Tibbaborra, Ivanhoe & surrounding areas</i> <i>S.A Areas – Eastern Regions of S.A including Mingary and Cockburn</i>	Yes	0439 350 355
Green Triangle Electronics – <i>Mt Gambier South East of South Australia and Western Victoria</i>	No	(08) 8724 2222 Fax: (08) 8723 0249
Independent Locating Services - <i>Meadows</i>	No	0418 812 325 Fax:(08) 8388 3180

Kellercom Pty Ltd - Port Pirie <i>Eyre Peninsula, Yorke Peninsular, Far North, Flinders Ranges, Mid North</i>	Yes	(08) 8632 5123 or 0428 600 703 Fax: (08) 8633 4792
Larsen Electrics - Red Cliffs <i>Mildura & Districts, NSW South, SA</i>	No	(03) 5024 1733 or 0428 385 610 Fax (03) 5024 1170
National Civil & Civic Services – Thebarton <i>All Areas South Eastern SA</i>	Yes	0422 768 660 nathan.smith@naticiv.com.au
P.A Plumbers - Golden Grove	No	(08) 8251 1733 or 0408 442 210 Fax: (08) 8251 1833
P.D Excavations Pty Ltd - Regency Park	No	(08) 8347 0055 or 0408 820 408 Fax: (08) 8347 0150
Pipeline Technology Services - Marleston	No	(08) 8351 7000 or 0419 878 220 Fax:(08) 8159 7537
Plumbing & Pipeline Solutions (SA) Pty Ltd - Marleston	Yes	(08) 8297 1000 or 0408 809 928 Fax: (08) 8297 0088
Riverina Horizontal Boring Pty Ltd - Wodonga	No	(02) 6059 1788 or 0419 149 153 Fax: (02) 6059 5090
SADB Directional Boring - Newton	No	(08) 8168 7200 Fax: (08) 8168 7299
Service Locate Pty Ltd – Mawson Lake	No	0424 906 777
Subtrax - Meningie <i>Covering South Australia statewide</i>	Yes	(08) 8575 1434 or 0429 808 850
Sure Search - Walkerville	Yes	0418 896 772 Fax:(08) 8362 1179
T&J Constructions P/L - Greenfields	No	(08) 8182 6989 or 0419 840 218 Fax: (08) 8182 6587
Tatiara Trench Digger & Bobcat Hire - Bordertown <i>Covering districts - Bordertown and surrounding, Naracoote, Kingston, Meningie, Pinnaroo, Keith</i>	Yes	(08) 8752 1197 or 0428 587 596 Fax:(08) 8752 0406
Trenchless Pipelaying Contractors - Plympton <i>Covering all Metropolitan and Country Areas in S.A.</i>	Yes	(08) 8376 5911 or 0409 451 550
Tron Civil Contracting Pty. Ltd –Salisbury South	No	(08) 8281 3860 Fax:(08) 8281 0278
Vac-U-Digga - Lonsdale <i>Adelaide, Port Pirie, Whyalla, Port Augusta, Roxby Downs</i>	No	0447 466 036 or 1300 822 836
Wet Plumbing Service - Park Holme	No	0419 938 938

Cable Plan



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 15/05/2014 11:09:09

Sequence Number: 34019142

Please read Duty of Care prior to any excavating

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Appendix E: Borehole Logs

Unit No.	Logger name	Depth from (m)	Depth to (m)	Lithology code	Description
6629-1293	KELLY B P	0	2	CLYU	
6629-1293	KELLY B P	2	14	SLAT	Broken slate.
6629-1505	MAYNARD D J	0	8	CLYU	Clay, some gravel
6629-1505	MAYNARD D J	8	14	SHLE	Weathered shale or slate
6629-1505	MAYNARD D J	14	79	SLAT	Grey slate
6629-1640	UNKNOWN	0	1.6	CLYU	Sandy clay
6629-1640	UNKNOWN	1.6	4.5	CLYU	Clay
6629-1641	UNKNOWN	0	1.4	CLYU	Sandy clay
6629-1641	UNKNOWN	1.4	4.5	CLYU	Clay
6629-1642	UNKNOWN	0	1.5	CLYU	Sandy clay
6629-1642	UNKNOWN	1.5	4.5	CLYU	Clay

Appendix F: Site Inspection Plates

Clare and Gilbert Valleys Council - Allotment 3, Saddleworth

Plate 1 General alpaca grazing practices.



Plate 2 Typical farmhouse and surrounds.



Plate 3 Typical poultry pen and orchard in foreground.



Plate 4 Evidence of livestock pen(s).



Plate 5 Evidence of rocky outcrops.



Plate 6 Typical farmhouse rainwater tank.



Plate 7 Adjacent farmhouse/farming property (southern boundary).



Plate 8 Original farmhouse.



Plate 9 Evidence of stockpiling.



Plate 10 Evidence of stockpiling: wood and hay.



Plate 11 Evidence of stockpiling of metal pipes, fencing, wood.
Note rainwater tank in background.



Plate 12 Evidence of broad acre in the immediate surrounds.

