

Clare & Gilbert Valleys Council

Township Site Histories to Support DPA

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# RIVERTON – ALLOTMENTS 109 (PART) AND 110

## PRELIMINARY SITE HISTORY ASSESSMENT

July 2014

Final Report

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# 1 Introduction

Australian Water Environments (AWE) was engaged by Clare and Gilbert Valleys Council to prepare a Preliminary Site History Assessment (SHA) for Part Allotment 109 and Allotment 110, Riverton to support the proposed rezoning of the land for urban purposes from current Commercial 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.







## 2 Current Site Details

The allotments are located approximately 0.5km south from the township centre, and are bounded by;

- Residential allotments along the northern and eastern boundaries; and
- Broad acre farming along the western and southern boundaries.

Current ownership details are provided in Table 2-1.

**TABLE 2-1: INDIVIDUAL ALLOTMENT OWNERSHIP**

Allotment	Parent CT	Name of CT Owner	Date (start)
Lot 110	CT5677/419	Glen Acres Pty Ltd	30/07/1999
Lot 109	CT5832/467		8/01/2001

AREA OF INVESTIGATION	Total Site – approximately 7 ha
SITE	Lot 110 – 0.09ha
	Lot 109 – 6.1ha
LOCAL GOVT. AUTHORITY	Clare and Gilbert Valleys Council
CURRENT ZONING	Commercial (Appendix A)
PROPOSED ZONING	Future urban lands (CGVC 2014, Appendix A)
SITE USAGE	Various, predominantly grazing/broad acre farming.

## 3 Historical Review

### 3.1 Ownership

Historical ownership information was gathered direct from Lands Title Office (LTO) electronic information. Detailed historical ownership is presented in Table 3-1.

**TABLE 3-1: HISTORICAL OWNERSHIP**

Allotment No.	Parent CT	Name of CT Owner	Profession	Commencement Date	Other Details
Allotment 109	CT5677/419				<b>Current Title</b>
	CT2348/158	Bert Glasson Davis	Riverton Farmer	24/09/1954	Transferred to Glen Acres Proprietary Limited on the 2/6/1977. Cancelled and converted to a computerised title.
Allotment 110	CT5832/467				<b>Current Title</b>
	CT158/221	Vincent Horner	Riverton Farmer	27/9/1871	Transferred to Alfred Boucher Welch on the 19/10/1895. Transferred to Richard Mitchell on the 30/10/1895. Transferred to Ruth Davis on the 18/10/1928. Transferred to Henry Archibald on the 25/6/1941. Transferred to Bert Davis (farmer) on the 25/6/1941. Transferred to Norman Davis on the 5/8/1949. Transferred to Glen Acres Proprietary Limited on the 2/6/1977.

### 3.2 Aerial Photograph Review

A review of historical aerial photographs provided by the Department of Environment & Heritage (Mapland) for 1979, 1987, 1994 and 2012 was undertaken. The observations from the aerial photography review are presented in Table 3-2 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.

**TABLE 3-2: AERIAL PHOTOGRAPHY REVIEW**

FRAME/SURVEY No PHOTO	DATE	OBSERVATIONS
Mapland: 2340_29 Scale 1: 40,000 Colour	5/01/1979	The 1979 aerial photograph indicates a property largely dominated by broadacre farming with some vegetation bordering the property. There appears to be a series of farm dwellings located in the south east portion of the site and a farmhouse. It appears that there is significant residential development adjacent to the southern boundary. The main road through the township appears to be sealed while all other roads appear to be a combination of sealed and unsealed. Residential development appears to be occurring to the north of the development.
Mapland: 3561_29 Scale 1:40,000 Colour	1/01/1987	The 1987 aerial photograph indicates a similar layout to the 1979 aerial photograph. It appears the main road is sealed. The vegetation along allotment 109 appears to be denser than compared with the 1979 aerial photograph. Residential development continues to occur north of allotment 110 and 109.
Mapland: 4780_107 Scale 1:40,000	11/03/1994	The 1994 aerial photograph indicates a similar layout to the 1987 aerial photograph. It appears the main road are sealed. The aerial indicates no new buildings.
Aerometrex colour image Projected and analysed at 1:5,000 scale	22/05/2012	The 2012 aerial imagery indicates significant residential development in Riverton in the last 26 years. The aerial photograph indicates no new buildings on allotments 110 and 109.

## 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.

## 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. DBYD responses are provided in Appendix D.

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

Allotment No.	Epic Energy	SA Water	Telstra	NextGen Networks	SA Power	Description/Comments
Allotment 109	-	No	Yes	No	No	All SA Water and SA Power generally reported services which predominantly followed property boundaries. There is a Telstra cable located along the western boundary of the property. The cable follows this alignment.
Allotment 110	-	No	No	No	No	All SA Water, Telstra, SA Power generally reported services which predominantly followed property boundaries.



## 6 Regional Setting

### 6.1 Topography

The Department of Environment and Heritage ten (10) metre topographic contours covering Riverton indicates that allotment 109 and 110 are located between 270 mAH and 260 mAH. The site(s) generally slope to the east.

### 6.2 Geology

The town of Riverton, 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 Saddleworth Formation, predominantly a green calcareous siltstone (*Adelaide* Geological Map Sheet). Little or no outcrop of the Basement rock was observed on the subject land. Bore log information from borehole 6629-1829 located approximately 500m to the south of the subject land indicates a depth of clay soil of 12m overlying weathered Basement rock.

Soils information obtained from *Nature Maps* indicates the site is characterised by hard red-brown cracking clay soils with calcareous sub-soil in places. The soils are rated to have low to moderately low salinity, and negligible Acid Sulphate Soil Potential. Soil water erosion potential is classified as low (no special management needed) to moderately low (modified surface management needed).

### 6.3 Hydrogeology

A bore search utilising *Water Connect* website was undertaken. The groundwater bore search identified 14 bores within a 1 km radius from bore 6629-1132. Of these, 2 are identified as operational, 5 are identified as abandoned with no status identified for the remaining 7 bores.

Bore hole locations are presented in Figure 6-1, and the available drill hole information indicates the following:

- Bores were drilled for irrigation purposes;
- Bore depths range from 4.3 metres below ground level (mbgl) to 56 mbgl;
- Depth to water ranges from 3.9 mbgl to 10 mbgl, and
- Salinity ranges from 239 mg/L to 4 874 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. 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.



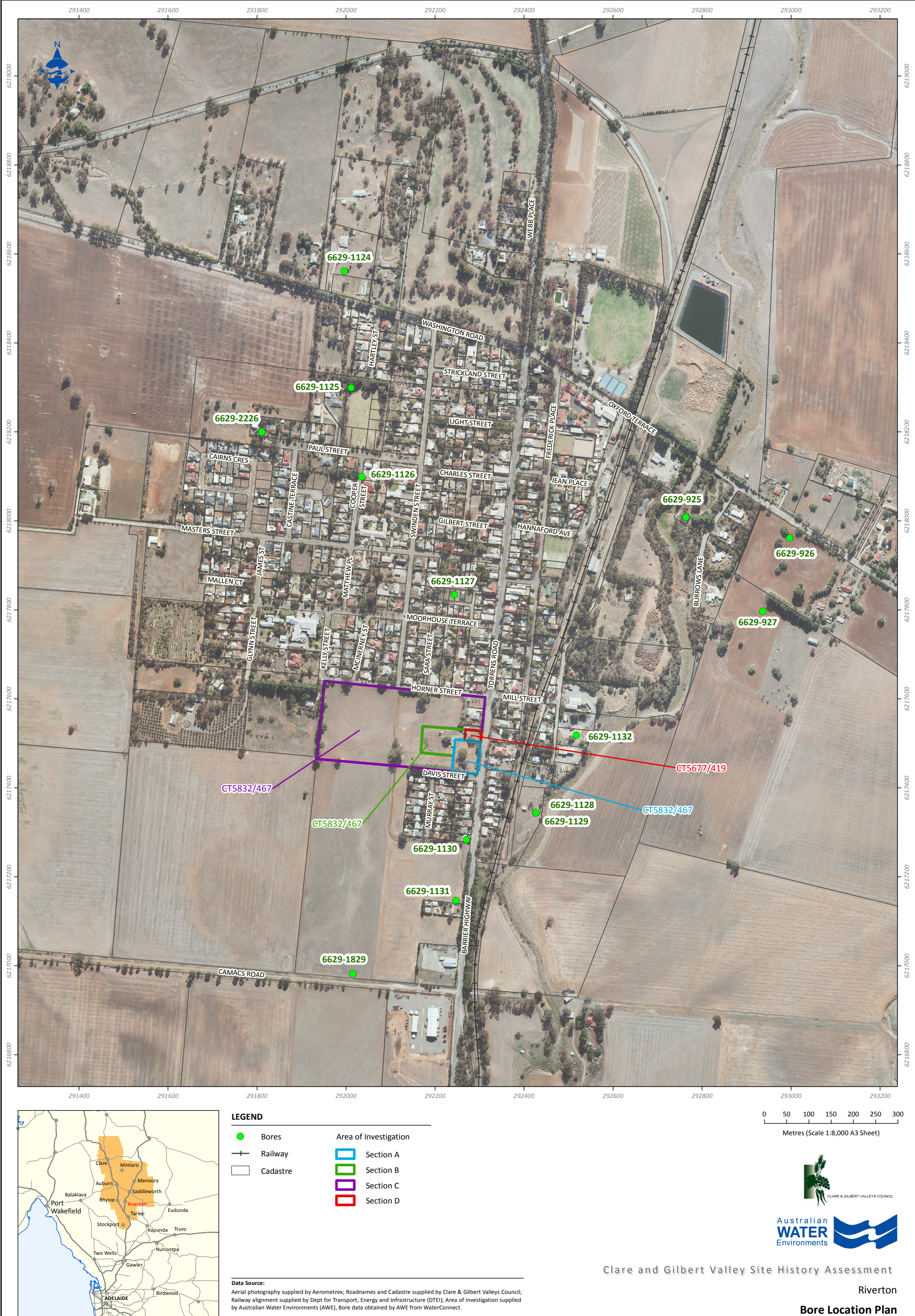




TABLE 6-1: BOREHOLE DETAILS

Unit No.	Drill depth	Drill date	Latest status	Latest status date	SWL	RSWL	TDS	EC	pH	yield	MGA Easting	MGA Northing	MGA Zone
6629-925	4.3	27/03/1979	ABD								292763.85	6218008.36	54
6629-926	5.65	28/03/1979	ABD								292996.89	6217961.34	54
6629-927	8.14	28/03/1979			6.2	263.68	2991	5343			292936.88	6217796.35	54
6629-1124	6.34	28/03/1979	OPR		4.32	266.17	4874	8600			291996.85	6218561.35	54
6629-1125	7.97	28/03/1977			4.48	264.79	4501	7960			292011.88	6218299.35	54
6629-1126	6.44	27/03/1977	OPR		3.9	264.46	239	434			292035.86	6218099.36	54
6629-1127											292243.86	6217833.31	54
6629-1128	8.25	27/03/1979	ABD		4.34	255.91	3072	5486			292426.92	6217344.36	54
6629-1129	7.68	27/03/1979	ABD		4.34	255.91	3155	5629			292426.92	6217344.36	54
6629-1130											292270.87	6217283.29	54
6629-1131											292246.87	6217146.38	54
6629-1132	5.77	27/03/1979			4.55	258.13	3155	5629			292517.86	6217518.34	54
6629-1829	20	17/06/2003	ABD	17/06/2003							292015.6	6216982.12	54
6629-2226	56	11/07/2008			10	262.44	3943	7000		0.3	291810.71	6218200.33	54
<b>Notes:</b>													
OPR-													
Operational													
BKF- Backfilled													
UKN - Unknown													
ABD- Abandoned													
WaterConnect download: 1km radius of 6629-1127													

## 7 Site Inspection

A site inspection was undertaken on 30<sup>th</sup> May 2014 to observe the current site layout and to identify any signs of potentially contaminating activities and/or actual contamination. The site has been divided into sections A to D based on physical features and these are shown on Figure 1-1.

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

### Section A

- Evidence of stockpiling which included wood, disused farming machinery, disused rainwater tanks (Plates 1- 5);

### Section B

- Evidence of a disused horse stable which is used for the storage of hay (Plate 6);
- Evidence of decommissioned domestic scale piggery pens (Plate 7);
- Evidence of decommissioned well used for stock and irrigation purposes – lucerne was grown previously for the purposes of feed for the piggery and livestock (sheep) (Plate 8);
- Evidence of farm storage areas which included farm cars , machinery, petrol drums, scrap corrugated iron and packaging boxes (Plate 9);
- Evidence of a decommissioned domestic scale abattoir (Plate 10) (anecdotal information from landholder is that it was used for the killing of sheep);
- Evidence of silos for the storage of grain for feed such as barley and oats (Plate 11); and
- Evidence of livestock pens (Plate 12).

### Section C

- General broad acre farming and grazing practices (Plate 13);
- Town stormwater drain which traverses the property (Plate 14);
- Farmhouse - was the original post office in Riverton;
- The building located in the north east corner of the property is decommissioned dairy (anecdotal information from landholder);

### Section D

- A decommissioned barn used for the storage of farming equipment and machinery (Plate 16).

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 dominated by broad acre farming and given the limited changes between the 1979 and 2012 aerial photographs it is likely that this has historically been the case. Additional land use activities that have been identified include small scale piggery, abattoir and dairy, as well as the Riverton stormwater drain traversing Section C of the area of investigation.

The SHA has identified the following potentially contaminating activities:

- Pesticide and/or herbicide use;
- Dwellings, shedding and storage (under floor treatment, under slab fill and lay down areas, potential temporary storage of fuel (ASTs), oil and pesticides/herbicides);
- Localised vehicle/machinery and private vehicles storage and use (tractors/ trucks, utes/vans etc.);
- Historical domestic scale piggery, abattoir and dairy, and
- Importation of contaminants via the Riverton stormwater drain.

The potential soil contamination issues are further described and summarised in Table 8-1.

Additionally, there is the potential for groundwater contamination commensurate with the potential soil contamination issues given that bores near to the area of investigation indicate a depth to water as low as approximately 4 mbgl. Also, as the stormwater drain is unlined there is potential for the drain to act as a contamination pathway via recharge to the shallow groundwater system.

The railway corridor which runs in a north - south direction along the eastern boundary of Riverton Township and approximately 0.10 km from the area of investigation presents a potential soil and groundwater contamination risk (e.g. hydrocarbons, metals). The potential impact of this on allotments 109 and 110 is likely to be low, but may require further consideration if Stage 2 investigations are required.

This Preliminary Site history Assessment has been undertaken to support the rezoning of the site from Commercial 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.

Low density broad-scale sampling may be sufficient on the farmed area which constitutes the majority of the site, with targetted sampling possibly required in other identified areas of potential localised point source contamination e.g. machinery storage, dumping and rubbish storage, historical abattoir operations and along the Riverton stormwater drain.

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

Issue	Potential contaminants	Contamination Likelihood	Comments/Description
<b>Soil</b>			
Agriculture	Fertilizers, herbicides and Organochlorine and Organophosphate pesticides (OC/OPs)	Possible	Allotment 109 has been historically used for broad acre farming and grazing practices.
Machinery storage (leaks/staining)	TPH/BTEX, VOCs, and heavy metals	Possible	Allotment 109 (Section B and C) contain motorised and non motorised farming equipment, unlined storage sheds and laydown areas.
Vehicle access	TPH/BTEX, VOC's and heavy metals	Unlikely	Limited tracks through property.
Dumping and/or rubbish storage	Broad range including TPH, BTEX, PAHs, heavy metals, asbestos and OC/OP's	1. Unlikely 2. Possible	1.No dumping evident in Section C area of investigation. 2. Some localised point sources locations particularly in Section A.
Imported fill	Heavy metals	Possible	Localised to tracks, laydown areas and fill for sheds.
Incineration areas	Polycyclic aromatic hydrocarbons (PAH's), metals, solvents	Unlikely	None evident.
Buildings	Arsenic based termiticides (As and OC/OP's)	Possible	Farmhouse on Allotment 110; treatment for underflooring on historical buildings.
Historical piggery (Section B)	Nutrients, heavy metals especially copper and OC/OP's)	Possible	Small scale locations which have been abandoned for at 10 years.
Historical Abattoir (Section B)	Nutrients, bacteria/coliforms	Possible	Small scale location which have been abandoned for at least 10 years.
Historical Dairy (Section C)	Nutrients, bacteria/coliforms	Possible	Small scale location which have been abandoned for at least 10 years.
Urban stormwater runoff	Hydrocarbons, heavy metals and nutrients	Likely	Runoff from the Riverton is discharged via an unlined drain which traverses the area of investigation (Section C).

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





## Commercial Zone

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

### OBJECTIVES

- 1 A zone accommodating a range of commercial and business land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone within the township of Clare provides scope for commercial activities on the fringe of the District Town Centre Zone. Opportunities exist for further development of under-utilized and vacant sites.

The zone at Riverton with frontage to the town's main road has the potential to accommodate anticipated large-scale commercial activities in the township in the future.

Extensive landscaping should be undertaken around the zone to improve its appearance and screen buildings from the road.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - consulting room
  - motor vehicle related business other than wrecking yard
  - office
  - petrol filling station
  - service trade premises
  - shop with a gross leasable area less than 250 square metres
  - store
  - warehouse.
- 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 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops, other than a bulky goods outlet, should have a gross leasable area less than 250 square metres.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Existing vegetation, including trees along Lennon Street, Clare should be retained.

## Land Division

- 7 Land division should create allotments that vary in size and are suitable for a variety of commercial activities and should have:
- (a) an area of not less than 500 square metres
  - (b) an average width of at least 15 metres

## East Terrace Policy Area 1

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

### OBJECTIVES

- 1 Continuation of winery activities and the establishment of other industrial activities compatible with the wineries.
- 2 Provision for the accommodation of winery visitors and conservation and enhancement of the Hutt River watercourse.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area contains existing winery infrastructure and provides an opportunity for the continuation of those winery activities including the establishment of other industrial activities that are compatible with winery operations.

In addition the policy area contains a portion of the Hutt River that flows in a north-south direction through Clare providing an opportunity for the conservation and enhancement of the existing watercourse whilst also providing tourist accommodation for winery visitors.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - winery activities
  - industrial activity compatible with winery activities.
- 2 Development should provide for the retention of the Hutt River and associated vegetation as open space.
- 3 Development which would be liable to cause any risk to public health or loss of amenity or pollution of the Hutt River should not be undertaken.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

### Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
<b>Amusement Machine Centre in the East Terrace Policy Area 1</b>	
Dairy	
Dwelling	Except a caretaker's dwelling ancillary and in association with a commercial use.
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
<b>Indoor recreation centre in the East Terrace Policy Area 1</b>	
Intensive animal keeping	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	
<b>Service trade premises in the East Terrace Policy Area 1</b>	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is less than 250 square metres (b) the shop is a bulky goods outlet.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	

Form of Development	Exceptions
Waste reception, storage, treatment, or disposal	
Winery	
Wrecking yard	

#### Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

## Residential Development

### OBJECTIVES

- 1 Safe, convenient, pleasant and healthy-living environments that meet the needs and preferences of the community.
- 2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 4 The regeneration of selected areas identified at zone and/or policy area levels.
- 5 Affordable housing provided in appropriate locations.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
  - (a) the siting and construction of a dwelling and associated ancillary outbuildings
  - (b) the provision of landscaping and private open space
  - (c) convenient and safe vehicle access and off street parking
  - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.

### Design and Appearance

- 5 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 6 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 7 The design of residential flat buildings should:
  - (a) define individual dwellings in the external appearance of the building
  - (b) provide transitional space around the entry
  - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

## Overshadowing

- 8 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
  - (a) windows of habitable rooms, particularly living areas
  - (b) ground-level private open space
  - (c) upper-level private balconies that provide the primary open space area for any dwelling
  - (d) access to solar energy.
- 9 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9am and 5pm on the 21 June.
- 10 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00am and 3.00pm on 21 June to at least the smaller of the following:
  - (a) half of this space
  - (b) 35 square metres of this space (with at least one of the area's dimensions measuring 2.5 metres).

In cases where overshadowing already exceeds these requirements, development must not increase the overshadowed area by more than 20 per cent.

## Garages, Carports and Outbuildings

- 11 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 12 Garages and carports facing the street should not dominate the streetscape.
- 13 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 14 Caravans or tents should not be used for residential purposes (except in public caravan parks or public camping grounds) although the use of a caravan for residential purposes may take place in either of the following circumstances, where a dwelling:
  - (a) exists on the allotment and where the caravan:
    - (i) is under occupation directly associated with that dwelling
    - (ii) is in good repair and condition
    - (iii) is connected to a lawfully approved septic system (or a soakage system in the case of sullage disposal only)
  - (b) does not exist on the allotment and where:
    - (i) construction of an approved permanent dwelling on the land is proceeding
    - (ii) the residential use will be for a period not exceeding six months.

## Street and Boundary Setbacks

- 15 Dwellings should be set back from allotment or site boundaries to:
- (a) contribute to the desired character of the area
  - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 16 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
- (a) minimise the visual impact of buildings from adjoining properties
  - (b) minimise the overshadowing of adjoining properties.
- 17 Side boundary walls in residential areas should be limited in length and height to:
- (a) minimise their visual impact on adjoining properties
  - (b) minimise the overshadowing of adjoining properties.
- 18 Carports and garages should be set back from road and building frontages so as to:
- (a) contribute to the desired character of the area
  - (b) not adversely impact on the safety of road users
  - (c) provide safe entry and exit
  - (d) not dominate the appearance of dwellings from the street.

## Site Coverage

- 19 Site coverage should be limited to ensure sufficient space is provided for:
- (a) pedestrian and vehicle access and vehicle parking
  - (b) domestic storage
  - (c) outdoor clothes drying
  - (d) a rainwater tank
  - (e) private open space and landscaping
  - (f) front, side and rear boundary setbacks that contribute to the desired character of the area
  - (g) convenient storage of household waste and recycling receptacles.

## Private Open Space

- 20 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
- (a) to be accessed directly from the internal living areas of the dwelling
  - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
  - (c) to take advantage of but not adversely affect natural features of the site



- (d) to minimise overlooking from adjacent buildings
  - (e) to achieve separation from bedroom windows on adjoining sites
  - (f) to have a northerly aspect to provide for comfortable year-round use
  - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
  - (h) to be shaded in summer.
- 21 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the likely needs of the occupant(s), the location of the dwelling, and the dimension and gradient of the site.
- 22 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
- (a) 2.5 metres for ground level or roof-top private open space
  - (b) 2.0 metres for upper level balconies or terraces.
- 23 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.

#### Site Facilities and Storage

- 24 Site facilities for group dwellings and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
  - (b) bicycle parking for residents and visitors
  - (c) household waste and recyclable material storage areas away from dwellings
  - (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

#### Visual Privacy

- 25 Direct overlooking into habitable room windows and onto the useable private open spaces of other dwellings from windows, especially from upper-level habitable rooms and external balconies, terraces and decks, should be minimised through the adoption of one or more of the following:
- (a) building layout
  - (b) location and design of windows and balconies
  - (c) screening devices
  - (d) landscaping
  - (e) adequate separation.
- 26 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

## Noise

- 27 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 28 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 29 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
  - (a) active communal recreation areas, parking areas and vehicle access ways
  - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

## Car Parking and Access

- 30 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 31 On-site parking should be provided having regard to:
  - (a) the number, nature and size of proposed dwellings
  - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
  - (c) the anticipated mobility and transport needs of the likely occupants, particularly groups such as aged persons
  - (d) availability of on-street car parking
  - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 32 Parking areas servicing more than one dwelling should be of a size and location to:
  - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
  - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
  - (c) reinforce or contribute to attractive streetscapes.
- 33 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
  - (a) serve users efficiently and safely
  - (b) not dominate internal site layout
  - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
  - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 34 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 35 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

## Undercroft Garaging of Vehicles

- 36 Undercroft garaging of vehicles should occur only where:
- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
  - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
  - (c) driveway gradients provide for safe and functional entry and exit
  - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
  - (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
  - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
  - (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).
- 37 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 38 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

## Dependent Accommodation

- 39 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration and the minimum total site is 600 square metres
  - (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 100 square metres
  - (c) adequate outdoor space of a minimum of 80 square metres is provided for the use of all occupants
  - (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
  - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling
  - (f) the building is attached to the associated main dwelling.

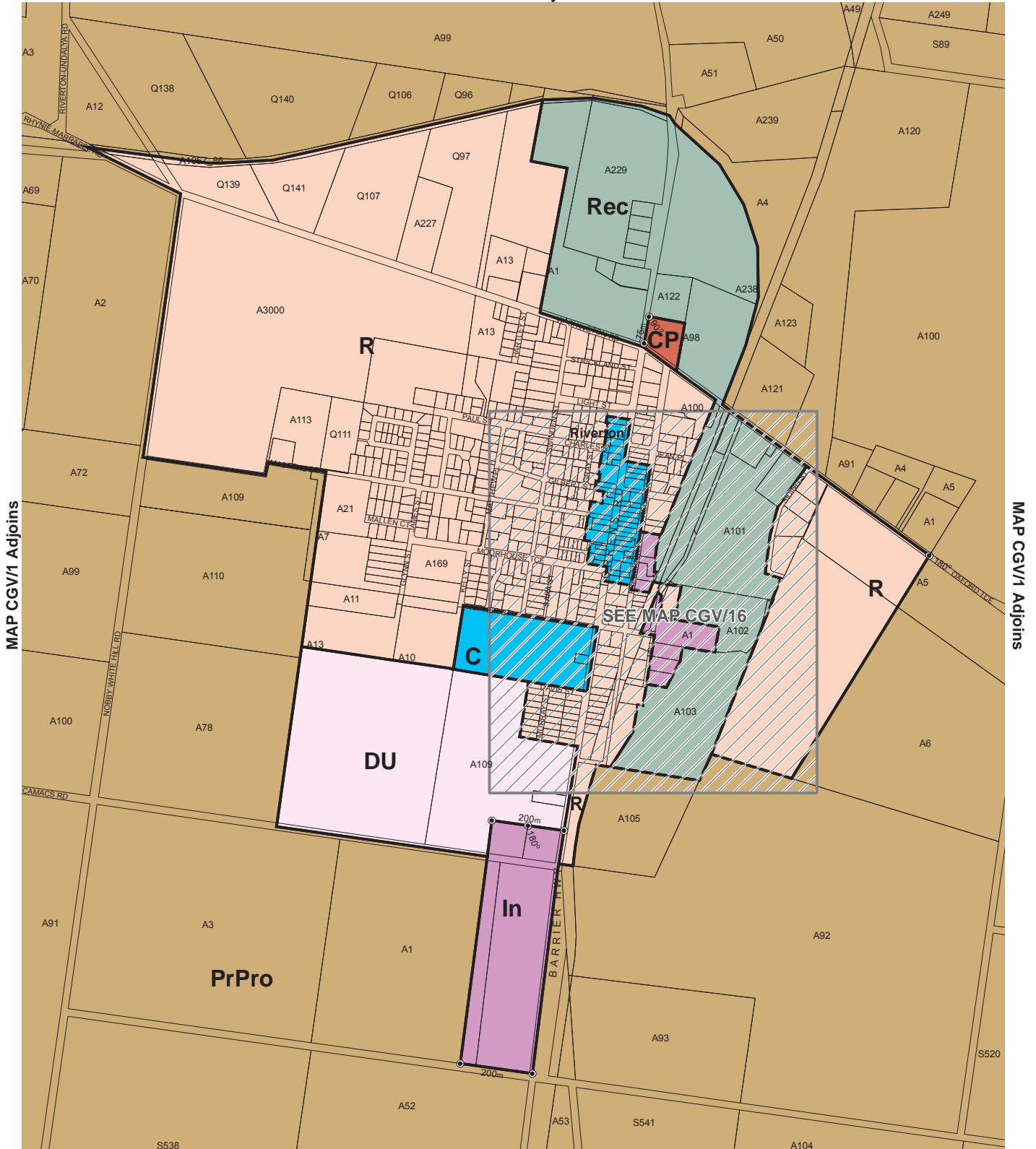
## Swimming Pools and Outdoor Spas

- 40 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.



**CLARE AND GILBERT VALLEYS COUNCIL**  
Consolidated - 23 September 2010

# MAP CGV/1 Adjoins



# MAP CGV/1 Adjoins

See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



## Zones

CP	Caravan and Tourist Park
C	Commercial
DU	Deferred Urban
In	Industry
PrPro	Primary Production
Rec	Recreation
R	Residential
	Zone Boundary

RIVERTON

# Zone Map CGV/15

CLARE AND GILBERT VALLEYS COUNCIL

Consolidated - 23 September 2010





## Appendix B: Aerial Photographs



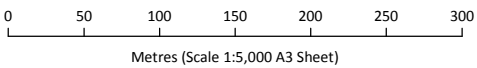




**LEGEND**

- 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




Riverton

Aerial Photograph: 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).

0 50 100 150 200 250 300  
Metres (Scale 1:5,000 A3 Sheet)



Clare and Gilbert Valley Site History Assessment

Riverton

**Aerial Photograph: 1/1/1987**

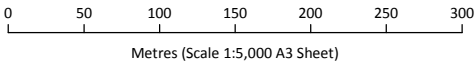




**LEGEND**

- Railway
- Cadastre
- Area of Investigation

**Data Source:**  
Aerial photography from Aerometrex; 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

Riverton

Aerial Photograph: 11/3/1994

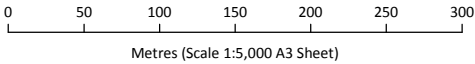




LEGEND

- Railway
- Cadastre
- Area of Investigation

Data Source:  
Aerial photography from Aerometrex; 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

Riverton

Aerial Photograph: 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 5677 Folio 419  
Address Allotment 109, Government Road, RIVERTON SA 5412

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

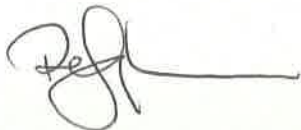
- |   |    |
|---|----|
| e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies?   | NO |
| f) details of an agreement entered into with the EPA relating to an approved voluntary site 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, consisting of a stylized 'J' followed by a horizontal line.

Delegate for  
**ENVIRONMENT PROTECTION AUTHORITY**

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 5832 Folio 467  
Address Allotment 110, Government Road, RIVERTON SA 5412

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.

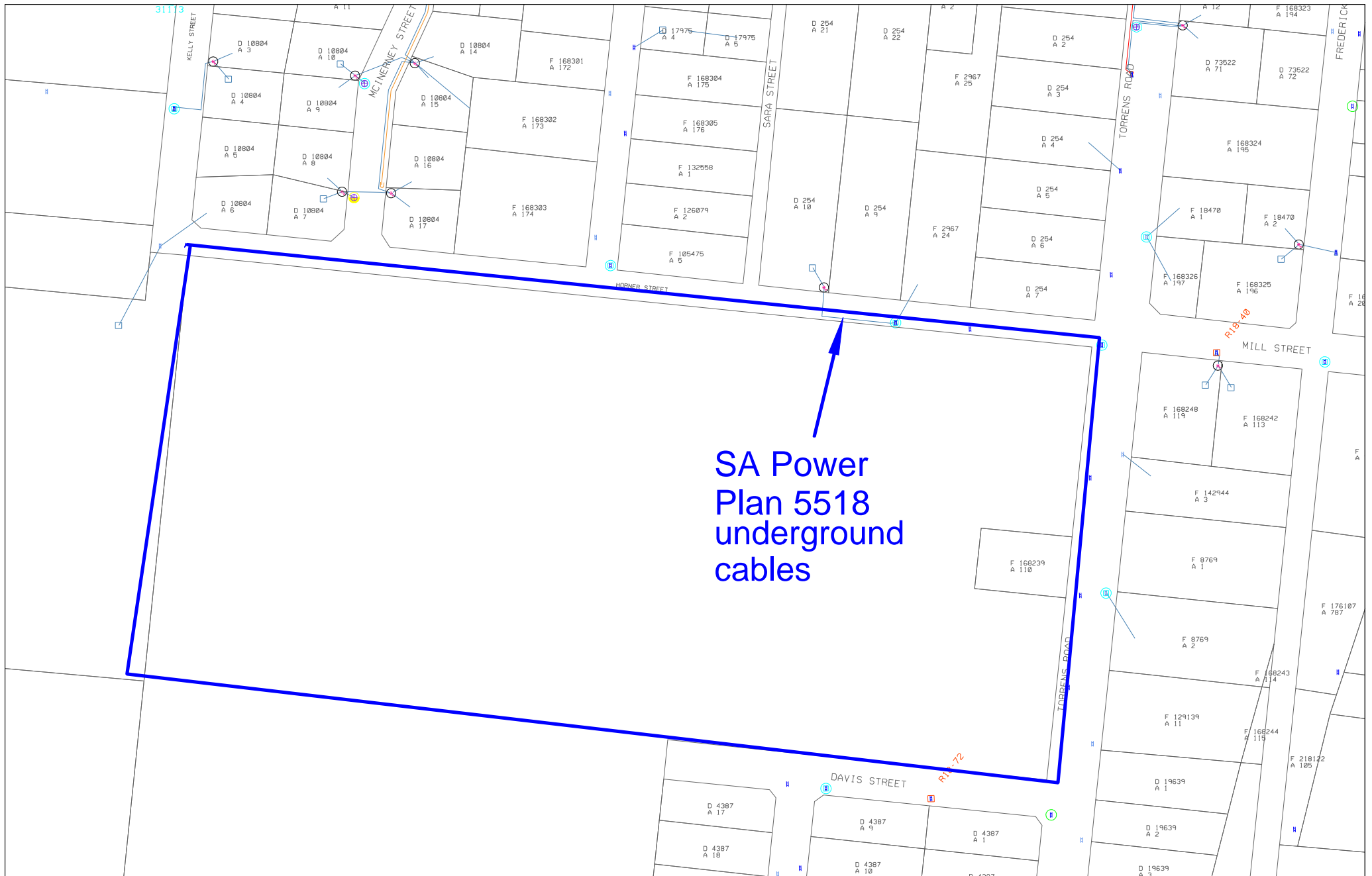
A handwritten signature in black ink, appearing to be 'R. H.', followed by a horizontal line.

Delegate for  
**ENVIRONMENT PROTECTION AUTHORITY**

## Appendix D: Dial Before You Dig Plans







**Notes:** Torrens Road Riverton  
*SA Power Networks*

<b>Seq No:</b>	34019410
<b>Date:</b>	5/16/2014
<b>Enquiries:</b>	1300 884 037
<b>Fax:</b>	08 7003 1117
<b>Hours:</b>	8:00am - 4:30pm
dialbeforeyoudig@sawater.com.au	

## **SOUTH AUSTRALIAN WATER CORPORATION**

### **Dial Before You Dig Cover Sheet**

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

### **Dial Before You Dig Request Details**

<b>Address:</b>	Torrens Road	<b>Suburb:</b>	Riverton
<b>Side of Street:</b>		<b>Intersection:</b>	
<b>Distance:</b>			
<b>Activity Code:</b>	14	<b>Activity Description:</b>	Horizontal Boring
<b>Map Type:</b>	Satopo	<b>Map Ref:</b>	6629G4
<b>GPS X Coord:</b>		<b>GPS Y Coord:</b>	
<b>Private/Road/Both:</b>	Private	<b>Traffic Affected:</b>	False
<b>Notification No:</b>	7422673		
<b>Message:</b>	Not Supplied		

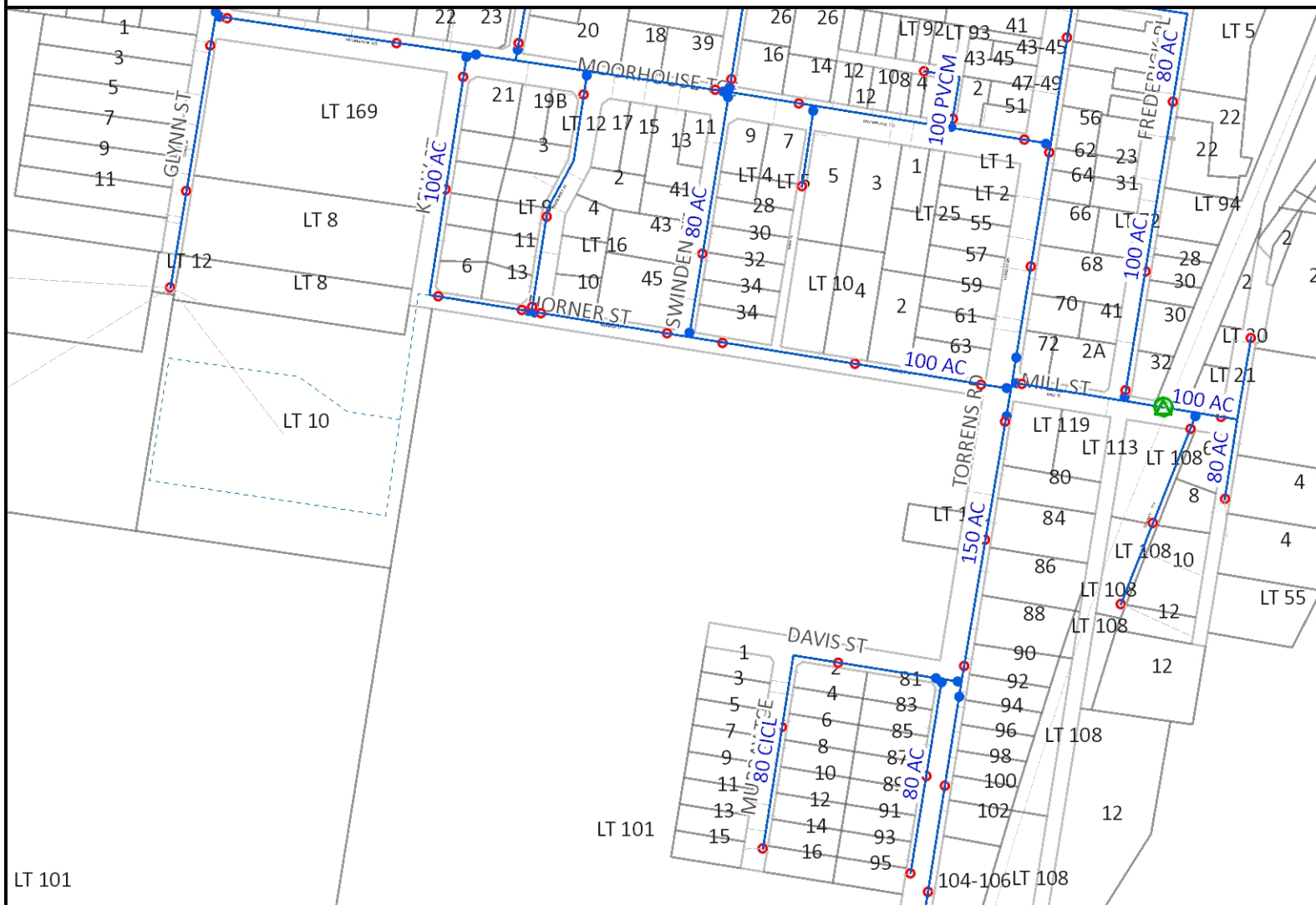
### **SA Water Comments**

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.

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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



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
- 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 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
- 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



This advice an/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 or its officers for any loss or damage caused by reliance upon this advice and/or information as a result of any error, omission, misdirection or misstatement therein whether caused by negligence or otherwise.

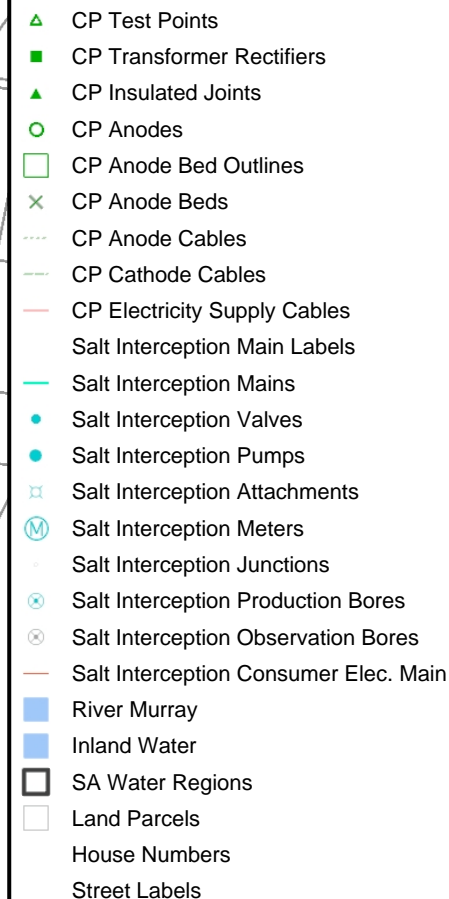
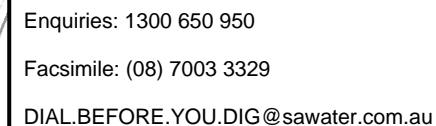
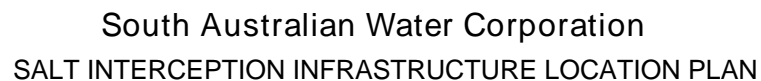
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(@A4)

## 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](http://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](mailto: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](mailto: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](http://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](http://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.

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


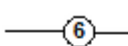

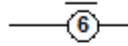

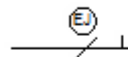
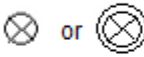
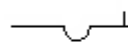

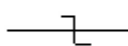

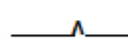

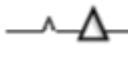

Where Telstra owned cable crosses agricultural land, Telstra may provide a once-off free on-site electronic cable location. The Telstra Plan Services operator will provide assistance in determining whether a free on-site location is required.

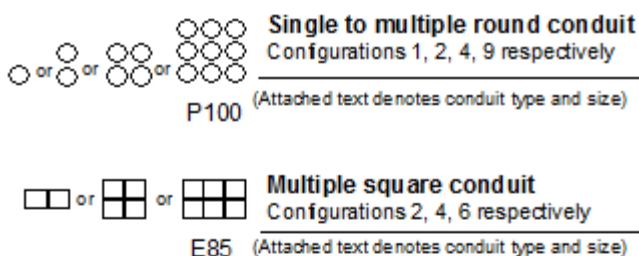
Please note:

- 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

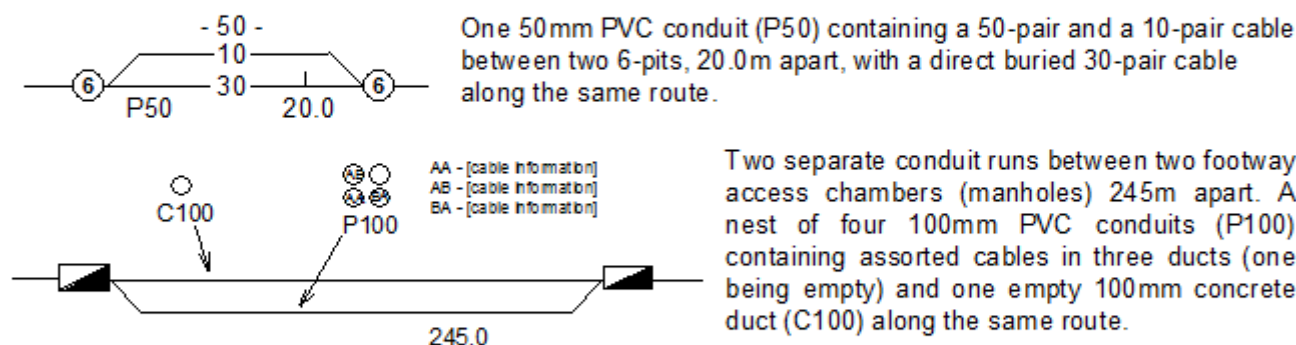
	<b>Exchange</b> (major cable present)		<b>Cable jointing pit</b> (number indicating pit type)
	<b>Footway access chamber</b> (can vary from 1-lid to 12-lid)		<b>Buried cable jointing pit</b> (number indicating pit type)
	<b>Roadway access chamber</b>		<b>Elevated cable joint</b> (above ground joint on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



**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](mailto: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

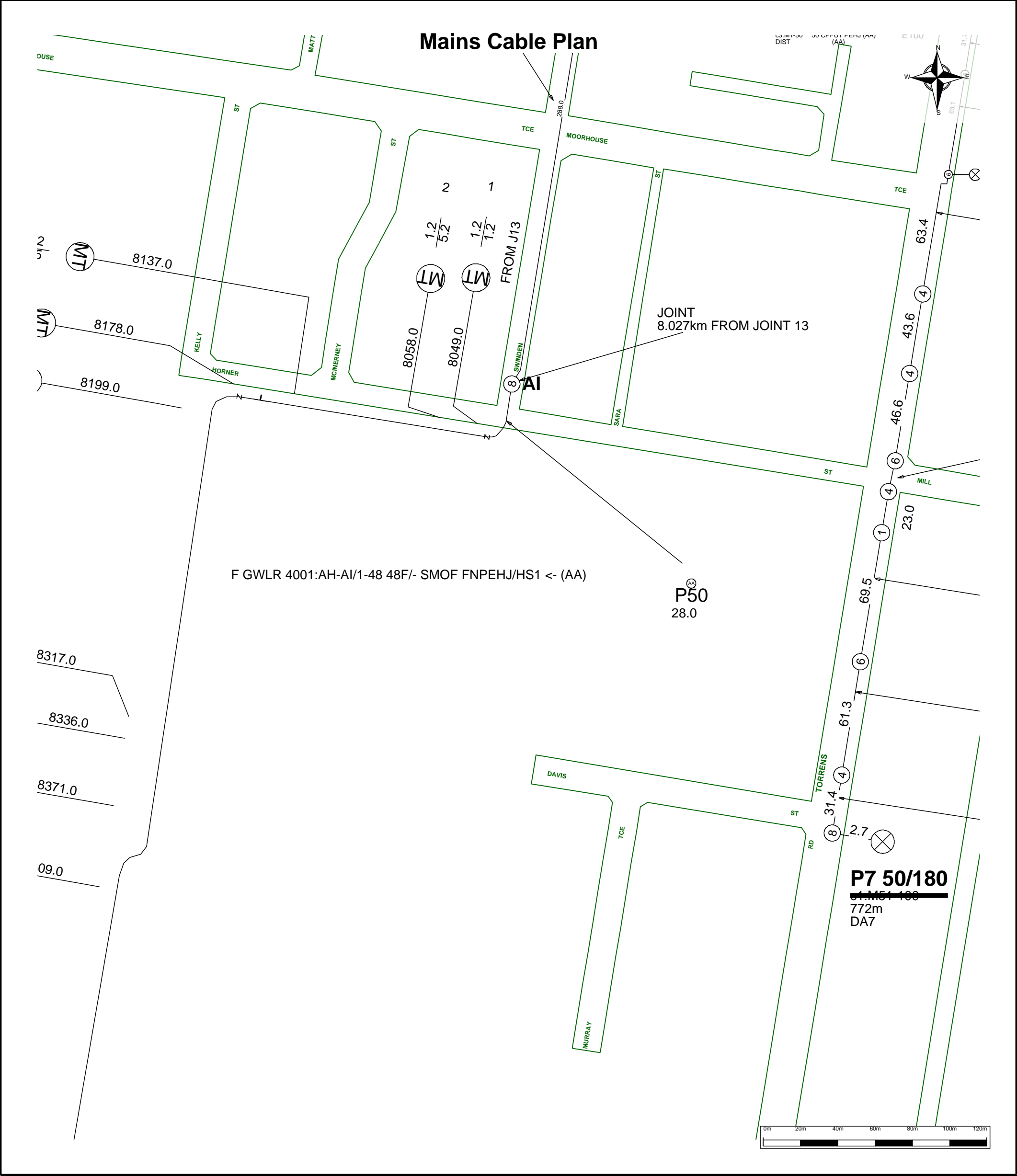
Company name and areas/districts covered	*Fibre	Contact details
<b>AnywAir Pipe &amp; Cable Locators - Winnellie</b> <i>All Of NT, Broome, Kununurra, Kalumburu, Weipa, Normanton, Burketown</i>	Yes	Mob: 0418 890 071
<b>Australian Underground Survey Solutions Pty Ltd - Narre Warren</b> <i>All Areas</i>	No	(03) 9700 2311 or 0419 488 883 Fax: (03) 9314 1568
<b>Danisam Pty Ltd - Parap</b> <i>Covering Northern Territory and the top of WA</i>	Yes	0417 089 865 Fax: 08 89416435
<b>Dig Hard Excavations - Casuarina</b> <i>Remote Communities NT</i>	Yes	0411 591 153 Fax: (08) 8945 0727
<b>iFind PIPES 'N' CABLES PTY LTD - Winellie</b> <i>All of NT</i>	No	0419 612 476 Fax: (08) 8941 2615 k.phelps1970@hotmail.com
<b>Kellercom Pty Ltd - Port Pirie</b> <i>Eyre Peninsula, Yorke Peninsular, Far North, Flinders Ranges, Mid North</i>	Yes	(08) 8632 5123 or 0428 600 077 Fax: (08) 8633 4792
<b>Northern Communication Services - Casuarina</b>	Yes	Mob: 0407 904 319
<b>Pipeline Technology Services - Marleston</b>	No	(08) 8351 7000 or 0419 878 220 Fax:(08) 8159 7537
<b>Subscan - Palmerston</b> <i>Covering Darwin and Remote Areas of the Northern Territory</i>	No	0414 863 874 Fax: (08) 8988 3093
<b>Trenchless Pipelaying Contractors - Plympton</b>	Yes	(08) 8376 5911 or 0418 881 175
<b>Visionstream Australia Pty Ltd - Perth Airport</b>	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
<b>Accurate Locating Pipes &amp; Cables</b> 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
<b>Adelaide Hills Pipe &amp; Cable Location</b> - <i>Mt Barker</i> <i>Servicing Adelaide Hills &amp; Regional South Australia</i>	No	0419 822 781
<b>Appcil Pty Ltd</b> - <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
<b>Australian Underground Survey Solutions Pty Ltd</b> - <i>Narre Warren</i>	No	(03) 9700 2311 or 0419 488 883 Fax: (03) 9314 1568
<b>Baldock Earthmoving</b> - <i>Normanville</i> <i>Covering - South Adelaide Hills, Fleurieu Peninsula</i>	No	(08) 8558 2686 or 0418 857 144 Fax: (08) 8558 2687
<b>Barry Johnstone Locations and Communications</b> - <i>Mt Gambier. South East Of South Australia (Limestone Coast), South West Victoria</i>	Yes	0418 834 804
<b>BRP Products (Aust) Pty Ltd</b> - <i>Thebarton</i> <i>Covering - All of SA</i>	No	(08) 8234 0633 Fax: (08) 8234 0920
<b>Cable Search Services</b> - <i>Echunga</i> <i>Rural Areas of SA excluding Adelaide metro area</i>	Yes	0417 866 121 Fax: (08) 8388 8643
<b>Capogreco Excavations Pty Ltd</b> - <i>Mildura South Mildura, Wentworth, Gol Gol, Dareton, Ouyen, Robinvale, Merbein</i>	No	(03) 5022 2070 or 0428 356 269 Fax (03) 5022 7003
<b>Corny's Cabling &amp; Phones Pty Ltd</b> - <i>Port Lincoln Eyre Peninsula</i>	Yes	0409 814 464
<b>D-TECH Ground and Overhead Services Ptd Ltd</b> - <i>Notting Hill All of Vic</i>	No	0421 697 090 Email: tina@d-tech.net.au
<b>Detect SA Ptd Ltd</b> - <i>Redwood Park All Areas</i>	Yes	0407 649 759 Fax (08) 8264 9759
<b>Dial-A-Trench</b> - <i>Dernan Court</i>	No	0408 804 742
<b>Far West Communication</b> – <i>Broken Hill NSW Areas – Cobar, Menindee, Tibooburra, Ivanhoe &amp; surrounding areas</i> <i>S.A Areas – Eastern Regions of S.A including Mingary and Cockburn</i>	Yes	0439 350 355
<b>Green Triangle Electronics</b> – <i>Mt Gambier South East of South Australia and Western Victoria</i>	No	(08) 8724 2222 Fax: (08) 8723 0249
<b>Independent Locating Services</b> - <i>Meadows</i>	No	0418 812 325 Fax:(08) 8388 3180





	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 34019408
	TELSTRA CORPORATION LIMITED A.C.N. 051 775 556	<b>CAUTION: Critical Network Route in plot area. DO NOT PROCEED with any excavation prior to seeking advice from Telstra Plan Services on : 1800 653 935</b>
	Generated On 15/05/2014 11:16:39	

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.

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





## Appendix E: Borehole Logs



Unit No.	Logger name	Depth from (m)	Depth to (m)	Lithology code	Description
6629-1829	LUTZ W G	0	12	CLYU	Clays, red-brown
6629-1829	LUTZ W G	12	14	CLYU	Clays with rock
6629-1829	LUTZ W G	14	20	CLYU	Clays, green
6629-2226	THOMAS D D	0	2	TPSL	Red top soil
6629-2226	THOMAS D D	2	20	SHLE	Blue SHALE
6629-2226	THOMAS D D	20	45	SLST	Blue SILTSTONE
6629-2226	THOMAS D D	45	46	SLAT	Broken SLATE cutting water
6629-2226	THOMAS D D	46	56	SLST	Hard blue SILTSTONE





## Appendix F: Site Inspection Plates



## Clare and Gilbert Valleys Council - Allotments 109 and 110, Riverton

Plate 1 Evidence of stockpiling of wood.



Plate 2 Evidence of stockpiling of stone.





Plate 3 Evidence of disused machinery.



Plate 4 Typical stockpiling of wood and disused machinery.



Plate 5 Disused rainwater tanks.



Plate 6 Original horse stable now used for storage of hay.



Plate 7 Piggery pens.



Plate 8 Disused groundwater well and farm machinery storage.





Plate 9 Typical farm storage including farming machinery .



Plate 10 Decommissioned small disused abattoir.





Plate 11 Evidence of silos for storage of livestock feed.



Plate 12 livestock pens.



Plate 13 General broad acre farming and grazing practices.



Plate 14 Town stormwater drain.



Plate 15 Typical farmhouse.



Plate 16 A decommissioned barn.

