



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
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Country areas 1800 623 445

TO THE LANDOWNER

Dear LANDOWNER

Re: Melrose Park EPA assessment area update and changes relating to how future property purchasers are notified of this assessment.

The Environment Protection Authority (EPA) has been undertaking groundwater and soil vapour assessment in Melrose Park since March 2021, with the most recent community updates distributed on 11 January and 25 August 2022.

In addition, the EPA has recently obtained advice in relation to its obligations to flag an interest on certificate of titles within EPA assessment areas where an environmental assessment report has been prepared. This interest will ensure that future potential purchasers are aware that these assessments have been undertaken.

EPA Obligations pursuant to the *Land and Business (Sale and Conveyancing) Regulations 2010*

As a result of the assessment undertaken by the EPA in the Melrose Park assessment area, the EPA holds a copy of an environmental assessment report which is required to be placed in the EPA Public Register. The EPA is also required to flag its interest in all certificates of title within the assessment area. This will mean a YES response is generated for question 4(c) of the Particulars relating to environment protection in the *Land and Business (Sale and Conveyancing) Regulations 2010*. This will inform future purchasers of the land that a copy of the environmental assessment report is available to them from the EPA Public Register.

What does this mean?

A prospective purchaser considering purchasing a property within the Melrose Park EPA assessment area, will now observe a YES response to Question 4(c) in the EPA Statement to Form 1.

4-Pollution and site contamination on the land - details recorded by 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? **YES**

In addition to this YES response a note will be included to refer the potential purchaser to the EPA website to obtain up-to-date information in relation to this assessment area.

What do I need to do?

No action is required by property owners unless you decide to sell your property. In that case you will need to answer YES to question 2(5) (Pollution and site contamination on the land - questions for vendor) of the Form 1, which asks: is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

2-Pollution and site contamination on the land-questions for vendor

(5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

YES

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

Melrose Park Stages 1, 2 and 3 – occurred after vendor acquired an interest in the land

The EPA interest on the certificate of title relating to being within the EPA assessment area is in addition to any other EPA interests that have previously been flagged for the title, should they exist.

If you have any questions or concerns then please contact the EPA Community Engagement team on (08) 8429 7554, via email engage.epa@sa.gov.au or please visit https://www.epa.sa.gov.au/environmental_info/site_contamination/assessment_areas/melrose-park.

Yours sincerely

Rebecca Hughes

**MANAGER SITE CONTAMINATION
ENVIRONMENT PROTECTION AUTHORITY**

25 August 2022

If you require assistance in translating this information:

Εάν θέλετε περισσότερες πληροφορίες στα Ελληνικά, παρακαλείστε να τηλεφωνήσετε στο τηλέφωνο 13 14 50.

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Per maggiori informazioni in italiano, chiamate il 13 14 50.

如需更为详细的中文信息，请致电 13 14 50。