



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

EPA 62018

TO THE LANDOWNER

Dear LANDOWNER

Re: Previous Environment Protection Authority (EPA) site contamination assessment in Brighton and changes relating to how future property purchasers are notified of this assessment.

The Environment Protection Authority (EPA) undertook investigations in Brighton in 2018 and 2019 (the Brighton EPA Assessment Area). You are receiving this letter as your property is located within the Brighton EPA Assessment Area.

In 2017, the EPA became aware of tetrachloroethene (PCE) contamination in soil vapour that was also likely to affect groundwater. This contaminant is a common dry cleaning chemical and can pose a risk to human health via groundwater use and/or through vapours entering overlying buildings.

The environmental assessment undertaken by the EPA in 2018 and 2019 included testing of groundwater and soil vapour within selected streets. Indoor air measurements were also taken in several properties. Testing undertaken at these individual properties indicated there was no vapour intrusion risk to occupants.

The EPA advises that groundwater contamination is likely present in the area and that groundwater should not be used for any purpose. Further assessment of PCE impacts to groundwater and soil vapour will be undertaken by the liable party.

Further information on the assessment is available at:

https://www.epa.sa.gov.au/environmental_info/site_contamination/assessment_areas/brighton

The EPA is required by the *Land and Business (Sale and Conveyancing) Regulations 2010* to flag an interest in 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 an assessment has 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 Brighton EPA Assessment Area, the EPA holds a copy of environmental assessment reports which are required to be placed in the EPA Public Register. For more information please visit: https://www.epa.sa.gov.au/public_register

The EPA is also required to flag its interest in all certificates of title within the assessment area. This will result in a YES response being generated for question 4(c) of the Particulars relating to environment protection in the *Land and Business (Sale and Conveyancing) Regulations 2010* and will inform future purchasers of the land that copies of environmental assessment reports are available to them from the EPA Public Register.

What does this mean?

A prospective purchaser of a property within the Brighton EPA Assessment Area will now observe a YES response to Question 4(c) in the Particulars relating to Environment Protection in the 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 <i>Environment Protection Act 1993</i>)? | NO |
| b) details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | 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:

Brighton EPA Assessment

The EPA's interest in the certificate of title relates to the property being within the Brighton EPA Assessment Area. This is in addition to any other EPA interests that have previously been flagged on the title, should they exist.

If you have any questions or concerns, please contact the EPA Community Engagement team on (08) 8429 7554, email engage.epa@sa.gov.au or visit

https://www.epa.sa.gov.au/environmental_info/site_contamination/assessment_areas/brighton

Yours sincerely

Rebecca Hughes

**MANAGER SITE CONTAMINATION
ENVIRONMENT PROTECTION AUTHORITY**

Date: 20 July 2023



If you require assistance in translating this information:

Αν θέλετε αυτές τις πληροφορίες στα Ελληνικά, παρακαλώ καλέστε το 13 14 50

如需更为详细的中文信息，请致电 13 14 50

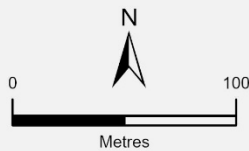
Per richiedere una copia di questa lettera in italiano, si prega di telefonare 13 14 50.

Wenn Sie diese Informationen auf Deutsch erhalten möchten, wählen Sie bitte die Rufnummer 13 14 50

Brighton Assessment Area Properties



- Brighton Assessment Area
- Property Boundaries



Produced by Digital, Systems and Information
 Environment Protection Authority
 GPO Box 2607 Adelaide SA 5001
 Web: www.epa.sa.gov.au
 EPA, DEW
 28/06/2023
 Projection Lambert Conformal Conic
 Datum Geocentric Datum of Australia, 2020

© Copyright Environment Protection Authority, 2023. All Rights Reserved. All logos and information displayed are subject to Copyright. For the reproduction or publication beyond that permitted by the Copyright Act 1968 (Cth) written permission must be sought from the Authority. Although every effort has been made to ensure the accuracy of the information displayed, the Authority, its agents, and officers and employees make no representations, either express or implied, that the information displayed is accurate or fit for any purpose and expressly disclaims all liability for loss or damage arising from reliance upon the information displayed.



GIS23_0029