

## Edwardstown–South Plympton

August 2016

*EPA 1099/16: This information sheet provides an update on the site contamination assessment and remediation work on the former Hills site at Edwardstown–South Plympton. It is part of a suite of information sheets that come under the general title of 'Site contamination'.*

### Former Hills Industries site

Since 2009, the EPA has been overseeing an ongoing program of environmental assessment and remediation work at the former Hills Industries (Hills) site.

The currently vacant site is bordered by Raglan Avenue, South Road and the rail line. The assessment work extended into the adjacent residential area.

Site contamination was identified and attributed to historical industrial use of chlorinated hydrocarbons—primarily perchloroethene (PCE) and some trichloroethene (TCE) solvents. These chemicals were used widespread for metal cleaning. Such practices for the handling, use and disposal of solvents are no longer acceptable today.

### Site contamination audit reports

A site contamination audit is an independent review of the assessment and remediation work undertaken at a site, carried out by a site contamination auditor. An auditor is a person with a high level of expertise and experience in site contamination, and is accredited by the EPA under the *Environment Protection Act 1993* (EP Act).

The site contamination audits of land associated with the former Hills site commenced in 2011.

Two auditors were engaged by the previous land-owners, in association with Hills, to carry out audits of three separate areas made up of the former Hills site and adjacent sites. The audits were commenced in response to the results of previous assessment undertaken by the EPA which had identified offsite groundwater and soil vapour contamination within a portion of an assessment area. The audits also supported the proposed redevelopment of the land.

Throughout the audit process, the EPA has received groundwater notification updates and progress reports as required from the consultants and the independent site contamination auditors.

The audit processes have now been completed and the EPA has received reports for the three areas of the Hills site, including the source site of the residual groundwater contamination which extends into the residential area.

These audit reports have objectively examined the accuracy and completeness of the assessment and remediation work carried out by the site contamination consultants.

On each of the sites, the auditors were satisfied with the extent of assessment and remediation that has been completed for mixed uses, subject to various conditions.

On adjacent properties, the audit recommended that the EPA prohibits access to bore water and some engineering controls be installed in basements under particular circumstances. These areas are shown on the attached map.

## **Prohibiting access to groundwater**

A Groundwater Prohibition Area (GPA) allows the EPA to prohibit the taking of groundwater if it considers there may be a risk to human health or safety<sup>1</sup>.

The EPA is in the process of determining a boundary for a GPA, within the assessment area shown overleaf (see map). This process will continue to be done in close consultation with the community. Once established, the community has the responsibility not to use the groundwater for their own health and safety.

## **Planning controls on habitable basements**

In the residential area immediately to the northwest of the former Hills site (see map), the auditor has recommended that any new habitable basements, in existing or future houses should incorporate a soil vapour mitigation system. Habitable basements include subsurface spaces where residents spend some time, for example places of work, recreational rooms, bedrooms and living areas. It excludes car parks, wine cellars or storage rooms. If you are planning or have an existing basement, and you live in this area, further information can be obtained by contacting the EPA.

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## **Further information**

### ***For further information on site contamination please contact:***

Site Contamination Branch  
Environment Protection Authority  
GPO Box 2607  
Adelaide SA 5001

Telephone: (08) 8204 2004  
Freecall: 1800 729 175  
Website: [www.epa.sa.gov.au](http://www.epa.sa.gov.au)  
Email: [EPASiteContam@sa.gov.au](mailto:EPASiteContam@sa.gov.au)

### ***For health related information on site contamination please contact:***

Scientific Services Branch,  
Public Health Services, SA Health  
11 Hindmarsh Square  
Adelaide SA 5000  
Telephone: (08) 8226 7100  
Website: [www.sahealth.sa.gov.au](http://www.sahealth.sa.gov.au)  
Email: [public.health@health.sa.gov.au](mailto:public.health@health.sa.gov.au)

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<sup>1</sup> In accordance with section 103S of the EP Act

