



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

TO THE RESIDENT

Dear RESIDENT

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

The Environment Protection Authority (EPA) undertook assessments in Novar Gardens in 2006 and 2007 (the Novar Gardens EPA Assessment Area). You are receiving this letter as your property is located within the Novar Gardens EPA Assessment Area.

In 2006, the EPA became aware of the operation of the former Lightburn manufacturing site in the area from 1946 to 1986, prior to residential development. Soil testing undertaken by the EPA in 2006 and 2007 along streets and road verges did not identify any significant contamination. Minor hydrocarbon impacts were detected in soils deeper than 0.5 metres beneath the surface in a localised area along Henning Court. These minor impacts were consistent with old mineral oil used for machine lubrication.

Given the depth, this contamination was not considered to pose a risk to nearby residents and no further assessment is planned by the EPA. There is no evidence to suggest that groundwater is contaminated however, the EPA recommends that residents test their bore regularly to ensure it is suitable for use.

For more information, please visit:

[www.epa.sa.gov.au/environmental\\_info/site\\_contamination/groundwater](http://www.epa.sa.gov.au/environmental_info/site_contamination/groundwater)

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 Novar Gardens 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](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 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 copies of environmental assessment reports are available to them from the EPA Public Register.

### **What does this mean?**

A prospective purchaser considering purchasing a property within the Novar Gardens 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 <i>Environment Protection Act 1993</i> )?  | <b>NO</b>  |
| b) details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ?   | <b>NO</b>  |
| 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? | <b>YES</b> |

**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:

*Novar Gardens EPA Assessment*

The EPA interest in the certificate of title relates to being within the Novar Gardens EPA Assessment Area 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, email [engage.epa@sa.gov.au](mailto:engage.epa@sa.gov.au) or visit [https://www.epa.sa.gov.au/environmental\\_info/site\\_contamination/assessment\\_areas/old\\_lightburn\\_factory\\_site](https://www.epa.sa.gov.au/environmental_info/site_contamination/assessment_areas/old_lightburn_factory_site)

Yours sincerely

Rebecca Hughes

**MANAGER SITE CONTAMINATION  
ENVIRONMENT PROTECTION AUTHORITY**

Date: 17 March 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

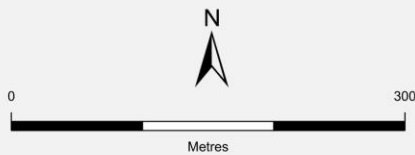
إذا كنت تود الحصول على هذه المعلومات باللغة العربية، يرجى الاتصال على الرقم

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

# Novar Gardens Assessment Area Properties



▬ Novar Gardens Assessment Area  
 Property Boundaries



**Produced by** Digital, Systems and Information  
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