



AUSTRALIAN
ENVIRONMENTAL AUDITORS

EA0540_C23_Stage 2 Code Amendment June 2024

25 June 2024

Daniel Govier
Senior Development Manager
Cedar Woods Pty Ltd
220 Fullarton Road,
Glenside, South Australia 5065

Stage 2 Audit Requirements
Glenside Urban Corridor (Living) Code Amendment

On 18 December 2019, I completed a Site Contamination Audit (the Audit) for the Glenside development site (EPA Ref 61790-002), with the Site Contamination Audit Report and the Site Contamination Audit Statement (SCAS) accepted by the EPA. For convenience I attach a copy of the SCAS as **Attachment 1**

Since that time a significant part of the site has been developed for residential use consistent with the outcomes signed off by the audit.

The audit outcome for this part of the site (known as Audit Stage 2) was that the whole Stage 2 area (Refer **Attachment 2**) was suitable for the following range of uses, including:

- Sensitive use – residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake, no poultry).
- Sensitive use – residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.
- Sensitive use – childcare centres, kindergartens, preschools and primary schools.
- Public open space, such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths.
- Commercial use such as shops, offices, consulting rooms, petrol filling stations and warehouses.
- Industrial use such as light, service, general or special industry.

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The suitability was based on the following audit condition:

- 1. The site must be developed as per the pattern of use on the following plan: Alexander Symonds. Stage 2 Glenside Development Plan, A040916 Stage 2 Rev A. Any substantial changes to the plan must be approved by a Site Contamination Auditor and the revised plan provided to the EPA, City of Burnside, Development Assessment Commission and land owners.*

There is part of the Stage 2 audit sign off area, yet undeveloped where a code amendment is being sort to increase the number of stories in the development. I have been provided a copy of the code amendment which includes a description and indicative renders of the development.

Based on my review of the code amendment, I advise that the proposed changes are consistent with the pattern of use considered in the audit. Therefore, this audit condition would remain satisfied and the original audit would be valid.

Should you have any questions regarding the above, please do not hesitate to contact me on (08) 8223 3488.

Yours faithfully,



Phillip Hitchcock

Site Contamination Auditor (accredited pursuant to Division 4 of Part 10A of the Environment Protection Act 1993, No. 2009014)

| DOCUMENT CONTROL | |
|-------------------|--------------------|
| Draft By / Date | Reviewed By / Date |
| PWH/ 21 June 2024 | LH/ 25 June 2024 |

Attachments

Attachment 1 – Site Contamination Audit Statement

Attachment 2 – Stage 2 Audit Area

Attachment 1 – Site Contamination Audit Statement

SITE CONTAMINATION AUDIT SYSTEM SITE CONTAMINATION AUDIT STATEMENT



INSTRUCTIONS

Requirements relating to site contamination audit statements are prescribed in the *Environment Protection Regulations 2009* (the Regulations) and include the following:

Regulation 67—Site contamination audit report summary and statement

- (1) A site contamination audit report required under section 103Z(4)(a) and (b)(i) of the Act¹ must include a summary of the findings of the site contamination audit to which it relates that—
 - (a) is in the form set out in Schedule 3 clause 8 for site contamination audit statements; and
 - (b) is certified by the responsible auditor in accordance with the directions contained in the form set out in Schedule 3 clause 8.
- (2) A site contamination audit statement required under section 103Z(4)(b)(ii) of the Act in relation to a site contamination audit must comprise—
 - (a) a copy of the summary in the site contamination audit report relating to the audit and itself be certified by the responsible auditor in accordance with the directions contained in the form set out in Schedule 3 clause 8; or
 - (b) a photocopy, faxed copy or electronic copy of the summary as certified by the responsible auditor in accordance with the directions contained in the form set out in Schedule 3 clause 8.

Audit reports and audit statements are required to be provided to the EPA under section 103Z(4) of the Act, which requires that:

103Z—Requirements relating to site contamination audits

- (4) A site contamination auditor must, on the completion of each site contamination audit for which the auditor is the responsible auditor—
 - (a) provide a site contamination audit report to the person who commissioned the audit; and
 - (b) at the same time, provide—
 - (i) a site contamination audit report to the Authority; and
 - (ii) a site contamination audit statement to the council for the area in which the land to which the audit relates is situated and any prescribed body².

Penalty: Division 5 fine.

Where the audit subject to this form has been completed subject to a restricted scope, the audit report must be identified in the title as a 'Site contamination audit report (restricted scope)'.

An audit subject to a restricted scope is not suitable to be relied upon by a planning authority for the purpose of making decisions as to whether land is suitable for a sensitive use or another use or range of uses.

Please ensure that all sections of the form are completed, requested information and attachments (where necessary) are provided and labelled as indicated.

Please do not modify the form by moving or deleting sections or text, including these instructions.

Please ensure you are using the current version of the form (check the [EPA website](#)).

¹ *Environment Protection Act 1993*.

² Refer to Regulation 68 of the *Environment Protection Regulations 2009* regarding prescribed bodies.

Refer to the current version of the EPA publication [Guidelines for the site contamination audit system](#), for further information. For any enquiries or questions relating to the site contamination audit system, including requests for editable versions of this form, contact the EPA Site Contamination Branch.

Site contamination audit statements must be included in the relevant site contamination audit reports, and be sent to:

By mail

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

Forms can also be emailed in pdf format to the Manager and an auditor's allocated EPA coordinator.

For any enquiries or questions relating to the site contamination audit system, contact the EPA Site Contamination Branch on:

Telephone: (08) 8204 2004

Email: [<EPASitecontam@sa.gov.au>](mailto:EPASitecontam@sa.gov.au)

EPA GENI Reference

(EPA use only)

SITE CONTAMINATION AUDIT STATEMENT

(under section 103Z of the *Environment Protection Act 1993*)

This statement contains the summary of the findings of the site contamination audit set out in the site contamination audit report titled:

Site Contamination Audit Report Stage 2, Glenside Hospital Redevelopment, Fullarton Road, Glenside, South Australia

(referred to in this form as '**the report**')

dated: **18 December 2019**

| SECTION A: AUDITOR DETAILS | |
|---|---|
| Name of auditor*: | Mr. Phillip Hitchcock |
| Auditor's accreditation number: | 2009014 |
| Name of auditor's company or business: | Australian Environmental Auditors Pty Ltd |
| SECTION B: AUDIT SITE DETAILS | |
| Auditor's project reference: | EA0540 |
| EPA reference: | 61790 |
| Name of audit site <i>[if applicable]</i> : | NA |
| Address of audit site: | Stage 2 Glenside Hospital Redevelopment, Fullarton Road, Glenside |
| Name of council for area in which audit site is situated <i>[if within council area]</i> : | City of Burnside |
| Provide the following particulars** relating to the relevant land and the audit: ** <i>If insufficient space, details may be annexed to this form.</i> | |
| - certificates of title of all the relevant land and an indication of whether the audit site comprises all or part only of the land shown on or described in the certificates of title | Certificate of Title Volume 6177 Folio 363 (whole of title) Certificate of Title Volume 5842 Folio 241 (whole of title) Certificate of Title Volume 6222 Folio 964 (whole of title) |
| - details sufficient to identify the location of the land, including section or allotment numbers, area and hundred and AMG co-ordinates (GDA 94, UTM 53 and 54) | Deposited Plan 112804, Allotment 100, Hundred of Adelaide (whole of allotment) Deposited Plan 55725, Allotment 739, Hundred of Adelaide (whole of allotment) Deposited Plan 120710, Allotment 1000, Hundred of Adelaide (whole of allotment) Please refer to Annexure B . |

| | |
|---|---|
| - if the audit site comprises part only of the land described in the certificates of title, or if there is no certificate of title for the land comprising the audit site— survey plans prepared by a licensed surveyor | NA |
| - audit plans indicating the location and extent of the audit site (which must comply with the guidelines issued by the EPA from time to time) - Refer to Annexure C | |
| SECTION C: AUDIT DETAILS | |
| Name of owner of audit site: | Cedar Woods Properties Limited (Registered Proprietor Zamia Properties Pty Ltd) |
| Name of occupier of audit site: | Cedar Woods Properties Limited (Registered Proprietor Zamia Properties Pty Ltd) |
| Name, postal address and position of person who commissioned audit: | Mr. Mark Pivovarovoff, Senior Development Manager – Cedar Woods Properties Limited 220 Fullarton Road, Glenside, South Australia 5065 |
| Indicate authority of person who commissioned audit: | EPA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Owner Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Occupier Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Developer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Other [please specify] |
| Indicate reasons for audit [indicate all reasons]: | Required under the Development Act 1993 Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Required under the Environment Protection Act 1993 Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Other [please specify] |
| If audit was required under the Environment Protection Act 1993, provide EPA reference number: | N/A |
| Indicate audit purposes [indicate all purposes]: | Determining the nature and extent of any site contamination present or remaining on or below the surface of the site Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Determining the suitability of the site for a sensitive use or another use or range of uses Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Determining what remediation is or remains necessary for a specified use or range of uses Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

| | |
|--|---|
| | [NB: an audit may be required for all of the above purposes.] |
|--|---|

If audit was required for development plan consent under the *Development Act 1993*, provide:

| | |
|--|--|
| Name of relevant planning authority: | Development Assessment Commission |
| Development application number [if known]: | 180/1107/16 |
| Site zoning: | Urban Corridor zone within the City of Burnside Council Development Plan, dated 19 December 2017 |
| Proposed site use: | Mixed medium to high density residential use, parks and open garden. |

| | |
|---|------------------|
| Date of commencement of audit: | 12 April 2017 |
| Date of notification of commencement of audit to EPA: | 21 April 2017 |
| Date of completion of audit: | 18 December 2019 |

SUMMARY OF FINDINGS

Please refer to Annexure A.

CERTIFICATION OF COPY OF SUMMARY FINDINGS

I certify that the summary of findings contained within or annexed to this statement represents a true and accurate summary of the findings of the site contamination audit set out in the report.

Signed*:

Phillip Hitchcock

**Site Contamination Auditor, accredited by the Environment Protection Authority (EPA) under Division 4 of Part 10A of the Environment Protection Act, 1993
 Australian Environmental Auditors Pty Ltd**

Dated: 18 December 2019

** This form must be completed and signed by the 'responsible auditor', being, under the Environment Protection Act 1993 and the Environment Protection Regulations 2009, the auditor who personally carried out or directly supervised the work involved in the audit.*

This site contamination audit statement must be lodged, on completion of the audit, with the council for the area in which the audit site is situated and any prescribed body (see regulation 68 of the Environment Protection Regulations 2009).

The report (including the summary of findings) will be recorded in the public register kept by the EPA under section 109 of the Environment Protection Act 1993.

Annexure A

SUMMARY OF FINDINGS

1. CONCEPTUAL SITE MODEL

The development of the conceptual site model (CSM) has been prepared in consideration of the complexity of contamination issues at the Site and recommendations provided in the following guidelines:

- ASC NEPM, Schedule B(2);
- ASTM International, Standard Guide for Developing Conceptual Site Models for Contaminated Sites, 2008, ASTM E1689-95; and
- SA EPA, Guidelines for the Assessment and Remediation of Site Contamination (2018).

Table 1 presents the Auditor's summary of the CSM based on both information provided by the Consultant and some minor information gaps filled by the Auditor as necessary.

| Table 1: Conceptual Site Model | |
|--|---|
| CSM Aspect | Summary of Information Provided |
| Source | |
| Known and potential sources of contamination | <p><u>On site</u>: Known and potential sources and their location are detailed in the Site Contamination Audit Report (SCAR). The primary potential sources of contamination are activities associated with the historical disposal, storage and combustion of fuel, importation and/or re-use of fill and historical use of asbestos as building materials.</p> <p><u>Off site</u>: Known sources are detailed in the SCAR. The primary potential off-site source of contamination is the historical disposal, storage and combustion of fuel, importation and/or re-use of fill and historical use of asbestos as building materials.</p> |
| Mechanisms of contamination | <p>The most likely mechanism for contamination from disposal, storage and combustion of fuel is 'top down' spills. The most likely mechanism for contamination from imported fill and pesticides/termiticides is dry weight and leachable contaminants.</p> <p>The most likely mechanism from off-site contamination to impact the Site is from migration of contaminated groundwater to the Site.</p> |
| Chemical of concern/interest | <p><u>On site</u>: Potential chemical substances of concern are detailed in the SCAR. The primary substances of concern are petroleum hydrocarbons, metals, PAHs, OCPs and asbestos.</p> <p><u>Off site</u>: Potential off-site chemical substances of concern are detailed in the SCAR. The primary substances of concern are petroleum hydrocarbons, metals, PAHs, asbestos and OCPs.</p> |
| Types of contaminant | <p><u>Solid phase</u>: Particles of contaminants such as ash, cinders and asbestos.</p> <p><u>Sorbed phase</u>: Contaminants sorbed onto soil particles are anticipated such as heavy metals pesticides and hydrocarbons.</p> <p><u>Dissolved phase</u>: Contaminants dissolved in groundwater are anticipated, particularly heavy metals, inorganics and hydrocarbons.</p> <p><u>Free phase</u>: Contaminants present in soil and/or porosity as non-aqueous phase liquid (NAPL) in above and within groundwater, particularly hydrocarbons.</p> <p><u>Vapour phase</u>: Contaminants as vapour in soil, particularly hydrocarbons and potential landfill gases.</p> |

| Table 1: Conceptual Site Model | |
|---|---|
| CSM Aspect | Summary of Information Provided |
| Nature of chemical substances | <p><u>Mobility</u>: Heavy metals cannot be readily degraded (discounted oxidation states) and exist in either mobile or immobile forms (primarily adsorption and precipitation) within the soil matrix. They are normally retained in the soil surface as long as the retention capacity of the soil is not exceeded. The retention is governed by soil properties which include pH, redox potential, surface area, organic and clay content, CEC and carbonate levels.</p> <p>Metals, once in the aqueous phase of soils, are subject to movement with porewater, and may be transported through the vadose zone to groundwater, plant uptake or for some metals (arsenic, selenium, mercury) volatilisation mechanisms.</p> <p>The mobility and rate of degradation of hydrocarbons depend on the size and structure of the hydrocarbon molecule, but in general, light end hydrocarbons are relatively mobile and heavy end hydrocarbons are less mobile.</p> <p><u>Persistence</u>: The more volatile components (i.e. TPH C6-C9) are generally more soluble and therefore have a lower adsorption and higher mobility. They are also readily available for biodegradation. The opposite is true for the heavier components (i.e. TPH C10-C36) which can persist in the environment for a much longer period.</p> <p><u>Toxicity</u>: The toxicity of chemical substances varies depending on the contaminant, exposure pathway and sensitivity of the receptor. Concentrations were initially compared to published investigation criteria which take into consideration toxicity.</p> <p><u>Volatility</u>: Volatility is particularly a concern for short chained hydrocarbons compounds (i.e. TPH C6-C9). The volatility of contaminants has been taken into consideration when assessing the suitability of Consultants' sampling plans. The risk from volatile contaminants was initially compared to ASC NEPM HSLs which take into consideration contaminant volatility.</p> |
| Potentially affected element of environment | <p>Based on the audit purpose, the Auditor considers the potentially affected elements of the environment include:</p> <ul style="list-style-type: none"> land (soil, sediment and soil vapour); air, particularly contaminated dust, asbestos fibres and emissions from volatile contaminants; water, specifically surface water bodies and groundwater; organisms; ecosystems; human-made or modified structures or areas; and amenity values (e.g. odour, aesthetics). |
| Potentially affected media | Based on the potential chemical substances of concern and site setting, the Auditor considers the potentially affected media to be soil and groundwater. |
| Receptor | |
| Human (on site) | <p>Construction workers associated with the proposed development.</p> <p>Future users of the Site including residents, visitors and construction/maintenance workers (particularly those associated with underground services).</p> |
| Human (off site) | <p>Residents and visitors to neighbouring residential properties.</p> <p>Workers and visitors to neighbouring commercial/industrial properties.</p> <p>Possible off-site groundwater users of the uppermost aquifer were identified as those extracting groundwater for potable, recreational or domestic irrigation purposes.</p> |

| Table 1: Conceptual Site Model | |
|--|---|
| CSM Aspect | Summary of Information Provided |
| Ecological (on site) | There are no significant environmental receptors on site, aside from the current stormwater drain and proposed stormwater detention basin in the north western portion of the Site, which runs into Parklands Creek. |
| Ecological (off site) | The Auditor generally considers that the ecological receptor of most concern is the nearest surface water body that receives groundwater and/or surface water run-off from the Site. The closest permanent watercourse is Parklands Creek which continues from the north west corner of Stage 2 through the southern parklands and Glen Osmond Creek located 1 km south west of the Site. Both the Parklands Creek and Glen Osmond Creek connect to Keswick Creek. |
| Pathway | |
| Unsaturated zone pathway characteristics (soil) | <p><u>Regional geology</u>: The 1:250,000 Adelaide geological map (SA Dept. of Mines & Energy) indicated that the Site is situated in an area characterised by the Pooraka Formation. The Pooraka formation comprises alluvial/colluvial clays with varying amounts of sand and silt.</p> <p><u>Site geology</u>: Locally, the near surface geology beneath the Site generally comprised fill material 0.5 to 1 mbgl, but deeper >2 m in localised areas. The fill comprised sandy silty gravelly clayey material with inclusions of ash and other anthropogenic inclusions. Natural soils were predominantly clays.</p> <p><u>Preferential pathways</u>: Migration along underground services are the primary preferential pathway for contaminant migration in the unsaturated zone. Given the clayey soil and depth to groundwater (approximately 5.5 to 7.5 mbgl) migration of spills and leaks directly through soils to groundwater is considered an unlikely contaminant pathway.</p> |
| Saturated zone pathway characteristics (groundwater) | <p><u>Elevation</u>: Standing water level in the shallow aquifer is approximately 5.5 to 7.5 mbgl, equating to approximately 58 to 65 m Australian Height Datum (AHD) across the entire Site.</p> <p><u>Flow direction</u>: Local flow direction of groundwater beneath the Site is north westerly, which is consistent with regional flow (see flow contours in SCAR).</p> <p><u>Gradients</u>: Very low. Approximately 0.008 to 0.02 m/m to the north west.</p> <p>Hydraulic conductivities, porosities and velocity: Not required.</p> <p><u>Aquitards and deeper aquifers</u>: No driver to investigate deeper aquifers has been identified as part of the Audit.</p> <p><u>Preferential pathways</u>: Preferential pathways may exist within the water bearing zone within porous lithologies that are present (i.e. gravelly/sand lenses).</p> |
| Pathways (Human Health) | <p><u>Ingestion – soil</u>: Potentially complete pathway on site.</p> <p><u>Ingestion – groundwater</u>: Unlikely to be a complete pathway on site based on the beneficial use assessment. Potentially complete pathway at surface water bodies.</p> <p><u>Dermal contact – soil</u>: Same as Ingestion – soil.</p> <p><u>Dermal contact – groundwater</u>: Unlikely to be a complete pathway on site based on the beneficial use assessment. Potentially complete pathway at surface water bodies.</p> <p><u>Inhalation – dust</u>: Potentially complete pathway on site during construction and to a lesser degree off site.</p> <p><u>Inhalation – volatilisation</u>: Complete pathway on site and off site.</p> |
| Pathways (Ecological) | <p><u>Migration into on-site ecological receptors</u>: Potentially complete pathway.</p> <p><u>Leaching into groundwater</u>: Potentially complete pathway from contaminated soils leaching into groundwater. Leaching results indicate contaminants to be relatively immobile.</p> <p><u>Off-site migration in groundwater</u>: Potentially complete pathway.</p> |

| Table 1: Conceptual Site Model | |
|--|--|
| CSM Aspect | Summary of Information Provided |
| | <p><u>Off-site migration in surface water</u>: Potentially complete pathway.</p> <p><u>Migration into off-site ecological receptors</u>: Potentially complete pathway.</p> |
| Additional Information | |
| Data gaps in CSM refinements | No major data gaps identified that would alter the audit outcomes. |
| Written presentation of CSM (illustrated if necessary) | A CSM has been provided as Annexure D . |
| Auditor's comment | <p>The Auditor has reviewed the CSM information provided in the Consultants' Reports against the requirements detailed in SA EPA Guidelines, Section 4 of Schedule B(2) of the ASC NEPM and ASTM Standard Guide for Development Conceptual Site Models for Contaminated Sites (E1689, 2014).</p> <p>The Auditor considers that enough information has been provided to define a conceptual site model for the Site for the audit purposes.</p> |

2. AUDIT DETERMINATIONS AND OUTCOMES

The Site has been used as a hospital facility since 1870, originally consisting of one building surrounded by agricultural land. Agricultural production ceased between 1968 and 1975 and since then additional buildings have been constructed, and demolished over time. The current site configuration includes four remaining heritage buildings (refer to Attachment 1) and a newly constructed show room / office, which will be demolished prior to completion of the development.

The proposed use of the Site is townhouses, apartments, undercroft carparking, public open space, stormwater detention basin and internal roads. The proposed Site is conservatively considered to represent '*sensitive use – residential with garden/accessible soil (home-grown produce <10% fruit and vegetable intake, no poultry), also includes children's day care centres, preschools and primary schools*' and therefore the Site needs to comply with ASC NEPM HIL A. It is considered that within the road corridors commercial / industrial criteria (HIL D and HSL D) are appropriate.

The Auditor considers that the Site has been adequately assessed by Tierra (most recently). Based on the extent of the investigations and adequacy, quality and completeness of these works, the Auditor considers that there is minimal uncertainty regarding the assessments completed at the Site.

The following provides an assessment of the audit outcomes against the audit objectives:

- Section 3(1), b, i: '*The nature and extent of any site contamination present or remaining on or below the surface of the site.*'

The Auditor concludes that site contamination of soil does exist at the site for the proposed use.

The Auditor concludes that site contamination of groundwater does not exist at the Site.

The Auditor concludes that site contamination of soil vapour does not exist at the Site.

The Auditor concludes that site contamination via off site migration or any other relevant elements does not exist.

The Auditor concludes that the nature and extent of site contamination at the Site has been adequately determined.

- Section 3(1), b, ii: *'The suitability of the site for a sensitive use or another use or range of uses.'*

The audit site is suitable for the following sensitive uses or another use or range of uses, including:

- a. Sensitive use – residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake, no poultry.
- b. Sensitive use – residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments
- c. Sensitive use – childcare centres, kindergartens, preschools and primary schools
- d. Public open space such as parks, playgrounds, playing fields (eg ovals), secondary schools and footpaths
- e. Commercial use such as shops, offices, consulting rooms, petrol filling stations and warehouses
- f. Industrial use such as light, service, general or special industry

The audit site is therefore also suitable for the proposed residential use with conditions on land.

- Section 3(1), b, iii: *'What remediation is or remains necessary for a specific use or range of uses.'*

The Auditor concludes that remediation in the form of management is necessary for the proposed residential use of the site. These measures are detailed in the following soil management plans (attached as **Annexure E**):

- *Tierra Environment (2019) Glenside Redevelopment – Stage 2, Soil Management Plan for Road Reserve near 805 Reserve, Revision B. Dated 27 November 2019;*
and
- *Tierra Environment (2019) Glenside Redevelopment – Stage 2, Soil Management Plan for Stockpiles 1 to 3, Revision B. Dated 26 November 2019.*

It is noted that these plans only relate to bulk subdivision earthworks and have no ongoing post occupancy requirements. These only apply to roads and apartment areas.

3. AUDIT CONDITIONS AND RECOMMENDATIONS

a. Audit Conditions

i. Planning and Development

1. The site must be developed as per the pattern of use on the following plan (Refer **Annexure F**):

Alexander Symonds. Stage 2 Glenside Development Plan, A040916 Stage 2 Rev A

Any substantial changes to the plan must be approved by a Site Contamination Auditor and the revised plan provided to the EPA, City of Burnside, Development Assessment Commission and land owners.

ii. Remediation and Management

2. Management measures only apply to the proposed apartments and roads and must be implemented as outlined in the soil management plans, provided in Annexure E:
 - a. *Tierra Environment (2019h) Glenside Redevelopment – Stage 2, Soil Management Plan for Road Reserve near 805 Reserve, Revision D. Dated 27 November 2019; and*
 - b. *Tierra Environment (2019i) Glenside Redevelopment – Stage 2, Soil Management Plan for Stockpiles 1 to 3, Revision B. Dated 26 November 2019.*
3. A Site Contamination Auditor must verify that these plans have been implemented and verification provided to the EPA, City of Burnside, Development Assessment Commission and land owners.

iii. Environmental Monitoring

There are no conditions relating to environmental monitoring.

iv. Water Restrictions

There are no conditions relating to water restrictions.

v. Other

There are no other conditions.

b. Recommendations to the EPA in relation to Groundwater Extraction

Nil.

c. Other Recommendations

The Auditor makes the following recommendations:

- There should be no abstraction of site groundwater for any beneficial uses, unless the groundwater has been tested and shown to be safe and suitable for the proposed uses. Reference should be made to SA Health Publications on guidance for using bore water
- Bulk earthworks comprising excavation and recompaction of all filling is proposed at this site for geotechnical reasons. Due to this it is possible that some unexpected finds may be encountered. These are unlikely to present a risk but if encountered a suitably qualified environmental consultant (refer to EPA publications: *Site contamination policy: certification of practitioners*, July 2018 and EPA information sheet: *Site contamination consultant*, July 2018) should be contacted to advise.
- Any soil/fill imported to the Site should be classified as meeting the chemical and physical criteria for 'Waste Fill' as defined in the Environment Protection Regulations, 2009;
- Any soil/fill exported from the Site, should be appropriately disposed of in accordance with EPA guidelines; and
- Following submission of this SCAR/SCAS, the SA EPA will aim to complete an administrative review to ensure compliance with the relevant legislation and guidelines within 21 days of receipt. It is understood that the planning authority and the site owner can rely on this SCAR/SCAS during this period.

d. Concluding Advice

The Auditor advises that all owners of the Site (both current and future) should be made aware of the above audit determinations, outcomes and recommendations.

Annexure B

CERTIFICATES OF TITLE:

Certificate of Title Volume 6177 Folio 363 (whole of title)

Certificate of Title Volume 5842 Folio 241 (whole of title)

Certificate of Title Volume 6222 Folio 964 (whole of title)

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5842 Folio 241

| | | | |
|---------------------|--------------------------|-----------|---------------------------|
| Parent Title(s) | CR 5412/612 | | |
| Creating Dealing(s) | RTD 8955031, RLG 9005706 | | |
| Title Issued | 07/03/2001 | Edition 4 | Edition Issued 19/07/2017 |

Estate Type

FEE SIMPLE

Registered Proprietor

ZAMIA PROPERTY PTY. LTD. (ACN: 105 654 564)
OF CARE CEDAR WOODS PROPERTIES LTD GROUND FLOOR 50 COLIN STREET WEST PERTH WA 6005

Description of Land

ALLOTMENT 739 DEPOSITED PLAN 55725
IN THE AREA NAMED GLENSIDE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA (LAND GRANT VOL. 4402 FOLIO 794)

Schedule of Dealings

| Dealing Number | Description |
|----------------|---|
| 12753779 | ENCUMBRANCE TO MINISTER FOR MENTAL HEALTH AND SUBSTANCE ABUSE |
| 12753780 | AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1) |
| 12753781 | MORTGAGE TO ANZ FIDUCIARY SERVICES PTY. LTD. (ACN: 100 709 493) |

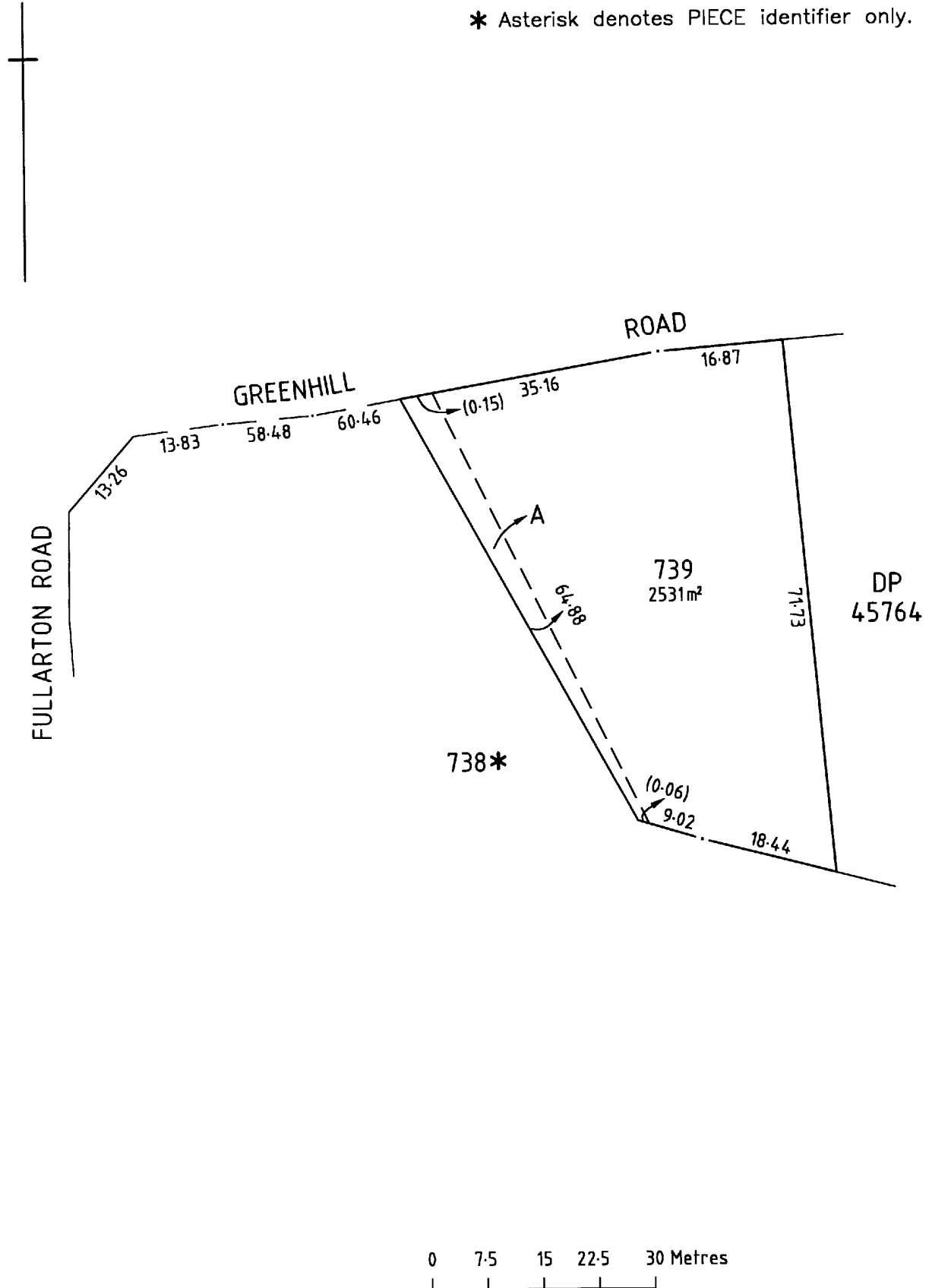
Notations

| | |
|--------------------------|-----|
| Dealings Affecting Title | NIL |
| Priority Notices | NIL |
| Notations on Plan | NIL |

Registrar-General's Notes

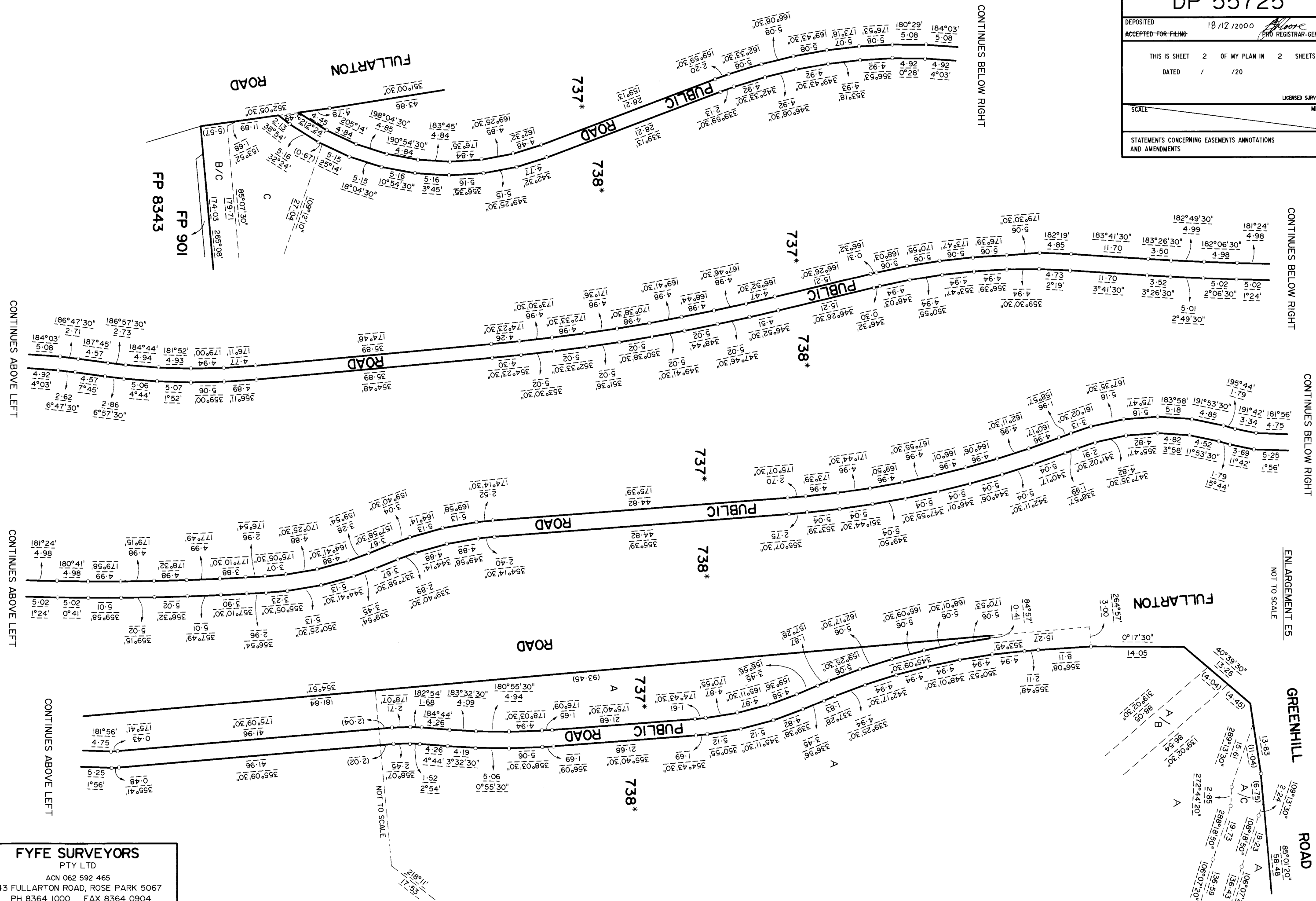
AMENDMENT TO DIAGRAM VIDE 446/2001
APPROVED FX42940

| | |
|--------------------------|-----|
| Administrative Interests | NIL |
|--------------------------|-----|



THIS IS SHEET 2 OF MY PLAN IN 2 SHEETS
DATED / /20

SCALE METRES

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS
AND AMENDMENTS

ACN 062 592 465
143 FULLARTON ROAD, ROSE PARK 5067
PH 8364 1000 FAX 8364 0904
File 9626/2/1
Dwg No 9626d04 Date 9/08/2000

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6177 Folio 363

| | | | |
|---------------------|--------------|-----------|---------------------------|
| Parent Title(s) | CT 6147/488 | | |
| Creating Dealing(s) | RTU 12522746 | | |
| Title Issued | 19/07/2016 | Edition 2 | Edition Issued 19/07/2017 |

Estate Type

FEE SIMPLE

Registered Proprietor

ZAMIA PROPERTY PTY. LTD. (ACN: 105 654 564)
OF CARE CEDAR WOODS PROPERTIES LTD GROUND FLOOR 50 COLIN STREET WEST PERTH WA 6005

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 112804
IN THE AREA NAMED GLENSIDE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B ON D112804 TO SOUTH AUSTRALIAN WATER CORPORATION (RLG 11040080)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C ON D112804 TO THE COUNCIL FOR THE AREA (LAND GRANT VOL. 4398 FOLIO 986)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E ON D112804 TO SOUTH AUSTRALIAN WATER CORPORATION (LAND GRANT VOL. 4402 FOLIO 419)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED K ON D112804 TO THE COUNCIL FOR THE AREA (LAND GRANT VOL. 4402 FOLIO 418)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED L ON D112804 TO THE COUNCIL FOR THE AREA (LAND GRANT VOL. 4402 FOLIO 794)

Schedule of Dealings

| Dealing Number | Description |
|----------------|---|
| 12753779 | ENCUMBRANCE TO MINISTER FOR MENTAL HEALTH AND SUBSTANCE ABUSE |
| 12753780 | AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1) |
| 12753781 | MORTGAGE TO ANZ FIDUCIARY SERVICES PTY. LTD. (ACN: 100 709 493) |

Notations

| | |
|--------------------------|-----|
| Dealings Affecting Title | NIL |
| Priority Notices | NIL |
| Notations on Plan | NIL |

Registrar-General's Notes NIL

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 21/11/1985

CONFIRMED IN SA HERITAGE REGISTER 23/09/1982

CONFIRMED IN SA HERITAGE REGISTER 25/07/1980

CONFIRMED IN SA HERITAGE REGISTER 12/10/1995

CONFIRMED IN SA HERITAGE REGISTER 19/10/2009

| | | | | | | | | | | | | | | | |
|------------------------|---------------|-----------|-------------|--|---------|------------------------------------|-------------------------------------|-----------------------------|------|---|--|--|--|--|--|
| PURPOSE: | | DIVISION | | AREA NAME: | | GLENSIDE | | RE-APPROVED: | |  | | | | | |
| MAP REF: | | 6628/42/Q | | COUNCIL: | | CITY OF BURNSIDE | | GARY WOODCOCK 28/06/2016 | | D112804 | | | | | |
| LAST PLAN: | | | | DEVELOPMENT NO: | | | | DEPOSITED: | | | | SHEET 1 OF 5 | | | |
| | | | | | | | | DEAN WATSON 28/06/2016 | | 49465_text_01_v07_Version_7 | | | | | |
| AGENT DETAILS: | | | | FYFE PTY LTD LEVEL 3, 80 FLINDERS STREET ADELAIDE SA 5000 PH: 82019600 FAX: 82019650 | | | | SURVEYORS CERTIFICATION: | | | | I Perry Mark Phillips , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 18th day of March 2016 28th day of June 2016 Perry Phillips Licensed Surveyor | | | |
| AGENT CODE: | | | | ALRF | | | | | | | | | | | |
| REFERENCE: | | | | 18494/12/5DC6-R4 | | | | | | | | | | | |
| SUBJECT TITLE DETAILS: | | | | | | | | | | | | | | | |
| PREFIX | VOLUME | FOLIO | OTHER | PARCEL | NUMBER | PLAN | NUMBER | HUNDRED / IA / DIVISION | TOWN | REFERENCE NUMBER | | | | | |
| CT | 6147 | 488 | | ALLOTMENT(S) | 4005 | D | 82174 | ADELAIDE | | | | | | | |
| CT | 6147 | 489 | | ALLOTMENT(S) | 4006 | D | 82174 | ADELAIDE | | | | | | | |
| OTHER TITLES AFFECTED: | | | | | | | | | | | | | | | |
| EASEMENT DETAILS: | | | | | | | | | | | | | | | |
| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION | | | | | | | | |
| EXISTING | 100 | LONG | EASEMENT(S) | B | | SOUTH AUSTRALIAN WATER CORPORATION | RLG 11040080 | | | | | | | | |
| EXISTING | 100 | LONG | EASEMENT(S) | E | | SOUTH AUSTRALIAN WATER CORPORATION | LAND GRANT VOL 4402 FOLIO 419 | | | | | | | | |
| EXISTING | 100 | LONG | EASEMENT(S) | C | | THE COUNCIL FOR THE AREA | LAND GRANT VOL 4398 FOLIO 986 | | | | | | | | |
| EXISTING | 100 | LONG | EASEMENT(S) | L | | THE COUNCIL FOR THE AREA | LAND GRANT VOL 4402 FOLIO 794 | | | | | | | | |
| EXISTING | 100.101 | LONG | EASEMENT(S) | K | | THE COUNCIL FOR THE AREA | LAND GRANT VOL 4402 FOLIO 418 | | | | | | | | |



D112804

SHEET 2 OF 5

49465_text_01_v07_Version_7

| | | | | | | | |
|-------------------|---------------|---------|-------------|------------|---------------------------------|--|-----------|
| EASEMENT DETAILS: | | | | | | | |
| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
| EXISTING | 101 | SERVICE | EASEMENT(S) | D(T/F) | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |

ANNOTATIONS: NO OCCUPATION TO SURVEYED SUBJECT LAND BOUNDARIES UNLESS OTHERWISE SHOWN

D112804

SHEET 4 OF 5

49465_pland_2_V04_Version_7

VIDE CONTINUATION BELOW LEFT

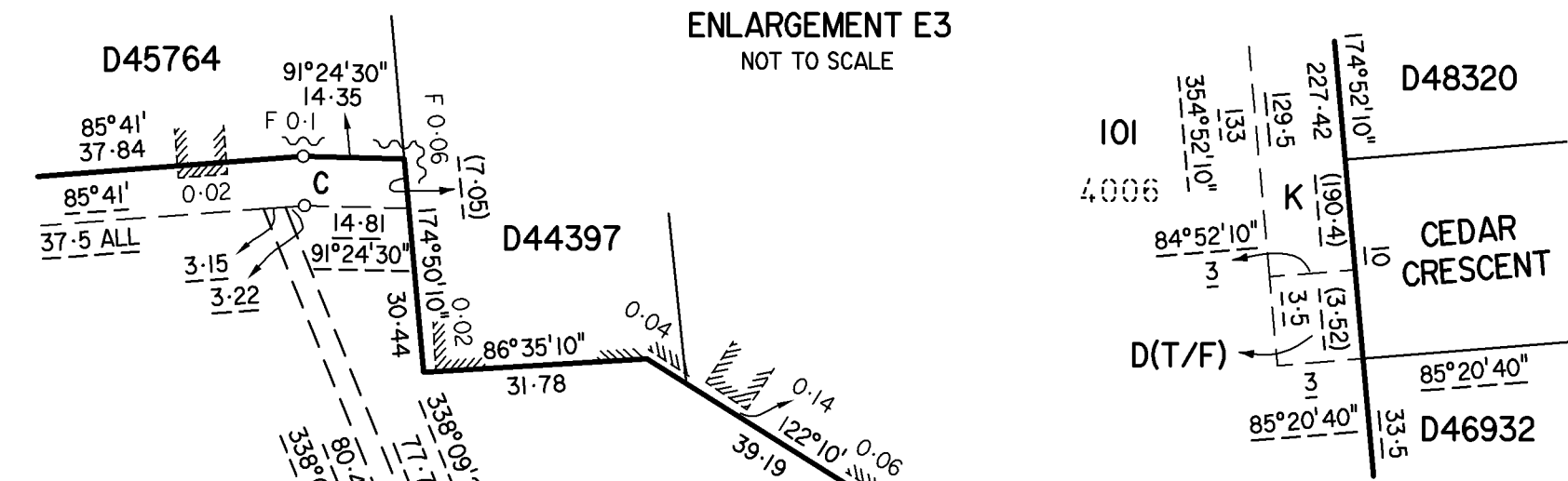
D82174

S11798

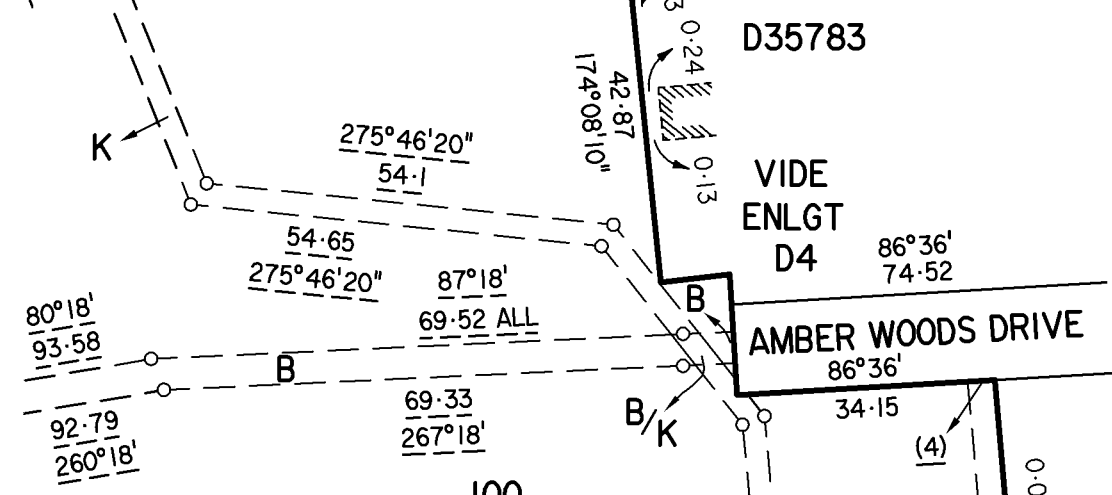
FYFE PTY LTD

SURVEYORS and ENGINEERS
80 FLINDERS STREET ADELAIDE SA 5000
PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130
Reference 18494/12/5 Dwg No. 18494DC6-R4
QA REV 4 DATE 27/06/2016 DR KGH SVY MYB

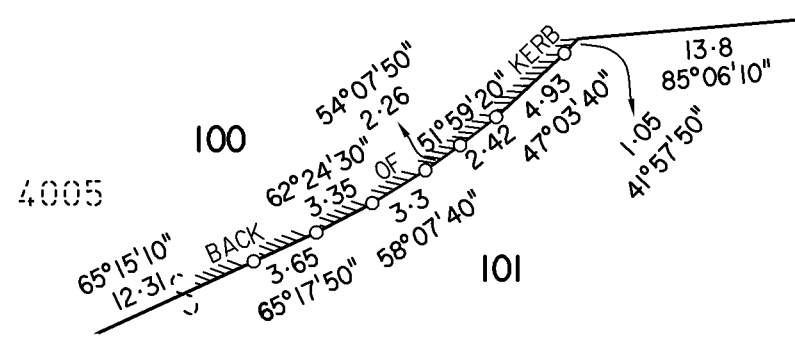
ENLARGEMENT E3
NOT TO SCALE



ENLARGEMENT C3
NOT TO SCALE



ENLARGEMENT F3
NOT TO SCALE



REFERENCE MARKS

| CNR | BEARING | FROM | DIST | PM NUMBER |
|-----|---------|-------|-------|------------|
| 4 | 264°52' | PM FD | 22.13 | 6628/52412 |

VIDE CONTINUATION ABOVE RIGHT

SHEET 5 OF 5

49465_pland_3_V04_Version_7



SURVEYORS and ENGINEERS
80 FLINDERS STREET ADELAIDE SA 5000
PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130
Reference 18494/12/5 Dwg No. 18494DC6-

| | | | | |
|----|-------|-----------------|--------|---------|
| QA | REV 4 | DATE 27/06/2016 | DR KGH | SVY MYB |
|----|-------|-----------------|--------|---------|

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6222 Folio 964

Parent Title(s) CT 6192/945
Creating Dealing(s) RTC 13098457
Title Issued 07/05/2019 Edition 1 Edition Issued 07/05/2019

Estate Type

FEE SIMPLE

Registered Proprietor

ZAMIA PROPERTY PTY. LTD. (ACN: 105 654 564)
OF CARE CEDAR WOODS PROPERTIES LTD. GROUND FLOOR 50 COLIN STREET WEST PERTH WA 6005

Description of Land

ALLOTMENT 1000 DEPOSITED PLAN 120710
IN THE AREA NAMED GLENSIDE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B ON D120710 TO SOUTH AUSTRALIAN WATER CORPORATION (RLG 11040080)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C ON D120710 TO THE COUNCIL FOR THE AREA (LAND GRANT VOL.4398 FOLIO 986)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED G AND H ON D120710 TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (RLG 10181721)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED L ON D120710 TO THE COUNCIL FOR THE AREA (LAND GRANT VOL.4402 FOLIO 794)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED R ON D120710 (RTD 11175806)

SUBJECT TO RIGHT(S) OF WAY OVER THE LAND MARKED R ON D120710 (RTD 11175806)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED D(T/F) ON D120710 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

Schedule of Dealings

| Dealing Number | Description |
|----------------|---|
| 12753779 | ENCUMBRANCE TO MINISTER FOR HEALTH AND WELLBEING |
| 12753780 | AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1) |
| 12753781 | MORTGAGE TO ANZ FIDUCIARY SERVICES PTY. LTD. (ACN: 100 709 493) |

Notations

Dealings Affecting Title NIL
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests

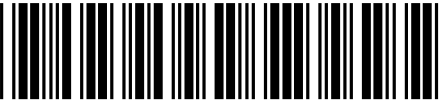
CONFIRMED IN SA HERITAGE REGISTER 21/11/1985

CONFIRMED IN SA HERITAGE REGISTER 23/09/1982

CONFIRMED IN SA HERITAGE REGISTER 25/07/1980

CONFIRMED IN SA HERITAGE REGISTER 12/10/1995

CONFIRMED IN SA HERITAGE REGISTER 19/10/2009

| | | | | | | | | | | | |
|------------------------|------------------|---|---------------------------------------|--------------------------------|-----------------------------|------------------------------------|---|--|------------------------|--|--|
| PURPOSE: | | DIVISION | | AREA NAME: | | FREWVILLE, GLENSIDE | | RE-APPROVED: | | <div><div>D120710</div><div>SHEET 1 OF 10</div><div>63967_text_01_v06_Version_6</div></div> | |
| MAP REF: | | 6628/42/Q, 6628/42/R | | COUNCIL: | | CITY OF BURNSIDE | | ALEX ANDRADE-FIGUEROA 13/03/2019 | | | |
| LAST PLAN: | | D82174, D116156, D119123 | | DEVELOPMENT NO: | | 180/D014/17/001/54693 | | DEPOSITED: JOHN IKONOMOPOULOS 03/05/2019 | | | |
| AGENT DETAILS: | | ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099 | | | SURVEYORS CERTIFICATION: | | I ROWAN SAMUEL WAYE , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 2nd day of November 2018 13th day of March 2019 Rowan Waye Licensed Surveyor | | | | |
| AGENT CODE: | | ALSY | | | | | | | | | |
| REFERENCE: | | A040916LTO-S1(F) | | | | | | | | | |
| SUBJECT TITLE DETAILS: | | | | | | | | | | | |
| PREFIX | VOLUME | FOLIO | OTHER | PARCEL | NUMBER | PLAN | NUMBER | HUNDRED / IA / DIVISION | TOWN | REFERENCE NUMBER | |
| CT | 6147 | 483 | | ALLOTMENT(S) COMPRISING PIECES | (10*.11*) | D | 82174 | ADELAIDE | | | |
| CT | 6192 | 945 | | ALLOTMENT(S) COMPRISING PIECES | (2001*.2002*.2003*) | D | 116156 | ADELAIDE | | | |
| CT | 6147 | 486 | | ALLOTMENT(S) | 4003 | D | 82174 | ADELAIDE | | | |
| CT | 6147 | 490 | | ALLOTMENT(S) | 40091 | D | 82174 | ADELAIDE | | | |
| CT | 6147 | 491 | | ALLOTMENT(S) | 40092 | D | 82174 | ADELAIDE | | | |
| CT | 6212 | 908 | | ALLOTMENT(S) | 99 | D | 119123 | ADELAIDE | | | |
| OTHER TITLES AFFECTED: | | | | | | | | | | | |
| EASEMENT DETAILS: | | | | | | | | | | | |
| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | | | CREATION | | |
| EXTINGUISH | 2001* IN D116156 | SHORT | RIGHT(S) OF WAY | M IN D116156 | ON FOOT | CT 6212/908 | | | RTC 12153682 | | |
| EXTINGUISH | 2001* IN D116156 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY | N IN D116156 | | CT 6212/908 | | | RTC 12153682 | | |
| EXTINGUISH | 2001* IN D116156 | SHORT | EASEMENT(S) | P IN D116156 | TO PARK A VEHICLE | CT 6212/908 | | | RTC 12153682 | | |
| EXISTING | 1000. 1002* | LONG | EASEMENT(S) | B | | SOUTH AUSTRALIAN WATER CORPORATION | | | RLG 11040080 | | |
| EXISTING | 1000. 1002* | LONG | EASEMENT(S) | C | | THE COUNCIL FOR THE AREA | | | LAND GRANT VOL 4398 | | |



D120710

SHEET 2 OF 10

63967_text_01_v06_Version_6

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION FOLIO 986 |
|----------|--|---------|-----------------|------------|------------------------------------|---|-------------------------------------|
| EXISTING | 1000 | SERVICE | EASEMENT(S) | D(T/F) | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| EXISTING | 1000 | LONG | EASEMENT(S) | G.H | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RLG 10181721 |
| EXISTING | 1000 | LONG | EASEMENT(S) | L | | THE COUNCIL FOR THE AREA | LAND GRANT VOL 4402 FOLIO 794 |
| EXISTING | 1000. 1001*. 1002*. 602 (RESERVE) | LONG | EASEMENT(S) | R | | | RTD 11175806 |
| EXISTING | 1000. 1001*. 1002*. 602 (RESERVE) | LONG | RIGHT(S) OF WAY | R | | | RTD 11175806 |
| NEW | 1001*. 1002*. 602 (RESERVE). 603 (RESERVE) | SERVICE | EASEMENT(S) | T | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| NEW | 1002*.602 (RESERVE) | SERVICE | EASEMENT(S) | Q(T/F) | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| NEW | 1001* | SERVICE | EASEMENT(S) | S | FOR SEWERAGE PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| NEW | 1001* | SERVICE | EASEMENT(S) | U | FOR DRAINAGE PURPOSES | THE COUNCIL FOR THE AREA | 223LG RPA |

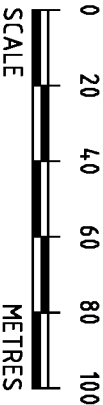
ANNOTATIONS:

D120710

SHEET 3 OF 10

63967_pland_1_V02_Version_6

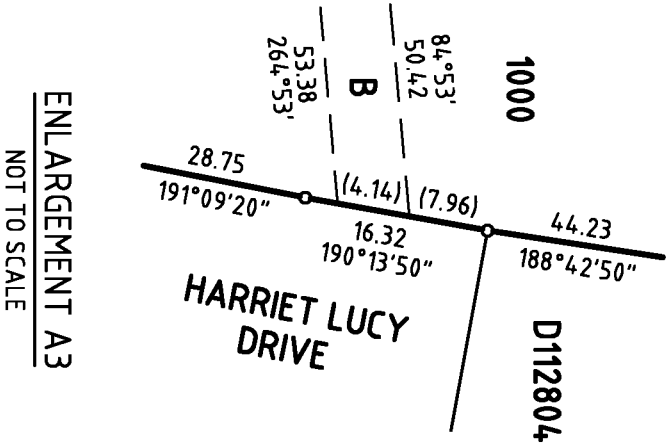
BEARING DATUM: MGA 94 ZONE 54
DERIVATION: PSM 6628/35326 - 6628/31772
TOTAL AREA: 9.395ha



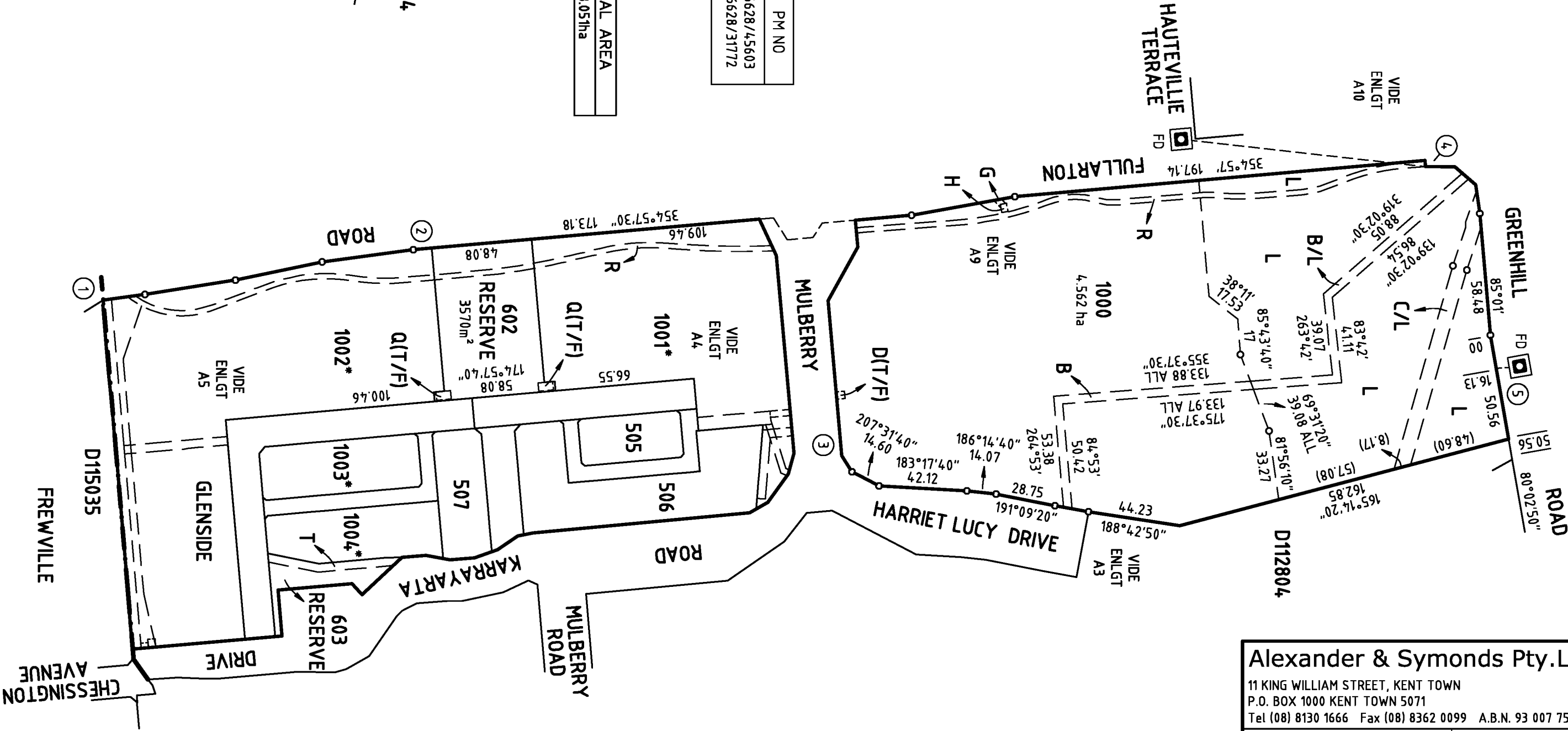
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|-----------------|---------|-------|--------|------------|
| CNR | BEARING | FROM | DIST | PM NO |
| 4 | 6°24' | PM FD | 111.43 | 6628/45603 |
| 5 | 175°55' | PM FD | 0.47 | 6628/31772 |

| PIECES SCHEDULE | |
|----------------------------------|------------|
| ONE ALLOTMENT COMPRISES | TOTAL AREA |
| 1001*, 1002* and 1003* and 1004* | 3.051ha |

* Asterisk denotes Piece identifier only.



ENLARGEMENT A3
NOT TO SCALE



Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

| | |
|----------------------------|--------------------|
| REFERENCE A040916LTO-S1(F) | GLENSIDE |
| LJM/MW 16/01/2019 | STAGE 1A SUPERLOTS |

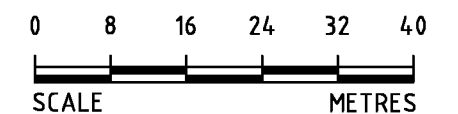
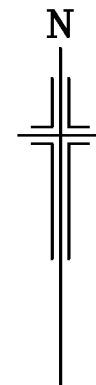
D120710

SHEET 4 OF 10

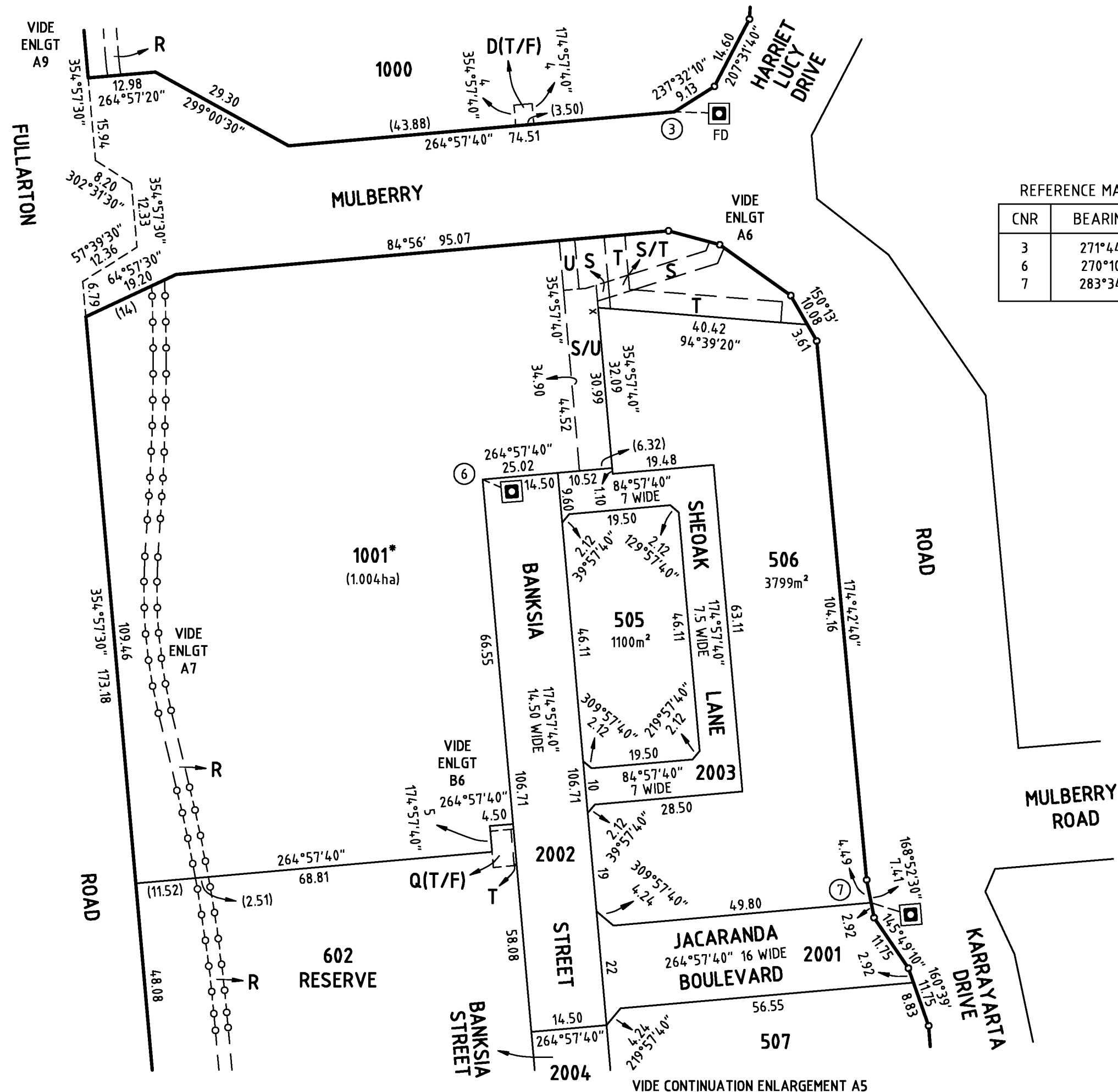
63967_pland_2_V01_Version_6

REFERENCE MARKS

| CNR | BEARING | FROM | DIST | PM NO |
|-----|---------|-------|------|------------|
| 3 | 271°44' | PM FD | 9.01 | 6628/59459 |
| 6 | 270°10' | PM | 6.17 | 6628/62001 |
| 7 | 283°34' | PM | 7.83 | 6628/62002 |



ENLARGEMENT A4



Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

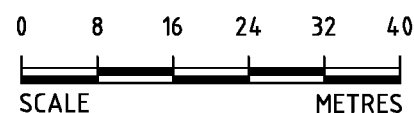
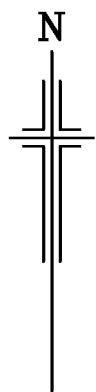
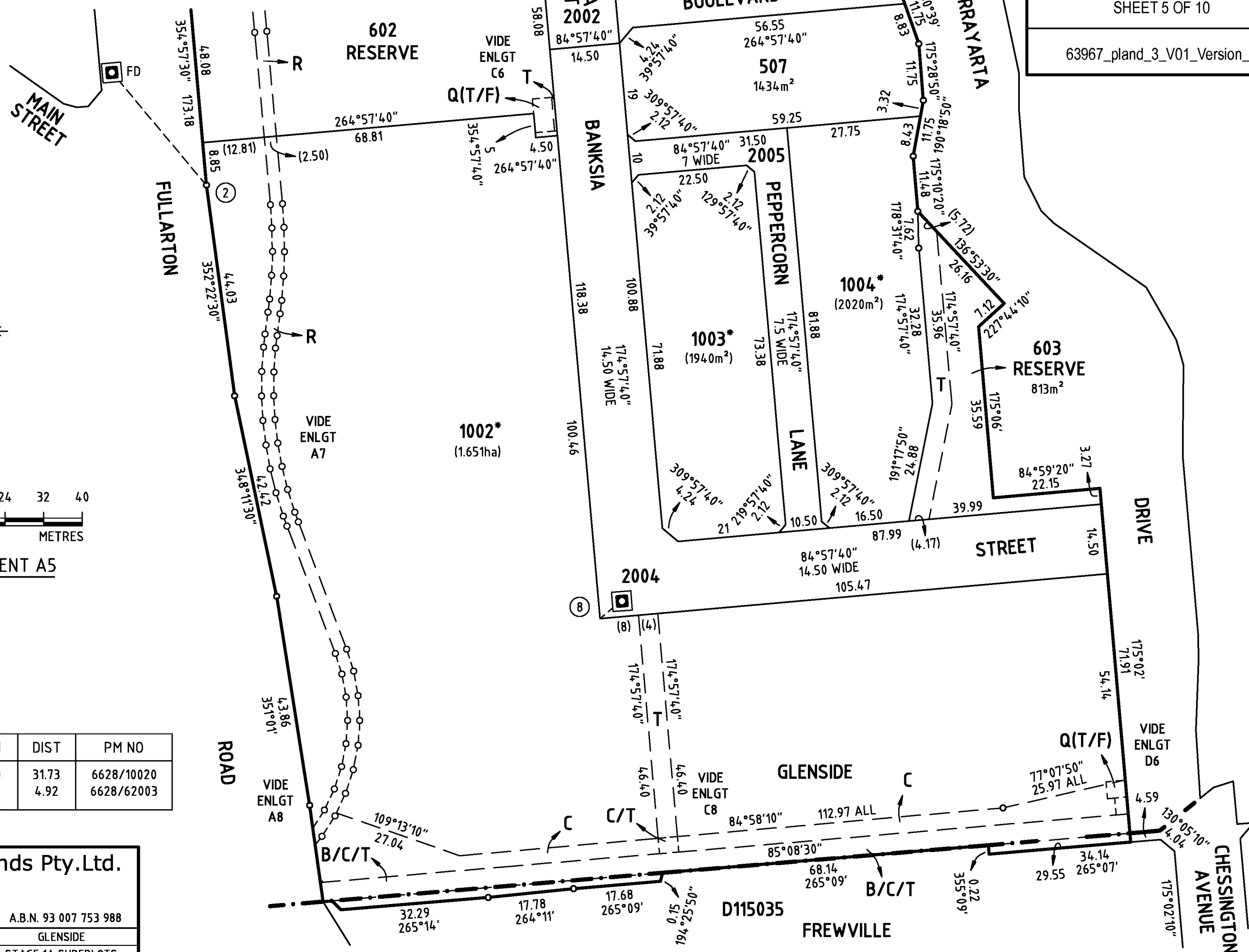
| | |
|----------------------------|--------------------|
| REFERENCE A040916LTO-S1(F) | GLENSIDE |
| LJM/MW 16/01/2019 | STAGE 1A SUPERLOTS |

D120710

SHEET 5 OF 10

63967_pland_3_V01_Version_6

VIDE CONTINUATION ENLARGEMENT A4



ENLARGEMENT A5

REFERENCE MARKS

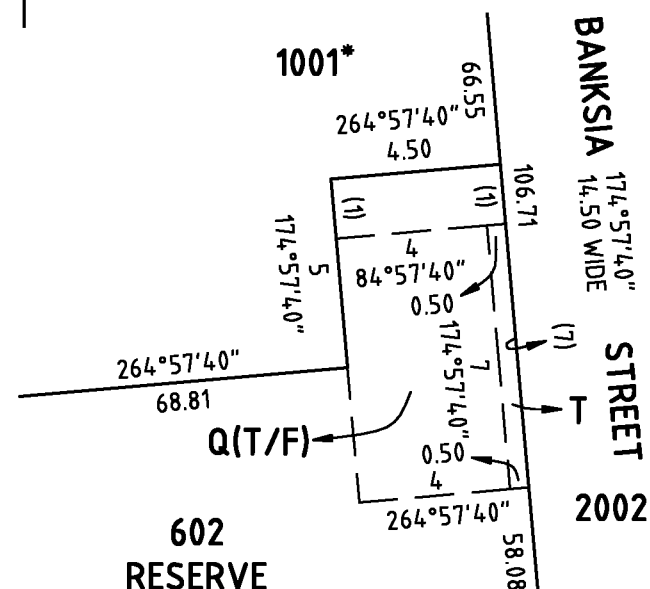
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|-----|---------|-------|-------|------------|
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| 8 | 189°26' | PM | 4.92 | 6628/62003 |

Alexander & Symonds Pty.Ltd.

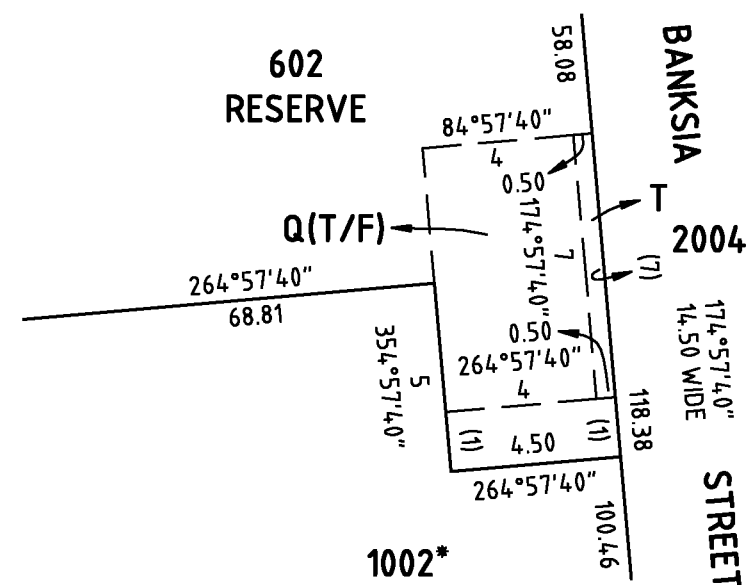
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

| | |
|----------------------------|--------------------|
| REFERENCE A040916LTO-S1(F) | GLENSIDE |
| LJM/MW 16/01/2019 | STAGE 1A SUPERLOTS |

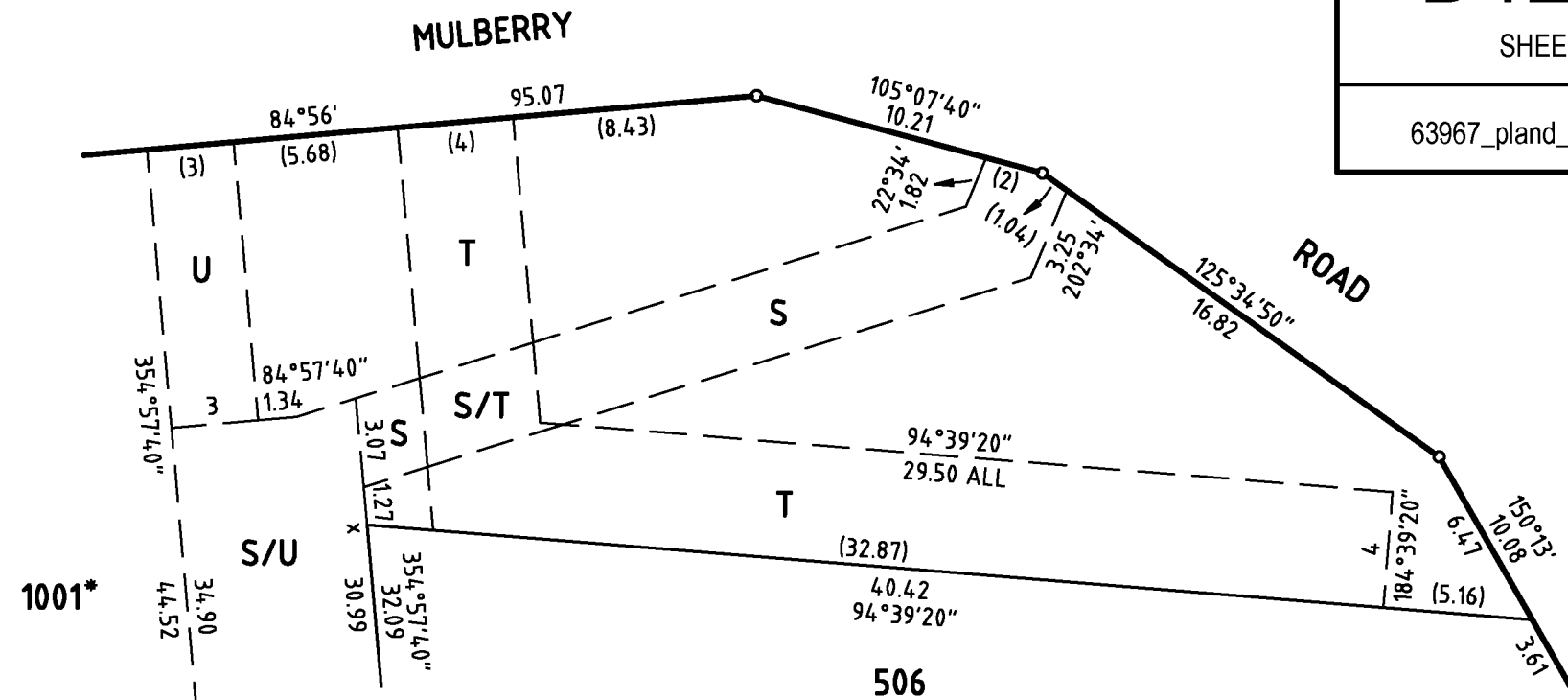
SHEET 6 OF 10



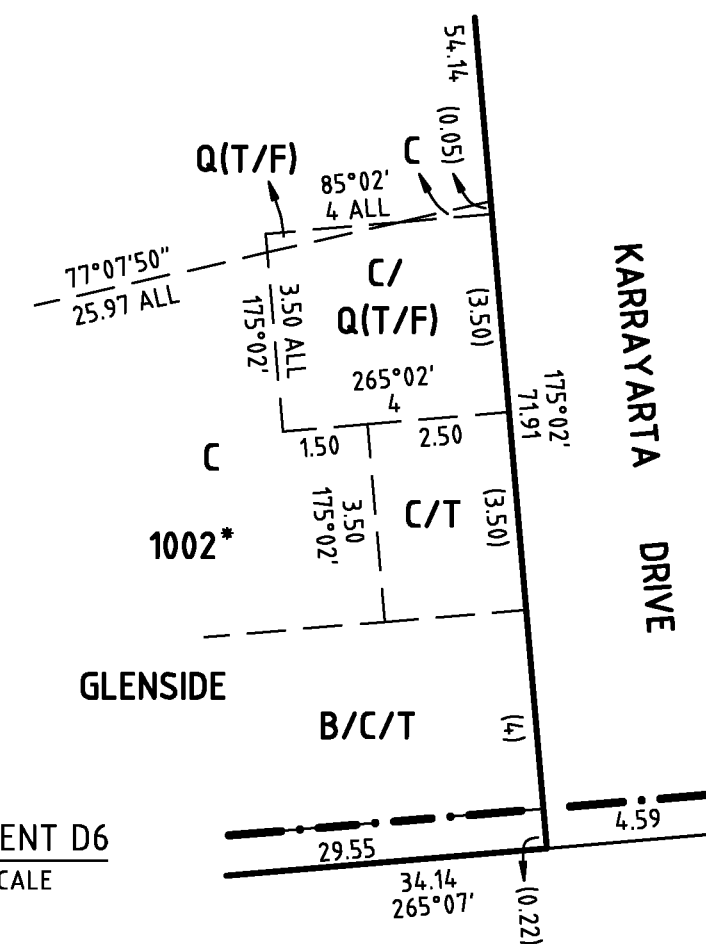
ENLARGEMENT B6
NOT TO SCALE



ENLARGEMENT C6
NOT TO SCALE



ENLARGEMENT A6
NOT TO SCALE



ENLARGEMENT D6
NOT TO SCALE

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

| | |
|----------------------------|--------------------|
| REFERENCE A040916LTO-S1(F) | GLENSIDE |
| LJM/MW 16/01/2019 | STAGE 1A SUPERLOTS |

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

| | |
|----------------------------|--------------------|
| REFERENCE A040916LTO-S1(F) | GLENSIDE |
| LJM/MW 16/01/2019 | STAGE 1A SUPERLOTS |

63967_pland_5_V02_Version_6



Alexander & Symonds Pty.Ltd.

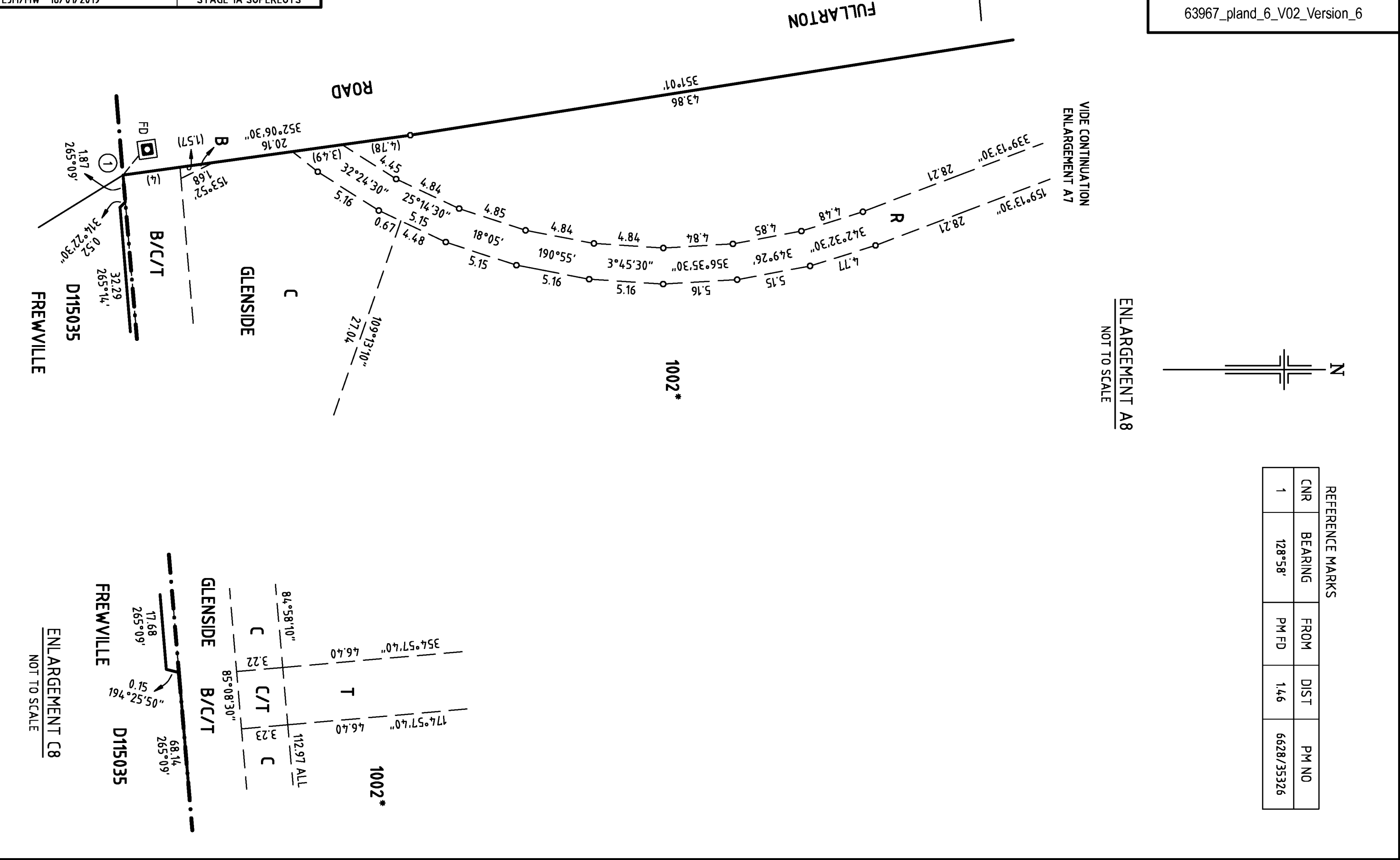
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

| | |
|----------------------------|--------------------|
| REFERENCE A040916LTO-S1(F) | GLENSIDE |
| LJM/MW 16/01/2019 | STAGE 1A SUPERLOTS |

D120710

SHEET 8 OF 10

63967_pland_6_V02_Version_6



| REFERENCE MARKS | | | | |
|-----------------|---------|-------|------|------------|
| CNR | BEARING | FROM | DIST | PM NO |
| 1 | 128°58' | PM FD | 1.46 | 6628/35326 |

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

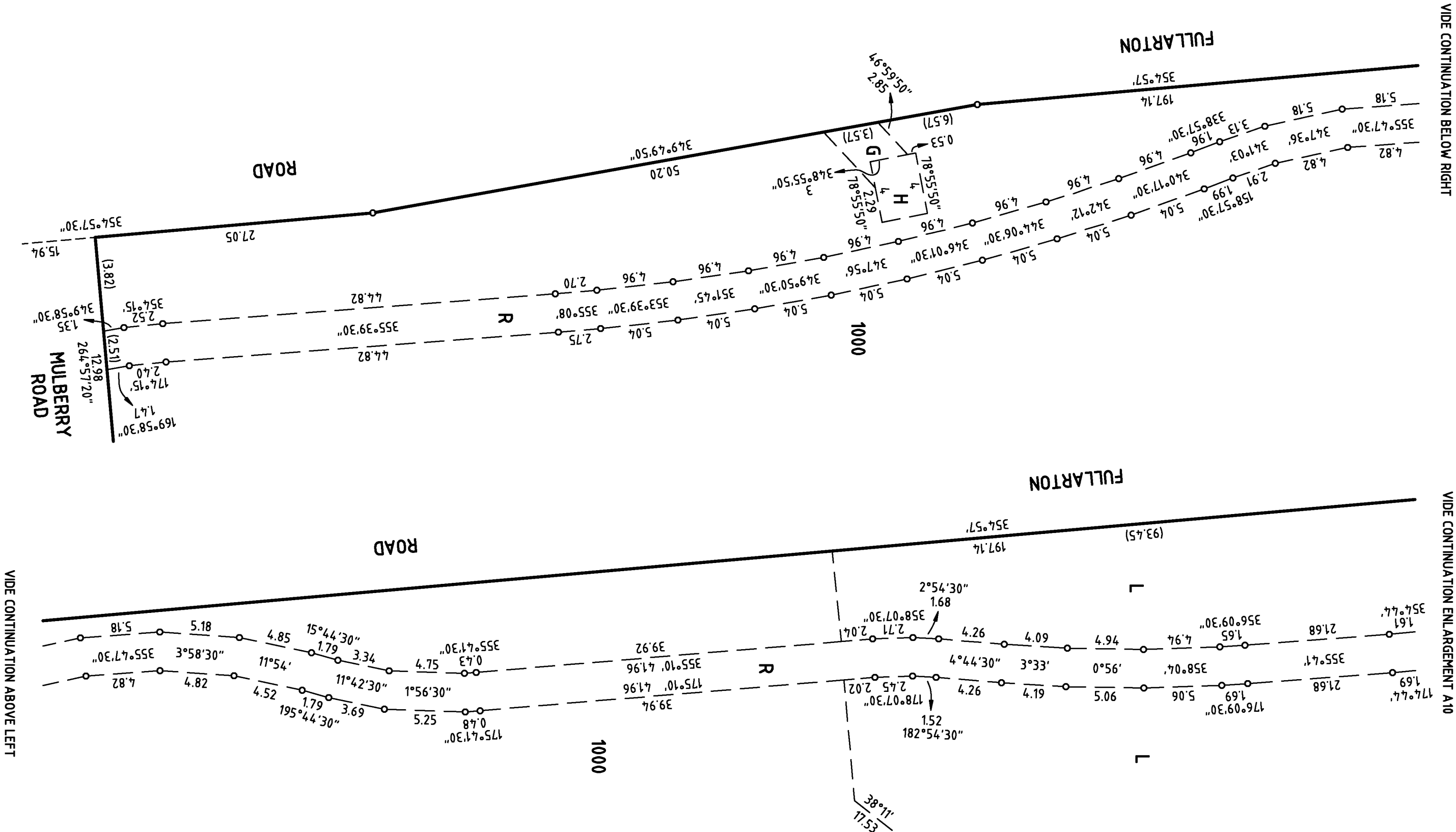
| | |
|----------------------------|--------------------|
| REFERENCE A040916LTO-S1(F) | GLENSIDE |
| LJM/MW 16/01/2019 | STAGE 1A SUPERLOTS |

D120710

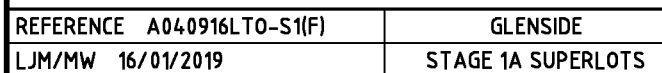
SHEET 9 OF 10

63967_pland_7_V01_Version_6

ENLARGEMENT A9
NOT TO SCALE

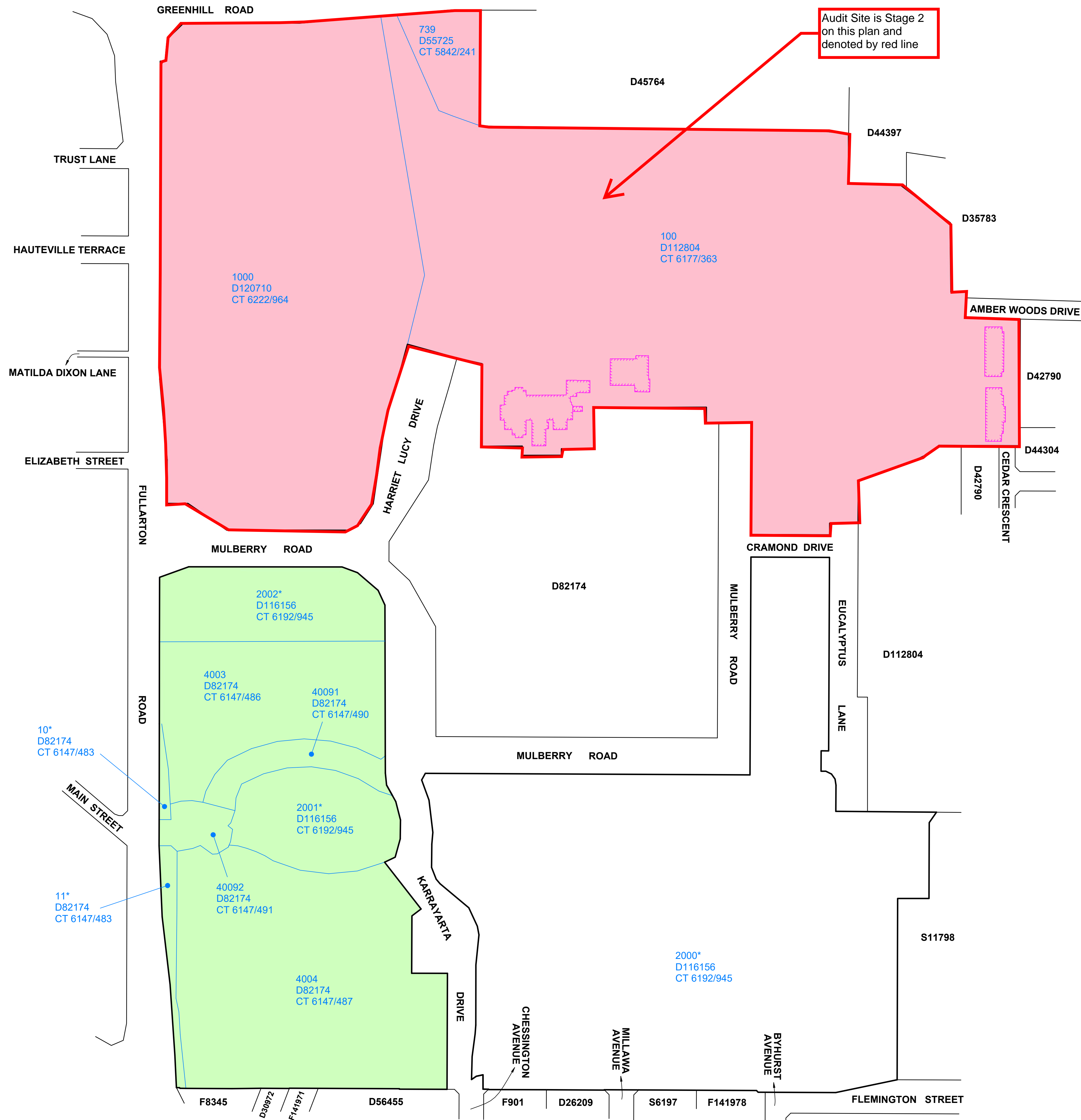


63967_pland_8_V01_Version_6



Annexure C

Site Plan



Development No. / /
City of Burnside

Proposed Plan of Division
Allotment 739 in D55725
Allotment Comprising Pieces
10 & 11 in D82174
Allotment Comprising Pieces
41, 401, 4001 & 40001 in D82174
Allotments 4003, 4004, 40091 & 40092
in D82174
Allotment 100 in D112804
Hundred of Adelaide
in the area named
GLENSIDE
C'ST 5842/241, 6147/483, 6147/484, 6147/486, 6147/487,
6147/490, 6147/491, 6177/363

N
W E
S
0 12.5 25 50 75 100 125 m
1:1250 @ A1

Heritage Building

Stage 1

Stage 2

See titles for easement information (not shown on plan & to be dealt with at LTO plan stage)

Not to be used for detailed engineering design.

Dimensions and areas are subject to survey.

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Glenn Ian Hordacre
LICENSED SURVEYOR

REF: A040916.0000
DWG NO.: A040916PROP(D) TITLES
REVISION: D
RHF 17.09.2019

Alexander & Symonds Pty Ltd
11 King William Street Kent Town,
South Australia 5067
PO Box 1000 Kent Town, SA 5071
DX 209 ABN 93007 753 988

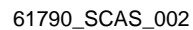
T (08) 8130 1666
F (08) 8362 0099
W www.alexander.com.au
E adelaide@alexander.com.au

+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +

Alexander
Symonds
Surveying
Consultants

Annexure D

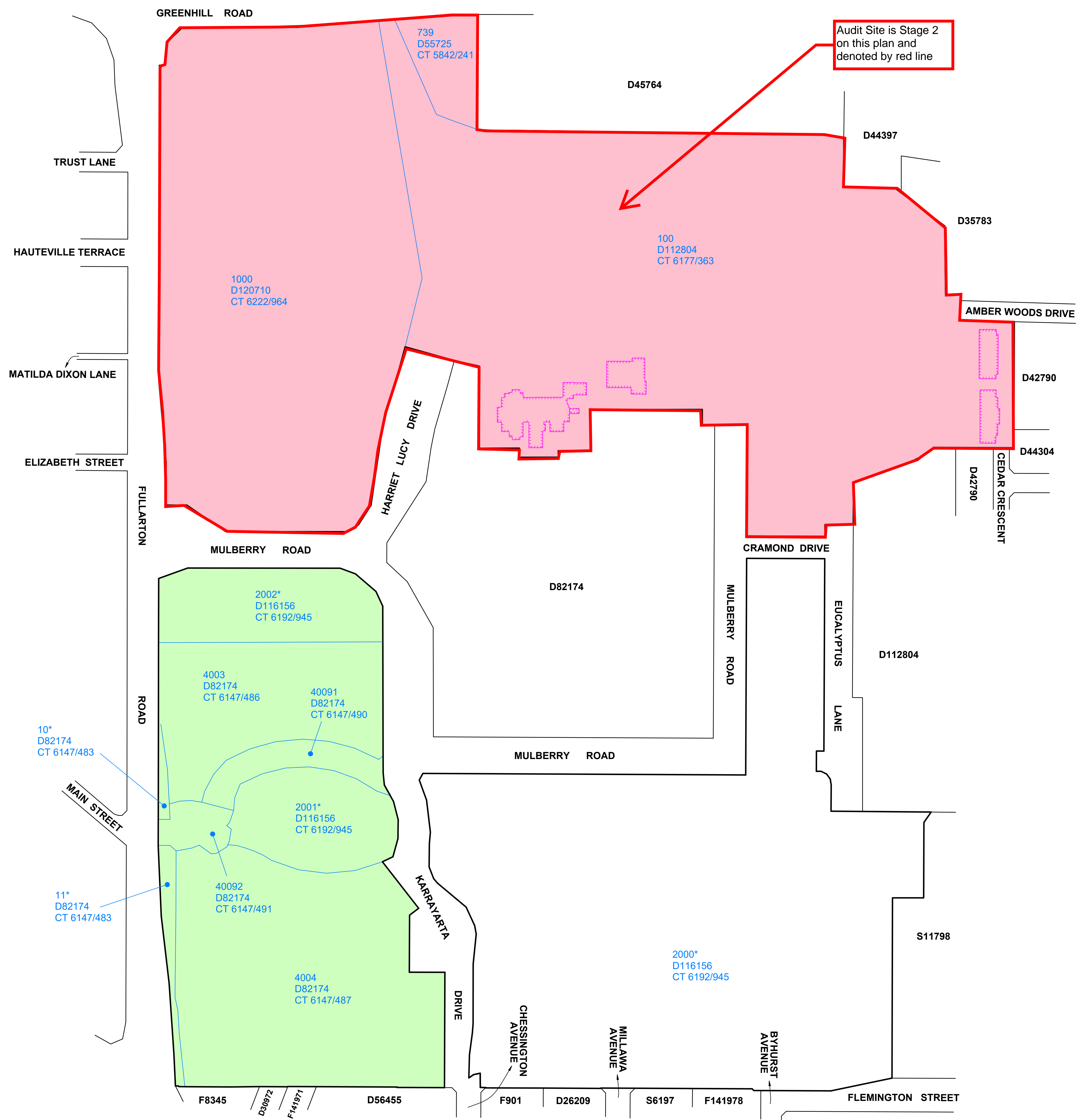
Conceptual Site Model



Annexure E

Site Management Plans (2)

Attachment 2 – Stage 2 Audit Area



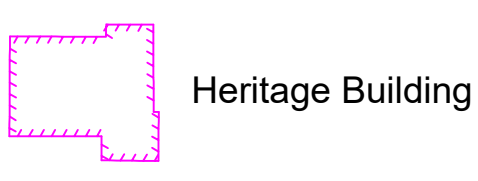
Audit Site is Stage 2
on this plan and
denoted by red line

Development No. / /
City of Burnside

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6147/490, 6147/491, 6177/363

0 12.5 25 50 75 100 125 m

1:1250 @ A1



- Stage 1
- Stage 2

See titles for easement information (not shown on plan & to be dealt with at LTO plan stage)

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