

PROPOSAL TO INITIATE AN AMENDMENT TO THE PLANNING AND DESIGN CODE LOTS 51 AND 52 (86-88) MORPHETT ROAD GLENGOWRIE

BY SAJC

SAJC

Date: 19 April 2022

This proposal to initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the Planning, Development and Infrastructure Act 2016. By signing this Proposal to Initiate, the Proponent acknowledges and agrees that this Proposal to Initiate, and any supporting documents, may be published on the Plan SA portal by the Attorney General's Department.

MINISTER FOR PLANNING AND LOCAL GOVERNMENT

DATE:



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1. INTRODUCTION

The Proponent, the South Australian Jockey Club Incorporated (SAJC) is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land described as Lots 51 and 52 (86-88) Morphett Road, Glengowrie (the Affected Area).

The purpose of this Proposal to initiate is to seek approval of the Minister for Planning and Local Government (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent is the registered proprietor for the whole of the Affected Area.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1 Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent (SAJC) will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act; and
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7).
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
 - (a) Name Michael Osborn (Director Future Urban)
 - (b) Email michael@futureurban.com.au
 - (c) Phone 0408 808 143
- 1.1.4. The Proponent intends to undertake the Code Amendment by:
 - (a) engaging planning consultants Future Urban;
 - (b) engaging traffic consultants MFY;
 - (c) engaging infrastructure and site history consultants FMG;
 - (d) engaging acoustic consultants Sonus.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.



1.2 Rationale for the Code Amendment

Morphettville Racecourse has been confirmed as the premier facility and focus for thoroughbred racing and associated hospitality activities in metropolitan Adelaide. Consolidation of the racing activities, including the provision of a new inner track at the Morphettville Racecourse combined with changes in horse keeping and stabling, resulted in the identification that more than seven hectares of land at Morphettville was no longer required for racing purposes.

The SAJC has a comprehensive vision to upgrade and redevelop the Morpettville Racecourse and surrounds. The vision comprises multiple elements, which are at various stages of the planning process. The redevelopment vision proposes outcomes which have required the rezoning of adjacent land.

The previous Morphettville Racecourse Development Plan Amendment (DPA) which was authorised in 2020, established policy which supports the comprehensive mixed use development of land along the Anzac Highway frontage of the racecourse precinct.

The approved DPA excluded the rezoning of Lots 51 and Lot 52, located to the west of Morphett Road (the Affected Area). It is understood that the land was excluded as traffic related matters required further resolution. The Approval Stage summary of the Morphettville Racecourse DPA stated the following:

Based on a review of all submissions and the recommendations of the Commission, the following key changes have been made to the Amendment:

A. In relation to traffic management, that:

i. Lands that are not central to the development, not be rezoned to minimise traffic impacts to Morphett Road. Specifically, that land fronting the western side of Morphett Road owned by the SAJC and various private allotments further south which will retain their existing Racecourse (Morphettville) Zone and Residential Zone respectively. However, land containing the Department tram barns is supported for rezoning to Industry Zone - Infrastructure Policy Area

Other than the traffic management issues raised above, the investigations undertaken as part of the DPA had identified the merits of rezoning the Affected Area to support the future establishment of an inner urban mixed-use neighbourhood.

The rezoning of the Affected Area is envisaged to accommodate medium scale/medium to high density residential led mixed use development. The sale of the Affected Area, post suitable rezoning, will provide essential funding for the planned infield development of the racecourse, which is intended to include:

- racing infrastructure, including a below track access tunnel, stables and maintenance shed; and
- sporting infrastructure, including ovals and pavilions, for community access and use.

To inform this *Proposal to Initiate*, further investigations have been undertaken to consider the traffic management issues raised as part of the previous DPA. These investigations have included engagement with DIT which has advised that they are comfortable with not modelling the Morphett Road/Anzac Highway intersection as part of the Code Amendment. They have however noted a need to review the existing deed requirements and proposed access requirements to understand any potential impacts on Morphett Road.

In considering the rationale to rezone the Affected Area from Recreation Zone to Urban Neighbourhood Zone, there are several key influencing factors, including:

• the rezoning represents an opportunity to better utilise surplus racecourse land in this inner metropolitan Adelaide suburb;



- the rezoning supports the urban regeneration and renewal goals in *The 30-Year Plan for Greater Adelaide 2017* to better utilise established urban areas and encourage economic and population growth particularly in proximity to major transport corridors;
- the Urban Neighbourhood Zone substantially broadens the range of uses which could be accommodated on the Affected Area;
- the Affected Area is presently underutilised and is locationally well suited to accommodate the range of uses anticipated in the Urban Neighbourhood Zone, noting this zone is already established directly adjacent;
- the Affected Area is reasonably well separated from any established residential area, with the only residential type zone with any interface with the Affected Area located to the immediate south (Suburban Neighbourhood Zone).



2. SCOPE OF CODE AMENDMENT

2.1 Affected Area

The proposal seeks to amend the Code for the Affected Area which comprises portion of Allotments 51 and 52, Deposited Plan 51196, Hundred of Adelaide, which are contained on Certificates of Title:

- Volume 5709 Folio 134;
- Volume 5709 Folio 135.

The property address is known as 86-88 Morphett Road Glengowrie, being located within the suburb within the City of Marion. The Certificate of Title is included in **Attachment A**.

The Affected Area has frontage to Morphett Road of approximately 380 metres and a depth of 40.24 metres (Lot 52) and 35 metres (Lot 51). The total area is 17,150 square metres.

The Adelaide to Glenelg tram line crosses Morphett Road, approximately 200 metres to the north of the Affected Area.

Morphett Road is a State Maintained Road. Morphett Road intersects with Anzac Highway (also a State Maintained Road), approximately 300 metres to the north.

Existing uses of the Affected Area include car park, horse stables and commercial (Olivers Pets and Plants).

Vegetation is located adjacent to the Morphett Road frontage. None of the trees are regulated. An easement, 5.24 metres in width is located adjacent and parallel to the Morphett Road frontage.

The locality contains the following key land uses:

- Morphettville Racecourse to the immediate east of the subject land, across Morphett Road;
- The Torrens Connect Glengowrie Tram depot to the immediate west;
- Sturt River corridor further west;
- Horse stables to the south;
- Glengowrie Ambulance Station to the south; and
- Morphettville Veterinary Clinic to the south.

Refer to **Attachment B** for a location map, which includes the current zoning identified by the Planning and Design Code (V2022.6, 31 March). The Affected Area is located within the Recreation Zone.

2.2 Scope of Proposed Amendments

Current Policy	Recreation Zone	
	Overlays:	
	Airport Building Heights (Regulated) (All structures over 15 metres)	
	Advertising Near Signalised Intersections	
	Building Near Airfields	
	Future Road Widening	



	Hazards (Flooding - Evidence Required)	
	Key Railway Crossings	
	Prescribed Wells Area	
	Regulated and Significant Tree	
	Traffic Generating Development	
	Urban Transport Routes	
	Water Resources	
Amendment Outline	The overall intent of the amendment is to facilitate mixed use development outcomes as contemplated in the Urban Neighbourhood Zone located on the eastern side of Morphett Road.	
	This will necessitate the Area Affected being rezoned from the Recreation Zone to an alternate zone, with the Urban Neighbourhood Zone considered the most appropriate.	
Intended Policy	 Rezone the area Affected to Urban Neighbourhood Zone, as shown on plan included as Attachment 3. 	
	 Include the Noise and Air Emissions Overlay to apply to the land. 	



3. STRATEGIC PLANNING DOCUMENTS

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- Strategic Planning Policies (SPPs);
- Regional Plans; and
- Other relevant strategic documents.

3.1 Summary of Strategic Planning Outcomes

The key strategic planning considerations include (but not limited to):

- Infrastructure and services to support the future residential population;
- Potential traffic management interventions to support the additional traffic movements arising;
- Interface between different land uses; and
- Noise and air emissions associated with the transport network.

The investigations undertaken as part of the previous DPA isolated traffic as the main issue to be resolved.

3.2 Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
State Planning Policy 1 – Integrated Planning (1.1) An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period (1.3) Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands	The proposed rezoning will complement the outcomes delivered as part of the Morphettville Racecourse DPA which (via a Code translation) established the current Urban Neighbourhood Zone to the west, along the Anzac Highway Corridor. The Affected Area provide for additional housing growth consistent with the outcomes delivered as part of the previous DPA. The Affected Area is well suited to accommodating housing growth, noting immediate proximity to fixed line public transport (tram) and open space amenity in the broader locality.



State Planning Policy 2 – Design Quality (2.1) Promote best practice in the design of buildings, places and the public realm by applying the Principles of Good Design (2.3) The development of environmentally sustainable buildings and places by applying Water Sensitive Urban Design and energy efficiency design solutions (2.10) Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces	Since the preparation of the State Planning Policies, Phase 3 of the Planning and Design Code has been introduced. Such contains both General Development and Zone policies which promote design quality through the development application process. On the basis that the Urban Neighbourhood Zone be applied to the Affected Area, policies relating to design will be incorporated which provide a particular focus on building form, setbacks materiality and landscaping.
 State Planning Policy 6 – Housing Supply and Diversity (6.1) A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities. (6.2) The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods. (6.3) Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities. (6.5) Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services. (6.6) A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices. (6.7) Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities). 	The proposed rezoning of the Affected Area will facilitate a form of mixed use development which will increase the diversity of housing stock in the locality, as anticipated by the Morphettville Racecourse DPA. The Affected Area is near existing facilities including public open space and public transport, which provides excellent access to other services external to the locality.



(6.8) Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.	
State Planning Policy 11 – Strategic Transport and Infrastructure (11.2) Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services. (11.4) Minimise negative transport-related impacts on communities and the environment.	Morphett Road is an arterial and State Maintained Road which is designed to accommodate significant volumes of traffic. Preliminary investigations undertaken by traffic engineers MFY have identified that no modelling is required by DIT in respect to the Morphett Road/Anzac Highway intersection. Attachment 4 includes a summary of the investigations undertaken by MFY and the engagement with DIT to date.
 State Planning Policy 16 – Emissions and Hazardous Activities (16.1) Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through: a) supporting a compatible land use mix through appropriate zoning controls b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses c) controlling or minimising emissions or impacts are unavoidable, at the receiver. 	The Affected Area abuts the Infrastructure Zone to the west. That zone presently accommodates the tram depot. Investigations proposed as part of this Code Amendment will seek to ensure land use compatibility is achievable, with acoustics a key consideration to be further investigated.

3.3 Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30 Year Plan for Greater Adelaide – 2017 is relevant for this Code Amendment.

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan	
1. Containing our urban footprint and protecting our resources	The Code Amendment seeks to rezone established lands for infill development providing new housing opportunities in proximity to transport services as well as major employment generators.	



 85% of all new housing in metropolitan Adelaide will be built in established urban areas. 	The Code Amendment promotes increased housing densities, medium to high rise developments, increased housing diversity to support the diversity of the population.
 2. More ways to get around 60% of all new housing in metropolitan Adelaide will be built within close proximity to quality public transport (rail, tram, O-Bahn and bus) by 2045. 	The Code Amendment seeks to exploit the benefits of being located immediately adjacent to the tram, which provides direct linkages between the CBD and Glenelg.
 Getting Active Increase the share of work trips made by active transport modes in Inner, Middle and Outer Adelaide by 30% by 2045. 	The Code Amendment promotes the use of active transport modes through the provision of walking and cycling access ways, as well as promoting mixed use development opportunities with residential, retail and commercial activities in proximity.
 Walkable Neighbourhood Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045. 	The Code Amendment seeks to integrate residential development in conjunction with public transport service upgrades as well as mixed use development. Close proximity of transport, goods and services will encourage improved activity in the locality, increased sense of community and improved standard of living with improved accessibility to goods and services.
 6. Greater Housing Choice Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045. 	A key output of the Code Amendment is the provision of increased housing choices through the provision of medium to high density housing and medium to high rise developments. This, in conjunction with the traditional low-density formats in the vicinity will provide an improved range of housing choices to reflect the diverse characteristics of the population.

3.4 Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to this proposed Code Amendment:



Other Relevant Documents	Code Amendment Alignment with Other Relevant Documents	
City of Marion – Community Vision>Towards 2040	Theme - Liveable	
	By 2040 our city will be well planned, safe and welcoming, with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated.	
	Theme – Connected	
	By 2040 our city will be linked by a quality road, footpath and public transport network that brings people together socially and harnesses technology to enable them to access services and facilities	
City of Marion Strategic Plan 2019 – 2029	Liveable	
2029	10 Year Goal	
	By 2029 we will have attractive neighbourhoods with diverse urban development, vibrant community hubs, excellent sporting facilities, open spaces and playgrounds.	
	P4 We will seek to activate our city through quality streetscapes and place making initiatives to deliver vibrant and prosperous business precincts.	
	Key Outcomes	
	 Access to housing choices and services for a growing and diverse population 	
	Key challenges and opportunities	
	 Housing choices are currently limited, particularly in the south. More housing options are required that cater for a diversity of household types and people at different life stages 	
	Connected	
	10 Year Goal	
	By 2029 it will be easier and safer to move around our city which will have accessible services and plenty of walking and cycling paths. New technology and community facilities will better connect our community	
	Key Outcomes	
	 A city that advocates improved public transport systems, linkages and networks that connect people to destinations 	



4. INVESTIGATIONS AND ENGAGEMENT

4.1 Investigations already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation/s Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Proposed Code Amendment – Morphett Road, Glengowrie (MFY)	A summary of engagement with DIT is included as Attachment 4 .	DIT have indicated that it is comfortable with not modelling the Morphett Road/Anzac Highway intersection as part of the Code Amendment. There will however be a need to review the existing deed requirements and proposed access requirements to understand any potential impacts on Morphett Road.
Infrastructure and Site History	The purpose of this report	Site History
Investigations – FMG (2015)	was to inform the previous DPA. It included site history investigations and a preliminary assessment of the infrastructure services and stormwater requirements for the whole area included in the DPA.	FMG Engineers recommended a Preliminary Site Investigation (soil and groundwater testing) be undertaken.
		This is now proposed as an investigation should this Proposal to Initiate be endorsed.
		Sewer
		As part of the previous DPA investigations, which included the Affected Area, SA Water indicated that the existing sewer system has capacity to service the proposed developments without upgrade works.
		Developer contributions will be required should augmentation and upgrades be required. These will be determined at any future development assessment stage.
		It is proposed to update these previous investigations specifically in relation to the Affected Area.
		Water
		Existing SA Water infrastructure in the locality will require augmentation with new link to the water mains required.



		Costs and requirements to support proposed developments will be determined at any future development assessment stage and are generally the responsibility of the developer.
		Stormwater
		While there is significant stormwater infrastructure in the locality, the envisaged development scenario is likely to require additional infrastructure including significant detention via tanks or underground storage with new drain links to the Sturt drain.
		Stormwater management requirements are generally determined at the development assessment stage when the final design is known and the impacts and responses can be accurately resolved. Costs are generally the responsibility of the developer.
		It is proposed to update these previous investigations specifically in relation to the Affected Area.
		Electricity
		The locality is serviced by SA Power Networks infrastructure including high voltage infrastructure in the tram corridor. Envisaged development will require augmentation of the existing networks with additional high voltage supplies and likely substation upgrades.
		Costs and requirements to support proposed developments will be determined at any future development assessment stage and are generally the responsibility of the developer.
Preliminary Site Investigation: Environmental Site History – FMG (2014)	Desktop study to determine whether any portions of the land pose an unacceptable risk to future site users. The PSI is included as Attachment 5 .	FMG recommends that a Preliminary Investigation comprising a basic soil investigation is undertaken to assess the contamination status of the site.



	Basic soil sampling, based upon the findings of the ESH, will allow further investigation into the nature and extent of any site contamination and to further assess the potential risks posed to the identified receptors at the Affected Area, following the residential redevelopment.
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4.2 Further Investigations Proposed

The Proponent has already undertaken preliminary investigations to support the Code Amendment.

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question		
Updated Preliminary Site History Report	Preliminary Investigation comprising a basic soil investigation is proposed to assess the contamination status of the site. Further work may be required pending this investigation.		
Infrastructure and Servicing Report	Update the DPA infrastructure investigations from 2015 and tailor specifically to the Affected Area.		
	Identify any stormwater capacity constrains appurtenant to the Area Affected and options to manage stormwater in terms of both quantity and quality.		
	Identify any infrastructure capacity issues having regard to the development potential arising from the Code Amendment. Identify any need for augmentation and associated responsibilities.		
Environmental Noise Assessment	Consider future interface between residential and non-residential uses.		
Final Traffic Advice	Continue engagement with DIT to verify access solutions.		

There is low probability that new infrastructure agreement(s) will be required to be entered in connection with the Code Amendment process. There will however be a need to review the existing deed requirements and proposed access requirements to understand any potential impacts on Morphett Road.

4.3 Engagement already Undertaken

In accordance with Practice Direction 2, the City of Marion has been consulted on this proposal. Early engagement has occurred with Council staff to brief them of the intent of the proposal. A briefing of the elected Council was scheduled for 19 April 2022 and has been postponed until 3 May 2022.

In addition, the following engagement has also occurred:

• Liaison with DIT in respect to access to Morphett Road (refer traffic advice contained in **Attachment 4**).



4.4 Further Engagement Proposed

In addition to the engagement already undertaken and identified above, and Engagement Plan has been prepared and is enclosed (**Attachment 6**). The table below provides a summary of the additional engagement which will be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question	
Meeting(s) and information sharing with DIT.	Resolve access considerations.	
Meeting(s) and information sharing with Council.	Discuss necessary considerations relating to the nature and timing of a separate, nearby Code Amendment being prepared by the City of Marion.	
Direct communication with other agencies, local government bodies and specific interest groups via letters and including opportunity to meet.	To ascertain interest in the Code Amendment and involve in process to ensure any issues are understood.	
Direct communication with adjacent landowners, via letters. Opportunity to meet individually or collectively.	Identify the potential impact of the proposed Code Amendment on neighbouring land.	
Public notice	Inform the public to provide awareness and enable participation in process.	



5. CODE AMENDMENT PROCESS

5.1 Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity has prepared an Engagement Plan (**Attachment 6**) which includes the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- The Local Government Association must be notified in writing of the proposed Code Amendment;
- If the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone on subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the Planning, Development and Infrastructure (General) Regulations 2017, to:
 - » the owners or occupiers of the land; and
 - » owners or occupiers of each piece of adjacent land;
- Consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2 Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3 Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined below. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment. The timetable is attached in **Attachment 7**.



ATTACHMENT 1: CERTIFICATES OF TITLE



Product Date/Time **Customer Reference** Order ID

Register Search (CT 5709/134) 17/09/2021 01:12PM 54299 20210917005846

REAL PROPERTY ACT, 1886 8**69**2 20 South Australia

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 5709 Folio 134

Parent Title(s) CT 5511/305

Creating Dealing(s) RTD 8578742

Title Issued

Edition 1 10/11/1999

Edition Issued

10/11/1999

Estate Type

FEE SIMPLE

Registered Proprietor

SOUTH AUSTRALIAN JOCKEY CLUB INC. OF RACECOURCE MORPHETTVILLE SA 5043

Description of Land

ALLOTMENT 51 DEPOSITED PLAN 51196 IN THE AREA NAMED GLENGOWRIE HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO AYERS NET LTD. (RTD 8578742)

Schedule of Dealings

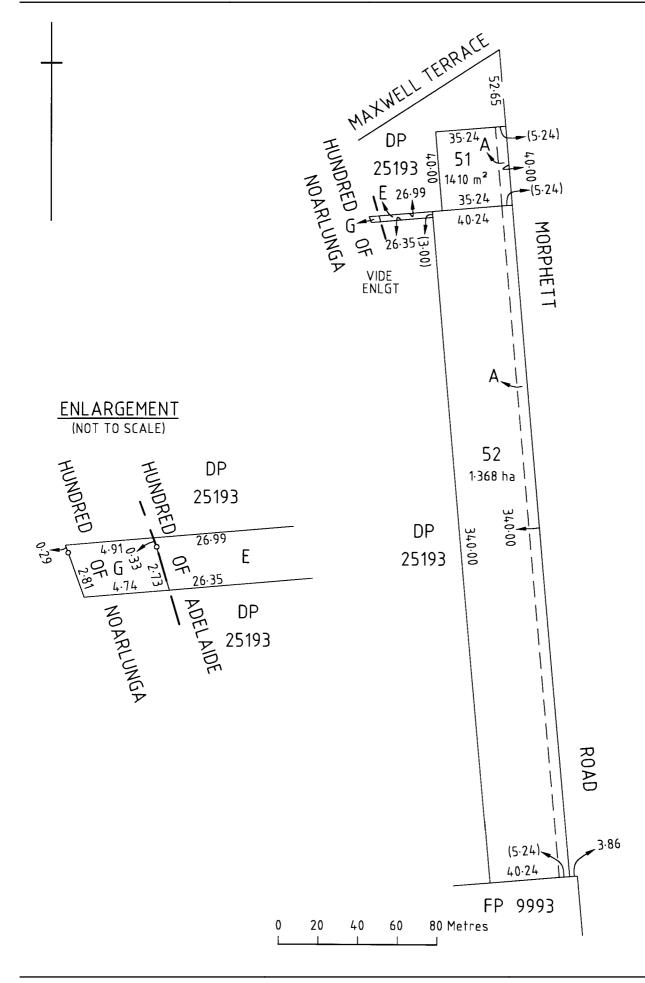
NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Register Search (CT 5709/134) 17/09/2021 01:12PM 54299 20210917005846



Land Services SA



Historical Search 17/09/2021 01:12PM 54299 20210917005846

Certificate of Title

Title Reference:	CT 5709/134
Status:	CURRENT
Parent Title(s):	CT 5511/305
Dealing(s) Creating Title:	RTD 8578742
Title Issued:	10/11/1999
Edition:	1

Dealings

No lodged Dealings found.



Product Date/Time **Customer Reference** Order ID

Register Search (CT 6051/410) 17/09/2021 01:10PM 52499 20210917005819

REAL PROPERTY ACT, 1886 8**69**8 South Australia

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 6051 Folio 410

Parent Title(s) CT 5709/135

Creating Dealing(s) SC 11322160

Title Issued

13/01/2010 Edition 2

Edition Issued

20/04/2010

Estate Type

FEE SIMPLE

Registered Proprietor

SOUTH AUSTRALIAN JOCKEY CLUB INC. OF MORPHETTVILLE RACECOURSE MORPHETTVILLE SA 5034

Description of Land

ALLOTMENT 52 DEPOSITED PLAN 51196 IN THE AREA NAMED GLENGOWRIE HUNDRED OF ADELAIDE

Conditions

DECLARED OPEN SPACE VIDE PROCLAMATION IN GOVERNMENT GAZETTE DATED 6.11.1958 PAGE 1253 OVER PORTION

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO AYERS NET LTD. (RTD 8578742)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED E AND G (T 6321940 AND RE 6870507 **RESPECTIVELY**)

Schedule of Dealings

Dealing Number Description

LEASE TO DAVID JOHN OLIVER COMMENCING ON 1/10/2009 AND EXPIRING ON 30/9/2039 11334386 OF PORTION (AREA B IN FP 53508)

Notations

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

Registrar-General's Notes

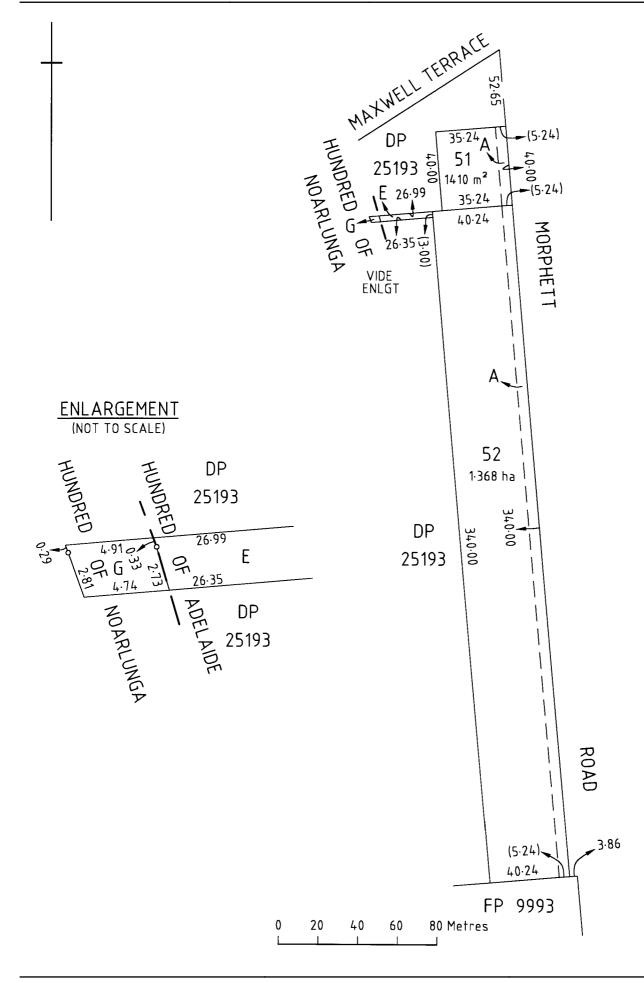
APPROVED FILED PLAN FOR LEASE PURPOSES FX53508

Administrative Interests NIL

Land Services SA



Register Search (CT 6051/410) 17/09/2021 01:10PM 52499 20210917005819



Land Services SA



Certificate of Title

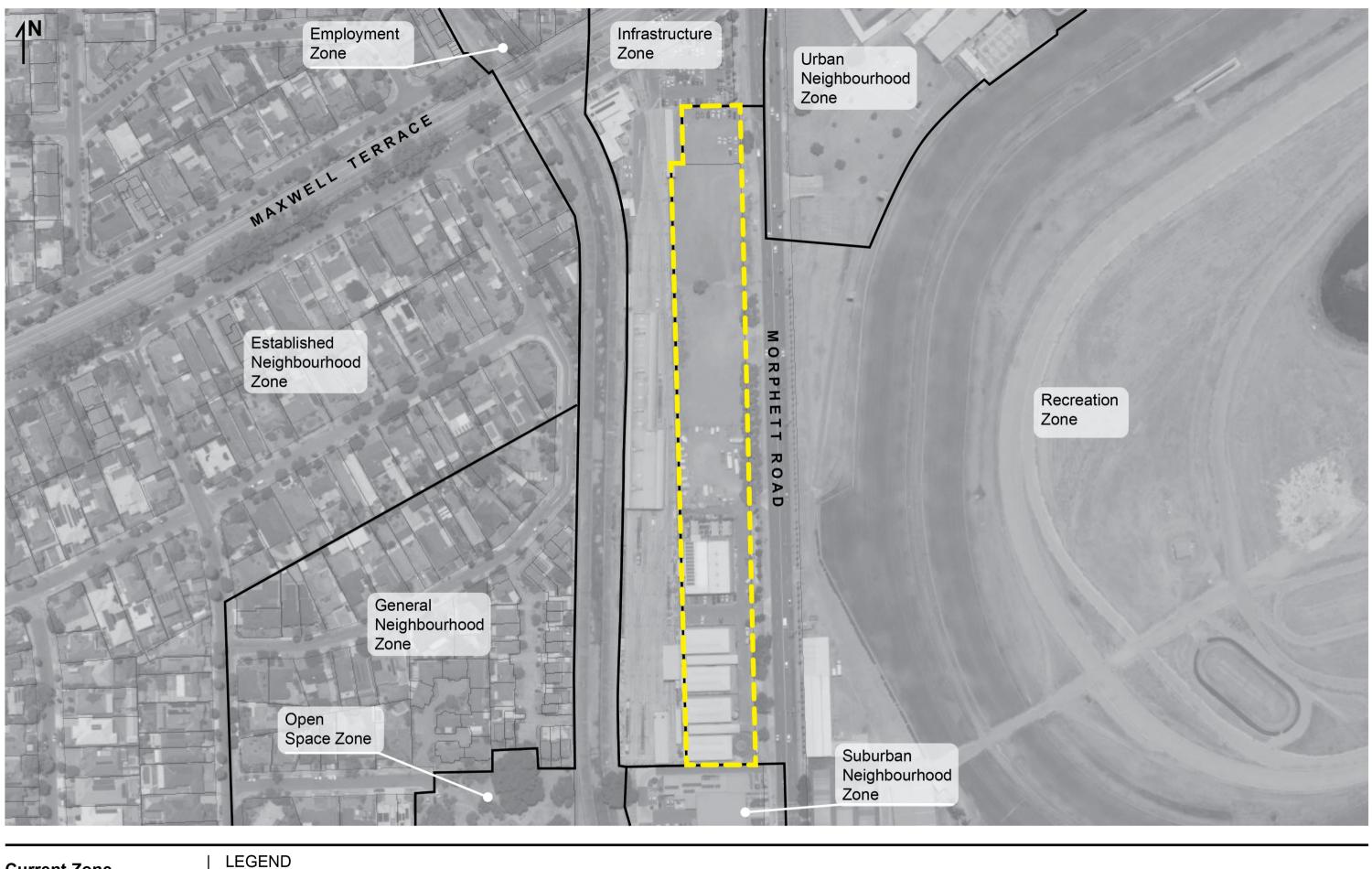
Title Reference:	CT 6051/410
Status:	CURRENT
Parent Title(s):	CT 5709/135
Dealing(s) Creating Title:	SC 11322160
Title Issued:	13/01/2010
Edition:	2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/01/2010	20/04/2010	11334386	LEASE	REGISTERE D	DAVID JOHN OLIVER



ATTACHMENT 2: LOCATION PLAN AND CURRENT ZONE

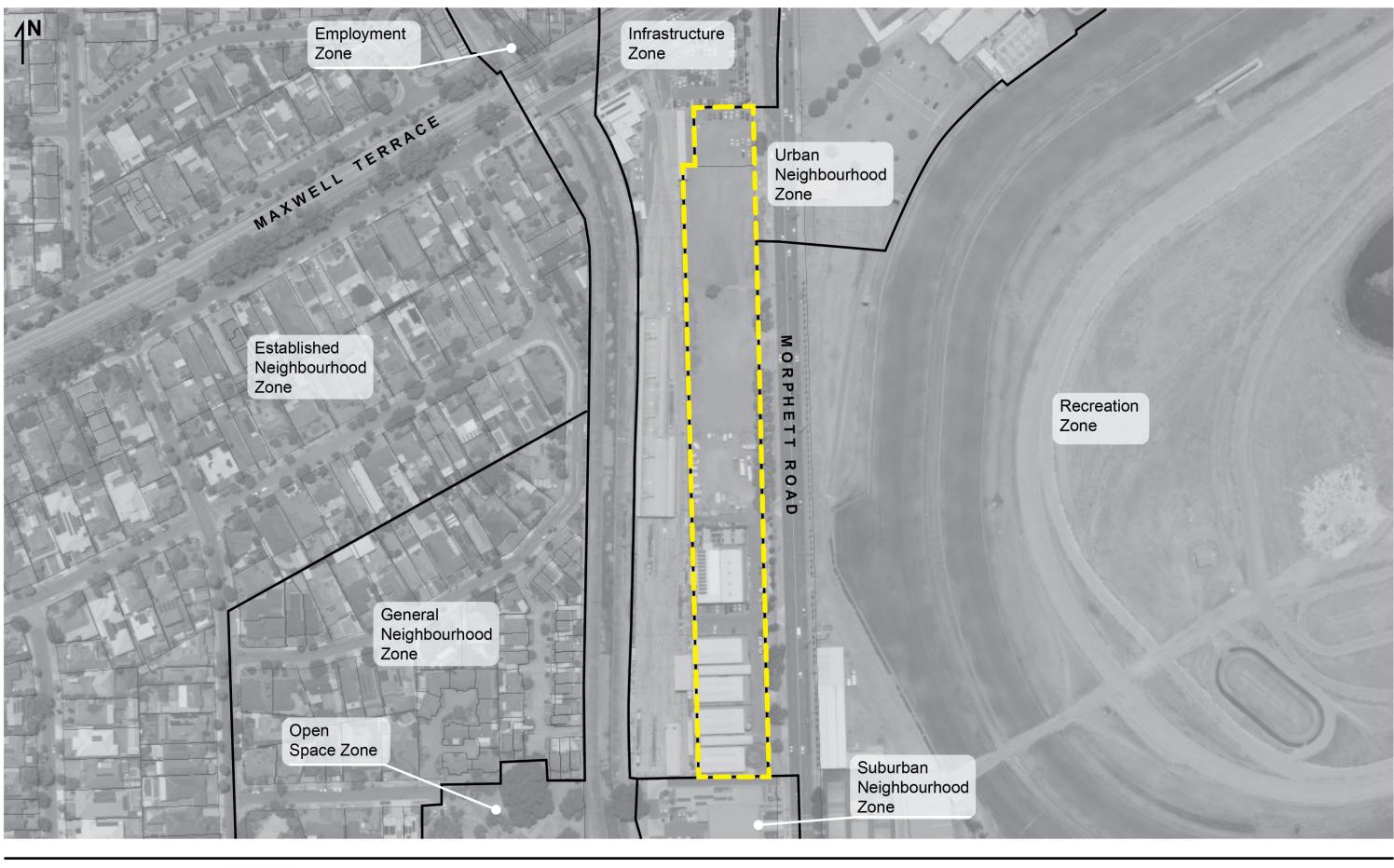


Current Zone

- - - Affected Area Boundary



ATTACHMENT 3: PROPOSED ZONE OUTCOME



Proposed Zone

LEGEND

Affected Area Boundary



ATTACHMENT 4: PRELIMINARY TRAFFIC ADVICE

MLM/21-0280

25 March 2022

Mr. Michael Osborn Future Urban Level 1, 74 Pirie St ADELAIDE SA 5000



Traffic • Parking • Transport

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MFY Pty Ltd ABN 79 102 630 759

Dear Michael,

PROPOSED CODE AMENDMENT, MORPHETT ROAD, MORPHETTVILLE

I refer to the proposal to initiate a Code Amendment relating to the parcel of land on the western side of Morphett Road opposite the racecourse. As requested, I have reviewed the traffic investigations which will be required in order to identify any implications associated with rezoning of this land.

The process to rezone the land to the north of the existing racecourse included significant traffic analysis, including detailed modelling of the road network. This model incorporated development on the subject land and hence the traffic related implications associated with the rezoning of this site were incorporated into the previous assessment.

In order to understand any further investigations that may be required, I have liaised with the Department for infrastructure and Transport (DIT) and provided a comparative analysis to DIT with a view to confirming the traffic assessment that will be required to inform the Code Amendment. Specifically, the following information was provided to DIT.

Further to our earlier meeting in relation to the proposed Code Amendment associated with land on the western side of Morphett Road, opposite the racecourse, we have received a plan prepared by Cox Architecture which identifies the potential yield on the site which includes the following:

- 136 x 2-bed apartments
- Minimum 1 x car park per apartment
- Central playground + feature landscape area
- Greenspace between apartment blocks
- Through-road along the back of the site

21-0280 25 March 2022 Page 2 of 3



The traffic study prepared for the earlier DPA was (as you know) extensive and included this land. While the DPA area was amended prior to approval the modelling was not adjusted (given that the forecast volumes were higher this was not necessary). The draft traffic report (attached for your reference) associated with the DPA identified the following potential development that was not ultimately included the approved zone change:

- 120 apartments on the land fronting Morphett Road, south of Bray Street; and
- A mixed use development on the subject site area.

While the number of apartments was not specified for the subject land in the report, the modelling suggests that volumes associated with 100 apartments were forecast on this land.

The attached yield study identifies a potential increase of approximately 36 apartments when compared with the concept plan considered previously (albeit it does not include a ground level commercial component). I have therefore compared a comparison table of forecast volumes previously modelled for the DPA with the additional volumes relevant for the current Code Amendment.

Table 1: Traffic forecast for pm peak hour for scenarios

	DPA Forecast	CA
Forecast	1055 veh/hr	1000 veh/hr
Proposed Housing		68 veh/hr
TOTAL	1055 veh/hr	1068 veh/hr

It can be seen from the attached table that there could be a minor increase in volumes associated with the subject Code Amendment. However, the change in volume would be in the order of 1% which is within the \pm 5% fluctuation on the road network and will have negligible impact on the modelling previously completed (particularly when distributed on the broader road network).

As requested we have also undertaken an assessment of the potential volumes associated with Sporting Facilities within the centre of the track (although these volumes would be existing and not included in those forecast for the Code Amendment).

Sporting facilities would generate peak volumes which did not coincide with the commuter peak. We have therefore considered volumes which might be expected to occur during the commuter peak periods.

There would be minimal additional traffic during the am peak commuter period (potentially limited to maintenance of the facilities or an early morning training of a sport). A rate of 20 trips per hour would be appropriate to apply in my view.

Access to the facilities for afternoon/evening trainings or matches could occur during the pm peak. It is forecast that this would potentially generate approximately 80 trips during the pm peak hour (based on the facilities sketched on the masterplan and overlapping of matches occurring after the commuter peak hour).



While the above volume is not part of the Code Amendment, if it were to be added to the forecast it would result in a volume of approximately 1148 veh/hr following development (or 1135 veh/hr if applied to the DPA volumes), which is still a minor increase and with the \pm 5% variation.

Based on the above and given the complexity of the modelling associated with the Morphett Road/Anzac Highway/Tram Crossing intersection, it is considered that the current Code Amendment traffic investigations should be limited to negotiating appropriate access requirements and pedestrian movements for the site.

Can you please confirm that DIT concurs with this position?

Having considered the information in the comparative analysis, DIT provided the following response.

We have reviewed this matter and are comfortable with not modelling the Morphett Road/Anzac Highway intersection as part of the Code Amendment. There will nonetheless be a need to review the existing deed requirements and proposed access requirements to understand any potential impacts on Morphett Road.

Depending on the outcome of the above, this may require interventions identified within the Deed (including the works at the Morphett Road/Anzac Highway intersection) to be brought forward or require a variation to the existing deed to incorporate the new land. Happy to discuss this matter further once you have undertaken your assessment.

Based on the above response, therefore, I am of the view that the following tasks will be required to inform traffic related matters associated with the Code Amendment:

- Identification of an access arrangement to the site which is acceptable to DIT. This would need to include information in respect to any access treatment required;
- Review of pedestrian access requirements; and
- Assessment of any implications of the proposal to the existing Deed and liaison with DIT in regard to any modifications required.

Subject to confirmation of the detail in regard to and any associated modifications to the Deed, there should be no additional traffic analysis required to inform the Code Amendment.

Yours sincerely, MFY PTY LTD

Alla

MELISSA MELLEN Director



2010 NATIONAL WINNER 2010 TELSTRA SOUTH AUSTRALIAN BUSINESS WOMAN OF THE YEAR



ATTACHMENT 5: PRELIMINARY SITE HISTORY INVESTIGATION (2014)



PRELIMINARY SITE INVESTIGATION: ENVIRONMENTAL SITE HISTORY

DATE:

JOB NUMBER:

PROJECT REFERENCE

SITE ADDRESS:

CERTIFICATES OF TITLE:

22 December 2014

228691

Portion A, Morphettville Racecourse Precinct

86 - 88 Morphett Road, Glengowrie, SA 5044

Volume 5709 Folio 134 and Volume 6051 Folio 410

LOCAL GOVERNMENT AUTHORITY:

DEVELOPMENT PLAN ZONE:

CURRENT LAND USE:

SITE AREA:

CLIENT:

City of Marion

Racecourse (Morphettville)

Mixed Land Use

17,150m²

South Australian Jockey Club Inc. PO Box 707 PARK HOLME SA 5043



ADELAIDE | MELBOURNE

DOCUMENT STATUS

			Approved for Issue		
Rev.	Description	Author	Name	Approved	Date
0	First Issue	KS	Shona Mossman	A	December 2014

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EXECUTIVE SUMMARY

Objectives of Investigation	FMG Engineering Pty. Ltd. (FMG) was engaged by South Australian Jockey Club Inc. (the client) to undertake a Preliminary Site Investigation (PSI), comprising an Environmental Site History (ESH) for land located within the Morphettville Racecourse precinct.		
	FMG understands that the client is preparing a Master Plan for the Morphettville Racecourse precinct and requires a desktop study to assess whether any portions of the proposed redevelopment areas pose an unacceptable risk to future site users.		
Site Location and Current Condition	The site is located at 86 - 88 Morphett Road, Glengowrie, SA, 5044. The site covers an area of approximately 17,150m ² and generally comprises car parking, commercial properties (Olivers Pets and Plants) and horse stables.		
Proposed Development	This report will be used to develop a Master Plan. Therefore, at the time of writing the proposed land use is unknown. FMG will therefore use the most conservative approach and consider the future land use as residential.		
Environmental History	Information suggests that SAJC has owned the site since the 1880s. The northern portion of the site has been used for stabling horses since circa 1949 to 1969. The site was then clear of buildings until at least 1999 when the existing buildings were constructed.		
Environmental Setting	 Geology: Pooraka formation consists of sandy clay and clayey to sandy silt with inter beds and layers of clay, sand, gravel, pebbles, cobbles and boulders. Hydrogeology: Groundwater Aquifer Zone 3B. Depth to groundwater in the vicinity of the site ranges between 4.8m bgl and 5.27m bgl or 0.1m 		
	AHD to 5.27m AHD. Hydrology: Sturt Drain which runs from Mount Lofty to the Barker Inlet, is located approximately 35m west of the site.		
Potentially Contaminating Activities and Associated Contaminants (Sources)	 Storage of motor vehicles on unsealed surfaces; Stabling of horses; Placement of fill material across the site, including a cinder track; Asbestos and lead service pipes located across the site; The tram depot and tram lines located along the western boundary of the site and on land to the north of the site; and Market gardens located to the south of the site. 		
Contamination Assessment	Potential contaminants include heavy metals, PAHs, TRH and BTEX, OCPs, OPPs, phenols, solvents and asbestos. There is a moderate risk of harm to the health of future residents from		
(Pathways and Receptors)	potential contamination within the soil at the site. There is a moderate risk to controlled waters from potential contamination at the site.		
Recommendations	FMG recommends that a Preliminary Site Investigation, comprising a basic soil investigation, is undertaken to assess the contamination status of the site.Basic soil sampling, based upon the findings of this ESH, will allow further investigation into the nature and extent of any site contamination and to further assess the potential risks posed to the identified receptors at the		
	site, following the residential development.		

SHORTENED FORM

AHD	Australian Height Datum			
AS	Australian Standard			
ASRIS	Australian Soil Resource Information System			
ASS	Acid Sulphate Soil			
BTEX	Benzene, Toluene, Ethylbenzene & Xylenes			
С.	Circa			
CSIRO	The Commonwealth Scientific and Industrial Research Organisation			
CSM	Conceptual Site Model			
CTs	Certificates of Title			
DBYD	Dial Before You Dig			
DEWNR	Department of Environment, Water and Natural Resources			
DPTI	Department of Planning, Transport and Infrastructure			
DWLBC	Department of Water, Land and Biodiversity Conservation			
ESH	Environmental Site History			
FMG	FMG Engineering			
kg	Kilogram			
km	Kilometres			
m	Metres			
m ²	Square Metres			
m bgl	Metres below ground level			
mg/L	Milligrams per litre			
NEPM	National Environment Protection Measure			
OCP/OPP	Organochlorine/ organophosphorus Pesticides			
PAH	Polycyclic Aromatic Hydrocarbons			
PCA	Potentially Contaminating Activities			
PCB	Polychlorinated Biphenyls			
PSI	Preliminary Site Investigation			
SA EPA	South Australia Environment Protection Authority			
SAJC	South Australian Jockey Club Incorporated.			
SARIG	South Australian Resources Information Geoserver			
SVOC	Semi-volatile organic compounds			
TRH	Total Recoverable Hydrocarbons			
UST	Underground Storage Tank			
VOCs	Volatile Organic Compounds			

1 INTRODUCTION

1.1 Background

FMG Engineering Pty. Ltd. (FMG) was engaged by South Australian Jockey Club Inc. (SAJC) (the client) to undertake a Preliminary Site Investigation (PSI), comprising an Environmental Site History (ESH) for land located within the Morphettville Racecourse precinct.

FMG understands that the client is preparing a Master Plan for the Morphettville Racecourse precinct and requires a desktop study to assess whether any portions of the proposed redevelopment areas pose an unacceptable risk to future site users. FMG will prepare five separate ESH reports for five designated portions of the Racecourse precinct. The references to the designated portions are presented in Table 1.1. The designated portions are presented in Figure 1.

Portion Identification	Address	Certificate of Title (CT)	Portion Area (m ²)
Portion A	86 - 88 Morphett Road, Glengowrie	CT 5709/134 CT 6051/410	17,150
Portion B	Lot 500 Anzac Highway, Camden Park	CT 5937/888	18,500
Portion C	79 Morphett Road and 1 Park Terrace, Morphettville	CT 6105/575 CT 5475/119	71,250
Portion D	79 Morphett Road, Morphettville	CT 6105/575	35,750
Portion E	79 Morphett Road, Morphettville	CT 6105/575	108,400

Portion A is the subject portion discussed within this ESH and will be referred to as 'the site' from herein.

1.2 Objectives

The objective of this ESH is to identify any potential source(s) of contamination associated with current or historical site uses that may pose an unacceptable risk to site receptors following future development, and/or warrant further investigation.

The purposes of the PSI ESH are to:

- To provide information on past and current uses of the site and of the surrounding area, and the nature of hazards and physical constraints;
- To provide information on the geology, hydrogeology and hydrology of the site to assist in establishing the conceptual model and in identifying constraints to the development of the site;
- To identify receptors, potential sources of contamination, likely pathways and any features of immediate concern; and
- To provide a preliminary Conceptual Site Model (CSM) of the nature and extent of potential contamination and data for a preliminary qualitative risk assessment.

1.3 Scope of Work

All work was undertaken in accordance with the scope of work outlined in the FMG proposal (EST04604) dated 28 October 2014 and conformed to the requirements of FMG's Quality Management System, which is certified by NCS International Pty. Ltd. to comply with the requirements of ISO9001.

The scope of work was developed in accordance with:

- National Environment Protection (Assessment of Site Contamination) Measure (NEPM), 1999 (amended 2013). Referenced as "NEPM 2013" in this report; and
- Australian Standard AS4482.1-2005, Guide to the investigation and sampling of sites with potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds.

As per the proposal, the ESH has been undertaken comprising a Desktop Study and a site inspection.

1.4 Sources of Information

The following sources of information have been consulted during the preparation of this report.

Source	Information	Section of the Report
Land Services Group, DPTI, PropertyAssist Application	The Certificates of Titles (Current and Cancelled) have been obtained and reviewed.	Section 2
City of Marion Council Records	Planning and Zoning Information	Section 2
Department of Environment, Water and Natural Resources (DEWNR), Mapland	Historical aerial photographs have been obtained and reviewed.	Section 3
Sands & McDougall's South Australian Directory	A review of the SA Directory, incorporating Boothby's SA Directory has been undertaken	Section 3
SA EPA Section 7 Search	Records obtained from the SA EPA Database relating to the Land and Business (Sale and Conveyancing) ACT 1994.	Section 3
SafeWork SA Dangerous Goods Licence Search	A review of the Safework SA records has been undertaken to assess if any Dangerous Goods have been used/stored on site.	Section 3
Department of Primary Industries and Resources South Australia, The Geological Survey of South Australia	Sheet number 6628, Adelaide, Scale 1:100,000	Section 4
Australian Soil Resource Information System (ASRIS) accessed at http://www.asris.csiro.au	Provides additional information on the soils at the site, including the potential for Acid Sulphate Soils	Section 4
DEWNR Water Connect Website	Groundwater Data and Surface water relating to the site.	Section 4
Department of Water, Land and Biodiversity Conservation (DWLBC)	Overview of the hydrogeology of the Adelaide Metropolitan Area, 2006/10	Section 4.

 Table 1.4: Sources of Information and Search Results

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Table 1.4: Continued

Source	Information	Section of the Report
Department of Environmental and Primary Industries, Victorian Resources Online	A review of the resources online to gain information on the Groundwater Beneficial Uses relating to the groundwater quality of the site.	Section 4
Lester Franks Survey and Geographic Pty. Ltd., Drawing BMUP0016, Sheet 1, dated March 2008.	Provides information on the topography and drainage of the site and	Section 4
Dial Before You Dig Plans (DBYD	Provides information on the underlying services at the site.	Section 5

2 SITE IDENTIFICATION

2.1 Site Details

The site identification details are summarised in Table 2.1 below.

Table 2.1: Site Details

Site Address	86 - 88 Morphett Road, Glengowrie, SA, 5044.		
Certificate of Title(s)	CT 5709/134 and CT 6051/410 The current Certificates of Title are provided in Appendix A, to the rear of this document.		
Property Description	Allotment 51 and Allotment 52, Deposited Plan 51196, in the area named Glengowrie, Hundred of Adelaide.		
Current Ownership	South Australian Jockey Club Inc. of Racecourse Morphettville SA 5043		
Current Land Use	Car parking, commercial properties (Olivers Pets and Plants) and horse stables.		
Size of Investigation Area	Approximately 17,150 square metres (m ²)		
Local Government Authority	City of Marion		
Current Zoning	Racecourse (Morphettville) Policy Area of the City of Marion Development Plan.		
	A copy of the relevant extract is provided in Appendix B.		
	Please note that the zoning information provided is an extract only and should be read in conjunction with the other principles and objectives of development control contained in the City of Marion Development Plan (13 March 2014)".		
Proposed Land Use	This report will be used to develop a Master Plan. Therefore, at the time of writing the proposed land use is unknown. FMG will therefore use the most conservative approach and consider the future land use as residential.		
Surrounding Land Use:	To the North: Buildings associated with the Glengowrie Tram Depot, Maxwell Terrace, tram lines, Morphettville Medical Centre and Health Facility and Anzac Highway		
	To the South: Racing stables, Morphettville Equine Clinic and residential properties		
	To the East: Morphett Road and the Morphettville Racecourse		
	To the West: Tram depot and Sturt Drain with residential properties beyond.		

3 SITE HISTORY

3.1 Historical Ownership

A review of the current and historic CTs was undertaken to identify:

- Previous ownership/ occupiers of the site;
- Any period during which ownership or tenancy is unknown or uncertain; and
- Any potentially contaminating activities that may have occurred on site.

A summary of the relevant information is provided in Appendix A, along with copies of the CT documentation for the property.

A review of the historic CTs indicates that the site has been occupied by the SAJC since at least 1954. Due to the duration of the occupancy by SAJC, it is considered unlikely that the contamination status of the site will have been significantly impacted by another former occupier/owner. In addition, information provided by SAJC states that they acquired the site in the late 1880s. Therefore, the likelihood of the site being impacted by a different occupant (to SAJC) is low.

3.2 Aerial Photography Review

Aerial photographs of the site from 1949, 1959, 1969, 1979, 1989, 1999 and 2005 were obtained from the DEWNR (Mapland). Copies of the aerial photographs are provided in Appendix C.

The site comprised horse stables in the northern portion and vacant land in the southern portion until circa (c.) 1969, when the horse stables were demolished and the site was used to store unknown entities. The aerial photographs indicate that the site was vacant since at least 1979 until at least 1999 when the community stables become visible in the southern portion of the site. The northern portion of the site appears to be used for car parking c. 2005.

Residential development has occurred in the surrounding area since the 1949 photograph. The Sturt Creek (Drain) was converted to a concrete lined drain c. 1969 and the tram depot was created c. 1989.

3.3 Sands & McDougall (SA Directory)

FMG conducted a detailed search of the Sands and McDougall Directories 1902 and 1924 for the site. No information of note was obtained.

3.4 Environment Protection Authority

The South Australian EPA conducted a Section 7 - Land and Business (Sale and Conveyancing) Act 1994 search for the land described in the CT 5709/134 and CT 6051/410 (the site).

The search indicated the following, as of 3 and 10 December 2014 and copies of the search results are included in Appendix D:

- There are no mortgages, charges or prescribed encumbrances affecting the Site under Sections 59, 93, 99 and 100 of the Environment Protection Act 1993;
- The EPA does not hold copies of any reports on any environmental assessments of the land or any part of the land; and
- No licence to operate a waste depot or produce prescribed or listed waste has been issued for the Site under the repealed South Australian Waste Management Commission Act 1979, the repealed Waste Management Act 1987 or the Environment Protection Act 1993.

The Section 7 Search results note that historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

3.5 SafeWork SA Dangerous Substances Register

A request for a search of the Dangerous Substances Register was lodged with SafeWork SA for CT 5709/134 and CT 6051/410. The search indicated the following:

- For CT 5709/134 No licenced items were identified on the SafeWork SA licence search.
- For CT 6051/134 Two items are listed for a 180 kilogram (kg) and a 210kg above ground gas cylinder (external). It is understood that this licence is registered to the Oliver's Pets and Plant property located in the southern portion of the site.

A copy of search results from Safework SA is presented in Appendix E.

3.6 Anecdotal Information

An interview (1 December 2014) was conducted with John Tonani from the SAJC, who is the track manager of the Morphettville Racecourse. He indicated the following:

- Historically, horse stables and horse exercising areas were located in the central portion of the site. The stables were moved to the other side of Morphett Road in the 1960s;
- A cinder training track was located within the exercising areas in the central portion of the site. This may have been beneath the tram depot to the west of the site;
- The site is currently used for car parking for the SAJC patrons, a pet shop business and horse stables, which the SAJC rent to trainers;
- It is thought that lead and asbestos piping is located beneath the site but no further information is known; and
- Market gardens were located south of the site. No further information was provided.

3.7 Summary of Site History

The information obtained during the desktop study of the history of the site is summarised in Table 3.7 Site Chronology Table below.

3.8 Summary of the History of the Surrounding Area

The site has been surrounded largely by residential development since at least 1949. Directly adjacent the site to the west is a tram depot and tram lines that have been present since at least 1989.

Table 3.7: Site Chronology Table

Date	Owner	Occupant	Industry/ Land Use	Associated Chemicals	Buildings, structures and services	Soil cover vegetation paved areas	Comments	Source
1999 to Current Day	SAJC	SAJC	Car parking in northern portion. Commercial properties and stables in southern portion	Pesticides, fuels and oils, PAH, heavy metals	Commercial buildings in the southern portion of the site.	Unsealed (gravel surface) with sealed portions in the south.	Current site layout	Aerial Photographs
1979 to at least 1999	SAJC	SAJC	Vacant land	Pesticides and herbicides	None onsite	Unsealed	-	Aerial Photographs
1969 to at least 1979	SAJC	SAJC	Storage of unknown items	-	None onsite	Unsealed	The client representative suggested that that the items may be associated with the concrete lining of the Sturt Drain which occurred during this time.	Aerial photographs
1949 – c. 1969	SAJC	SAJC	Northern portion of the site used for stabling horses with a cinder track. Southern portion vacant	Pesticides, heavy metals, fuels and oils, PAHs, phenols and solvents.	Stable buildings in northern portion	Unsealed	-	Aerial Photographs and Client provided Information.
Pre 1949	SAJC	-	-	-	-	-	SAJC states that they have owned the site since the 1880s.	-

- Denotes information is unknown

4 ENVIRONMENTAL SETTING

An understanding of the environmental setting of the site is necessary for developing the Conceptual Site Model (discussed further in Section 6). A summary of the findings of the desk-top study review is presented in the following sections.

4.1 Regional Geology

Table 4.1: Summary of Regional Geology

Geology	Details	Source		
Pooraka Formation	Pooraka formation consists of sandy clay and clayey to sandy silt with inter beds and layers of clay, sand, gravel, pebbles, cobbles and boulders.	Geological Survey of South Australia, 1:100,000 Barker Series (SI5409), Adelaide 6628 sheet		
Unlikely to comprise Acid Sulphate Soils	The site is located in an area where there is no known occurrence of Acid Sulphate Soils.	ASRIS accessed 14 November 2014		

4.2 Regional Hydrology

Table 4.2: Summary of Regional Hydrology

ltem	Details	Source	
Closest significant water course	Sturt Drain which runs from Mount Lofty to the Barker Inlet, is located approximately 35m west of the site.	Google Maps and DEWNR WaterConnect	

4.3 Regional Hydrogeology

Please note that wells installed earlier than 1960 and to depths greater than 100m below ground level (bgl) are excluded from the data set.

A summary of the WaterConnect database search results is presented in Appendix F.

Table 4.3: Summary of Regional Hydrogeology

Item	Details	Source
Groundwater Zone	Zone 3B. This zone contains five to six Quaternary aquifers and also three to four, almost flat lying, Tertiary aquifers. The first and second Tertiary aquifers are the thickest and the most productive, with relatively low salinity, The aquifer (at present) exhibits several cones of drawdown coinciding with known pumping centres, Subzone 3B- Penrice (Industrial)	DWBLC (2006)
Depth to groundwater (m bgl and mAHD)	Depth to groundwater in the vicinity of the site ranges between 4.8m bgl and 5.27m bgl or 0.1m AHD to 5.27m AHD.	WaterConnect
Groundwater flow direction	In a north westerly direction towards the Gulf of St. Vincent.	DWBLC (2006) and WaterConnect

Item	Details	Source			
	One registered well (6628-15954) is located on site, in the southern portion of the site.				
No. of registered onsite wells	The purpose of the well is listed as Domestic. The depth of the well is recorded as 9m, it was drilled in 1992 and its status is operational.	WaterConnect			
	Standing water was recorded as 4.8m bgl which is 5.27m AHD. TDS concentrations in this well are measured at 2,830mg/kg, EC is 5,061mS/cm and pH is 7.7.				
No. of registered domestic wells within 1km	There are 12 wells registered as domestic within 1km.	WaterConnect			
No. of registered non potable wells within 1km	There are 58 registered wells.	Water Connect			
	Based on the local TDS concentrations (424mg/L- 4,951mg/L), local groundwater falls under the water quality segments A1, A2, B and C, and so may allow the following uses (depending on the TDS concentration):				
	 Potable Water- Acceptable (A2 Only); 	Victorian EPA Beneficial Use Segments (Victorian EPA, 1998)			
Potential 'Beneficial Use'	 Potable Mineral Water (A1 & A2); 				
	Irrigation;				
	Stock Water;				
	Industry; and				
	Ecosystem Protection.				

4.4 Site Topography and Drainage

Table 4.4: Summary of the Site Topography and Drainage

Item	Details	Source
Topography	A topography survey undertaken of the site indicates that the elevation of the site ranges between 10.5m to 9.75m AHD, declining towards the north-east. It is considered that the overland flow will follow the topography of the site. Water will also infiltrate through the unsealed surfaces.	Lester Franks Survey and Geographic Pty. Ltd., Drawing BMUP0016, Sheet 1, dated March 2008.
Site Drainage	During rainfall periods, surface water is drained into a sump onsite and is directed towards the Sturt Drain, 0.8km west of the site.	-

5 SITE INSPECTION

5.1 Site Features

On 1 December 2014, a suitably qualified FMG representative visited and inspected the site. The features identified during the site inspection were recorded on the Preliminary Site Investigation Checklist, presented in Appendix G.

A summary of the identified site features is indicated on the Site Layout Plan, presented as Figure 2.

Selected site photographs taken during the site inspection are presented in Appendix H.

A summary of the identified site features is as follows:

- The majority of the northern portion of the site is used as a 'Park and Ride' for the nearby tram station. The surface is covered with large cobbles, which appears to be ballast;
- The southern portion of the site comprises a pet shop and associated car parking and community stables; and
- The community stables are rentable stables and sheds where horses and horse equipment can be stored. The horses are stabled with a hay surface with compacted gravels beneath the hay. The remainder of the stables have a paved ground cover.

5.2 Site Setting

Surrounding current land uses, as observed during the site inspection are listed below:

- North: Tram Depot facility and tram lines;
- South: Racing stables, Morphettville Equine Clinic;
- East: Morphett Road with Morphettville Racecourse beyond; and
- West: Tram Depot.

5.3 Visual Evidence of Contamination

No obvious evidence of staining or surface discolouration or stressed vegetation was observed during the site walkover.

5.4 Indication of Preferential Pathways

Dial Before You Dig Plans (DBYD) were obtained to assess whether preferential pathways exist at the site. A review of the plans has identified:

- A Telstra cable runs off the western side of Morphett Road and onto the site in the area of Olivers Pets and Plants;
- No Optus cables are located on site;
- APA gas pipes lead off the larger pipe which runs along the western side of Morphett Road onto three areas of the site. A gas pipe leads onto 86 Morphett Road, the central portion of 88 Morphett Road and the southern portion of 88 Morphett Road;
- No Nextgen cables are located on site;
- An SA water waste water main leads onto the south east corner of 86 Morphett Road and the south eastern portion of 88 Morphett Road; and
- No underground South Australia Power Network (SAPN) services are located on site. An overhead power cable leads off a power pole on Morphett Road towards the southern portion of the site.

Therefore, services running across the site may act as preferential pathways although any impact is considered to be limited.

The Dial Before You Dig Plans (DBYD) are presented in Appendix I, illustrating the location, elevation and size of sewers, stormwater drains and underground utilities (such as communications infrastructure).

A review of a Lester Franks Survey and Geographical Pty. Ltd. survey plan, titled Detail Survey, Morphettville, Allan Scott Park, 2nd Racetrack Surface Project, dated March 2008 has been undertaken. The review has shown that an outflow pipe runs from the inner track of the racecourse and flows towards the Sturt Drain located to the west of the site. The overflow pipe runs beneath the site in the southern portion. This pipe may act as a preferential pathway.

The survey drawing is presented in Appendix J.

6 PRELIMINARY CONCEPTUAL SITE MODEL

6.1 Elements of a Conceptual Site Model

A conceptual site model (CSM) is a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The development of a CSM is an essential part of all site assessments and provides the framework for identifying how the site may have become contaminated and how potential receptors may be exposed to contamination, either in the present or the future¹.

The preliminary CSM is constructed from the results of the ESH and is used to identify data gaps and inform a decision on whether further investigation is required.

The essential elements of a preliminary CSM are:

- Known and potential sources of contamination (potentially contaminating activities) and contaminants of concern including the mechanism(s) of contamination;
- Potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air);
- Human and ecological receptors; and
- Potential and complete exposure pathways.

In the absence of a plausible exposure pathway there is no risk. Therefore, the presence of measurable concentrations of contaminants of concern does not automatically imply that the site will cause harm. In order for this to be the case a plausible exposure pathway must be present allowing a source to adversely affect a receptor. The nature and importance of both receptors and exposure routes, which are relevant to any particular site, will vary according to its characteristics, intended end-use and its environmental setting.

6.2 Potential Contaminants and Sources

The following sections use the information gathered during the ESH investigation to provide an indication of the potentially contaminative activities (PCAs) that have been carried out throughout the duration of the use of the site and surrounding land. Associated potential contaminants are also identified where appropriate.

6.2.1 On-Site Sources

Based on the information obtained during the desktop study and the site inspection, a number of PCAs have been identified, or were reasonably inferred, to have occurred at the site. They include:

- The storage of motor vehicles on unsealed car parking areas across the site;
- Stabling of horses, historically in the central and northern portions of the site and currently in the southern portion of the site. Potential contaminants used in stables include pesticides (insecticides), fuels, phenols (used for cleaning purposes);
- Fill material across the site. This may include the ballast gravel currently noted on the surface of the site, the cinder track that is stated to have been located in the central portion of the site and the fill material potentially used as the base of the stables (historical).
- The commercial property located in the southern portion of the site (Olivers Pets and Plants) may use pesticides, fertilisers and fuels (for plant equipment). However, it is

¹ Schedule B2 – Guideline on Site Characterisation, NEPM 2013.

considered that the potential impact to underlying soils is low due to the site being located on sealed surfacing (either concrete footprints and asphalt paths and car parking); and

• Potential asbestos and lead piping located across the site may act as a source of contaminants. The potential for the piping to exist at the site has not been verified.

The identified on-site PCAs and associated contaminants are presented in Table 6.2.

6.2.2 Off-Site Sources

A review of the historical maps has shown that the surrounding area has generally comprised residential dwellings. However, a tram depot and tram lines have been located immediately on the western boundary of the site and on land to the north of the site. In addition, market gardens have been located to the south of the site since at least 1949 until approximately 1969.

These PCAs have also been included in Table 6.2 below. Abbreviations used in the table are as follows:

- Heavy metals: Arsenic, barium, beryllium, cadmium, chromium, cobalt, lead, manganese, nickel, vanadium, zinc, mercury;
- OCP Organochlorine Pesticides;
- OPP Organophosphorus Pesticides;
- PAH Polycyclic Aromatic Hydrocarbons;
- PCB Polychlorinated Biphenyls;
- TRH Total Recoverable Hydrocarbons; and
- BTEX Benzene, Toluene, Ethylbenzene and Xylene.

Page 14

PCAs	Potential Contaminants	Likely Location	Chemical mobility, persistency and toxicity	Potentially Affected Media
Storage of motor vehicles on unsealed surfaces.	Fuels and oils (Heavy metals including lead, TRH/BTEX and PAH).	Across the northern and central portions of the site.	Heavy metals - variably (potentially high) mobile, variable persistence, moderate toxicity. PAH – low mobility, generally persistent, high toxicity	Heavy metals – Soil, groundwater, surface water PAH – Soil, groundwater,
			associated with some PAH compounds, such as benzo(a)pyrene. Fuels – highly mobile in the environment, moderate persistency, moderate to high toxicity to humans.	surface water, indoor air. Fuels and Oils - Soil, groundwater, surface water, indoor air.
			Oils – generally lower mobility than fuels, moderate to high persistence, and moderate to high toxicity to humans.	
Stabling Horses	Organochlorine and organophosphate pesticides, heavy metals, fuels and oils, phenols and	Northern portion of the site.	Heavy metals, fuels and oils as stated above. OCPs – low mobility, relatively persistent in soils, toxic to humans. OPPs – low mobility, not persistent in soils, toxic to	OCPs and OPPS – Soil, groundwater, surface water. Phenols - Soil, groundwater, surface water.
	solvents.		humans. Phenols- moderate mobility, not persistent in soils, moderate toxicity to humans.	Solvents - Soil, groundwater, surface water, indoor air.
			Solvents- high mobility, moderately persistent, high toxicity to humans.	
Fill material across the site, including the cinder horse track	Various including PAHs, heavy metals, TRH/BTEX	Across the whole of the site.	Heavy metals as stated above. PAHs as stated above. TRH and BTEX as stated above	Heavy metals, PAHS, Fuels and oils as stated above.
Lead and Asbestos services	Heavy metals including lead and asbestos	Exact location unknown. Potentially across the whole of the site.	Heavy metals as stated above. Asbestos - The risks depend on the potential for disturbance and generation of airborne asbestos which may be inhaled, moderate mobility, high toxicity.	Heavy metals as stated above. Asbestos - Soil and air.
Tram depot and Tramline (since at least 1989)	Fuels and Oils (TRH/BTEX), PAH, heavy metals, and pesticides	Western boundary and to the north of the site.	Fuels and oils, PAH, heavy metals and OCPs as stated above.	Fuels and oils, PAHs, heavy metals and OCPs, as stated above.
Market Gardening Activities	Heavy metals and pesticides	South of the site.	Heavy metals and pesticides	Heavy metals and OCPS/OPPs as above.

6.3 Potential Receptors

6.3.1 On-Site Receptors

The site is undergoing a Master Plan development, so the exact land use is currently unknown. As a result the most sensitive land use, residential with gardens/accessible soil will be considered. . Therefore, the on-site receptors are considered to be the future site residents, including adults and children.

A review of the hydrogeological data has indicated that the site is underlain with shallow groundwater, recorded at approximately 4.8m bgl and 5.27m bgl. Therefore, the groundwater beneath the site is considered to be a potential on-site receptor.

6.3.2 Off-Site Receptors

There are no residential properties located down-gradient of the site besides those located on the other side of the Sturt Drain. It is therefore considered unlikely that off-site residential properties will be impacted by contaminants at the site.

The Sturt Drain is located approximately 35m to the west of the site. The creek is concrete lined and so infiltration of water through the soils underlying the site into the creek will not occur. An outflow pipe does run into the drain but the source is located within the inner track area of the racecourse and not on the site. The migration of contaminants within soils at the site into the drain may occur (via preferential pathway migration) but it is considered to have a low likelihood and low significance. Surface overland flow of contaminants from the site into the Drain is also a possibility but it is also considered to be a low likelihood of significantly impacting the water within the Drain.

6.4 Potential Pathways

Table 6.4 details and discusses the potential and complete exposure pathways identified during the ESH investigation for any contaminants that may be present in the ground at the site following the proposed residential redevelopment. The potential receptors identified for each pathway have been provided.

Some source-pathway-receptor linkages mentioned in the table are not considered likely to be active at the site for the reasons specified in the comments section.

Table 6.4: Potential Pathways and Receptors

Potential Pathway	Potential Receptor	Comment	Complete Exposure Pathway Following Redevelopment?
Dermal contact with soil.	Site residents.	Future residents could come into contact with site soils in new garden areas.	Yes
Intake via direct ingestion of soil.	Site residents.	See above.	Yes
Intake via vegetables grown in contaminated soil and ingestion of the attached soils.	Site residents.	See above.	Yes
Intake via inhalation and ingestion of contaminated dusts.	Site residents.	See above.	Yes
Intake via indoor and outdoor inhalation of vapours or gases.	Site residents.	Vapours from contaminated soils below houses can accumulate within confined spaces inside houses	Yes
Migration through soil / groundwater.	Groundwater beneath the site.	It is considered that potential contaminants may migrate into the shallow underlying groundwater through the Pooraka Formation (granular soils). Groundwater may act as a receptor and a pathway	Yes
		of ground contaminants.	
	Surface water.	The nearest surface water course is the Sturt Drain approximately 35m west of the site. It is considered a potential pathway and receptor (low likelihood)	Possibly

6.5 Tabulated Preliminary Conceptual Model

The conceptual model for the site identifies all of the potential pollutant linkages based on the information collated in the ESH Investigation and an understanding of the way that the potential contaminants at the site are likely to behave in the local environment.

On the basis of the available information, the preliminary CSM in terms of present site conditions is provided in Table 6.5a and Table 6.5b.

Not all potential contaminants have been included within the tabulated form of the CSM if they are not considered to be significant at this stage i.e. if a complete exposure pathway has not been identified.

The Key used within the table is as follows:

- LOW potential risks associated with the presence of the contaminant linkage are low and further assessment is not considered necessary;
- MOD potential risks associated with the presence of the contaminant linkage are moderate and further assessment should be considered;
- HIGH potential risks associated with the presence of the contaminant linkage are high and further assessment is considered necessary; and
- N/A the contaminant has no potential to affect the receptor via this linkage.

Table 6.5a: Summary Preliminary Conceptual Site Model – Organic Contaminants

	(On site PCAs		Off site	PCAs		
Potentially Contaminating Activities	Storage of Motor vehicles on unsealed land Stabling of horses Placement of fill material			Tram depot and tram lines Market Gardens		Notes	
	TRH/BTEX, PAH	OCPs, OPPs	Phenols, VOCs	TRH/BTEX, PAH	OCPs, OPPs		
Receptors and pathways - Huma	an health (on site	and off site)					
Dermal contact with soil	MOD	MOD	MOD	MOD	LOW		
Ingestion of soil	MOD	MOD	MOD	MOD	LOW	There is potential for exposure to contaminants within the soil at the site	
Intake via ingestion of site grown vegetables and attached soils.	MOD	MOD	MOD	MOD	LOW	through exposure from proposed garden areas and via inhalation of vapours and dusts indoors.	
Inhalation, ingestion of contaminated dusts.	MOD	MOD	MOD	MOD	LOW	The potential for the migration of off-site OCPs and OPPs is considered to be low due to the immobility of the OCPs and OPPs.	
Inhalation of vapours / gases	MOD (for volatile compounds)	LOW	MOD (for volatile compounds)	MOD (for volatile compounds)	NA		
Receptors and pathways - Cont	rolled Waters		-		1		
Migration to groundwater	MOD	MOD	MOD	MOD	LOW	The underlying strata (granular sands) may allow for the migration of contaminants to shallow groundwater beneath the site.	
Migration to surface water (Sturt Drain)	LOW	LOW	LOW	LOW	LOW	Overland flow and migration of contaminants along preferential pathways (outflow pipe) may occur but the significance is considered to be low.	

Table 6.5b: Summary Preliminary Conceptual Site Model – Inorganic Contaminants

	On sit	te PCAs	Off site PCAs	
Potentially Contaminating Activities	Stabling Placement of	icles on unsealed land of horses of fill material itos Service Pipes	Tram depot and tram lines Market Gardens	Notes
	Heavy Metals Asbestos		Heavy Metals	
Receptors and pathways - Huma	an health (on site and of	if site)		
Dermal contact with soil	MOD	NA	MOD	
Ingestion of soil	MOD	NA	MOD	
Intake via ingestion of site grown vegetables and attached soils.	MOD	NA	MOD	There is potential for exposure to contaminants within the soil at the site through exposure from proposed garden
Inhalation, ingestion of contaminated dusts.	MOD	LOW	MOD	areas.
Inhalation of vapours / gases	NA	NA	NA	
Receptors and pathways - Contr	rolled Waters	I		
Migration to groundwater	MOD	NA	MOD	The underlying strata (granular sands) may allow for the migration of contaminants to shallow groundwater beneath the site.
Migration to surface water (Sturt Drain)	LOW	NA	LOW	Overland flow and migration of contaminants along preferential pathways (outflow pipe) may occur but the significance is considered to be low.

7 ASSESSMENT OF DATA GAPS AND ACCURACY OF INFORMATION

Schedule B2 of the NEPM 2013 states that the ESH report should clearly identify and significant data gaps and include an assessment of the accuracy of the information collected.

The following data gaps have been identified during the ESH assessment:

- Table 3.7 Site Chronology Table indicates that the exact land use of the site is unknown prior to 1949 and at least between the period of 1979 to 1999 when the site was vacant;
- The nature of the material stored on site between 1969 and 1979;
- The exact placement of the cinder track located at the site;
- The location of the lead and asbestos pipes; and
- The extent and nature of any soil contamination occurring from the identified on-site and off-site PCAs.

Based upon these data gaps it is considered that uncertainty exists within the assessment. Therefore, further investigation of the contamination status of the soils is required.

8 CONCLUSIONS AND RECOMMENDATIONS

FMG has completed an ESH assessment for the site located at 86 – 88 Morphett Road, Glengowrie, SA 5044 and has formulated the following conclusions:

- The site occupies an area of approximately 17,150m² and currently comprises a vacant car parking area in the northern and central portions of the site with a commercial pet and plant store and stables located on the southern portion of the site.
- This report is to be used to assist with the development of a Master Plan. Therefore, the exact proposed land use is unknown. For the purposes of this report, the most sensitive land use has been assumed to be the proposed end use. This considers that the site will be redeveloped for residential land use with gardens or accessible soils.
- The objective of this ESH is to identify any potential source(s) of contamination associated with current or historical site uses that may pose an unacceptable risk to site receptors following future development, including residential land use, and/or warrant further investigation.
- The CSM has identified several potential **sources** of contamination. These have included:
 - o Storage of motor vehicles on unsealed surfaces;
 - Stabling of horses;
 - Placement of fill material across the site, including a cinder track;
 - o Asbestos and lead service pipes located across the site;
 - The tram depot and tram lines located along the western boundary of the site and on land to the north of the site; and
 - o Market gardens located to the south of the site.
- The CSM has identified that there are potential human health and environmental receptors associated at the site. These mainly include the future site residents (adults and children) and the groundwater beneath the site. There is also a low risk that the adjacent Sturt Drain may act as a potential receptor and pathway for potential contaminants from overland flow or via preferential pathways along the outflow pipe which runs beneath the site.

Further investigation of a site is required when the results of the ESH indicate that contamination is present or is likely to be present and the information available is insufficient to enable site management strategies to be devised.

- Based upon the findings of the ESH, FMG considers that there is potential risk presented to the identified human health and environment receptors associated with the site. Potential pollutant linkages have been identified to exist, following the residential redevelopment of the site, which warrants further investigation and consideration.
- FMG recommends that a Preliminary Investigation comprising a basic soil investigation is undertaken to assess the contamination status of the site. Basic soil sampling, based upon the findings of the ESH, will allow further investigation into the nature and extent of any site contamination and to further assess the potential risks posed to the identified receptors at the site, following the residential redevelopment.
- The intrusive investigation should be carried out in general accordance with the Australian Standard, Guide to the investigation and sampling of sites with potentially contaminated soil, AS4482.1-2005 and the NEPM 2013.

9 REPORT LIMITATIONS

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This report is intended for the sole use of SAJC Inc. and should not be relied upon by any other party. It has been prepared to meet the objectives of the client with reference to the requirements of the development of the site, as understood by FMG Engineering at the time of writing. Those objectives may not necessarily be the objectives desired by any other third party or any potential purchaser or user of the site.

This report outlines the findings of the Preliminary Site Investigation, ESH works undertaken at the site. The nature of the assessment means that the findings are limited in their application and should not be considered as adequately addressing all potential environmental issues and risks.

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FIGURE 1

Site Location Plan

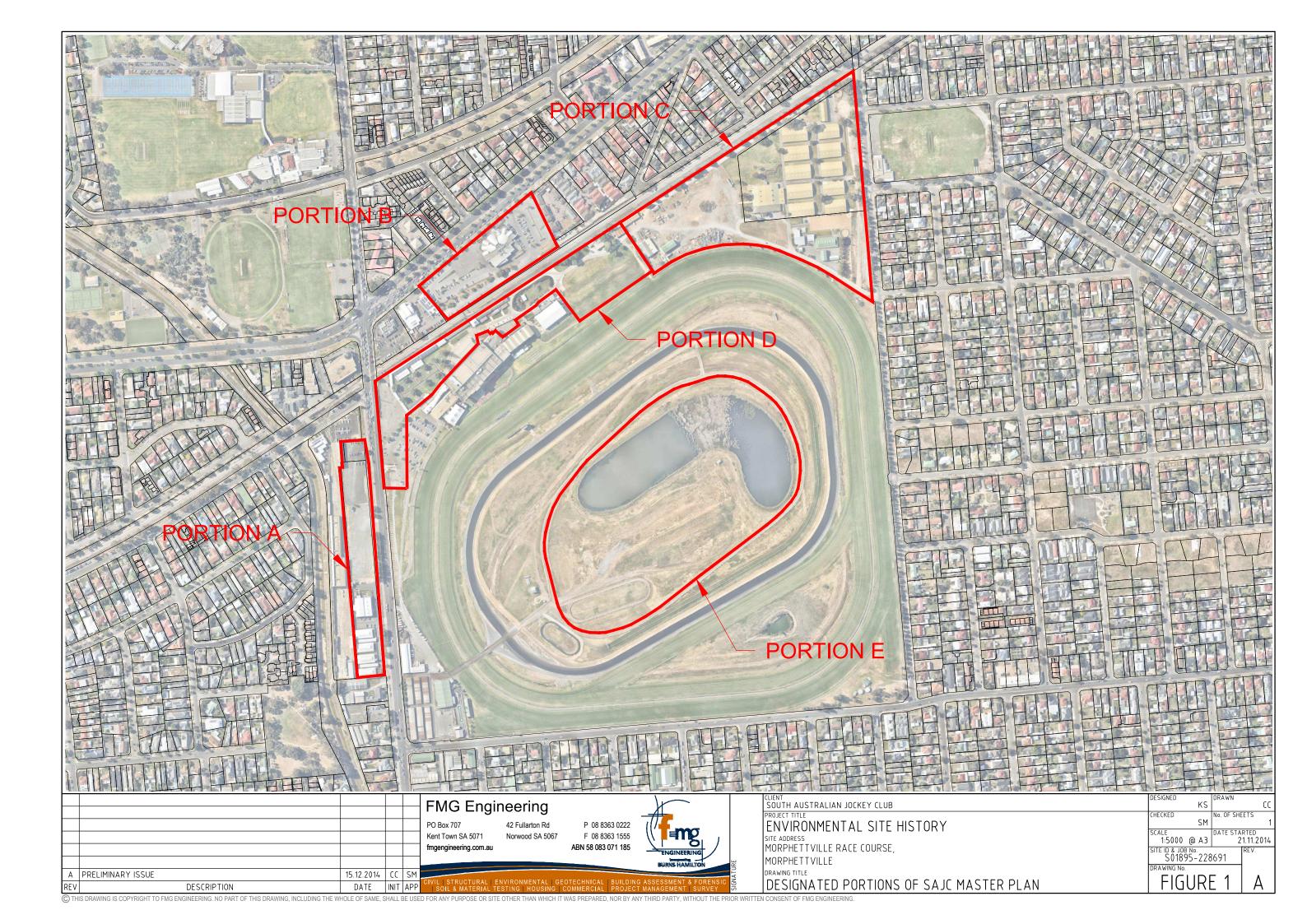


FIGURE 2

Site Layout Plan



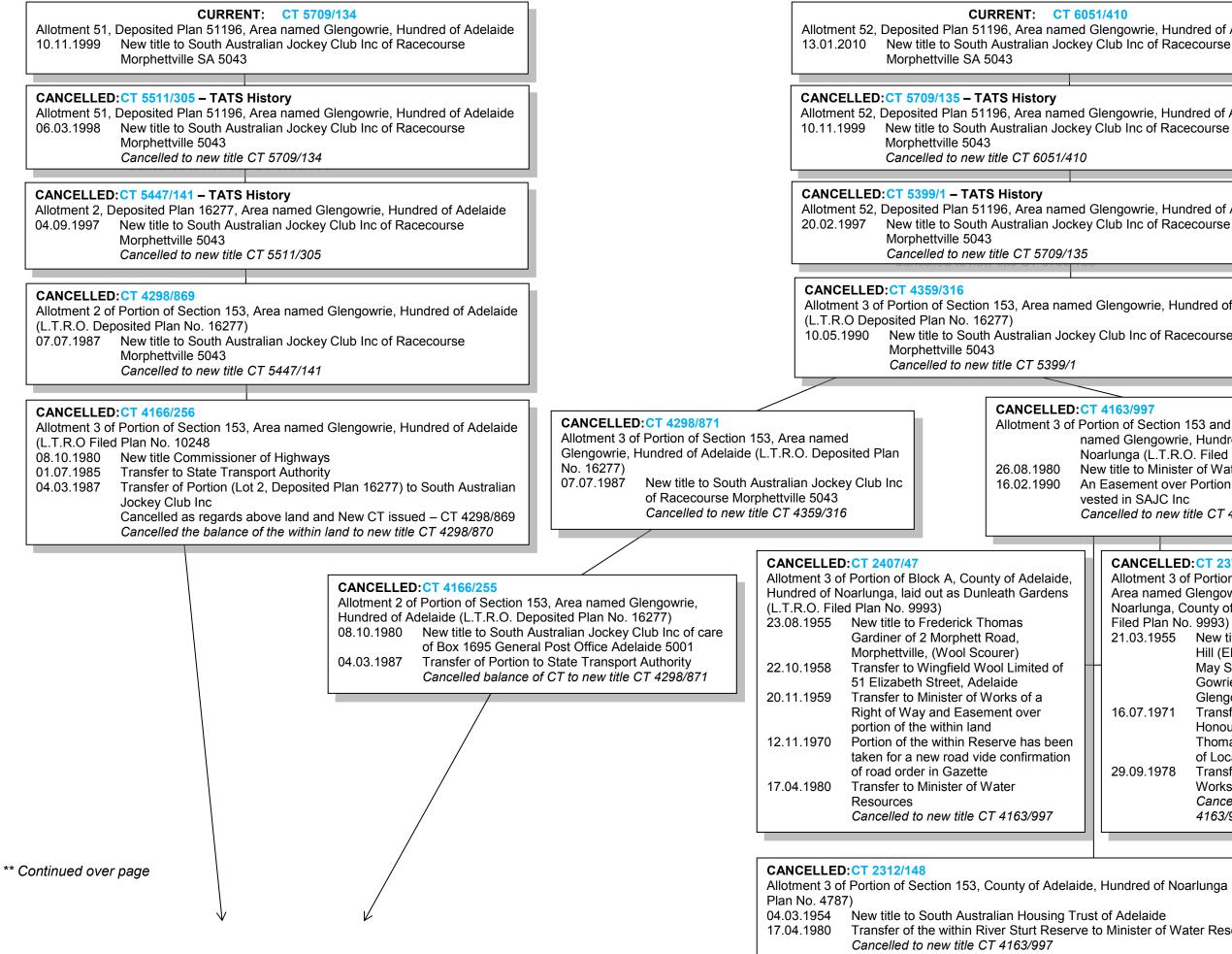
			- FMG Engi	neering		SOUTH AUSTRALIAN JOCKEY CLUB
			PO Box 707 Kent Town SA 5071 fmgengineering.com.au	42 Fullarton Rd P 08 8363 02 Norwood SA 5067 F 08 8363 15 ABN 58 083 071 1	55 (\ = ?? ,	ENVIRONMENTAL SITE HISTORY SITE ADDRESS MORPHETTVILLE RACE COURSE,
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THIS DRAWING IS COP	VRIGHT TO EMG ENGINEERING NO PART OF THIS DRAWING INCLUDIN	IG THE WHOLE OF SAME SHALL BE L	ISED FOR ANY PURPOSE OR SIT	E OTHER THAN WHICH IT WAS PREPARED NOR	BY ANY THIRD PARTY, WITHOUT THE PRIOR V	WRITTEN CONSENT OF EMG ENGINEERING

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APPENDIX A

Certificate of Titles - Current and Cancelled

PORTION A – 86-88 Morphett Road: History of Site Ownership



CURRENT: CT 6051/410

Allotment 52, Deposited Plan 51196, Area named Glengowrie, Hundred of Adelaide

Allotment 52, Deposited Plan 51196, Area named Glengowrie, Hundred of Adelaide

Allotment 52, Deposited Plan 51196, Area named Glengowrie, Hundred of Adelaide New title to South Australian Jockey Club Inc of Racecourse

Allotment 3 of Portion of Section 153, Area named Glengowrie, Hundred of Adelaide

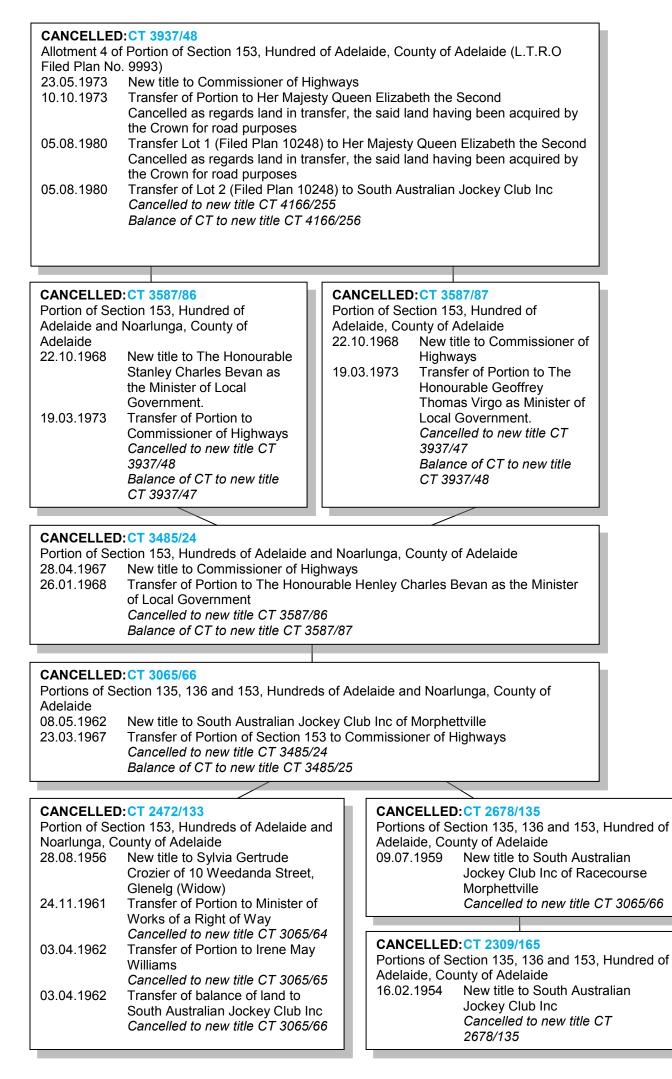
New title to South Australian Jockey Club Inc of Racecourse

CANCELLED: CT 4163/997

otment 3 of	Portion of Section 153 and other land, Area
	named Glengowrie, Hundred of Adelaide and
	Noarlunga (L.T.R.O. Filed Plan No. 9993)
08.1980	New title to Minister of Water Resources
02.1990	An Easement over Portion of the within land is
	vested in SAJC Inc
	Cancelled to new title CT 4359/316

Allotment 3 of Portion of Section 153, County of Adelaide, Hundred of Noarlunga (L.T.R.O. Deposited

Transfer of the within River Sturt Reserve to Minister of Water Resources





Title Register Search LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5709 FOLIO 134 *

COST : \$26.50 (GST exempt) REGION : EMAIL AGENT : KOK7P BOX NO : 000 SEARCHED ON : 10/12/2014 AT : 11:32:45 CLIENT REF 530 - PO111149

PARENT TITLE	:	СТ 5511/305
AUTHORITY	:	RTD 8578742
DATE OF ISSUE	:	10/11/1999
EDITION	:	1

REGISTERED PROPRIETOR IN FEE SIMPLE

SOUTH AUSTRALIAN JOCKEY CLUB INC. OF RACECOURCE MORPHETTVILLE SA 5043

DESCRIPTION OF LAND

ALLOTMENT 51 DEPOSITED PLAN 51196 IN THE AREA NAMED GLENGOWRIE HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED A TO AYERS NET LTD. (RTD 8578742)

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

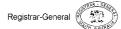
DOCUMENTS AFFECTING THIS TITLE

REGISTRAR-GENERAL'S NOTES

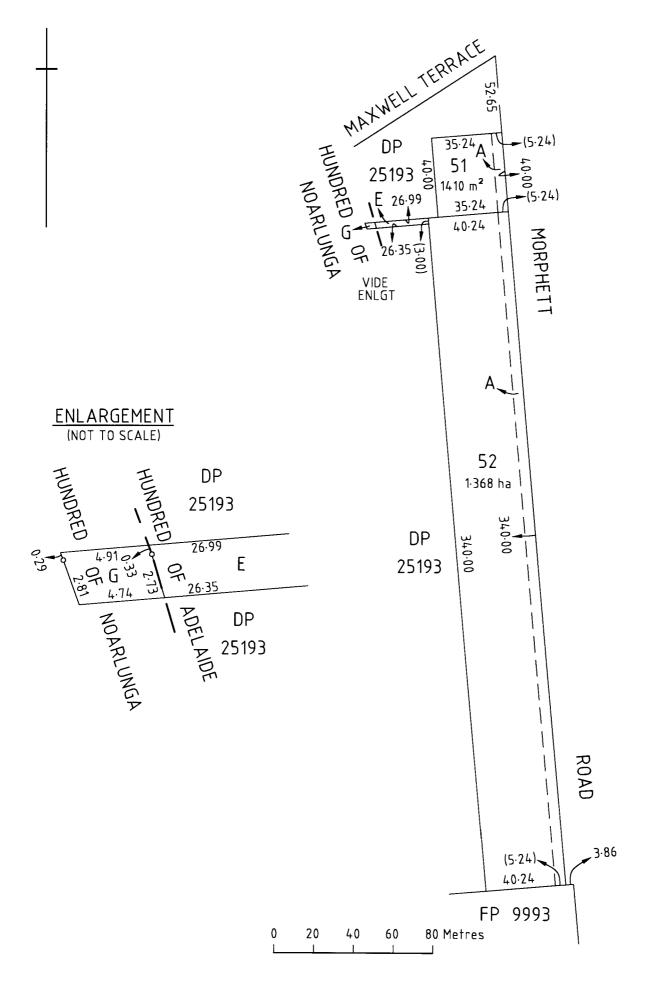
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5709 FOLIO 134 SEARCH DATE : 10/12/2014 TIME: 11:32:45



Page 2 of 2

PropertyAssist - Results





Government of South Australia Department of Planning. Transport and Infrastructure

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PropertyAssist - Results

Order No. 20141210313888

Please record this number for later use.

Customer reference: 530 - PO111149

PropertyAssist has found the following information based on your query data of : CT 5511/305

New Search)

PropertyAssist - Historical Search

Title Reference	CT 5511/305	
Previous Title Reference	CT 5447/141	
Other Previous Title References NO		
Title Status	TOTALLY CANCELLED	
Date of Issue	6 MARCH 1998	
Latest Duplicate	EDITION 1	
Authority Document	RT 8410054	
Other Authority Documents	NO	

Completion Document Produced Status Details Date Number **REQUEST FOR NEW TITLES -**30 OCTOBER 15 NOVEMBER 8578742 REGD DEPOSITED PLAN 1998 1999 D 51196

Search Date 11:40 AM, Wed 10th December, 2014

Total Cost for this Order is \$0.00

New Search)

PropertyAssist Disclaimer Privacy Statement Copyright Government of South Australia 11:40:49 AM - 10 Dec 2014 The PropertyAssist application is managed by the Land Services Group of the Department of Planning, Transport and Infrastructure. PropertyAssist - Results





Government of South Australia Department of Planning, Transport and Infrastructure

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PropertyAssist - Results

Order No. 20141210313901

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Customer reference: 530 - PO111149

PropertyAssist has found the following information based on your query data of : CT 5447/141

New Search)

PropertyAssist - Historical Search

Title Reference	CT 5447/141
Previous Title Reference	CT 4298/869
Other Previous Title References	s NO
Title Status	TOTALLY CANCELLED
Date of Issue	4 SEPTEMBER 1997
Latest Duplicate	EDITION 1
Authority Document	CD 6987000
Other Authority Documents	NO

Produced	Completion Date	Document Number	Status	Details
12 DECEMBER 1997	9 MARCH 1998	8410054	REGD	REQUEST FOR NEW TITLES

Search Date 11:41 AM, Wed 10th December, 2014

Total Cost for this Order is \$0.00

New Search)

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ORIGINAL

CERTIFICATE OF TITLE

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South Australia

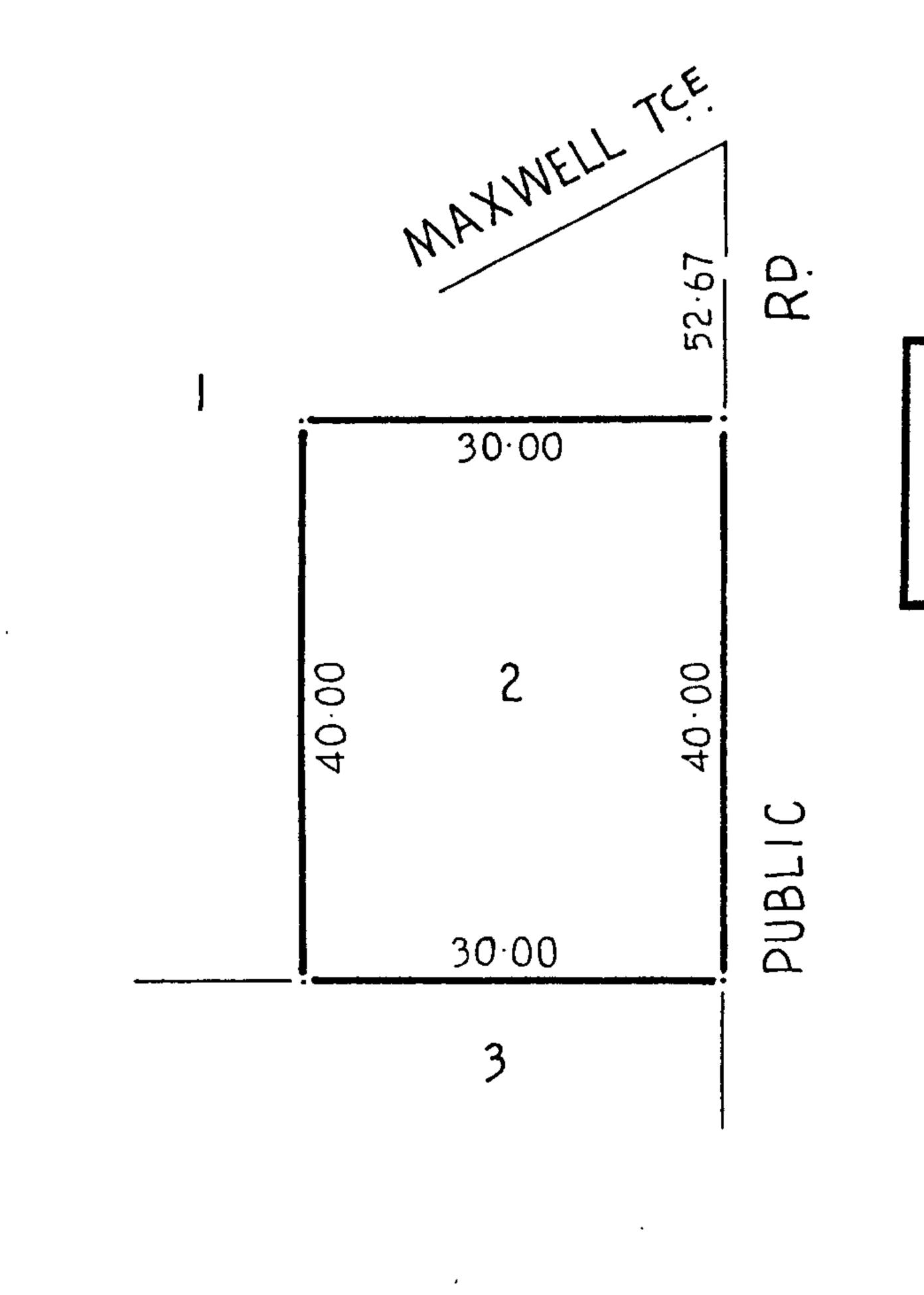
Register Book, Volume 4298 Folio 869



Pursuant to Transfer 6321939 Registered on Vol.4166 Folio 256

SOUTH AUSTRALIAN JOCKEY CLUB INCORPORATED of Racecourse Morphettville 5043 is the proprietor of

an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in <u>ALLOTMENT 2</u> of portion of Section 153 HUNDRED OF ADELAIDE in the area named GLENGOWRIE (L.T.R.O. DEPOSITED PLAN No.16277) and delineated on the plan hereon by bold black lines In witness whereof I have signed my name and affixed my seal this 74 day of July 1987 Signed the 71/ day of July 1987, in the presence of J. H. Qaylon Acting Deputy Registrar-General **^**

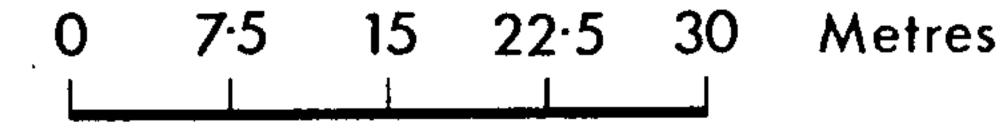


The within land has been declared to be open space within the meaning of Section 29 Town Planning Act 1929-1963 vide proclamation in Government Gazette dated 6.11.1958 Page 1253



CANCELED

CONVERTED TO A COMPUTERISED TITLE





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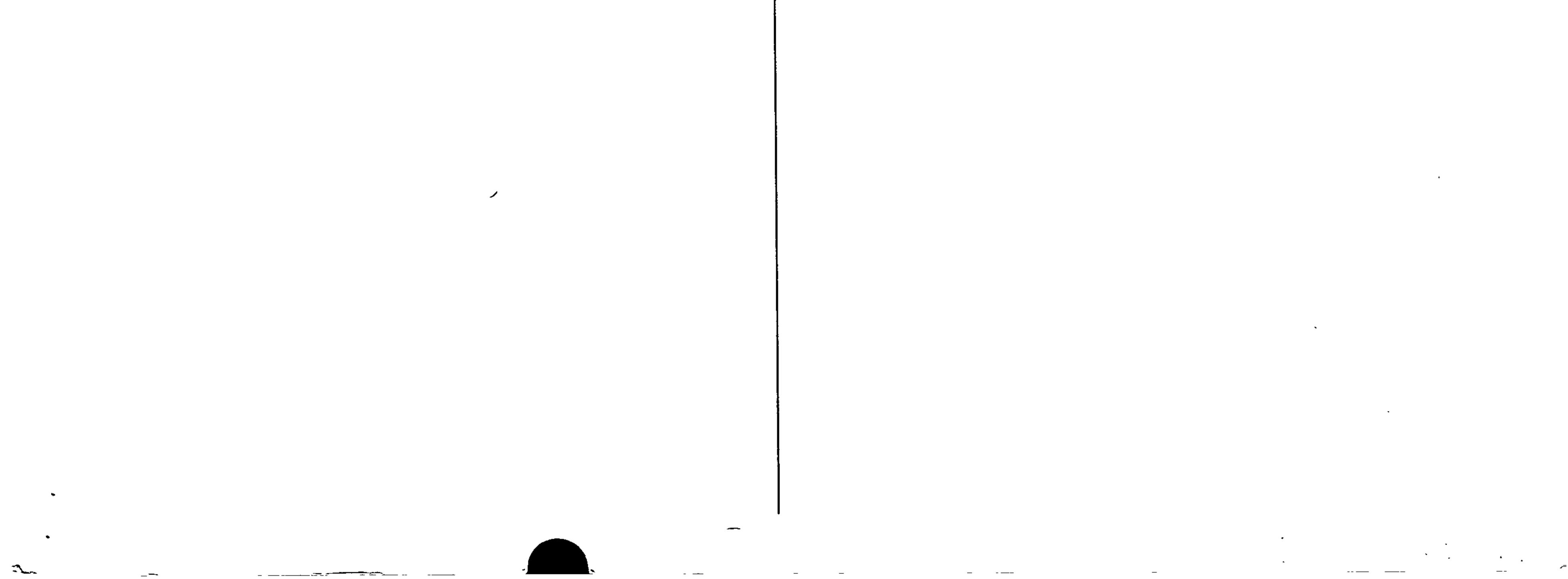
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ORIGINAL CERTIFICATE OF TITLE



Register Book, Volume 4166 Folio 256



New Certificate for the balance of the Land in Vol.3937 Folio 48

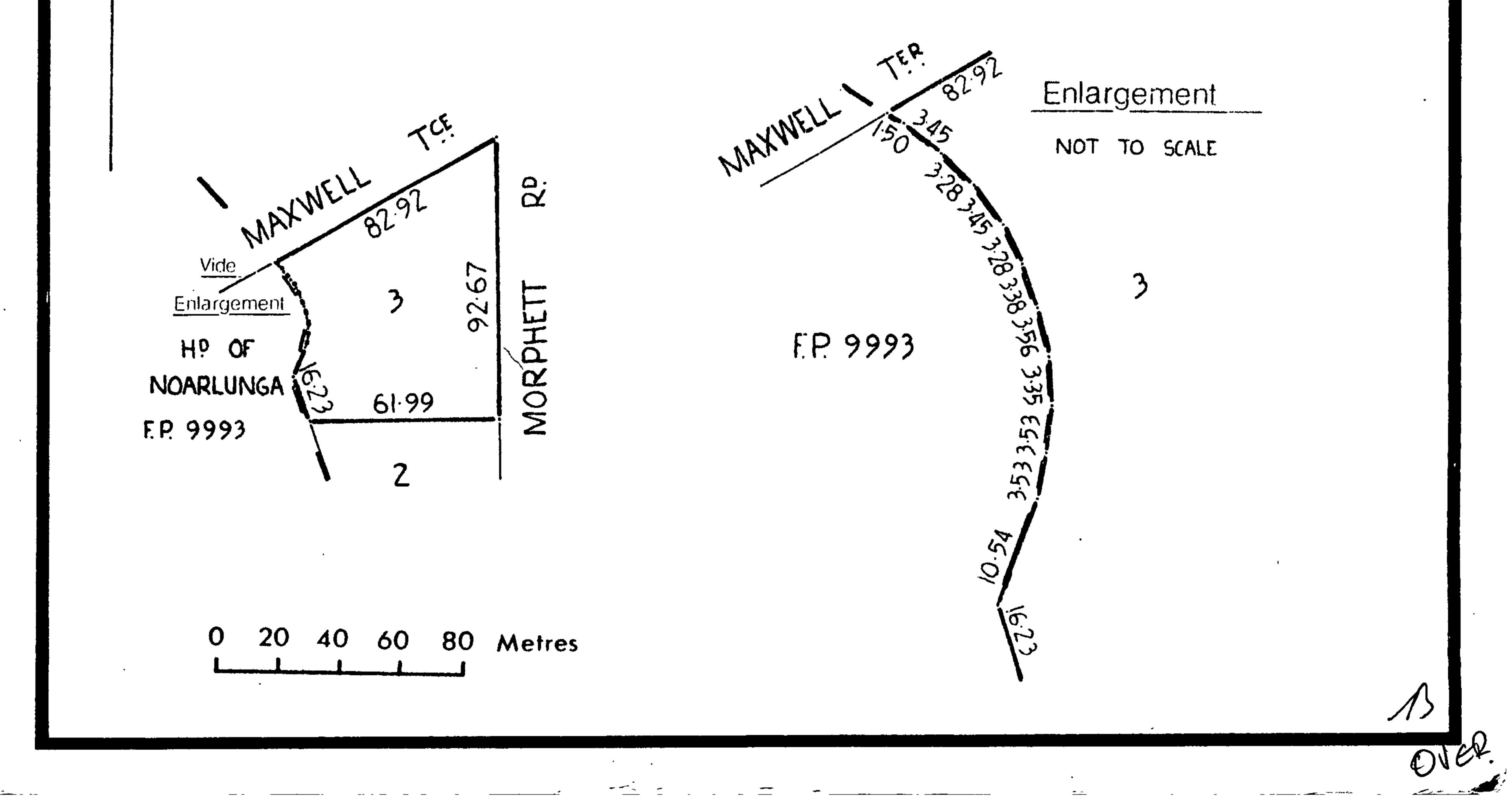
<u>COMMISSIONER OF HIGHWAYS</u> is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in <u>ALLOTMENT 3</u> of portion of Section 153 <u>HUNDRED OF ADELAIDE</u> in the area named <u>GLENGOWRIE</u> (L.T.R.O. FILED PLAN NO.10248) and delineated on the plan hereon by bold black lines In witness whereof I have signed my name and affixed my seal this 8th day of Outober 1980 Signed the 8th day of Outober 1980, in the presence of R. David

Deputy Registrar-General



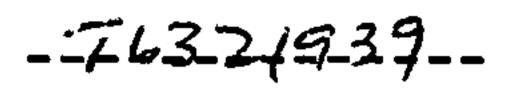
The within land has been declared to be open space within the meaning of Section 29 Town Planning Act 1929-1963 vide proclamation in Government Gazette dated 6.11.1958 Page 1253





F6042932-AT 6049113 D.P.16277 VOL 4166FOL 256

TRANSFER 6042932 to STATE TRANSPORT AUTHORITY of the within land Produced 1.7.1985 at 14:30





TRANSFER 6321939 to SOUTH AUSTRALIAN JOCKEY CLUB INCORPORATED of PORTION of the within land (Lot 2 D.P. 16277) Produced 4.3.1987 at 12:25



CANCELLED as regards above land and new C.T. issued VOL. 4298 FOL. 869



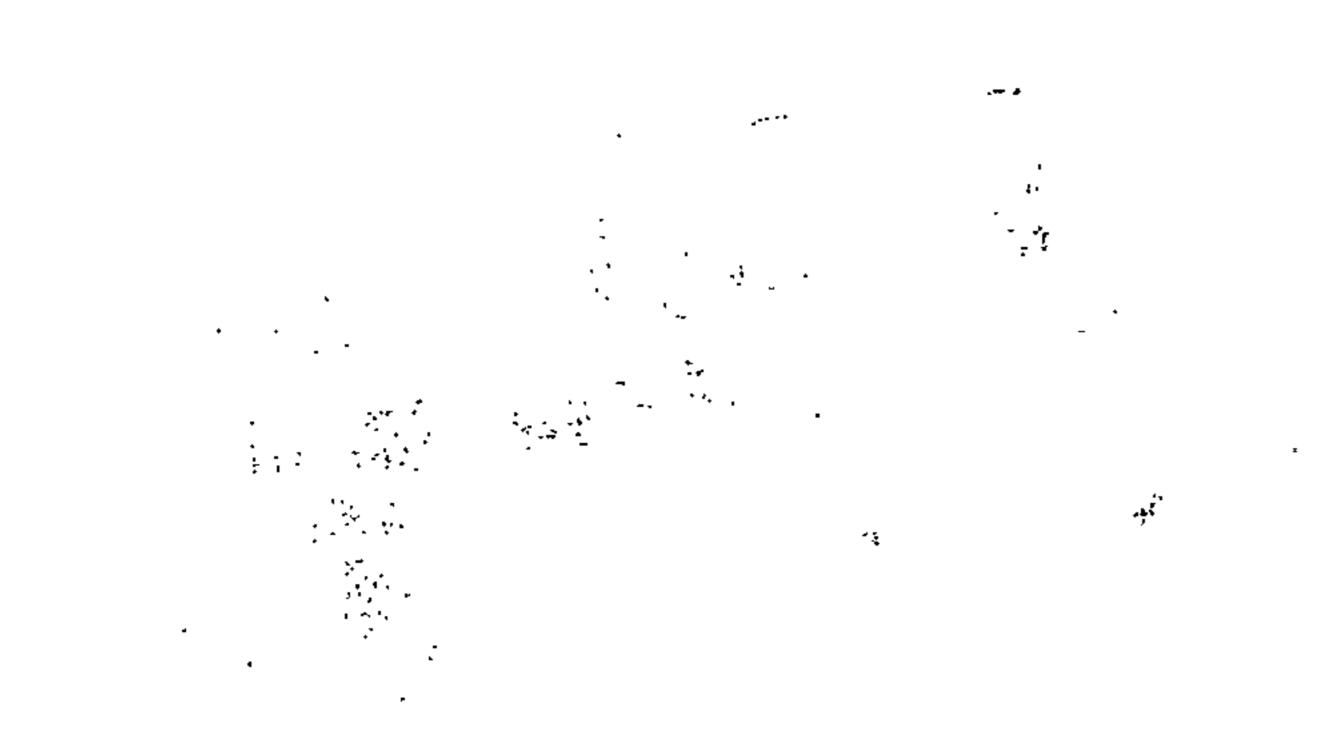
THE WHOLE OF THE WITHIN LAND IS NOW COMPRISED IN DEPOSITED PLAN / 6277 VIDE APPLICATION R.T. 6049113

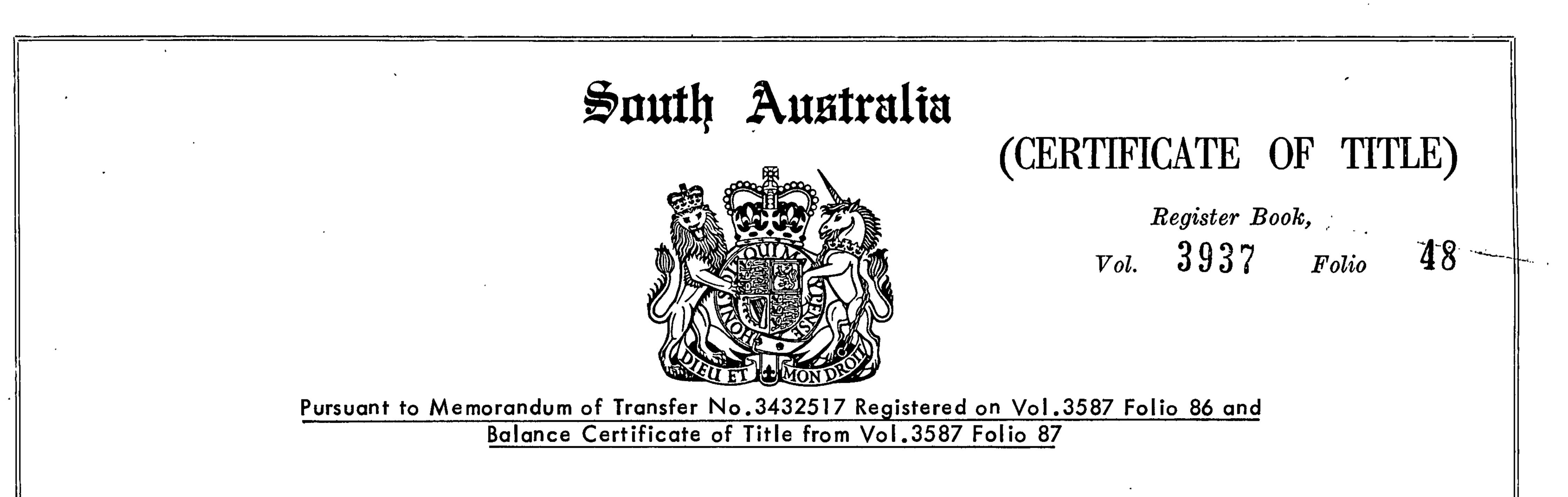


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CERTIFICATE OF TITLE Balance AND ISSUED VIDE 6321939 DEPOSITED PLAN NOI6277 VOL. 4298 FOL. 870

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COMMISSIONER OF HIGHWAYS

- ____ - __

the proprietor of an estate in fee simple is

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in COUNTY of prood Dep. Reg. Genl.

THAT PIECE of land containing seven acres three roods and twenty one perches or thereabouts situated in the HUNDRED OF ADELAIDE COUNTY OF ADELAIDE being PORTION OF SECTION 153 more particularly delineated and bounded as appears in the plan in the margin hereof by bold black lines

aid Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide. Except such portion of the within land containing – Ac 1 Rd 28 Per acquired by the Crown for road public at Adelaide. Which said Section is this 23rd day of May #1923

In witness whereof I have hereunto signed my name and affixed my seal this

Signed the 23rd day of Mary 1973, in the presence of Mauhie

The land in this Certificate is REDESIGNATED as ALLOTMENT(S) 4 In FILED PLAN 9993

F.P. 10248 APPROVED

Registrar-General Deputy

Bf. Nain

The within land has been declared to be open space within the meaning of Section 29 of the Town Planning Act 1929-1963 vide proclamation in Government Gazette dated 6.11.1958 Page 1253

Gl. Main Dep. Reg. Genl.

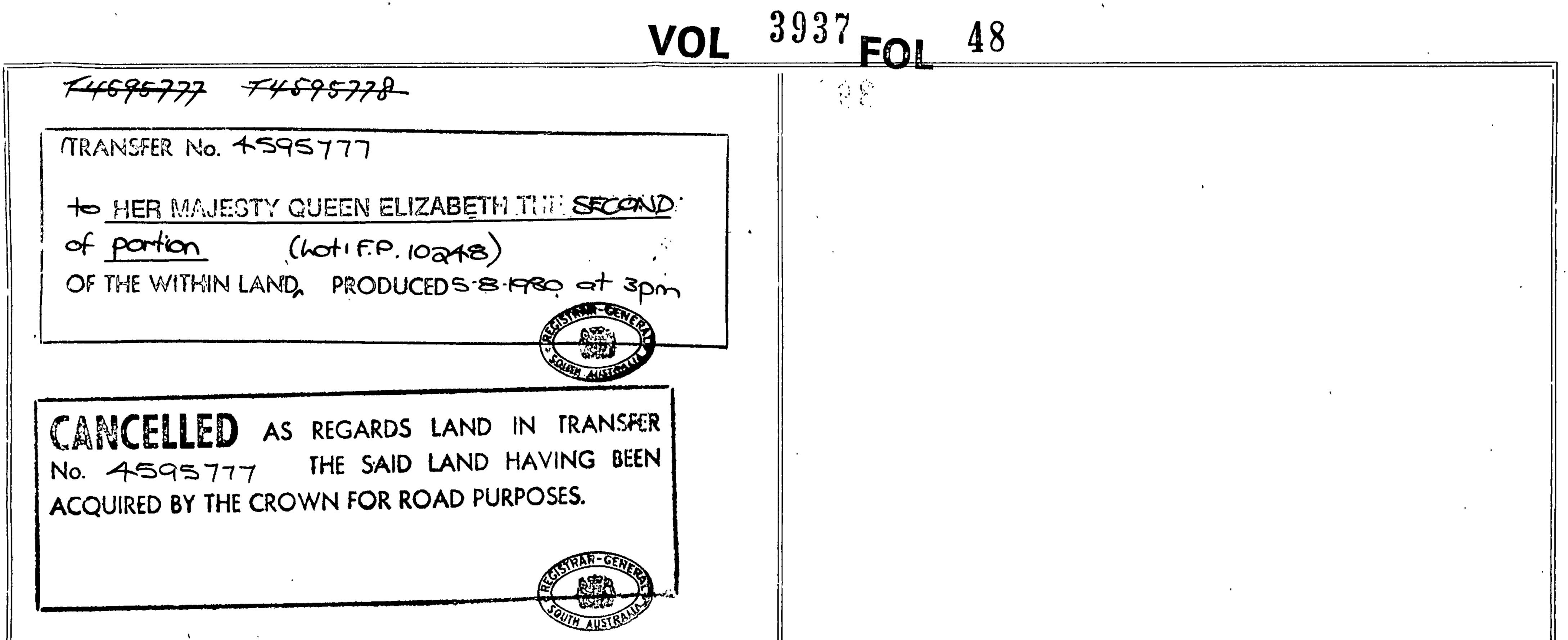
TRANSFER No. 3527095 6 HER MAJESTY QUEEN ELIZABETH THE SECOND of portion

OF THE WITHIN LAND. PRODUCED 10.10.1973 AT 11.25an DEP. REG. GEN. Condor

ANCELLED AS REGARDS LAND IN TRANSFER No. 3527095. THE SAID LAND HAVING BEEN ACQUIRED BY THE CROWN FOR ROAD PURPOSES.

K. Condon

DEP. REG. GEN.



TRANSFER No. 4595778 TO South Australian Jockey Club Inc. of portion CFTHEWITHINKING (Lot 2 F.P. 10248) PRODUCED 5.8.1980 AT 3pm CANCELLED AS REGARDS ABOVE LAND AND ISSUED VOL. 4166 FOL. 255 CANCELLED CERTIFICATE OF TITLE AND Balance FILED PLAN NO. 10248 ISSUED VIDE 4595718 FOL. 256 VOL. 4166

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VOL 3937 FOL 48

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VOL 3937 FOL 48

" Road Vide 7.3527095 1. Melson Hay Sh Dep. Reg. Genl. Abuttal Vide Tr 3541647 4

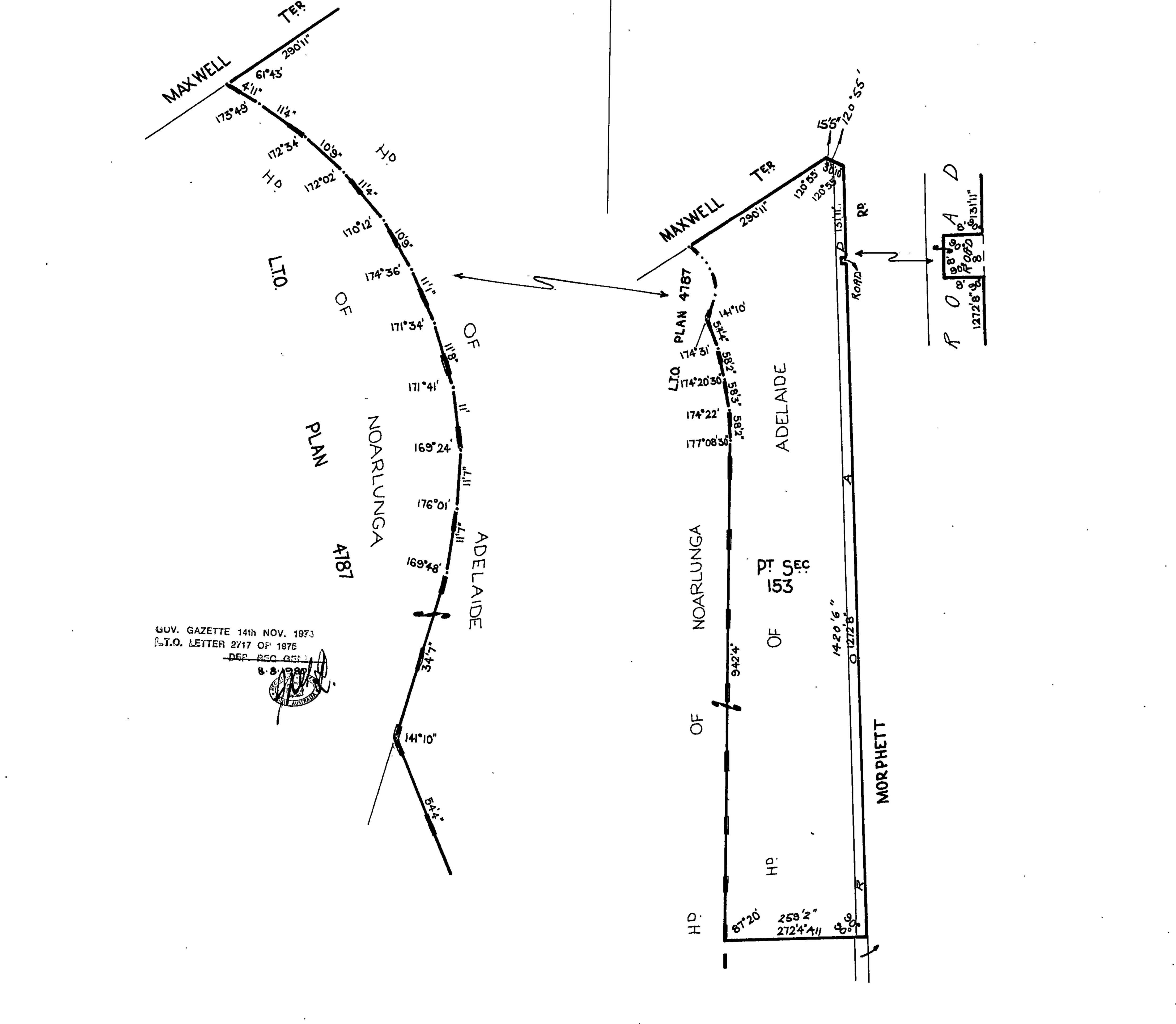
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THAT PIECE of land containing one acre one rood and thirteen perches or thereabouts situated in the HUNDREDS OF ADELAIDE AND NOARLUNGA COUNTY OF ADELAIDE being PORTION OF SECTION 153 more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green SUBJECT

nevertheless to a right of way more particularly described and set forth in Memorandum of Transfer No.2319907 over portion of the said land as delineated in the said plan and therein marked Private Road

deposited in the Land delineated in the public maps of the said Which said Section Hundreds is Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this 22^{-d} day of October 1968

Signed the 22nd day of October 1968, in the presence of M.A. Maddem } OBCollins

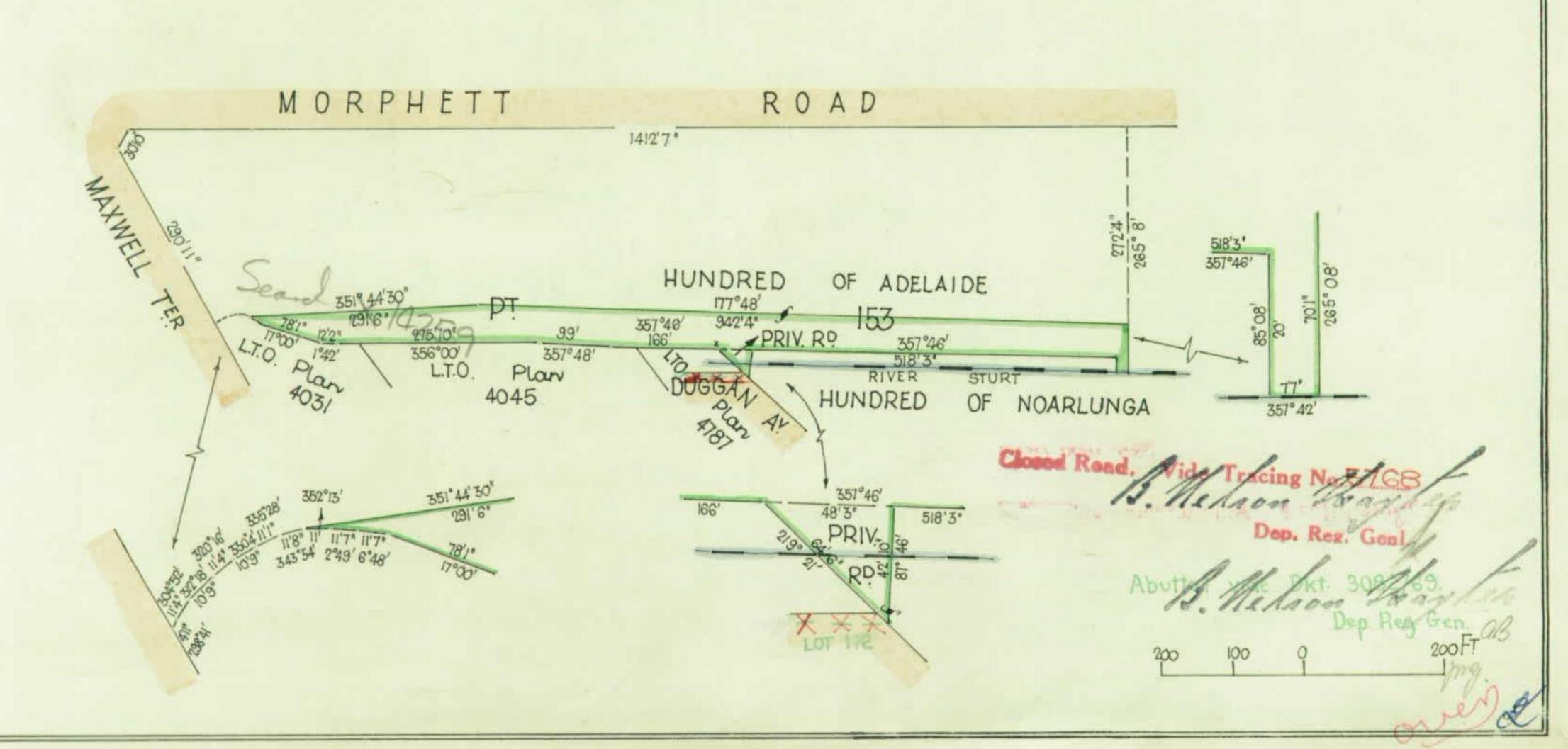
Registrar-General



The within land has been declared to be open space within the meaning of Section 29 of the Town Planning Act 1929-1963 Vide proclamation in Government Gazette dated 6.11.1958 Page 1253

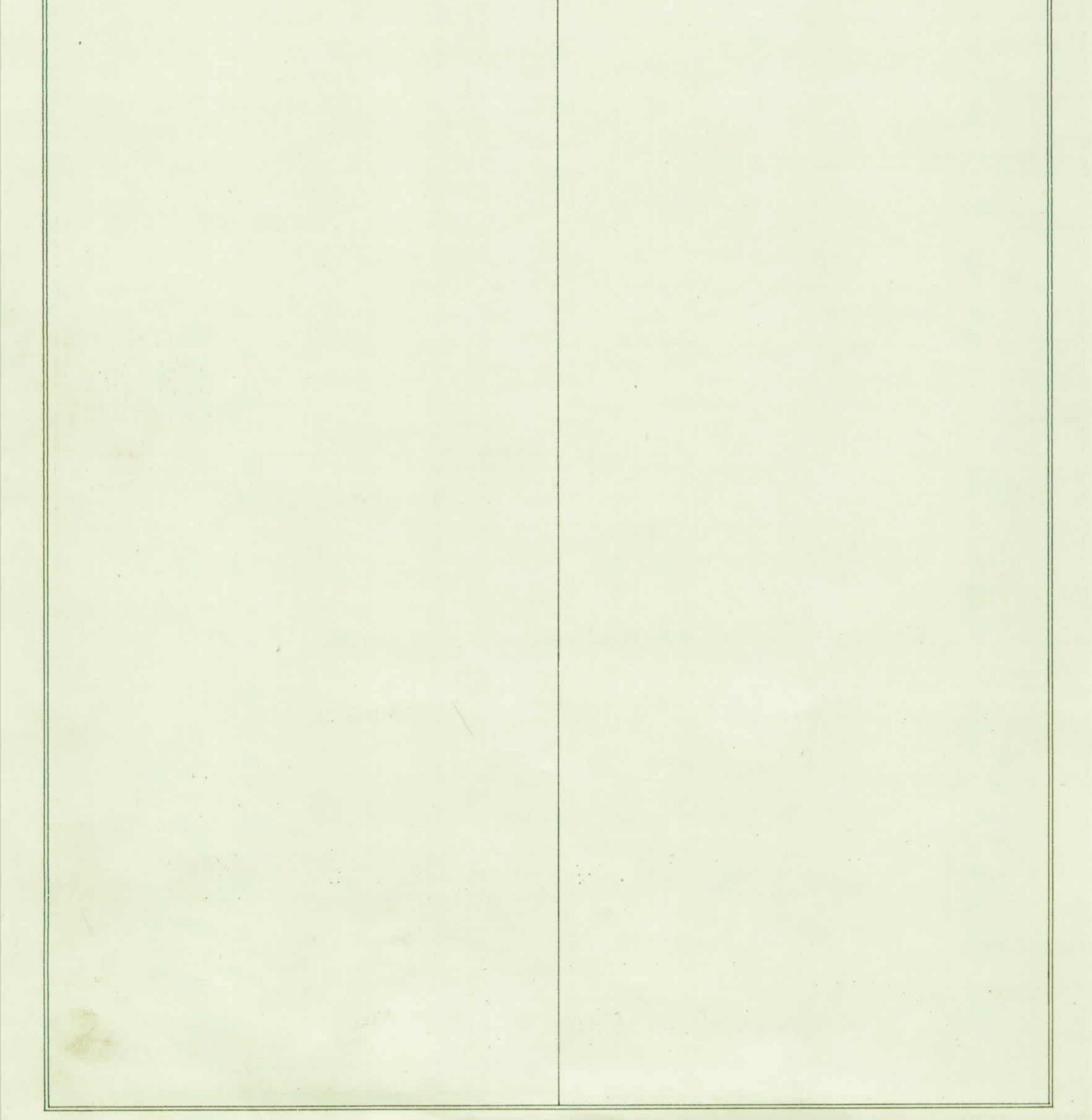
Colling

Reg.Genl.





7-3432517-2 h flet TRANSFER No. 3432 51 soio AT 11. 200 DEP. REG. GEN. VOL. 3937 FOL. 48 DEP. REG. GEN. CANCELLED AND Balance CERTIFICATE OF TITLE ISSUED VIDE VOL. 3937 FOL. 47. K. Condon DEP. REG. GEN.







Balance Certificate of Title from Vol. 3485 Folio 24

COMMISSIONER OF HIGHWAYS

the proprietor of an estate in fee simple is

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT PIECE of land containing seven acres three roods and seventeen perches or thereabouts situated in the HUNDRED OF ADELAIDE COUNTY OF ADELAIDE being PORTION OF SECTION 153 more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

deposited in the Land delineated in the public map of the said Which said Section is Hundred Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this 22nd day of October

1968

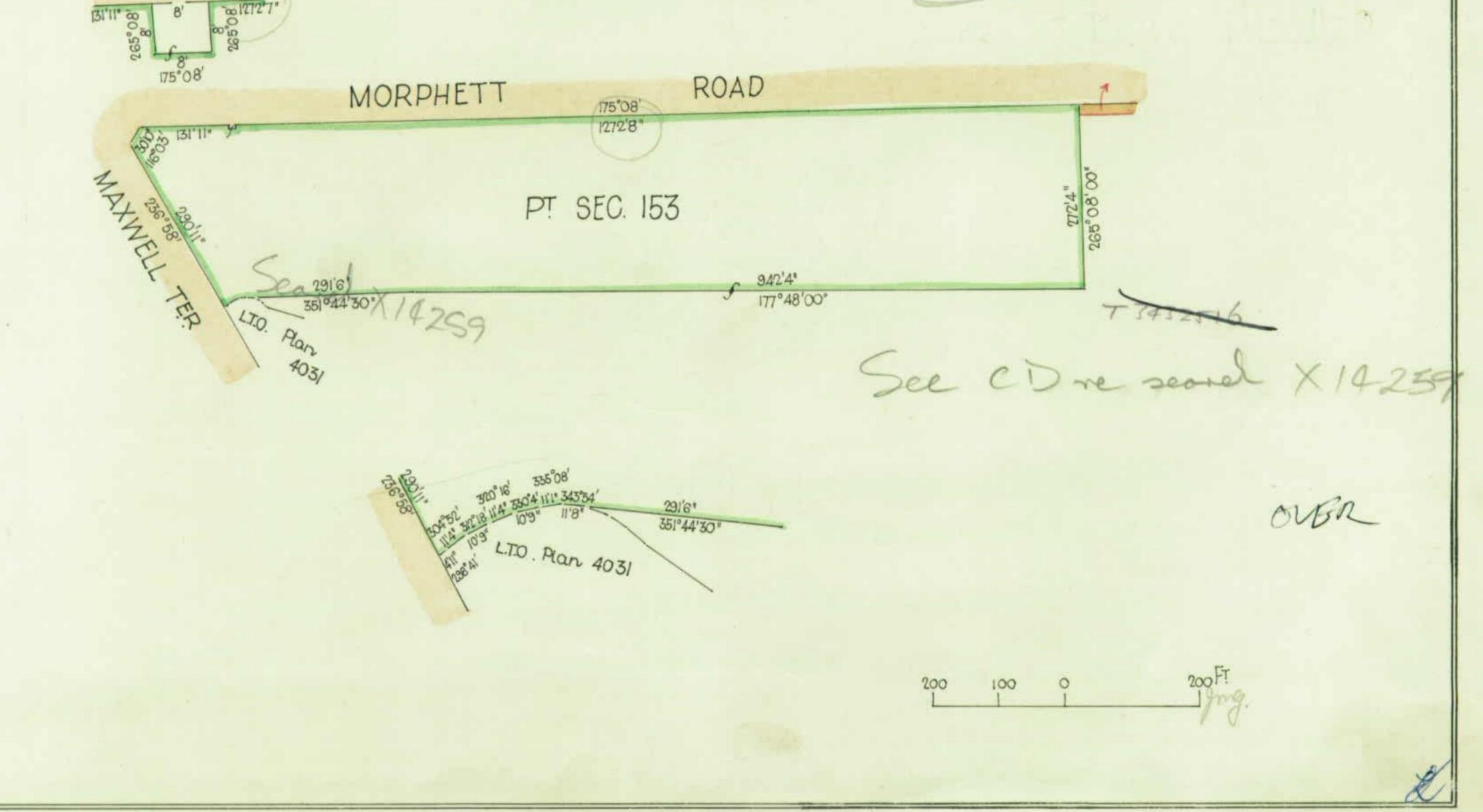
Signed the 22nd day of October 1968, in the presence of M.A. Maddem } October

Registrar-General



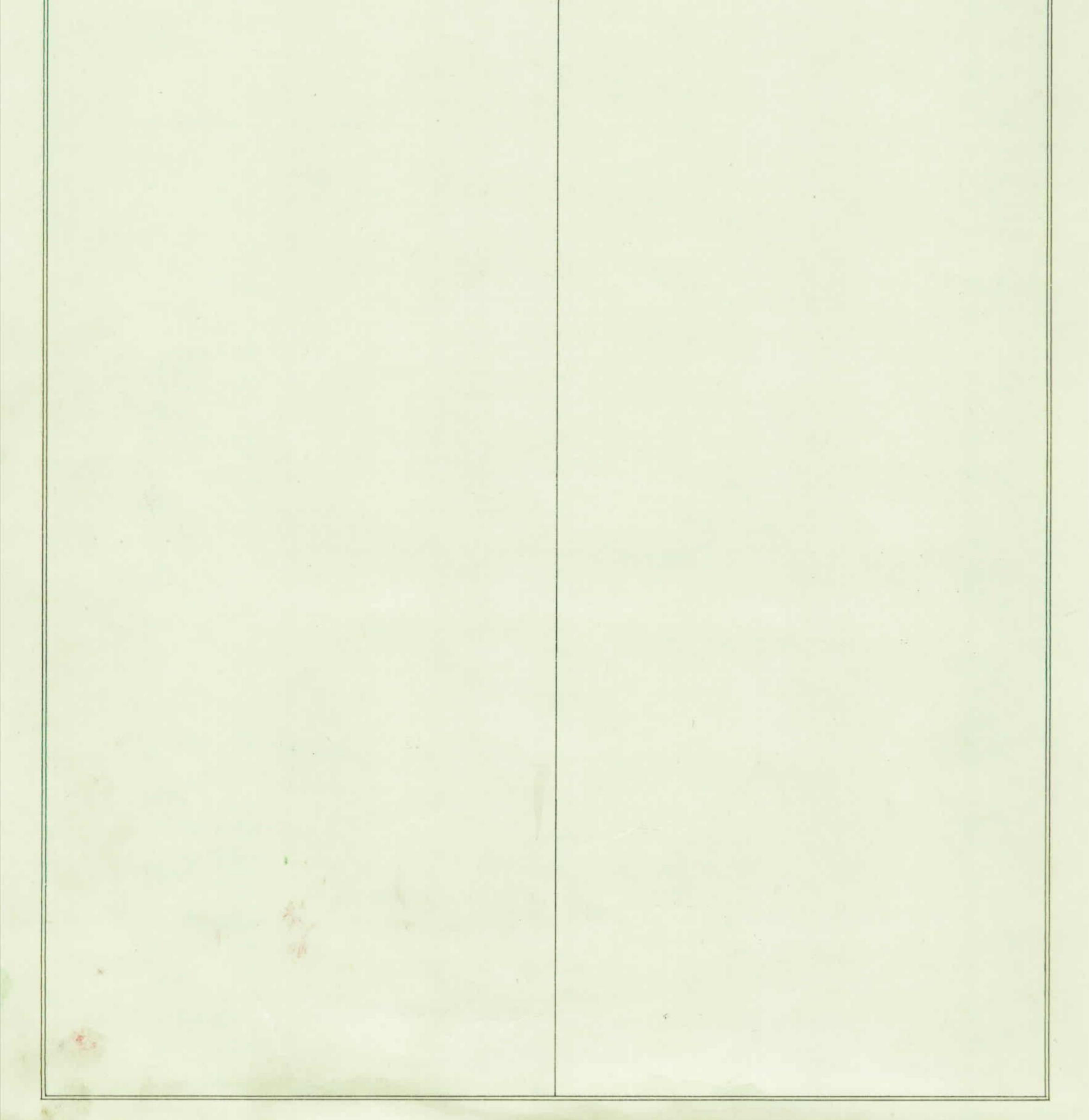
The within land has been declared to be open space Abuttal vide Tr. 3155269 within the meaning of Section 29 of the Town Planning Act 1929-1963 Vide proclamation in Government Gazette Act 1.1958 Page 1253

Reg.Genl.

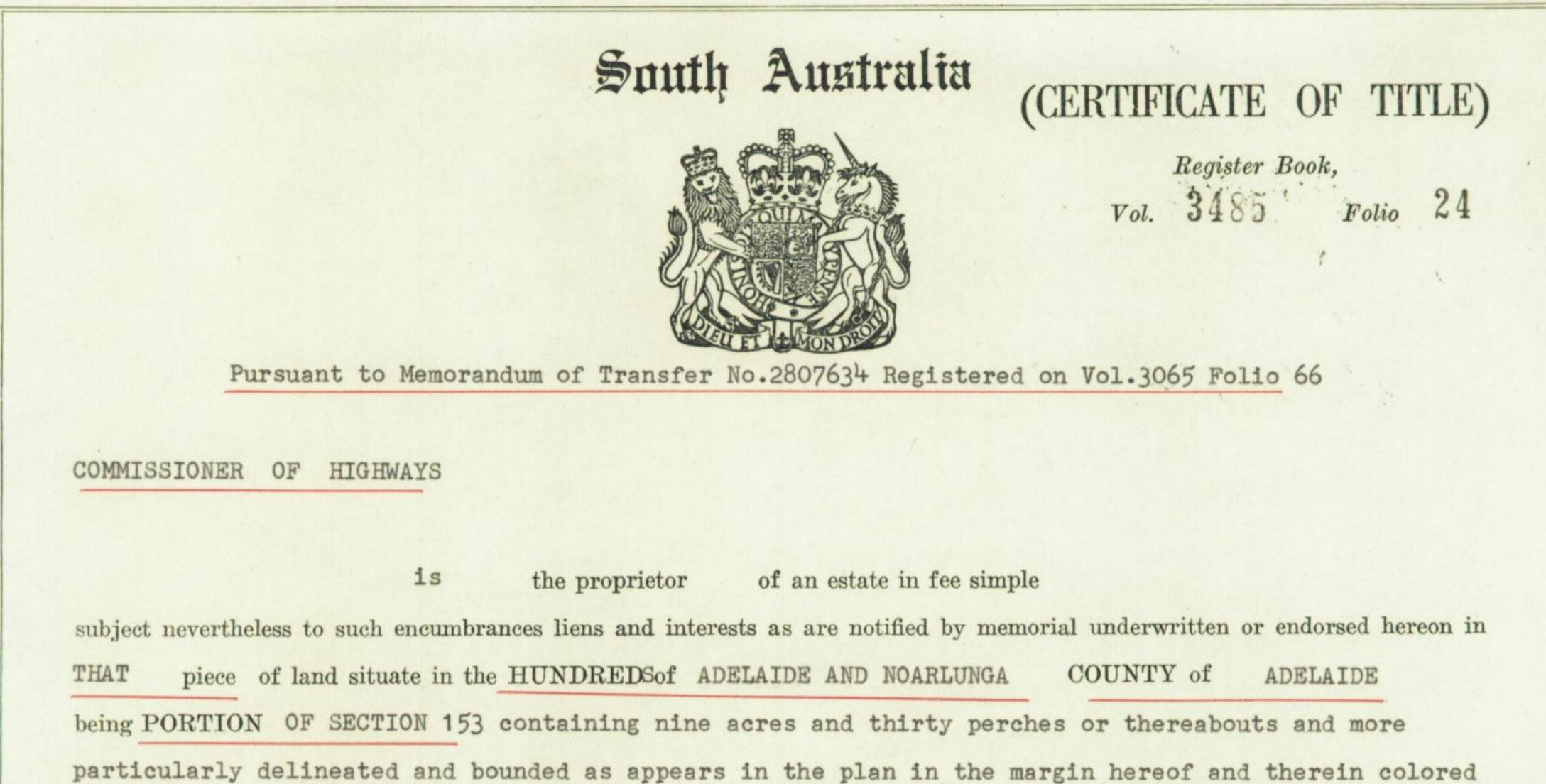




TRANSFER No. 3432 516 wable AT 11.20 anni DEP. REG. GEN. ODUCED 9, 2 19 32 VOL. 3937 FOL. 47 CANCELL Condor DEP. REG. GEN. CANCELLED AND Balance CERTIFICATE OF TITLE ISSUED VIDE VOL 3937 FOL 48. K. Emdon DEP. REG. GEN







green SUBJECT nevertheless to a right of way granted by and more particularly described and set forth in Memorandum of Transfer No.2319907 over portion of the said land as delineated in the said plan and therein marked Private Road

Which said Section is delineated in the public maps of the said Hundreds deposited in the Land Office at Adelaide.

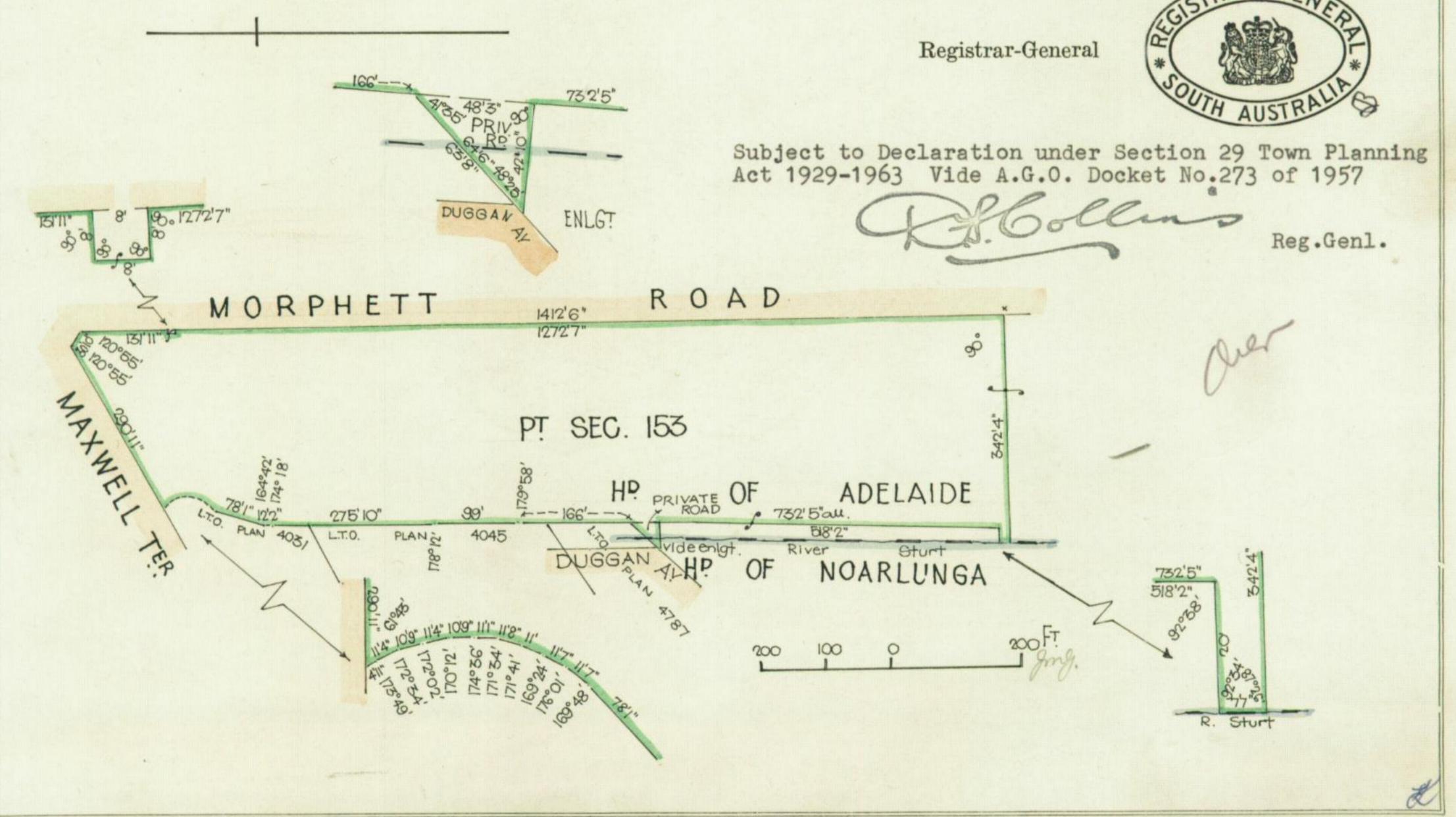
In witness whereof I have hereunto signed my name and affixed my seal this

28th day of april 1967

Signed the

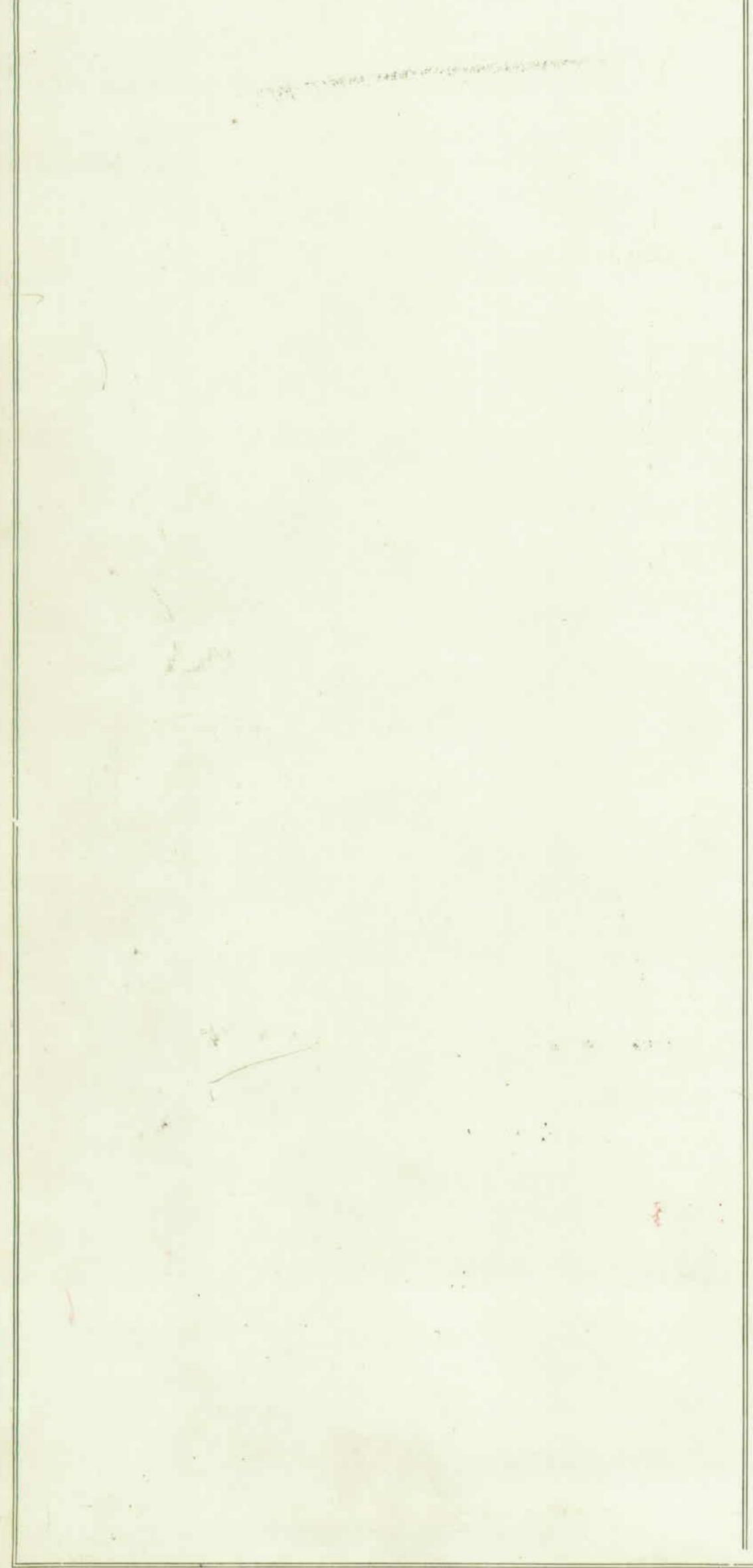
ned the 28th day of April 1967, in the presence of *Uspears*

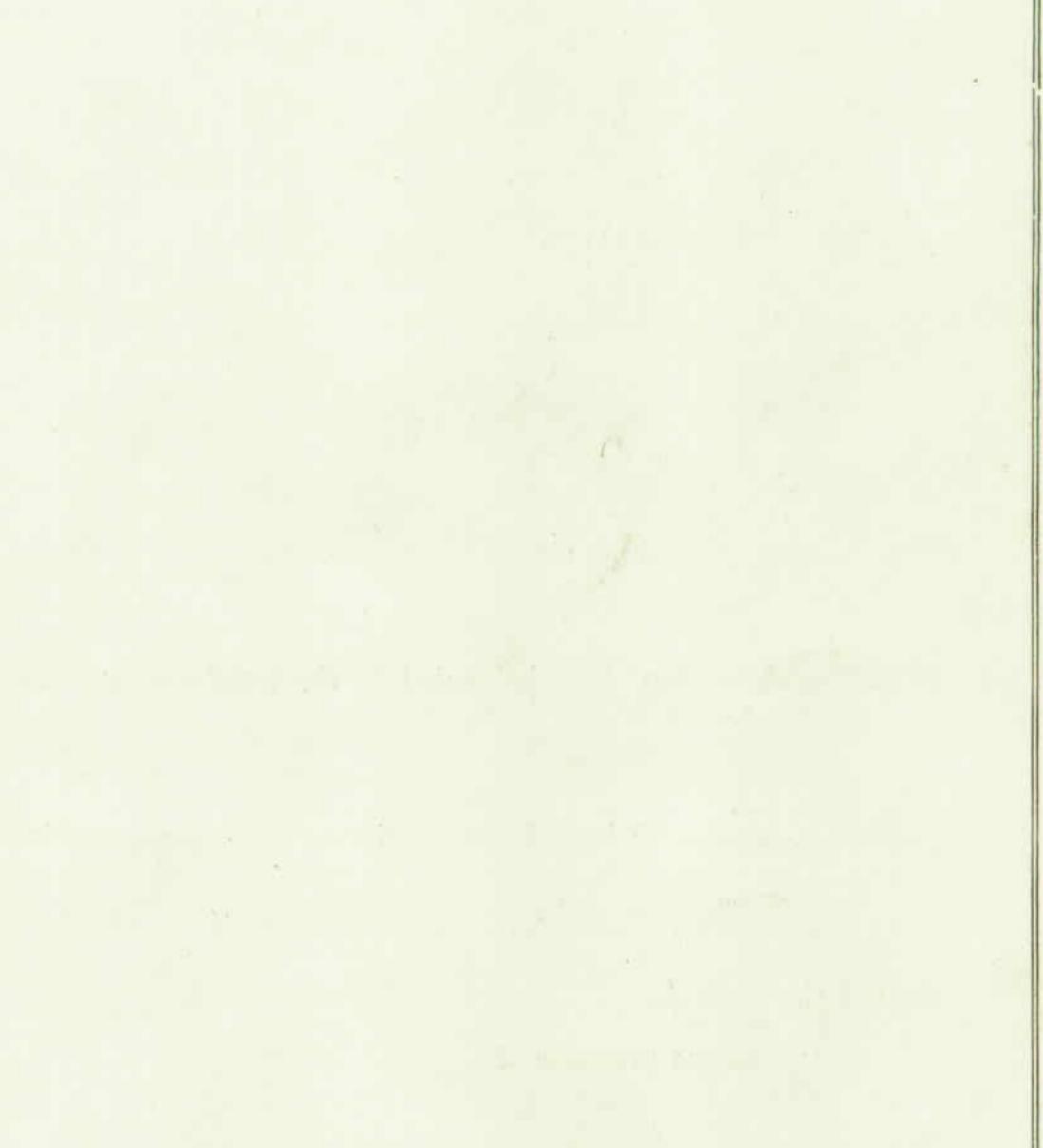
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. . . 1.41 TRANSFER marable OF THE WITHIN CO. AT2 100 PRODUCED 26.1. 19/2 VE LAND AND NEW C.T. ISSUED CANCELLE Do Mehron Hayken DEP. REG. GEN. CANCELLED AND Balance CERTIFICATE OF TITLE ISSUED VIE VOL 3587 FOL 87 Mahaon May Lay DEP. REG. GENL.









(CERTIFICATE OF TITLE)

Register Book,

Vol. 3065 Folio 66

Pursuant to Memorandum of Transfer No.2344846 Registered on Vol.2472 Folio 133 and New Certificate of Title for the whole of the Land in Vol.2678 Folio 135

SOUTH AUSTRALIAN JOCKEY CLUB INCORPORATED of Morphettville

is FIRSTLY the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in pieces of land situate in the HUNDREDSof ADELAIDE AND NOARLUNGA COUNTY of ADELAIDE THOSE being PORTION S OF SECTIONS 135.136 and 153 containing together one hundred and sixty eight acres two roods and twenty nine perches or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green SUBJECT nevertheless to the right of way and easement with conditions granted by Memorandum of Transfer No.1752042 to The Electricity Trust of South Australia in and over portion of the said land as delineated in the said plan and therein marked Easement SUBJECT ALSO to a right of way granted by and more particularly described and set forth in Memorandum of Transfer No.2319907 over other portion of the said land as delineated in the said plan and therein marked Private Road and is SECONDLY entitled subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon to full and free liberty license power and authority for the said proprietor its tenants servants agents workmen and visitors and all persons authorised by it and all members of the South Australian Jockey Club and persons authorised by the said Club and by the Committee or its Secretary thereof and all persons from time to time using or visiting the Morphettville Racecourse at all times and at any time to use the Private Road as delineated in the said plan and therein colored brown and to go over the said Private Road and return to pass and repass thereover with or without horses carts wagons and carriages of every description

Which said Section s are delineated in the public mapsof the said Hundredsdeposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this

8th

day of May

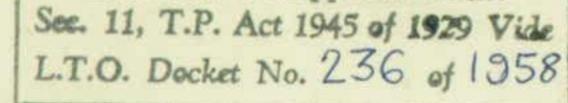
19 62

Signed the 8th day of May

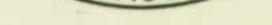
19 62, in the presence of Auflos.

Resubdivision Approval under

Collins **Registrar-General**

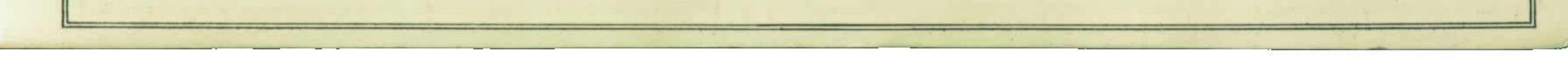


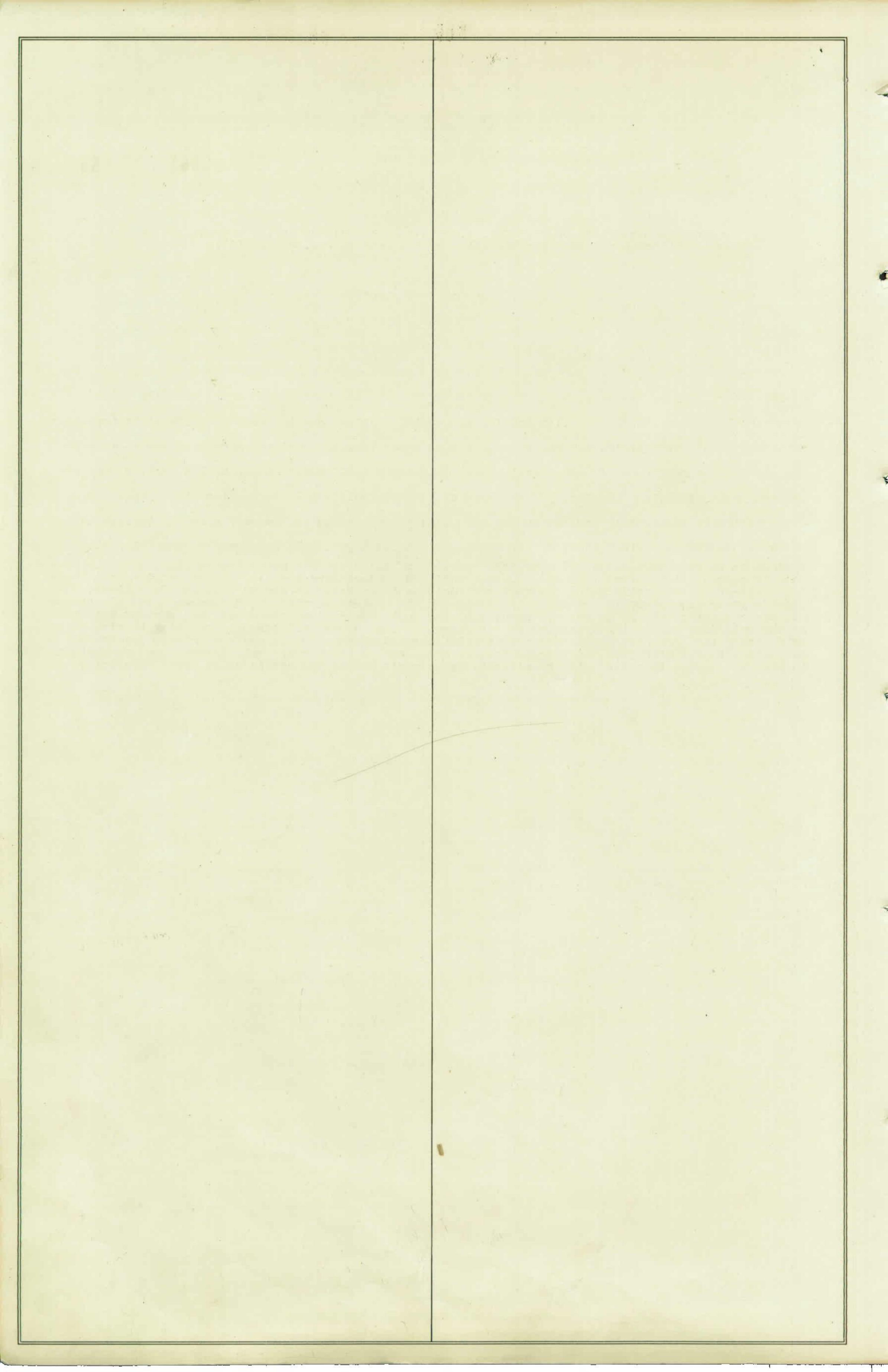
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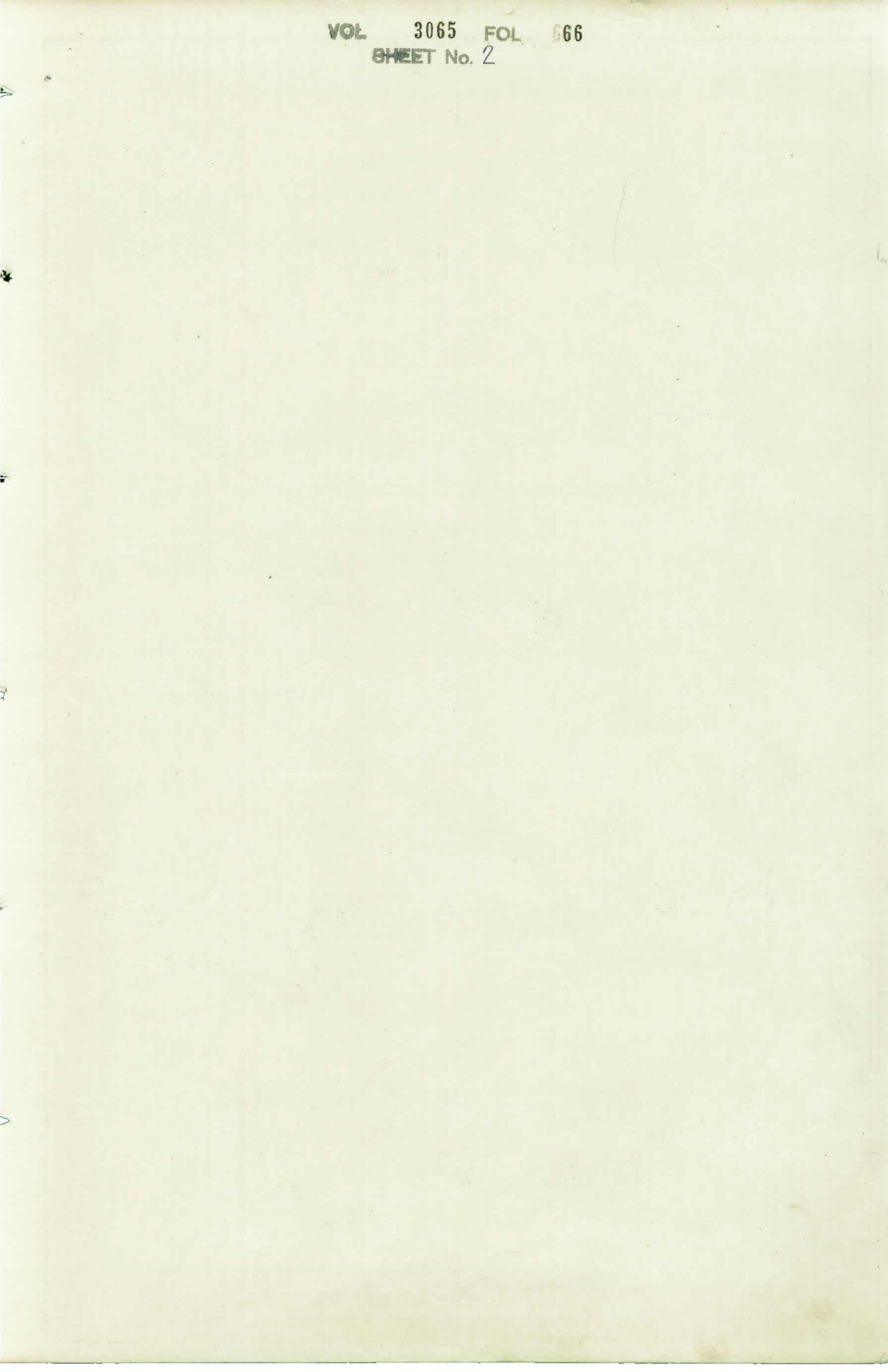


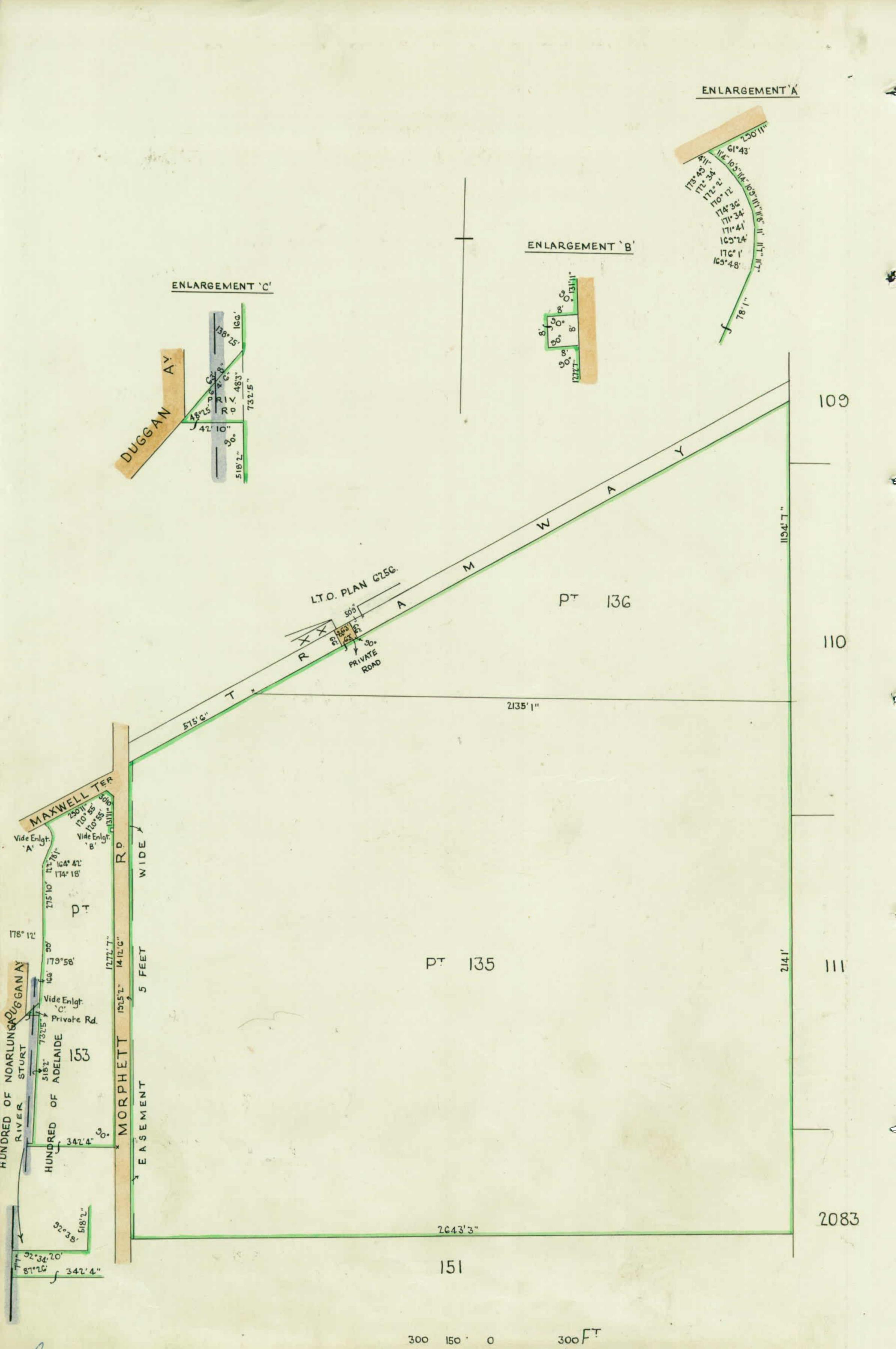
SUBJECT TO DECLARATION UNDER SEC. 29 TOWN PLANNING ACT 1956-1957 VIDE A.G.O. DKT. 273/1957

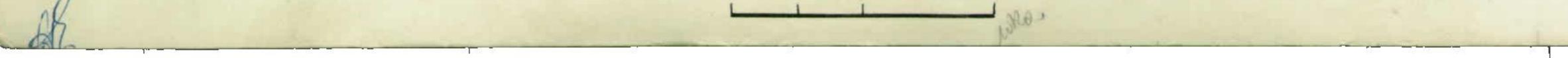
TRANSFER NO. Jection art / OF THE WITHIN PRODUCED 233.1967 DEP. REG. GEN. CANCELLED AS RECERDS ABOVE LAND AND NEW C.T. ISSUED VOL. 3485 FOL DEP. REG. GEN. CANCELLED CERTIFICATE OF TITLE Salance AND 10L 25 3485 ISSUED V DEP. REG. GENL.













(CERTIFICATE OF TITLE.)

Register Book,

Vol. 2472 Folio 133

Pursuant to Memorandum of Transfer No.1958226 Registered on Vol.2410 Folio 134 and New Certificate of Title for the whole of the Land in Vol. 2410 Folio 133

SYLVIA GERTRUDE CROZIER of 10 Weewanda Street Glenelg Widow

> of an estate in fee simple the proprietor is

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in COUNTY of of land situate in the HUNDREDsof ADELAIDE AND NOARLUNGA THAT piece ADELAIDE being PORTION OF SECTION 153 containing two acres and one rood or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green TOGETHER

with a free and unrestricted right of way over that portion of Duggan Avenue as delineated in the said plan and therein colored brown and marked A

is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide. Which said Section

In witness whereof I have hereunto signed my name and affixed my seal this twentyeighthday of August 1956

Signed the

ned the 28th day of August 1956, in the presence of R.E. James

Resubdivision Approved under

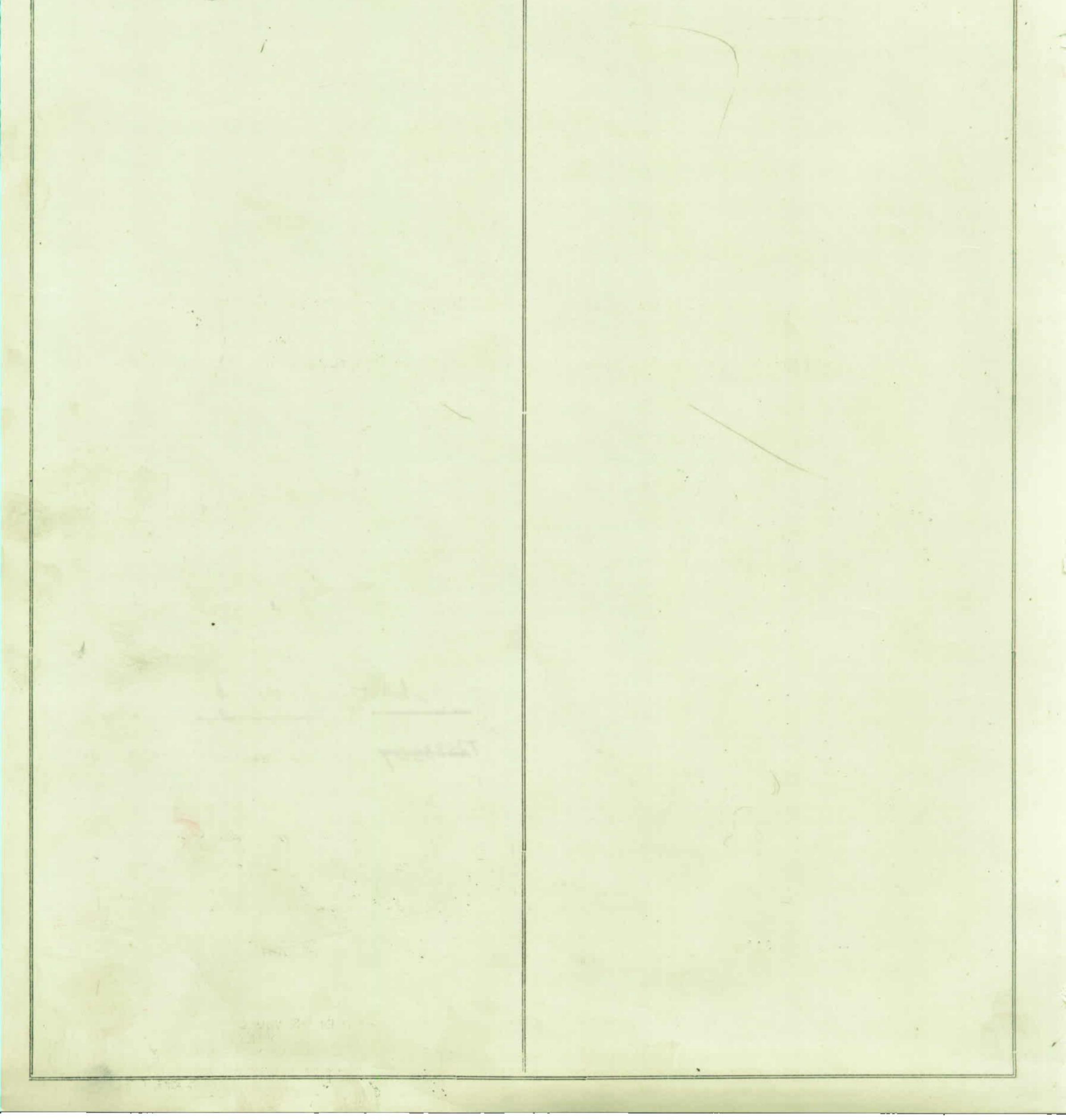
J ilong Registrar-General.



Bec ... I.S ... T.P. Act 1929-1957 Vide ease No. 1912215 from Sylvia Gertrude Crozier to Alfred L.T.O. DKr. 1032 of 1960 Maxwell Williams of portion of the within land together 9 LT.O. PLAN with right of way Term 5 years from and including the 4045 2 day of May 1955 Produced for registration the 27 day of September 1955 at 11.50 a.m. Reg.Genl. 18 3/1 2344846 IONU. ADEL PT TRANSFER No. OARL RIVER 153 5 PH OF THE WITHIN PRODUCED 24 196 AT DEP. REG. GEN. IGO'C" CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED VOL 3065 FOL 64 DEP. REG. GEN. 200F! 200



Frene they billiams TRANSFER No. 234 ortion NPRODUCED3/4/1962AT 1.50 am Anderson 1 DEP. REG. GEN. CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED VOL 2065 FOL 65 Bennett DEP. REG. GEN. TRANSFER No. 234 Las fout 6 Australian 90 Incorporated Ke OF THE WITHIN Lan PRODUCED 3 4 1962 ight of way Lo CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED VOL 3065 FOL 66 Apennet BED, REG. GEN.





(CERTIFICATE OF TITLE.) Register Book, Vol. 2678 Folio 135

Balance Certificate of Title from Vol.2309 Folio 165

SOUTH AUSTRALIAN JOCKEY CLUB INCORPORATED whose registered office is situated at Racecourse Morphettville

is FIRSTLY the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THOSE pieces of land situate in the HUNDRED of ADELAIDE COUNTY of ADELAIDE being PORTION S OF SECTIONS 135.136 and 153 containing together one hundred and sixty eight acres two roods and twenty five perches or thereabouts and more particularly delineated and bounded as appears

in the plan in the margin hereof and therein colored green SUBJECT nevertheless to the right of way and easement with conditions granted by Memorandum of Transfer No.1752042 to The Electricity Trust of South Australia in and over other portion of the said land as delineated in the said plan and therein

marked Easement and is SECONDLY entitled subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon to full and free liberty license power and authority for the said proprietor its tenants servants agents workmen and visitors and all persons authorised by it and all members of the South Australian Jockey Club and persons authorised by the said Club and by the Committee or its Secretary thereof and all persons from time to time using or visiting the Morphettville Racecourse at all times and at any time to use other portion of the said Section 136 more particularly delineated in the said plan and therein colored brown and marked Private Road and to go over the said Private Road and return and to pass and repass thereover with or without horses carts wagons and carriages of every description

Which said Section s are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this Ninth

day of

1959

Signed the

day of CBE Roberto

1959, in the presence of

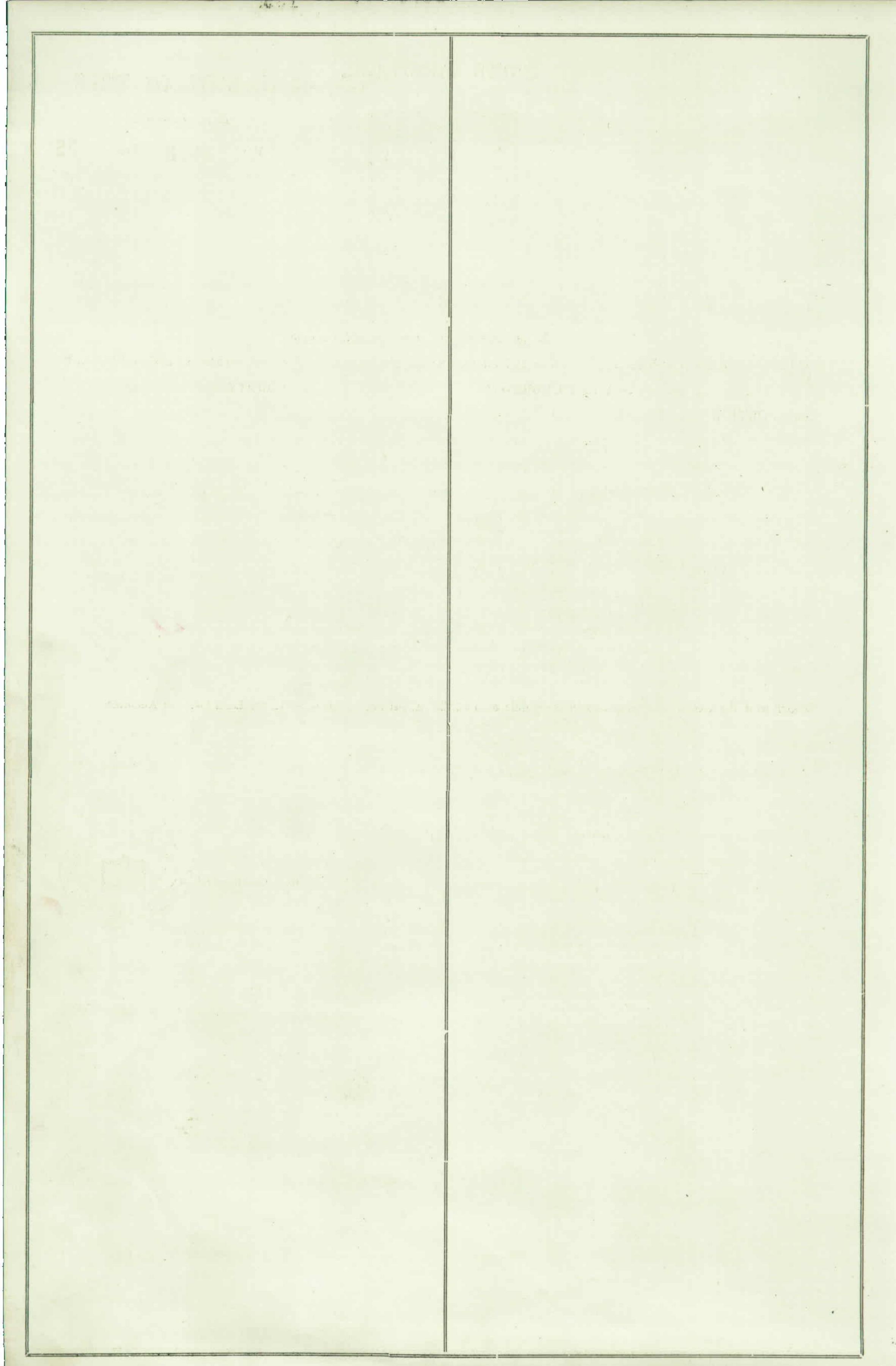
Resubdivision Approved under

Registrar-General.

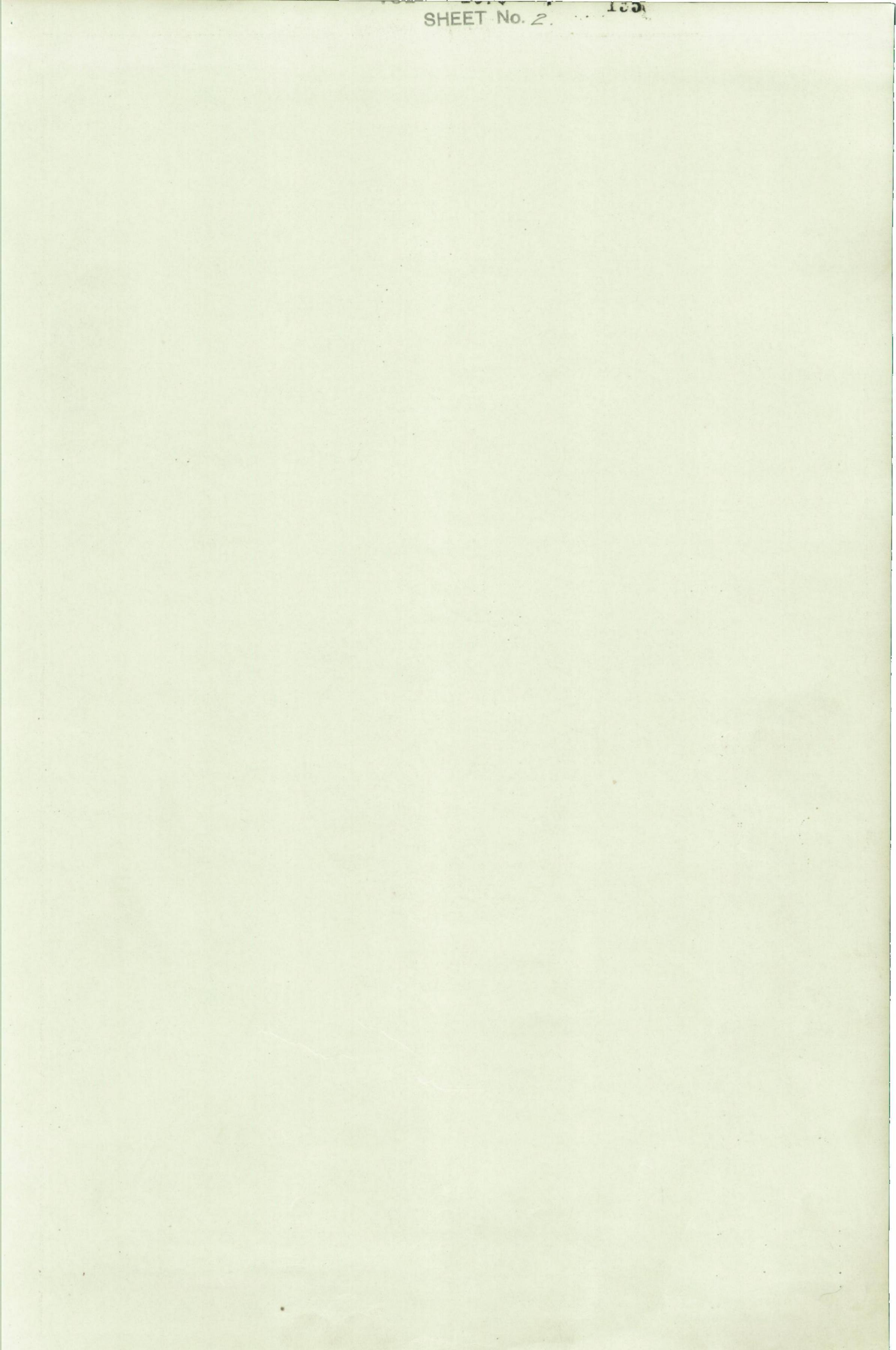
1.T.O. Docket Nº 236/1938 Within Land to be CONSOLIDATED Vide Resubdivision Approval under Sec...15....T.P. Act 1929-1957. Vide L: 1032 of 1960

TH AUSTY SUBJECT TO DECLARATION UNDER SEC. 29 TOWN PLANNING ACT 1956-1957 VIDE A.C.O. DKT. 273/1957. [wide Dont. Jagatte 6/11/58 p. 1253.] CANCELLED AND New CERTIFICATE OF TITLE ISSUED VIDE 2344846 VOL. 3065 FOL. 66 DEP. REG. GENL.

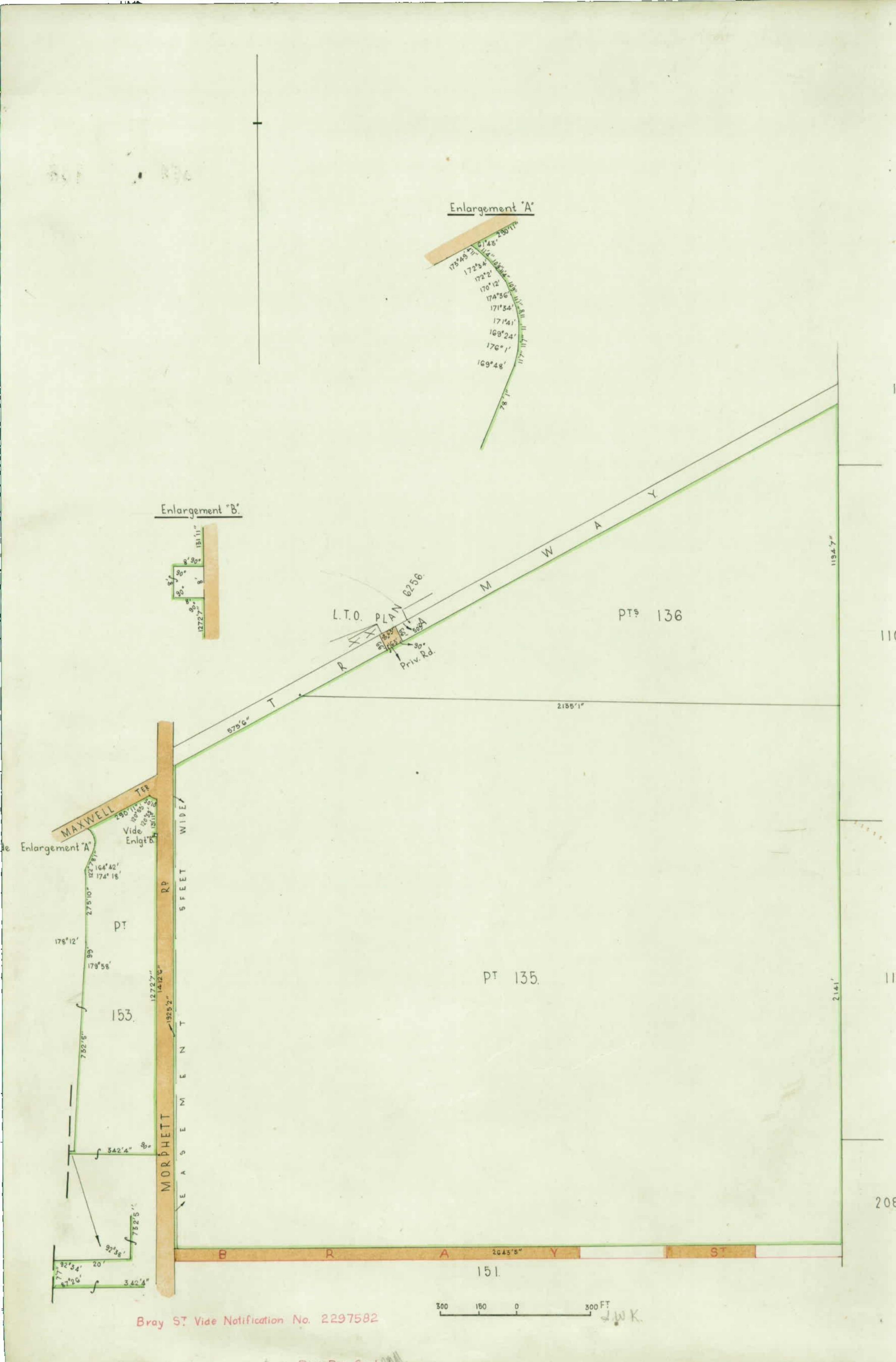




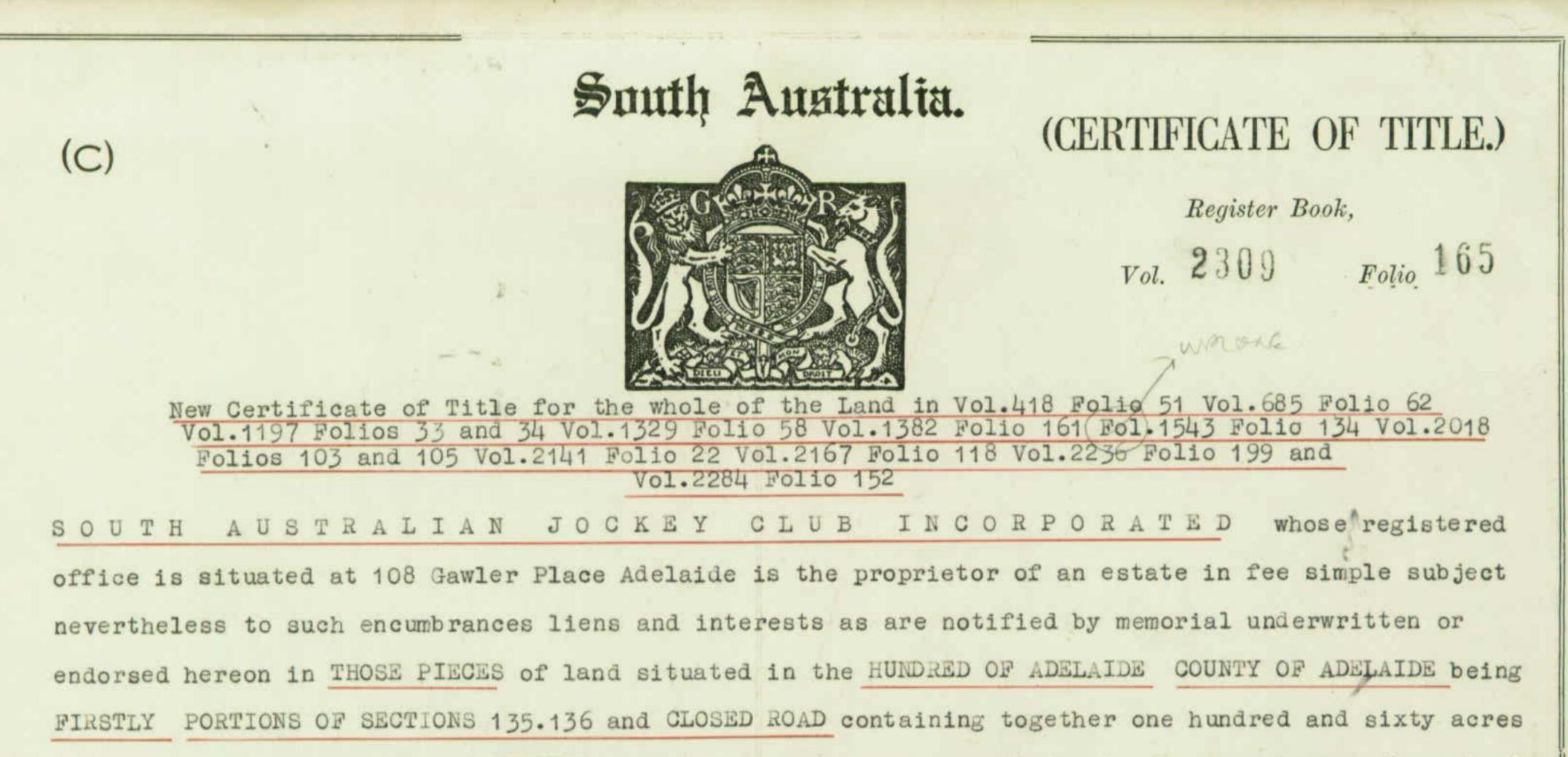












or thereabouts and PORTION OF SECTION 153 containing nine acres and twenty five perches or thereabouts

and more particularly delineated and bounded as appears in the plan in the margin hereof and therein

colored green SUBJECT nevertheless to the right of way and easement granted by Memorandum of Transfer No. 535907 to the South Australian Railways Commissioner in and over that portion of the said land as delineated in the said plan and therein marked Easement "A" SUBJECT ALSO to the right of way and easement with conditions granted by Memorandum of Transfer No.1752042 to The Electricity Trust of South Australia in and over other portion of the said land as delineated in the said plan and therein marked Easement B SECONDLY ALLOTMENTS 99.100.102.103.107.108.109.110.111.112.113.125.126.131.132.133.134 and 135 PORTION OF ALLOTMENTS 106.114.115.116.117.118.119.120.121.122.123.124.127 and 136 of the subdivision of portions of Section 109 and other land laid out as MORPHETTVILLE and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green SUBJECT nevertheless to the free and unrestricted right of way granted over the said portion of Allotment 136 as delineated in the said plan and therein marked Private Road WHICH said Allotments are bounded as appears in the plan deposited in the Lands Titles Registration Office No.1268 and THIRDLY is entitled subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon to full and free liberty license power and authority for the said proprietor its tenants servants agents workmen and visitors and all persons authorised by it and all members of the South Australian Jockey Club and persons authorised by the said Club and by the Committee or its Secretary thereof and all persons from time to time using or visiting the Morphettville Racecourse at all times and at any time to use other portion of the SAID SECTION 136 more particularly delineated in the said plan in the margin hereof and therein colored brown and marked Private Road and to go over the said Private Road and return and to pass and repass thereover with or without horses carts wagons and carriages of every description EXCEPT nevertheless as regards the said Closed Road the following reservation that is to say EXCEPT AND RESERVED unto Her Majesty Her heirs and successors all gold silver copper tin and other metals ore minerals and other substances containing metals and all gems and precious stones coal and mineral oil in and upon such land and all incidental powers as provided for in "The Crown Lands Act 1888" WHICH said Sections are delineated in the Public Map of the said Hundred deposited in the Land Office at Adelaide

In witness whereof I have hereunto signed my name and affixed my seal this succeed

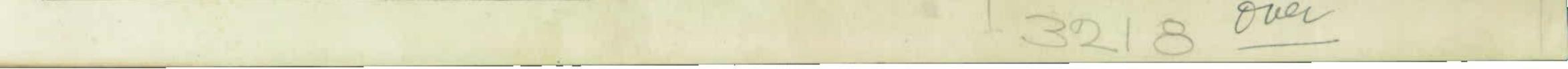
day of telmany 1954

Signed the 16th day of Fightuany 1954, in the presence of A Atto

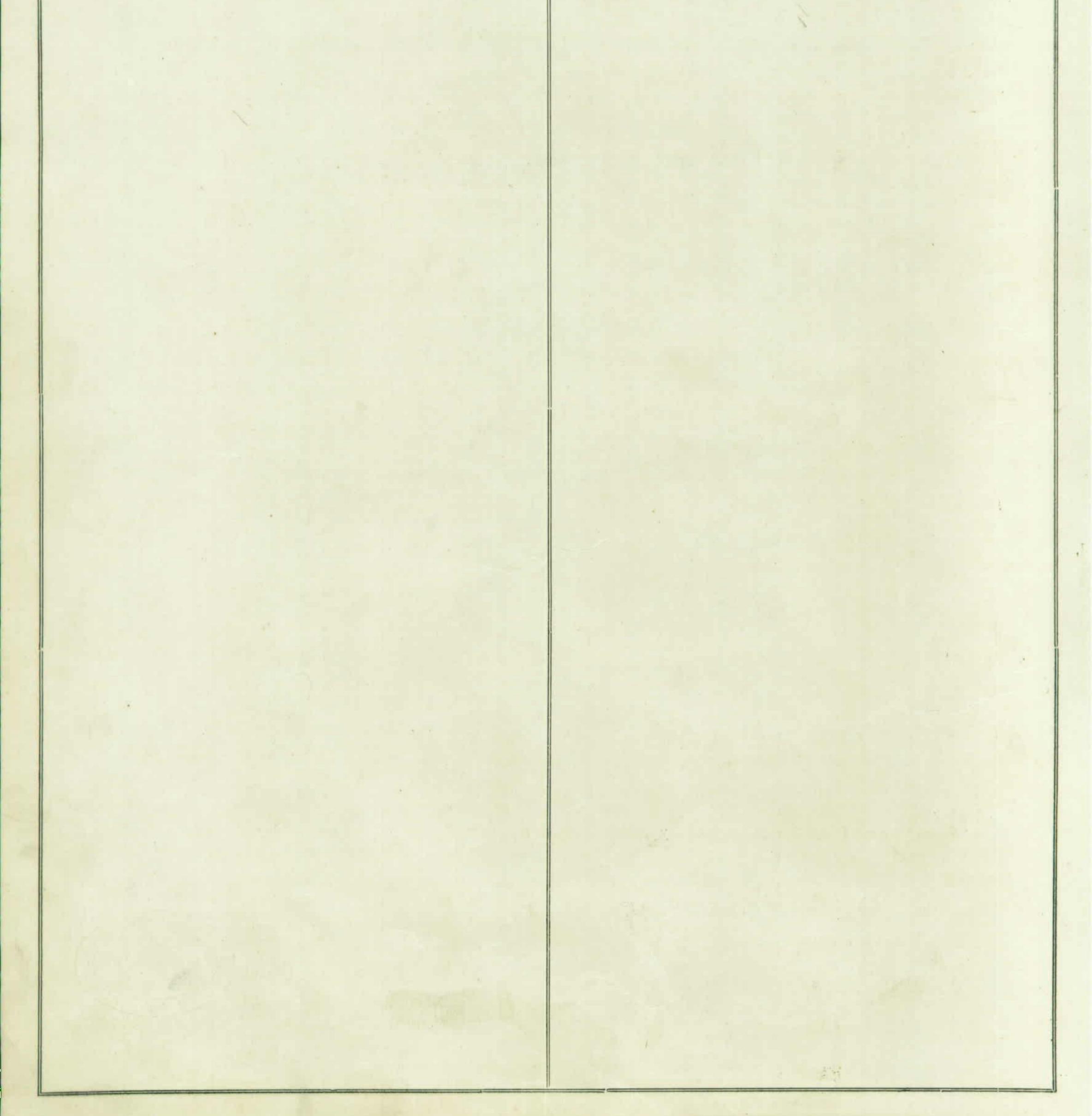
EXCEPT MINERALS AS TO CLOSED RPONLY

Resubdivision Approved under Sec. 11. P. Act 1929-1957 Vide Docket 236/1958

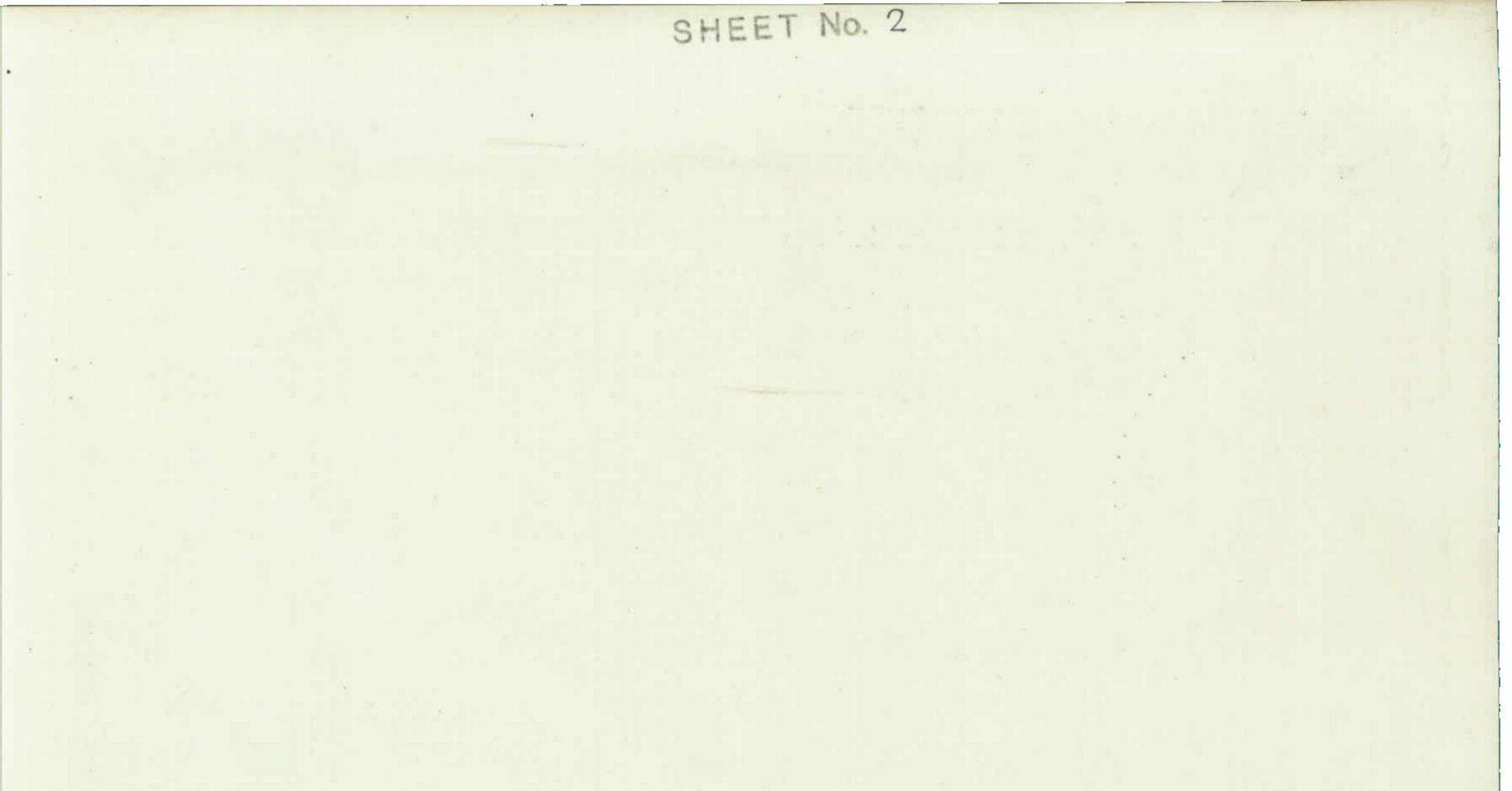
Registrar-General.



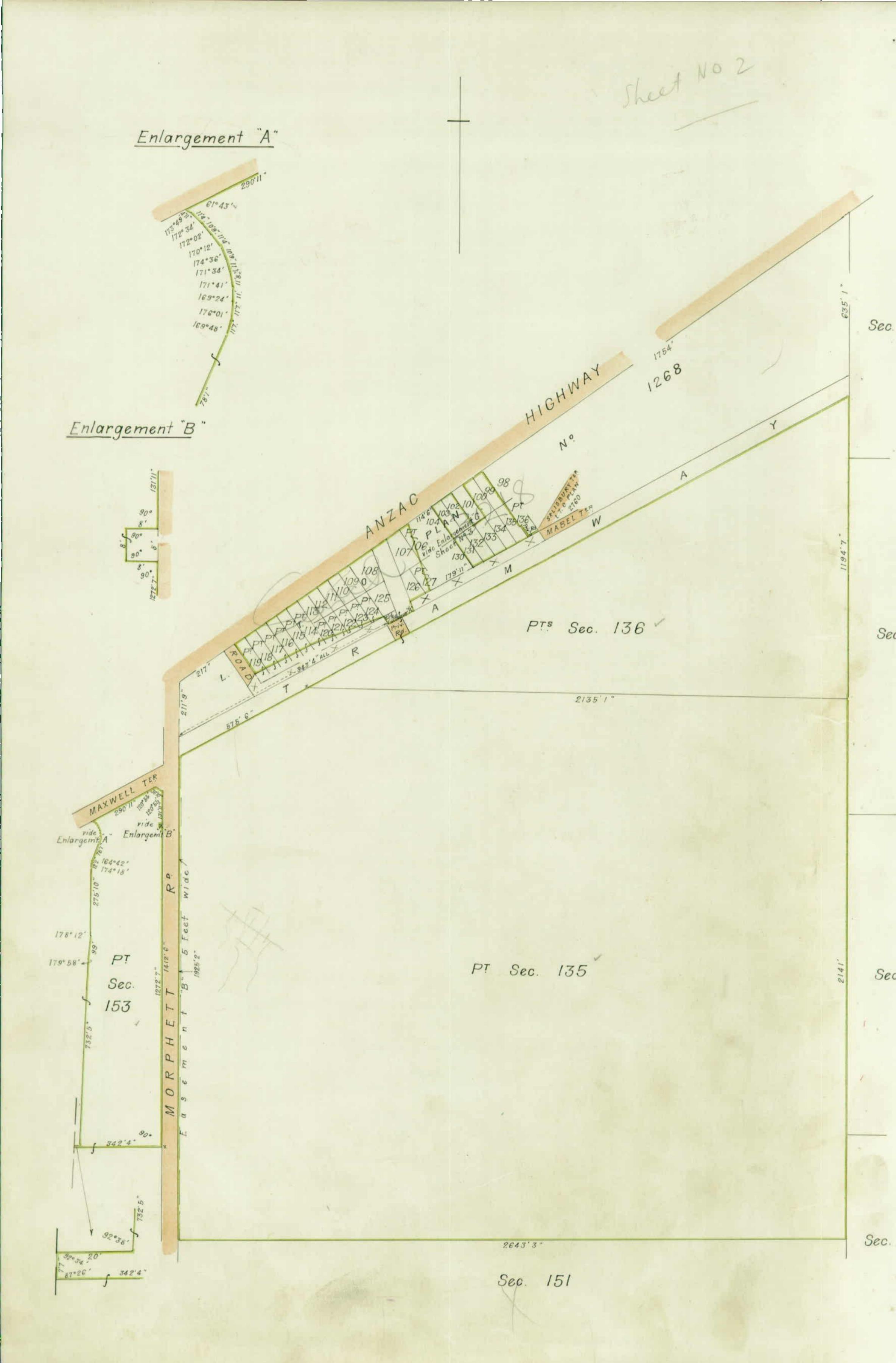
CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND NOW IN PLAN No.6256) AND NEW CERTIFICATE OF TITLE ISSUED VIDE L.T.O. DOCKET 1978 OF 1938 VOL. 2611 FOL. 11 Wheee are REG. GEN. CANCELLED AND Balonel ISENER MOE Letter 2885 1959 CERTIFICATE OF TENE VOL.2678 FOL. 135 CERTIFICATE OF TENE VOL.2678 FOL. 135 CERTIFICATE OF TENE VOL.2678 FOL. 135



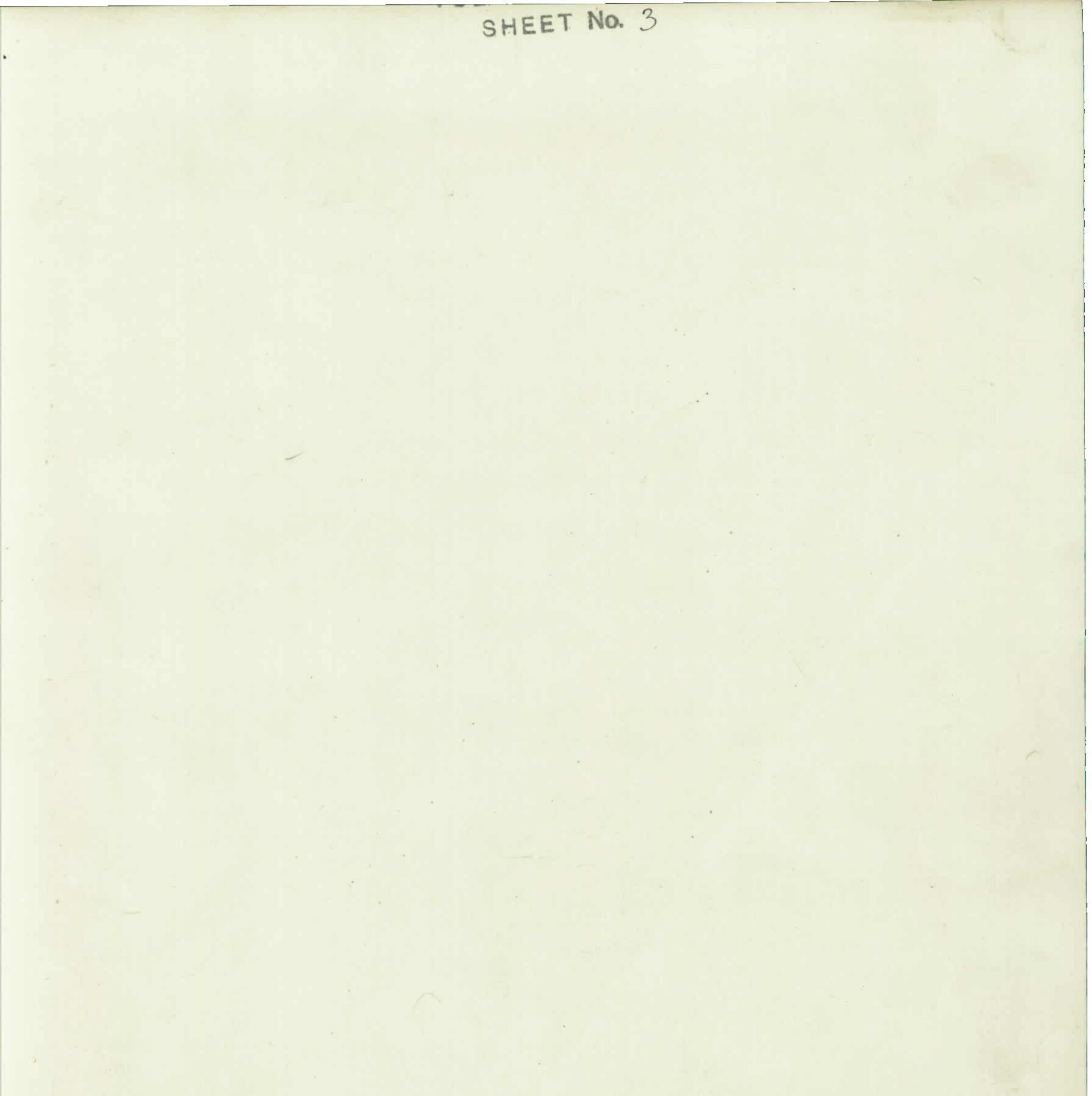




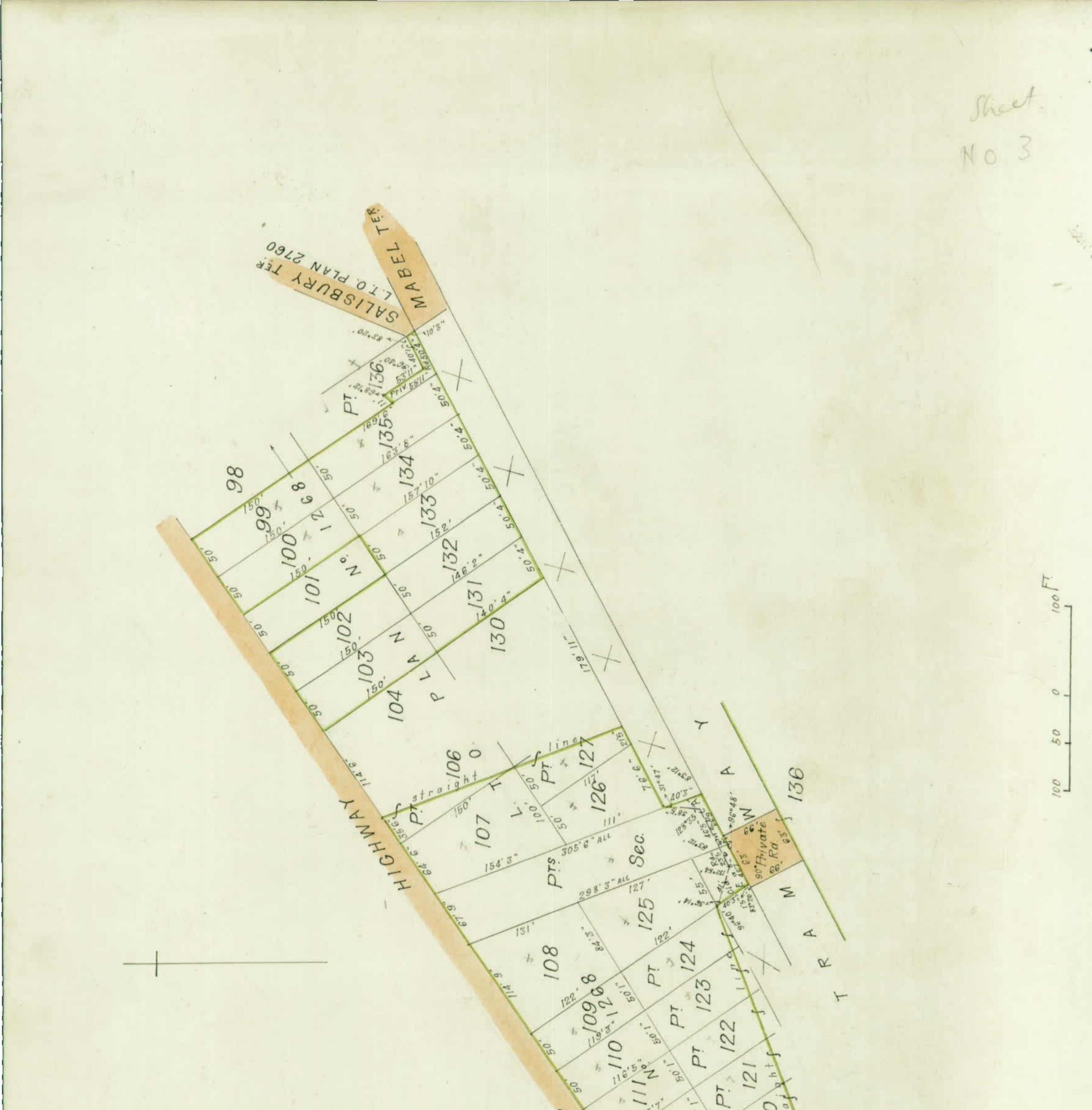












ANAC 120 20. PT 2 2 0 1.05 131 20 4 Enlargement P.T.d 173'11 115 20 3 20 PT. 168 10 20 Ed \bigcirc 20 To id 00 20 Id 50 5 20 OAD PT. 20 R 20/ 1





Title Register Search LANDS TITLES OFFICE, ADELAIDE For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6051 FOLIO 410

COST : \$26.50 (GST exempt) **REGION : EMAIL** AGENT : KOK7P BOX NO : 000 SEARCHED ON : 12/11/2014 AT : 10:35:36 CLIENT REF 530-PO111149

PARENT TITLE	:	СТ 5709/135
AUTHORITY	:	SC 11322160
DATE OF ISSUE	:	13/01/2010
EDITION	:	2

REGISTERED PROPRIETOR IN FEE SIMPLE

SOUTH AUSTRALIAN JOCKEY CLUB INC. OF MORPHETTVILLE RACECOURSE MORPHETTVILLE SA 5034

DESCRIPTION OF LAND _____

> ALLOTMENT 52 DEPOSITED PLAN 51196 IN THE AREA NAMED GLENGOWRIE HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED A TO AYERS NET LTD. (RTD 8578742)

TOGETHER WITH EASEMENTS OVER THE LAND MARKED E AND G (T 6321940 AND RE 6870507 RESPECTIVELY)

SCHEDULE OF ENDORSEMENTS -------

> DECLARED OPEN SPACE VIDE PROCLAMATION IN GOVERNMENT GAZETTE DATED 6.11.1958 PAGE 1253 OVER PORTION

11334386 LEASE TO DAVID JOHN OLIVER COMMENCING ON 1.10.2009 AND EXPIRING ON 30.9.2039 OF PORTION (AREA B IN FP 53508)

NOTATIONS

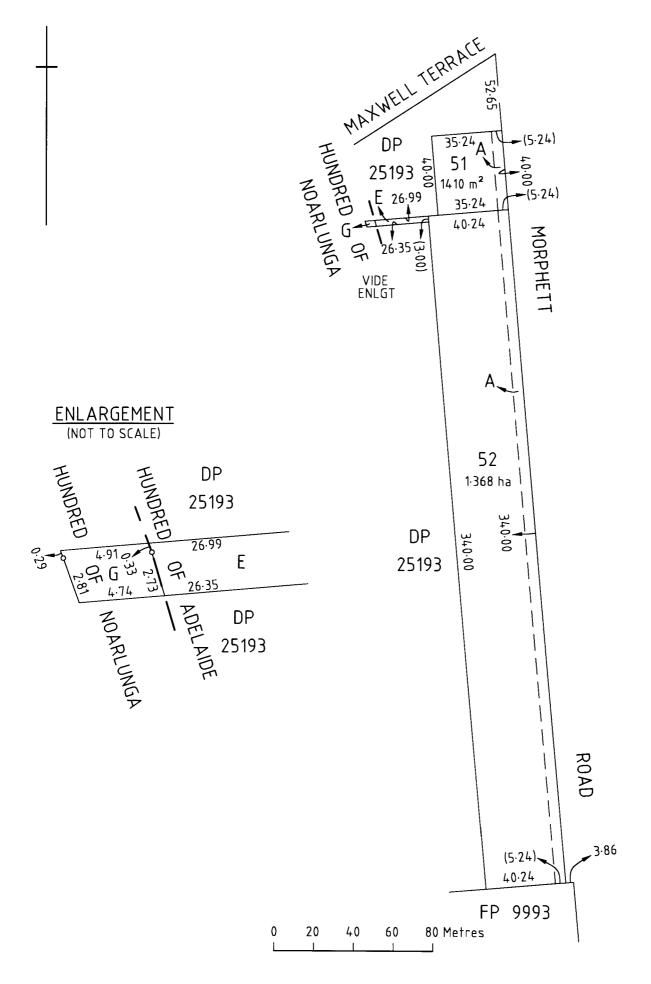
DOCUMENTS AFFECTING THIS TITLE ------NIL

REGISTRAR-GENERAL'S NOTES _____

APPROVED PLAN FOR LEASE PURPOSES FX53508

END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 6051 FOLIO 410 SEARCH DATE : 12/11/2014 TIME: 10:35:36



Page 2 of 2





PropertyAssist - Results

Order No. 20141112182111

Please record this number for later use.

Customer reference:

PropertyAssist has found the following information based on your query data of : CT 5709/135

New Search)

PropertyAssist - Historical Search

Title Reference	CT 5709/135
Previous Title Reference	CT 5399/1
Other Previous Title Re	rences NO
Title Status	TOTALLY CANCELLED
Date of Issue	10 NOVEMBER 1999
Latest Duplicate	EDITION 1
Authority Document	RTD 8578742
Other Authority Docume	ts NO
Produced Complet	n Date Document Number Status Details

6 JANUARY 2010 14 JANUARY 2010 11322160 REGD SUBSTITUTE TITLE/CROWN LEASE

Search Date 10:44 AM, Wed 12th November, 2014

Total Cost for this Order is \$0.00

New Search)

PropertyAssist Disclaimer Privacy Statement Copyright Government of South Australia 10:44:23 AM - 12 Nov 2014 The PropertyAssist application is managed by the Land Services Group of the Department of Planning, Transport and Infrastructure.

https://www.propertyassist.sa.gov.au/pa/tatsresults.phtml?historical=true&prefix=CT&volume=5709&folio=135&theRegion=102&custref=10&custref=10&custref=10&custref=10&custref=10&custref=10&custref=10&custref=10&custref=10&c





PropertyAssist - Results

Order No. 20141112182178

Please record this number for later use.

Customer reference:

PropertyAssist has found the following information based on your query data of : CT 5399/1

New Search)

PropertyAssist - Historical Search

Produced	Completion D	ate Document Number Status	Details
Other Authority	Documents	NO	
Authority Docum	ent	CD 6987000	
Latest Duplicate		EDITION 1	
Date of Issue		20 FEBRUARY 1997	
Title Status		TOTALLY CANCELLED	
Other Previous T	itle Reference	es NO	
Previous Title Re	eference	CT 4359/316	
Title Reference		CT 5399/1	

Ргоа	ucea	Completion Date	Document Number	Status	Details
30 ОСТО	BER 1998	15 NOVEMBER 1999	8578742	REGD	REQUEST FOR NEW TITLES - DEPOSITED PLAN D 51196

Search Date 10:49 AM, Wed 12th November, 2014

Total Cost for this Order is \$0.00

New Search

PropertyAssist Disclaimer Privacy Statement Copyright Government of South Australia 10:49:18 AM - 12 Nov 2014 The PropertyAssist application is managed by the Land Services Group of the Department of Planning, Transport and Infrastructure.

https://www.propertyassist.sa.gov.au/pa/tatsresults.phtml?historical=true&prefix=CT&volume=5399&folio=1&theRegion=102&custref=

ORIGINAL

CERTIFICATE OF TITLE



Register Book, Volume 4359 Folio 316

(Comprising 2 Sheets)

Pursuant to Application 6870507 Registered on Vol.4163 Folio 997 and New Certificate for the whole of the Land in Vol.4298 Folio 871

<u>SOUTH AUSTRALIAN JOCKEY CLUB INC.</u> of Racecourse Morphettville 5043 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in <u>ALLOTMENT 3</u> of portion of Section 153 <u>HUNDRED OF</u> <u>ADELAIDE</u> in the area named <u>GLENGOWRIE</u> (L.T.R.O. DEPOSITED PLAN No.16277) and delineated on the diagram hereon

TOGETHER with the easements over the land marked E and G (T 6321940 and RE 6870507 respectively)

Jaca mo

Deputy Registrar-General

Dated 10 May 1990



The within land has been declared to be open space within the meaning of Section 29 Town Planning Act 1929-1963 vide proclamation in Government Gazette dated 6.11.1958 Page 1253

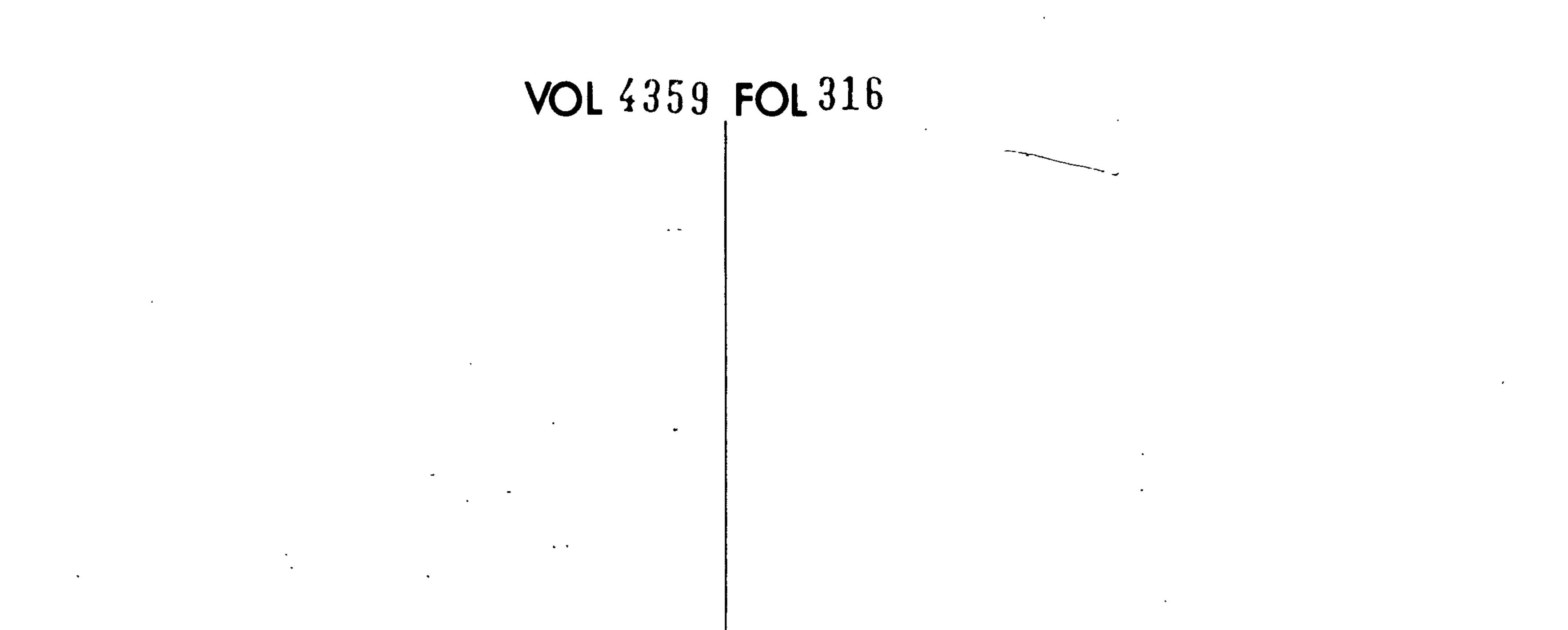




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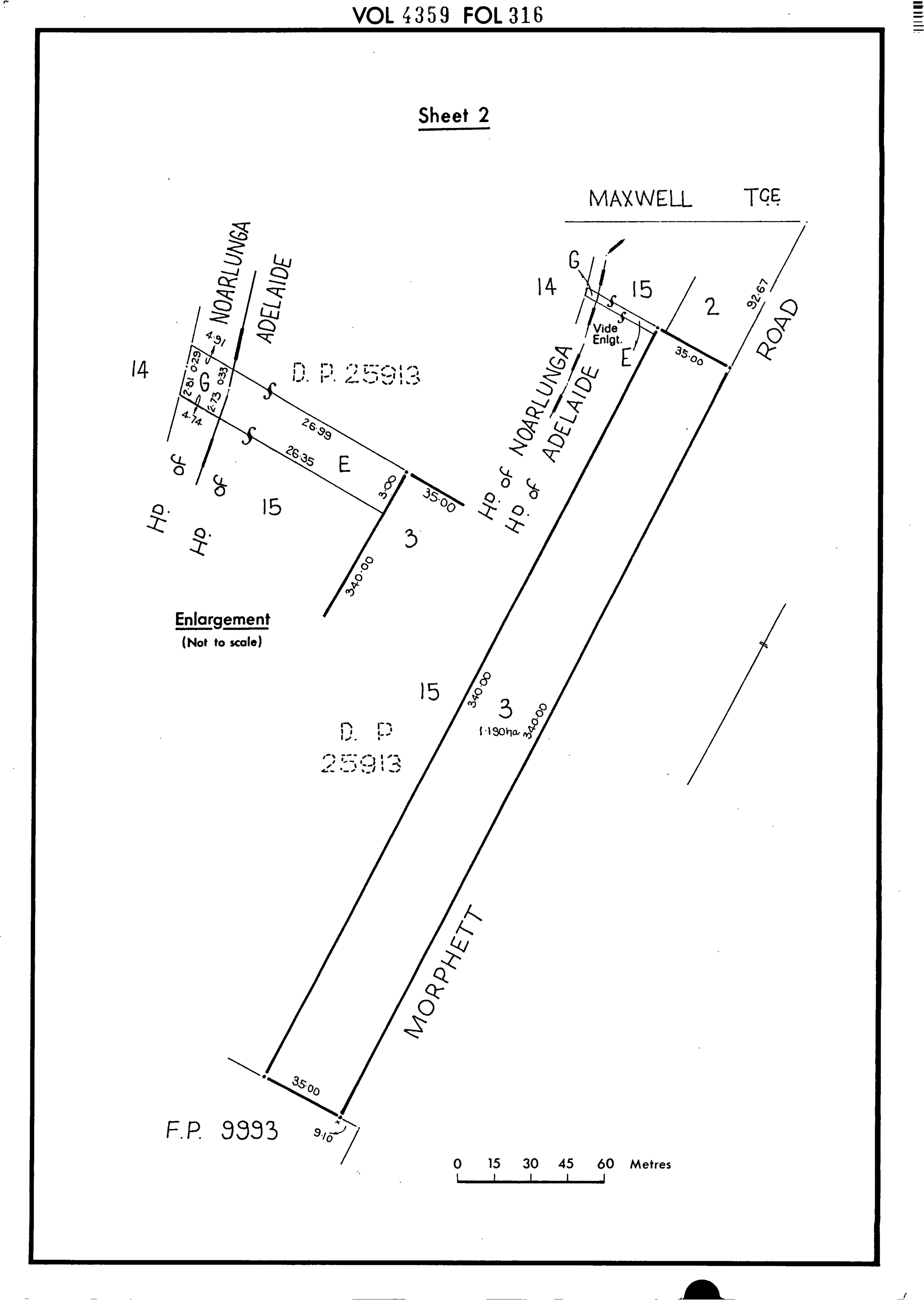
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VOL 4359 FOL 316

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ORIGINAL

South Australia

CERTIFICATE OF TITLE



Register Book, Volume 4298 Folio 871

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(Comprising 2 Sheets)

New Certificate for the balance of the Land in Vol.4166 Folio 255

SOUTH AUSTRALIAN JOCKEY CLUB INCORPORATED of Racecourse Morphettville 5043 is the proprietor of

an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 3 of portion of Section 153 HUNDRED OF ADELAIDE in the area named GLENGOWRIE (L.T.R.O. DEPOSITED PLAN No.16277) and

delineated on the plan hereon by bold black lines <u>TOGETHER</u> with an easement created by Transfer 6321940 in and over the land marked A hereon

In witness whereof I have signed my name and affixed my seal this 74 day of July 1987

Signed the the day of July 1987, in the presence of

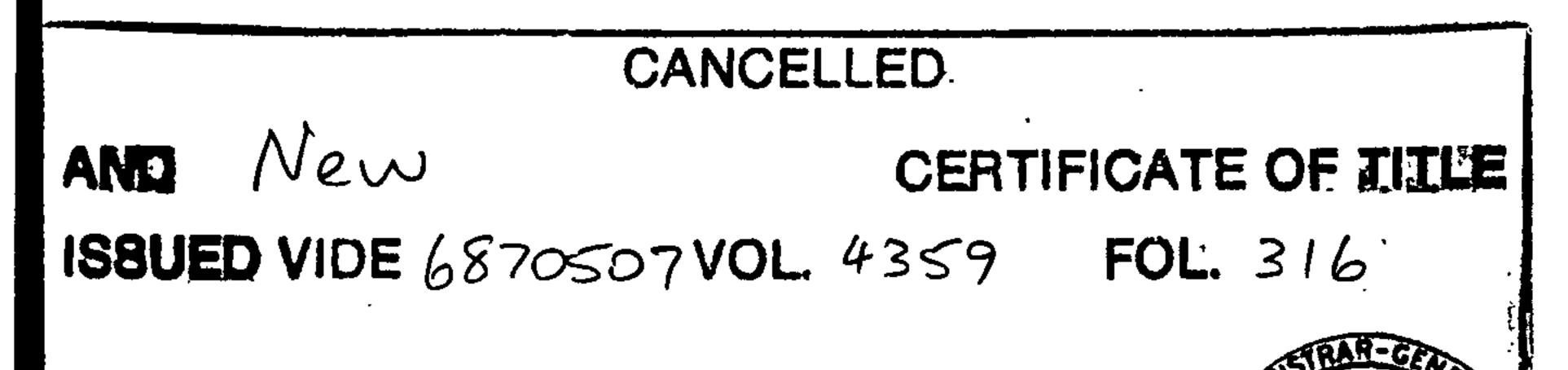
J. M. Daylon

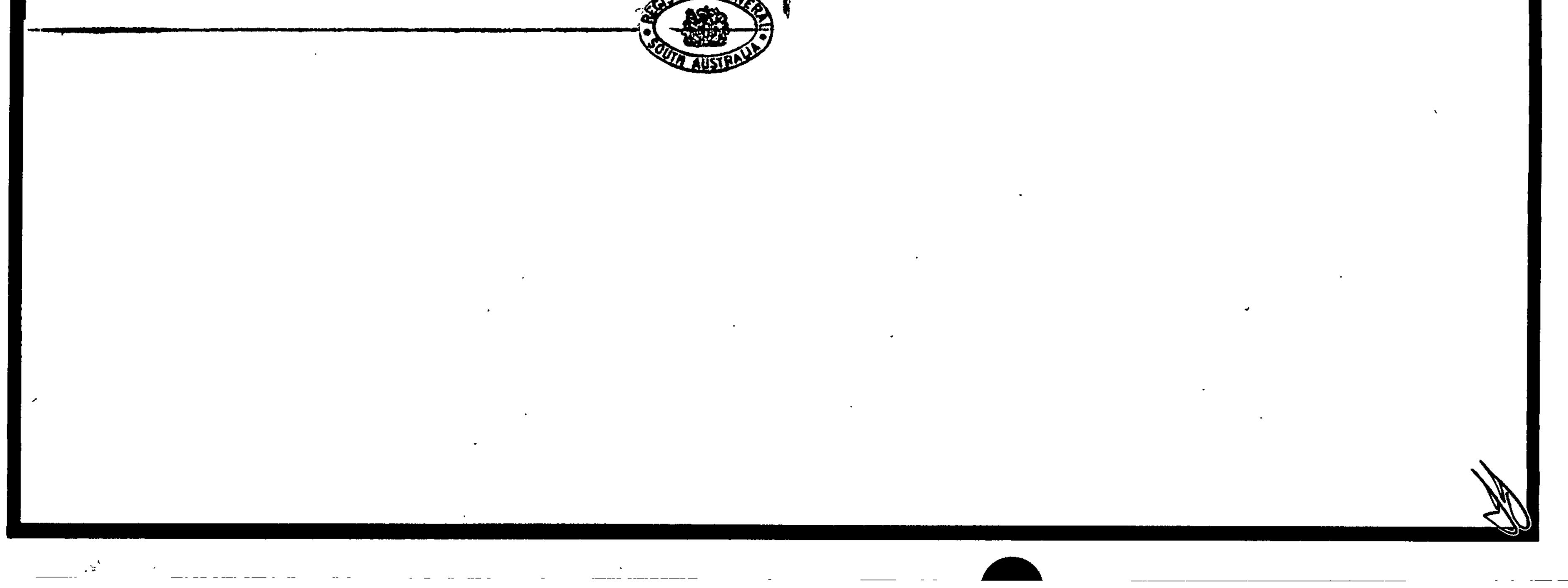
Acting Deputy Registrar-General

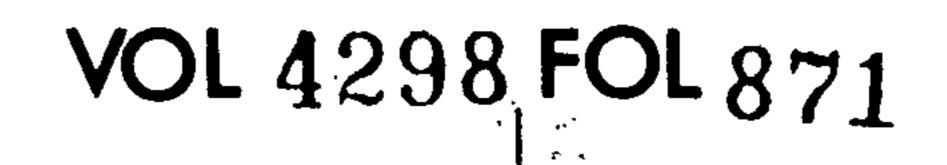


The within land has been declared to be open space within the meaning of Section 29 Town Planning Act 1929-1963 vide proclamation in Government Gazette dated 6.11.1958 Page 1253









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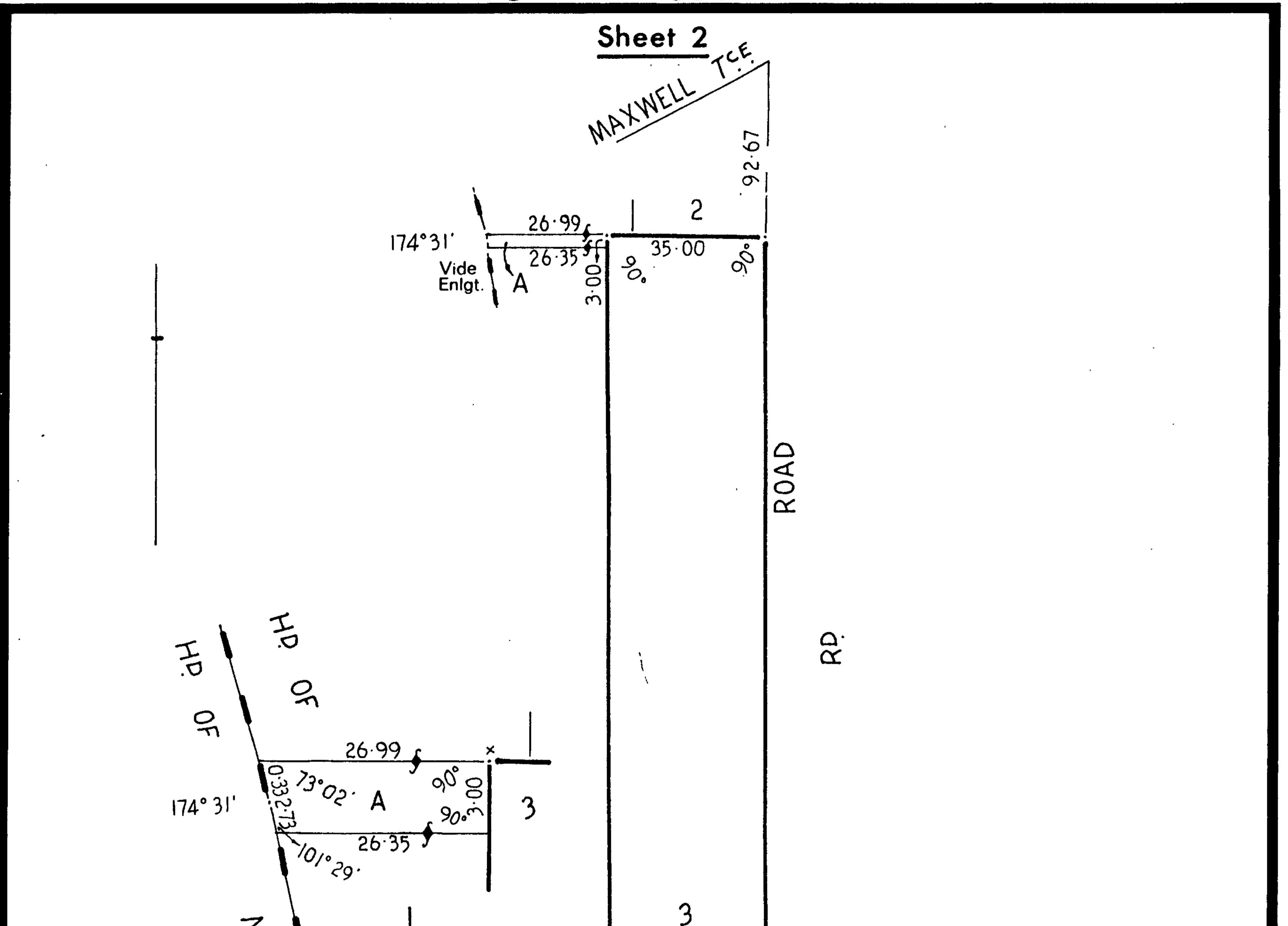
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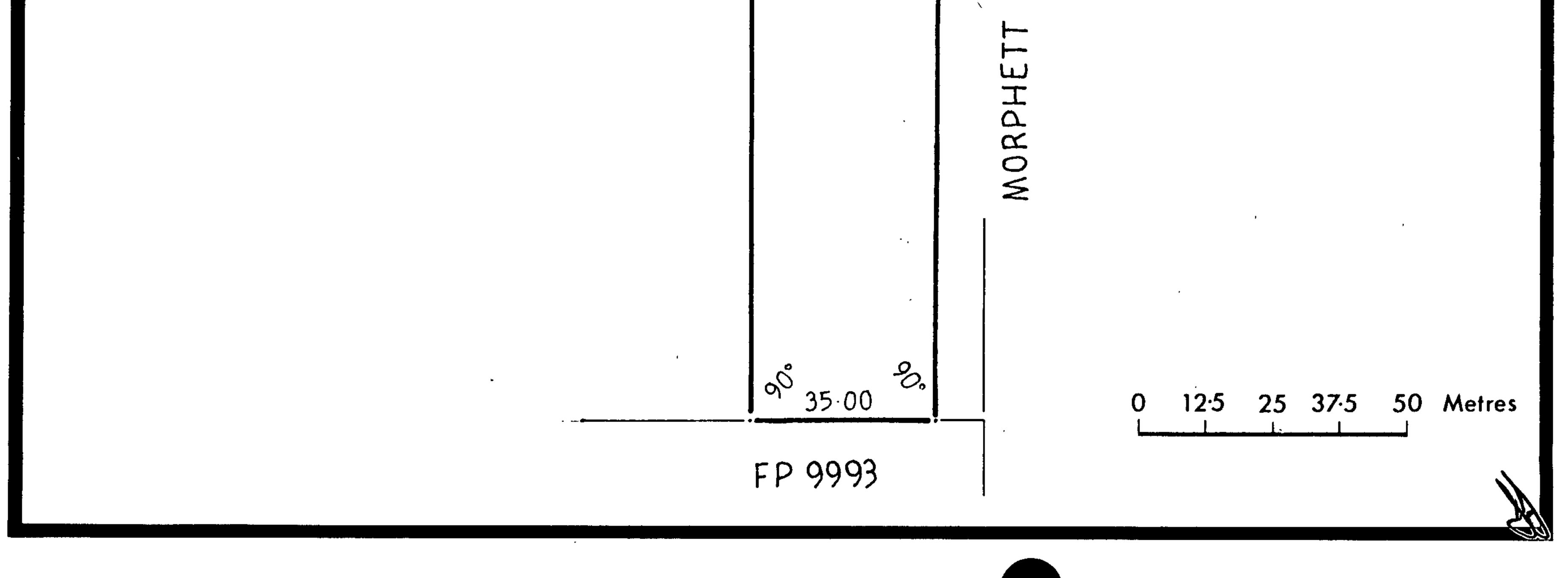


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NOARLUNGA 1·190ha ADELAIDE 340·00 O 34 Enlargement (not to scale) -2 PUBL



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VOL4298 FOL 871

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ORIGINAL South Australia Register Book, Volume 4166 Folio 255CERTIFICATE OF TITLE

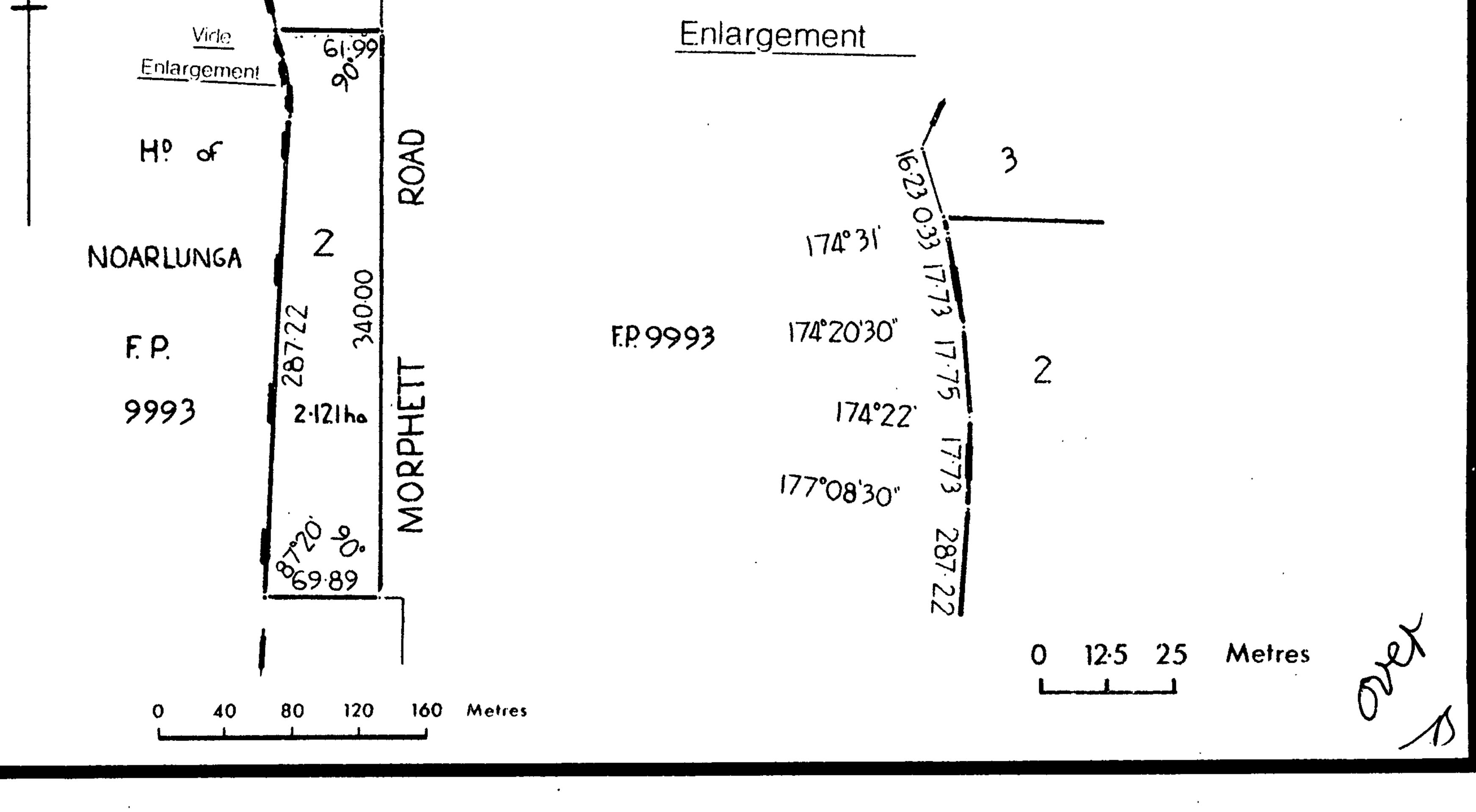
Pursuant to Transfer 4595778 Registered on Vol.3937 Folio 48

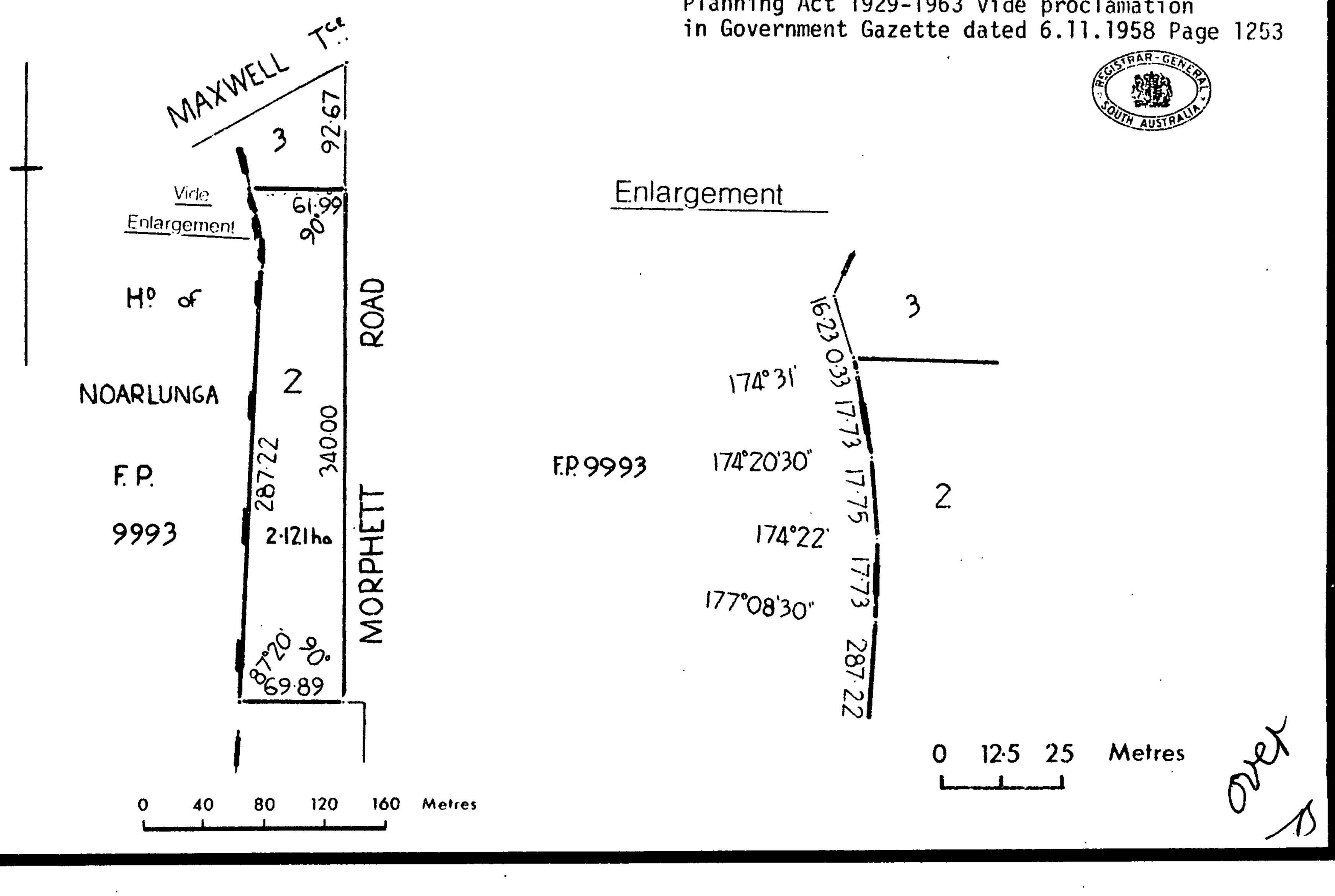
SOUTH AUSTRALIAN JOCKEY CLUB INC. of care of Box 1695 General Post Office Adelaide 5001 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 2 of portion of Section 153 HUNDRED OF ADELAIDE in the area named GLENGOWRIE (L.T.R.O. FILED PLAN No.10248) and delineated on the plan hereon by bold black lines 8th day of Octale In witness whereof I have signed my name and affixed my seal this 1980 Signed the 81 day of Out 1980, in the presence of $\mathbf{7}.\mathbf{O}$ Juthighes. Deputy Registrar-General



The within land has been declared to be open space within the meaning of Section 29 Town Planning Act 1929-1963 vide proclamation







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VOL 4166 FOL 255

5151709-

REGISTRAR GENERAL'S CAVEAT 5151702 over the within land Entered 13.12.1983 at 2.20 p.m.

** *

-RT-6049143 D. P. 16277 JG321940

Caveat 5151702 is withdrawn this 9.4.1987



TRANSFER 6321940 to STATE TRANSPORT AUTHORITY of PORTION of the within land Reserving an Easement Produced 4.3.1987 at 12:25





CANCELLED as regards above land and new Galassis

VOL. 4298 FOL. 870



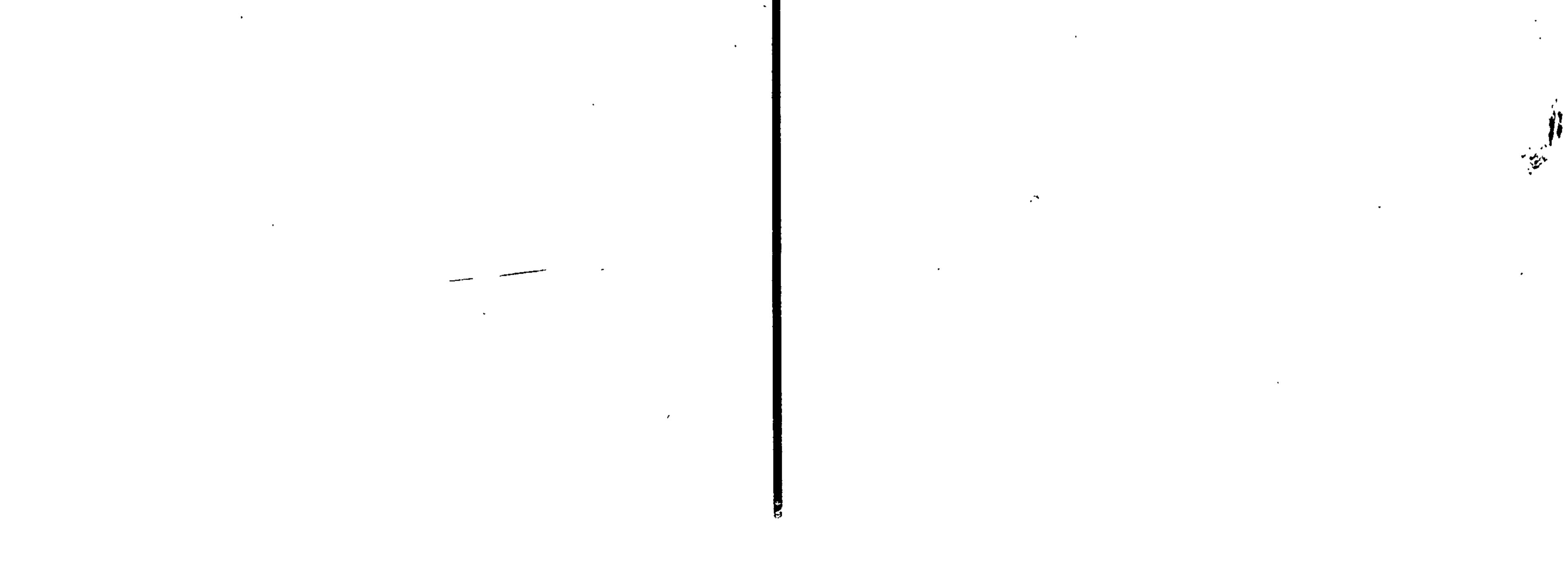
THE WHOLE OF THE WITHIN LAND IS NOW COMPRISED IN DEPOSITED PLAN 16277 VIDE APPLICATION R.T. 6049113



CANCELLED

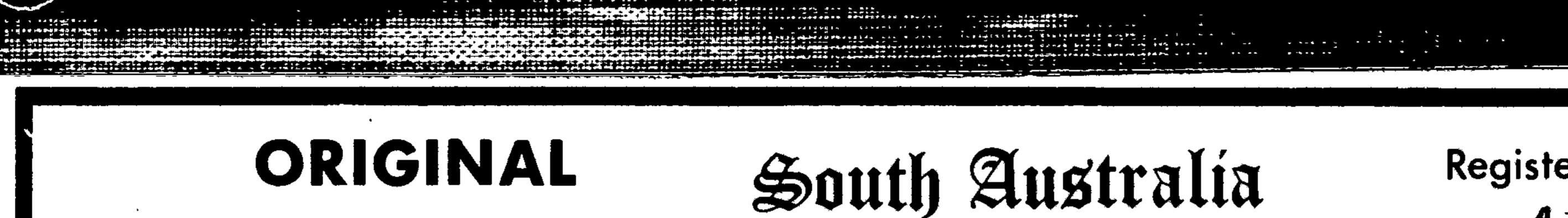
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AND Balance CERTIFICATE OF TITLE ISSUED VIDE 6321940 DEPOSITED PLAN NOV6277 VOL. 4298 FOL. 871



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CERTIFICATE OF TITLE

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Register Book, Volume 4163_{Folio} 997

(Comprising 2 Sheets)

Pursuant to Acquisition 4540507 Registered on Vol.2312 Folio 148 and Vol.2407 Folio 47 and New Certificate for the whole of the Land in Vol.2377 Folio 191 Vol.3065 Folio 64 Vol.3471 Folios 171 and 172 Vol.3548 Folio 88 Vol.3563 Folios 95 and 96 Vol.3590 Folio 78 Vol.3635 Folio 20 Vol.3647 Folio 48 Vol.3669 Folio 108 Vol.3670 Folio 134 Vol.3693 Folio 167 Vol.3719 Folio 79 Vol.3721 Folios 198 and 199 Vol.3763 Folio 46 Vol.3937 Folio 47 and Vol.4047 Folio 460

MINISTER OF WATER RESOURCES is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in <u>ALLOTMENT 3</u> of portion of Section 153 and other land <u>HUNDREDS OF ADELAIDE and NOARLUNGA</u> in the area named <u>GLENGOWRIE</u> (L.T.R.O. FILED PLAN No.9993) and delineated on the plan hereon by <u>SUBJECT</u> to free and unrestricted rights of way over the land marked Chereon bold black lines <u>IDGETHER</u> with the easements more particularly set forth in Transfers 3027151 and 3027152 in and over the land marked A and B respectively hereon appurtenant only to that portion marked X

In witness whereof I have signed my name and affixed my seal this 26K day of Quyunt 1980

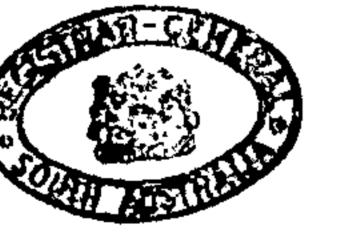
Signed the 264 day of 1980, in the presence of

august

Deputy Registrar-General



An Easement over PORTION of the within land is vested in SOUTH AUSTRALIAN JOCKEY CLUB INC. Produced 16.2.1990 at 15:40 vide Application 6870507



CANCELLED as regards above land and New C.T.

the balance Cancelled as regards that portion of the within land comprised in Deposited Plan 25193 (RT 6679700) and new Certificates issued

Vol. 4359Folio\$ 318



issued VOL. 4359 FOL. 316



TRANSFER 6870508 to STATE TRANSPORT AUTHORITY of PORTION of the within land Produced 16.2.1990 at 15:40



CANCELLED as regards above land and New C.T. issued VOL. 4359 FOL. 317



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VOL 4163 FOL 997

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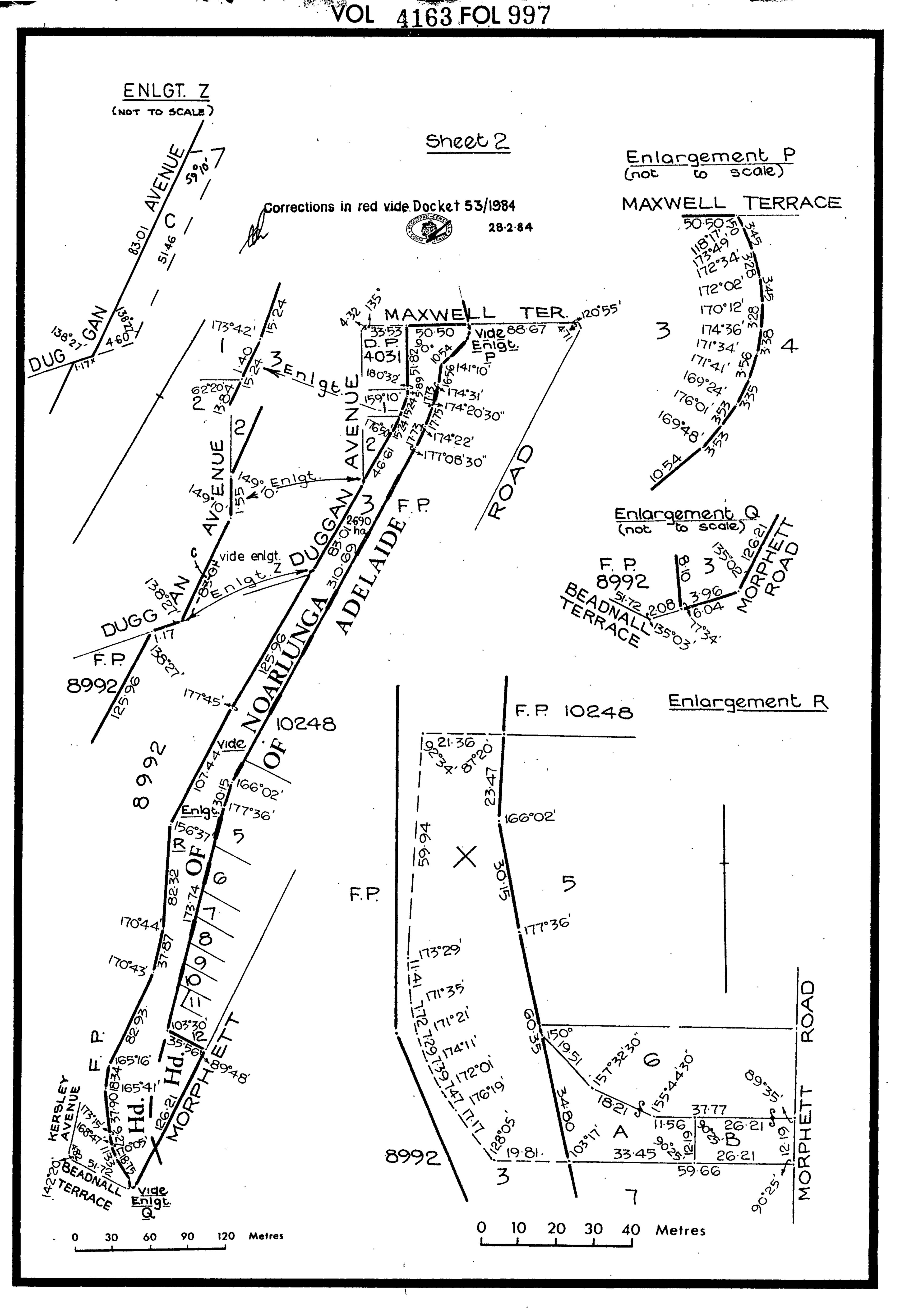
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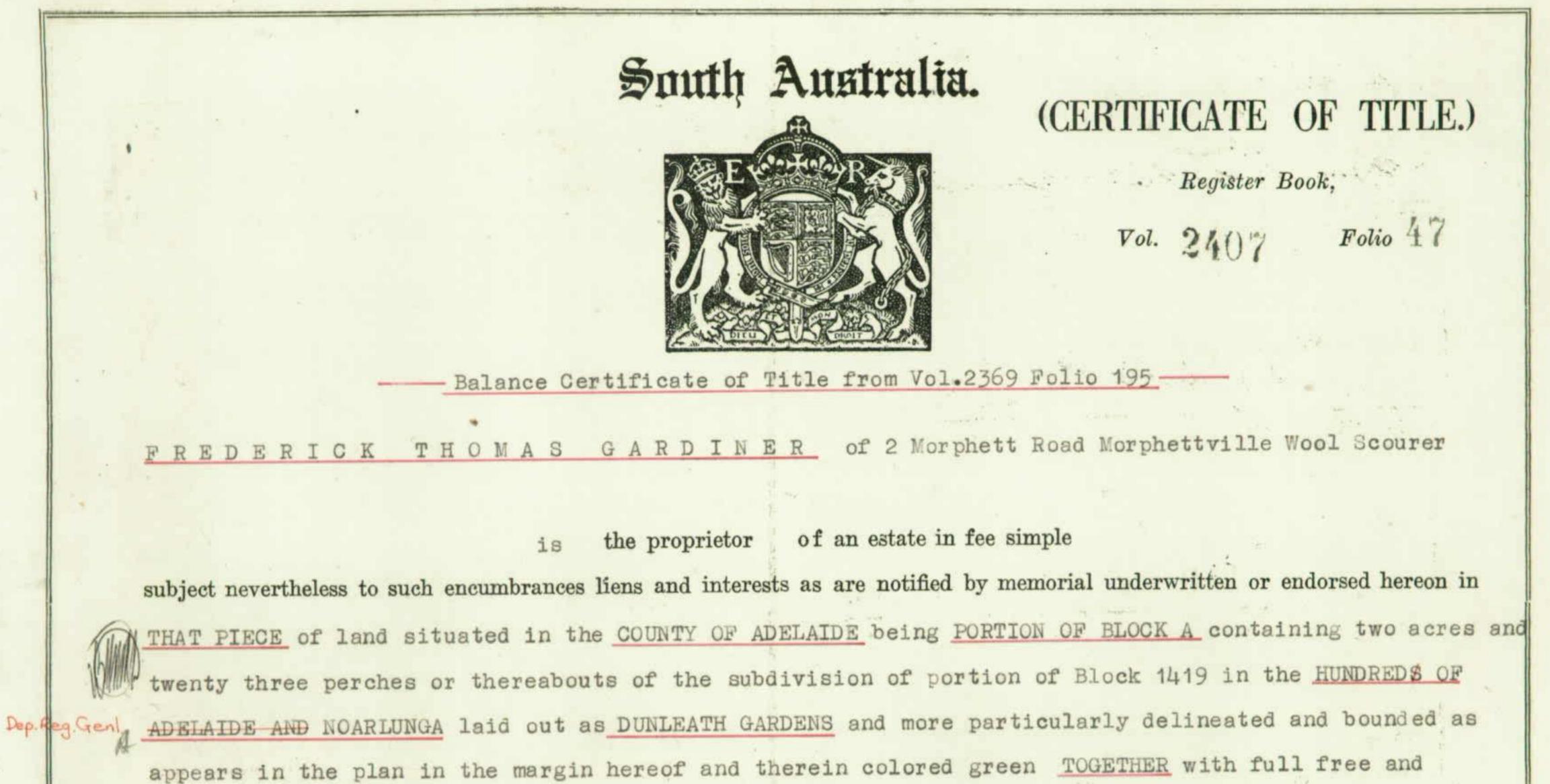
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unrestricted right liberty and licence for drainage purposes in and over Allotment 199 as delineated in the said plan and therein colored blue and marked Easement WHICH said full free and unrestricted right liberty and licence are more particularly described and set forth in Memorandum of Transfer No.1576748 WHICH said Block A is bounded as appears in the plan deposited in the Lands Titles Registration Office No.3840 -

EXCEPT AND RESERVED unto Her Majesty Her heirs and successors all gold silver copper tin and other metals ore minerals and other substances containing metals and all gems and precious stones coal and mineral oil in and upon such land and all incidental powers as provided for in "The Crown Lands Act 1915 to 1919"

deposited in the Land delineated in the public maps of the said Hundreds Which said Block 1419 is Office at Adelaide.

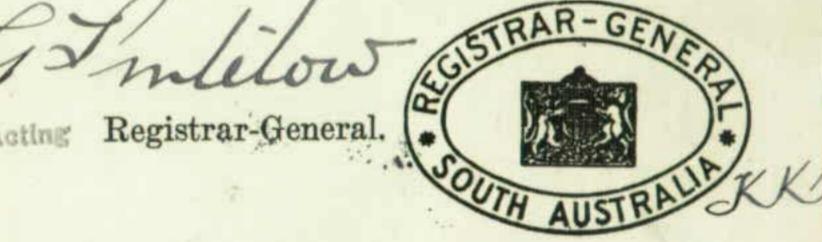
In witness whereof I have hereunto signed my name and affixed my seal this Quenty Hirday of August 19

Signed the

1955, in the presence of

Daxa

Acting Registrar-General.



EXCEPT MINERALS

The land in this Certificate is Pt REDESIGNATED as ALLOT MENTIS 3 IN FILED PLAN 9993

Mortgage No.1786896 from Frederick Thomas Gardiner to Elder Smith & Co. Limited Produced for registration the 30 day of June 1953 at 2.30 p.m. (Including other land)

motolot

Acting Reg.Genl.

Power of Attorney No.1871042

Acting Reg.Genl.

THE WITHIN LAND IS DISCHARGED FROM THE WITHIN MORTGAGE NO. 1786 896AS APPEARS BY MEMORANDUM NO. 1973751 PRODUCED FOR REGISTRATION THE 16 DAY OF Communes 1956 AT 11-15an Mennetts PIA 1917358 A LAS MA

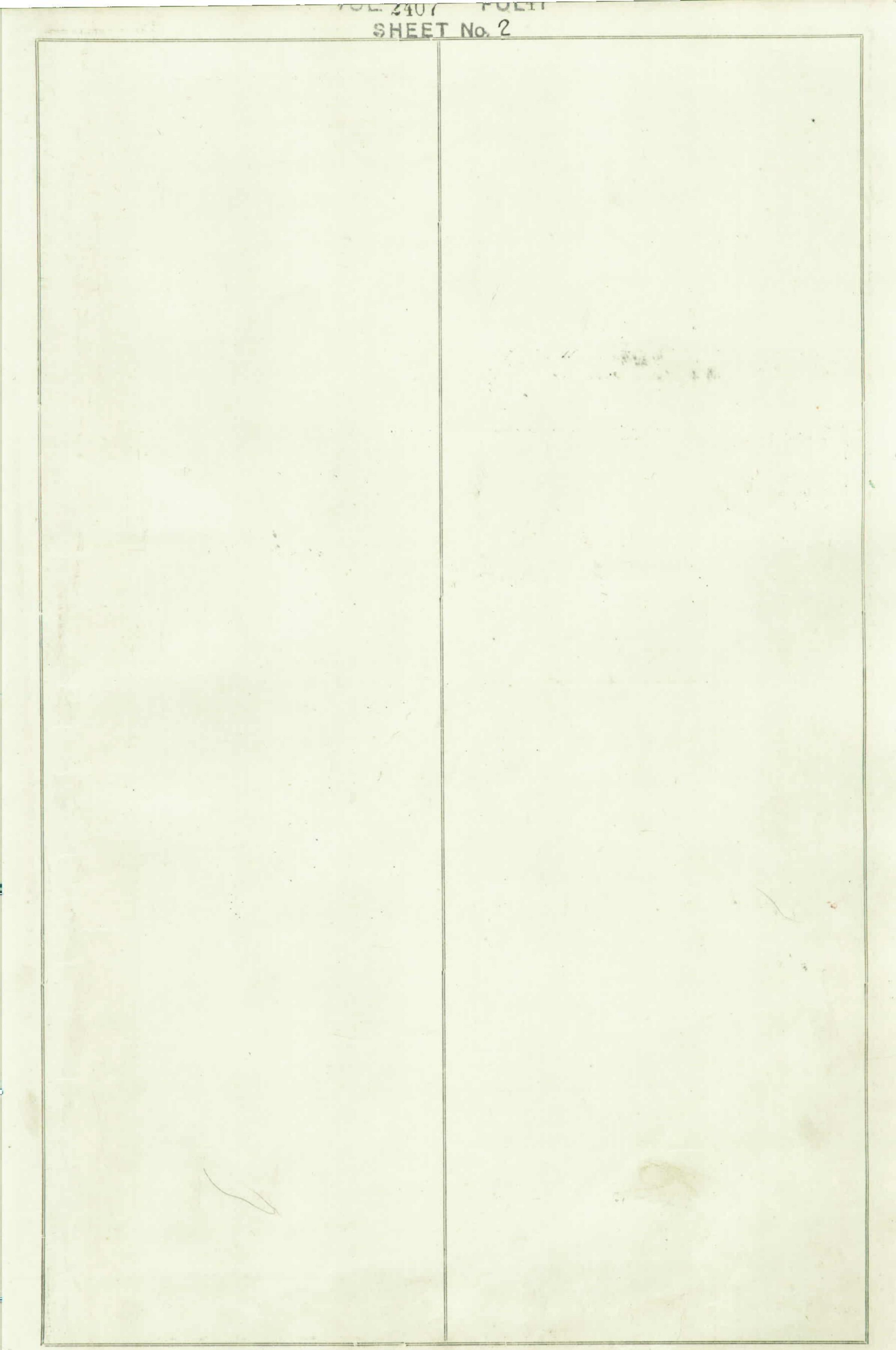


12089118 192059119 TRANSFER No. 2089118 FROM Frederick Thomas Gardiner & Wingfield Wool Limited of 51 Eligabeth Street adelaide. OF THE WITHIN LAND. PRODUCED 22.10.1958 AT 3.55 pm Memories MORTGAGE No. 2089/19 FROM ungfield Wool Limited & Cecil Fewster Boynton Wyborn PRODUCED 22.10.1951 AT 2.55 pm Dempte DEP. REG. GEN. 152165022 72466028 (102166037 with draws, vide LTO 2006/1960 reg DISCHARGE OF MORTGAGE No. 2089/19 BY ENDORSEMENT THEREON. PRODUCED 23. 12.1959 AT 12.10/mm. 16 l. vour DEP. REG. GEN. TRANSFER No. 2166028 FROM Wingfield wool Limited to 6 inister of Works of a Right of Way and account over portion OF THE WITHIN land PRODUCED 20.11.1959 AT12.15/ DEP. REG. GEN. CANCELLED AS REGARDS ABOVE DAND AND NEW C.T. ISSUED VOL. 2728 POL. 66 DEP. REG. GEN. 52388121 OF THE WITHIN LAND (LAND AND NEW CERTIFICATE OF TITLE 6580 ISSUED VIDE LT.O. DOCKET2530 OF 1959 VOL. 2742 FOL. 168 DEP. REG. GEN He Balance of THE WITHIN LAND Resserve IN DEPOSITED PLAN NO. 6570 6 VESTED IN THE corporation of the City of marion BY VIRTUE OF SEC. 14 SUE CAC FOF ACT 1863 OF 1929 VIDE L.T.O. DOCKET No. 2530 OF 1059 DEP. REG. GENL: TRANSFER No. 2187347 FROM Singhield Wool Limited to John Colin Gordon and Marion OF THE WITHIN Lot 4 PRODUCED 7 3 1960 AT 2. 50m DEP. REG. GE REGARDS ABOVE LAND AND NEW C.F. ISSUED FOL. DEP. REG. GEN. PORTION OF THE WITHIN RESERVE HAS BEEN TAKEN FOR A NEW ROAD VIDE CONFIRMATION OF OF NOVEMBEL 1970 (TRACING No. 6074 L. Nain DEP. REG. GEN XX4445559 REGISTRAR-GENERAL'S CAVEAT No. 4445559 PORTION OF OVER THE WITHIN LAND ENTERED 24.9.1979 AT 3.35 pm (INCLUDING OTHER LAND)

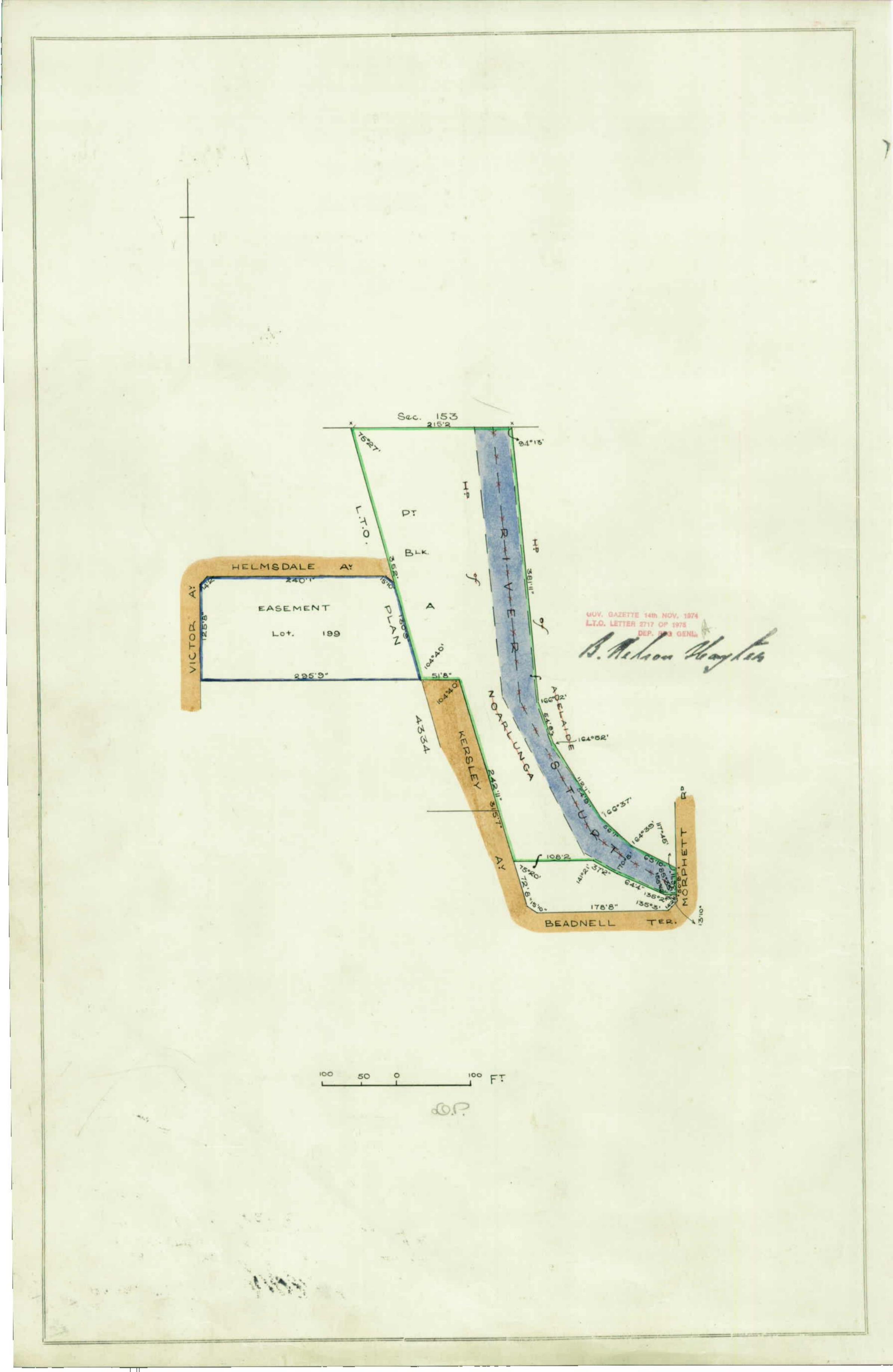
AQ (51/2007 Caveat No. 4445559 withdrawn this 16 5 1950 at 11am, second ACQUISITION NO. 4540507 WHEREBY Reserve in D.P. 6580 THE WITHIN LAND IS VESTED IN minister of water Resources PRODUCED M. H. 1980 at 2.10pm. CANCELLED AS REGARDS LAND ACQUISITION No.4540501 AND NEW CERTIFICATE OF TITLE ISSUED VOL.4163 FOLIO 997

Cancelled as regards Allotments 550 (Public Road) in filed In deposited plan 8992 being portion balance of the within land and new Certificated Issued Vol. 4164 Folio 3











bounded as appears in the plan in the margin hereof and therein coloured green and in the plan deposited in the Lands Titles Registration Office, No. 4031 which said Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this twentyfirst day of Asigned the 21st day of March

Signed the

1955, in the presence of R.E. James

Registrar-General.

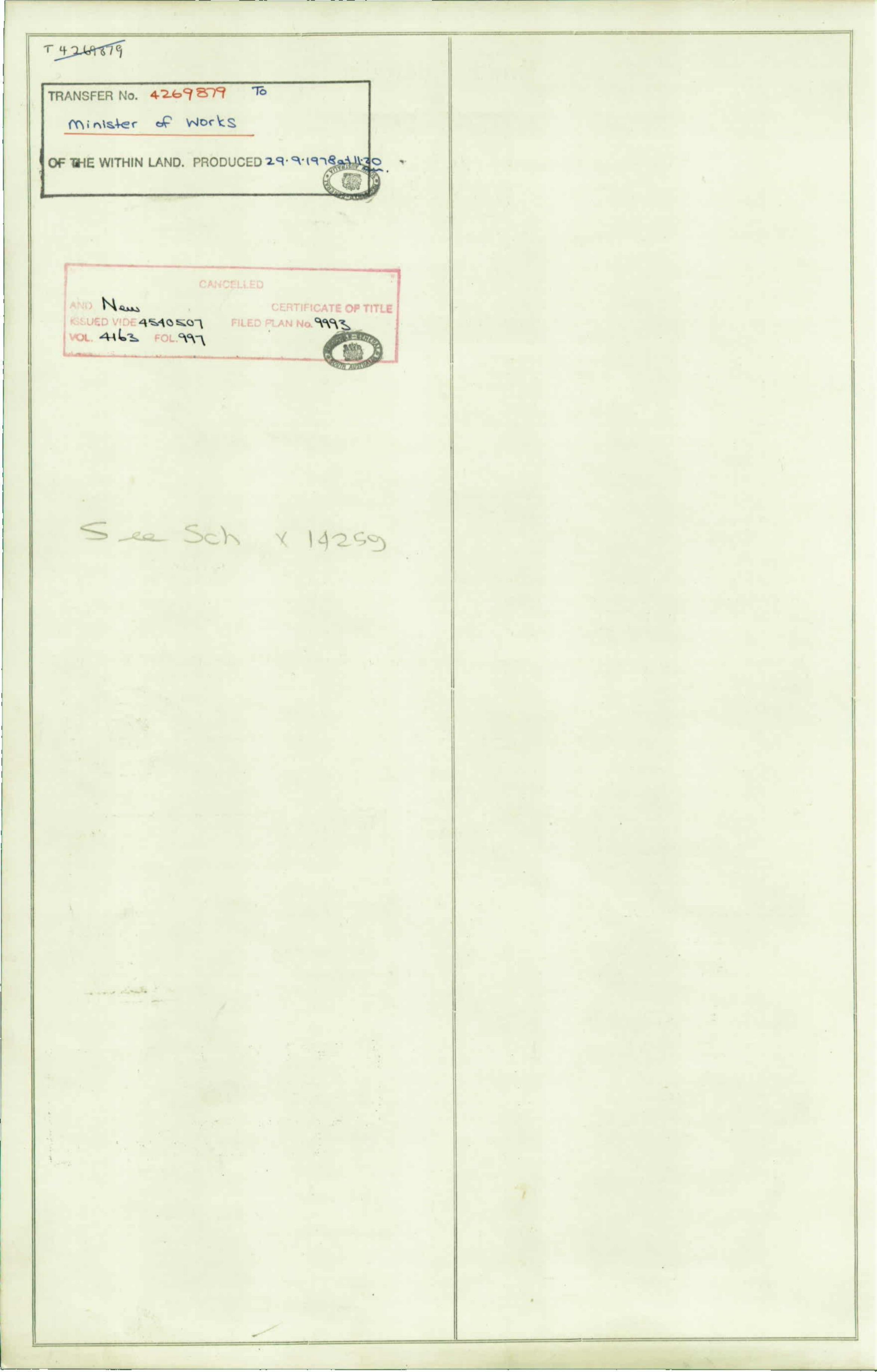
Vide Tracing No.6.0.3.8 Closed Road.

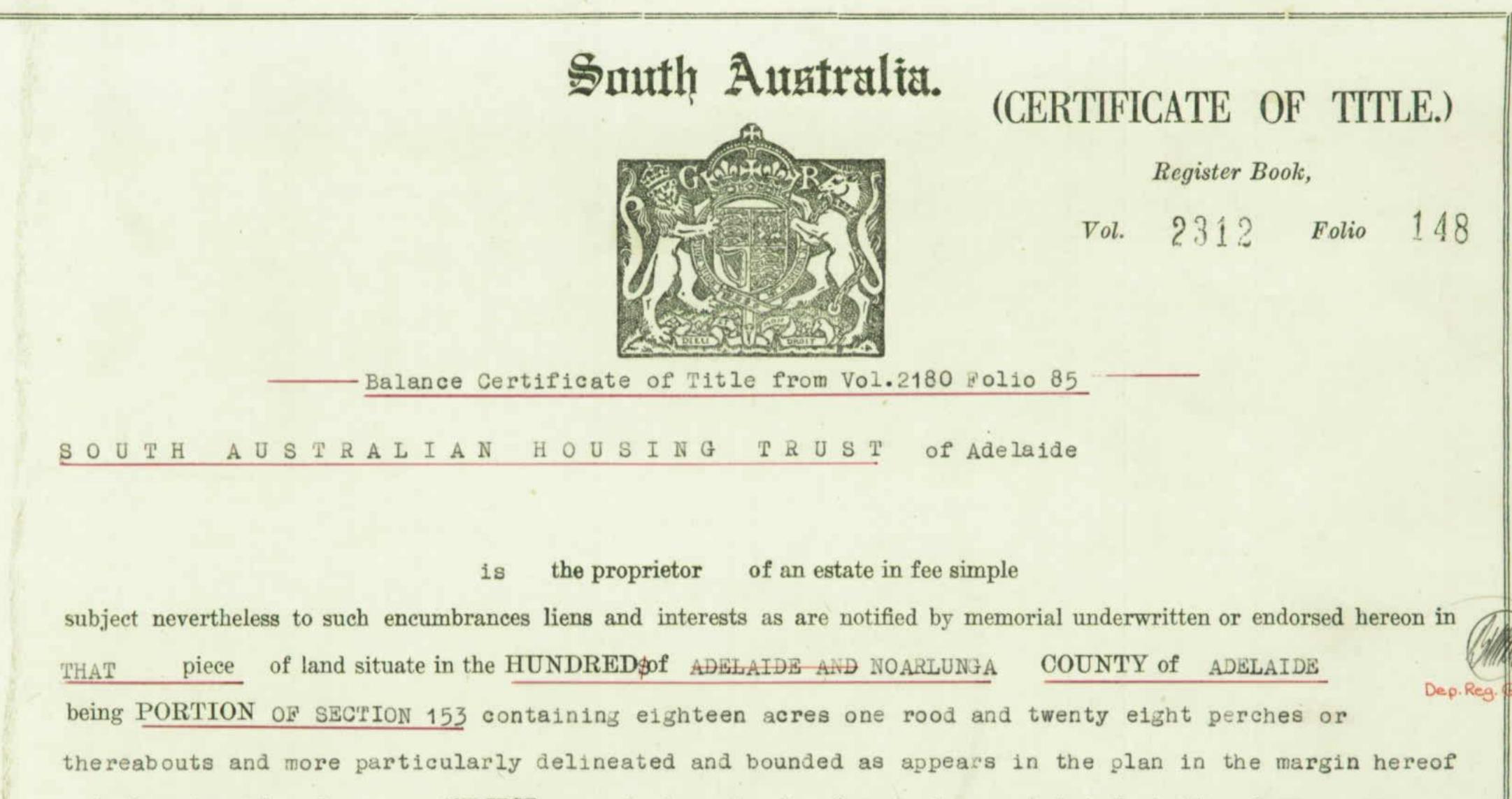
B. Mahan May Lato Dep. Rep. Go

REDESIGNATED

The land in this Certificate is ALLOTMENT (S) 3 9993 MAXWELL AM 320999A ×14-23 MARRIAGE No. 3209990 Doris May Scott was married to the mithin named John Thomas 110 Hill on 18.9.1959 Adelaide Entered 23.6.1974 3 pm Produced 7.6.1971 109 at 12.40pm Jaguelle Dep. Rog. Gen. A T 2772655 0 T. 0. 4045 TRANSFER No. 3222653 The Honourable Geoffice Thomas Virgo as Minister of Local Government. 70 OF THE WITHIN LAND. PRODUCED 16.7.1971 AT 2 pm. DEP. REG. GEN. 50F. 7 M MUT







and therein colored green <u>SUBJECT</u> nevertheless to the free and unrestricted rights of way over portions of the said land as delineated in the said plan and therein marked Private Road —

Which said Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this

day of

march

for

day of 4

19 74

Signed the

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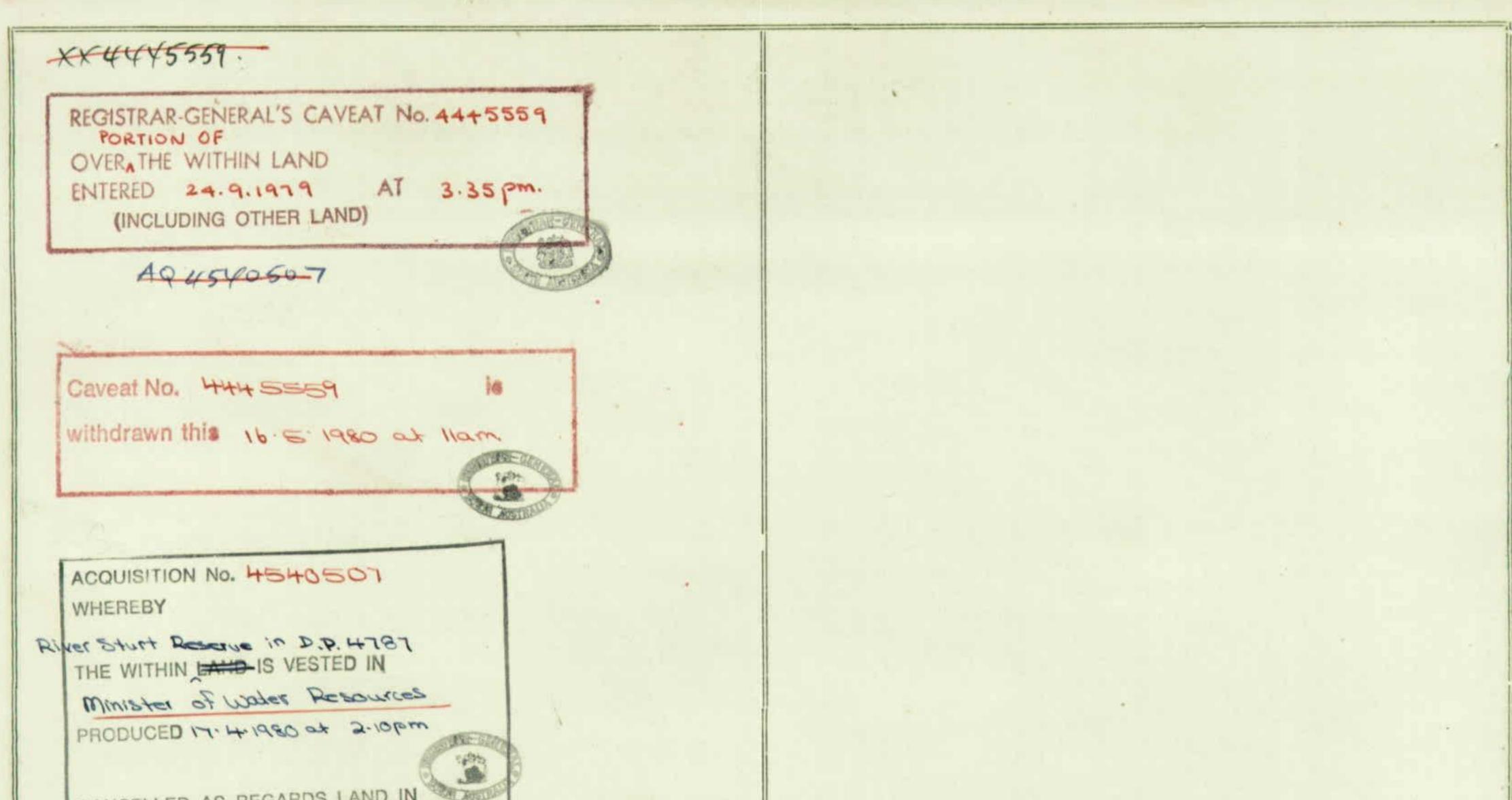
1954, in the presence of

THE LAND IN THIS CERTIFICATE IS REDESIGNATED AS ALLOTMENT(\$) 54-8 IN FILED PLAN 8992 NEW SERFIFICA FETO BE ISSUED WHEN DUPLICATE IS PRODUCED. Registrar-General.

Portion of land in this Certificate is pt. REDESIGNATED as, ALLOTMENT (S) 3 In FILED PLAN 9993 DENCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND NOW IN PLAN No 4787) AND A NEW GERTIFICATE OF TITLE ISSUED VIDE LT.O. 1150 OF 1954 VOL 2345 FOL 92 DEP REG. GENER

ANER STURT RES HAWKER AV FIEK AV WILLOVGINSY AV DUSSAN AV FRANKIS AV MULOVGINSY AV DUSSAN AV FRANKIS AV DUSSAN AV FRANKIS AV MULOVGINSY AV DUSSAN AV MULOVGINSY AV DUSSAN AV FRANKIS AV MULOVGINSY AV DUSSAN AV FRANKIS AV MULOVGINSY AV DUSSAN AV MULOVGINSY AV DUSSAN AV MULOVGINSY AV MULOVGINSY AV DUSSAN AV MULOVGINSY AV MULOVGINSY AV DUSSAN AV MULOVGINSY AV MULOVGI



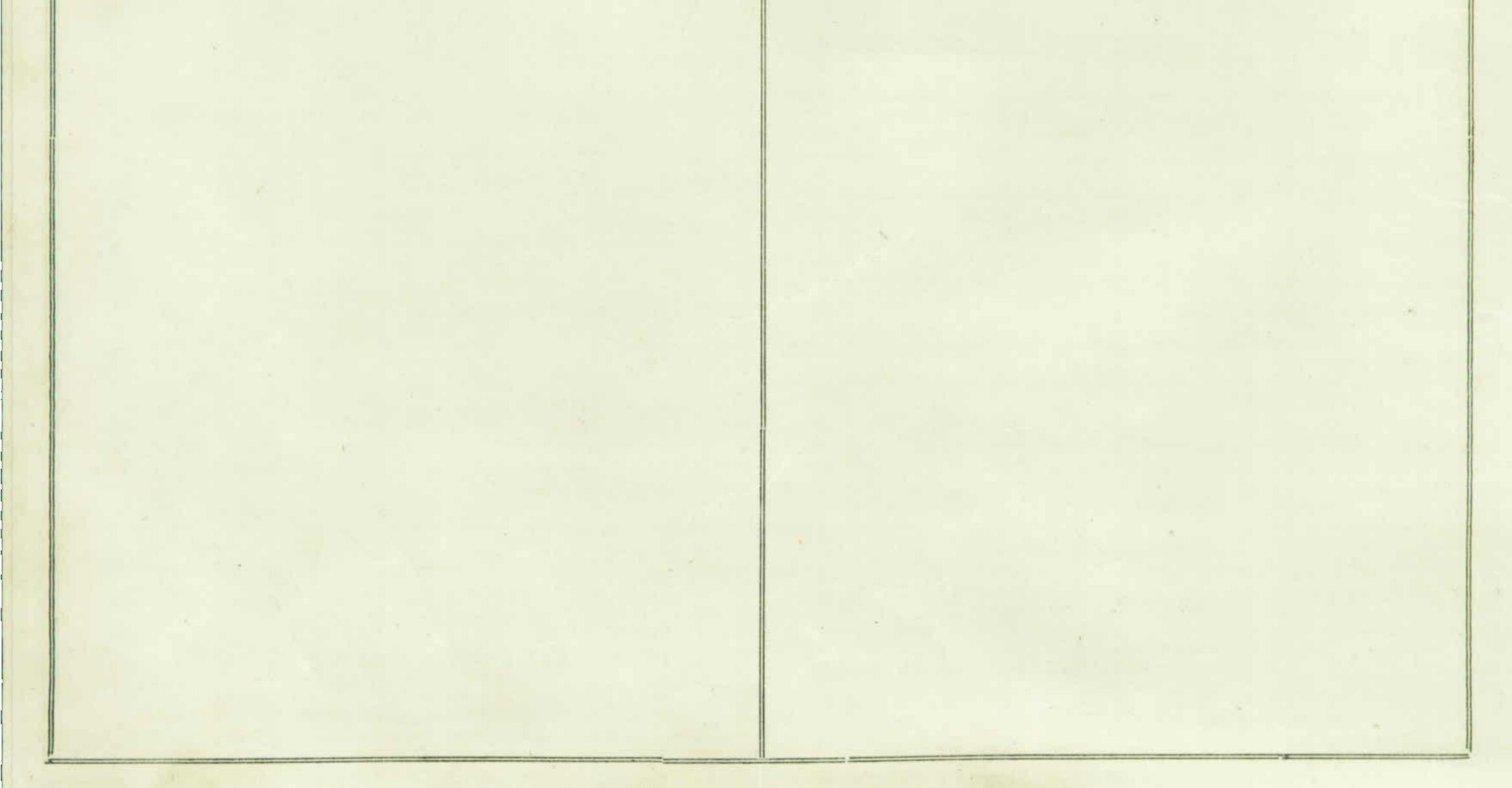


CANCELLED AS REGARDS LAND IN AND NEW ACQUISITION NO.4540501 AND NEW CERTIFICATE OF TITLE ISSUED VOL. 4163

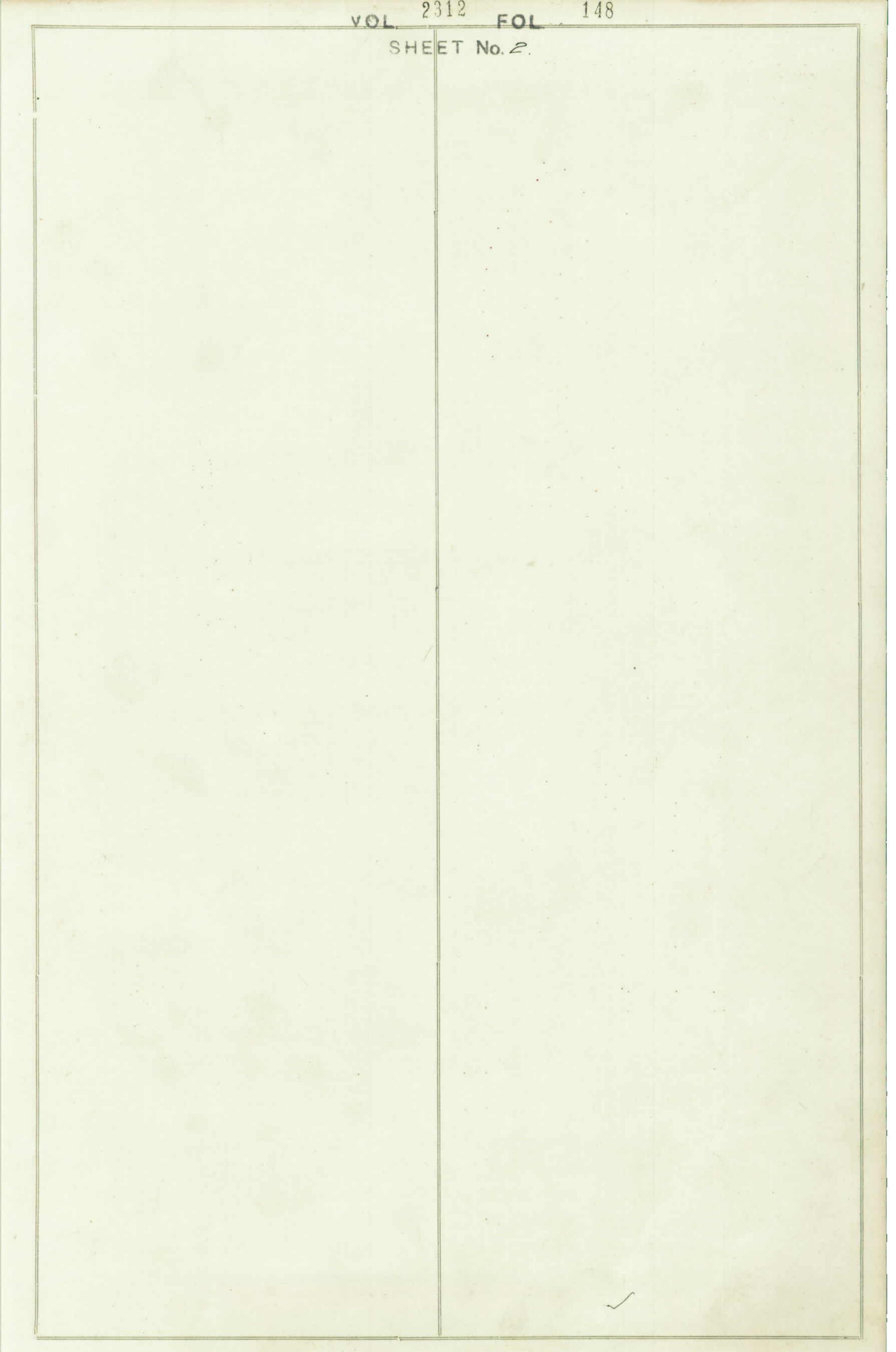
Cancelled as regards Allotments 548 (Public Road) in Filed Plan 8992 and Allotments 222-227 inc (Public Roads)

In deposited plan 4787 being portion balance of the within land and new Certificates issued Vol. 4164 Folio 3



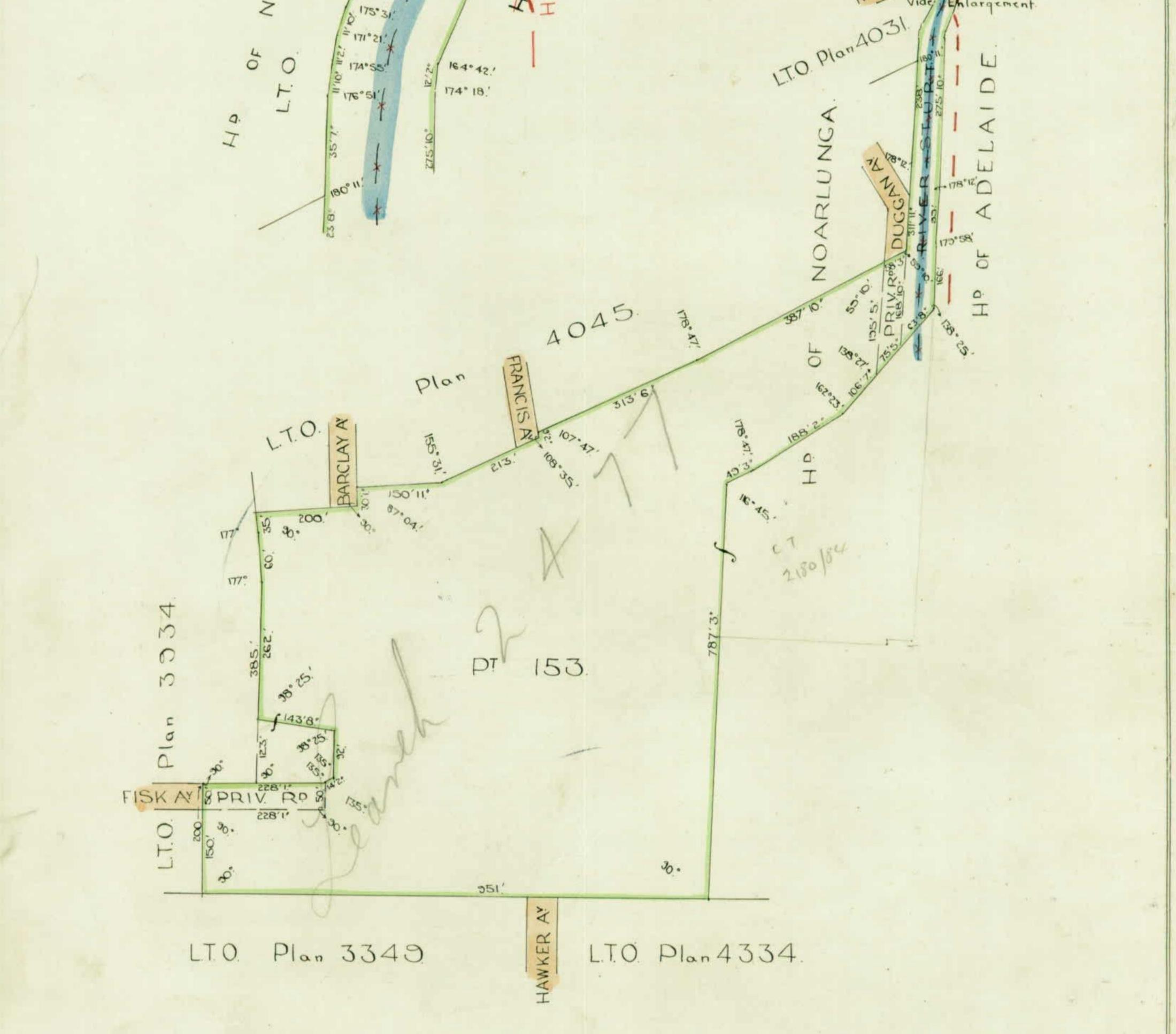


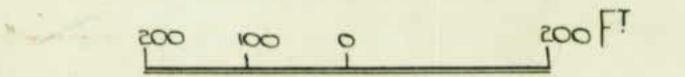






ENLARGEMENT. LTO. Plan 3934. MAXWELL TER 10.5 166 45 171"41! 159 53 161°30' ~ 163"24 RLUNGA GOV. GAZETTE 14th NOV. 1974 176°01! 1. Melaon Heard Lass Cent M 163.48 4.0 LTO. Plan 3934. MAXWELL TER MAXWELL 05 5 PIO OA 97 Vide /Enlargement T >



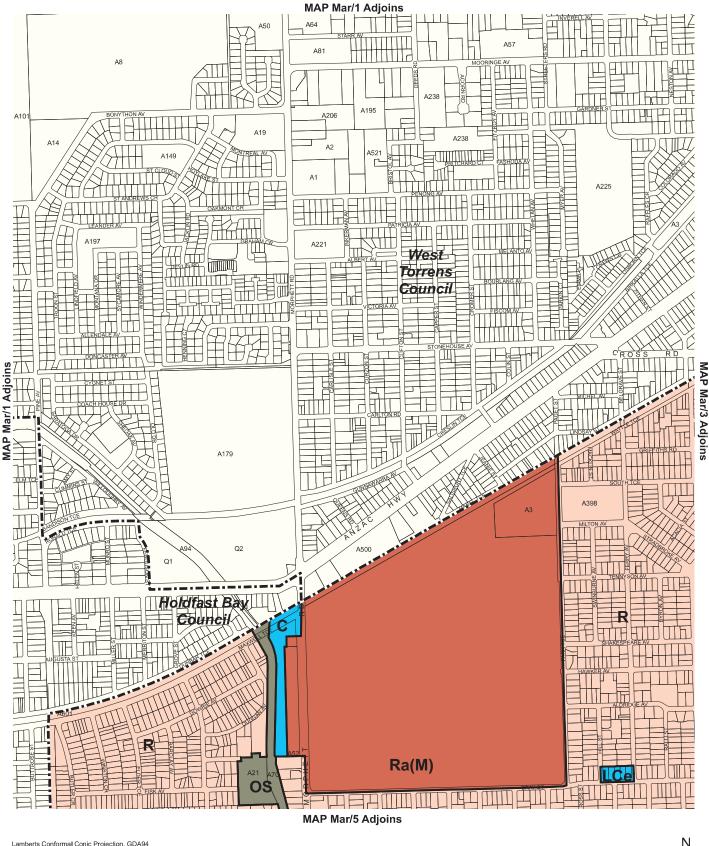




Im

APPENDIX B

City of Marion Development Plan







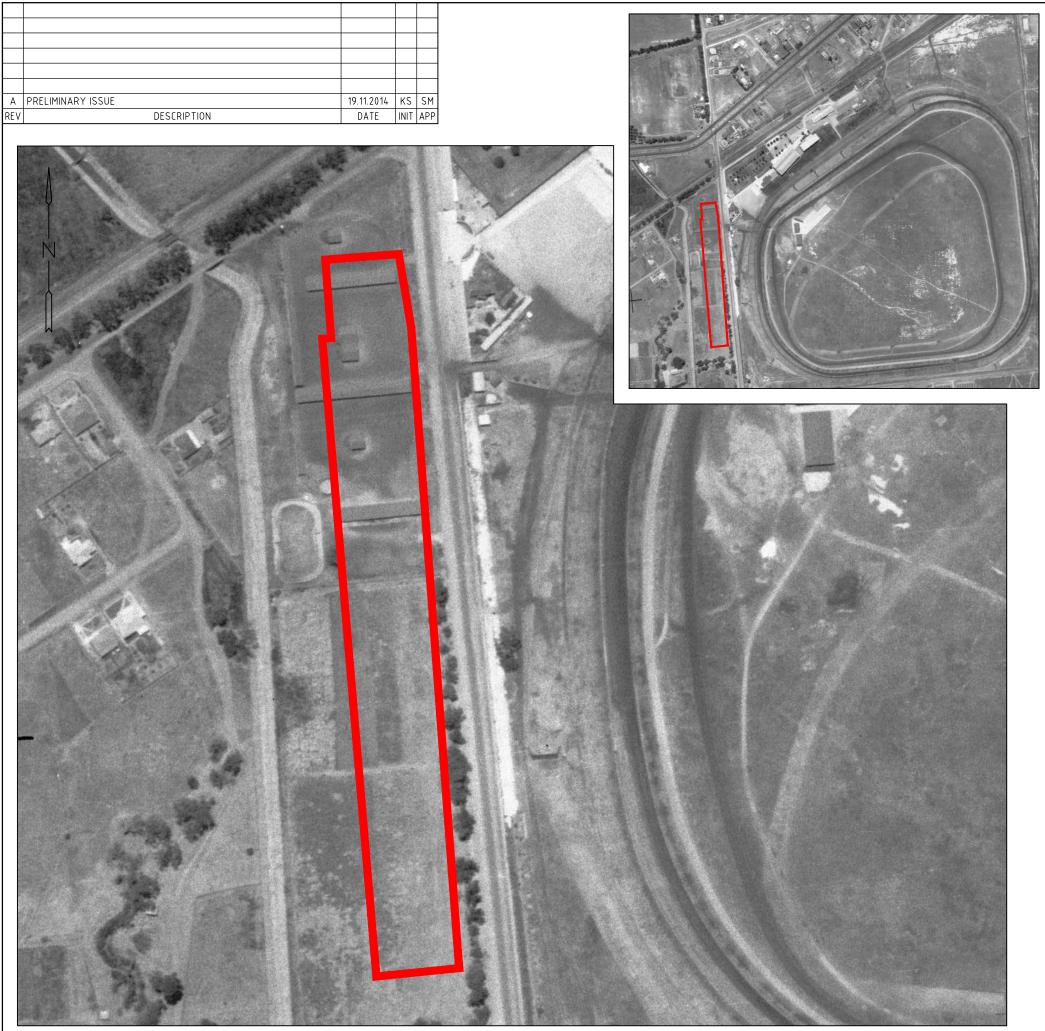
Zone Map Mar/2

MARION COUNCIL Consolidated - 13 March 2014

500 m

APPENDIX C

Aerial Photograph Summary



Survey: 017 Frame: 39 Photograph Date: 23 January 1949

The photograph is black and white and moderate quality.

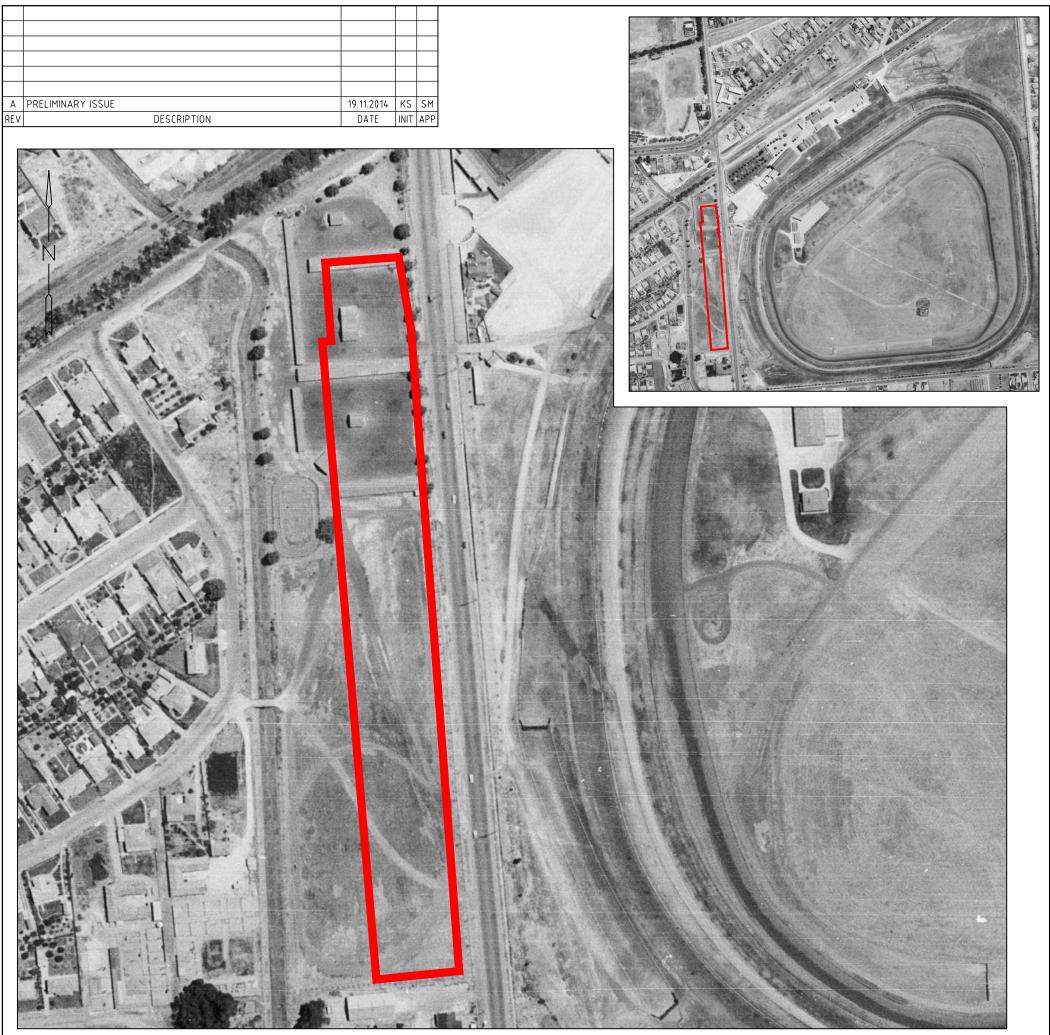
Subject Site:

Horse stables and training areas are visible in the northern portion of the site. The remaining areas of the site are unsealed.

Surrounding Land:

The Morphettville Racecourse is located across Morphett Road, to the east. Market gardens are visible to the south, south east and south west of the site. Residential development is visible to the west of the site. Mainly vacant land with a few properties are located to the north of the site.

FMG Engineering		CLIENT SOUTH AUSTRALIAN JOCKEY CLUB	DESIGNED BRAWN KS
PO Box 707 42 Fullarton Rd P 08 83	BURNS HAMILTON	PROJECT TITLE ENVIRONMENTAL SITE HISTORY SITE ADDRESS MORPHETTVILLE RACECOURSE, MORPHETTVILLE DRAWING TITLE PORTION A – AERIAL PHOTOGRAPH – 1949	CHECKED SM NO. OF SHEETS 1 SCALE DATE STARTED 19.11.2014 SITE ID & JOB NO. SO 1895 - 228691 DRAWING NO. APPENDIX C A



Survey: 325 Frame: 9296 Photograph Date: 3 January 1959

The photograph is black and white and moderate quality.

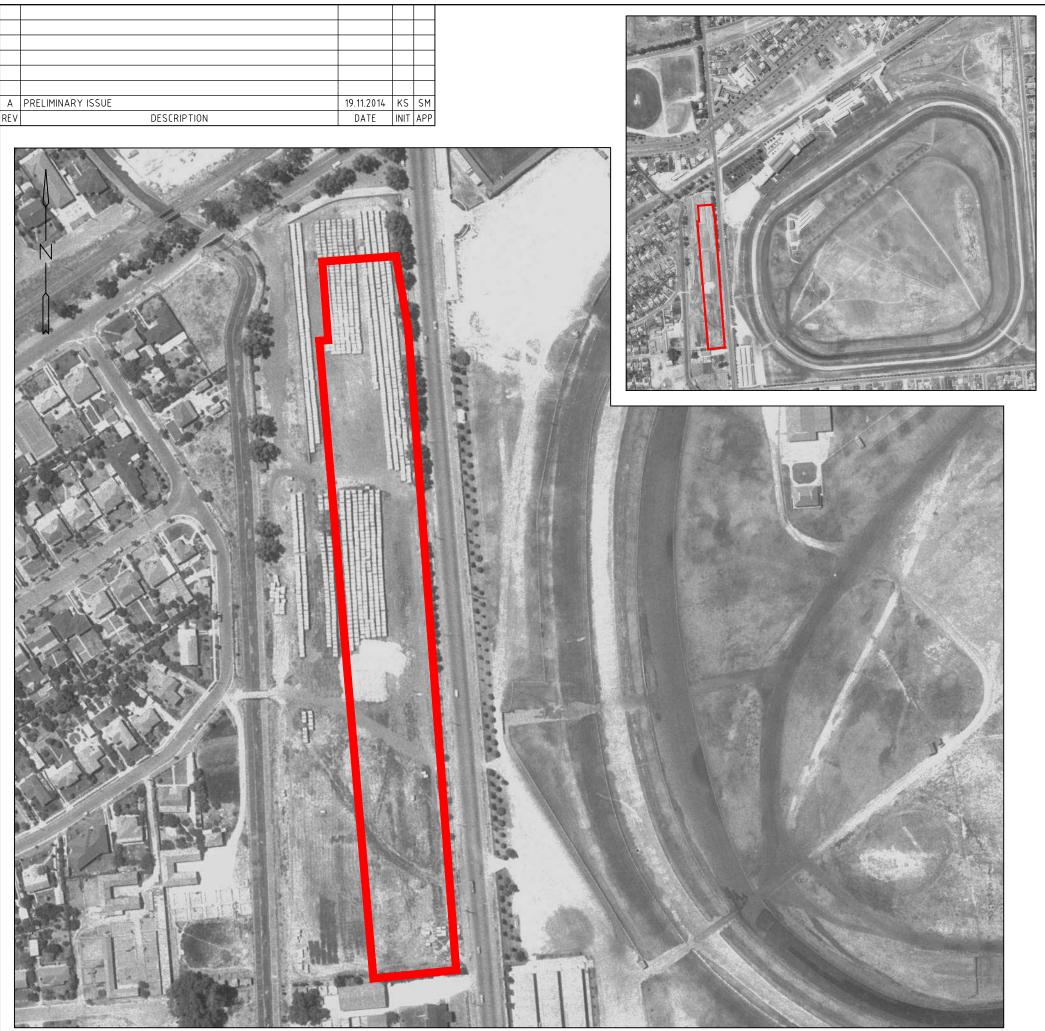
Subject Site:

Horse stables and training areas are visible in the northern portion of the site. The remaining areas of the site are unsealed. No significant changes are visible since the 1949 photo.

Surrounding Land:

Residential development has occurred to the west of the site. Market gardens to the south west have been removed however market gardens are still visible to the south and south east.

FMG Engineering		CLIENT SOUTH AUSTRALIAN JOCKEY CLUB	DESIGNED KS DRAWN KS
PO Box 707 42 Fullarton Rd P 08 83	BURNS HAMILTON	PROJECT TITLE ENVIRONMENTAL SITE HISTORY SITE ADDRESS MORPHETTVILLE RACECOURSE, MORPHETTVILLE DRAWING TITLE PORTION A – AERIAL PHOTOGRAPH – 1959	CHECKED SM No. OF SHEETS 1 SCALE 1:2000 @ A3 DATE STARTED 19.11.2014 SITE ID & JOB NO. S01895 - 228691 REV. DRAWING NO. APPENDIX C A



Survey: 1133A Frame: 630 Photograph Date: 9 January 1969

The photograph is black and white and moderate quality.

Subject Site:

The stables in the northern portion of the site have been demolished. It appears that the site is being used to store unknown objects. The site remains unsealed. The southern portion of the site remains unchanged.

Surrounding Land:

Residential development has increased in the surrounding area. The Sturt River has been converted to a concrete drain. Development of the racecourse has occurred to the south east of the site. The land immediately to the west of the site is also being used for storage.

FMG Engineering	CLIENT SOUTH AUSTRALIAN JOCKEY CLUB	DESIGNED BRAWN KS
PO Box 707 42 Fullarton Rd P Kent Town SA 5071 Norwood SA 5067 F	PROJECT TITLE ENVIRONMENTAL SITE HISTORY SITE ADDRESS MORPHETTVILLE RACECOURSE, MORPHETTVILLE DRAWING TITLE PORTION A - AERIAL PHOTOGRAPH - 1969	CHECKED SM NO. OF SHEETS 1 SCALE DATE STARTED 1:2000 @ A3 19.11.2014 SITE ID & JOB NO. S01895 - 228691 DRAWING NO. APPENDIX C A



Survey: 2406 Frame: 105 Photograph Date: 19 January 1979

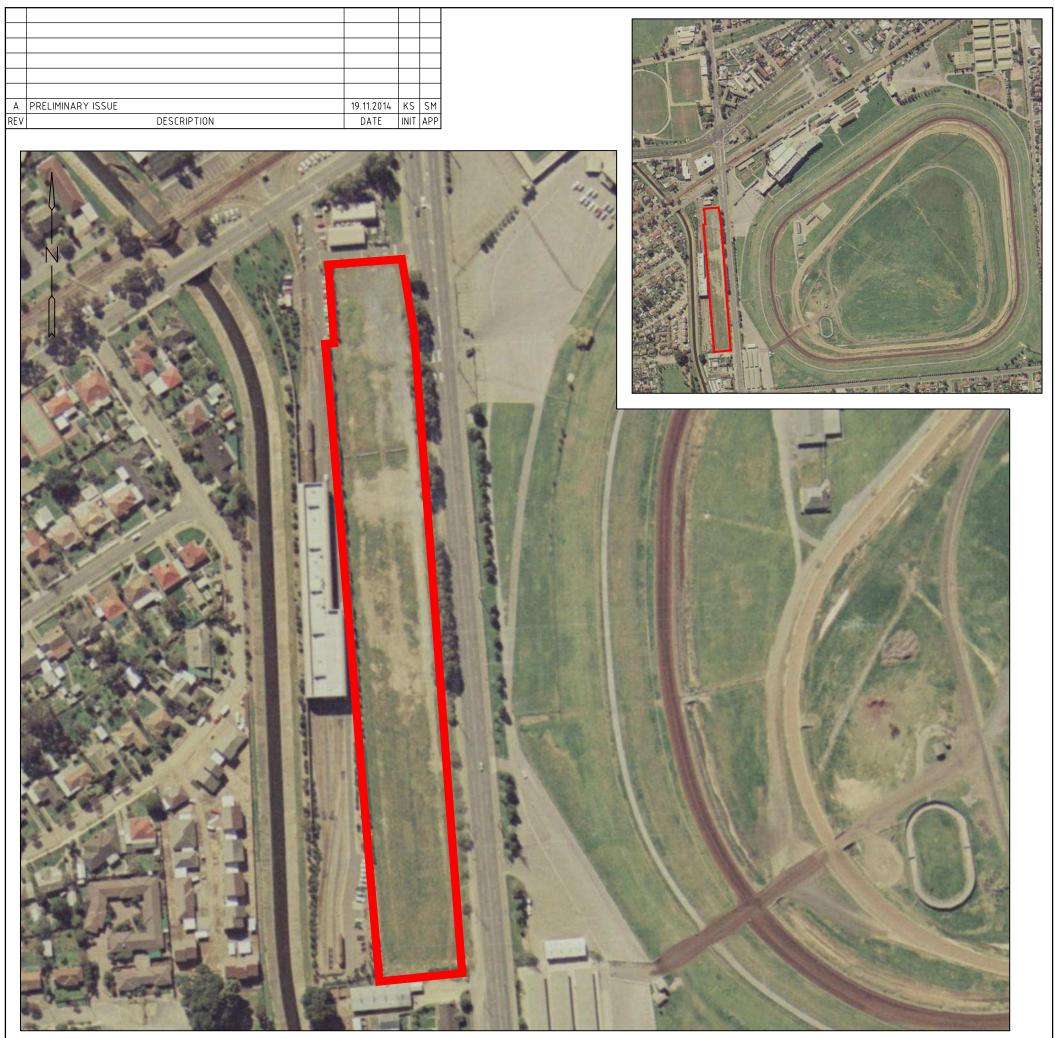
Subject Site:

The site is no longer used for storage and is vacant of structures.

Surrounding Land:

Houses which were located to the south and south-east have now been removed. The market gardens are no longer visible to the south and south-east of the site due to the glasshouses being demolished.

FMG Engineering	CLIENT SOUTH AUSTRALIAN JOCKEY CLUB	DESIGNED KS KS
PO Box 707 42 Fullarton Rd P 08 8363 0222 Kent Town SA 5071 Norwood SA 5067 F 08 8363 1555 fmgengineering.com.au ABN 58 083 071 185	PROJECT TITLE ENVIRONMENTAL SITE HISTORY SITE ADDRESS MORPHETTVILLE RACECOURSE, MORPHETTVILLE	CHECKED No. OF SHEETS SCALE DATE STARTED 1:2000 A3 SITE ID & JOB NO. REV. S01895 - 228691 REV.
BU CIVIL STRUCTURAL ENVIRONMENTAL GEOTECHNICAL BUILDING ASSES SOIL & MATERIAL TESTING HOUSING COMMERCIAL PROJECT MANAG		APPENDIX C A



Survey: 4091 Frame: 135 Photograph Date: 6 September 1989

The photograph is colour and of good quality.

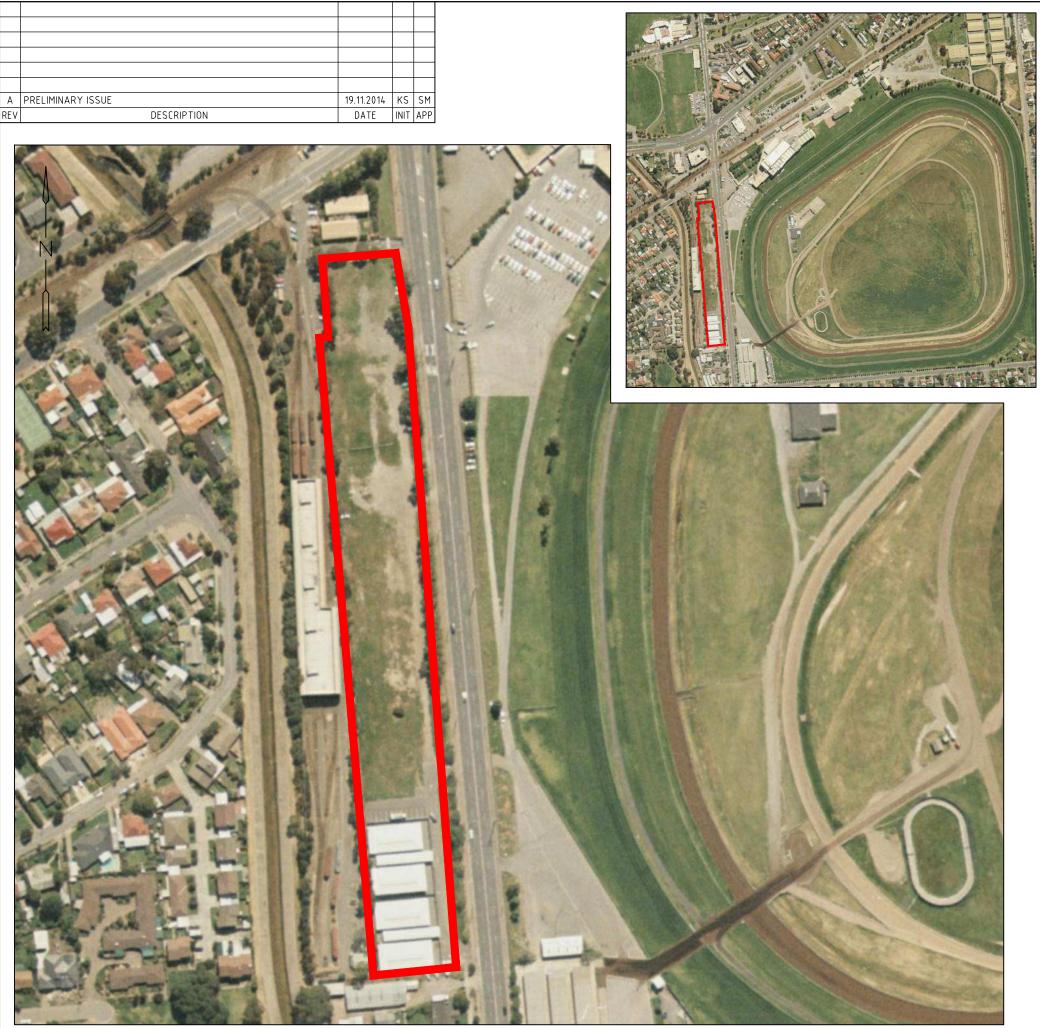
Subject Site:

No significant changes are visible since the 1979 photograph.

Surrounding Land:

The tram depot located to the west of the site has been developed and comprises tracks along the length of the depot land and a central building. Tracks are visible which run the length of the site, with a large building in the centre.

FMG Engineering	H	CLIENT SOUTH AUSTRALIAN JOCKEY CLUB	DESIGNED KS	DRAWN	KS
PO Box 707 42 Fullarton Rd Kent Town SA 5071 Norwood SA 5067	BU TECHNICAL BUILDING ASSES	PROJECT TITLE ENVIRONMENTAL SITE HISTORY SITE ADDRESS MORPHETTVILLE RACECOURSE, MORPHETTVILLE DRAWING TITLE PORTION A – AERIAL PHOTOGRAPH – 1989	CHECKED SCALE 1:2000 @ A3 SITE ID & JOB NO. S01895 - 22 DRAWING NO. APPEND		1 014



Survey: 5718 Frame: 820 Photograph Date: 26 September 1999

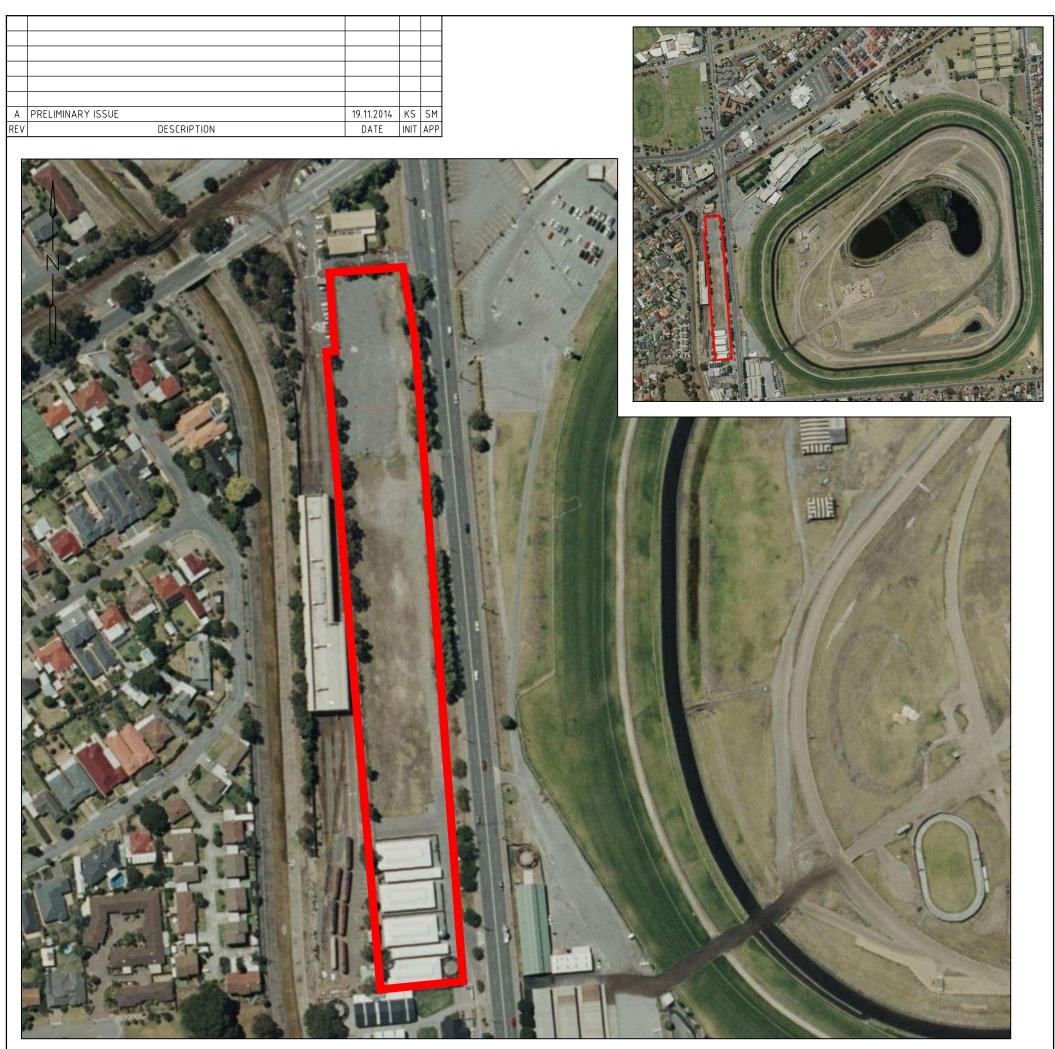
Subject Site:

Buildings have been constructed in the southern portion of the site along with associated asphalt car parking.

Surrounding Land:

The surrounding land appears unchanged.

FMG Engineering	CLIENT SOUTH AUSTRALIAI	I JOCKEY CLUB KS	DRAWN	KS
PO Box 707 42 Fullarton Rd P 08 8363 0222 Kent Town SA 5071 Norwood SA 5067 F 08 8363 1555 fmgengineering.com.au ABN 58 083 071 185	ENGINEERING BURNS HAMILTON	TAL SITE HISTORY ACECOURSE, AERIAL PHOTOGRAPH - 1999 CHECKED SCALE 1:2000 @ A3 SITE ID & JOB NO SO 1895 - 22 DRAWING NO APPEND	28691 REV.	



Survey: 7013 Frame: 88 Photograph Date: 31 January 2005

The photograph is colour and of good quality.

Subject Site:

The northern portion appears to comprise gravel surfacing.

Surrounding Land:

The wetlands in the centre of the Morphettville Racecourse have been developed.

FMG Engineering		CLIENT SOUTH AUSTRALIAN JOCKEY CLUB	KS	RAWN
PO Box 707 42 Fullarton Rd P 08 8363 0222 Kent Town SA 5071 Norwood SA 5067 F 08 8363 1555 fmgengineering.com.au ABN 58 083 071 185	m g	PROJECT TITLE ENVIRONMENTAL SITE HISTORY SITE ADDRESS MORPHETTVILLE RACECOURSE,	SCALE 1:2000 @ A3	0. OF SHEETS ATE STARTED 19.11.2014 IREV.
		MORPHETTVILLE PRAWING TITLE PORTION A - AERIAL PHOTOGRAPH - 2005	SITE ID & JOB NO. S01895 - 2286 DRAWING NO.	

APPENDIX D

SA EPA Section 7 Search Results

Environment Protection Authority

www.epa.sa.gov.au



GPO Box 2607 Adelaide SA 5001 250 Victoria Square Adelaide SA T (08) 8204 2000 F (08) 8204 2020 Country areas 1800 623 445

Receipt No : Admin No : 64466 (32582) File Reference :

FMG Engineering 42 Fullarton Road NORWOOD SA 5067

Contact: Section 7 Telephone: (08) 8204 2179 Telephone: (08) 8204 2962 Email: epasection7@epa.sa.gov.au

> Contact: Public Register Telephone: (08) 8204 9128

> > 03 December, 2014

Dear Sir/Madam,

Section7 - Land and Business (Sale and Conveyancing) Act 1994

I refer to your enquiry concerning the parcel of land comprised in

Title ReferenceCT Volume 6051 Folio 410Address88 Morphett Road, GLENGOWRIE SA 5044

I advise as follows:

PARTICULARS OF MORTGAGES, CHARGES PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

9.1	Environment performance agreement under section 59 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land.	NO
9.2.1	Environment protection order issued under section 93 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land.	NO
9.2.2	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
9.3	Clean-up order issued under section 99 of the <i>Environment Protection Act</i> 1993 that is registered in relation to the land.	NO

page 1 of 5

9.4	is re	an-up authorisation issued under section 100 of the <i>Environment Protection Act 1993</i> that gistered in relation to the land.	NO
9.5.1	Sec	tion 103H - Site contamination assessment order that is registered in relation to the land.	NO
9.5.2	Sec	tion 103J - Site remediation order that is registered in relation to the land.	NO
9.5.3	Sec pos:	tion 103N - Notice of declaration of special management area in relation to the land (due to sible existence of site contamination).	NO
9.5.4	Sec	ion 103P - Notation of site contamination audit report in relation to the land.	NO
9.5.5		ion 103S - Notice of prohibition or restriction on taking water affected by site amination in relation to the land.	NO
		LARS RELATING TO ENVIRONMENT PROTECTION and and Business (Sale and Conveyancing) Act 1994	
3) Lice	ences	and exemptions recorded by EPA in public register	
	Does	the EPA hold any of the following details in the public register:	
		etails of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to onduct, at the land-	
	i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or	NO
	II	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act)?	NO
	ii) any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
	b) d A	etails of a licence no longer in force issued under Part 6 of the <i>Environment Protection</i> ct 1993 to conduct, at the land-	
	i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or	NO

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		 activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act)? 	NO
		iii) any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
	c)	details of a current exemption issued under Part 6 of the Environmental Protection Act 1993 from the application of a specified provision of that Act in relation to an activity carried on at the land.	NO
	d)	details of an exemption that are no longer enforced, issued under Part 6 of the Environmental Protection Act 1993 from the application of a specified provision of that Act in relation to an activity carried on at the land.	NO
	e)	details of a licence issued under the repealed South Australian Waste Management Commission Act 1979 to operate a waste depot at the land.	NO
	f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land	NO
	g)	details of a licence issued under the repealed <i>South Australian Waste Management</i> <i>Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land.	NO
	h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO
4) Poll	utic	n and site contamination on the land - details recorded by the EPA in public register	
		es the EPA hold any of the following details in the public register in relation to the land or t 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</i> <i>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?	NO

page 3 of 5

	d)	a copy of a site contamination audit report?	NO
	e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies?	NO
	f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act</i> 1993?	NO
	g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993?</i>	NO
	h)	details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit?	NO
	i)	details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit?	NO
	j)	details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO
5) Pol	llutic	on and site contamination on the land - other details held by EPA	
	Do	es the EPA hold any of the following details in relation to the land or part of the land;	
	a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed South Australian Health	NO
	b)	Commission Act 1976)? details (which may include a report of an environmental assessment) relevant to an	no
		agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act</i> 1993?	NO
	c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ?	NO
	d)	a copy of a pre-1 July 2009 site audit report?	NO
	e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	

NO

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GPO Box 2607 Adelaide SA 5001 250 Victoria Square Adelaide SA T (08) 8204 2000 F (08) 8204 2020 Country areas 1800 623 445

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete and therefore the EPA cannot confirm the accuracy of the historical information provided.

www.epa.sa.gov.au



GPO Box 2607 Adelaide SA 5001 250 Victoria Square Adelaide SA T (08) 8204 2000 F (08) 8204 2020 Country areas 1800 623 445

FMG Engineering 42 Fullarton Road NORWOOD SA 5067 Contact: Section 7 Telephone: (08) 8204 2179 Telephone: (08) 8204 2962 Email: epasection7@epa.sa.gov.au

> Contact: Public Register Telephone: (08) 8204 9128

> > 10 December, 2014

Dear Sir/Madam,

Section7 - Land and Business (Sale and Conveyancing) Act 1994

I refer to your enquiry concerning the parcel of land comprised in

Title ReferenceCT Volume 5709 Folio 134Address86 Morphett Road, GLENGOWRIE SA 5044

I advise as follows:

PARTICULARS OF MORTGAGES, CHARGES PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

9.1	Environment performance agreement under section 59 of the <i>Environment Protection Act</i> 1993 that is registered in relation to the land.	NO
9.2.1	Environment protection order issued under section 93 of the <i>Environment Protection Act</i> 1993 that is registered in relation to the land.	NO
9.2.2	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
9.3	Clean-up order issued under section 99 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land.	NO
9.4	Clean-up authorisation issued under section 100 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land.	NO

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9.5.1	Se	ction 103H - Site contamination assessment order that is registered in relation to the land.	NO
9.5.2	Se	ction 103J - Site remediation order that is registered in relation to the land.	NO
9.5.3		ction 103N - Notice of declaration of special management area in relation to the land (due to ssible existence of site contamination).	NO
9.5.4	Se	ction 103P - Notation of site contamination audit report in relation to the land.	NO
9.5.5		ction 103S - Notice of prohibition or restriction on taking water affected by site	10
		JLARS RELATING TO ENVIRONMENT PROTECTION Land and Business (Sale and Conveyancing) Act 1994	
3) Lice	ence	s and exemptions recorded by EPA in public register	
	Do	es the EPA hold any of the following details in the public register:	
	a)	details of a current licence issued under Part 6 of the Environment Protection Act 1993 to conduct, at the land-	
		 a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or 	10
			VV
	0	 activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act)? 	10
		 iii) any other prescribed activity of environmental significance under Schedule 1 of that Act? 	10
		details of a licence no longer in force issued under Part 6 of the <i>Environment Protection</i> Act 1993 to conduct, at the land-	
		 a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or 	10
		 activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act)? 	0

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		iii) any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
	c)	details of a current exemption issued under Part 6 of the Environmental Protection Act 1993 from the application of a specified provision of that Act in relation to an activity carried on at the land.	NO
	d)	details of an exemption that are no longer enforced, issued under Part 6 of the Environmental Protection Act 1993 from the application of a specified provision of that Act in relation to an activity carried on at the land.	NO
	e)	details of a licence issued under the repealed <i>South Australian Waste Management</i> <i>Commission Act 1979</i> to operate a waste depot at the land.	NO
	f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land	NO
12	g)	details of a licence issued under the repealed <i>South Australian Waste Management</i> <i>Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land.	NO
	h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO
4) Po	llutio	on and site contamination on the land - details recorded by the EPA in public register	
		es the EPA hold any of the following details in the public register in relation to the land or rt 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</i> 1993)?	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?	NO
	d)	a copy of a site contamination audit report?	NO

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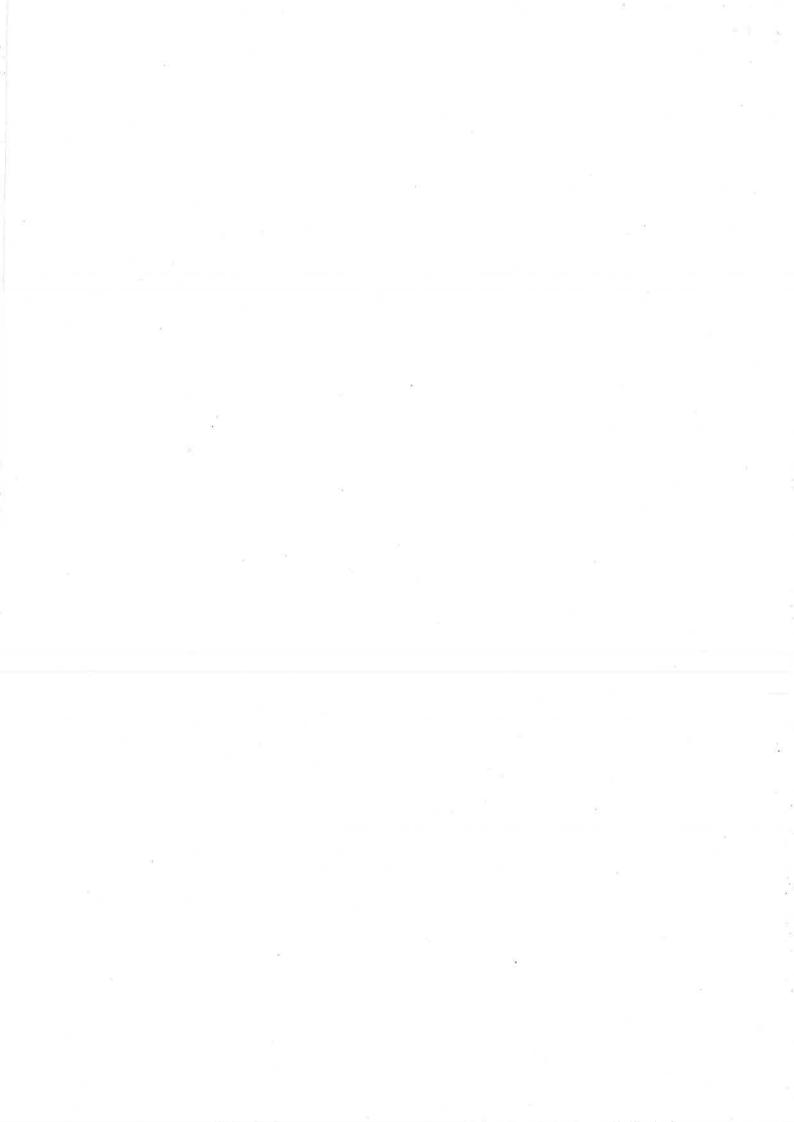
	e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies?	NO
	f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act</i> 1993?	NO
	g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ?	NO
	h)	details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit?	NO
	i)	details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit?	NO
	j)	details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO
5) Pol	lutic	n and site contamination on the land - other details held by EPA	
	Do	es the EPA hold any of the following details in relation to the land or part of the land:	
	a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed South Australian Health Commission Act 1976)?	NO
	b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993?</i>	NO
	c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ?	NO
	d)	a copy of a pre-1 July 2009 site audit report?	NO
	e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

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All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete and therefore the EPA cannot confirm the accuracy of the historical information provided.



APPENDIX E

Safework SA Search Results



Government of South Australia

SafeWork SA

Attorney-General's Department

Licensing Unit

Level 4, World Park A, 33 Richmond Road Keswick SA 5035

GPO Box 465 Adelaide SA 5001

DX 715 Adelaide

 Phone
 (08) 8303 0400

 Fax
 (08) 8303 9903

 Email
 licensing@safework.sa.gov.au

 ABN
 50-560-588-327

www.safework.sa.gov.au

Angie Johnson FMG Engineering Inc 42 Fullarton Road NORWOOD SA 5067

11 December 2014

Dear Ms Johnson

DANGEROUS SUBSTANCES LICENCE SEARCH

RE: 86 Morphett Road GLENGOWRIE SA 5044 (CT5709/134)

According to the records available to SafeWork SA, the site listed above has no licenced items.

Yours sincerely

SENIOR ADMINISTRATION OFFICER LICENSING AND AUTHORISATION UNIT SAFEWORK SA



Government of South Australia

SafeWork SA

Attorney-General's Department

Licensing Unit

Level 4, World Park A, 33 Richmond Road Keswick SA 5035

GPO Box 465 Adelaide SA 5001

DX 715 Adelaide

 Phone
 (08) 8303 0400

 Fax
 (08) 8303 9903

 Email
 licensing@safework.sa.gov.au

 ABN
 50-560-588-327

www.safework.sa.gov.au

Angie Johnson FMG Engineering 42 Fullarton Road NORWOOD SA 5067

8 December 2014

Dear Ms Johnson

DANGEROUS SUBSTANCES LICENCE SEARCH

RE: 88 Morphett Road, GLENGOWRIE SA 5044 (CT 6051/410)

According to the records available to SafeWork SA, please see listed below all current items located within the specified search criteria.

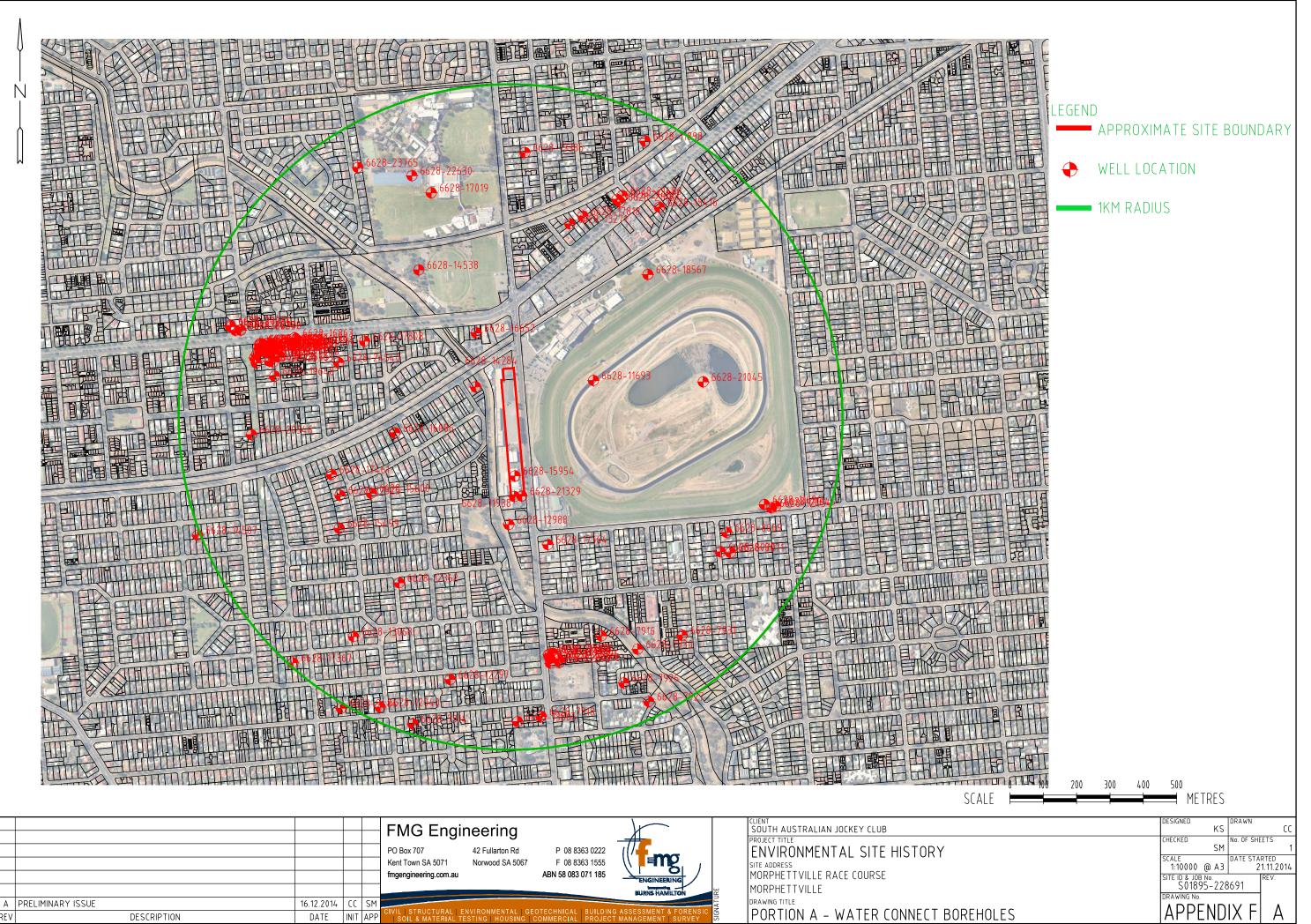
Class	Quantity	Storage Type
2	180KG (20 CYL)	Gas Cylinder Above Ground External
2	210KG (1 CYL)	Gas Cylinder Above Ground External

Yours sincerely

SENIOR ADMINISTRATION OFFICER LICENSING AND AUTHORISATION UNIT SAFEWORK SA

APPENDIX F

DEWNR WaterConnect Database Search Results



Unit_No	Orig_drilled_depth	Orig_drilled_date	purpose	swl	rswl	TDS	EC
6628-7916	79.24	1/01/1972		10.24	1.94	2909	5200
6628-7918	6.1	18/10/1963					
6628-7926	94.49	20/12/1967				1968	3540
6628-7927	47.85	16/04/1971		10.67	2.33	1893	3407
6628-9484	5	20/07/1978	DRN	4.5	5.44		
6628-11693	52	15/11/1980		2	8.6	1158	2096
6628-11694	47.5	10/11/1980	MON	4.5	8.61	970	1760
6628-11938	26.2	5/02/1982		7.5	2.63	1945	3500
6628-12040	8	26/09/1982	IRR	5	5.52	2256	4050
6628-12297	22	11/02/1983	DOM	10	1.66	2125	3818
6628-12362	13.7	5/06/1983		4.2	6.36	1748	3150
6628-12454	48.77	25/09/1968		6	7.21	1700	2980
6628-12988	24	29/11/1983	STK	3	7.2	2036	3660
6628-13068	12	16/10/1984	DRN	6	4.03	424	770
6628-13271	20	1/03/1985		3	6.3	3714	6601
6628-13385	11	27/03/1985	DRN	4.5	3.8	3712	6600
6628-13866	11	3/12/1986	DRN	5.5	7.26	1984	3570
6628-14284	19	29/04/1988	DOM	9.7	0.1	1732	3120
6628-14507	7.5	1/07/1989	DOM	2.8	4.06	2574	4611
6628-14538	9.85	15/12/1981	INV				
6628-15416	10.5	1/02/1988		5	5		
6628-15499	11.2	26/03/1991	REC	5.8	3.2	1703	3070
6628-15600	10.5	17/08/1991	DOM	5.7	4.07	2567	4600
6628-15954	9	16/03/1992	DOM	4.8	5.27	2830	5061
6628-16086	18	20/02/1992	DOM	0	9.42	2614	4682
6628-16652	14	16/04/1994	DOM	4	4.76	1519	2740
6628-16862	4	21/10/1994	INV				
6628-16863	4	21/10/1994	INV				
6628-16864	4	21/10/1994	INV				
6628-17019	3.86	= 1, 20, 200 .					
6628-17364	22.5	17/06/1995	DOM			2171	3900
6628-17367	18.5	28/08/1995	DOM			2397	4300
6628-17461	18	24/11/1995	DOM			2375	4260
6628-17808	30	30/10/1995	DOM	4	4.11	4205	7450
6628-17818	19	4/04/1996	DOM				
6628-18567	82	6/04/1997	IND	8	2.31	1110	2030
6628-19642	4	23/02/1999	MON	2	4.93		
6628-19643	4	23/02/1999	MON	2	4.92		
6628-19644	4	23/02/1999	MON	2	4.98		
6628-19645	4	23/02/1999	MON	2	5.18		
6628-19646	4	23/02/1999	MON	2	5.3		
6628-19647	4	23/02/1999	MON	2	5.22		
6628-19648	4	23/02/1999	MON	2	5.34		
6628-20346	8	25/09/2000	DRN	3.5	4.53	1743	3140
6628-21045	75	20/02/2002	IRR	10	2.18	1100	2000
6628-21046	75.1	23/02/2002	ASRIRR	10	3.27	940	1702
6628-21113	9	23/11/2002	DRN	4	2.98	2210	3970
6628-21329	18	5/06/2003	DOMSTK	5.8	4.44	3731	6630
6628-21486	5.5	26/05/2003	INV	2.5	6.92		
6628-21487	5	26/05/2003	INV	2.5	6.93	1	
6628-21488	4.5	26/05/2003	INV	2.5	6.87	1	
6628-22325	4	27/01/2005		3.5	5.94		
6628-23765	12	24/02/2008		5.6	0.84		
6628-24540	12.1	17/10/2007		3.6	4.4	4951	8730
6628-25336	4.5	12/11/2009	INV	2.8		1331	5,50
6628-25337	4.5	21/11/2009	INV	4.2	L	1	
6628-25338	4.5	11/11/2009	INV	2.2			
0020-2000	4.3	11/11/2009	114.V	2.2			

Unit_No	Orig_drilled_depth	Orig_drilled_date	purpose	swl	rswl	TDS	EC
6628-25339	4.5	11/11/2009	INV	2.2			
6628-25340	4.5	11/11/2009	INV	2.1			
6628-25341	4.5	11/11/2009	INV	2.2			
6628-25342	4.5	12/11/2009	INV	2.2			
6628-25362	5.6	1/04/2010	INV				
6628-25363	5.5	1/04/2010	INV				
6628-25383	4	9/09/2010	INV	1.5			
6628-25384	4	9/09/2010	INV				
6628-26232	4	4/10/2011	INV	1.8			
6628-26233	4	4/10/2011	INV	1.8			
6628-26234	4	4/10/2011	INV	1.6			
6628-27245	4	16/12/2013	INV	1.8			
6628-27246	4	16/12/2013	INV	3			

Purpose	Description
DRN	Drainage
MON	Monitoring
IRR	Irrigation
DOM	Domestic
STK	Stock
INV	Investigation
REC	Recharge

APPENDIX G

Preliminary Site Investigation Checklist – Site Inspection

To be included as an appendix in report

Job Details

Client: SA)C Job Number: 228 691 Site Name: West Of Morphett Road - Portion A Site Address: 88 Norphett Road, Glengowre

1 Pre-visit Checklist

	Comment?
Site plan obtained? Copies on hand?	
Aerial photographs reviewed? Copies on hand?	
Topographic map checked for any sensitive receiving environment?	
Copies on hand?	
Dangerous Goods licensing reviewed?	
CT history reviewed?	
DEWNR groundwater bore data reviewed?	
Council records reviewed?	
EPA Section 7 search results reviewed?	
Site access OK?	
Person with knowledge of site history available?	

2 Site Inspection

Inspection conducted by: Kate Stead	Date:	1/12.	
Meteorological Conditions: Sunny-Fine			

Access to site: (including the probable effect of construction traffic/ drilling equipment)

good site Acess

Topography:

fat

Presence of stockpiles, fill fill on surface - ballast large grey Cobbles.

Evidence of cut and fill activities

ful on surface

C:\Temporary Internet Files\Content.Outlook\E4FKC883\Site Inspection Checklist.doc

Preliminary Site Investigation – Site Inspection Checklist

To be included as an appendix in report

Surface Cover: (evidence of fill, asphalt paving and condition, evidence of surface staining, earthworks, demolition activities, percentage of each surface cover)

Large cobbles. In A partion. asphalt, gorden area to paring & concrete

Soil Type: (including wetness of soil)

Not visible

Overland Flow: (Areas of standing water, direction of water run-off from site and adjacent properties)

None observed.

Surface Water Courses: (direction of water courses and rate of flow, water levels, flood levels, tidal fluctuations, quality of surface water i.e. sheens noted)

None observed

Groundwater Bores: (Condition of bores, measurement of groundwater table)

Any contaminants preferential pathways identified?

Vegetation: (General notes re site vegetation, note any evidence of disturbed, discoloured, stressed or affected vegetation)

good condr

Obstructions: (transmission lines, trees subject to preservation orders, gas and water pipes etc)

Adjacent Land Uses: (if industrial etc. note business name, nature of land use, distance and location from the site, note the apparent condition of adjacent properties)

Ν Gum & Health facility

E Morphett Rd 3 Race course

s Vet Clunic

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Preliminary Site Investigation - Site Inspection Checklist

To be included as an appendix in report



Any receiving environments? (any sensitive receiving environments such as freshwater ecosystems?)

NO

NO

Complaints from neighbours?

Facilities and Structures on site: (add comments on location, size, construction materials eg concrete slab, timber floor, operational? discharges etc. Provide on a plan the location and condition of all visible features. Include site drawings, as built plans, historical drawings etc.

Plant/Factory (including no. of employees, if any)

Warehouses/Sheds/Buildings

shops is stables.

Pipelines

Means of Heating (fuel type) and cooling of buildings on site

Storage Tanks (aboveground or underground tanks; if present, what do the tanks service? Number of tanks and volume? Name products stored and any residual product? Pipelines? Bunded?)

food storage for stabes

Waste treatment, storage and disposal (itemise solids and liquids separately)

Preliminary Site Investigation – Site Inspection Checklist

To be included as an appendix in report

Chemicals/ hazardous materials treatment, storage and disposal (itemise solids and liquids separately). What surface are the materials stored on? Is the area bunded?

		2	
Transformers or substations			
	9		
Pits, sumps, ponds and lagoons			
Wells or Septic systems			
Incinerator(s)			
1			
Other			

Odours?

pore

Asbestos? (suspected asbestos containing building materials on site? Presence of bonded asbestos-containing materials on ground surface?)

None Observed

Obvious evidence of contamination? (staining, odours, wastes, other?)

NG.

Preliminary Site Investigation – Site Inspection Checklist

To be included as an appendix in report

List products/chemicals stored/used on site:

Name	Active constituent	Quantity stored	Location and surfacing of storage area
	No Chum obser	ved	

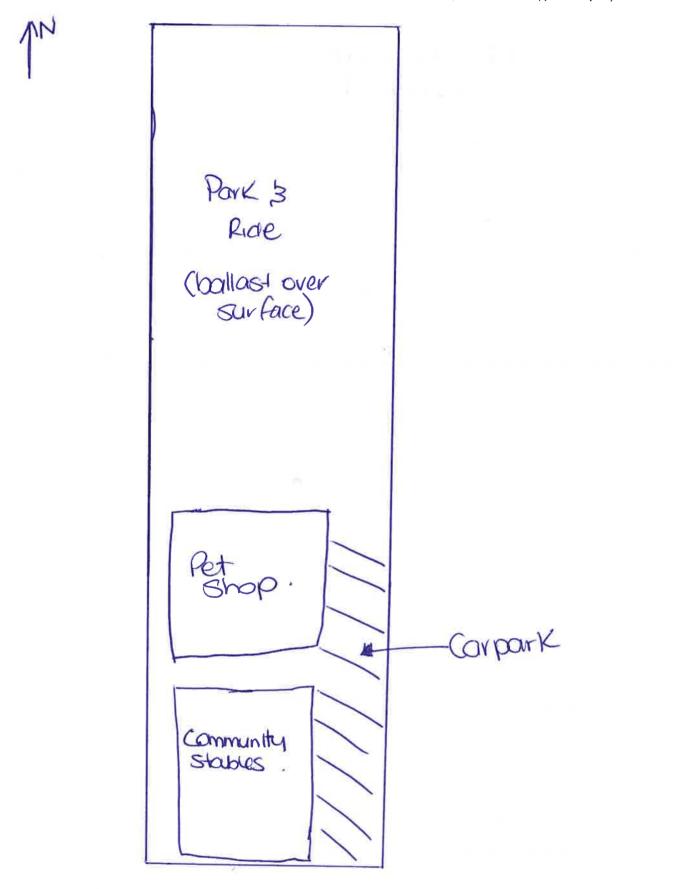
Present MSDSs and results of environmental audits (IS 14000), if possible.

Preliminary Site Investigation - Site Inspection Checklist

To be included as an appendix in report

3 Site Plan Sketch

Include: North direction, approximate scale and photograph orientation and number (or attach client-supplied site plan)



APPENDIX H

Site Inspection Photographs

Photograph 01: View looking south within the car parking area towards the pet shop.

> Photograph 02: View looking north with the tram depot on the western side of the photograph.

FMG Engineering

PO Box 707 42 Fullarton Rd P 08 8363 0222 Kent Town SA 5071 Norwood SA 5067 F 08 8363 1555



Title: APPENDIX H SITE INSPECTION PHOTOGRAPHS

Project Reference: 228691

Sit e:

CIVIL STRUCTURAL ENVIRONMENTAL GEOTECHNICAL BUILDING ASSESSMENT & FORDIGIC SOIL & MATERIAL TESTING HOUSING, COMMERCIAL, PROJECT MANAGEMENT The project must be comprised for the demonstrate in one of the drawing, including the whole of same shall as used for any other humore, for by any other time many, without The project must be comprised as experiments.

86-88 Morphett Road, Glengowrie - Portion A

Photograph 03: View of the eastern boundary of the stables in the southern portion of the site.

> Photograph 04: View at the front of the pet shop in the southern portion of the site.

FMG Engineering

PO Box 707 42 Fullarton Rd P 08 8363 0222 Kent Town SA 5071 Norwood SA 5067 F 08 8363 1555



Title: APPENDIX H SITE INSPECTION PHOTOGRAPHS

Project Reference: 228691

Sit e:

CIVE, STRUCTURAL ENVIRONMENTAL GEOTECHNICAL BURDING ASSESSMENT & FORDISIC, SOR & MATERIAL TESTING, HOUSING, COMMERCIAL, PROJECT MANAGEMENT The rego and burding to the diskutement of the dealatement of the dealatement fre whole of same scale related and other and other tended, and burding intertained and the method and

86-88 Morphett Road, Glengowrie - Portion A

APPENDIX I

Dial Before You Dig Plans



W

Caller Details			
Contact:	Caller Id:	Phone:	
Company:	Mobile:	Fax:	
Address:	Email:		
Dig Site and Enquiry De	tails		
	e location of the proposed dig site and does not disp dentify the participating asset owners, who will send		
	User Reference:		
	Working on Behalf	of:	
	Enquiry Date:	Start Date:	End Date:
	Address:		
	Job Purpose:		
	Onsite Activity:		
	Location of Workpl	ace:	
	Location in Road:		
			correct. If not you mus
	submit a new enqu		n voliditu dataa avnira
	• Should the scope of you must submit a		an validity dates expire,
			on is your responsibility
		stand the plans or ho	
	please contact the i	relevant asset owners	i.

Notes/Description of Works:

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
42711644	APA, Sa	0881591644	NOTIFIED
42711639	Nextgen, NCC - SA	1800336886	NOTIFIED
42711643	Optus and/or Uecomm, Sa	1800505777	NOTIFIED
42711641	SA Power Networks	0882920218	NOTIFIED
42711645	SA Water	0874241117	NOTIFIED
42711642	Telstra SANT	1800653935	NOTIFIED
42711640	The Corporation of the City of Marion #	0874206401	NOTIFIED

END OF UTILITIES LIST



Gas Pipeline Location Enquiry

Thankyou for your Dial Before You Dig enquiry regarding location of gas pipelines.

To ensure we have provided the correct information please verify your details and site address listed below.

Enquiry Date

24/11/2014

Enquiry Reference Number:

Sequence Number

42711644

Enquiry Received From:

Miss Amanda Morris 42 Fullarton Rd	Company Name
Norwood	FMG
SA 5067	Engineering
Phone 0883630222, Mobile Not Supplied, Facsimile	

Work / Excavation Site Address:

Morphett Road, Morphettville

For enquiries regarding this request contact:

APA Group, Locations Officer Phone (08) 8159 1644 Fax (08) 8353 4685 Office Hours 7:45am to 3:45pm Monday to Friday



CONDITIONS

General Conditions

- 1. This location enquiry is valid for 30 days from the enquiry date.
- 2. Expired locations over 30 days require a new Dial Before You Dig request to validate location information for the site listed above.
- 3. The location information supplied in this document shall be used as a guide only. APA Group shall not be liable or responsible for the accuracy of any such information supplied pursuant to this request.
- It is the responsibility of the excavator to expose the gas pipeline or service by hand (Please Note: Do not use <u>vacuum excavation systems</u> as damage to pipelines may occur). Pipeline depths may vary according to ground conditions.
- 5. Gas service pipelines (inlet service) connecting the gas pipelines in the street to the gas meter on the property are not marked on the map.
- 6. Commonly, a map of the inlet service connection installation can be found inside the gas meter box.
- 7. Maps marked with the 'Caution Stamp' (as per sample below) require APA Group supervision of excavation works. A **minimum of 48 hours notice** is required to arrange attendance by an APA Group representative.

Transmission Pipelines Conditions

It is your responsibility to follow these <u>important conditions</u> when working in the vicinity of transmission pipelines.

- 1. Excavation works in the vicinity of a transmission pipeline requires <u>mandatory supervision</u> by an APA Group representative.
- A 'Work In The Vicinity Of A Transmission Pipeline Request Form' must be submitted to APA Group. APA Group will issue a Hazardous Task Permit. Work on the site must not commence until this permit has been received and an APA Group representative is present.
- 3. A **minimum of 48 hours notice** is required to arrange attendance by an APA Group representative.

Site Address	Morphett Road Morphettville	Sequence	No	42711644
Intersecting Street		Map Reference		140P1,140P2,140P3,140P4
Distance From Intersection		Email amanda.morris@fmgengineering.com		morris@fmgengineering.com.au
Message	SAJC - Morphett Road			

APA Group

Please verify the area indicated is in the vicinity of your requested excavation



Immediately report any damage to gas pipelines – Telephone 1800 808 526

ITEM	SYMBOL	TERMS
LOW PRESSURE 1.2 - 1.7kPa		B • BOUNDARY
MEDIUM PRESSURE 35 - 100kPa		
HIGH PRESSURE 70 - 350kPa		D - DEPTH
TRANSMISSION PRESSURE 900 - 15000kPa		Bok • Back of Kerb
PROPOSED MAIN 1.2 - 15000kPa		
ABANDONED MAIN	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Fok • Front of Kerb

WORK IN THE VICINITY OF A TRANSMISSION PIPELINE

REQUEST FORM

It is your responsibility to read and follow this request process.

- 1. This form must be submitted at least 48 hours prior to excavation or site location work commencement.
- 2. Excavation/works must not commence on site until a 'Hazardous Task Permit' has been issued by APA Group.
- 3. This request form must be accompanied by a detailed schedule of works.
- 4. An APA Group representative must supervise all excavation work in the vicinity of a transmission pipeline. Charges for APA Group supervision may apply.
- 5. Penalties apply to excavators commencing work in the vicinity of a transmission pipeline prior to receiving an APA Group 'Hazardous Task Permit'.

For further information refer to:

APA Group

South Australia: Gas Industry Act 1997 – Section 83, Notice of work that may affect gas infrastructure.

Northern Territory: Energy Pipelines Act as in force at 8 March 2007 – Section 66, Threat to pipeline.

Victoria: Pipelines Act 2005 – Section 118, Digging near pipelines and Section 119, Interference with pipeline.

Return this	completed request form to:	APA Group	Fax (08) 8353 4685
Enquiries:	APA Group, Locations Officer	Phone (08) 8	3159 1644

Work / Excavation Site Details:

Number:	Street:	
Suburb:	b: State:	
Sequence Number (refer to location enquiry reference number):		
Company Name		
Site Contact Person:		
Phone:	Mobile:	



Description of Work / Excavation:

Describe the work to be undertaken.		
Tick Applicable Box		
Excavation	Change to surface level	
Service crossing	Boring	
Proving	Other (provide details)	
Earthworks		
Excavator Size, Tooth Type & Tooth Size (provide details)		

Work / Excavation Drawings Attached:

Yes

No

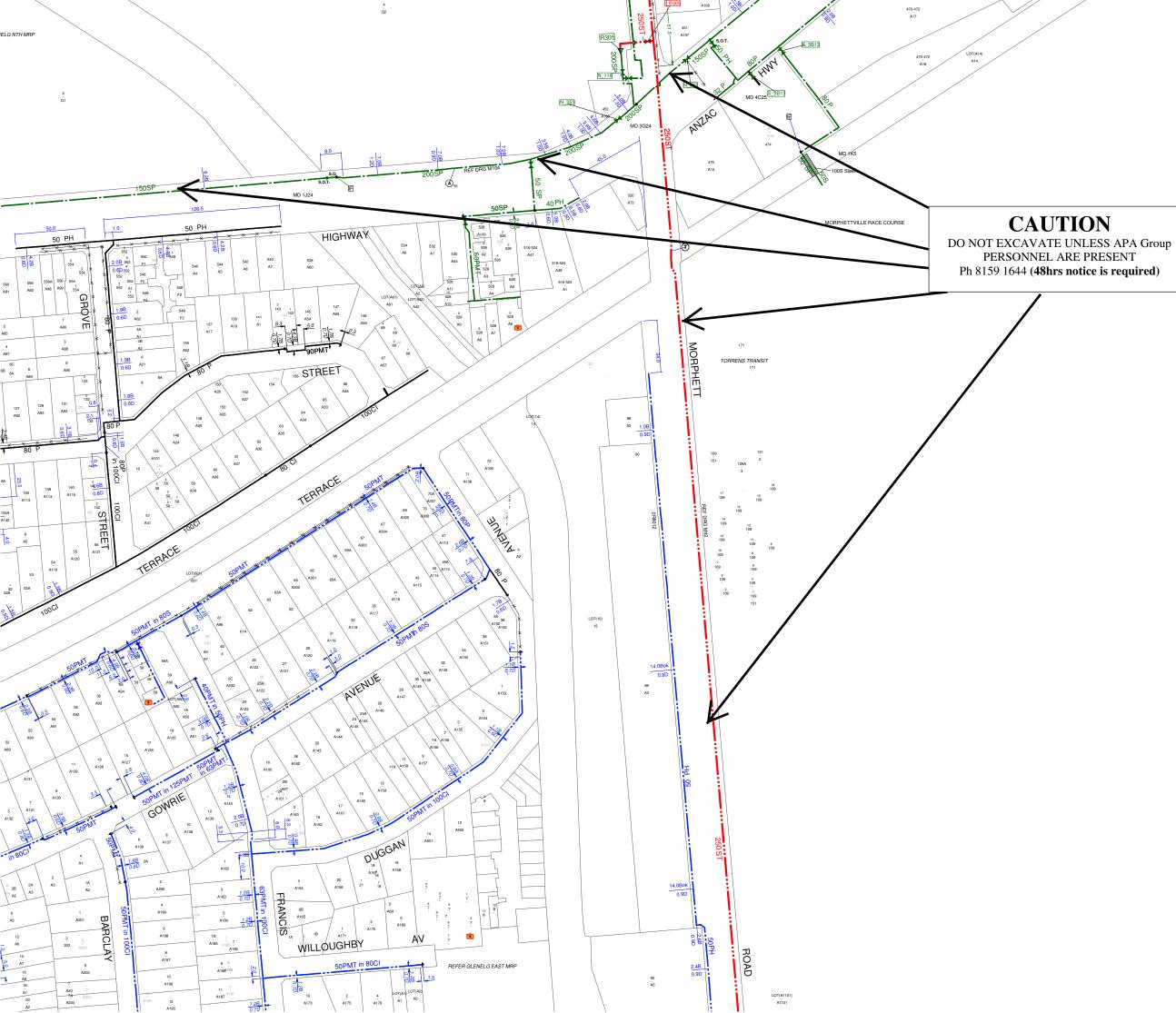
Proposed Dates and Times:

	From		-	Го
Fucerretien	Date	Time	Date	Time
Excavation / /		am/pm	1 1	am/pm
Destrill	Date	Time	Date	Time
Backfill	1 1	am/pm	1 1	am/pm

Hazardous Task Permit requested by:

Company Name	
Requestors Name	
Phone:	Mobile:
Fax:	Email:
Signature	

Office Use	
Field Manager	
Signature	Date



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Plant Location Details

24/11/2014

Miss Amanda Morris FMG Engineering 42 Fullarton Rd Norwood, SA 5067 Phone: 0883630222 Fax: Not Supplied Conextgen Rextgen GROUP

Visionstream Pty Limited ABN 80 062 604 193 236 East Boundary Rd 2 North Drive Virginia Park East Bentleigh, Victoria 3165 T 1800 336 886 F 03 92585879 E <u>dbydnext@visionstream.com.au</u> W <u>www.visionstream.com.au</u>

Dear Miss Amanda Morris,

The following is a response to your Dial Before You Dig enquiry

Assets Affected: Nextgen Assets

Sequence No:42711639Location:Morphett Road Morphettville, SA 5043Commencement Date:01/12/2014 12:00:00 AM

IMPORTANT:

- Please read and understand all the information and disclaimers provided below
- Sketches and Plans provided by Nextgen Networks are circuit diagrams only and indicate the
 presence of telecommunications plant in the general vicinity of the geographical area shown; exact
 ground cover and alignments cannot be given with any certainty and cover may alter over time.
 Telecommunications plant seldom follow straight lines and careful on site investigation is essential
 to uncover and reveal its exact position
- The accuracy and/or completeness of the information in the plans can not be guaranteed often due to changes in the surrounding land subsequent to Nextgen's deployment and, accordingly the plans are intended to be indicative only

"DUTY OF CARE"

When working in the vicinity of telecommunications plant you have a legal "Duty of Care" that must be observed. The following points must be considered:

- 1. It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of Nextgen Networks plant. Nextgen Networks will provide free plans and sketches showing the presence of its network to assist at this design stage.
- 2. It is the owner's (or constructor's) responsibility to:
 - a) Request plans of Nextgen Networks plant for a particular location at a reasonable time before construction begins
 - b) Visually locate Nextgen Networks plant by vacuum excavation (pot-holing) where construction activities may damage or interfere with Nextgen Networks plant (see "Essential Precautions and Approach Distances" section for more information)
 - c) Contact Nextgen Networks Network (see below for details) if Nextgen Networks plant is wholly or partly located near planned construction activities

DAMAGE ANY DAMAGE TO Nextgen Networks NETWORK MUST BE REPORTED TO 1800 032 532 IMMEDIATELY

- The owner is responsible for all plant damage when works commence prior to obtaining Nextgen Networks plans, or failure to follow agreed instructions
- Nextgen Networks reserves all rights to recover compensation for lose or damage to its cable network or other property including consequential losses

CONCERNING NEXTGEN NETWORK PLANS

- Phone 1100. Dial Before You Dig for free plans of Nextgen Networks plant locations. Please give at least 2 business days notice
- Nextgen Networks plans and information provided are valid for 50 days from the date of issue
- Nextgen Networks retains copyright in all plans and details provided in conjunction with your request. These plans and or details should be disposed of by shredding or any other secure disposal method after use
- Nextgen Networks plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose
- Please contact the Network Help Desk (see below for details) immediately should you locate Nextgen Networks assets not indicated on these plans
- Nextgen Networks, its servants or agents shall not be liable for any loss or damage caused or
 occasioned by the use of plans and or details so supplied to the applicant, its servants and agents,
 and the applicant agrees to indemnify Nextgen Networks against any claim or demand for any such
 loss or damage
- Please ensure Nextgen Networks plans and information provided remains on-site at all times throughout your construction phase

ESSENTIAL PRECAUTION AND APPROACH DISTANCE

NOTE: If the following clearances cannot be maintained, please contact the Nextgen Network Help Desk (see below for details) for advice on how best to resolve this situation

- On receipt of plans and sketches and before commencing excavation work or similar activities near Nextgen Networks plant, carefully locate this plant first to avoid damage. Undertake prior exposure (vacuum excavation) such as potholing when intending to excavate or work closer to Nextgen Networks plant than the following approach distances:
- Where Nextgen Networks plant is in an area where load and footpaths are well defined by kerbs or other features a minimum clear distance of 600mm must be maintained from where it could be reasonably presumed that plant would reside
- In non established or unformed reserves and terrain, this approach distance must be at least 1.5 metres
- In country/rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distances apply:
 - a) Parallel to major plant: 10 metres (for optic fibre cable)
 - b) Parallel to other plant: 5 metres

Note: Even pot-holing needs to be undertaken with extreme care, common sense and employing techniques least likely to damage cables. For example - vacuum excavation.

- If construction work is parallel to Nextgen Networks plant, then careful pot-holing at least ever 5m is required to establish the location of all plant, hence continuing nominal locations before work can commence
- 2. Maintain the following minimum clearance between construction activity and actual location of Nextgen Networks Plant.

Jackhammers/Pneumatic Breakers	Not within 1.0m of actual locations
Vibrating Plate or Wackers Packer Compactors	Not within 0.5m of Nextgen Networks ducts 300mm compact clearance cover before compactor can be used across Nextgen Networks ducts, and 600mm clearance across Nextgen Networks cables in the solid
Boring Equipment (in-line, horizontal and vertical)	<i>Not within 2.0m of actual location</i> <i>Constructor to check depth via vacuum excavation</i> <i>(pot-hole)</i>
Heavy Vehicle Traffic (over 3 tonnes)	Not to be driven across Nextgen Networks ducts with less than 600mm cover. Not to be driven across Nextgen Networks fibre with less than 1.2m cover Constructor to vacuum excavate(pot-hole) and expose plant
Mechanical Excavators, Boring and Tree Removal	<i>Not within 1.0m of actual location Constructor to vacuum excavate (pot-hole) and expose plant</i>

- All Nextgen Networks pits and manholes should be a minimum of 1.2m in from the back of kerb after the completion of your work
- All Nextgen Networks conduit should have the following minimum depth of cover after the completion of your work:

Footway 450mm Roadway 450mm at drain invert and 600mm below the pavement subgrade level invert

• All Nextgen Networks
 fibre in the solid
 should have the following minimum depth of cover after
 the completion of your work:

Footway 600mm Roadway 1200mm at drain invert and 1200mm below the pavement subgrade level invert

 For clearance distances relating to Nextgen Networks above ground infrastructure please contact the Network Help Desk (see below for details)

FURTHER ASSISTANCE

Over-the-phone assistance can be obtained by calling the Network Help Desk below.

Nextgen require 5 clear business days notice to conduct an on-site location. The initial on site location visit will not normally incur a charge, but at the discretion of Nextgen subsequent site visits may incur a charge to be applied at an hourly rate.

Where an on-site location is provided, the owner is responsible for all vacuum excavation work (pot-holing) to visually locate and expose Nextgen Networks plant.

If plant location plans or visual location of Nextgen Networks plant by vacuum excavation reveals that the location of Nextgen Networks plan is situated wholly or partly where the owner plans to work, then **Nextgen Networks** must be contacted through the **Network Help Desk** to discuss possible engineering solutions.

The contact number for the **Network Help Desk** is 1800 032 532.

NOTE:

If Nextgen Networks relocation or protection works are part of the agreed solution, then payment to Nextgen Networks for the cost of this work shall be the responsibility of the principal developer. The principal developer will be required to provide Nextgen Networks with the details of their proposed work showing how Nextgen Networks plant is to be accommodated and these details must be approved by the Nextgen National Operations Manager prior to the commencement of site works.

RURAL LANDOWNER - IMPORTANT INFORMATION

Where Nextgen Networks owned cable crosses agricultural land Nextgen Networks will provide a one off free-on-site electronic cable location. Please note that the exact location of cables can only be verified by visual proving by pot holing, which is not covered by this service. The Network Integrity HelpDesk Officer will provide assistance in determining whether a free-on-site location is required. Please ring the Nextgen Network Help Desk as listed above.

PRIVACY NOTE

Your information has been provided to Nextgen Networks by DBYD to enable Nextgen Networks to respond to your DBYD request. Nextgen Networks keeps your information in accordance with its privacy statement entitled 'Protecting Your Privacy' which can be obtained from Nextgen Networks either by calling 1800 032 532 or visiting our website <u>www.nextgennetworks.com.au</u>

Warning: Nextgen Networks plans show only the presence of cables and plant. They only show their position relative to road boundaries, property fences etc, at the time of installation and Nextgen Networks does not warrant or hold out that such plans are accurate thereafter due to changes that may occur over time.

DO NOT ASSUME DEPTH OR ALIGNMENT of cables or plant as these vary significantly. The customer has A DUTY OF CARE when excavating near Nextgen Networks cables and plant. Before using machine excavators NEXTGEN PLANT MUST FIRST BE PHYSICALLY EXPOSED BY VACUUM EXCAVATION (potholing) to identify its location.

Nextgen Networks will seek compensation for damages caused to its property and losses caused to Nextgen Networks and its customers.

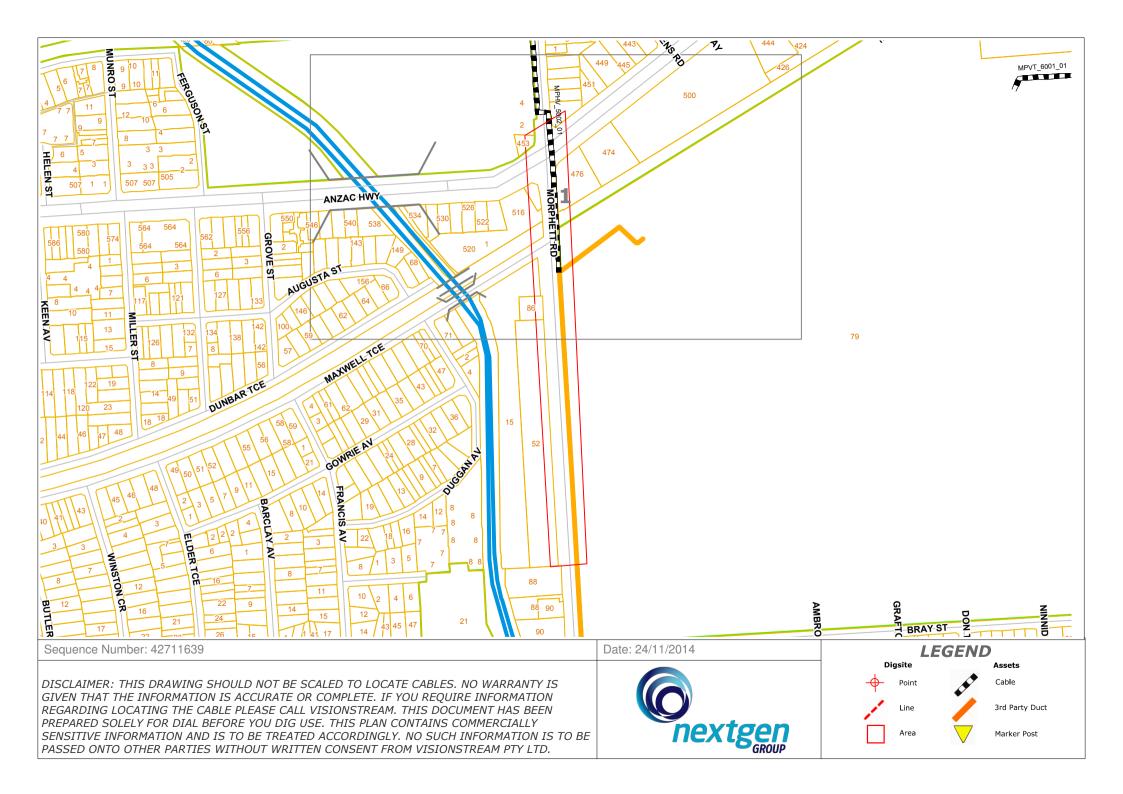
EXPERIENCED PLANT LOCATORS (for your area)

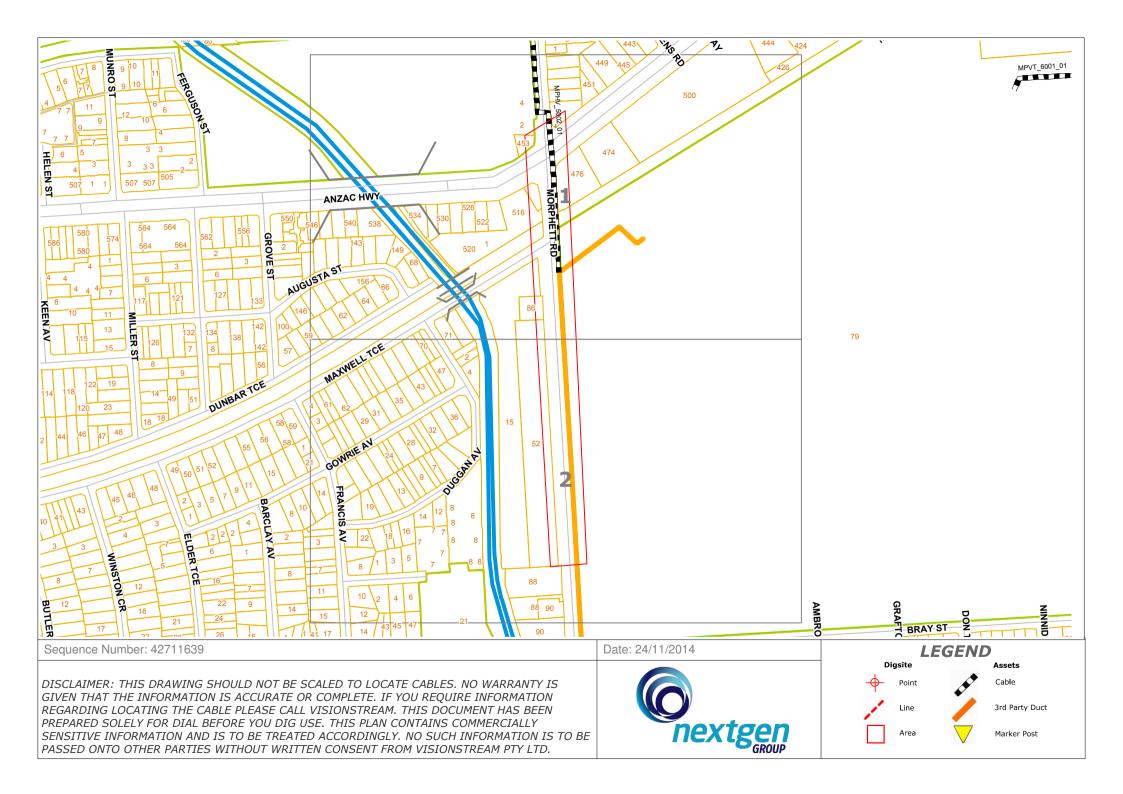
On-site assistance should be sought from an Experienced Plant Locater if the telecommunications plant cannot be located within 2.5 metres of the locations indicated on the drawings provided. On-site advice should be obtained from a suitably qualified contractor highly skilled in locating Nextgen Networks plant. If there is any doubt whatsoever about the actual location of the telecommunications plant, the best method for locating the telecommunications plant or the correct interpretation of the drawings provided. In the case where Nextgen Networks plant is outside a recognised road reserve Nextgen Networks recommends that the **Network Help Desk** is contacted for assistance prior to engaging an Experienced Plant Locater.

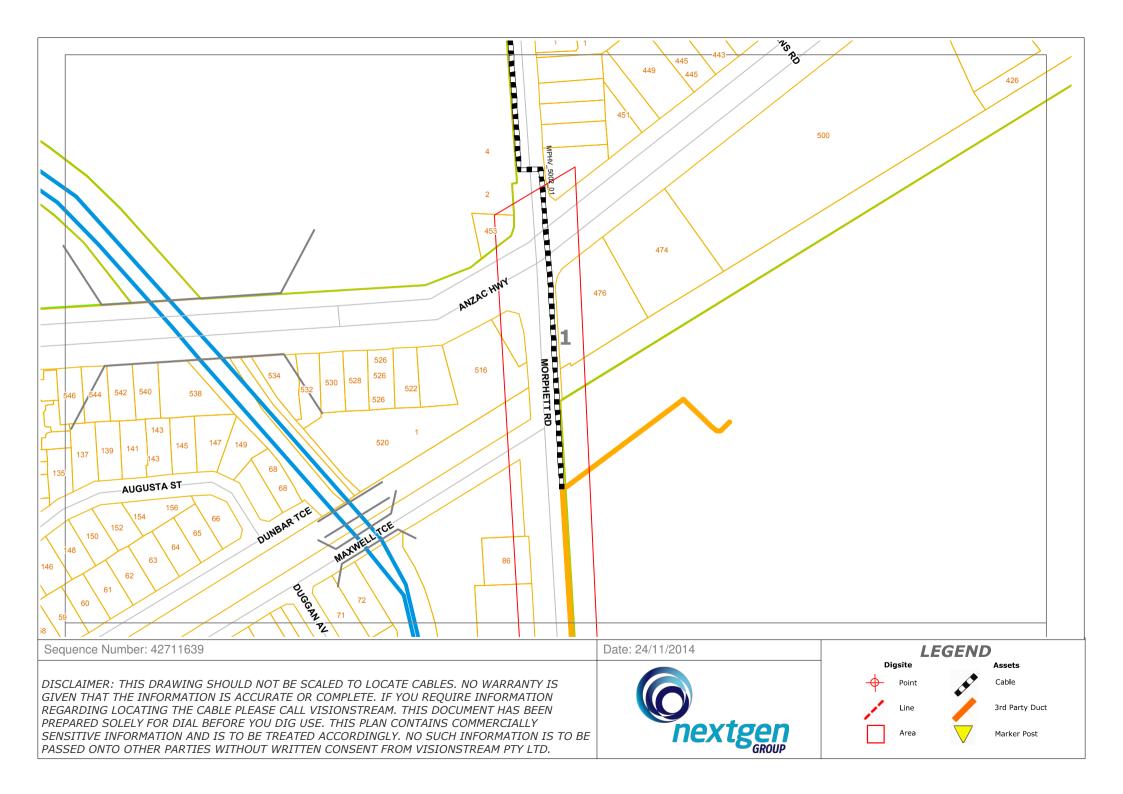
For the assistance of customers Nextgen Networks has established strict criteria to assess the skill of contractors that may be engaged by owners requiring Nextgen Networks plant locating services to perform any of the following activities if requested to do so by the owner:

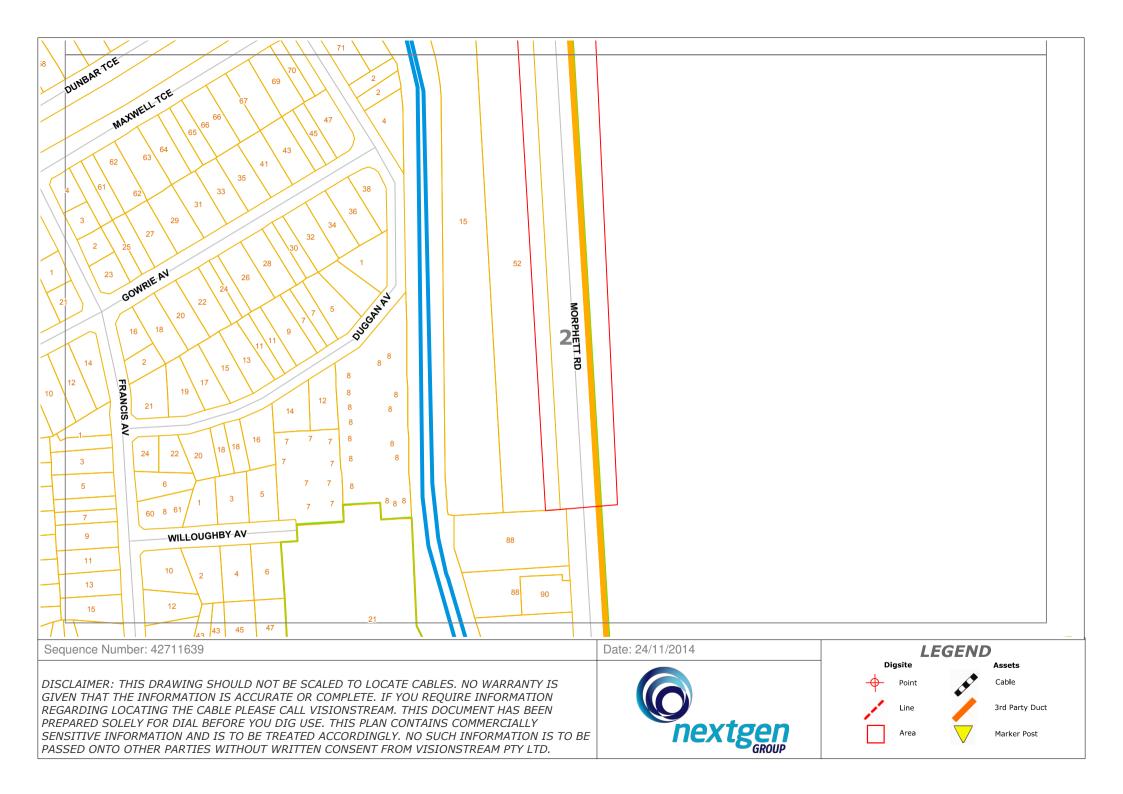
- Review Nextgen Networks plans to assess the approximate location of Nextgen Networks plant
- Advise owners of the approximate location of Nextgen Networks plant according to the plans
- Advise the owners of the best method for locating Nextgen Networks plant
- Advise owners of the hazard of unqualified persons attempting to find the exact location of Nextgen Networks plant and working in the vicinity of Nextgen Networks plant without first locating its exact position
- Perform trial hole explorations by vacuum excavation (pot-holing) to expose Nextgen Networks
 plant with a high degree of skill, competence and efficiency and utilising all necessary safety
 equipment

Nextgen Networks does not accept any liability or responsibility for the performance of or advice given by any Plant Locater engaged by you but we will, if requested, recommend suitably qualified plant locators that Telstra has accredited.













Network Operations- Asset Analysis Unit 9, 677 Springvale Road Mulgrave, Victoria, 3178

Date: 24/11/2014 To: Miss Amanda Morris Company: Address: 42 Fullarton Rd Norwood, SA 5067

ENQUIRY DETAILS

Location:Morphett Road, Morphettville, SA 5043Sequence No.:42711643DBYD Reference:8574542

In relation to your enquiry of the above address, Optus advises as follows:

The records of Optus disclose that there ARE underground FIBRE OPTIC TELECOMMUNICATIONS cables in the vicinity of the above enquiry as per the attached plan(s). This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Drawings and Plans provided by Optus are reference diagrams which were correct at the time the asset was built. Exact ground cover and alignments cannot be provided with any certainty as these may alter over time. Depths of Telecommunications plant vary considerably as do alignments. It is essential to uncover the asset and positively identify the assets exact location.

Optus plans are provided as a guide only and the completeness of the information cannot be guaranteed.

"DUTY OF CARE"

When working in the vicinity of Telecommunications plant you have a legal "Duty of Care" that must be observed.

It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer and head contractor to design for minimal impact to Optus plant. Optus will provide assistance at this design stage through the provision of plans and sketches or consultation.

It is the owner's (or constructor's) responsibility to:-

- a) Request plans of Optus plant for a particular location at a reasonable time before construction begins. If you have doubts about the presence of Optus assets we strongly recommend that you engage an Optus Accredited plant locator.
- b) Visually locate Optus plant by hand digging or using non-destructive water jet method where construction activities may damage or interfere with Optus plant
- c) Contact Optus Network Operations Asset Analyst (details below) if Optus plant is wholly or partly located near construction activities

CRIMINAL CODE ACT 1995

The following is an extract from the Criminal Code Act 1995 and is applicable to Optus plant

Chapter 10 National infrastructure

Part 10.6 Telecommunications Services

Division 474 Telecommunications offences

Sect 474.6 Interference with facilities

- 1) A person is guilty of an offence if the person tampers with, or interferes with, a facility owned or operated by:
 - (a) a carrier; or
 - (b) a carriage service provider; or
 - (c) a nominated carrier.

Penalty: Imprisonment for 1 year.

- 2) For the purposes of an offence against subsection (1), absolute liability applies to the physical element of circumstance of the offence, that the facility is owned or operated by a carrier, a carriage service provider or a nominated carrier.
- 3) A person is guilty of an offence if:
 - (a) the person tampers with, or interferes with, a facility owned or operated by:

i.a carrier; or

ii.a carriage service provider; or

- iii.a nominated carrier; and
- (b) this conduct results in hindering the normal operation of a carriage service supplied by a carriage service provider.

Penalty: Imprisonment for 2 years.

- 4) For the purposes of an offence against subsection (3), absolute liability applies to the following physical elements of circumstance of the offence:
 - (a) that the facility is owned or operated by a carrier, a carriage service provider or a nominated carrier;
 - (b) that the carriage service is supplied by a carriage service provider.
- 5) A person is guilty of an offence if:
 - (a) the person uses or operates any apparatus or device (whether or not it is comprised in, connected to or used in connection with a telecommunications network); and
 - (b) this conduct results in hindering the normal operation of a carriage service supplied by a carriage service provider.

Penalty: Imprisonment for 2 years.

DAMAGE

ANY DAMAGE TO OPTUS NETWORK MUST BE REPORTED TO 1800 500 253 IMMEDIATELY

The owner is responsible for all plant damage when works commence prior to obtaining Optus Drawings, or failure to follow instructions.

Optus reserves the right to recover compensation for loss or damage to its cable network and other property including consequential loss

ASSET RELOCATIONS

You are not permitted to relocate or alter any Optus assets or network under any circumstance.

For all enquiries relating to the relocation of Optus assets please email Fibre.Locations@optus.net.au

ESSENTIAL PRECAUTIONS AND APPROACH DISTANCES

Note: If the following clearances cannot be maintained, please contact Optus Network Operations Asset Analysis Team for advice on how to resolve the situation.

1. On receipt of plans and before commencing excavation work or similar activities near Optus plant, carefully locate the plant first to avoid damage. Engage an Optus accredited locator to undertake exposure of the Optus plant when working within the following approach distances.

Where Optus plant is in an area where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1.0m must be maintained from where it could be reasonably presumed that plant would reside.

In non established or unformed reserves this distance must be at least 3 metres.

In country or rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distance applies:

a) Parallel to plant: 5 metres

Note: Indicated depths may vary significantly and pot-holing needs to be undertaken within extreme care, commonsense and using techniques least likely to damage cables. Potholing is only to be undertaken by an Optus accredited plant location contractor.

If construction work is parallel to Optus plant, then carful hand digging or using non destructive water jet method (pot holing) at least every 5m is required to establish the location of the plant, confirming the location of the plant prior to work commencing.

Under no circumstances is crossing of Optus plant to be performed without first exposing the Optus plant and having an Optus representative present onsite.

Not within 1.0m of actual location			
Not within 0.5m of actual location			
300mm compact clearance before compactor can be used across Optus ducts			
750mm compact clearance cover before compactor can be used across Optus <i>Direct Buried</i> cable			
Not within 5.0m of actual location without Optus representative onsite			
Constructor to hand dig or non-destructive water jet method (pot holing) and expose the Optus plant			
Not to cross the Optus plant without first exposing the plant at the crossing point and without Optus representative onsite			
Not to be driven across Optus ducts or plant with less than 600mm of cover			
Depth to be verified via hand digging			
Not within 1.0m of actual location			
Constructor to hand dig or use non-destructive water jet method (pot holing) and expose plant			

2. Maintain the following minimum clearance between construction activity and the actual location of Optus plant.

All Optus pits and manholes should be a minimum of 1.0m in from the back of kerb or within 15m of street intersection after the completion of your work.

All Optus conduit should have the following minimum depth of cover after the completion of your work:-

• Footway 600mm

• Roadway 1000mm at drain invert and at road centre crown

In cases where it is considered that these clearances cannot be maintained at the completion of works advice is to be sought form the Optus Damages and Relocations Team

FURTHER ASSISTANCE

Assistance can be obtained by contacting Optus Network Operations Asset Analysis on **1800 505 777**

Where an on-site location is provided, the owner is responsible for all costs associated with hand digging or use of non-destructive water jet method (pot holing) to visually locate and expose Optus plant.

If plant location drawings or visual location of Optus plant by digging reveals that the location of Optus plant is situated wholly or partly where the owner plans to work, then Optus Damages and Relocates Team must be contacted through Optus Network Operations Asset Locations to discuss possible engineering solutions.

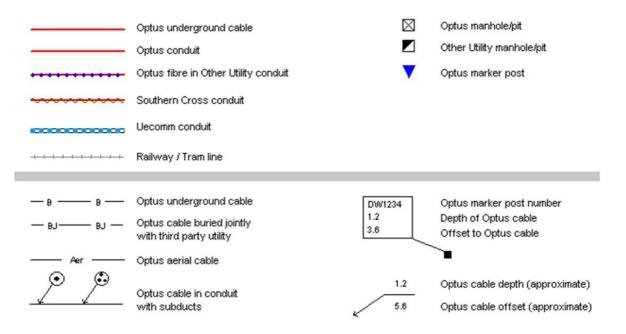
PRIVATE RESIDENTIAL LANDOWNERS and RURAL LANDOWNERS

Where Optus owned cable crosses private residential property or agricultural land, Optus may provide a once off free onsite electronic cable location. Optus Network Operations Asset Analyst will provide assistance in determining whether a free on-site location is required.

Please note:

- The exact location, including depth of cables can only be verified by pot holing which is not covered under this service
- This service is only available to assist private residential land owners and rural land owners
- The service covers one hour onsite only. Additional time will be charged at the current nominal rate.

OPTUS ENGINEERING DRAWING SYMBOLS



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

Sequence Number:



For all Optus DBYD plan enquiries – Email: <u>Fibre.Locations@optus.net.au</u> For urgent onsite assistance contact 1800 505 777 Optus Limited ACN 052 833 208



Date Generated:

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

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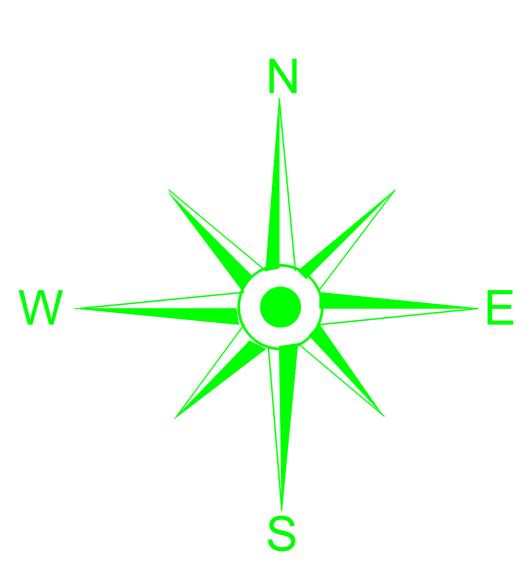


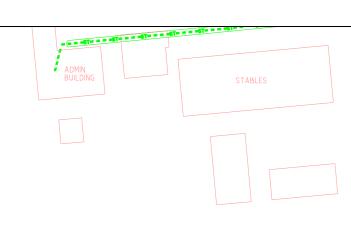
For all Optus DBYD plan enquiries – Email: <u>Fibre.Locations@optus.net.au</u> For urgent onsite assistance contact 1800 505 777 Optus Limited ACN 052 833 208



Date Generated:

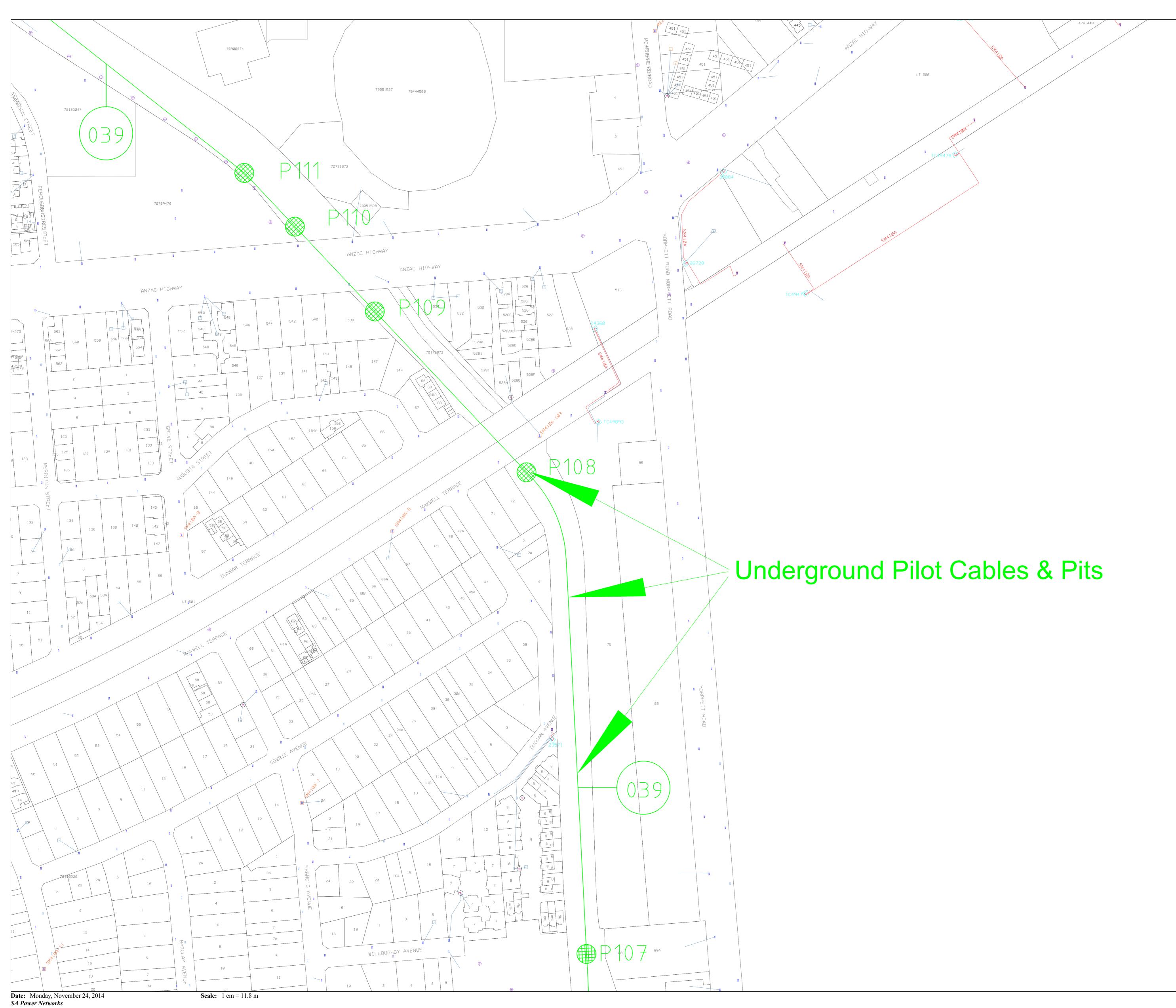






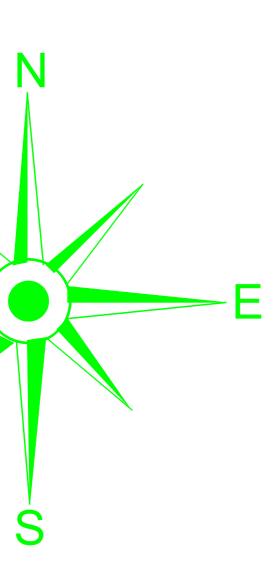
LEGEND ∦ Power Pole Overhead Joint Light Column └ Electrical Cable d[∎] Closed Switch i Open Switch Pit & Switch Junction Pit Pole Transformer Ground Transformer Pad, Switch or Transformer Cubicle Customer Supply Point Cable Joint C Termination Joint

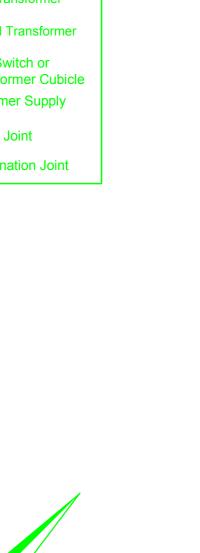




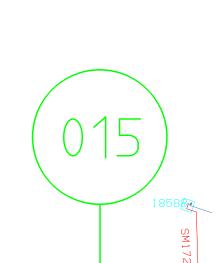
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A8



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	070			green	IJZKV			duikei	20	
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Important Information and conditions of use

For users of underground services information Supplied by SA Power Networks

Indicative information only

The accompanying information is intended only to indicate the presence of SA Power Networks' underground services and/ or to convey general indicative information in respect of the location marked on the plans. The information does not necessarily provide a current, comprehensive or accurate description or location of the underground services or associated infrastructure.

The information may also describe or indicate the presence of underground services or infrastructure not owned or operated by SA Power Networks, for example, electrical services connected to an SA Power Networks' service point. SA Power Networks takes no responsibility for services or infrastructure that is not owned or operated by SA Power Networks or the accuracy or completeness of their description or location in the accompanying information.

Identifying the location of the underground services

Working near or around live electrical cables can be hazardous. An on-site assessment is strongly recommended prior to undertaking ANY works and is necessary to determine the location of the underground services. This can be undertaken by SA Power Networks or an alternative professional locating service provider. Enquires can be made about SA Power Networks' cable location service by telephoning (08) 8292 0218.

Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of the works. Persons conducting works will be held responsible for any resulting loss or damage to the services or associated infrastructure.

Working near high voltage 33kV or 66kV underground cables

Persons intending to conduct earthworks in the vicinity of an SA Power Networks high voltage 33kV or 66kV underground cable <u>MUST</u> first obtain a site-specific clearance by contacting the SA Power Networks Cable Management Technical Officer on (08) 8292 0459 or 0403 582 130.

Basis of information supply

The accompanying information is supplied at the request of, and is only provided for use by, the requestor. The information is valid for 30 days from the date of issue.

SA Power Networks, its employees, agents and contractors shall accept no responsibility for any inaccuracy or incompleteness in the information provided or liability in respect of any personal injury, death or loss or damage to any real or personal property or otherwise that arises out of or in connection with, directly or indirectly, the provision of or reliance upon the information.

It is the requestor's responsibility to ensure that the information provided accords with the area depicted on the requestor's Dial Before You Dig request. The information provided should not be used in respect of any area outside of the area depicted on the Dial Before You Dig request. SA Power Networks does not warrant that the information is suitable for the requestor's intended purposes.

Any use of the accompanying information is subject to the requestor's agreement to the conditions contained in this document. Upon acceptance of these conditions, SA Power Networks grants the requestor permission to use the information. The information must be returned to SA Power Networks if the conditions are not accepted.

Important Note: It is an offence under the Electricity Act 1996 (SA) to cause damage to or interfere with electrical infrastructure

Ref FS Job Safe Work Procedure No JSWP:106

SA Power Networks ABN 13 332 330 749 a partnership of: Spark Infrastructure SA (No.1) Pty Ltd ABN 54 091 142 380, Spark Infrastructure SA (No.2) Pty Ltd ABN 19 091 143 038, Spark Infrastructure SA (No.3) Pty Ltd ABN 50 091 142 362, each incorporated in Australia. CKI Utilities Development Limited ABN 65 090 718 880, PAI Utilities Development Limited ABN 82 090 718 951, each incorporated in The Bahamas. Highly Confidential www.sapowernetworks.com.au



SOUTH AUSTRALIAN WATER CORPORATION

Notification number:8574542Sequence number:42711645Enquiry date:24/11/2014 11:50:00 AMEnquiry location:Morphett Road, Morphettville SA 5043

Miss Amanda Morris FMG Engineering 42 Fullarton Rd Norwood SA 5067

Dial Before You Dig Response – SA Water Assets Identified

Dear Miss Amanda Morris

Thank you for contacting Dial Before You Dig **(DBYD)** prior to engaging in work or activities which may affect the water and sewerage infrastructure of SA Water Corporation.



Our records indicate there has been SA Water infrastructure identified within your nominated search area and has been shown on the attached plan.

Disclaimer

The information has been generated by an automated system based on the area highlighted. It is your responsibility to ensure that the dig site is properly defined when submitting your Dial Before You Dig enquiry. If the information does not match the dig site or you have received this message in error please resubmit your enquiry.

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

The information contained in this message may be confidential and may also be subject of legal, professional or public interest immunity. If you are not the intended recipient any use, disclosure or copying of this document is unauthorised. If you have received this message in error, please contact Dial Before You Dig.

For further enquiries or assistance with interpretation of plans and search content please contact our DBYD support team via email <u>dialbeforeyoudig@sawater.com.au</u>

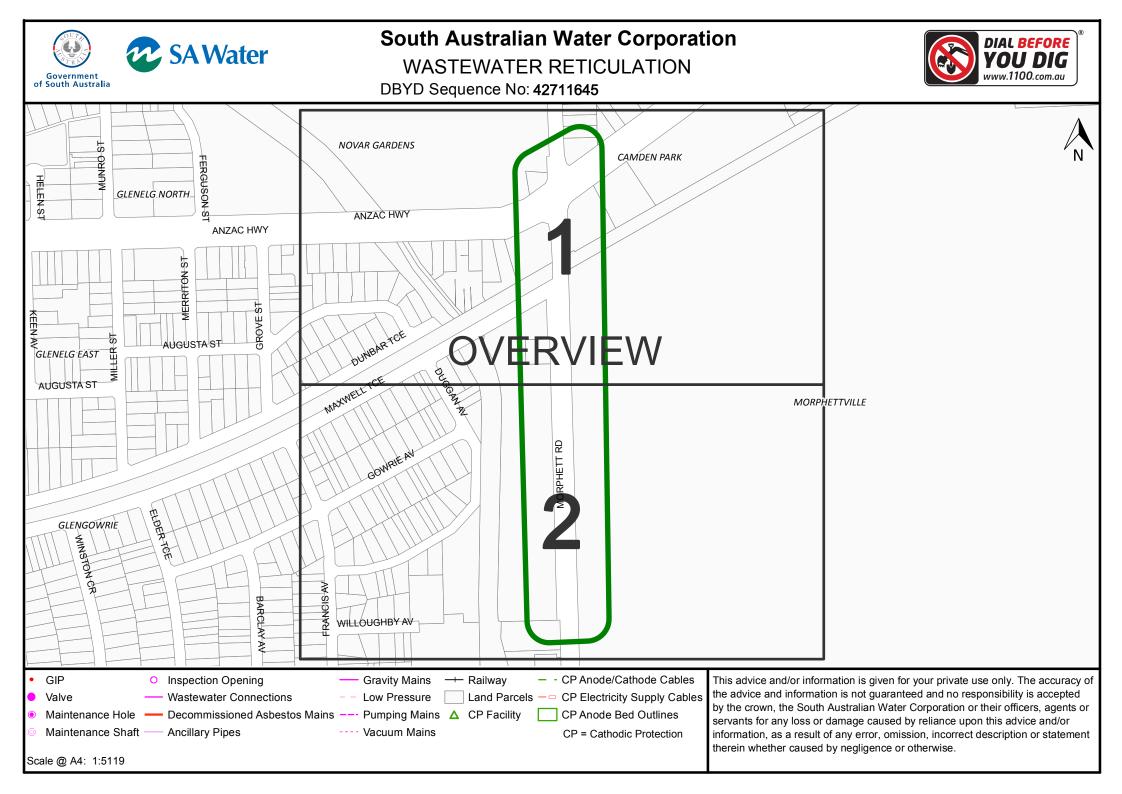
Thank you for contacting DBYD service.

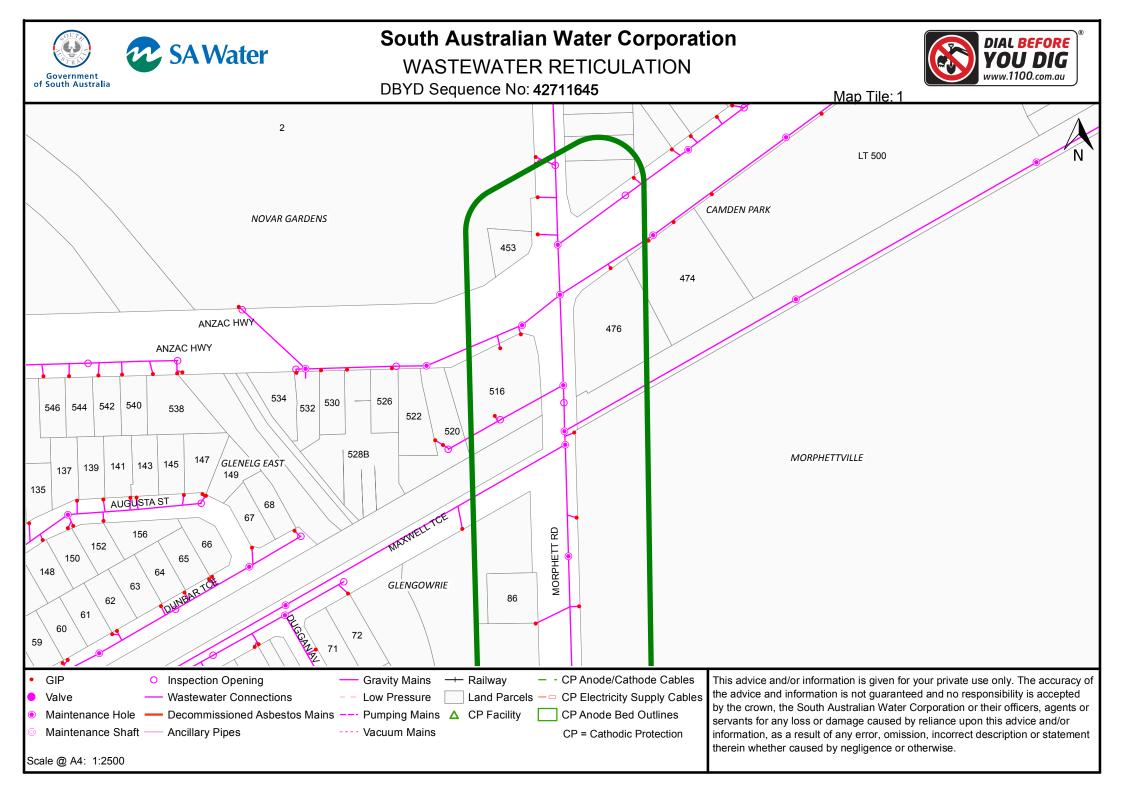
Yours sincerely

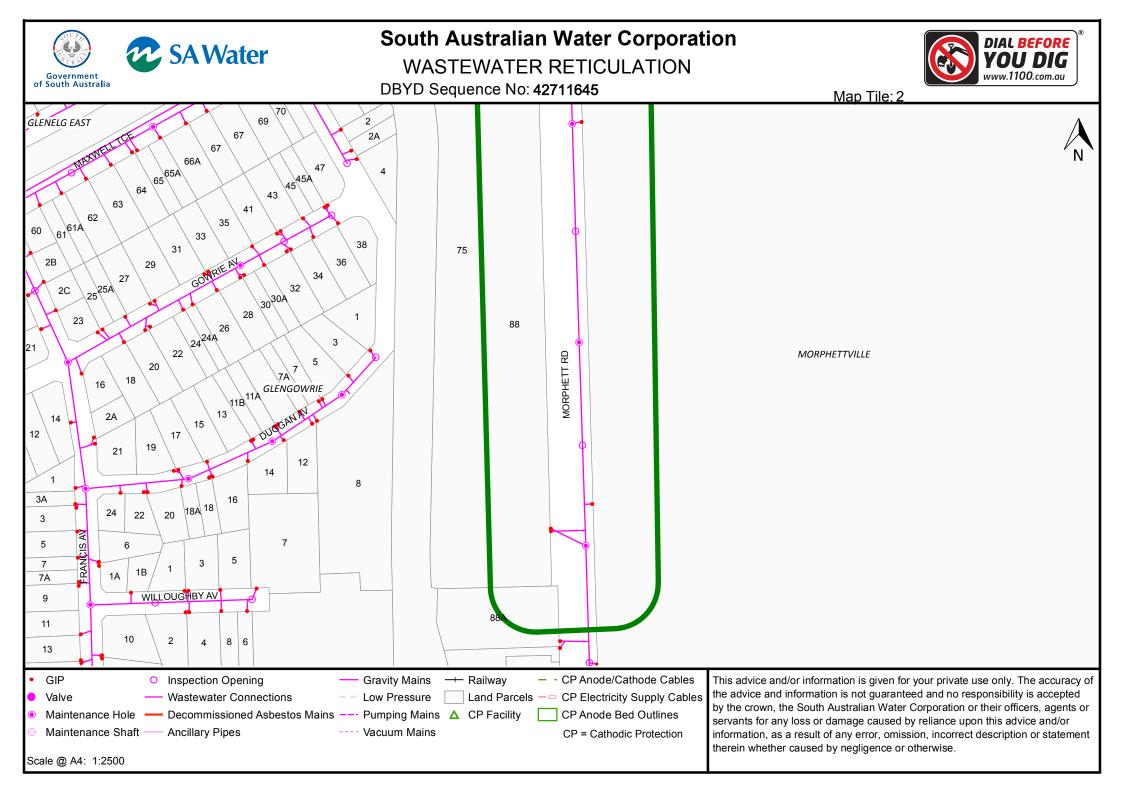
Dial Before You Dig Support Team SA Water Corporation

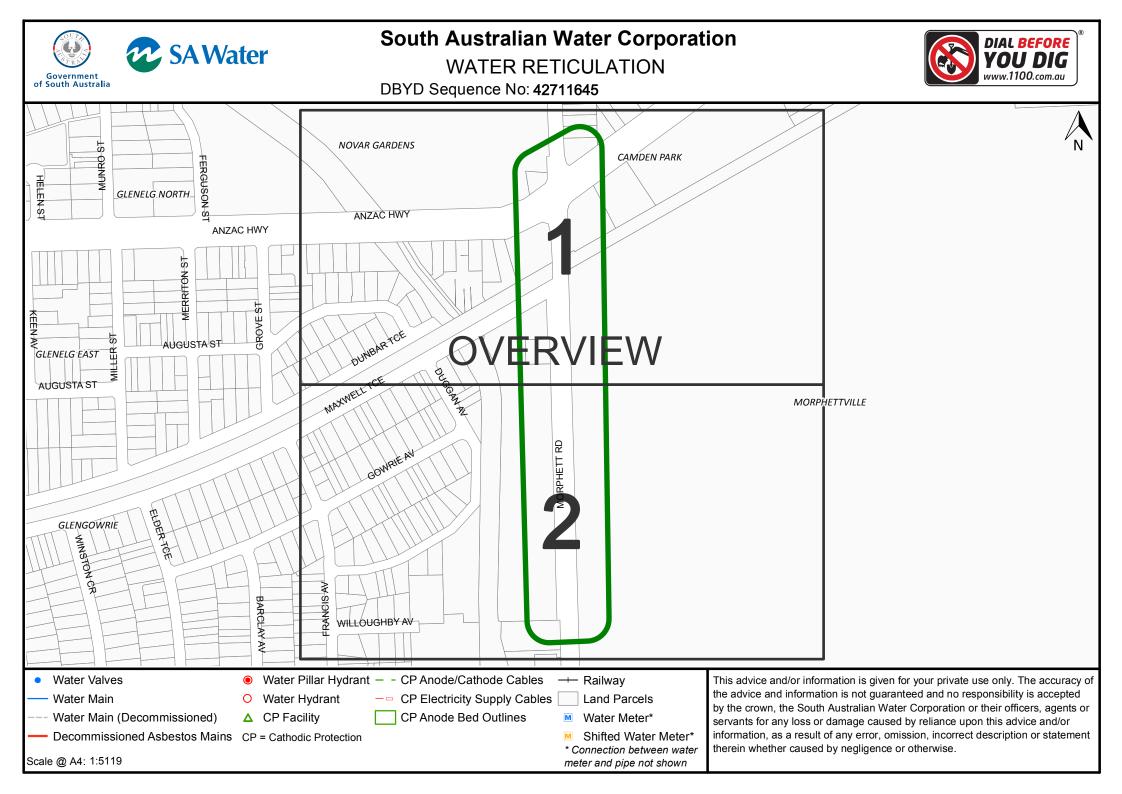
Please note: Any damage to SA Water infrastructure must be reported immediately to Service Faults and Emergencies (24 hours, 7 days) on 1300 883 121

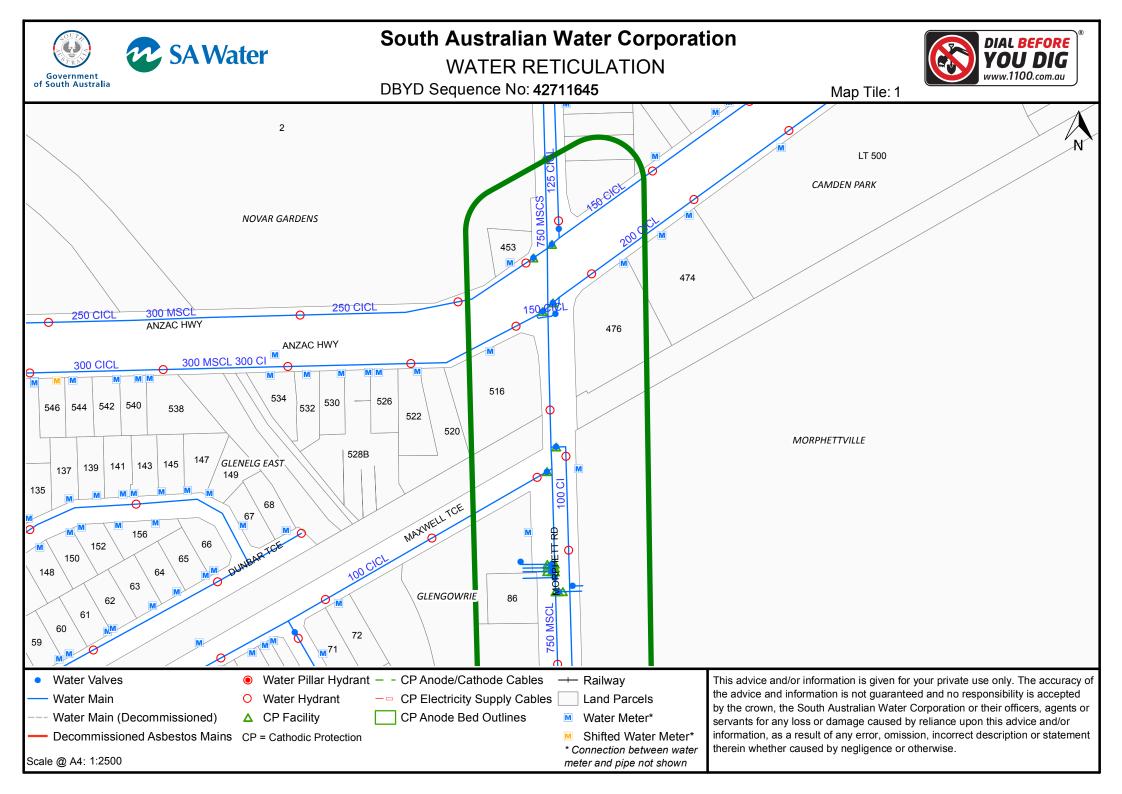


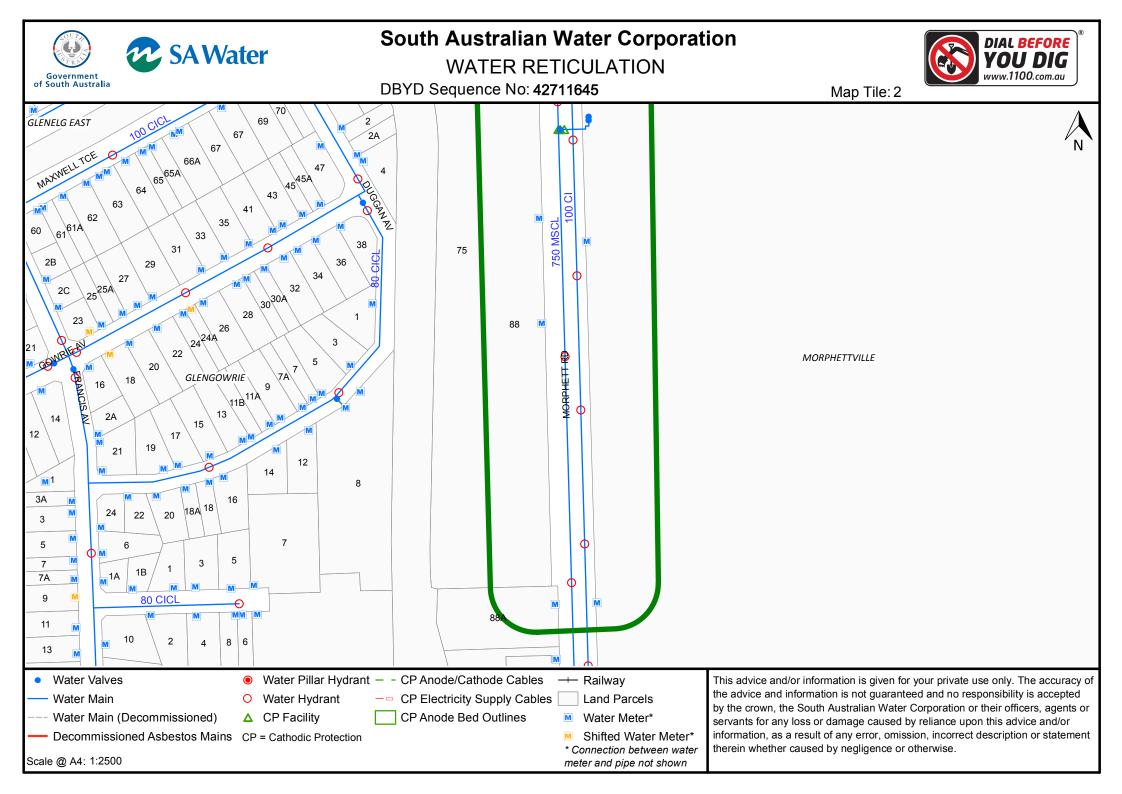


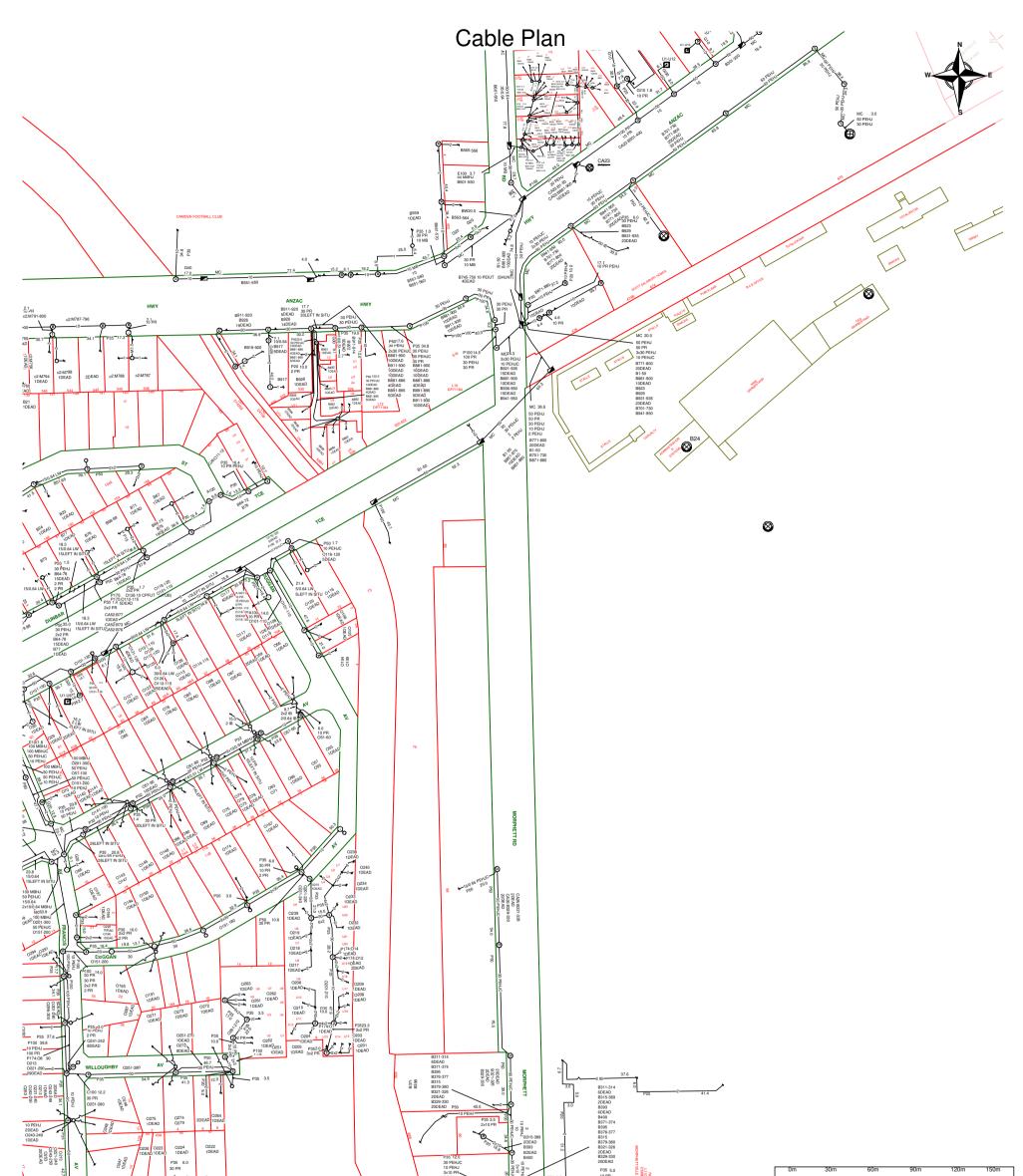












	3010 PPA 301	Pas 5.0 60m 90m 120m 150m		
Telstra	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com	Sequence Number: 42711642		
For urgent onsite contact only - ph 1800 653 935 (bus hrs)		CAUTION: Fibre optic and/ or major network present		
TELSTRA C	ORPORATION LIMITED A.C.N. 051 775 556	in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.		
Gene	erated On 24/11/2014 11:55:38			

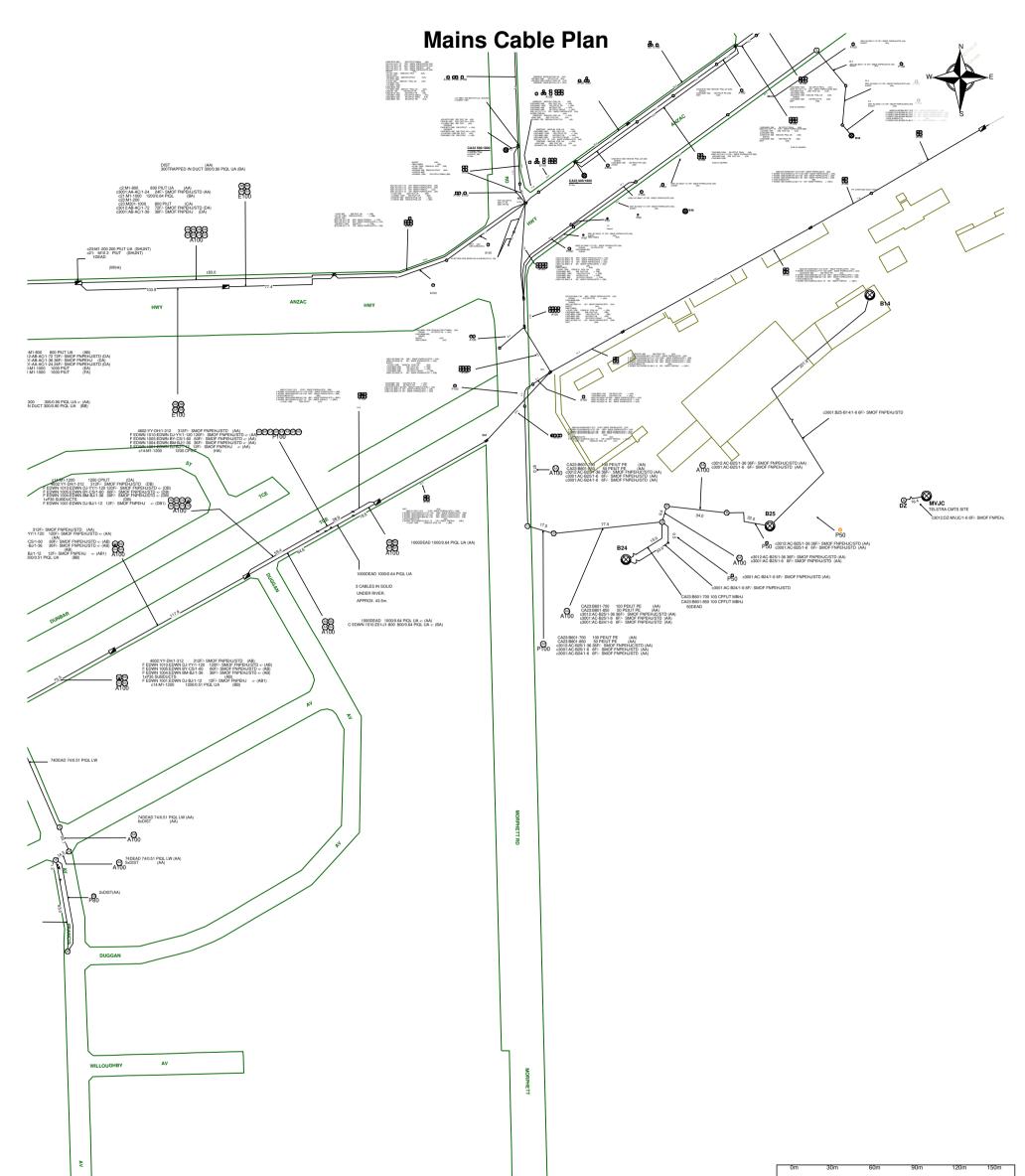
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



		0m 30m 60m 90m 120m 150m			
T elstra	For all Telstra DBYD plan enquiries -	Sequence Number: 42711642			
email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)					
TELSTRA C	ORPORATION LIMITED A.C.N. 051 775 556	in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.			
Gen	erated On 24/11/2014 11:56:00				

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

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Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Telstra Accredited Plant Locators - South Australia / Northern Territory.

Telstra plans are intended to be indicative only. A plant location service (Telstra accredited) is required to identify the exact location of the plant and ensure that the asset is protected during construction work. It is your responsibility as part of your "Duty of Care" to engage an Accredited Plant Locator.

Please contact a Telstra accredited locator from the list below (fees apply).

*Optic fibre cable locations must be performed by a locator with Telstra optic fibre location accreditation. Locators with Telstra optic fibre cable location accreditation are indicated by a 'yes' in the 'Fibre' column.

Northern Territory

Company name and areas/districts covered	*Fibre	Contact details
AnywAir Pipe & Cable Locators - <i>Winnellie</i> All Of NT, Broome, Kununurra, Kalumburu, Weipa, Normanton, Burketown	Yes	Mob: 0418 890 071
Australian Underground Survey Solutions Pty Ltd - Narre Warren All Areas	No	(03) 9700 2311 or 0419 488 883 Fax: (03) 9314 1568
Danisam Pty Ltd - Parap Covering Northern Territory and the top of WA	Yes	0417 089 865 Fax: 08 89416435
Dig Hard Excavations - Casuarina Remote Communities NT	Yes	0411 591 153 Fax: (08) 8945 0727
iFind PIPES 'N' CABLES PTY LTD - Winellie All of NT	Yes	0419 612 476 Fax: (08) 8941 2615 k.phelps1970@hotmail.com
Northern Comms - Casuarina	Yes	Mob: 0407 904 319
No Wait 2 Locate - <i>Port Pirie</i> <i>Central Australia, Northern SA.</i>	Yes	1300 2 562283 (1300 2 LOCATE) Email: <u>plans@kellercom.com.au</u>
Pipeline Technology Services - Marleston	Yes	(08) 8351 7000 or 0419 878 220 Fax:(08) 8159 7537
Subscan - Palmerston Covering Darwin and Remote Areas of the Northern Territory	No	0414 863 874 Fax: (08) 8988 3093
Trenchless Pipelaying Contractors - Plympton	Yes	(08) 8376 5911 0418 881 175
Visionstream Australia Pty Ltd - Perth Airport	Yes	(08) 6211 0813 or 0439 799 657 Fax: (08) 6211 0899 Email: <u>nick.jenkins@visionstream.com.a</u> <u>U</u>

South Australia

Company name and areas/districts covered	Fibre	Contact details
Accurate Locating Pipes & Cables previously trading under the name of ' State Wide Precise Detection Pipes & Cables' - Barossa Valley Adelaide, Adelaide Hills, Barossa Valley and all regions of SA	No	0407 464 882
Adelaide Hills Pipe & Cable Location - Mt Barker Servicing Adelaide Hills & Regional South Australia	No	0419 822 781
All Assets 2 Locate (Kellercom Pty Ltd) - Port Pirie, Coffin Bay Eyre Peninsula, Yorke Peninsula, Far North, Flinders Ranges, Mid North, West Coast	Yes	1300 2 562283 (1300 2 LOCATE) 0428 600 703 Email: <u>plans@kellercom.com.au</u>
Appcil Pty Ltd - Winkie All Riverland areas of South Australia, plus Upper Mallee, North Western border areas of Vic and South Western NSW	Yes	(08) 8583 7365 or 0439 822 102 Fax: (08) 8583 7356
Australian Underground Survey Solutions Pty Ltd - Narre Warren	No	(03) 9700 2311 or 0419 488 883 Fax: (03) 9314 1568
Baldock Earthmoving - Normanville Covering - South Adelaide Hills, Fleurieu Peninsula	No	(08) 8558 2686 or 0418 857 144 Fax: (08) 8558 2687
Barry Johnstone Locations and Communications - <i>Mt</i> Gambier. South East Of South Australia (Limestone Coast), South West Victoria	Yes	0418 834 804
BRP Products (Aust) Pty Ltd - Thebarton Covering - All of SA	No	(08) 8234 0633 Fax: (08) 8234 0920
Cable Search Services - Echunga Rural Areas of SA excluding Adelaide metro area	Yes	0417 866 121 Fax: (08) 8388 8643
Capogreco Excavations Pty Ltd - Mildura South Mildura, Wentworth, Gol Gol, Dareton, Ouyen, Robinvale, Merbein	No	(03) 5022 2070 or 0428 356 269 Fax (03) 5022 7003
Corny's Cabling & Phones Pty Ltd - Port Lincoln Eyre Pennisula	Yes	0409 814 464
D-TECH Ground and Overhead Services Ptd Ltd - Notting Hill All of Vic	No	0421 697 090 Email: tina@d-tech.net.au
Detect SA Ptd Ltd - Redwood Park All Areas	Yes	0407 649 759 Fax (08) 8264 9759
Dial-A-Trench - Dernan Court	No	0408 804 742
Drasol - Brighton Metropolitan and Regional South Australia	Yes	0419807 996
Far West Communication – Broken Hill NSW Areas – Cobar, Menindee, Tibbaburra, Ivanhoe & surrounding areas S.A Areas – Eastern Regions of S.A including Mingary and Cockburn	Yes	0439 350 355

Green Triangle Electronics – <i>Mt</i> Gambier South East of South Australia and Western Victoria	No	(08) 8724 2222 Fax: (08) 8723 0249
Independent Locating Services - Meadows	No	0418 812 325 Fax:(08) 8388 3180
Larsen Electrics - Red Cliffs Mildura & Districts, NSW South, SA	No	(03) 5024 1733 or 0428 385 610 Fax (03) 5024 1170
P.A Plumbers - Golden Grove	No	(08) 8251 1733 or 0408 442 210 Fax: (08) 8251 1833
P.D Excavations Pty Ltd - Regency Park	Yes	(08) 8347 0055 or 0408 820 408 Fax: (08) 8347 0150
Pipeline Technology Services - Marleston	Yes	(08) 8351 7000 or 0419 878 220 Fax:(08) 8159 7537
Plumbing & Pipeline Solutions (SA) Pty Ltd - Marleston	Yes	(08) 8297 1000 or 0408 809 928 Fax: (08) 8297 0088
Riverina Horizontal Boring Pty Ltd - Wodonga	No	(02) 6059 1788 or 0419 149 153 Fax: (02) 6059 5090
SADB Directional Boring - Newton	No	(08) 8168 7200 Fax: (08) 8168 7299
Service Locate Pty Ltd – Mawson Lake	No	0424 906 777
Subtrax - Meningie Covering South Australia statewide	Yes	(08) 8575 1434 or 0429 808 850
Sure Search - Walkerville	Yes	0418 896 772 Fax:(08) 8362 1179
Tatiara Trench Digger & Bobcat Hire- BordertownCovering districts- Bordertown and surrounding, Naracoote,Kingston, Meningie, Pinnaroo, Keith	Yes	(08) 8752 1197 or 0428 587 596 Fax:(08) 8752 0406
Trenchless Pipelaying Contractors - Plympton Covering all Metropolitan and Country Areas in S.A.	Yes	(08) 8376 5911 or 0409 451 550
Tron Civil Contracting Pty. Ltd – Salisbury South	No	(08) 8281 3860 Fax:(08) 8281 0278
Vac-U-Digga - Lonsdale Adelaide, Port Pirie, Whyalla, Port Augusta, Roxby Downs	No	0447 466 036 or 1300 822 836
Wet Plumbing Service - Park Holme	No	0419 938 938
		1



DUTY OF CARE

TELSTRA CORPORATON ACN 051 775 556

IMPORTANT:

Please read and understand all the information and disclaimers provided below.

Due to the nature of Telstra plant and the age of some cables and records, the accuracy and/or completeness of the information on the attached plan(s) cannot be guaranteed. Telstra plans are intended to be indicative only. A plant location service (Telstra accredited) is required to identify the exact location of the plant and ensure that the asset is protected during construction work.

Sketches and Plans provided by Telstra are circuit diagrams only and indicate the presence of telecommunications plant in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty and may alter over time. Telecommunications plant seldom follows straight lines and careful on site investigation is essential to uncover and reveal its exact position.

"DUTY OF CARE"

When working in the vicinity of telecommunications plant you have a "Duty of Care" that must be observed.

Works or proposed works should be planned to allow for minimal impact and appropriate protection of Telstra plant. Telstra can provide plans and sketches showing the presence of its network to assist at the design stage. Telstra will also work with you to avoid damage to Telstra's plant during construction works.

It is your responsibility to:

- 1. Request plans of Telstra plant for a particular location at a reasonable time before construction begins. *http://www.1100.com.au*
- 2. *Engage an Accredited Plant Locator who must have a current Telstra issued accreditation card. A list of accredited locators is attached to this email. (Allow enough time to arrange for one).
- 3. Visually locate Telstra plant by hand digging or using non destructive water jet method (pot holing) where construction activities may be next to, damage or interfere with Telstra plant (see "Essential Precautions and Approach Distances" section for more information); and
- 4. Contact Telstra's Plan Services (see below for details) if Telstra plant is or near to, wholly, or partly located near planned construction activities and you require further advice about how to protect the plant or you need to relocate the plant to complete your construction activities. (Telstra.Plans@team.telstra.com)

*For details on how to become an Accredited Plant Locator to be able to locate Telstra network please contact Telstra Plan Services – Mike (0477 377 036) <u>mugl@dominoapp.in.telstra.com.au</u>

Important note: The construction of Telstra's network dates back over many years. Some of Telstra's pits and ducts were manufactured from asbestos-containing cement. You must take care in conducting any works in the vicinity of Telstra's pits and ducts. You must refrain from in any way disturbing or damaging Telstra's network infrastructure when conducting your works. We recommend that before you conduct any works in the vicinity of Telstra infrastructure that you ensure your processes and procedures eliminate any possibility of disturbing, damaging or interfering in any way with Telstra's infrastructure. Your processes and procedures should incorporate appropriate measures having regard to the nature of this risk.

ASSET RELOCATIONS

You are not permitted to relocate or alter or repair any Telstra assets or network under any circumstances.

For all enquiries relating to the relocation or protection of Telstra assets please phone **1800 810 443** or email <u>F1102490@team.telstra.com</u>

Only Telstra and its contractors may access and conduct works on Telstra's network (including its plant and assets). This includes performing modification or relocation works. This requirement is to ensure that Telstra can protect the integrity of its network, avoid disruption to services and ensure that the relocation meets Telstra's requirements.

DAMAGE TO TELSTRA'S NETWORK MUST BE REPORTED TO 132203 IMMEDIATELY.

You will be held responsible for all plant damage that occurs or any impacts to Telstra's network as a result of your construction activities. This includes interfering with plant, conducting unauthorised modification works and interfering with Telstra's assets in a way that prevents Telstra from accessing or using its assets in the future.

Telstra reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses.

EMERGENCY SITUATIONS - RECEIVING TELSTRA PLANS

Telstra's automated mapping system will provide a fast response for emergency situations. (Faster than an operator can provide manually). Automated responses are normally available 24/7.

To receive a fast automated response from Telstra your request must -

- Be a web request lodged at DBYD (**www.1100.com.au**). The request will be then forwarded directly to Telstra.
- contain your email address so you can receive the automated email response.
- be for the purposes of 'mechanical excavation' or other ground breaking DBYD activity. (requests with activity types conveyancing, planning & design or other non digging activities may not be responded to until the next business day).
- be for an area less than 350 metres in size to obtain a PDF map (over 350 metres will default to DWF due to size)
- be for an area less than 2500 metres in size to obtain a DWF map

NATURAL DISASTERS

Natural Disasters include (amongst other things) earthquakes, cyclones, floods and tsunamis.

In the case of such events, urgent requests for plans or information relating to the location of Telstra network can be made directly to Telstra Network Integrity Team Managers as follows:

NSW -	John McInerney 0419 485 795
QLD –	Glenn Swift 0419 660 147
VIC/TAS -	David Povazan 0417 300 947
SA/NT -	Mick Weaver 0419 828 703
WA -	Angus Beresford-Peirse 0419 123 589

email - Telstra.Plans@team.telstra.com				
phone - 1800 653 935 (general enqu	phone - 1800 653 935 (general enquiries, business hours only)			
for Telstra DBYD plan information -	Shalin	07 3455 2997		
	Glen	07 3455 1011		
for advice on preventing damage -	Taylor	07 3455 3208		
	Lachlan	07 3455 3132		
	Adam	07 3455 2037		
Accredited plant locator enquiries -	Mike	0477 377 036		
(Including how to become an Accredited Plant Lo	cator to locate	e Telstra network)		
Road closures and easements -	Marea	07 3455 0834		
	Glen	07 3455 1011		

Please note - to make an enquiry the plans must be current (within 60 days of issue). If your plans have expired you will need to submit a new request via DBYD.

CONCERNING TELSTRA PLANS:

Please note the following:

- For Telstra plans contact **Dial Before You Dig** (www.1100.com.au) at least 2 business days prior to digging. (Note further lead time may be required for you to arrange for an Accredited Plant Locator from the provided list)
- Fast response can be provided by Telstra if an email address is supplied. (if posted, this may take up to one week or longer to receive plans)
- Telstra plans and information provided are valid for 60 days from the date of issue.
- Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.
- Telstra plans or other details are provided only for the use of the applicant, its servants, agents or Telstra-accredited plant locators. The applicant may not give the plans or details to any parties other than these, and may not generate profit from commercialising the plans or details.
- Please contact **Telstra Plan Services** (see above for details) immediately should you locate Telstra assets not indicated on these plans.
- Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.
- Please ensure Telstra plans and information provided remains on-site at all times throughout the inspection, location and construction phase of any works.

ESSENTIAL PRECAUTIONS AND APPROACH DISTANCES:

NOTE: If the following clearances cannot be maintained, please contact Telstra Plan Services for advice on how best to resolve this situation. (see above for contact details)

1. On receipt of plans and sketches and before commencing any excavation work or similar activities near Telstra's plant, carefully locate this plant first to avoid damage. It is your responsibility as part of your "Duty of Care" to engage an Accredited Plant Locator (the locator must have a current Telstraissued accreditation card). Undertake prior manual exposure such as potholing when intending to excavate or work closer to Telstra plant than the following approach distances.

Where Telstra's plant is in an area where road and footpaths are well defined by kerbs or other features a minimum clear distance of 600mm must be maintained from where it is determined plant is located.

In non established or unformed reserves and terrain, this approach distance must be at least 1.5 metres.

In country/rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distances apply:

- a) Parallel to major plant: 10 metres (for optic fibre and/or copper cable over 300 pairs)
- b) Parallel to other plant: 5 metres

NOTE: Even manual pot-holing needs to be undertaken with extreme care, commonsense and employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable.

If construction work is parallel to Telstra plant, then careful hand digging or using non destructive water jet method (pot-holing) at least every 5m is required to establish the location of all plant before work commences.

2. Maintain the following minimum clearance between construction activity and **actual location** of Telstra Plant.

Jackhammers/Pneumatic Breakers	Not within 1.0m of actual location.
Vibrating Plate or Wacker Packer	Not within 0.5m of actual location of Telstra
Compactor	ducts.
	300mm compact clearance cover before
	compactor can be used across Telstra ducts.
Boring Equipment	Not within 2.0m of actual location.
(in-line, horizontal and vertical)	Constructor to hand dig or use non-destructive
	water jet method (pot-hole) and expose plant.
Heavy Vehicle Traffic (over 3 tonnes)	Not to be driven across Telstra ducts (or plant)
	with less than 600mm cover.
	Constructor to check actual depth via hand
	digging.
Mechanical Excavators, Farm	Not within 1.0m of actual location.
ploughing and Tree Removal	Constructor to hand dig or use non-destructive
	water jet method (pot-hole) and expose plant.

All Telstra pits and manholes should be a minimum of 1.2m in from the back of kerb after the completion of your work.

All Telstra conduit should have the following minimum depth of cover after the completion of your work:-Footway 450mm

Roadway 450mm at drain invert and 600mm at road centre crown

For clearance distances relating to Telstra pillars, cabinets and RIMs/RCMs please contact Telstra Plan Services (see above for details).

FURTHER ASSISTANCE:

Assistance can be obtained by contacting Telstra Plan Services (see contact details above)

Where on-site location is provided, you are responsible for all hand digging or use non-destructive water jet method (pot-holing) to visually locate and expose Telstra plant. (For advice on damage prevention please contact Telstra Plan Services)

If plant location plans or visual location of Telstra plant by digging reveals that the location of Telstra plant is situated wholly or partly where you plan to work, then Telstra's Network Integrity Group must be contacted to discuss possible engineering solutions.

Please phone 1800 810 443 or email F1102490@team.telstra.com

NOTE:

If Telstra relocation or protection works are part of the agreed solution, then payment to Telstra for the cost of this work shall be the responsibility of the principal developer, constructor or person for whom the work is performed. The principal developer or constructor will be required to provide Telstra with the details of their proposed work showing how Telstra's plant is to be accommodated and these details must be approved by the Regional Network Integrity Manager prior to the commencement of site works. Please phone **1800 810 443** or email **F1102490@team.telstra.com**

RURAL LANDOWNERS

Where Telstra owned cable crosses agricultural land, Telstra may provide on-site assistance with cable location. The Telstra Plan Services operator will provide assistance in determining eligibility.

Please note:

- The exact location, including depth of cables, must be verified by pot holing, which is not covered by this service.
- This service is only available to assist private rural land owners.
- This service normally covers one hour on-site only. Any time required in addition to Telstra funded time can be purchased directly from the Accredited Plant Locator.

For further information including terms and conditions, please contact Telstra Plan Services.

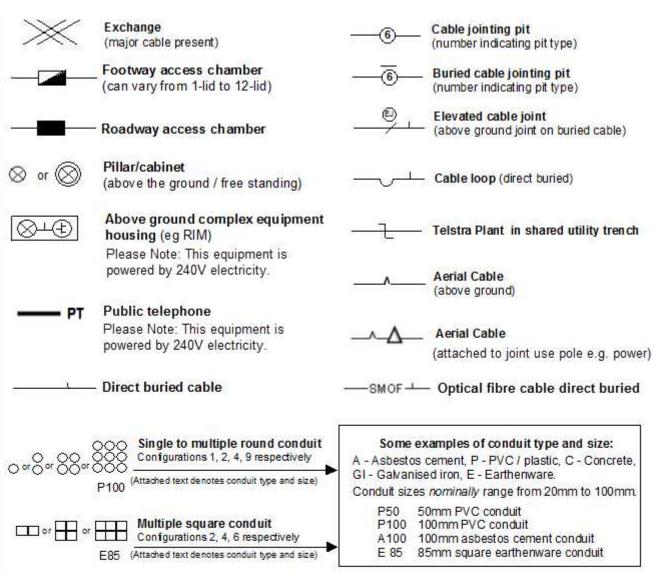
PRIVACY NOTE

Your information has been provided to Telstra by DBYD to enable Telstra to respond to your DBYD request. Telstra keeps your information in accordance with its privacy statement entitled "Protecting Your Privacy" which can be obtained from Telstra either by calling 1800 039 059 or visiting our website at www.telstra.com.au/privacy

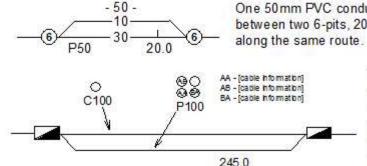
DATA EXTRACTION FEES

In some instances a data extraction fee may be applicable for the supply of Telstra information. Typically a data extraction fee may apply to large projects or requests to be supplied in non standard formats. For further details refer to the section at the end of this document.

LEGEND



Some examples of how to read Telstra plans:



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, 20.0m apart, with a direct buried 30-pair cable along the same route.

Two separate conduit runs between two footway access chambers (manholes) 245m apart. A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.

WARNING: Telstra's plans show only the presence of cables and plant. They only show their position relative to road boundaries, property fences etc. at the time of installation and Telstra does not warrant or hold out that such plans are accurate thereafter due to changes that may occur over time.

DO NOT ASSUME DEPTH OR ALIGNMENT of cables or plant as these vary significantly.

The customer has a DUTY OF CARE when excavating near Telstra cables and plant. Before using machine excavators TELSTRA PLANT MUST FIRST BE PHYSICALLY EXPOSED BY SOFT DIG (potholing) to identify its location. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

ELECTRONIC PLANS - PDF AND DWF MAPS

If you have received Telstra maps via email you will have received the maps as either a PDF file (for smaller areas) or DWF file (for larger area requests). If you are unable to launch any one of the softcopy files for viewing and printing, you may need to download and install one or more of the free viewing and printing products such as Adobe Acrobat Reader (for PDF files) or Autodesk Design Review (for DWF files) available from the internet.

PDF files

PDF is the default softcopy format for all requests for areas up to approx *350m in length. (*depends on geographic location of request). The PDF file is formatted to A3 portrait sheet however it can be printed on any size sheet including from A4 to AO, either as the full sheet or selected areas to suit needs and legibility. (to print a selected area zoom up and print 'current view') If there are multiple layers of Telstra network you may receive up to 2 sheets in the single PDF file attachment supplied. There are three types or layers of network normally recorded - local network, mains cables or a combined layer of local and mains (usually displayed in rural or semi rural areas). If mains cable network is present in addition to local cables (i.e. as separate layer in a particular area), the mains will be shown on a separate sheet. The mains cable information should be read in conjunction with the local cable information.

DWF files

This is the default softcopy format for all requests for areas that are over 350m in length. Maximum length for a DWF automated response is approx 2500m - depending on geographic location of request (manually-processed plans may provide larger coverage). The DWF files differ from PDF in that DWF are vector files made up of layers that can be turned on or off and are not formatted to a specific sheet size. This makes them ideal for larger areas and for transmitting over email etc.

How to view Telstra DWF files -

Telstra DWF files come with all layers turned on. You may need to turn individual layers on or off for viewing and printing clarity. Individual layer names are CC (main cable/conduit), DA (distribution or local area network) and sometimes a combined layer - CAC. Layer details can be viewed by either picking off the side menu or by selecting 'window' then 'layers' off the top menu bar. Use 'layers' to turn individual layers off or on. (double click or right click on layer icon.)

How to print Telstra DWF files -

DWF files can be printed on any size sheet. They can be printed in their entirety or by selected areas of interest. Some DWF coverage areas are large and are not suited to printing legibly on a single A4 sheet - you may need several prints if you only have an A4 printer. Alternatively, an A3, A1 or larger printer could be used. To print, zoom in or out and then, by changing the 'print range' settings, you can print what is displayed on your screen to suit your paper size. If you only have a small printer, e.g. A4, you may need to zoom until the text is legible on your screen for it to be legible on the print. (which is why you may need several prints). To print what is displayed on your screen the 'view' setting should be changed from 'full page' to 'current view'. The 'current sheet' setting should also be selected. You may need to print layers separately for clarity and legibility. (Details above on how to turn layers on or off)

How to change the background colour from white to black (when viewing) Telstra DWF files -If using Autodesk Design Review the background colour can be changed by selecting 'Tools' then 'options' then 'sheet'. Tick the box 'override published paper colours' and select the colour required using the tab provided.

Telstra Automated Mapping System (TAMS)

Telstra provides an automated plan response for the majority of DBYD requests received.

Requestors must supply a current email address on their request to DBYD and must also be able to accept a standard format of PDF or DWF. An automated response can be provided much faster than the alternative of a mailed hardcopy, and can avoid unnecessary delays in waiting for plans to arrive. Being softcopy, it can easily be sent directly to a worksite and can be available 7 days a week. The automated system can be configured for individual requestors to receive either PDF/DWF (where small requests are PDF and larger requests are DWF) or, alternatively, all in DWF (both small and large requests). Please contact Plan Services for further details or to have your preferences updated. **Please note that all requests over *350m (approx.) in size can only be supplied in DWF format** and there are size limits on what can be provided. (* actual size depends on geographic location of requested area)

ACCREDITED PLANT LOCATORS (For your area)

*It is your responsibility as part of your 'Duty of Care' to engage an Accredited Plant Locator. All Accredited Plant Locators locating Telstra network must have a current identification card issued by Telstra. A list of Telstra Accredited Locators is provided with the Telstra Dial Before You Dig plans.

Telstra does not permit external parties (non-Telstra) to access or conduct work on our network. Only Telstra staff, Telstra contractors or locators that are correctly accredited are allowed to work on or enter our manholes, pits, ducts, cables etc. This is for safety as well as for legal reasons.

Please note it is a criminal offence under the *Criminal Code Act 1995* (Cth) to tamper or interfere with communication facilities owned by a carrier. Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred by Telstra as a result of any such unauthorised works may be claimed against you.

For the assistance of customers an accredited Plant Locator can perform any of the following activities if requested to do so by the owner:

- review Telstra's plans to assess the approximate location of Telstra plant;
- advise owners of the approximate location of Telstra plant according to the plans;
- advise owners of the best method for locating Telstra plant;
- advise owners of the hazards of unqualified persons attempting to find the exact location of Telstra
 plant and working in the vicinity of Telstra plant without first locating its exact position; and
- perform trial hole explorations by hand digging (pot-holing) to expose Telstra plant with a high degree of skill, competence and efficiency and utilising all necessary safety equipment.

The attached list provides the names and contact details for Accredited Plant Locators who service your area and can provide you with assistance in locating Telstra plant on site. These organisations have been able to satisfy Telstra that they have a sound knowledge of telecommunications plant and its sensitivity to disturbance; appropriate equipment for locating telecommunications plant and competent personnel who are able to interpret telecommunications plans and sketches and understand safety issues relevant to working around telecommunications plant.

Please Note:

- Optic fibre cable locations must be performed by a locator with Telstra optic fibre cable location accreditation. (Not all copper accredited locators have optic fibre accreditation). The locators with additional optic fibre cable location accreditation are indicated by a 'yes' in the column headed 'Fibre' in the lists of locators that are published with the DBYD plans.
- An Accredited Plant Locator is NOT permitted to provide depth of communications plant unless it is
 physically exposed by hand digging.
- The details of any contract, agreement or retainer for site assistance to locate telecommunications plant shall be for you to decide and agree with the organisation engaged. Telstra is not a party to any contract entered into between you and an Accredited Plant Locator. The Accredited Plant Locators are able to provide guidance concerning the extent of site investigations required.
- Payment for the site assistance will be your responsibility and payment details should be agreed before the engagement is confirmed.
- Telstra does not accept any liability or responsibility for the performance of or advice given by an Accredited Plant Locator. Accreditation is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.
- You have the right to request the organisation you engage to show their Telstra issued ID card.
- Neither the Accredited Plant Locator nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Accredited Plant Locator or its employees.

Telstra offers free Cable Awareness Presentations & Advanced Cable Reading Presentations, if you believe you or your company would benefit from this offer please contact Network Integrity on 1800 810 443 or **F1102490@team.telstra.com**

*For details on how to become an Accredited Plant Locator to be able to locate Telstra network please contact Telstra Plan Services – Mike (0477 377 036) *mugl@dominoapp.in.telstra.com.au*

DATA EXTRACTION FEES (when applicable)

for non-ground breaking activities -

*Planning and design, conveyancing, tendering, educational or research, other data gathering

Note - The supply of any Telstra data for non ground breaking activities is at Telstra's discretion. Data supply may be refused on commercial, privacy, security or other reasons.

*Planning and design requests submitted by identified utilities intending works on their own assets **may** be exempt from the \$55 (GST inc) extraction fee for Standard Telstra Responses for non ground breaking activities. This is at Telstra's discretion and conditions may apply. Data extraction fees for all non standard responses however will still apply. Eg for large projects or non standard formats.

The supply of any data for non ground breaking activities is not subject to a 48hr response time; however Telstra will endeavour to respond within 48hrs for all standard responses.

Standard Telstra response for non ground breaking activities: \$55 (GST inc.)

Criteria: each request only requires a single delivery from Telstra (as in 1 request 1 Delivery). A single delivery is either –

• **1 x email with 1 x PDF map file** containing one or two A3 map pages (depending on network). *Covers areas up to approx. 500m in size.*

OR

• **1 x email with 1 x DWF map file.** Covers areas up to approx. 3km in size.

OR

- **1 x *posted delivery** (*only if email unavailable or at Telstra's discretion). Posted format is either
 - Posted softcopy of standard response (on disk)
 - or
 - Posted printed hardcopy (maximum of 2 x A3 sheets only).

Non-Standard Response – for non ground breaking activities (fees apply)

- Data Use Agreement (required for DXF format) \$110 (GST inc)
- Projects If a response takes more than 30mins to extract data in any format, an hourly rate will apply (\$110 per hour GST inc).
 - Projects that take 1 day or longer will be quoted individually.
 - All data will be provided in softcopy only not printed.

Note - Multiple part requests through DBYD for one project will be amalgamated and considered a single project for data extraction charging purposes. Posted responses cannot be delivered within 48hrs, allow several days for delivery. Postage is by Australia Post standard delivery. Express delivery at additional cost. All prices and specifications are subject to change.

DATA EXTRACTION FEES (when applicable)

for ground breaking activities -

*Manual or mechanical excavation, horizontal boring, vertical boring, blasting

For a Standard Telstra Response for ground breaking activities - cost to requestor - \$nil

Standard Response Criteria -

Each request only requires a single delivery from Telstra (1 request 1 delivery).

A single delivery is defined as either -

• 1 x Email with 1 x PDF map file containing one or two A3 map pages

(depending on network can cover up to approx 350m).

OR

• **1 x Email with 1 x DWF map file**. Covers up to approx 3km.

OR

• **1 x *Posted delivery** for customers requesting a response for their principal place of residence only, (and only when email delivery is unavailable or at Telstra's discretion).

Either -

- Posted softcopy on disk (standard response only)
- Posted printed hardcopy (A3 sheets only- at Telstra's discretion)

For a Non-Standard Telstra Response for ground breaking activities (fees apply)

An extraction fee is incurred if the response exceeds a standard response i.e. -

- Use of data requires a data use agreement (for example DXF format)
- If an individual job or project requires more than a single delivery (as defined above)
- Specific printing and/or posting of requests that are not for the principle place of residence
- Any other response other than a Standard Telstra Response for ground breaking activities

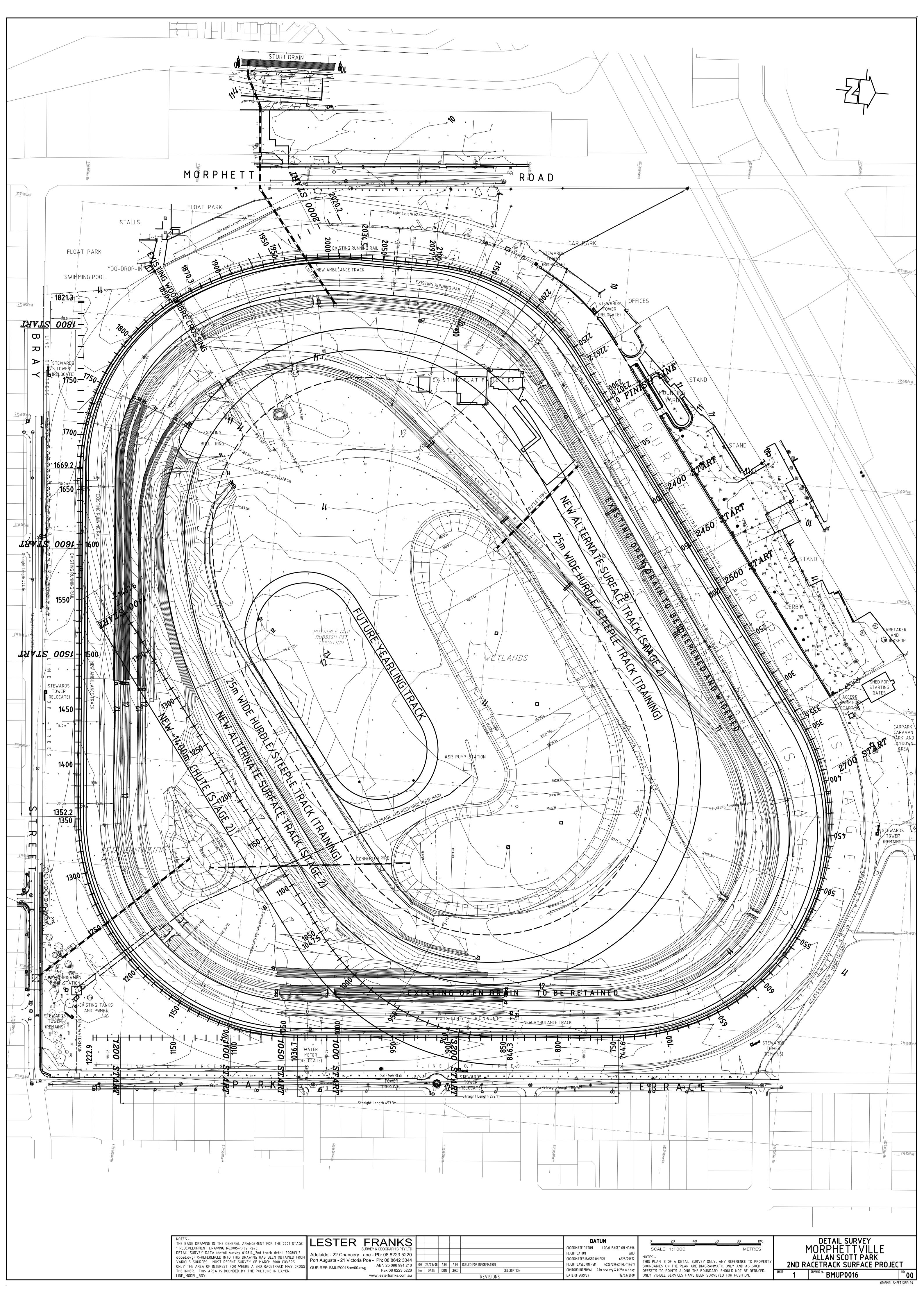
Data extraction costs for ground breaking activities -

- Posted <u>softcopy</u> on disk of standard response when not principle place of residence- **\$22** (GST inc.)
- Posted <u>hardcopy</u> of standard response i.e. when not principle place of residence max of 2 x A3 sheets (at legible scale) - \$22 (GST Inc.) Note - large areas will not be printed and posted.
- Requires Data Use Agreement i.e. requirement for DXF files **\$110** (GST inc)
- Non standard response (i.e. over 30 mins extraction time for softcopy) will be at an hourly rate (**\$110 per hour** GST inc).
- Projects that take 1 day or longer will be quoted individually.

Note - Multiple part requests through DBYD for one project will be amalgamated and considered a single project for data extraction charging purposes. Printing/posting fee exemptions may be provided at Telstra's discretion. Postage is by Australia Post standard delivery. All posted plans will normally be extracted within 48 hrs; time in transit through post is additional and may take several days Express delivery at additional cost. All prices and specifications are subject to change. Data extraction fees are based on various criteria including the principal excavation activity selected by the customer on the DBYD website. Telstra reserves the right to vary its fees in circumstances where the principal excavation activity is varied or misrepresented by the customer.

APPENDIX J

Lester Franks Survey Plan





ATTACHMENT 6: ENGAGEMENT PLAN

ENGAGEMENT PLAN Lot 51 and 52 Morphett Road Glengowrie Code Amendment

By SAJC

Date: 28.03.2022

Contact Details Michael Osborn Director michael@futureurban.com.au 0408 808 143

Document Control

Revision	Description	Author	Date
V1	Draft	МО	16.03.2022
V2	Review	МО	23.03.2022
V3	Final	МО	

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APPENDICES

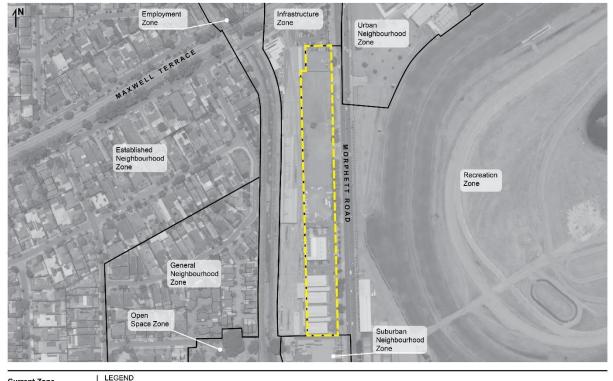
ATTACHMENT 1: STAKEHOLDER AND COMMUNITY MAPPING ATTACHMENT 2: PLANNING YOUR ENGAGEMENT APPROACH ATTACHMENT 3: MEASURING SUCCESS ATTACHMENT 4: CLOSING THE LOOP & REPORTING BACK

1. **BACKGROUND INFORMATION**

The Proponent, the South Australian Jockey Club Incorporated (SAJC) is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land described as Lots 51 and 52 Morphett Road, Glengowrie (the Affected Area).

The land is located on the western side of Morphett Road, immediately to the east of the existing tram depot. The location of the Affected Area is shown by Figure 1.1 below.

Figure 1.1 Location



Current Zone

Affected Area Boundary Zone Boundary

The overall intent of the Code Amendment is to enable medium scale, medium to high density residential led mixed use development to be established on the land. This will necessitate the land being rezoned from the Recreation Zone to an alternate zone, with the Urban Neighbourhood Zone from the Planning and Design Code considered the most appropriate.

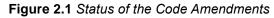
It is evident from Figure 1.1 that the subject land adjoins the Infrastructure Zone to the north and west and the Suburban Neighbourhood Zone to the south. The Urban Neighbourhood Zone and Recreation Zone is located on the eastern side of Morphett Road.

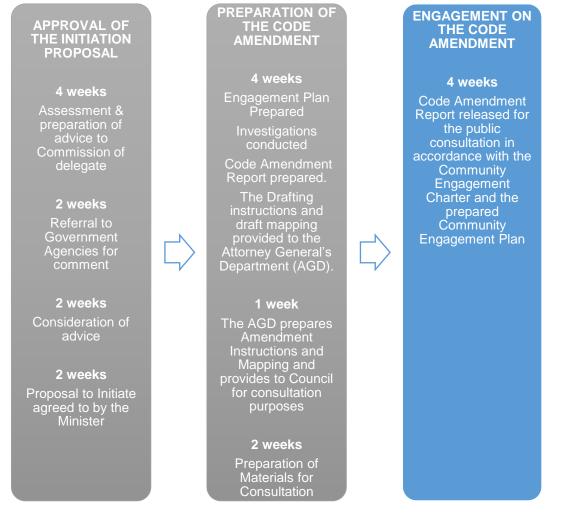
The proposed rezoning aligns with a several relevant State Planning Policies in relation to housing supply, integrated planning and strategic transport infrastructure. The proposed rezoning also aligns with several relevant policies within the 30 Year Plan for Greater Adelaide, as outlined within the Code Amendment Initiation document. In particular, the proposal correlates with the 30 Year Plan policies in respect to activity centres, the economy and jobs, infrastructure and water.

In accordance with section 73(4)(a) of the PDI Act, the SAJC will be the designated entity responsible for conducting the Code Amendment process.

2. CODE AMENDMENT PROCESS

The Code Amendment process follows steps which require specific actions at each milestone. The timeframes for each step are outlined within **Figure 2.2**. The steps which are greyed out have already been completed. The steps which are currently being undertaken refer to the 'Engagement on the Code Amendment'.





3. ENGAGEMENT APPROACH

3.1 Purpose

The purpose of the engagement is to inform the rezoning of the two allotments identified as Lots 51 and 52 Morphett Road, Glengowrie to enable the future development of the land for residential led mixed use development purposes.

Specifically, the engagement will:

- Communicate to raise awareness that a Code Amendment is being prepared;
- Provide information about what is proposed by the Code Amendment including the location of where the proposed changes will apply;
- Provide the opportunity for stakeholders to identify issues and opportunities early, so that they can be considered in the preparation of the Code Amendment;
- Enable stakeholders and community to provide feedback on the Code Amendment prior to it being finalised and submitted to the Minister for Planning;
- Close the loop with stakeholders and community to inform them of the final version of the Code Amendment;
- Meet statutory requirements as they relate to engagement on a Code Amendment;
- Build relationships and a community of interest to support future activities (i.e. construction);
- Maximise the opportunity for the media to be well informed, minimising reporting of inaccurate or biased reporting.

3.2 Objectives

The objectives of the engagement are as follows:

- Share information with the public about the Code Amendment;
- Create an understanding of the reasons for the Code Amendment;
- Understand the views of the stakeholders;
- Inform and improve the quality of the policy within the Code Amendment; and
- Comply with the Community Engagement Charter and the Planning, Development and Infrastructure Act 2016 (PDI Act).

Stakeholders and the community will be engaged at three key stages in preparation of the Code Amendment:

- Stage 1 To gain feedback on the Code Amendment (Consult/Collaborate)
- Stage 2 To be informed of the final Code Amendment (Inform)
- Stage 3 To close the loop and evaluate engagement (Inform/Evaluate)

3.3 Community Engagement Charter

The preparation of the Code Amendment is required to comply with the principles of the Community Engagement Charter under the *Planning, Development and Infrastructure Act 2016.*

The Community Engagement Charter sets out best practise guidelines for community engagement in relation to the preparation and amendment of planning policies, strategies and schemes.

3.4 Engagement Already Undertaken

Preliminary discussions in respect to the intended Code Amendment have occurred with Planning and Land Use Services (PLUS) staff within the Attorney General's Department and also with the staff of the City of Marion.

Further, given that Morphett Road and nearby Anzac Highway are state maintained roads, and the proximity of the Affected Area to the tram crossing, preliminary engagement has occurred with the Department of Infrastructure and Transport (DIT). This engagement provided an indication of the extent of traffic related investigations required to inform the Code Amendment.

4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

The primary audience for the engagement of this Code Amendment are the adjacent land owners the City of Marion and the Department of Infrastructure and Transport (DIT).

Overall, the aim of the community engagement is to provide a level of influence which seeks to work directly with the relevant stakeholders throughout the process to ensure that public concerns and aspirations are understood, considered and reflected in the Code Amendment.

A stakeholder identification and analysis has been undetaken and the outcomes of this are provided in **Attachment 1**,

The stakeholders which have been determined to influence the proposed Code Amendment are:

- Adjacent land owners shown in Figure 4.1 below;
- City of Marion;
- Local Government Assocation;
- Department for Infrastructure and Transport;
- Attorney Generals Department;
- Environment Protection Authority;
- Utility providers;
- State Member of Parliament;
- General Public.

The level of each stakeholders interest (low, medium and high), the nature of their interests and their needs and expectations of the engagement process have been identified. Having regard to the level of interest, the potential impact of the project on each of the stakeholders interests and the potential impact of each stakeholder on the Code Amendment, the level of engagement has been established. The outcomes of this analysis are included in **Attachment 1**.



Figure 4.1 Extent of adjoining landowners to be directly notified

The levels of engagement are informed by the IAP2 Spectrum of Public Participation and are summarised in Table 4.1.

	Inform	Consult	Involve	Collaborate	Empower
Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the indentification of the prefered solution.	To place final decision making in the hands of the public.

Table 4.1 Levels of Engagement

Promise to Stakeholders

We will keep you informed.

We will keep you informed, listen to and acknolwedge concerns and aspirations, and provide feedback on how public inout influenced the decision. We will work with your to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public inout influened the decision. We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.

We will implement what you decide.

5. SCOPE OF INFLUENCE

Aspects of the project which stakeholders and the community can influence are:

• Relevant overlays and TNV's

Aspects of the project which stakeholders and the community cannot influence are:

- The geographic extent of the amendment; and
- The residential expectations of the proposed Zone.

6. IMPLEMENTATION PLAN

An implementation plan has been prepared which details the various engagement activities proposed for each engagement level. The implementation plan is attached as **Attachment 2**.

Engagement activities have been included to ensure that the method of engagement is appropriate for achieving the objectives and level of influence of the engagement.

The overall engagement will consist of one stage which is the Code Amendment Engagement.

The timing of the engagement is outlined within **Attachment 2**; however, the engagement is broken down into three key milestones which are:

- Commencement of engagement;
- Engagement concludes; and
- Report back to the Department and stakeholders.

7. APPLYING THE CHARTER PRINCIPLES IN PRACTISE

The stakeholders have been considered in respect to their needs and requirements to ensure that the design of the enagement allows all stakeholders to contribute equally. **Table 7.1** outlines the characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented.

Stakeholder	Engagement need or technique		
English as a second language	• Information that is easily translatable;		
	Website accessibility for those who come from non-English speaking backgrounds.		
The older population within the community	 Offering different levels of communication via phone and website; 		
	 Website accessibility for those with impairments that affect vision, reading ability or physical movement. 		

Table 7.1 Applying	the Charter	Principles
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The engagement activities have been identified and the relevant charter principles have been addressed which is outlined within **Table** 7.2 below.

Charter Principles	How does your engagement approach/activities reflect this principle in action?		
Engagement is genuine	 The engagement activities seek to provide clear and concise information that builds the community capacity to understand planning 		
	• The engagement process provides opportunity for stakeholders and the community to identify their issues and solutions and for these issues to be analysed and considered before finalising the Code Amendment		
Engagement is inclusive and respectful	 Affected and interested people had the opportunity to participate via website, direct letters and social media and had the opportunity to be heard via written submission. 		
Engagement is fit for purpose	 Clear and concise information will be publicly available to ensure people understand what is proposed and how to particulate in the engagement. 		

Engagement is informed and transparent	 Information (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation; The community engagement report will summarise the feedback received and how it has been, or will be, used to inform the Code Amendment.
Engagement is reviewed and improved	 Measures of success are identified and measured at the conclusion of the engagement and reported on in the Engagement Report.

8. KEY MESSAGES

The following key messages will underpin the engagement regarding the Code Amendment:

- The Proponent is planning to re-zone the properties located at Lots 51 and 52 Morphett Road, Glengowrie from the Recreation Zone to the Urban Neighbourhood Zone in order to facilitate the further development of the land for residential led mixed use development purposes;
- The reason for this is that residential led mixed use development represents a more orderly and economic use of the land, which can take advantage of its strategic location adjacent to key transport infrastructure and open space; and
- A Code Amendment is required to enable this re-zoning.

9. EVALUATION

As part of the engagement process, feedback from stakeholders regarding the engagement will be noted to ensure that the project team can:

- Address potential risks throughout the implementation;
- Alter the engagement process if needed to respond to feedback and/or mitigate risks to the project; and
- Maintain the quality of the engagement activities.

Attachment 3 includes a table which outlines a summary of measuring the success of the engagement process. Participants are invited to assess the success of the engagement against the criteria. The evaluation will be included in the statutory report required to be prepared by the Designated Entity under section 73(7) of PDI Act (the Engagement Report).

Following an evaluation of the success of the engagement, a summary of the engagement process will be provided to the participants. The methods for reporting back and closing the loop are outlined within **Attachment 4**.

ATTACHMENT 1: STAKEHOLDER AND COMMUNITY MAPPING

Stakeholder and community mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Adjacent landowners.	High.	 High interest in the Code Amendment proposal and impact as the Zone change is located within their locality; How the Zone change will affect the value of their property; How the Zone change will affect the general locality. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult.
City of Marion.	High.	High interest in the Code Amendment proposal as the land proposed to be rezoned is within the City of Marion Council area.	That we will seek their advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible.	Consult.
Local Government Association.	Medium.	 Low level of interest as the Code Amendment is specifically relevant to the City of Marion; It is a mandatory requirement to notify the Local Government Association in writing and to be consulted, as per the <i>Planning</i> <i>Development and Infrastructure Act</i> 2016. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Consult.

State Planning Commission.	Medium.	Medium level of interest.	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Inform.
Department of Infrastructure and Transport.	High.	 High level of interest; The land has frontage to a State Maintained Road. 	That we will seek their advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible.	Collaborate.
Utility Providers.	Medium.	 Medium level of interest; The proposed rezoning may generate infrastructure demands which require assessment. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Consult
State MP.	High.	 High level of interest; Any rezoning process is likely to engender interest within local communities 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Environment Protection Authority.	Medium.	Medium level of interest;	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Consult.

General Public.Low.To keep informed in the overall process of the Code Amendment and Zone change;• To provide feedback on the Code Amendment.	That they will be provided with balanced and objective information to assist them in understanding the problem. alternatives, opportunities and/or solutions.	Inform.
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ATTACHMENT 2: PLANNING YOUR ENGAGEMENT APPROACH

Planning your engagement approach

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
ary Engagement	 Share information with the public about the Code Amendment Create an understanding of the reasons for the Code Amendment 	 Department for Infrastructure and Transport 	Collaborate	 Meeting(s) Information sharing Opportunity for written and verbal feedback 	December 2021 – April 2022
Preliminary	 Understand the views of the stakeholders Inform and improve the 	City of Marion	Involve	Initial letter advising of Code Amendment and offer for meeting	March/April 2022
Early Engagement	quality of the policy within the Code Amendment	City of Marion	Involve	 Information sharing Opportunity for written and verbal feedback 	• May 2022
	Development and Infrastructure Act 2016 (PDI Act).	State MPEPA	Involve	 Meeting Information sharing Opportunity for written and verbal feedback 	• June 2022
Code Amendment Engagement		Department for Infrastructure and Transport	Collaborate	 Letter Information provided on website Written submissions 	Expected to commence July 2022 (subject to change)

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
		 Adjacent owners City of Marion 	Consult	 Letter Meetings Information provided on website Written submissions 	Send letters to relevant stakeholders. Information available on the website and social media. Invitation to provide a written submission.
		State Planning Commission	Inform	• Letter	 Consultation open for 6 weeks. Expected to conclude September 2022 (subject to change) Consultation end. October 2022 (subject to change)
		 Local Government Association Environment Protection Authority State MP 	Consult	LetterWritten submission	 Evaluation of engagement and opportunity to provide feedback on engagement activities November (subject to change) Feedback provided to
		General Public	Inform	 Information provided on website Social Media 	Stakeholders on the consultation.

ATTACHMENT 3: MEASURING SUCCESS

Measuring success

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow- up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
1	Principle 1: Engagement is genuine.	People had faith and confidence in the engagement process.	Community	I feel the engagement genuinely sought my input to help shape the proposal.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.			
2	Principle 2: Engagement is inclusive and respectful.	Affected and interested people had the opportunity to participate and be heard.	Community	I am confident my views were heard during the engagement.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.			
			Project Lead.	The engagement reached those identified as community of interest.	Representatives from most community groups participated in the engagement. Representatives from some community groups participated in the engagement.	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow- up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
					There was little representation of the community groups in engagement.				
3	Principle 3: Engagement is fit for purpose.	People were effectively engaged and satisfied with the process. People were	Community	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.			
		clear about the proposed change and how it would affect them.		I was given an adequate opportunity to be heard.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.			
4	Principle 4: Engagement is informed and transparent.	All relevant information was made available and people could access it.	Community	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow- up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
		People understood how their views were considered, the reasons for the outcomes and the final decision that was made.							
5	Principle 5: Engagement processes are reviewed and improved.	The engagement was reviewed and improvements recommended.	Project Lead.	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement.	Reviewed and recommendations made. Reviewed but no system for making recommendations. Not reviewed.	Per cent from each response.			
6	Engagement occurs early.	Engagement occurred before or during the drafting of the planning policy, strategy or scheme.	Project Lead.	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme.	Engaged when there was opportunity for input into scoping. Engaged when there was opportunity for input into first draft.	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow- up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
		There was an opportunity for influence during this process.			Engaged when there was opportunity for minor edits to final draft. Engaged when there was no real opportunity for input to be considered.				
7	Engagement feedback was considered in the development of planning policy, strategy or scheme.	Engagement contributed to the substance of a plan or resulted in changes to a draft.	Project Lead.	Engagement contributed to the substance of the final plan.	In a significant way. In a moderate way. In a minor way. Not at all.	Per cent from each response.			
8	Engagement includes 'closing the loop'.	Engagement included activities that 'closed the loop'.	Project Lead.	Engagement provided feedback to community about outcomes of engagement.	Formally (report or public forum). Informally (closing summaries). No feedback provided.	Per cent from each response.			

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow- up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
		Such can occur by providing feedback to participants/ community about outcomes of engagement.							
9	Charter is valued and useful.	Engagement is facilitated and valued by planners.	Project Lead.	Identify key strength of the Charter and Guide. Identify key challenge of the charter and Guide.					

ATTACHMENT 4: CLOSING THE LOOP & REPORTING BACK

Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
The general public will be notified via the Plan SA Portal.	Future Urban on behalf of the Proponent	6-8 weeks after consultation has ended
All other stakeholders will be directly notified in writing by letter and / or e-mail.	Future Urban on behalf of the Proponent	6-8 weeks after consultation has ended



ATTACHMENT 7: TIMETABLE FOR CODE AMENDMENT BY PROPONENT

FUTURE UR BAN

CODE AMENDMENTS TIMETABLE							
Steps	Responsibility	Timeframes					
Approval of the Proposal to Initiate							
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	AGD	2 weeks (includes lodgement and allocation + referral to Government Agencies within the first week)					
Minister requests advice from the Commission.	Minister	2 weeks					
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	+ 2 weeks					
Consideration of Proposal to Initiate and advice to the Minister.	Commission (Delegate)	3 weeks					
	Commission	+ 3 weeks					
Proposal to initiate agreed to by the Minister.	Minister	2 weeks					
Preparation of the Code Amendment							
Engagement Plan prepared. Investigations conducted; Code Amendment Report prepared. The drafting instructions and draft mapping provided to the AGD.	SAJC	2 weeks					
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week					
Preparation of Materials for Consultation.	SAJC	2 weeks					
Engagement on the Code Amendment		State State					
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan.	SAJC	6 weeks					
Consideration of Engagement and Finalisation of	of Amendments						
Submissions summarised, amended drafting instructions provided, Engagement Report prepared and lodged with AGD.	SAJC	4 weeks					
Assess the Amendment and engagement.	AGD	4 weeks					



Prepare report to the Commission or delegate.	1	
(Timeframe will be put on hold if further information is required, or if there are unresolved issues)		
Consideration of Advice.	Commission (Delegate)	2 weeks (includes 1 week to process through Minister's office)
	Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision.	Minister	3 weeks
Implementing the Amendment (operation of the	Code Amendment)	
Go-live / Publish on the PlanSA portal.	AGD	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC.	AGD	8 weeks