



MFS Angle Park Facilities



Preliminary Site Investigation

South Australian Metropolitan Fire Service

21 August 2023

→ The Power of Commitment



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Executive Summary

GHD Pty Ltd (GHD) was engaged by the South Australian Metropolitan Fire Service (MFS) to prepare this Preliminary Site Investigation (PSI) for the Angle Park Facilities, located at 456 Grand Junction Road, Angle Park, South Australia (the site). This PSI is limited to potential impacts arising from the historic use of firefighting foam containing per- and poly- fluoroalkyl substances (PFAS). The purpose of the PSI is to address the action required in the South Australian (SA) Environment Protection Authority (EPA) letter, issued to the MFS on 1 February 2023, ref EPA GENI 62917. The letter prescribes the need to develop a plan of proposed works to address high-risk MFS sites, of which Angle Park Facilities is included. The SA EPA letter can be found in Appendix A.

The objectives of this PSI are in accordance with the appropriate guidance and legislation as outlined in Section 1.3 and include the following:

- Determine the potential presence of PFAS impacts associated with historical use of firefighting foam at the site
- Identify potential sensitive receptors that may be at risk due to PFAS contamination at the site, in the context of the site's continued commercial/industrial use and the relevant adjacent land uses and environments

The scope of works for the PSI is summarised below:

- Desktop assessment and site inspection to determine the site history and historical activities which may have resulted in PFAS contamination of the site and surrounds
- Identification of sensitive land uses, groundwater bore usage and ecological receptors to determine potential environmental values of groundwater/surface water in the vicinity of the site
- Development of a Preliminary Conceptual Site Model (PCSM), comprising an assessment of PFAS source areas, pathways and receptors
- Preparation of a PSI report

The results of this desktop investigation provided information for the development of a PCSM and to inform the preparation of a sampling analysis and quality plan (SAQP) for further assessments.

The PCSM identified the following potentially complete PFAS exposure pathways:

- Consumption of fruit and vegetables grown off-site where plants are irrigated with contaminated groundwater or where plant roots absorb contaminated capillary water
- Incidental ingestion of contaminated groundwater extracted off-site for recreational purposes, such as filling of swimming pools
- Exposure of site users, visitors, maintenance and construction workers to PFAS via direct dermal contact with contaminated soil, incidental ingestion of contaminated soil or inhalation of contaminated soil/dust from disturbed soils/materials
- Exposure of site users, visitors, maintenance and construction workers to PFAS via direct dermal contact with residual PFAS in paved surfaces or inhalation of contaminated dust generated from work/attrition of such surfaces
- Exposure of terrestrial fauna and flora to PFAS via direct contact or indirect contact, including bioaccumulation through ingestion of fruit/vegetables/plants exposed to contaminated groundwater or capillary water
- Leaching of PFAS from contaminated soils or paved surfaces into surface water, followed by migration through porous media into groundwater
- Interaction between potentially contaminated groundwater and surface water bodies

Recommendations

GHD recommends that a SAQP be prepared to undertake further intrusive investigations to determine the nature and extent of identified PFAS impacts in on-site and potentially off-site areas associated with historical activities at the site and to identify and assess any potential risks to human health and the environment in the context of relevant current and potential future land uses.

Table of Abbreviations

Abbreviation	Full form
AFAC	Australasian Fire and Emergency Service Authorities Council
AFFF	Aqueous Film-Forming Foam
AHD	Australian Height Datum
ASC NEPM	<i>National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013</i>
BGL	Below Ground Level
CoPC	Chemicals of Potential Concern
FTS	Fluorotelomers
GHD	GHD Pty Ltd
HEPA	Heads of Environment Protection Authorities Australia
m BGL	Metres Below Ground Level
MFS	South Australian Metropolitan Fire Service
mg/L	Milligrams/Litre
NEMP	PFAS National Environmental Management Plan Version 2.0 - January 2020
NEPC	National Environmental Protection Council
PCSM	Preliminary Conceptual Site Model
PFAS	Per- and Poly-Fluoroalkyl Substances
PFHxS	Perfluorohexane Sulfonate
PFOA	Perfluorooctanoic Acid
PFOS	Perfluorooctane Sulfonate
PSI	Preliminary Site Investigation
SA EPA	South Australian Environment Protection Authority
SAQP	Sampling and Analysis Quality Plan
SPR	Source-Pathway-Receptor
SWL	Standing Water Level
TDS	Total Dissolved Solids
WQEPP	South Australian <i>Environmental Protection (Water Quality) Policy 2015</i>

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1. Introduction

GHD Pty Ltd (GHD) was commissioned by the South Australian Metropolitan Fire Service (MFS) to prepare this Preliminary Site Investigation (PSI) for the Angle Park Facilities, located at 456 Grand Junction Road, Angle Park, South Australia. Adjoining properties to the fire station, including those on which an MFS Training Centre and Engineering Workshop are located (460-480 Grand Junction Road, Angle Park), have been included in the scope of the PSI and are hereafter collectively referred to as “the site”. The site location and layout of the properties are shown in Figure 1 .

This PSI is limited to assessing the potential impacts from the historical use of firefighting foam containing per-and poly-fluoroalkyl substances (PFAS). Other potential contaminating activities and related contaminants of concern are not included in this assessment.

The purpose of the PSI is to address the action required in the South Australian (SA) Environment Protection Authority (EPA) letter dated 1 February 2023, ref EPA GENI 62917. The letter states the need to develop a plan of proposed works to address high risk MFS sites, of which the Angle Park station is included. The SA EPA letter can be found in Appendix A.

1.1 Background

The Angle Park Facilities are comprised of the Fire Station, Training Centre and Engineering Workshop. The Fire Station has been functional since 1989 and is currently staffed by full-time firefighters who provide 24-hour emergency response throughout the year. The Training Centre was commissioned in 2001 and currently has 33 staff and up to 24 recruits. The Engineering Workshop was opened in 2007 and currently has 10 staff.

Historically, the MFS has used aqueous film-forming foams (AFFF) containing PFAS at the site during training activities. However, it is understood that the MFS commenced phasing out the use of firefighting foams containing perfluorooctane sulfonate (PFOS) in 2007 and perfluorooctanoic acid (PFOA) in 2014 after conducting consultation and liaison with the Australasian Fire and Emergency Service Authorities Council (AFAC) and the SA EPA. The MFS replaced all firefighting foam in 2016 to ensure that only fluorine-free foam was in use. Currently, state-wide, all MFS appliances carry firefighting foams that do not contain PFOS or PFOA. During 2017/2018, the MFS removed all fire extinguishers containing PFAS.

In 2022, GHD undertook a site history review of 17 MFS sites (GHD 2022), and inspections of eight metropolitan sites to support environmental risk profiling using a multi-criteria analysis approach. The work was required to address the potential risks associated with former use of AFFF containing PFAS. The sites were prioritised to assist with the implementation of appropriate assessment and management measures to address the potential PFAS risks. The GHD 2022 Report was provided to the SA EPA, who subsequently issued a letter dated 1 February 2023 (EPA GENI 62917) with the requirement of “a plan of proposed works and associated timelines to address the highest risk sites” (refer Appendix A).

To assist the MFS in meeting the requirements of the SA EPA, GHD proposed the preparation of a PSI for the high-risk MFS fire stations to assist in the future development of SAQPs and further detailed investigations at the sites. The Angle Park MFS fire station was identified as one of eight high priority sites.

1.2 Objectives

The objectives of this PSI are in accordance with the appropriate guidance and legislation as outlined in section 1.3 and include the following:

- Assess the potential presence of PFAS impacts associated with historical use of firefighting foam at the site
- Identify and assess any potential risks to human health and/or the environment as a result of the identified and/or potential PFAS impacts, in the context of the site’s continued commercial/industrial use and the relevant land uses associated with any potentially impacted off-site properties

1.3 Methodology

The PSI methodology was in general accordance with the following industry guidelines:

- South Australian Environment Protection Act 1993 (Gov SA 1993) and associated regulations
- National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended May 2013) (ASC NEPM)
- South Australian Environment Protection Authority (2019), Guidelines on the assessment and remediation (GAR) of site contamination
- Heads of Environment Protection Authorities (HEPA), 2020. PFAS National Environmental Management Plan (Version 2.0), Heads of Environment Protection Authorities Australia and New Zealand, January 2020, (PFAS NEMP)

1.4 Previous investigations

Previous PFAS investigations at the site have been carried out by GHD in 2019 and 2022. These assessments are documented in the following reports:

- GHD (2019) *MFS State-wide Appliance and Station Sampling*, Report for South Australian Metropolitan Fire Service, May 2019
- GHD (2022) *MFS 17 Fire Stations PFAS Risk Profiling*, Report for South Australian Metropolitan Fire Service, October 2022

Sampling in the former investigations was limited to four soil samples; two of which were obtained directly adjacent to the fire station and the remaining two were sourced within an area earmarked for fire-drill training, south-east of the Engineering Workshop. The location of these samples is presented in Figure 2.

1.4.1 GHD (2019) MFS State-wide Appliance and Station Sampling

In 2019, environmental investigations were carried out at 35 fire stations across South Australia to assess residual PFAS levels in firefighting appliances, soil and any biota (fruit, vegetables, herbs and poultry). Laboratory analyses of samples obtained from Angle Park Facilities and Training Centre reported the following:

- Two soil samples (ANGLE_1 and ANGLE_2), collected from the eastern and western sides of the MFS Fire Station building, exceeded the PFAS NEMP Ecological Indirect exposure criteria for PFOS,
- One soil sample (TRAIN_2), collected from an area in which AFFF had previously been sprayed as part of training exercises, exceeded the PFAS NEMP Ecological Indirect exposure criteria for PFOS

It is noted that the 2018 PFAS NEMP guidelines were used in this report, which were superseded by the 2020 PFAS NEMP 2.0. However, this has no practical impact on the purposes of this report as the guideline values for soil at commercial/industrial properties are the same in both versions of the PFAS NEMP. In the 2020 PFAS NEMP 2.0, environmental guidelines values that refer to the sum of PFOS and perfluorohexane sulfonate (PFHxS) now explicitly apply not only to the sum of the two, but also to PFOS only and to PFHxS only, which was only inferred in the 2018 PFAS NEMP 1.0.

1.4.2 GHD (2022) MFS 17 Fire Stations PFAS Risk Profiling

The Angle Park MFS fire station was part of the 2022 desktop assessment and multi-criteria analysis (MCA) carried out at 17 MFS fire stations across South Australia to investigate appropriate risk management approaches associated with identified PFAS contamination. The 17 sites required for prioritisation, including Angle Park, were identified by the SA EPA in a letter dated 21 October 2021, ref GENI 62485.

The report presented the methodology and findings of the PFAS risk profiling for the 17 MFS fire stations with identified PFAS impacts in soil. The desktop review focused on identifying historical activities that may represent a source of PFAS contamination and potentially sensitive human or ecological receptors in the vicinity of the sites, as well as understanding potential source-pathway-receptor linkages that may be present.

The report provided a summary of the sites' prioritisation for further assessment based on their potential to cause harm to the environment and/or human health. The Angle Park MFS fire station was classified as high risk with high priority for further investigation of PFAS contamination for the following reasons:

- Groundwater used for domestic purposes with 2.0 km of the site
- Open storm water drain present within 0.5 km of the site
- Relatively high infiltration potential on a site with unsealed areas
- Residential land use adjacent to the fire station and training centre
- Relatively large quantity of AFFF concentrate storage across the fire station, engineering workshop and training centre areas

Furthermore, it is noted that very limited information is available on historical AFFF use and storage at the Engineering Workshop. Further investigation of the Angle Park facilities is required to confirm anecdotal information related to additional potential sources of PFAS contamination.

2. Scope of works

The scope of works for the PSI is summarised below:

- Desktop assessment of the site history and historical activities which may have contributed to PFAS contamination of the site and surrounds including a review of:
 - Past and current ownership and occupier details and certificates of title,
 - Past and current aerial photography,
 - State and local government records, including SA EPA Public Register records
- Review of available information regarding the local geology, hydrogeology and hydrology, including the state groundwater database and geological maps,
- Review of available soil, sediment, surface water and groundwater data from previous environmental investigations undertaken at the site and surrounding the site,
- Identification of sensitive land uses, groundwater bore usage and ecological receptors to determine potential beneficial uses of groundwater/surface water in the vicinity of the site,
- A site inspection and interviews with site personnel to confirm features documented in the desktop review and update the site history with respect to stormwater management, high-risk historical activities such as foam spill events, on-site storage of large quantities of PFAS containing foam and on-site or potential off-site fire-training activities and overspray,
- Development of a preliminary Conceptual Site Model (CSM), comprising an assessment of PFAS source areas, pathways, and receptors,
- Preparation of a PSI report

Some of the background information relating to environmental settings, historical ownership and land use of the site and surrounding properties was obtained via the following Lotsearch report included in Appendix B.

- Lotsearch (2023), 456 Grand Junction Road, Angle Park, SA 5010, Reference Number LS040326 EP, prepared by Lotsearch Enviro Professional, 13 February 2023

3. Limitations

This report has been prepared by GHD Pty Ltd (GHD) for the South Australian Metropolitan Fire Service and may only be used and relied on by South Australian Metropolitan Fire Service for the purpose agreed between GHD and South Australian Metropolitan Fire Service as set out in section 2 of this report.

GHD otherwise disclaims responsibility to any person other than South Australian Metropolitan Fire Service arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

The opinions, conclusions and any recommendations in this report are based on information obtained from, and testing undertaken at or in connection with, specific sample points. Site conditions at other parts of the site may be different from the site conditions found at the specific sample points.

Investigations undertaken in respect of this report are constrained by the particular site conditions, such as the location of buildings, services and vegetation. As a result, not all relevant site features and conditions may have been identified in this report. GHD has prepared this report on the basis of information provided by South Australian Metropolitan Fire Service and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

4. Site information

Unless otherwise stated the site information within this PSI report was obtained from the Lotsearch (2023) Report and Certificates of Title.

4.1 Site identification

Site identification details are summarised in Table 4.1 below.

Table 4.1 Summary of General Site Identification Information

Item	Detail
Site Address:	456 Grand Junction Road, Angle Park, SA 5010
Certificates of Title:	CT 5104/576 CT 6005/338
Legal Description:	Filed Plan 28828 in the Area named Angle Park, Hundred of Yatala Deposited Plan 72468 in the Area named Angle Park, Hundred of Yatala
Local Government Authority:	City of Port Adelaide Enfield
Current Zoning:	Employment/Strategic Employment
Property Owner:	South Australian Metropolitan Fire Service
Current Site Use:	Operational Fire Station
Area:	153,034 m ²
Site Elevation:	10 m AHD

Copies of the current certificate of title and excerpts from the South Australia Property and Planning Atlas (SAPPA 2023) including zoning information are provided in Appendix C. The site layout plan is shown in Figure 3.

4.2 Site description

The site is located directly south of Grand Junction Road, approximately 373 m west of the North-South Motorway. Angle Road abuts the southern-most border of the property. The Angle Park Facilities encompass three MFS facilities, being the Fire Station, the Engineering Workshop and Angle Park Training Centre. Additionally, areas of the site are used by SA Urban Search and Rescue (part of SA MFS) (east) and an area owned or leased by SA Power Networks (south).

The current infrastructure of the fire station consists of the main building in the northern portion, a sealed concrete backyard, and a shed running along the southern boundary. A concrete driveway along the eastern station boundary allows vehicle access from Grand Junction Road to the backyard. The western side of the backyard is used as a carpark while the central area is used for recreation, training and washdown purposes. There is a shed which is used by the Engineering Workshop for appliances and was historically used to store foam concentrate in 20 L plastic containers at the western end of the shed. There is a front garden and a narrow strip of vegetation that runs along the western boundary.

The main infrastructure of the remainder of the site comprises an engineering workshop building, sheds and sealed yards in the northern portion of the site; the Urban Search and Rescue building, sealed car parks and two smaller buildings in the north-eastern part of the site. The SA Power Networks and MFS training facilities including buildings, sheds and sealed car parks/yards are present in the southern portion of the site.

A soil stockpile, generated from landscaping activities, was identified in the rear yard. The soil in the stockpile did not originate from any of the identified foam training areas.

A site inspection was conducted by GHD staff on 20 June 2022. Site photographs are presented in Appendix D.

4.3 Site drainage

The topography of the fire station gradually slopes to the north towards Grand Junction Road. The vast majority of the fire station-site is sealed by pavers or concrete, however other areas (rear yard) are unsealed. Three stormwater drains are present in the southern rear yard, with stormwater being collected in a sump prior to off-site discharge to a nearby stormwater drain.

Topography of the Training Centre, Engineering Workshop and associated southern unsealed land is relatively flat, with a slight sloping towards the northern and western boundaries. An open stormwater drain is present along the western boundary of the site. Stormwater was reported to flow either towards Grand Junction Road to the north or the open drainage channel to the west. Stormwater which was not directed into drains was generally left to soak into the ground. No changes to the stormwater management system have been reported, nor has stormwater been harvested at the site.

4.4 Historical PFAS use

A questionnaire regarding the historical use of AFFF at the site was circulated to MFS staff. The two surveys were completed on 21 June 2022 by a Station Officer who had been working at the site for a number of years and provided relevant historical anecdotal information in an interview during the site inspection. Copies of the completed surveys can be found in Appendix E.

Historically, foam training exercises using AFFF were conducted at the fire station once or twice a year by each of the four shifts (approximately 8 training events per annum). Foam training was primarily conducted in an open area, south-east of the Engineering Workshop and in the gravel area south of the Urban Search and Rescue buildings (refer to **Appendix E**). The volume of AFFF historically used per training exercise was estimated between 1-2 L, just enough to create a decent foam blanket. During the training exercises the AFFF was generally dispersed aurally over approximately 50% of the training area. Foam and wastewater from the training events was allowed to soak into the ground or discharged off-site as stormwater.

According to a staff survey completed during a site inspection on 21 June 2022, AFFF was not used at the Angle Park Training Centre for recruit training. Instead, surplus protein foam or training foam were used, neither contain AFFF.

Following incidents involving AFFF use, appliances were washed down in the rear yard of the fire station. The wash-down water was managed as stormwater and discharged off-site.

4.5 Historical storage of PFAS

Historically, AFFF concentrate was stored at the fire station in one or two 20 L containers at any given time. If required, additional AFFF concentrate was sourced from a 1000 L IBC, housed in the Engineering Workshop.

Used/empty AFFF drums were returned to the Engineering Workshop or Adelaide Station.

4.6 Surrounding land uses

A description of the land use surrounding the site is summarised in Table 4.2 based on zoning information provided in the Lotsearch report (2023) (Appendix B).

Table 4.2 Land Uses and Zoning

Orientation	Description of Land Use	Zoning (Municipal Council)	Zoning (SAPPA)
North	Various commercial properties are located immediately north of the site across from Grand Junction Road, including a kitchen re-modeler (CAA Kitchens), wire fencing store (ANP Metals Wire), kitchen supply store (Good Value Kitchens), cleaning product supplier (Spitwater SA) and auto broker (American Motors SA). Residential properties are to be found amongst the commercial retailers.	Employment/Home Industry	Commercial
East	A storage and distribution warehouse (SA Power Networks) is located immediately east of the site, with a fabrication engineering company (TEKS Engineering) situated further east. Industrial activities are noted to the east of the Training Centre.	Strategic Employment/Employment	Residential
South	An aged care facility (Linsell Lodge) is located south of the SA Power Networks training area across from Angle Road. A parcel of land designated for recreational use is situated south of the MFS Angle Park Training Centre off Angle Road. Various residential properties are also located south of the site.	General Neighbourhood	Utility Industry/Commercial
West	Land use to the west of the site is primarily residential, with a parcel of vacant land identified on the western boundary of the property. A transportation service company (Smith Haulage) is located adjacent to Angle Park Facilities on the west. Further west of the station is a fuel station and convenience store (Shell Coles Express).	General Neighbourhood /Employment	Residential

5. Environmental setting

5.1 Topography and hydrology

The topography of the site and surrounding land is uniformly flat and forms part of the Adelaide Plains, between Gulf St Vincent to the west, and the Mount Lofty Ranges to the east. The site sits at an elevation of approximately 10 m AHD. The site itself is equally uniform with only marginal changes in gradient across the property. An open storm water channel runs along the western boundary of the site.

The northern site features such as the fire station and engineering workshop are mostly sealed with asphalt or concrete hardstand. Similarly, the SA Urban Search and Rescue area to the east and the Angle Park Training Centre and sub-station in the south are also mostly sealed with asphalt or concrete hardstand. Surface runoff in the sealed areas of the site is likely to be managed via discharge to the off-site stormwater drain to the west of the property.

The central area of the site is largely unsealed bare ground, with some access roads and paths throughout. Surface runoff in the central portion of the site is likely to soak into the bare ground, with excess runoff directed by surficial topography.

5.2 Surface water

The nearest surface water bodies from the site are various stormwater channels, one running along the western and southern boundaries of the site, and the Barker Inlet Wetlands 1.7 km northeast. The Barker Inlet Wetlands form part of a series of constructed wetlands including Greenfields and Connector Wetlands at Salisbury, as well as the Range and Magazine Creek Wetlands at Gillman (Gov SA 2023a). Stormwater enters the wetlands at several points then travels through a series of lagoons before discharging, through a sea wall, into the mangrove estuary of North Arm Creek.

5.3 Geology and soils

The Lotsearch (2023) report indicates that the site is characterised by Chromosol soils, which are distinguished by outwash plains with hard alkaline red soils, small areas cracking clay soils and various alluvial soils in the stream valleys consisting of smectite-rich clay and rare sand lenses (Appendix B).

The site lies within a region of extremely low (1 – 5%) probability of potential acid sulphate soil (PASS) occurrence.

The surface geology unit of the site is classified as Pooraka Formation with origins from the Pleistocene. This formation is typified by clay, sand and carbonate earth with gravel lenses (Lotsearch 2023).

5.4 Hydrogeology

According to the Department of Water, Land and Biodiversity Conservation (DWLBC) Report (Gerges 2006), the site lies within the main hydrogeological 'Zone 3', which 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 greatest proportion of abstracted groundwater for industrial and recreational use comes from the first Tertiary aquifer (Gerges 2006). According to Gerges (2006), this aquifer exhibits numerous cones of drawdown coinciding with known pumping centres, which culminates in further subdivision of the aquifer. Consequently, the site is allocated to 'Subzone 3B' (Penrice). These confining beds between the fifth and sixth aquifers are absent in Subzone 3B, allowing hydraulic connection between aquifers (Gerges 2006). The general groundwater flow in the area is in a northerly direction.

A search of the South Australian Resources Information Gateway (SARIG) database reported shallow groundwater in the vicinity of the site with standing water levels (SWL) of 2-5 m BGL, producing yields in the range of 0.5-2.5 L/second. Groundwater salinity ranges from 14,000-35,000 mg/L TDS, indicating saline to highly saline water.

The Lotsearch report (Appendix B) included a search of the South Australian WaterConnect database (DEW 2023) for registered groundwater wells located within a 2.0 km radius of the site. The results are summarised as follows:

- There were 540 registered wells within a 2.0 km radius,
- Of these registered wells, 39 were listed as backfilled, 19 as unknown, 17 as operational, 13 as abandoned 11 as dry, one as rehabilitated, one as geotechnically equipped, one as not in use, one as not located, one as damaged and 436 had no listed status
- Of the 17 registered wells, eight were listed for domestic purposes, three for managed aquifer recharge, three for observation, one for recreational, one for irrigation and one for drainage/observation
- Of the 455 wells with unknown or no registered status, 223 were listed for investigation purposes, 36 for observation, 35 for monitoring, 26 for environmental, 19 for domestic, seven for drainage, six for irrigation, four for industrial, one for exploration/observation and 98 had no listed purpose
- TDS data were available for 104 wells and ranged between 471 mg/L and 76,000 mg/L. The five closest wells (<1.0 km) with TDS data less than 30 years old ranged between 1,984 mg/L to 9,113 mg/L, indicating slightly saline water (1,000 mg/L - 3,000 mg/L) to moderately saline water (3,000 mg/L - 10,000 mg/L). One well (6628-18527) 0.7 km north of the site recorded TDS levels of 76,000 mg/L, however this was not deemed representative of groundwater at the site due to a well depth of 54 m

5.5 Determination of environmental values

To assess the contamination status of groundwater at a site, the SA EPA provides a four-step process to determine the environmental values of groundwater and to determine if actual or potential harm to groundwater that is not trivial has occurred. The four-step process described in the GAR (SA EPA 2019) is described in Table 5.1.

Table 5.1 Four Step Process for Determining Harm to Groundwater

Process	Assessment
Step 1: Apply Table 3 of Schedule 1 of the 2015 Water Quality Environment Protection Policy (WQEPP, Gov SA 2015) based on TDS ranges. Groundwater well data were filtered so that only recent data (<30 years old) from within the same aquifer were used.	The Lotsearch report listed 540 registered bores located within a 2.0 km radius of the site. The five closest wells (<1.0 km) with TDS data less than 30 years old ranged between 1,984 mg/L to 9,113 mg/L, indicating slightly saline water (1,000 mg/L - 3,000 mg/L) to moderately saline water (3,000 mg/L - 10,000 mg/L).
Step 2: Assess and identify surface water bodies within a 2.0 km buffer of the site.	The nearest surface water bodies to the site are various stormwater channels, one running along the western and southern site boundary, and the Barker Inlet Wetlands 1.7 km northeast.
Step 3: Review registered groundwater users in the WaterConnect database.	A review of the Water Connect database provided in the Lotsearch report (Appendix B) identified a total of 540 registered wells within a 2.0 km radius of the site. The identified uses of the wells were investigation (246), observation (40), environmental (39), monitoring (40), domestic (23), drainage (13), industrial (5), irrigation (8), managed aquifer recharge (4), drainage/observation (1), recreational (1) and unknown (120).
Step 4: Application of the SA EPA recognised criteria for the most sensitive environmental value.	The most sensitive environmental values to be applied to the site are PFAS NEMP 2020 Ecological water quality guidelines, 95% species protection.

The environmental values for the site were identified to include:

- Irrigation and general use (<3,000 mg/L)
- Livestock drinking water (<13,000 mg/L)
- Aquatic ecosystem, recreation and aesthetics (due to proximity to Barker Inlet Wetlands)

6. Site history searches

6.1 Historical ownership summary

Information regarding the historical ownership of the MFS site was obtained from historical certificates of title (CTs) through the South Australian Integrated Land Information System (SAILIS). Copies of the current CT and historical CT are provided in Appendix C.

A review of the historical ownership of the MFS site identified that the land was granted to the MFS on 28 May 1987. Prior to this, ownership of the site was held by The Electricity Trust of South Australia from before 1956. A portion of the site was also owned by the South Australian Housing Trust of Adelaide around this time.

Relevant details are listed in Table 6.1 below.

Table 6.1 Summary of historical certificates of title

CT	Date	Details
2447/60	11/04/1956	Title held by the Electricity Trust of South Australia.
2690/107	27/08/1959	Subdivision of land, with transfers from the South Australian Housing Trust of Adelaide to: The Minister of Education; South Australian Railways Commissioner; Corporation of the City of Enfield; and the Electricity Trust of South Australia.
2954/80	30/06/1961	Memo of transfer of parcel of land to the Electricity Trust of South Australia.
3860/170	09/08/1972	Title issued to the Electricity Trust of South Australia. CT includes Portion 403 and 404.
4296/575	28/05/1987	Transfer to the South Australian Metropolitan Fire Service from the Electricity Trust of South Australia.
5104/576 6005/338	19/01/1993 – Current 11/03/2008	Title issued to the South Australian Metropolitan Fire Service. Registered proprietor: Minister for Police, Emergency Services and Correctional Services

6.2 Historical aerial photographs

Historical aerial photos are presented in the Lotsearch (2023) report in Appendix B. A review of the aerial images is provided in Table 6.2.

Table 6.2 Summary of historical aerial images

Year	Description
1935	The site and its surrounds appear to be largely vacant with three buildings located in the far eastern portion of the property. A diagonal road (from south-east to north-west) is seen traversing the property. A property is visible to the east of the site which appears to have some agricultural usage.
1949	The site appears largely unchanged from the 1935 aerial imagery. A property to the north-east of the site has undergone development, with approximately five residential dwellings and associated sheds visible. An oval track is visible to the south-east of the site boundary, which is likely a trotting track.
1959	Much of the site has evidence of earthworks, particularly in the northern portion of the site. The eastern portion of the site has undergone development, with a building being constructed and an associated concrete pad. There are a number of rectangular objects located immediately south of the constructed building. It is possible that the objects are truck bodies stored on the site. The diagonal road transecting the site has been removed. Significant residential development is present to the north and south-west of the site, with a mixture of residential and commercial/industrial developments present. Additionally, a number of buildings, possibly workshops or sheds, have been constructed directly east to south-east of the site. The purpose of these structures is unknown. The property to the south of the site remains vacant.

Year	Description
1969	<p>A second building has been constructed directly south of the 1959 building. The truck bodies have been moved to the north-eastern corner of the site. However, a number of rectangular and circular objects are now present. It is possible that the circular objects are hay bales as the site and surrounding area may have been slashed to progress developments. A number of car bodies are also present in the northern portion of the site. Trees have been planted along the site boundary.</p> <p>A building has been constructed immediately adjacent to the north-western boundary of the site where the current day Smith Haulage is located. Further residential developments have extended to the vacant land south of the site and surrounding area. The property to the west of the site has constructed a number of sheds and a building. The property to the south-east of the site has constructed a large warehouse which is likely associated with the sheds constructed in 1959. Surrounding roads near the site are now all sealed with asphalt.</p>
1979	<p>A number of yellow and white rectangular objects are present in the central and northern portions of the site. The smaller white rectangular objects are likely car bodies; however, the larger yellow and white objects remain unknown. The central northern area of the site has some darker patches of ground which is likely a trafficked area for storage of the cars and rectangular objects. A sealed access road is now present in the centre of the site, entering from the eastern boundary. The eastern portion of the site (current day SA Search and Rescue) has been developed further, with asphalt hardstand installed across the area. Two buildings are now present in the southern portion of the site, with asphalt access roads connecting the area to Angle Road south of the site.</p> <p>The remaining off-site area remains relatively unchanged aside from a few additional developments. These are not expected to impact the PSI conclusions.</p>
1989	<p>The MFS Fire Station building is present in the north-western corner of the site. The yellow and white rectangular objects are no longer present on the site; however, a number of car bodies are still present at the site. These are primarily located in the centre of the site, to the west of the SA Search and Rescue area. Additional unsealed access roads are present running east-west and also along the southern boundary of the fire station towards the present-day SA Search and Rescue area of the site. The current day MFS Training Centre is now present in the south-eastern corner of the site. Additionally, the SA Power Assets building is also present. The southern portion of the site has also undergone further development, with hardstand carparks installed and landscaping works undertaken to divide the southern portion. Trees have also been planted to divide the southern portion of the site where the MFS Training Centre and SA Power Assets buildings are from the remainder of the site.</p> <p>Further industrial developments have been undertaken to the east of the site, with additional workshops/sheds constructed. The purpose of the buildings is unknown.</p>
1996	<p>The majority of the site remains unchanged from the 1989 aerial imagery. The car bodies present in the 1989 image are now removed, and there has been construction of a car park in the southern portion of the site adjacent to the SA MFS Training Centre. The off-site properties also remain largely unchanged from the previous aerial imagery.</p>
2002	<p>A small building has been constructed in the southwestern portion of the site, in line with the tree line between the southern and northern portions of the site. The remainder of the site is unchanged, with some additional trees appearing sporadically across the site. The off-site properties also remain largely unchanged from the previous aerial imagery.</p>
2007	<p>The MFS Engineering Workshop has been constructed along the northern boundary of the site, directly adjacent to the MFS Angle Park Facilities. Additionally, a storage shed has been constructed directly south of the fire station. A training pad for the SA Search and Rescue has been constructed to the south-west of the SA Search and Rescue building. The pad contains car bodies and a small shed. No other significant changes were observed on-site. Access tracks between the Engineering Workshop and the SA Search and Rescue area are more present, indicating heavy traffic throughout the area, possibly associated with on-site construction.</p> <p>Residential properties to the south of the site have been demolished, with construction of the current aged-care facility commencing. The property to the west of the site has constructed some sporting courts and some small structures.</p>

Year	Description
2012	<p>A large building/warehouse has been constructed along the northern boundary of the site between the MFS Engineering Workshop and the SA Search and Rescue facility. A carpark has also been constructed which adjoins the access road running north south through the site. Three assumed rainwater tanks are also present along the southern side of the structure. The purpose of the building is unknown.</p> <p>Car bodies are present in the centre of the site along with various assumed scrap metal/waste. The scrap may be old machinery or storage containers associated with training exercises by SA Search and Rescue and SA MFS. Additionally, shipping containers are also present adjacent to the SA Search and Rescue training area. The southern portion of the site has two new buildings constructed which are likely associated with SA Power Assets. An additional asphalt car park has also been constructed.</p> <p>The industrial area to the south-east of the site has constructed a number of canopies, with the residential area now having a series of new houses constructed. Construction of the aged care facility also appears to have been completed. The remaining off-site areas remain largely unchanged from the previous 2007 aerial imagery.</p>
2017	<p>The building present in the 2012 aerial image between the MFS Engineering Workshop and the SA Search and Rescue facility has now been demolished, with bare ground now present. The asphalt carpark still remains. A significant number of car bodies and associated debris are now present throughout the centre of the unsealed centre area of the site. Additional car bodies are also present in the southern portion of the SA Search and Rescue facility. These are likely associated with MFS and Search and Rescue training operations. The remainder of the site remains unchanged.</p> <p>The property and associated sporting courts to the west of the site has been demolished, with residential developments beginning. Further residential developments have occurred to the south of the site.</p>
2022	<p>Additional SA Power Assets buildings have been constructed in the southern portion of the site. There are fewer car bodies present on the site and they are generally located south of the Engineering Workshop and to the west of the SA Search and Rescue facility. Two storage canopies are now present between MFS Engineering Workshop and the SA Search and Rescue facility which house additional car bodies. Additionally, a building associated with the SA Search and Rescue facility has been demolished and replaced with a new building. The remainder of the site remains unchanged.</p> <p>New residential developments are present to the west of the site and a park can be observed within the residential property precinct bordering the western boundary of the site.</p>

6.3 SA EPA public register

The SA EPA maintains a public register under the Environment Protection Act 1993 to make information available for the public to inspect. Information available on the register includes: environmental authorisations and applications; environmental protection and clean-up orders; and a site-contamination index, which incorporates Section 83A Notifications.

Results of institutes within a 1 km radius of the site in possession of a licence issued by the SA EPA, or those with pending applications, are summarised in Table 6.3. A complete summary of the Public Register search provided by Lotsearch (2023) is provided in Appendix B.

Table 6.3 Summary of SA EPA Licences

Record No.	Record type	Entity	Site address	Activity	Distance (m)	Direction
12608	LICENCE	SPARK INFRASTRUCTURE SA (NO1) PTY LIMITED, SPARK INFRASTRUCTURE SA (NO2) PTY LIMITED, SPARK INFRASTRUCTURE SA (NO3) PTY LIMITED, CKI UTILITIES DEVELOPMENT LIMITED, PAI UTILITIES DEVELOPMENT LIMITED	Allotment 202, 500 Grand Junction Road, ANGLE PARK SA 5010	Activities producing listed wastes, Waste recycling depot (waste for resource recovery or transfer)	0	East

Record No.	Record type	Entity	Site address	Activity	Distance (m)	Direction
50900	LICENCE	EUREKA OPERATIONS PTY LTD	452 Grand Junction Road, MANSFIELD PARK SA 5012	Petrol stations	78	North West
ENL792FUXC	LICENCE APPLICATION	EUREKA OPERATIONS PTY LTD	452 Grand Junction Road, MANSFIELD PARK SA 5012	Petrol stations	78	North West
26042	LICENCE APPLICATION	AFL Services Pty Ltd	Plymouth Road, Wingfield SA 5013	Abrasive blasting	122	North West
26042	LICENCE	AFL SERVICES PTY LTD	5-5A Plymouth Road, Wingfield 5013 and Various Locations Throughout South Australia, SA	Abrasive blasting	122	North West
91	LICENCE	BARBARO GALVANISING PTY. LTD.	Lot 88, 5 Davis Street, WINGFIELD SA 5013	Activities producing listed wastes, Surface coating works (hot dip galvanizing)	128	North
51040	LICENCE	MURPHY HOLDINGS S.A. PTY. LIMITED	433-439 Grand Junction Road, WINGFIELD SA 5013	Petrol stations	338	West
ENL17G0JZP	LICENCE APPLICATION	MURPHY HOLDINGS S.A. PTY. LIMITED	433-439 Grand Junction Road, WINGFIELD SA 5013	Petrol stations	338	West
15780	LICENCE	QUALITY TYRE SALES PTY LTD	Production Road, WINGFIELD SA 5013	Grinding or milling works (chemicals or rubber), Crushing, Waste recycling depot (waste for resource recovery or transfer)	386	North West
50838	LICENCE	AMPOL AUSTRALIA PETROLEUM PTY LTD	664-668 South Road, WINGFIELD SA 5013	Petrol stations	456	North East
ENL906LS5L	LICENCE APPLICATION	CALTEX AUSTRALIA PETROLEUM PTY LTD	664-668 South Road, WINGFIELD SA 5013	Petrol stations	456	North East
50940	LICENCE	SHAHIN ENTERPRISES PTY. LTD.	610-612 South Road, ANGLE PARK SA 5010	Petrol stations	457	South East
51108	LICENCE	ON THE RUN PTY LTD	610-612 South Road, ANGLE PARK SA 5010	Petrol stations	457	South East
ENL0A2G0J	LICENCE APPLICATION	SHAHIN ENTERPRISES PTY. LTD.	610-612 South Road, ANGLE PARK SA 5010	Petrol stations	457	South East

Record No.	Record type	Entity	Site address	Activity	Distance (m)	Direction
43742	LICENCE	PRO-PAC PACKAGING MANUFACTURING (MELB) PTY. LIMITED	579 South Road, REGENCY PARK, 5942, SA	Activities producing listed wastes	473	East
51603	LICENCE	PRO-PAC GROUP PTY LIMITED	579 South Road, REGENCY PARK SA 5942	Activity producing listed waste	473	East
1200	LICENCE	BORAL RESOURCES (SA) LIMITED	30 Wingfield Road, WINGFIELD SA 5013	Concrete batching works	482	North West
2400	LICENCE	WINGFIELD BOTTLE DEPOT PTY. LTD.	417-423 Grand Junction Road, WINGFIELD SA 5013	Waste recycling depot (waste for resource recovery or transfer)	499	West
12731	LICENCE	ADELAIDE INDEPENDENT TYRES PTY LTD	100 Francis Road, WINGFIELD SA	Grinding or milling works (chemicals or rubber), Crushing, Waste recycling depot (waste for resource recovery or transfer)	573	North West
13877	LICENCE	GLASSBEAD TECHNOLOGY PTY. LTD.	29-31 Wingfield Road, WINGFIELD SA 5013	Abrasive blasting	577	North West
179	LICENCE	THE SMITH'S SNACKFOOD COMPANY PTY LIMITED	553-567 South Road, REGENCY PARK SA 5010	Roasting or drying), Activities producing listed wastes, Fuel burning not coal or wood, Produce processing works (deep fat frying)	654	South East
10765	LICENCE	OLLIER POWDER COATING PTY. LTD.	1/49 Plymouth Road, WINGFIELD SA 5013	Surface coating works (spray painting or powder coating)	708	North West
41742	LICENCE APPLICATION	Nippy's Fruit Juices Pty Ltd	33-39 Birralee Road, Regency Park SA 5010	Crushing grinding or milling works (agricultural crop products)	735	East
41742	LICENCE	NIPPY'S FRUIT JUICES PTY LTD	33-39 Birralee Road, REGENCY PARK SA 5010	Crushing grinding or milling works (agricultural crop products)	735	East
2640	LICENCE	GARY POLYGERINOS	2/36 Sixth Street, WINGFIELD SA 5013	Activities producing listed wastes, Tanneries or fellmongeries	746	North West
50811	LICENCE	G.P.L (NO. 1) PTY LTD	385 GRAND JUNCTION Road, WINGFIELD SA 5013	Petrol stations	755	West

Record No.	Record type	Entity	Site address	Activity	Distance (m)	Direction
ENL6CKOXA	LICENCE APPLICATION	G.P.L (NO. 1) PTY LTD	385 GRAND JUNCTION Road, WINGFIELD SA 5013	Petrol stations	755	West
10013	LICENCE	VACEL LEATHER PTY LTD	53-59 Francis Street, WINGFIELD SA 5013	Surface coating works (spray painting or powder coating), Tanneries or fellmongeries	761	North West
17737	LICENCE	SUEZ RECYCLING & RECOVERY PTY LTD	36 Bowyer Road, WINGFIELD SA 5013	Waste recycling depot (waste for resource recovery or transfer)	781	North
51624	LICENCE	REMONDIS AUSTRALIA PTY LTD	36 Bowyer Road, WINGFIELD SA 5013	Treatment of listed waste, Waste Recovery Facility	781	North
50924	LICENCE	B P AUSTRALIA PTY LTD	541-543 Grand Junction Road, WINGFIELD SA 5013	Petrol stations	845	East
ENL59VTDI4	LICENCE APPLICATION	B P AUSTRALIA PTY LTD	541-543 Grand Junction Road, WINGFIELD SA 5013	Petrol stations	845	East
13984	LICENCE	M & P ABRASERS PTY LTD	549 South Road REGENCY PARK & Various Locations Throughout SA, SA	Abrasive blasting	846	South East
25904	LICENCE	CLEANAWAY DANIELS SERVICES PTY LTD	44-46 Francis Road, WINGFIELD SA 5013	Waste recycling depot (waste for resource recovery or transfer)	860	North West
50395	LICENCE	HALLIBURTON AUSTRALIA PTY LTD	3-9 Birralee Road, REGENCY PARK SA 5010	Chemical storage and warehousing facilities	918	South East
LNL9998KQL	LICENCE APPLICATION	HALLIBURTON AUSTRALIA PTY LTD	3-9 Birralee Road, REGENCY PARK SA 5010	Chemical storage and warehousing facilities	919	South East
36	LICENCE	ORORA LIMITED	16-22 Birralee Road, REGENCY PARK SA 5010	Activities producing listed wastes	921	East
51142	LICENCE	OPAL PACKAGING AUSTRALIA PTY LTD	16-22 Birralee Road, REGENCY PARK SA 5010	Activity producing listed waste	921	East
2647	LICENCE	H-E PARTS INTERNATIONAL MINING SOLUTIONS PTY LTD	4-6 Myuna Street, REGENCY PARK SA 5010	Activities producing listed wastes	931	East
50205	LICENCE	SERVICE STREAM HOLDINGS PTY LTD	535 South Road, REGENCY PARK SA 5010	Waste recycling depot (waste for resource recovery or transfer)	972	South East

Record No.	Record type	Entity	Site address	Activity	Distance (m)	Direction
LNL23IZ6O2	LICENCE APPLICATION	SERVICE STREAM HOLDINGS PTY LTD	535 South Road, REGENCY PARK SA 5010	Waste recycling depot (waste for resource recovery or transfer)	972	South East
51221	LICENCE	SCOTCHER RACE FUELS AND OILS PTY LTD	3 Senna Road, WINGFIELD SA	Petrol stations	985	North East
ENL57UT7KH	LICENCE APPLICATION	SCOTCHER RACE FUELS AND OILS PTY LTD	3 Senna Road, WINGFIELD SA	Petrol stations	985	North East
22103	LICENCE	CITY OF CHARLES STURT	Various Locations within The City of Charles Sturt, SA	Dredging - for each day on which dredging occurs during the licence period, Earthworks drainage - for each day on which earthworks drainage takes place during the licence period		
25322	LICENCE	CITY OF PORT ADELAIDE ENFIELD	Various Locations within The City of Port Adelaide Enfield, PORT ADELAIDE, SA	Earthworks drainage - for each day on which earthworks drainage takes place during the licence period		

6.4 SA EPA Section 7 search

GHD contacted the SA EPA in order to obtain an EPA Statement to Form 1 – Contracts for Sale of Land or Business for CT Volume 5104 Folio 576 and CT Volume 6005 Folio 338 (refer to Appendix G). Particulars of mortgages, charges and prescribed encumbrances affecting the land, and environmental protection are summarised below.

Regarding the parcel of land on which the MFS fire station is located (CT 5104/576), the EPA had no records of issues associated with the particulars of mortgages, charges or prescribed encumbrances affecting the land.

In relation to the parcel of land on which, amongst others, the Engineering Workshop and Training Centre are located (CT 6005/338), the EPA provided the following:

- Details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land
- Details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979 and Waste Management Act 1987* to operate a waste depot and/or produce waste of a prescribed kind at the land
- 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 *Environment Protection Act 1993*)
- A copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether required under legislation) that forms part of the information required to be recorded in the public register
- 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*)

The EPA Statement to Form 1 notes that this parcel of land was licensed as a solid waste storage depot for polychlorinated biphenyls by the South Australian Waste Management Commission.

6.5 Review of Council Records

At the time of report compilation, the following council records were housed by the City of Port Adelaide Enfield associated with the Development Applications lodged for the properties (on which the site is located) under review:

456 Grand Junction Road	
Development Application	Description
060/00059/87	Land Division
060/00074/87	Shed
060/00509/87	FIRE STATION
040/02054/03	Section 49/040/0009/03 relocation of training tower to Angle Park
040/1456/05	Section 49/040/0014/05 for a motor repair station/light industry (repairs workshop) for SA MFS
040/3159/05	Section 49/040/0029/05 urban search and rescue training facility
040/3634/05	Section 49/040/0042/05 Internally Illuminated Signage for SA MFS workshop
040/0968/06	Section 49/040/0018/06 equipment storage shed for SA MFS in association with fire station
040/0248/18	Verandah
040/0117/19	Alterations and additions to existing MFS Training Facility including the installation of new roller door and minor alterations to existing roller door and canopy (Section 49 040/V067/18)

462 – 492 Grand Junction Road	
Development Application	Description
040/02054/03	Section 49/040/0009/03 relocation of training tower to Angle Park
040/3202/03	Section 49/040/0009/03
040/1630/04	Land Division 040/D164/04 for three industrial allotments (amended plan dated 3 April 2006)
040/1382/06	Workshop and storage yard
040/0187/07	Section 49/040/0002/07
040/1506/08	Section 49 to erect storage shed for SA MFS 040/V399/08
040/1682/10	Section 49 land use for the SA MFS site Angle Park
040/0360/11	Section 49 land use - Temporary offices with associated car parking to be utilised for the life of the South Road Superway project (5 years) works
040/2468/17	Verandah
040/1269/20	Demolition of two structures and construction of a fire training facility and 'dirty to clean' building over two stages (040/V079/17)
040/1269/20	Construction of an outdoor shade structure - 15m x 14m wide at the SA MFS Engineering Workshop (040/V101/20)
040/0007/22	New State Emergency Services appliance building & operations building - 040/V295/22 - SPC
040/0010/22	Torrens Title Land Division creating two allotments - Section 49 040/G140/22

Based on a review of the above records, no significant unknown land uses were identified on-site. These records correlate with observations relating to historic aerial imagery, as summarised in Section 5.2.

7. Potentially Contaminating Activities

Table 7.1 summarises the potential PFAS contaminating activities (PCAs) identified as occurring at or in the vicinity of the site.

Table 7.1 Potentially Contaminating Activities (PCAs)

Activity	On-site or Off-site	Rationale/Details	Likely significance
Historical storage and use (training) of PFAS-containing firefighting foams	On-site and off-site	PFAS-containing firefighting foams were historically stored and used on-site in training exercises. This PCA at the site may have impacted concrete slabs, soil and groundwater. It is possible that training may have historically occurred across the entirety of the unsealed area of the site to the south of the fire station.	High significance This PCA may have a significant impact on concrete and soil on site as well as groundwater on- and off-site. Additionally on-site and off-site. vegetation may be impacted by this
Washdown of equipment, trucks and appliances and drainage to stormwater	On-site and off-site	After exercises and/or incidents involving AFFF use, appliances, equipment and tanks were washed down in the rear apron of the site. Wash down water was directed towards the garden or managed as stormwater and discharged off-site. Foam and wastewater from the training events was allowed to soak into the ground or discharged off-site into the public stormwater system.	High significance Potential contamination associated with this PCA may have a significant impact to on- and off-site soil, bitumen, concrete and surface water receptors and has contributed to off-site migration of PFAS. Groundwater may also be impacted given the soaking of wastewater through the soil and runoff from the site.
Residual PFAS in concrete or bitumen	On-site	If PFAS has impacted concrete or bitumen at the site, there is the potential for leaching of PFAS from these materials within the fire training area to underlying and surrounding soils, groundwater and surface water.	High significance Potential contamination associated with this PCA could continue to contribute to contaminant mass flux into the environment over time.
Site usage for non-fire fighting activities	On-site	Other activities at the site e.g. road crash rescue training or SA Power Networks may include sources of contamination. It is noted that car bodies used for training have been drained of all fuels/oils prior to use/storage.	Low significance This PCA could potentially impact soil and groundwater

8. Preliminary Conceptual Site Model (PCSM)

A preliminary conceptual site model (PCSM) is a qualitative analysis tool which identifies the contamination sources, transport mechanisms, exposure pathways and receptors considered in a site-specific risk assessment.

For an identifiable risk to exist, an exposure pathway must be present which requires each of the following to be identified:

- Presence of substances that may cause harm (SOURCE)
- Presence of a receptor which may be harmed (RECEPTOR)
- Existence of a means of exposing a receptor to the source (EXPOSURE ROUTE/EXPOSURE PATHWAY)

A PCSM has been developed based on GHDs understanding of the site setting, including geology, hydrogeology and surrounding land use in order to identify potentially significant source-pathway-receptor (SPR) linkages in respect to the potential risks that may be encountered during excavation and construction activities.

8.1 Chemicals of potential concern

This PSI is limited to PFAS, which are the primary chemicals of potential concern (CoPC) for the site.

Scientists have identified thousands of individual PFAS, but commercial laboratories only typically analyse a limited selection of these. The standard analytical suite focuses on the 28 individual PFAS that generally account for the majority of the PFAS mass in environmental samples and that are understood to be the most persistent and bio-accumulative.

The groups of PFAS included in the standard analytical suite include:

- Perfluoroalkyl sulfonates (PFSA), of which PFOS and PFHxS are the most well-studied
- Perfluoroalkyl carboxylates (PFCA), of which PFOA is the most well-studied
- Fluorotelomers, including 8:2 FTS and 6:2 FTS
- Perfluoroalkyl sulfonamides

8.2 Sources of PFAS contamination

Based on the site history investigation, the primary source of PFAS contamination at the site is the historical use of PFAS containing firefighting foams for firefighting training activities.

The following known and potential sources of PFAS were identified on-site:

- Historical use of PFAS-containing foams in the training area south-east of the Engineering Workshop and in the gravel carpark, south of the SA Urban Search and Rescue building
- Historical wash-down of firefighting appliances/equipment containing AFFF
- Historical, on-site storage of 20L drums of PFAS-containing AFFF concentrate
- Historical, on-site storage of PFAS-containing AFFF concentrate in 1000 L IBC at the Engineering Workshop,
- Ongoing leaching of PFAS from impacted soils in open areas historically used for training activities or the post-incident washing down of appliances. It should be noted that all appliances currently on-site do not contain PFAS and are not considered an on-going risk to human health or the environment
- Ongoing leaching of PFAS from impacted surfaces (concrete pavers) associated with fire training and wash down activities
- Ongoing leaching of PFAS from impacted soils beneath the open areas historically used for training activities or the post-incident washing down of appliances

8.3 Exposure pathways

For an exposure to occur, a complete pathway must exist between a source of contamination and a receptor. Where the exposure pathway is incomplete, there is no exposure, and hence no immediate risk. The following potential exposure pathways have been identified:

- Abstraction and consumption of contaminated groundwater,
- Consumption of contaminated edible vegetation (off-site),
- Direct dermal contact or incidental ingestion of contaminated soil, groundwater or surface runoff from impacted surfaces (concrete slabs or bitumen),
- Inhalation or ingestion of contaminated soil or dust,
- Surface runoff and/or groundwater transporting the contaminants off-site to down-gradient neighbouring areas, including surface water bodies

8.4 Receptors

The potential receptors associated with the site have been identified as:

- Current and future on-site staff and visitors
- Subsurface construction workers and maintenance workers (on-site and down-gradient off-site) who come into contact with contaminated soil and/or groundwater
- On and off-site vegetation such as trees and bushes
- People using groundwater for domestic and drinking purposes down-gradient of the site
- People using groundwater for irrigation and consumption of edible vegetation (off-site)
- People growing edible vegetation in open soil which may interact with off-site groundwater
- People using off-site groundwater for recreational purposes, such as filling of swimming pools
- People using off-site surface water bodies (fishing and recreation) where stormwater systems and/or groundwater discharge, such as the Phoenix Park Wetlands or Port Pirie Creek
- Off-site groundwater abstraction and use for livestock drinking water, aquaculture and human consumption of aquatic foods

8.5 Potentially complete exposure pathways

Potential SPR linkages based on the PCSM are summarised in Table 8.1.

Table 8.1 Preliminary conceptual site model

Potential source	Receptor	Pathway	Pathway present?
On-site PFAS impacted soils	Site users, visitors, maintenance and construction workers	Direct dermal contact with contaminated soil	<p>Possible</p> <p>PFAS concentrations detected to date in on-site soils were below the adopted HIL D for industrial/commercial land use and HIL B residential soil with minimal soil accessibility. However, the extent of PFAS impacts in soils across the site has not been quantified, as only a limited number of samples have been analysed to date.</p> <p>Given the unsealed southern area of the site being used for a number of training activities it is likely that the area is impacted by PFAS.</p>
		Incidental ingestion of contaminated soil	
		Inhalation of contaminated soil or dust from wind-blown or disturbed soils	
	Ecosystem at, and immediately surrounding, the site	<p>Direct contact with contaminated soil</p> <p>Ingestion of contaminated soil</p> <p>Bioaccumulation through indirect contact (consumption of edible vegetation)</p>	<p>Possible</p> <p>PFAS concentrations detected in three of the four soil samples on-site exceeded the PFAS NEMP Ecological Indirect exposure criteria for PFOS. Given the sites location in an urban commercial/industrial area, there are unlikely to be sensitive ecological receptors present.</p>
	Groundwater beneath the site	Rainwater/surface water runoff leaching through impacted soil followed by migration through porous media into groundwater	<p>Likely</p> <p>The existence of PFAS impacts to groundwater beneath the site is yet to be determined. Given the shallow depth to groundwater (2 – 5 m bgl) and the use of PFAS across unsealed areas, leaching to groundwater is likely.</p>
On-site PFAS impacted concrete surfaces (pavers) acting as a flux source	Soils and groundwater beneath the site	Rainwater/surface water runoff leaching through impacted pavers followed by migration through porous media into groundwater	<p>Possible</p> <p>The potential of residual PFAS leaching from contaminated pavers into the groundwater has not been tested yet. Furthermore, the potential PFAS impact on groundwater beneath the site is yet to be determined.</p>
PFAS-impacted groundwater	People using groundwater for domestic and drinking purposes	Consumption of contaminated groundwater	<p>Unlikely</p> <p>The occurrence/extent of PFAS in groundwater down hydraulic gradient of the site has not been determined yet.</p> <p>Of the total number of wells within a 2.0 km radius of the site, 23 wells were listed as 'Domestic' wells, 5 were classified as 'Industrial' wells, 8 were listed as 'Irrigation' wells, and 1 was listed as a 'Recreational' well. Therefore, potable use of groundwater cannot be ruled out. Given the presence of reticulated water supply in the region and the high TDS values, it is considered unlikely that groundwater is utilised for drinking purposes.</p>

Potential source	Receptor	Pathway	Pathway present?
	People within the vicinity of the site using groundwater for irrigation of vegetable gardens and/or fruit trees from which they grow produce for consumption	Consumption of edible vegetation irrigated by contaminated groundwater	Possible Of the total registered wells within a 2.0 km radius of the site, 23 wells were listed as 'Domestic' wells, 8 were listed as 'Irrigation' wells, and 1 was listed as a 'Recreational' well. Therefore, potable use of groundwater cannot be ruled out. PFAS impacts in groundwater have not been confirmed. Residential properties with gardens where fruit and/or vegetables could be grown are present within 2.0 km of the site.
	People growing fruit and/or vegetables in open soil which may come into contact with PFAS contaminated groundwater.	Consumption of PFAS impacted fruit and/or vegetables	On-site: No All edible vegetation has been removed from MFS fire station-sites.
			Off-site: Possible PFAS impacts in groundwater have not been confirmed. Residential properties with gardens where fruit and/or vegetables could be grown are present within 2.0 km of the site.
	People using groundwater for recreational purposes such as filling of swimming pools	Incidental ingestion of contaminated groundwater	Possible PFAS impacts in groundwater have not been confirmed. Several wells within a 2.0 km radius of the site have been noted as being domestic use. The use of groundwater for filling swimming pools can therefore not be dismissed.
	Down gradient off-site maintenance and sub-surface construction workers who may come in contact with PFAS-contaminated groundwater	Direct dermal contact or incidental ingestion of contaminated groundwater	Unlikely PFAS impacts in groundwater have not been confirmed. It is possible that maintenance or sub-surface construction workers could come into contact with impacted groundwater, however it is unlikely that they would ingest quantities detrimental to their health.
	Nearby surface water bodies such as Barker Inlet Wetlands and St Vincent Gulf	Interaction between contaminated groundwater and surface water receiving bodies	Possible The interaction between groundwater and nearby surface water bodies has not been determined.

8.6 PCSM data gaps

Based upon the results of this PSI and the PCSM the following data gaps have been identified:

- The occurrence/extent of PFAS contamination in groundwater has not been determined
- The lateral and vertical extent of PFAS contamination in soil across the site has not been delineated
- The occurrence of PFAS contamination in on-site paved surfaces and the potential PFAS flux from these materials has not been assessed
- The extent of groundwater use for irrigation or recreational purposes downgradient of the site remains uncertain as there are many registered groundwater wells within a 2.0 km radius of the site,
- Interaction between groundwater and nearby surface water bodies
- The leaching potential of PFAS from on-site contaminated soils and concrete into the groundwater has not been assessed

9. Conclusions

GHD was commissioned by the MFS to undertake a desktop preliminary site investigation for the Angle Park Facilities.

The objective of the PSI was to assess the current and historical activities at the site, comprising the fire station, training centre and engineering workshop, that may have involved the application of PFAS containing foam, culminating in potential PFAS contamination that may pose a risk to human health or the environment. The detailed objectives are documented in Section 1.2.

The results of this screening assessment provided information for the development of a PCSM and to inform the preparation of a SAQP for further assessments to gauge the degree of potential PFAS contamination in and around the site.

Documented information confirmed the historical use and storage of PFAS-containing AFFF on-site. Off-site sources of PFAS contamination have not been identified, however, other commercial/industrial sites located in the vicinity of the MFS station (particularly north and east) may have the potential for PFAS impacts in the area, especially given the fact that PFAS is used in a wide variety of products designed to resist heat, oil, stains and water.

Assessment of site contamination and risk to human health and environment

Based on previous investigation results, PFAS concentrations detected in three of the four soil samples on-site exceeded the PFAS NEMP Ecological Indirect exposure criteria for PFOS. The occurrence of PFAS in groundwater has not been assessed as yet. In addition, the lateral and vertical extent of PFAS in soils across the site (particularly in the identified foam-training areas) has not been delineated.

The PCSM identified the following potentially complete PFAS exposure pathways:

- Consumption of fruit and vegetables grown off-site where plants are irrigated with contaminated groundwater or where plant roots absorb contaminated capillary water
- Incidental ingestion of contaminated groundwater extracted off-site for recreational purposes, such as filling of swimming pools
- Exposure of site users, visitors, maintenance and construction workers to PFAS via direct dermal contact with contaminated soil, incidental ingestion of contaminated soil or inhalation of contaminated soil/dust from disturbed soils/materials
- Exposure of terrestrial fauna and flora to PFAS via direct contact or indirect contact, including bioaccumulation through ingestion of fruit/vegetables/plants exposed to contaminated groundwater or capillary water
- Leaching of PFAS from contaminated soils or paved surfaces into surface water, followed by migration through porous media into groundwater
- Interaction between potentially contaminated groundwater and surface water bodies

Recommendations

GHD recommends that a SAQP be prepared to undertake further intrusive investigations to determine the nature and extent of identified PFAS impacts in on-site and potentially off-site areas associated with historical activities at the site and to identify and assess any potential risks to human health and the environment in the context of relevant current and potential future land uses.

10. References

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- SA EPA 2017, Site Contamination Regulatory and Orphan Site Management Framework, Environment Protection Authority, South Australia, July 2017.
- SA EPA 2019, Guidelines for the assessment and remediation (GAR) of site contamination, Environment Protection Authority, South Australia, November 2019.
- SA EPA 2022, Statement to form 1 - Contracts for sale of land or business, Environment Protection Authority, South Australia, September 2022.
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- SARIG 2023, South Australian Resources Information Gateway, accessed February 2023 via <https://map.sarig.sa.gov.au/>.

Figures

Figure 1 *Site location plan*

Figure 2 *Historical sampling locations*

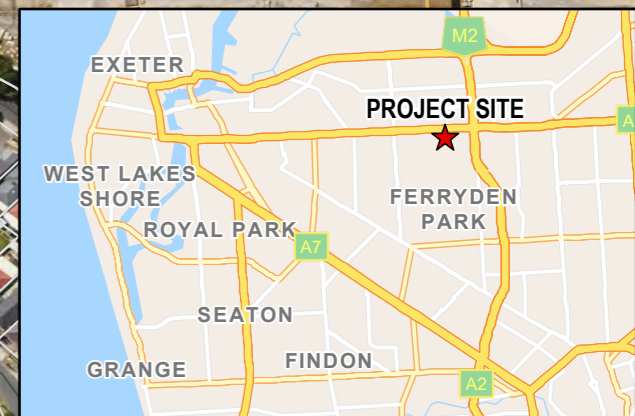
Figure 3 *Site layout plan*

Figure 4 *Surrounding land use*



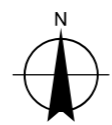
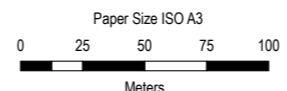
Legend

- Roads
- ▭ Site Boundary
- ▭ Cadastre



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Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 54

South Australian Metropolitan Fire Service
PSI/SAQP for MFS High Risk Sites

Project No. 12602101
Revision No. A
Date 27/06/2023

Angle Park Site Location Plan

FIGURE 1

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Data source: GHD: Site Boundary (2022); DPTI: Cadastre, Roads (2015); MetroMap: Imagery (Imagery Date: 18/12/2022; Date Extracted: 01/03/2023). Created by: ejan

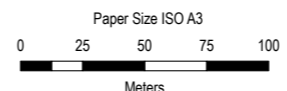


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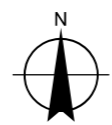
- Soil Sampling Locations
- Roads
- Site Boundary
- ▭ Cadastre

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Map Projection: Transverse Mercator
 Horizontal Datum: GDA 1994
 Grid: GDA 1994 MGA Zone 54



South Australian Metropolitan Fire Service
 PSI/SAQP for MFS High Risk Sites

Project No. 12602101
 Revision No. A
 Date 27/06/2023

**Angle Park Historical
 Sampling Locations**

FIGURE 2

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Data source: GHD: Site Boundary (2022); DPTI: Cadastre, Roads (2015); MetroMap: Imagery (Imagery Date: 18/12/2022; Date Extracted: 01/03/2023). Created by: ejan

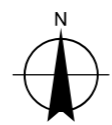
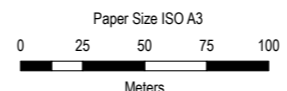


Legend

- Roads
- Emergency Services Training Area
- Urban Search and Rescue Training Area
- Historical MFS Training Area
- ▭ Site Boundary
- ▭ Cadastre

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Map Projection: Transverse Mercator
 Horizontal Datum: GDA 1994
 Grid: GDA 1994 MGA Zone 54



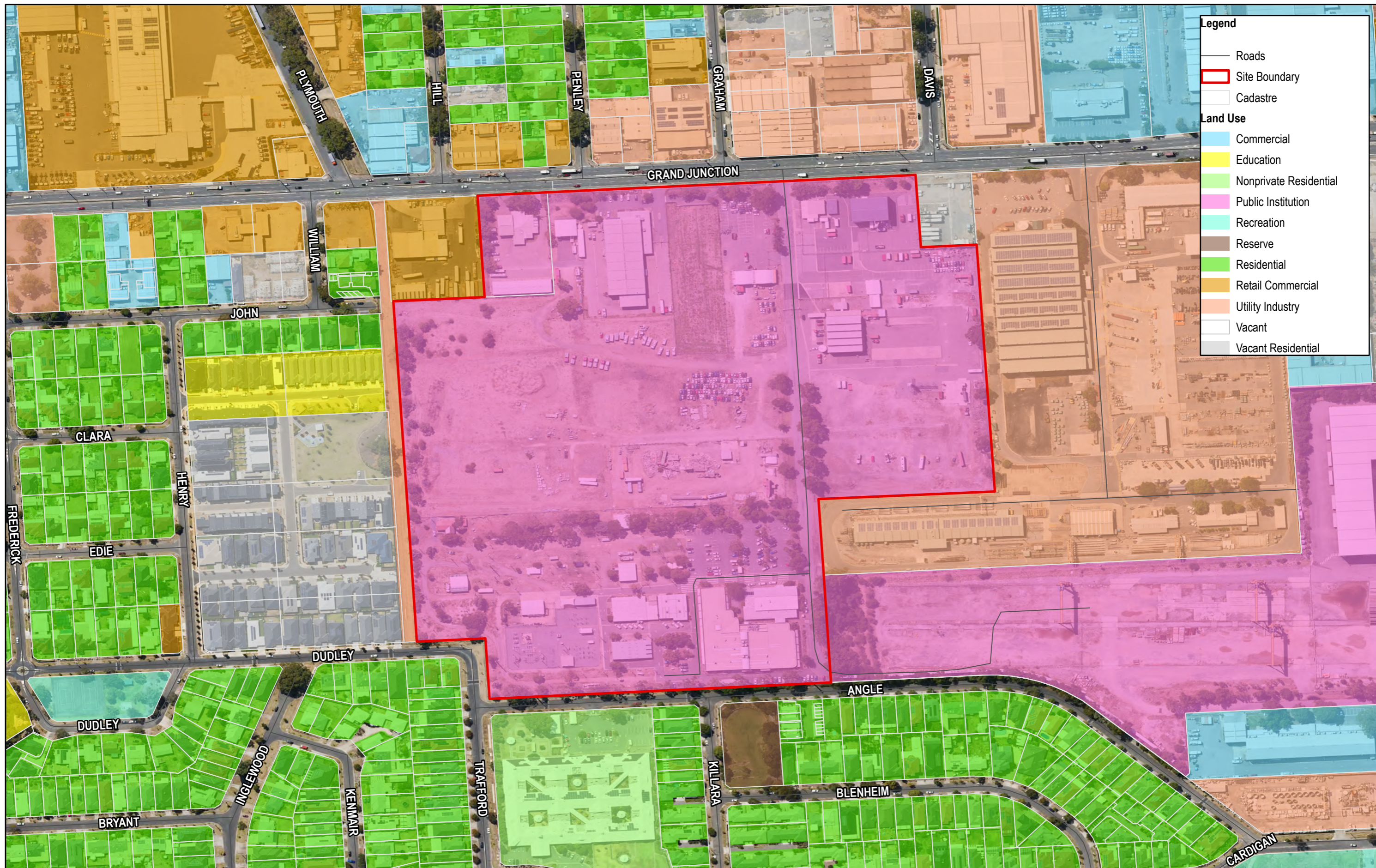
South Australian Metropolitan Fire Service
 PSI/SAQP for MFS High Risk Sites

Project No. 12602101
 Revision No. A
 Date 27/06/2023

Angle Park Site Location Plan

FIGURE 3

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 Print date: 27 Jun 2023 - 15:23
 Data source: GHD: Site Boundary (2022); DPTI: Cadastre, Roads (2015); MetroMap: Imagery (Imagery Date: 18/12/2022; Date Extracted: 01/03/2023); Created by: ejan



Legend

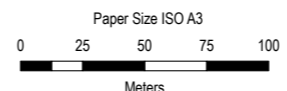
- Roads
- ▭ Site Boundary
- ▭ Cadastre

Land Use

- ▭ Commercial
- ▭ Education
- ▭ Nonprivate Residential
- ▭ Public Institution
- ▭ Recreation
- ▭ Reserve
- ▭ Residential
- ▭ Retail Commercial
- ▭ Utility Industry
- ▭ Vacant
- ▭ Vacant Residential

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Map Projection: Transverse Mercator
 Horizontal Datum: GDA 1994
 Grid: GDA 1994 MGA Zone 54



South Australian Metropolitan Fire Service
 PSI/SAQP for MFS High Risk Sites

**Angle Park Surrounding
 Land Use Plan**

Project No. 12602101
 Revision No. A
 Date 27/06/2023

FIGURE 4

Appendices

Appendix A

SA EPA Correspondence

OFFICIAL



Environment Protection Authority

GPO Box 2607 Adelaide SA 5001

T (08) 8204 2004

Country areas 1800 623 445

EPA GENI 62917

Krystle Mitchell
Senior Scientific and Environmental Officer
South Australian Metropolitan Fire Service
By Email: Krystle.Mitchell@eso.sa.gov.au

Dear Ms Mitchell,

RE: REVIEW OF SITE CONTAMINATION REPORT – ACTION REQUIRED

Site: Various Metropolitan Fire Service (MFS) Fire Stations, South Australia

Thank you for providing the Environment Protection Authority (EPA) with a copy of the following report:

- *MFS 17 Fire Stations PFAS Risk Profiling*, prepared by GHD and dated 26 October 2022.

The above report documents a desktop risk profiling and prioritisation assessment completed for 17 MFS stations previously identified as containing PFAS contamination, based on limited site sampling completed in 2019 (GHD 2019)¹.

The EPA requests that you submit a plan of proposed works and associated timelines to address the highest risk sites by **30 June 2023**.

If you agree to undertake the above listed works it is requested that you submit written acknowledgement to the EPA stating as such. If you wish to discuss potential alterations to the recommended works or delivery date please contact the EPA as soon as possible.

It is not clear in the above report whether stations where no soil sampling was completed, or where the limited sampling showed no site contamination, were considered as part of the risk screening assessment. The EPA notes that the sampling documented in GHD (2019) was highly limited and may not capture all potential PFAS source areas at a station. The EPA recommends that these stations be risk profiled if not undertaken previously.

Please provide a copy of this letter to your engaged consultant to assist them in developing a scope of works for the relevant sites. Fact sheets relating to your obligations under the *Environment Protection Act 1993* and how to engage a site contamination consultant be found at www.epa.sa.gov.au. If you would like further assistance on this matter please contact Brooke Ryan on (08) 8204 8525 or at brooke.ryan2@sa.gov.au.

Yours sincerely

H Custance

Hannah Custance

PRINCIPAL ADVISER, SITE CONTAMINATION

ENVIRONMENT PROTECTION AUTHORITY

Date: 1 February 2023

Cc: Ben Petticrew, Technical/Project Director – Contamination Assessment and Remediation, GHD (ben.petticrew@ghd.com)

¹ *MFS State Wide Appliance and Station Sampling*, prepared by GHD and dated May 2019.

Appendix B

Lotsearch Report LS040326 EP



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 13 Feb 2023 14:00:58

Reference: LS040326 EP

Address: 456 Grand Junction Road, Angle Park, SA 5010

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	PSMA Australia Limited	01/11/2021	01/11/2021	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	13/02/2023	13/02/2023	Monthly	1000m	5	24	61
EPA Environmental Protection Orders	EPA South Australia	25/01/2023	25/01/2023	Monthly	1000m	0	0	5
EPA Environmental Authorisations	EPA South Australia	25/01/2023	25/01/2023	Monthly	1000m	0	3	45
EPA Assessment Areas	EPA South Australia	25/01/2023	25/01/2023	Quarterly	1000m	0	1	1
EPA Groundwater Prohibition Areas	EPA South Australia	23/01/2023	20/08/2022	Monthly	1000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	06/01/2023	06/01/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	06/01/2023	06/01/2023	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	13/12/2022	13/12/2022	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	02/09/2022	02/09/2022	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	1
EPA Collection Depots	EPA South Australia	20/12/2022	20/08/2022	Quarterly	1000m	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	23/08/2022	15/03/2012	Annually	1000m	0	1	5
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	150m	0	113	190
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	150m	-	80	81
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	500m	0	4	14
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	500m	-	6	11
Mines and Mineral Deposits	Department for Energy and Mining	18/10/2022	18/10/2022	Quarterly	1000m	0	0	0
Groundwater Aquifers	Department for Environment and Water	29/03/2021	01/01/2008	Annually	1000m	1	1	1
Drillholes	Department for Environment and Water	19/10/2022	07/10/2022	Quarterly	2000m	0	9	540
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000m	1	1	2
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000m	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000m	2	2	2
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000m	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	3
Acid Sulfate Soil Potential	Department for Environment and Water	06/04/2022	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Watertable Induced	Department for Environment and Water	23/06/2022	09/06/2016	Annually	1000m	1	1	1
Soil Salinity - Non-watertable	Department for Environment and Water	19/04/2022	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	19/04/2022	18/02/2020	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Planning and Design Code - Zones	Attorney-General's Department	13/12/2022	23/06/2022	Monthly	1000m	2	4	20
Planning and Design Code - Subzones	Attorney-General's Department	13/12/2022	20/01/2022	Monthly	1000m	0	0	0
Land Use Generalised 2020	Department of Planning, Transport and Infrastructure	18/10/2022	07/03/2022	Annually	1000m	1	9	13
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
State Heritage Areas	Department for Environment and Water	06/04/2022	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	Department for Environment and Water	19/10/2022	23/09/2021	Quarterly	1000m	0	0	0
Aboriginal Land	Department for Energy and Mining	06/04/2022	08/04/2018	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	Attorney-General's Department	13/12/2022	13/12/2022	Monthly	1000m	0	0	0
Bushfires and Prescribed Burns History	Department for Environment and Water	06/04/2022	24/02/2020	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	Attorney-General's Department	13/12/2022	13/12/2022	Monthly	1000m	2	2	2
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	0
Ramsar Wetland Areas	Department for Environment and Water	28/03/2022	18/02/2020	Annually	1000m	0	0	0

Site Diagram

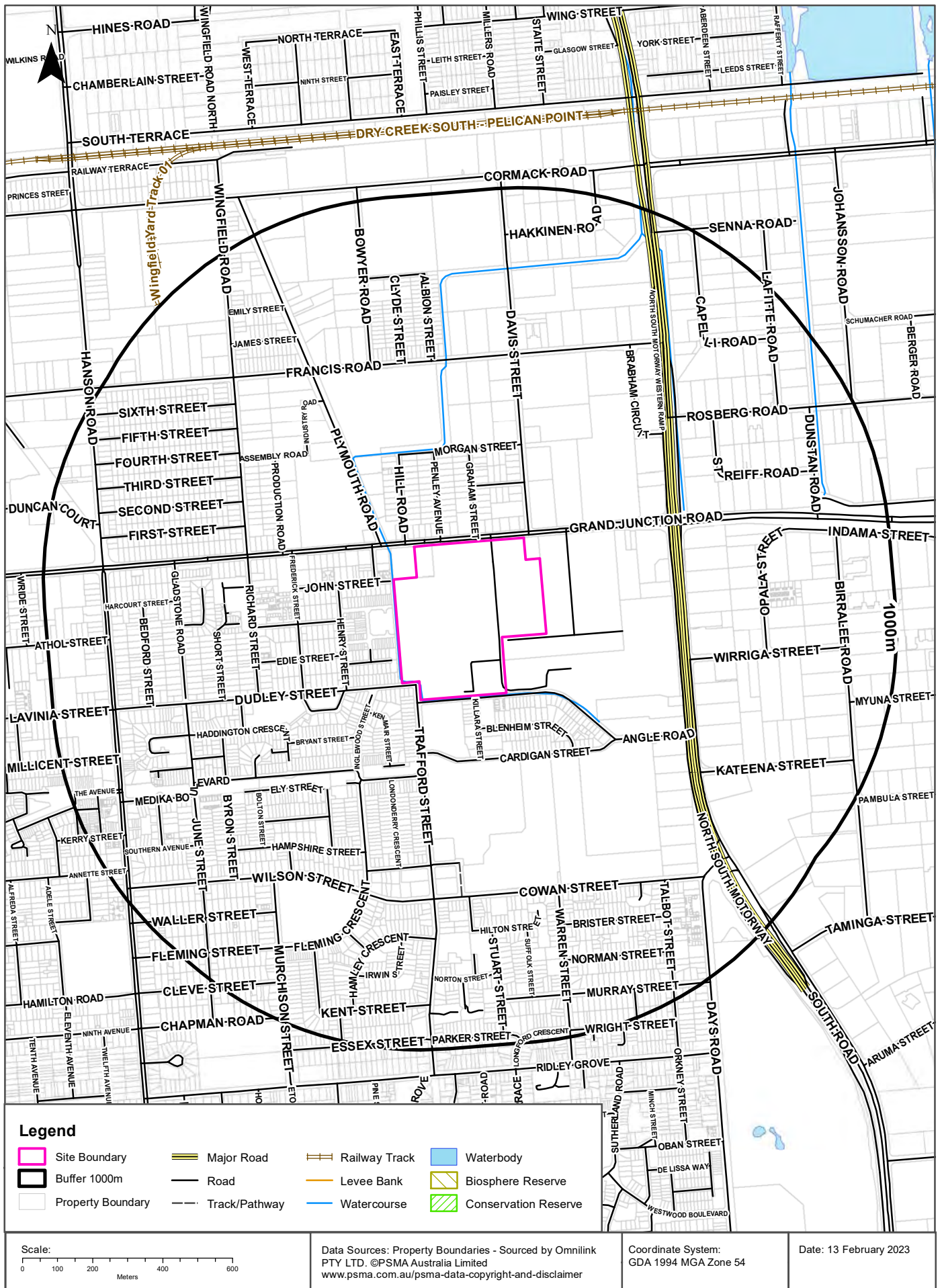
456 Grand Junction Road, Angle Park, SA 5010



<p>Legend</p> <ul style="list-style-type: none"> Site Boundary Internal Parcel Boundaries 	<p>Total Area: 153034m²</p> <p>Total Perimeter: 1.72km</p> <p>Disclaimers:</p> <p>Measurements are approximate only and may have been simplified or smaller lengths removed for readability.</p> <p>Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.</p>	<p>Scale:</p> <p>0 25 50 100 Meters</p> <p>Data Source Aerial Imagery: © Aerometrex Pty Ltd</p> <p>Coordinate System: GDA 1994 MGA Zone 54</p> <p>Date: 13 February 2023</p>
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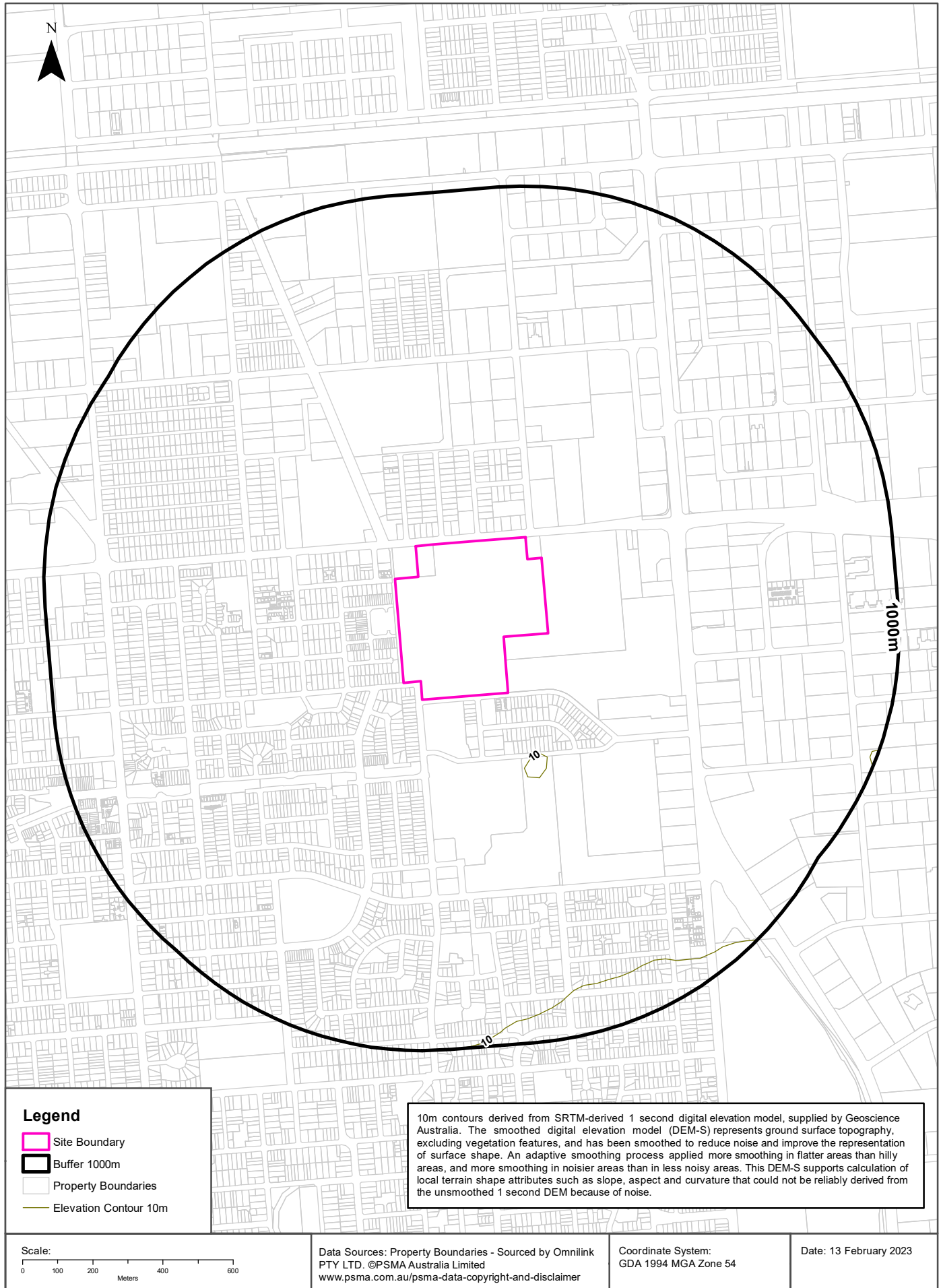
Topographic Features

456 Grand Junction Road, Angle Park, SA 5010



Elevation Contours

456 Grand Junction Road, Angle Park, SA 5010



EPA Contaminated Land

456 Grand Junction Road, Angle Park, SA 5010

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
15075	SAHC	Part LT 204, D72079 Grand Junction Road ANGLE PARK SA 5010	Fill or soil importation; Waste depots; Works depots	Current EPA List	Premise Match	0m	On-site
15076	109 Notification	Part LT 204, D72079 Grand Junction Road ANGLE PARK SA 5010	Not recorded	Current EPA List	Premise Match	0m	On-site
15077	SAHC	Part LT 204, D72079 Grand Junction Road ANGLE PARK SA 5010	Not recorded	Current EPA List	Premise Match	0m	On-site
15078	SAHC	Part LT 204, D72079 Grand Junction Road ANGLE PARK SA 5010	Not recorded	Current EPA List	Premise Match	0m	On-site
62625	109 Notification	460-480 Grand Junction Road ANGLE PARK SA 5010	Electrical substations; Fire stations; Fire training areas	Current EPA List	Premise Match	0m	On-site
10131	SAHC	500 Grand Junction Road ANGLE PARK SA 5010	Not recorded	Current EPA List	Premise Match	0m	East
15176	109 Notification	Pt LT201 D72079 South Road ANGLE PARK SA 5010	Waste depots; Works depots	Current EPA List	Premise Match	0m	East
61924	Audit Notification	18-20 & 22 John Street MANSFIELD PARK SA 5012	Agricultural activities	Current EPA List	Premise Match	62m	West
61924 - 001	Audit Report	18-20 & 22 John Street MANSFIELD PARK SA 5012	Agricultural activities; Fill or soil importation	Current EPA List	Premise Match	62m	West
60364 - 01	S83A Notification	452 Grand Junction Road MANSFIELD PARK SA 5012	Service stations	Current EPA List	Premise Match	78m	North West
60364 - 02	S83A Notification	452 Grand Junction Road MANSFIELD PARK SA 5012	Service stations	Current EPA List	Premise Match	78m	North West
60364 - 03	S83A Notification	452 Grand Junction Road MANSFIELD PARK SA 5012	Service stations	Current EPA List	Premise Match	78m	North West
60364 - 04	S83A Notification	452 Grand Junction Road MANSFIELD PARK SA 5012	Motor vehicle repair or maintenance; Service stations	Current EPA List	Premise Match	78m	North West
60364 - 05	S83A Notification	452 Grand Junction Road MANSFIELD PARK SA 5012	Service stations	Current EPA List	Premise Match	78m	North West
60364 - 06	S83A Notification	452 Grand Junction Road MANSFIELD PARK SA 5012	Service stations	Current EPA List	Premise Match	78m	North West
61176	Audit Termination	452 Grand Junction Road MANSFIELD PARK SA 5012	Not recorded	Current EPA List	Premise Match	78m	North West
61176	Audit Notification	452 Grand Junction Road MANSFIELD PARK SA 5012	Fill or soil importation; Service stations	Current EPA List	Premise Match	78m	North West
61399	Audit Notification	452 Grand Junction Road MANSFIELD PARK SA 5012	Service stations	Current EPA List	Premise Match	78m	North West
62262	Voluntary Proposal	452 Grand Junction Road MANSFIELD PARK SA 5012	Service stations	Current EPA List	Premise Match	78m	North West
61575 - 01	S83A Notification	18-20 John Street MANSFIELD PARK SA 5012	Not recorded	Current EPA List	Premise Match	79m	West
61575 - 02	S83A Notification	18-20 John Street MANSFIELD PARK SA 5012	Fill or soil importation	Current EPA List	Premise Match	79m	West
61535	Audit Notification	Lot 3 Henry Street & Lot 83 Dudley Street MANSFIELD PARK SA 5012	Fill or soil importation; Listed Substances (storage)	Current EPA List	Premise Match	82m	West
61535 - 001	Audit Report	Lot 3 Henry Street & Lot 83 Dudley Street MANSFIELD PARK SA 5012	Fill or soil importation; Listed Substances (storage)	Current EPA List	Premise Match	82m	West
61535 - 002	Audit Report	Lot 3 Henry Street & Lot 83 Dudley Street MANSFIELD PARK SA 5012	Not recorded	Current EPA List	Premise Match	82m	West
60189 - 01	S83A Notification	463 Grand Junction Road WINGFIELD SA 5013	Listed Substances (storage)	Current EPA List	Premise Match	132m	North West
62105	Audit Notification	54-88 Trafford Street ANGLE PARK SA 5010	Listed Substances (storage)	Current EPA List	Premise Match	159m	South

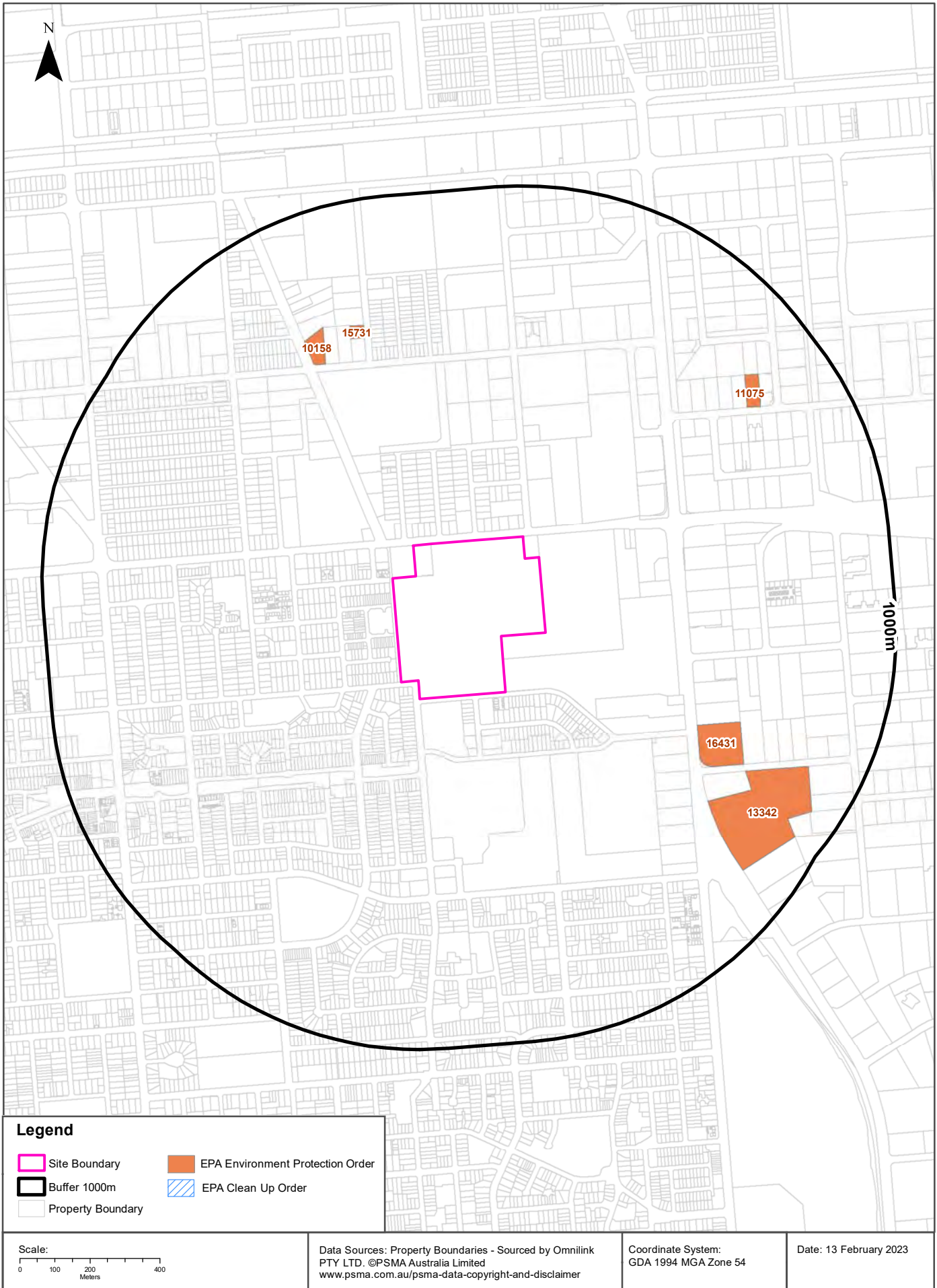
Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
62105 - 001	Audit Report	54-88 Trafford Street ANGLE PARK SA 5010	Agricultural activities; Fill or soil importation; Listed Substances (storage); Motor vehicle repair or maintenance	Current EPA List	Premise Match	159m	South
62253 - 01	S83A Notification	54-88 Trafford Street ANGLE PARK SA 5010	Listed Substances (storage)	Current EPA List	Premise Match	159m	South
15095	109 Notification	Part LT 200 DP 72079 South Road ANGLE PARK SA 5010	Waste depots; Works depots	Current EPA List	Premise Match	236m	South East
61446 - 01	S83A Notification	524 & 526 Grand Junction Road ANGLE PARK SA 5010	Motor vehicle repair or maintenance	Current EPA List	Premise Match	262m	East
61446 - 02	S83A Notification	Unit 1-14 520 & 526 Grand Junction Road ANGLE PARK SA 5010	Motor vehicle repair or maintenance	Current EPA List	Premise Match	262m	East
61996	Liability Transfer	524 & 526 Grand Junction Road, 640 & 648-650 South Road ANGLE PARK SA 5010	Motor vehicle repair or maintenance	Current EPA List	Premise Match	262m	East
60298 - 01	S83A Notification	640 South Road ANGLE PARK SA 5010	Motor vehicle repair or maintenance	Current EPA List	Premise Match	276m	East
60732 - 01	S83A Notification	Various locations along South Road WINGFIELD SA 5013	Not recorded	Current EPA List	Premise Match	372m	North East
60332 - 01	S83A Notification	Lot 401 South Road WINGFIELD SA 5013	Not recorded	Current EPA List	Premise Match	445m	North East
60940 - 01	S83A Notification	Lot 56 South Road WINGFIELD SA 5013	Not recorded	Current EPA List	Premise Match	456m	North East
60940 - 02	S83A Notification	664-668 South Road WINGFIELD SA 5013	Not recorded	Current EPA List	Premise Match	456m	North East
62409	Liability Transfer	Lot 11 South Road WINGFIELD SA 5013	Not recorded	Current EPA List	Premise Match	519m	North East
62757 - 01	S83A Notification	Former Mitsubishi Wreckers Site, 405 Grand Junction Road, Wingfield, SA 405 Grand Junction Road WINGFIELD SA 5013	Motor vehicle wrecking yards	Current EPA List	Premise Match	589m	West
61747	S83 Notification	Community Corp No 25041 of 10 Opala St REGENCY PARK SA 5010	Electrical transformer or capacitor works	Current EPA List	Premise Match	634m	East
60663 - 01	S83A Notification	7-9 Bowyer Road WINGFIELD SA 5013	Not recorded	Current EPA List	Premise Match	643m	North
62179	S83 Notification	7-9 Bowyer Road WINGFIELD SA 5013	Transport depots or loading sites	Current EPA List	Premise Match	643m	North
12029	SAHC	Lots 53 & 54 17 Warren Street ANGLE PARK SA 5010	Metal processing, smelting, refining or metallurgical works	Current EPA List	Premise Match	671m	South
61185 - 01	S83A Notification	13 Capelli Road WINGFIELD SA 5013	Waste depots	Current EPA List	Premise Match	731m	North East
61185 - 02	S83A Notification	13 Capelli Road WINGFIELD SA 5013	Waste depots	Current EPA List	Premise Match	731m	North East
61185 - 03	S83A Notification	13 Capelli Road WINGFIELD SA 5013	Waste depots	Current EPA List	Premise Match	731m	North East
62339 - 01	S83A Notification	19-33 Bowyer Road WINGFIELD SA 5013	Listed Substances (storage); Transport depots or loading sites	Current EPA List	Premise Match	786m	North
61417	Audit Notification	Lot 201 Hanson Road WINGFIELD SA 5013	Fill or soil importation; Landfill sites; Waste depots	Current EPA List	Premise Match	795m	West
60878 - 01	S83A Notification	203-205 Hanson Road ATHOL PARK SA 5012	Listed Substances (storage)	Current EPA List	Premise Match	838m	West
60879	Liability Transfer	203-205 Hanson Road ATHOL PARK SA 5012	Listed Substances (storage)	Current EPA List	Premise Match	838m	West
12575	109 Notification	290 Grand Junction Road ATHOL PARK SA 5012	Service stations	Current EPA List	Premise Match	839m	West
60899 - 01	S83A Notification	541-543 Grand Junction Road WINGFIELD SA 5013	Not recorded	Current EPA List	Premise Match	845m	East
60899 - 02	S83A Notification	541-543 Grand Junction Road WINGFIELD SA 5013	Service stations	Current EPA List	Premise Match	845m	East
60899 - 03	S83A Notification	541-543 Grand Junction Road WINGFIELD SA 5013	Listed Substances (storage); Transport depots or loading sites	Current EPA List	Premise Match	845m	East
60899 - 04	S83A Notification	541-543 Grand Junction Road WINGFIELD SA 5013	Listed Substances (storage); Service stations	Current EPA List	Premise Match	845m	East

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
60899 - 05	S83A Notification	541-543 Grand Junction Road WINGFIELD SA 5013	Listed Substances (storage); Service stations	Current EPA List	Premise Match	845m	East
10265	S83 Notification	Grand Junction Road OTTOWAY SA 5013	Not recorded	Current EPA List	Premise Match	855m	West
61141 - 01	S83A Notification	272-278 Grand Junction Road ATHOL PARK SA 5012	Motor vehicle repair or maintenance	Current EPA List	Premise Match	950m	West
60269 - 01	S83A Notification	336 Hanson Road WINGFIELD SA 5013	Transport depots or loading sites	Current EPA List	Premise Match	953m	North West
60665	Liability Transfer	336 Hanson Road WINGFIELD SA 5013	Transport depots or loading sites	Current EPA List	Premise Match	953m	North West
60954 - 01	S83A Notification	336 Hanson Road WINGFIELD SA 5013	Listed Substances (manufacture, production, recycling)	Current EPA List	Premise Match	953m	North West

Site Contamination Index Data Source: EPA South Australia

EPA Environment Protection and Clean Up Orders

456 Grand Junction Road, Angle Park, SA 5010



EPA Public Register

456 Grand Junction Road, Angle Park, SA 5010

EPA Environment Protection and Clean Up Orders

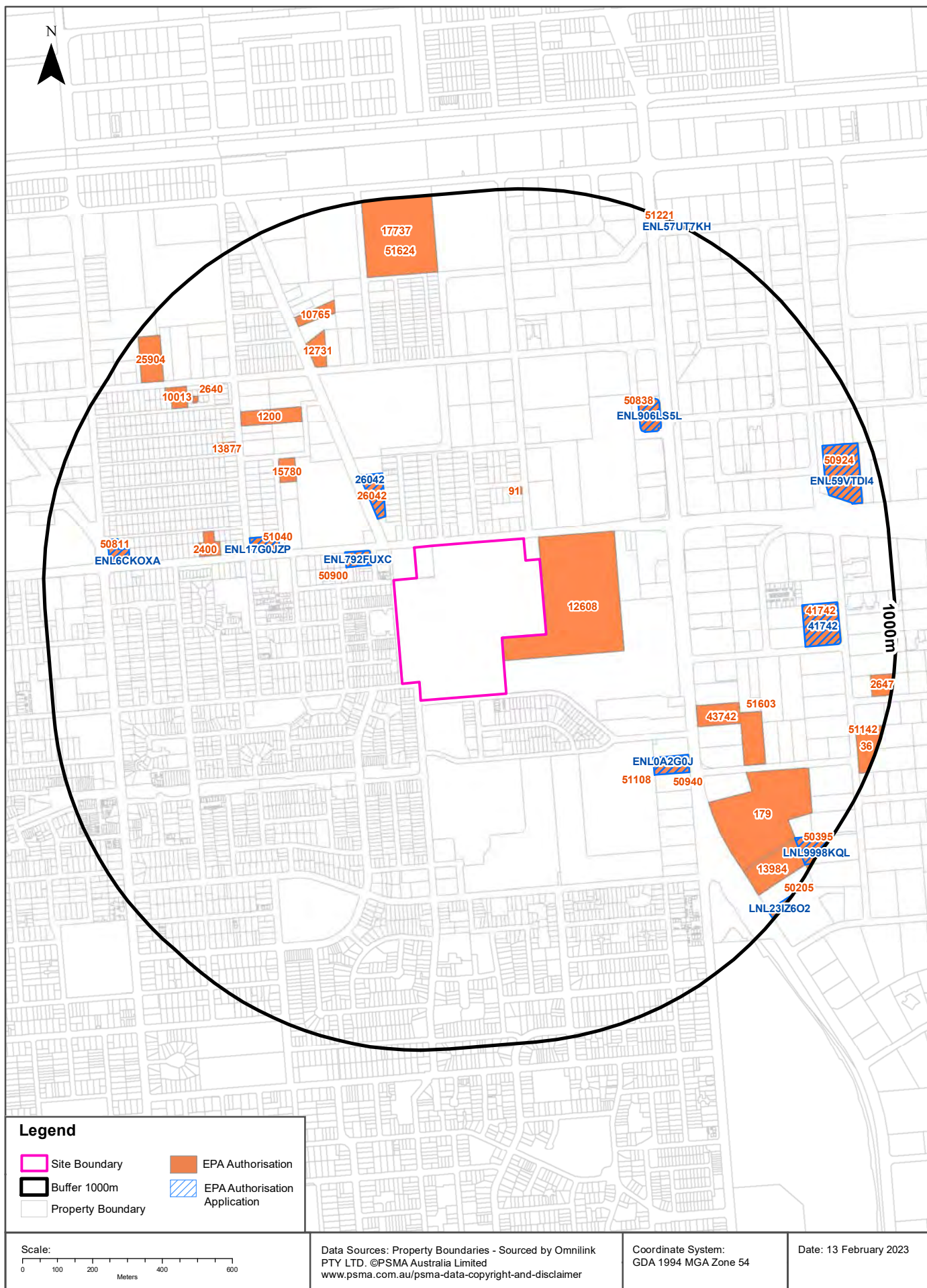
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
16431	ENVIRONMENT PROTECTION ORDER	ISSUED	Pegasus S.A. Pty Ltd	South Road, Regency Park SA 5010	Supplied Cunningham's Warehouse with beverage containers that were not approved by the EPA.	Current EPA Register	Premise Match	506m	South East
10158	ENVIRONMENT PROTECTION ORDER	COMPLIED	Adelaide Bandag Pty Ltd	Francis Street, Wingfield SA 5013	Failed to ensure that no more than 250 used motor vehicle tyres were stored on the site at any one time as required by a licence condition.	Current EPA Register	Premise Match	573m	North West
15731	ENVIRONMENT PROTECTION ORDER	ISSUED	R T Industries P/L	Bowyer Road, Wingfield SA 5013	An inadequate filtration system was used to filter solid particles from the exhaust air of two powder coating booths.	Current EPA Register	Premise Match	607m	North
13342	ENVIRONMENT PROTECTION ORDER	ISSUED	THE SMITH'S SNACKFOOD COMPANY PTY LIMITED	South Road, Regency Park SA 5010	Discharged waste from the waste water treatment plant into the stormwater system.	Current EPA Register	Premise Match	654m	South East
11075	ENVIRONMENT PROTECTION ORDER	COMPLIED	Tali Engineering	Rosberg Road, Wingfield SA 5013	Caused environmental harm in the form of spray painting in the open.	Current EPA Register	Premise Match	731m	North East

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

456 Grand Junction Road, Angle Park, SA 5010



EPA Public Register

456 Grand Junction Road, Angle Park, SA 5010

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
12608	LICENCE	Issued	SPARK INFRASTRUCTURE SA (NO1) PTY LIMITED, SPARK INFRASTRUCTURE SA (NO2) PTY LIMITED, SPARK INFRASTRUCTURE SA (NO3) PTY LIMITED, CKI UTILITIES DEVELOPMENT LIMITED, PAI UTILITIES DEVELOPMENT LIMITED	Allotment 202, 500 Grand Junction Road, ANGLE PARK SA 5010	Activities producing listed wastes,Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	0m	East
50900	LICENCE	Issued	EUREKA OPERATIONS PTY LTD	452 Grand Junction Road, MANSFIELD PARK SA 5012	Petrol stations	Current EPA Register	Premise Match	78m	North West
ENL792FUXC	LICENCE APPLICATION	Authorisation Updated	EUREKA OPERATIONS PTY LTD	452 Grand Junction Road, MANSFIELD PARK SA 5012	Petrol stations	Current EPA Register	Premise Match	78m	North West
26042	LICENCE	Surrendered	AFL SERVICES PTY LTD	5-5A Plymouth Road, Wingfield 5013 and Various Locations Throughout South Australia, SA	Abrasive blasting	Current EPA Register	Premise Match	122m	North West
26042	LICENCE APPLICATION	Proceed To Authorisation	AFL Services Pty Ltd	Plymouth Road, Wingfield SA 5013	Abrasive blasting	Current EPA Register	Premise Match	122m	North West
91	LICENCE	Issued	BARBARO GALVANISING PTY. LTD.	Lot 88, 5 Davis Street, WINGFIELD SA 5013	Activities producing listed wastes, Surface coating works (hot dip galvanizing)	Current EPA Register	Premise Match	128m	North
51040	LICENCE	Issued	MURPHY HOLDINGS S.A. PTY. LIMITED	433-439 Grand Junction Road, WINGFIELD SA 5013	Petrol stations	Current EPA Register	Premise Match	338m	West
ENL17G0JZP	LICENCE APPLICATION	Authorisation Updated	MURPHY HOLDINGS S.A. PTY. LIMITED	433-439 Grand Junction Road, WINGFIELD SA 5013	Petrol stations	Current EPA Register	Premise Match	338m	West
15780	LICENCE	Issued	QUALITY TYRE SALES PTY LTD	Production Road, WINGFIELD SA 5013	grinding or milling works (chemicals or rubber),Crushing,Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	386m	North West
50838	LICENCE	Issued	AMPOL AUSTRALIA PETROLEUM PTY LTD	664-668 South Road, WINGFIELD SA 5013	Petrol stations	Current EPA Register	Premise Match	456m	North East
ENL906LS5L	LICENCE APPLICATION	Authorisation Updated	CALTEX AUSTRALIA PETROLEUM PTY LTD	664-668 South Road, WINGFIELD SA 5013	Petrol stations	Current EPA Register	Premise Match	456m	North East
50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	610-612 South Road, ANGLE PARK SA 5010	Petrol stations	Current EPA Register	Premise Match	457m	South East
51108	LICENCE	Issued	ON THE RUN PTY LTD	610-612 South Road, ANGLE PARK SA 5010	Petrol stations	Current EPA Register	Premise Match	457m	South East
ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	610-612 South Road, ANGLE PARK SA 5010	Petrol stations	Current EPA Register	Premise Match	457m	South East

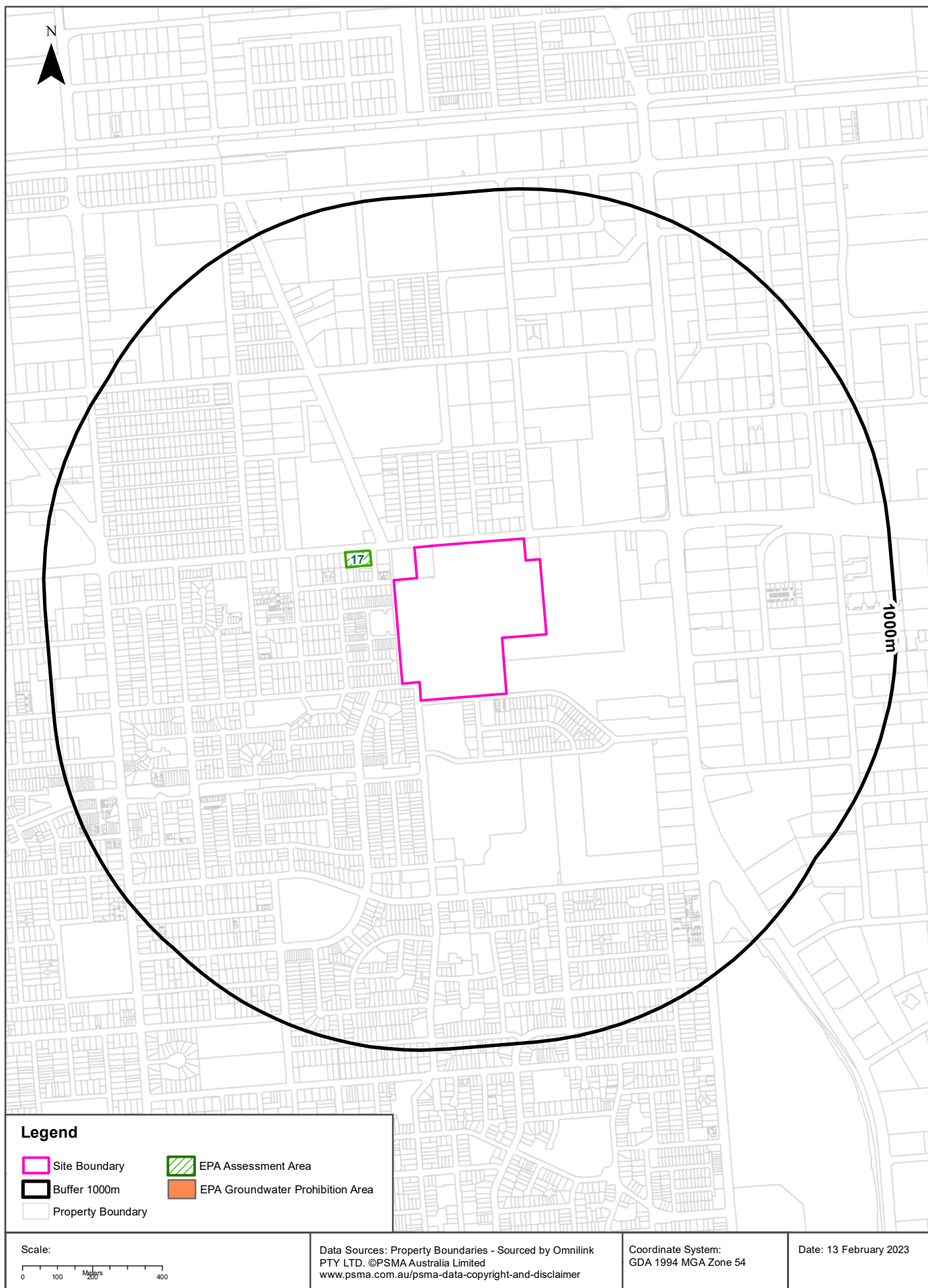
Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
43742	LICENCE	Issued	PRO-PAC PACKAGING MANUFACTURING (MELB) PTY. LIMITED	579 South Road, REGENCY PARK, 5942, SA	Activities producing listed wastes	Current EPA Register	Premise Match	473m	East
51603	LICENCE	Issued	PRO-PAC GROUP PTY LIMITED	579 South Road, REGENCY PARK SA 5942	Activity producing listed waste	Current EPA Register	Premise Match	473m	East
1200	LICENCE	Issued	BORAL RESOURCES (SA) LIMITED	30 Wingfield Road, WINGFIELD SA 5013	Concrete batching works	Current EPA Register	Premise Match	482m	North West
2400	LICENCE	Issued	WINGFIELD BOTTLE DEPOT PTY. LTD.	417-423 Grand Junction Road, WINGFIELD SA 5013	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	499m	West
12731	LICENCE	Surrendered	ADELAIDE INDEPENDENT TYRES PTY LTD	100 Francis Road, WINGFIELD SA	grinding or milling works (chemicals or rubber),Crushing,Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	573m	North West
13877	LICENCE	Issued	GLASSBEAD TECHNOLOGY PTY. LTD.	29-31 Wingfield Road, WINGFIELD SA 5013	Abrasive blasting	Current EPA Register	Premise Match	577m	North West
179	LICENCE	Issued	THE SMITH'S SNACKFOOD COMPANY PTY LIMITED	553-567 South Road, REGENCY PARK SA 5010	roasting or drying),Activities producing listed wastes,Fuel burning not coal or wood,Produce processing works (deep fat frying	Current EPA Register	Premise Match	654m	South East
10765	LICENCE	Issued	OLLIER POWDER COATING PTY. LTD.	1 / 49 Plymouth Road, WINGFIELD SA 5013	Surface coating works (spray painting or powder coating)	Current EPA Register	Premise Match	708m	North West
41742	LICENCE APPLICATION	Proceed To Authorisation	Nippy's Fruit Juices Pty Ltd	33-39 Birralee Road, Regency Park SA 5010	Crushing grinding or milling works (agricultural crop products)	Current EPA Register	Premise Match	735m	East
41742	LICENCE	Issued	NIPPY'S FRUIT JUICES PTY LTD	33-39 Birralee Road, REGENCY PARK SA 5010	Crushing grinding or milling works (agricultural crop products)	Current EPA Register	Premise Match	735m	East
2640	LICENCE	Cancelled	GARY POLYGERINOS	2 / 36 Sixth Street, WINGFIELD SA 5013	Activities producing listed wastes,Tanneries or fellmongeries	Current EPA Register	Premise Match	746m	North West
50811	LICENCE	Issued	G.P.L (NO. 1) PTY LTD	385 GRAND JUNCTION Road, WINGFIELD SA 5013	Petrol stations	Current EPA Register	Premise Match	755m	West
ENL6C KOXA	LICENCE APPLICATION	Authorisation Updated	G.P.L (NO. 1) PTY LTD	385 GRAND JUNCTION Road, WINGFIELD SA 5013	Petrol stations	Current EPA Register	Premise Match	755m	West
10013	LICENCE	Issued	VACEL LEATHER PTY LTD	53-59 Francis Street, WINGFIELD SA 5013	Surface coating works (spray painting or powder coating),Tanneries or fellmongeries	Current EPA Register	Premise Match	761m	North West
17737	LICENCE	Transferred	SUEZ RECYCLING & RECOVERY PTY LTD	36 Bowyer Road, WINGFIELD SA 5013	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	781m	North
51624	LICENCE	Issued	REMONDIS AUSTRALIA PTY LTD	36 Bowyer Road, WINGFIELD SA 5013	Treatment of listed waste,Waste Recovery Facility	Current EPA Register	Premise Match	781m	North
50924	LICENCE	Issued	B P AUSTRALIA PTY LTD	541-543 Grand Junction Road, WINGFIELD SA 5013	Petrol stations	Current EPA Register	Premise Match	845m	East
ENL59 VTDI4	LICENCE APPLICATION	Authorisation Updated	B P AUSTRALIA PTY LTD	541-543 Grand Junction Road, WINGFIELD SA 5013	Petrol stations	Current EPA Register	Premise Match	845m	East
13984	LICENCE	Issued	M & P ABRASERS PTY LTD	549 South Road REGENCY PARK & Various Locations Throughout SA, SA	Abrasive blasting	Current EPA Register	Premise Match	846m	South East
25904	LICENCE	Issued	CLEANAWAY DANIELS SERVICES PTY LTD	44-46 Francis Road, WINGFIELD SA 5013	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	860m	North West

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
50395	LICENCE	Issued	HALLIBURTON AUSTRALIA PTY LTD	3-9 Birralelee Road, REGENCY PARK SA 5010	Chemical storage and warehousing facilities	Current EPA Register	Premise Match	918m	South East
LNL999 8KQL	LICENCE APPLICATION	Authorisation Updated	HALLIBURTON AUSTRALIA PTY LTD	3-9 Birralelee Road, REGENCY PARK SA 5010	Chemical storage and warehousing facilities	Current EPA Register	Premise Match	919m	South East
36	LICENCE	Transferred	ORORA LIMITED	16-22 Birralelee Road, REGENCY PARK SA 5010	Activities producing listed wastes	Current EPA Register	Premise Match	921m	East
51142	LICENCE	Issued	OPAL PACKAGING AUSTRALIA PTY LTD	16-22 Birralelee Road, REGENCY PARK SA 5010	Activity producing listed waste	Current EPA Register	Premise Match	921m	East
2647	LICENCE	Issued	H-E PARTS INTERNATIONAL MINING SOLUTIONS PTY LTD	4-6 Myuna Street, REGENCY PARK SA 5010	Activities producing listed wastes	Current EPA Register	Premise Match	931m	East
50205	LICENCE	Issued	SERVICE STREAM HOLDINGS PTY LTD	535 South Road, REGENCY PARK SA 5010	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	972m	South East
LNL231 Z602	LICENCE APPLICATION	Proceed To Authorisation	SERVICE STREAM HOLDINGS PTY LTD	535 South Road, REGENCY PARK SA 5010	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	972m	South East
51221	LICENCE	Issued	SCOTCHER RACE FUELS AND OILS PTY LTD	3 Senna Road, WINGFIELD SA	Petrol stations	Current EPA Register	Premise Match	985m	North East
ENL57 UT7KH	LICENCE APPLICATION	Authorisation Updated	SCOTCHER RACE FUELS AND OILS PTY LTD	3 Senna Road, WINGFIELD SA	Petrol stations	Current EPA Register	Premise Match	985m	North East
22103	LICENCE	Issued	CITY OF CHARLES STURT	Various Locations Within The City of Chales Sturt, SA	Dredging - for each day on which dredging occurs during the licence period,Earthworks drainage - for each day on which earthworks drainage takes place during the licence period	Current EPA Register	Suburb Match	-	-
25322	LICENCE	Issued	CITY OF PORT ADELAIDE ENFIELD	Various Locations Within City of Port Adelaide Enfield, PORT ADELAIDE, SA	Earthworks drainage - for each day on which earthworks drainage takes place during the licence period	Current EPA Register	Suburb Match	-	-

Authorisations Data Source: EPA South Australia

EPA Assessment and Groundwater Prohibition Areas

456 Grand Junction Road, Angle Park, SA 5010



EPA Assessment and Groundwater Prohibition Areas

456 Grand Junction Road, Angle Park, SA 5010

EPA Assessment Areas

EPA Assessment Areas within the dataset buffer:

Map Id	Supplied Ref	Area Name	Map Link	Status	Location Confidence	Distance	Direction
17		Mansfield Park	http://www.epa.sa.gov.au/data_and_publications/site_contamination_monitoring/assessment_areas/mansfield_park	Removed	Premise Match	78m	North West

Assessment Areas Data Source: EPA South Australia

EPA Assessment and Groundwater Prohibition Areas

456 Grand Junction Road, Angle Park, SA 5010

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
N/A	No records in buffer			

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

456 Grand Junction Road, Angle Park, SA 5010

Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

456 Grand Junction Road, Angle Park, SA 5010

Defence 3 Year Regional Contamination Investigation Program

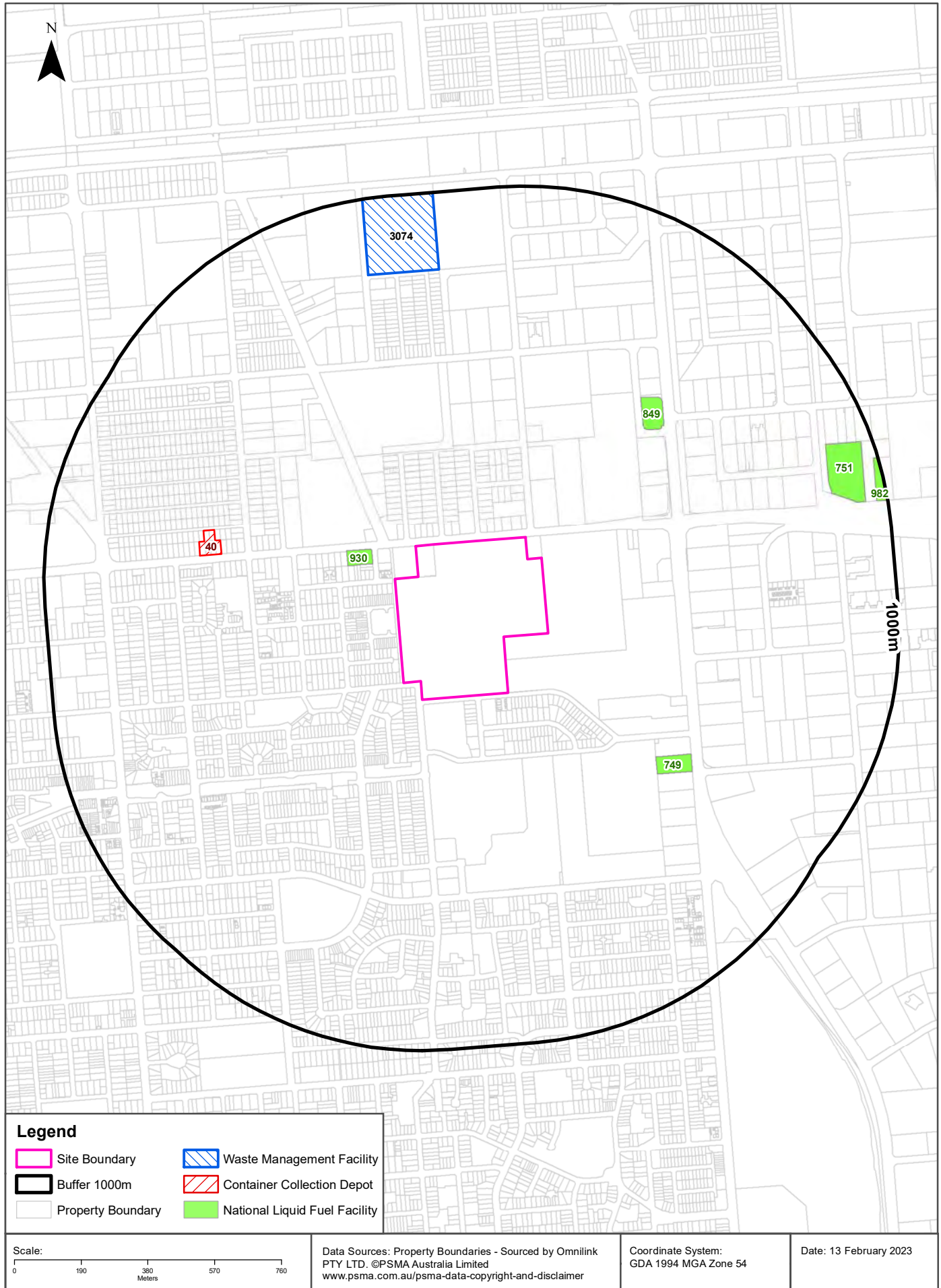
Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

Waste Management & Liquid Fuel Facilities

456 Grand Junction Road, Angle Park, SA 5010



Waste Management and Liquid Fuel Facilities

456 Grand Junction Road, Angle Park, SA 5010

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Revised Date	Location Confidence	Distance	Direction
3074	SITA Australia Pty Ltd	SITA Wingfield Resource Recovery Centre	34-38 Bowyer Road	Wingfield	Reprocessing	8/04/2016	Premise Match	781m	North

Waste Management Facilities Data Source: Australian Government Geoscience Australia
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EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
40	Wingfield Bottle & Can Depot	423 Grand Junction Road	WINGFIELD	Premise Match	499m	West

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

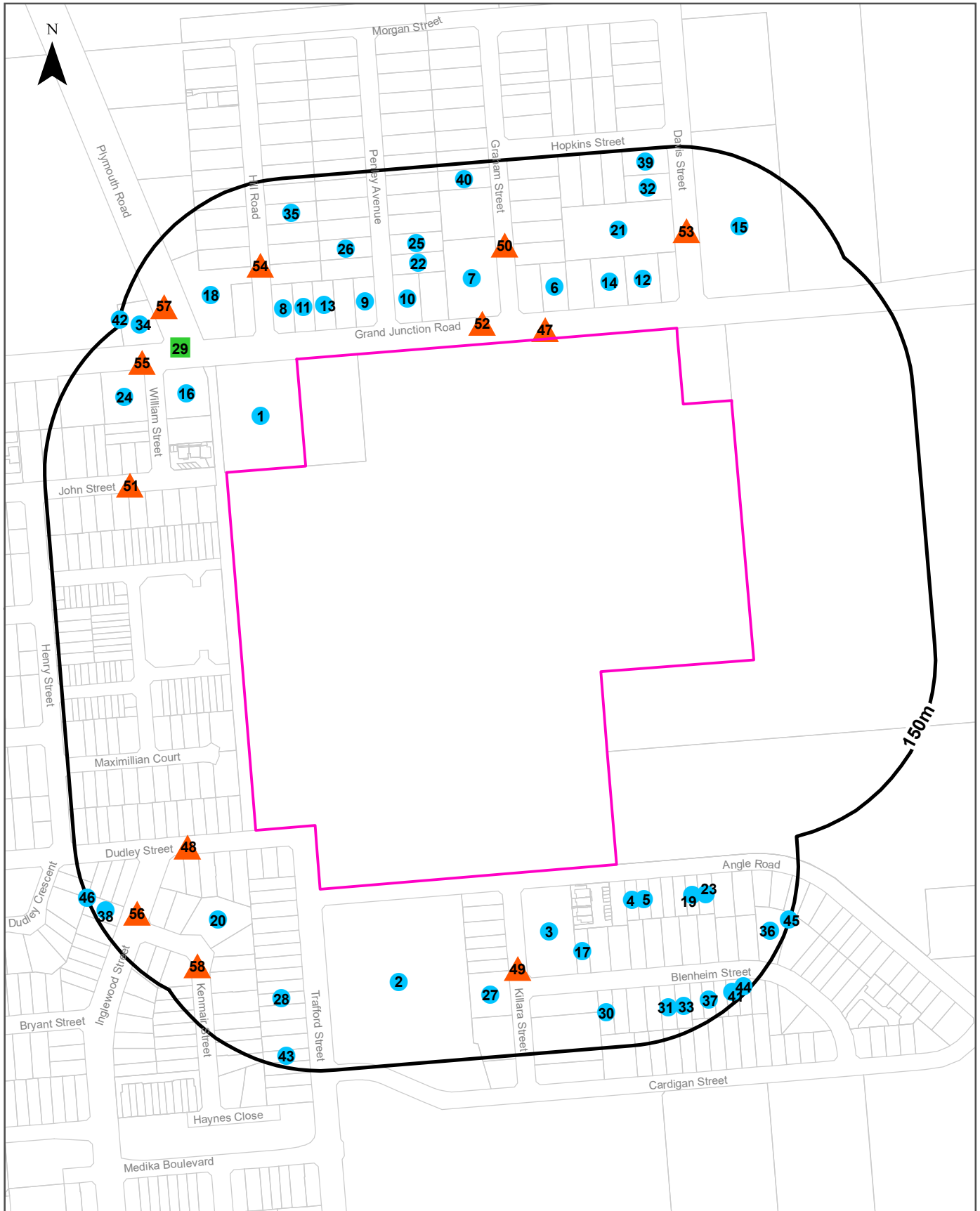
National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
930	Shell	Coles Express Mansfield Park	446-450 Grand Junction Road	Mansfield Park	Petrol Station	Operational		25/07/2011	Premise Match	78m	North West
849	Caltex	Caltex Wingfield	664-668 South Road	Wingfield	Petrol Station	Operational		25/07/2011	Premise Match	456m	North East
749	Peregrine Corporation	BP On The Run Angle Park	610 South Road	Angle Park	Petrol Station	Operational		13/07/2012	Premise Match	457m	South East
751	BP	BP Wingfield Truckstop	541-543 Grand Junction Road	Wingfield	Petrol Station	Operational		25/07/2011	Premise Match	843m	East
982	United	Wingfield	551 Grand Junction Road	Wingfield	Petrol Station	Operational		25/07/2011	Premise Match	966m	East

National Liquid Fuel Facilities Data Source: Geoscience Australia
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Historical Business Directories

456 Grand Junction Road, Angle Park, SA 5010



Legend Site Boundary Buffer 150m Property Boundary Business directory records mapped to a specific premise Business directory records mapped to a road intersection Business directory records mapped to a road corridor Business directory records mapped to a general area	Scale: 	Coordinate System: GDA 1994 MGA Zone 54
	Date: 13 February 2023	Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Sands & McDougall's Directory - Digitised by State Library Victoria Property Boundaries - Sourced by Omnalink PTY LTD. ©PSMA Australia Limited 2023 www.psmas.com.au/psma-data-copyright-and-disclaimer

Historical Business Directories

456 Grand Junction Road, Angle Park, SA 5010

Business Directory Records 1910-1991 Premise or Road Intersection Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Motor Tyre &/or Tube Mfrs &/or Dists	Beaurepaires For Tyres Angle Park, 454 Grand Junction Rd, Angle Park, 5010	28974	1991	Premise Match	0m	North West
	Motor Tyre Dealers Retreaders &/Or Vulcanisers	Beaurepaires For Tyres Angle Park, 454 Grand Junction Rd, Angle Park, 5010	28881	1991	Premise Match	0m	North West
	Motor Wheel Aligning & Balancing Services	Beaurepaires For Tyres Angle Park, 454 Grand Junction Rd, Angle Park, 5010	29024	1991	Premise Match	0m	North West
	Battery Mfrs &/or Dists	Beaurepaires For Tyres Angle Park, 454 Grand Junction Rd., Angle Park. 5010.	38363	1991	Premise Match	0m	North West
	TYRE MANUFACTURERS, SELLERS & REPAIRERS	Dunlop Tyre Service (SA) P/L 454 Grand Junction rd Kilburn	7261	1973	Premise Match	0m	North West
	TYRE MANUFACTURERS, SELLERS & REPAIRERS	National Tyre Service Pty Ltd 454 Junction rd Angle Park	7329	1973	Premise Match	0m	North West
2	MOTOR BODY BUILDERS & REPAIRERS	Edwards K 9 Angle rd Angle Park	10999	1973	Premise Match	14m	South
	GALVANIZED IRON & SHEET METAL ENGINEERS & WORKERS	Garner L E E 12 Dempster st Angle Park	20847	1973	Premise Match	14m	South
	WELDERS	Devine E 1 Angle rd Angle Park	13962	1965	Premise Match	14m	South
	MOTOR BODY BUILDERS	Edwards K 9 Angle rd Angle Park	54763	1965	Premise Match	14m	South
	GALVANIZED IRON & SHEET METAL ENGINEERS & WORKERS	Garner L E E 12 Dempster st Angle Park	21540	1965	Premise Match	14m	South
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Lambden D 6 Dempster st Angle Park	3202	1965	Premise Match	14m	South
	Dry Cleaners, Dyers & Laundries	McMahon J M 11 Dempster st Angle Park	49941	1965	Premise Match	14m	South
	Electricians & Electric Light Contractors	Mitchell J E 5 Angle rd Angle Park	54964	1965	Premise Match	14m	South
	Electricians & Electric Light Contractors	Webb J 13 Dempster st Angle Park	57058	1965	Premise Match	14m	South
3	ACCOUNTANTS & COMPANY SECRETARIES	Christopher C G 17 Angle rd Angle Park	17130	1965	Premise Match	14m	South
4	WELDERS	Grosser B 25 Angle rd Angle Park	13959	1973	Premise Match	15m	South East
	WELDERS	Grosser B 25 Angle rd Angle Park	15372	1965	Premise Match	15m	South East
5	WOOL HIDE & SKIN MERCHANTS	Little E 27 Angle rd Angle Park	18237	1973	Premise Match	20m	South East
	WOOL, HIDE & SKIN MERCHANTS	Little E 27 Angle rd Angle Park	21046	1965	Premise Match	20m	South East
6	Electrical Switchboard Mfrs &/or Dists	A & R Products, 505 Grand Junction Rd, Wingfield 5013	19709	1991	Premise Match	22m	North
	Electric Circuit Breakers Mfrs &/or Dists	B & P Products 505 Grand Junction Rd Wingfield 5013	42674	1991	Premise Match	22m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
6	Electrical Insulation &/or Insulators Mfrs &/or Imps &/or Dists	B & R Products, 505 Grand Junction Rd, Wingfield 5013	19649	1991	Premise Match	22m	North
	Electrical Switchboard Mfrs. &/or Dists.	B & R (AUST.) PTY. LTD. 505 Grand Junction Road, Wingfield. 5013	10171	1984	Premise Match	22m	North
	Electrical Switchboard Mfrs. &/or Dists.	B & R. (Aust.) Pty. Ltd., 505 Grand Junction Rd., Wingfield, 5013	10174	1984	Premise Match	22m	North
	Electric Circuit Breakers Mfrs. &/or Dists.	B. & R. (Aust) Pty. Ltd., 505 Grand Junction Rd., Wingfield. 5013	9795	1984	Premise Match	22m	North
	Electric Meter &/Or Mains Equipment Mfrs	B. & R. (Aust.) Pty. Ltd., 505 Grand Junction Rd., Wingfield. 5013	9847	1984	Premise Match	22m	North
	Electrical Insulating Materials Mfrs. &/or Dists.	B. & R. (Aust.) Pty. Ltd., 505 Grand Junction Rd., Wingfield.5013	10152	1984	Premise Match	22m	North
	ELECTRICAL WHOLESALERS	B & R Products P/L 497 Grand Junction rd Wingfield	9913	1973	Premise Match	22m	North
	SHEET METAL FABRICATORS	B & R Products P/L 499 Grand Junction rd Wingfield	36464	1973	Premise Match	22m	North
	ENGINEERS (Mechanical & General)	B & R 499 Junction rd Wingfield	426	1965	Premise Match	22m	North
	MERCHANTS, IMPORTERS & WAREHOUSEMEN	Hillman K D 505 Junction rd Wingfield	16309	1955	Premise Match	22m	North
7	Silo Mfrs &/Or Dists.	Boral Cyclone Rural, (Division of Rural Cyclone Ltd), 495 Grand Junction Rd, Wingfield 5013	33782	1991	Premise Match	22m	North
	Fencing Material Mfrs &/or Dists	Boral Cyclone Rural, (Division of Rural Cyclone Ltd.), 495 Grand Junction Rd., Wingfield., 5013	21239	1991	Premise Match	22m	North
	Wire Mesh Mfrs &/or Dists	Boral Melwire, 495 Grand Junction Rd, Wingfield, 5013	36652	1991	Premise Match	22m	North
	Wire Products Mfrs &/or Dists	Boral Melwire, 495 Grand Junction Rd, Wingfield, 5013	36662	1991	Premise Match	22m	North
	Motor Tyre & Tube Sales &/or Service	Bridgestone Tyre Distributors., 495 Grand Junction Rd., Wingfield. 5013	19012	1984	Premise Match	22m	North
	Motor Tyre &/Or Tube - State Dists.	Bridgestone Tyre Distributors., 495 Grand Junction Rd., Wingfield. 5013	19053	1984	Premise Match	22m	North
	GALVANIZED IRON & SHEET METAL ENGINEERS & WORKERS	Aerfeldt R M 497 Junction rd Wingfield	20784	1973	Premise Match	22m	North
	GALVANIZED IRON & SHEET METAL ENGINEERS & WORKERS	Aerfeldt R M 497 Junction rd Wingfield	21452	1965	Premise Match	22m	North
8	Joinery Manufacturers &/or Merchants	Gillman Joinery Pty Ltd, 479 Grand Junction Rd, Wingfield, 5013	24632	1991	Premise Match	22m	North West
	Kitchen Units Mfrs &/or Dists &/or Installers	Gillman Joinery Pty Ltd, 479 Grand Junction Rd, Wingfield, 5013	24766	1991	Premise Match	22m	North West
	Joinery Manufacturers	Gillman Joinery Pty Ltd, 479 Grand Junction Rd, Wingfield 5013	16018	1984	Premise Match	22m	North West
	Kitchen Unit Mfrs &/or Dists	Gillman Joinery Pty Ltd, 479 Grand Junction Rd, Wingfield 5013	16135	1984	Premise Match	22m	North West
	Kitchen Unit Mfrs &/or Dists	Gillman Joinery PtyLtd, 479-481 Grand Junction Road, Wingfield,5013	16118	1984	Premise Match	22m	North West
9	Cafe &/or Milk Bar Equipment &/or Supplies Mfrs &/or W'salers	OK Deli Snack Bar, 487 Grand Junction Rd., Wingfield. 5013.	39651	1991	Premise Match	22m	North
	MIXED BUSINESSES	Heanes N C & K 487 Grand Junction rd Wingfield	9454	1973	Premise Match	22m	North
	MIXED BUSINESSES	Thompson M E 487 Junction rd Wingfield	53767	1965	Premise Match	22m	North
10	Bathroom Equipment &/or Fittings Mfrs &/or Dists	Samson Plumbing Supplies, 491 Grand Junction Rd, Wingfield, 5013	38319	1991	Premise Match	22m	North
	Irrigation Systems & Equipment Mfrs &/or Dists &/or Installers	Samson Plumbing Supplies, 491 Grand Junction Rd, Wingfield, 5013	24567	1991	Premise Match	22m	North
	Spa Baths &/or Hot Tubs &/or Equipment Mfrs &/or Dists &/or Installers	Samson Plumbing Supplies, 491 Grand Junction Rd, Wingfield, 5013	33943	1991	Premise Match	22m	North
	Builders Supplies	Samson Plumbing Supplies, 491 Grand Junction Rd., Wingfield. 5013	39183	1991	Premise Match	22m	North

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10	Plumbers Supplies	Samson Plumbing Supplies. 491 Grand Junction Rd., Wingfield.5013	30895	1991	Premise Match	22m	North
	Pipe &/Or Pipe Fittings Mfrs &/Or Dists - Plastic	Samson Plumbing Supplies. 491 Grand Junction Rd., Wingfield.5013.	30500	1991	Premise Match	22m	North
	Builders Suppliers	Samson Plumbing Supplies 489 Grand Junction Rd.. Wingfield. 5013	2990	1984	Premise Match	22m	North
	Plumbers Supplies	Samson Plumbing Supplies, 489 Grand Junction Rd., Wingfield. 5013	20807	1984	Premise Match	22m	North
11	FURNITURE MANUFACTURERS	Maguire & Lovick 481 Grand Junction rd Wingfield	20110	1973	Premise Match	22m	North West
12	PHOTOGRAPHERS (Commercial)	Brown G M 509 Junction rd Wingfield	28601	1965	Premise Match	22m	North East
13	GROCERS & GENERAL STOREKEEPERS	Mikilewicz S 483 Junction rd Wingfield	32287	1965	Premise Match	22m	North West
14	FENCING MANUFACTURERS & CONTRACTORS	Williams T 507 Junction rd Wingfield	10517	1965	Premise Match	22m	North East
15	Air Conditioning - Automotive	Cabin Comfort, 513 Grand Junction Rd, Wingfield 5013	37079	1991	Premise Match	36m	North East
	Roller Shutter &/or Grille Mfrs &/or Installers	Frank Roller Shelters Uint 1/513 Grand Junction Rd, Wingfield 5013	32515	1991	Premise Match	36m	North East
	Security Doors &/or Windows &/or Grilles	Frank Roller Shutters, Unit 1/513 Grand Junction Rd, Wingfield,5013	33117	1991	Premise Match	36m	North East
	Plastic Fabricators	R.W.S. Pattern Makers Pty. Ltd., Unit 3/513 Grand Junction Rd., Wingfield. 5013	30607	1991	Premise Match	36m	North East
	Packaging Services	RWS Pattern Makers Pty Ltd, Unit 3/513 Grand Junction Rd, Wingfield, 5013	29648	1991	Premise Match	36m	North East
	Patternmakers - Engineering	RWS Pattern Makers Pty Ltd, Unit 3/513 Grand Junction Rd, Wingfield, 5013	29980	1991	Premise Match	36m	North East
	Packaging Materials Mfrs &/or Dists	RWS Pattern Makers Pty Ltd, Unit 3/513, Grand Junction Rd, Wingfield, 5013	29579	1991	Premise Match	36m	North East
	Packaging Materials Mfrs &/or Dists	RWS Pattern Makers Pty Ltd, Unit 3/513, Grand Junction Road, Wingfield, 5013	29540	1991	Premise Match	36m	North East
	Patternmakers - Engineering	R.W.S. Pattern Makers Pty, Ltd., Unit 3, 513 Grand Junction Rd., Wingfield. 5013.	20099	1984	Premise Match	36m	North East
	Roof Trusses Mfrs. &/or Dists.	Tase Cedar Windows, Unit 5, 513 Grand Junction Rd, Wingfield. 5013	22413	1984	Premise Match	36m	North East
	Door Mfrs &/Or Dists.	Tase Cedar Windows, Unit 5, 513 Grand Junction Rd., Wingfield. 5013	9491	1984	Premise Match	36m	North East
	BUILDERS AND GENERAL CONTRACTORS	Sigal Industries P/L 513 Grand Junction rd Wingfield	27306	1973	Premise Match	36m	North East
	ENGINEERS (GENERAL MNFCTRNG. MECHANICAL)	Sigel Industries Pty Ltd 513 Grand Junction rd Wingfield	13475	1973	Premise Match	36m	North East
	STEEL FABRICATORS	Signal Industries P/L 507 -515 Grand Junction rd Wingfield	39726	1973	Premise Match	36m	North East
16	Motor Wreckers	Atlas Motor Wreckers, 452A Grand Junction Rd, Mansfield Park, 5012	29146	1991	Premise Match	49m	North West
	Motor Towing Services	Glas Motor Wreckers, 452A Grand Junction Rd, Mansfield Park, 5012	28604	1991	Premise Match	49m	North West
	Motor Car &/or Truck Dealers - New &/or Used	Atlas Motor Wreckers 452 Grand Junction Rd, Mansfield Park 5012	17700	1984	Premise Match	49m	North West
	Motor Garages &/or Engineers &/or Service Stations	Atlas Motor Wreckers, 452 Grand Junction Rd, Mansfield Park 5012	18189	1984	Premise Match	49m	North West
	Motor Wreckers	Atlas Motor Wreckers, 452 Grand Junction Rd., Mansfield Park. 5012	19103	1984	Premise Match	49m	North West
	Motor Towing Services	Atlas Motor Wreckers. 452 Grand Junction Rd., Mansfield Park, 5012	18917	1984	Premise Match	49m	North West
17	CARPENTERS & JOINERS	Lehman D K 2 Blenheim st Angle Park	14233	1965	Premise Match	51m	South
18	Material Handling Equipment Mfrs &/or Imps &/or Dists	Graham Harrison Forklift Trucks, 475 Grand Junction Rd, Wingfield, 5013	25679	1991	Premise Match	54m	North West
	Fork Lift Truck Service, Maintenance &/or Repairs	Graham Harrison forklift Trucks., 475 Grand Junction Rd. Wingfield. 5013	21840	1991	Premise Match	54m	North West

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18	Fork Lift Truck Mfrs &/or Imps &/or Dists	Graham Harrison Forklift Trucks., 475 Grand Junction Rd., Wingfield 5013	21819	1991	Premise Match	54m	North West
	Fork Lift Truck Hirers	Graham Harrison Forklift Trucks., 475 Grand Junction Rd., Wingfield. 5013	21808	1991	Premise Match	54m	North West
	Fork Lift Truck Mfrs &/or Imps &/or Dists	Graham Harrison Forklift Trucks., 475 Grand Junction Rd., Wingfield. 5013	21829	1991	Premise Match	54m	North West
	Fork Lift Trucks Service, Maintenance &/or Repairs	Harrison, Graham Forklift Trucks, 475 Grand Junction Rd., Wingfield 5013	11877	1984	Premise Match	54m	North West
	GALVANIZED IRON & SHEET METAL ENGINEERS & WORKERS	Curl W & Sons Ltd 475 Grand Junction rd Wingfield	20825	1973	Premise Match	54m	North West
	BUILDERS & CONTRACTORS	Curl W Holdings P/L 475 Grand Junction rd Wingfield	24232	1973	Premise Match	54m	North West
	GALVANIZED IRON & SHEET METAL ENGINEERS & WORKERS	W. CURL & SONS 475 Grand Junction Road, Wingfield.	21512	1965	Premise Match	54m	North West
19	PANEL BEATING & SMASH REPAIRS	Egginton G G 35 Angle rd Angle Park	27449	1965	Premise Match	57m	South East
20	PLASTERERS	Quick G E 18 Kenmair st Mansfield Park	31513	1973	Premise Match	59m	South West
	PLASTERERS	Quick G E 18 Kenmair st Mansfield Park	39798	1965	Premise Match	59m	South West
21	Irrigation Systems & Equipment Mfrs &/or Dists &/or Installers	Wingfield Micro Irrigation, 1 Davis St, Wingfield, 5013	24575	1991	Premise Match	63m	North
	Plastic Goods Mfrs &/or Imps &/or Dists	Wingfield Micro Irrigation, 1 Davis St., Wingfield. 5013.	30683	1991	Premise Match	63m	North
	Plastic Moulders	Wingfield Micro Irrigation, 1 Davis St., Wingfield. 5013.	30756	1991	Premise Match	63m	North
	Irrigation Systems &/or Equipment Mfrs. &/or Dists	Wingfield Plastics, 1 Davis St., Wingfield. 5013.	15809	1984	Premise Match	63m	North
	Plastic Mfrs. &/or Moulders	Wingfield Plastics, 1 Davis St., Wingfield. 5013.	20599	1984	Premise Match	63m	North
	Plastic Moulded Goods Mfrs. &/or Dists.	Wingfield Plastics, 1 Davis St., Wingfield. 5013.	20634	1984	Premise Match	63m	North
22	Plumbers &/or Drainlayers	Aztec Plumbing Pty. Ltd., 2 Penley Ave., Wingfield. 5013.	20671	1984	Premise Match	63m	North
	Roofing Contractors &/or Repairers	Aztec Plumbing Pty. Ltd., 2 Penley Ave., Wingfield. 5013.	22415	1984	Premise Match	63m	North
	Plumbers &/or Drainlayers	AZTEC PLUMBING PTY. LTD.,2 Penley Avenue, Wingfield. 5013	20665	1984	Premise Match	63m	North
23	FIBROUS PLASTER MANUFACTURERS & MODELLERS	Fisher L A 37 Angle rd Angle Park	11357	1965	Premise Match	67m	South East
24	MOTOR CARS, TRUCKS & ACCESSORIES	Wingfield Motors 452 Grand Junction rd Mansfield Park	12496	1973	Premise Match	78m	North West
	MOTOR GARAGES & SERVICE STATIONS	Wingfield Motors 452 Grand Junction rd Mansfield Park	17803	1973	Premise Match	78m	North West
	MOTOR ENGINEERS & REPAIRERS	Wingfield Motors 452 Grand Junction rd Woodville North	13363	1973	Premise Match	78m	North West
25	CARPENTERS & JOINERS	Bartoszewicz A K & M 4 Penley av Wingfield	31846	1973	Premise Match	79m	North
26	PLUMBERS-MASTER	Samson F & J 3 Penley av Wingfield	32522	1973	Premise Match	79m	North
27	WELDERS	Bradmore H J 13 Killara st Angle Park	13768	1973	Premise Match	80m	South
	WELDERS	Bradmore H J 13 Killara st Angle Park	13824	1965	Premise Match	80m	South
28	CARPENTERS & JOINERS	Uranjek M 91 Trafford st Mansfield Park	20412	1965	Premise Match	85m	South West
	Electricians & Electric Light Contractors	Bishop E F S 91 Trafford st Mansfield Park	30110	1955	Premise Match	85m	South West
29	Manufacturers (General)	TRAILER SPECIALISTS PTY. LTD. Cnr Plymouth and Grand Junction Roads Wingfield.	47138	1965	Road Intersection	97m	North West
30	BAKERS & CAKE SHOPS & CATERERS	Paterson A E 7 Blenheim st Angle Park	34511	1965	Premise Match	103m	South
31	CARPENTERS & JOINERS	Johnson A R 15 Blenheim st Angle Park	14019	1965	Premise Match	106m	South East

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32	Heating Equipment &/or Systems Mfrs &/or Distis &/or Installers	lord Industries, 3 Davis St., Wingfield. 5013.	23509	1991	Premise Match	107m	North East
33	WELDERS	Kelemen J 17 Blenheim st Angle Park	14833	1973	Premise Match	110m	South East
	WELDERS	Kelemen J 17 Blenheim st Angle Park	15518	1965	Premise Match	110m	South East
34	Concrete Additives Colouring, Water Proofing Etc - Mfrs &/Or Distis.	Ormonoid Limited. 473 Grand Junction Rd.. Wingfield 5013.	41336	1991	Premise Match	111m	North West
	Swimming Pool Equipment & Supplies	Milbank & Co., 473 Grand Junction Rd, Wingfield. 5013	34593	1991	Premise Match	111m	North West
	Swimming Pool Chemicals &/or Equipment Mfrs &/or Distis	Milbank & Co., 473 Grand Junction Rd. Wingfield. 5013	34561	1991	Premise Match	111m	North West
	Dampcourse Mfrs &/or Distis	Ormonoid Limited 473 Grand Junction Rd Wingfield 5013	42175	1991	Premise Match	111m	North West
	Adhesives Mfrs &/Or Imps &/Or Distis.	Ormonoid Limited, 473 Grand Junction Rd, Wingfield 5013	36854	1991	Premise Match	111m	North West
	Sealing Compounds	Ormonoid Limited, 473 Grand Junction Rd, Wingfield, 5013	33032	1991	Premise Match	111m	North West
	Vinyl Fabrics &/or Materials	Ormonoid Limited, 473 Grand Junction Rd, Wingfield, 5013	36078	1991	Premise Match	111m	North West
	Waterproofing Materials Mfrs &/or Distis	Ormonoid Limited, 473 Grand Junction Rd, Wingfield, 5013	36205	1991	Premise Match	111m	North West
	Bitumen &/or Bituminous Products	Ormonoid Limited, 473 Grand Junction Rd., Wingfield. 5013	38496	1991	Premise Match	111m	North West
	Cement Additives Mfrs &/or Distis	Ormonoid Limited, 473 Grand Junction Rd., Wingfield. 5013.	40345	1991	Premise Match	111m	North West
	Polish Mfrs &/or Distis	Ormonoid Limited, 473 Grand Junction Rd., Wingfield. 5013.	30977	1991	Premise Match	111m	North West
	Roofing Material Mfrs &/Or Distis.	Ormonoid Limited, 473 Grand Junction Rd, Wingfield 5013	32611	1991	Premise Match	111m	North West
	Swimming Pool Chemicals &/or Equipment Mfrs &/or Distis	Milbank & Co, 473 Grand Junction Rd, Wingfield 5013	24092	1984	Premise Match	111m	North West
	Swimming Pool Equipment & Supplies	Milbank & Co, 473 Grand Junction Rd, Wingfield 5013	24117	1984	Premise Match	111m	North West
	Dampcourse Mfrs &/or Distis	Ormonoid Roofing & Asphalts Ltd, 473 Grand Junction Rd Wingfield 5013	6435	1984	Premise Match	111m	North West
	Adhesives Mfrs &/or Distis	Ormonoid Roofing & Asphalts Ltd, 473 Grand Junction Rd, Wingfield 5013	282	1984	Premise Match	111m	North West
	Asphalt & Asphalters	Ormonoid Roofing & Asphalts Ltd, 473 Grand Junction Rd, Wingfield 5013	1027	1984	Premise Match	111m	North West
	Asphalt Products Mfrs	Ormonoid Roofing & Asphalts Ltd, 473 Grand Junction Rd, Wingfield 5013	1028	1984	Premise Match	111m	North West
	Bituminous Products &/Or Equipment Mfrs &/Or Distis.	Ormonoid Roofing & Asphalts Ltd, 473 Grand Junction Rd, Wingfield 5013	2157	1984	Premise Match	111m	North West
	Concrete Additives - Colouring - Water Proofing Etc Mfrs &/Or Distis.	Ormonoid Roofing & Asphalts Ltd, 473 Grand Junction Rd, Wingfield 5013	6060	1984	Premise Match	111m	North West
	Waterproofing Materials Mfrs &/or Distis	Ormonoid Roofing & Asphalts Ltd, 473 Grand Junction Rd, Wingfield 5013	25912	1984	Premise Match	111m	North West
	Roofing Material Mfrs. &/or Distis.	Ormonoid Roofing & Asphalts Ltd., 473 Grand Junction Rd., WingField 5013	22438	1984	Premise Match	111m	North West
	Cement Additives	Ormonoid Roofing & Asphalts Ltd., 473 Grand Junction Rd., Wingfield. 5013	4551	1984	Premise Match	111m	North West
	Sealing Compounds	Ormonoid Roofing & Asphalts Ltd.. 473 Grand Junction Rd.. Wingfield. 5013.	22884	1984	Premise Match	111m	North West
	Curtain Rails, Rods & Rings Mfrs &/or Distis	Ormonoid Roofing & Asphalts Ltd, 473 Grand Junction Rd, Wingfield 5013	6320	1984	Premise Match	111m	North West
	BITUMEN PRODUCTS	Bitumen Products P/L 473 Grand Junction rd Wingfield	19799	1973	Premise Match	111m	North West
GALVANIZED IRON & SHEET METAL ENGINEERS & WORKERS	Curl W 473 Junction rd Wingfield	21511	1965	Premise Match	111m	North West	

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35	Motor Engineers	A. & A. IGLIO ENGINEERING 8 Hill Road, Wingfield. 5013	26979	1991	Premise Match	112m	North West
	Metal Spinners	Hutchinson, R & F, 2/8 Hill Rd, Wingfield, 5013	25885	1991	Premise Match	112m	North West
	Engineers - General	Iglio. A. & A. Engineering., 8 Hill Rd. Wingfield. 5013	20388	1991	Premise Match	112m	North West
	Motor Engineers	Iglio, A. & A. Engineering, 8 Hill Rd., Wingfield. 5013.	27126	1991	Premise Match	112m	North West
36	SIGNWRITERS	Alpin C 28 Blenheim st Angle Park	37108	1973	Premise Match	119m	South East
	SIGNWRITERS	Alpin C 28 Blenheim st Angle Park	52976	1965	Premise Match	119m	South East
37	FOOTWEAR, BOOT & SHOE AGENTS, SELLERS & REPAIRERS	Mander K 21 Blenheim st Angle Park	17635	1973	Premise Match	120m	South East
	FOOTWEAR, BOOT & SHOE AGENTS, SELLERS & REPAIRERS	Mender K 21 Blenheim st Angle Park	16078	1965	Premise Match	120m	South East
38	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Foster G R 7 Inglewood av Mansfield Park	20068	1955	Premise Match	126m	South West
39	Galvanising &/or Tinning	Barbaro Galvanising Pty. Ltd., 5 Davis St., Wingfield. 5013.	22758	1991	Premise Match	128m	North
40	Earth Moving Equipment Maintenance &/or Repairs	B & M Diesel Repair & Service 9 Graham St Wingfield 5013	42556	1991	Premise Match	129m	North
	Engine Reconditioners	B & M Diesel Repair & Service, 9 Graham St Wingfield 5013	19990	1991	Premise Match	129m	North
	Truck &/or Bus Repairs	B & M Diesel Repair & Service, 9 Graham St, Wingfield 5013	35556	1991	Premise Match	129m	North
	Truck &/or Bus Repairs	B & M DIESEL REPAIR & SERVICE, 9 Graham Street, Wingfield 5013	35546	1991	Premise Match	129m	North
	Engineers - Marine	B & M Diesel Repair & Service. 9 Graham St., Wingfield. 5013.	20666	1991	Premise Match	129m	North
	Foundry Supplies - General, Facings	Wingfield Grinding Co.. 9 Graham St., Wingfield. 5013.	11924	1984	Premise Match	129m	North
41	CABINET MAKERS & FRENCH POLISHERS	Knott M S 25 Blenheim st Angle Park	5908	1965	Premise Match	131m	South East
42	Buildings - Pre-Fabricated, Portable &/Or Modular Mfrs &/Or Dists &/Or Erectors	Atlas Transportables, 471 Grand Junction Rd., Wingfield. 5013	39326	1991	Premise Match	132m	North West
	Truck &/or Bus Repairs	CMV, 465 Grand Junction Rd, Wingfield,5013	35562	1991	Premise Match	132m	North West
	Buildings - Pre-Fabricated, Portable &/Or Modular Mfrs &/Or Dists &/Or Erectors	Sovereign Homes, 471 Grand Junction Rd.,Wingfield. 5013.	39352	1991	Premise Match	132m	North West
	Insulating Material Mfrs. &/or Dists	Boral Insulwool, 469 Grand Junction Rd., Wingfield. 5013.	15572	1984	Premise Match	132m	North West
	Transport Depots	Goodwin Haulage Pty Ltd, 463 Grand Junction Rd, Wingfield 5013,	25336	1984	Premise Match	132m	North West
	Carriers &/Or Haulage Contractors	Goodwin Haulage Pty. Ltd., 463 Grand Junction Rd., Wingfield. 5013	4314	1984	Premise Match	132m	North West
	Builders Suppliers	Mac.Pac Sales & Service Pty. Ltd. 10 Plymouth Rd. Wingfield. 5013	2977	1984	Premise Match	132m	North West
	Machinery Reconditioners	Mac-Pac Sales & Service Pty Ltd, 10 Plymouth Rd, Wingfield 5013	16662	1984	Premise Match	132m	North West
	Motor Engine Reconditioners	Mac-Pac Sales & Service Pty Ltd, 10 Plymouth Rd, Wingfield 5013	18065	1984	Premise Match	132m	North West
	Motor Engineers	Mac-Pac Sales & Service Pty Ltd, 10 Plymouth Rd, Wingfield 5013	18078	1984	Premise Match	132m	North West
	Earth Moving Equipment &/Or Machinery Mfrs. &/Or Dists.	Mac-Pac Sales & Service Pty. Ltd., 10 Plymouth Rd., Wingfield. 5013	9749	1984	Premise Match	132m	North West
	Earth Moving Machinery Hirers	Mac-Pac Sales & Service Pty. Ltd., 10 Plymouth Rd., Wingfield. 5013	9780	1984	Premise Match	132m	North West
	Motor Transmission Specialists	Mac-Pac Sales & Service Pty. Ltd., 10 Plymouth Rd., Wingfield. 5013	18958	1984	Premise Match	132m	North West
	Motor Gear &/Or Transmission Specialists	Mac-Pac Sales & Service Pty. Ltd., 10 Plymouth Rd., Wingfield. 5013.	18597	1984	Premise Match	132m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
42	Motor Truck Repairs & Maintenance	Mac-Pac Sales & Service Pty. Ltd.. 10 Plymouth Rd, Wingfield. 5013	18993	1984	Premise Match	132m	North West
	Transport Depots	Marsden Transport Services Pty Ltd Rear 463 Grand Junction Rd, Wingfield 5013	25343	1984	Premise Match	132m	North West
	Carriers &/Or Haulage Contractors	Marsden Transport Services Pty. Ltd., Rear 463 Grand Junction Rd., Wingfield. 5013	4357	1984	Premise Match	132m	North West
	Security Services	Night Watch Dog Service, 6 Plymouth Rd. Wingfield. 5013.	22989	1984	Premise Match	132m	North West
	HIRING SERVICE	Adelaide Pallet Hirers P/L 463 Grand Junction rd Wingfield	32999	1973	Premise Match	132m	North West
	MOTOR CARS, TRUCKS & ACCESSORIES	British Leyland Motor Corp Aust Ltd 463 Grand Junction rd Wingfield	11644	1973	Premise Match	132m	North West
	INCINERATORS	R Industries Pty Ltd 10 Plymouth rd Wingfield	34451	1973	Premise Match	132m	North West
	Delicatessens & Ham & Beef Shops	Little A & B & Andrew H 467 Junction rd	42510	1965	Premise Match	132m	North West
	STOCK FOODS	THOMAS H. WEBB STOCK FOOD PTY. LTD. 465 Grand Junction Road Wingfield	56375	1965	Premise Match	132m	North West
43	CABINET MAKERS & FRENCH POLISHERS	Haney R E 83 Trafford st Mansfield Park	5868	1965	Premise Match	132m	South
44	SPRAY PAINTERS & FINISHERS	Hendrie J 27 Blenheim st Angle Park	39002	1973	Premise Match	138m	South East
	SPRAY PAINTERS & FINISHERS	Hendrie J 27 Blenheim st Angle Park	54275	1965	Premise Match	138m	South East
45	PLUMBERS	Fraser W G 30 Blenheim st Angle Park	43049	1965	Premise Match	149m	South East
46	Delicatessens &/Or Mixed Businesses	Koufalas P & Z 49 Dudley Cr , Mansfield Park 5012	6917	1984	Premise Match	150m	South West

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Business Directory Records 1910-1991 Road or Area Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
47	TILE MANUFACTURERS	Cemco Tiles Ltd Junction rd Angle Park	3715	1973	Road Match	6m
	TILE MANUFACTURERS	Cemco Tiles Ltd Junction rd Angle Park	2954	1965	Road Match	6m
48	Delicatessens &/Or Mixed Businesses	Davis, G D, 30 Dudley St Mansfield Park 5012	6677	1984	Road Match	7m
	Schools - Primary &/Or Infant	Mansfield Park Primary & Infant, Dudley St., Mansfield Park. 5012.	22794	1984	Road Match	7m
	FISHMONGERS & POULTERERS	Anastassioidias D 30 Dudley st Mansfield Park	11589	1965	Road Match	7m
	Delicatessens & Ham & Beef Shops	Lynch B J & G M 30 Dudley st Mansfield Pk	42519	1965	Road Match	7m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Tooth J A 59 Dudley st Mansfield Park	22624	1955	Road Match	7m
	Timber Merchants	Baldwin, R. R, Dudley st, Kilkenny	11601	1930	Road Match	7m
49	PLASTERERS	Thomas P O 4 Killara st Angle Park	31622	1973	Road Match	8m
	PLASTERERS	Thomas P O 4 Killara st Angle Park	40751	1965	Road Match	8m
50	Motor Engineers	Clarke's, Bruce Auto Repairs, 6 Graham St, Wingfield.,5013.	27063	1991	Road Match	10m
	BUILDERS & GENERAL CONTRACTORS	Griffey & South Graham st Wingfield	47677	1965	Road Match	10m
51	FIBROUS PLASTER MANUFACTURERS & MODELLERS	Shepherd Bros John st Mansfield Park	38761	1955	Road Match	11m
52	Concrete Products Mfrs &/or Dists &/or W/salers	Constress, 535 Grand Junction Rd., Gepps Cross. 5094	41410	1991	Road Match	15m
	Butchers - Retail	Angliss Butchers, Grand Junction Rd., Wingfield, 5013.	3293	1984	Road Match	15m
	Joinery Manufacturers	Betta Joinery Pty Ltd, Grand Junction Rd, Wingfield 5013	16005	1984	Road Match	15m
	Kitchen Unit Mfrs &/or Dists	Betta Joinery Pty Ltd, Grand Junction Rd, Wingfield 5013	16123	1984	Road Match	15m
	Builders Suppliers	Consolidated Pre-Stressed Industries (S.A.) Pty Ltd. 535 Grand Junction Rd. Gepps Cross. 5094.	2949	1984	Road Match	15m
	Tallow Merchants &/or Refiners	Mehrtens B & CO Grand Junction Rd Wingfield, 5013	24653	1984	Road Match	15m
	BUILDERS & CONTRACTORS	Consolidated Pre-stressed Industries P/L 535 Grand Junction rd Kilburn	24210	1973	Road Match	15m
	Manufacturers (General)	Rheen Simpson Ltd Junction rd Wingfield	39357	1973	Road Match	15m
	WOOL HIDE & SKIN MERCHANTS	Wool Scourers (S A) Ltd Junction rd Wingfield	18253	1973	Road Match	15m
	BOXMAKERS (TIMBER)	Australian Casing Co Pty Ltd Junction rd Wingfield	42419	1965	Road Match	15m
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Drive In Car Port 533 Junction rd Kilburn	58933	1965	Road Match	15m
	FURNITURE MANUFACTURERS & FURNISHERS	Maguire & Lovick Junction rd Wingfield	20257	1965	Road Match	15m
	BUTCHERS	Master Butchers Ltd Junction rd Wingfield	920	1965	Road Match	15m

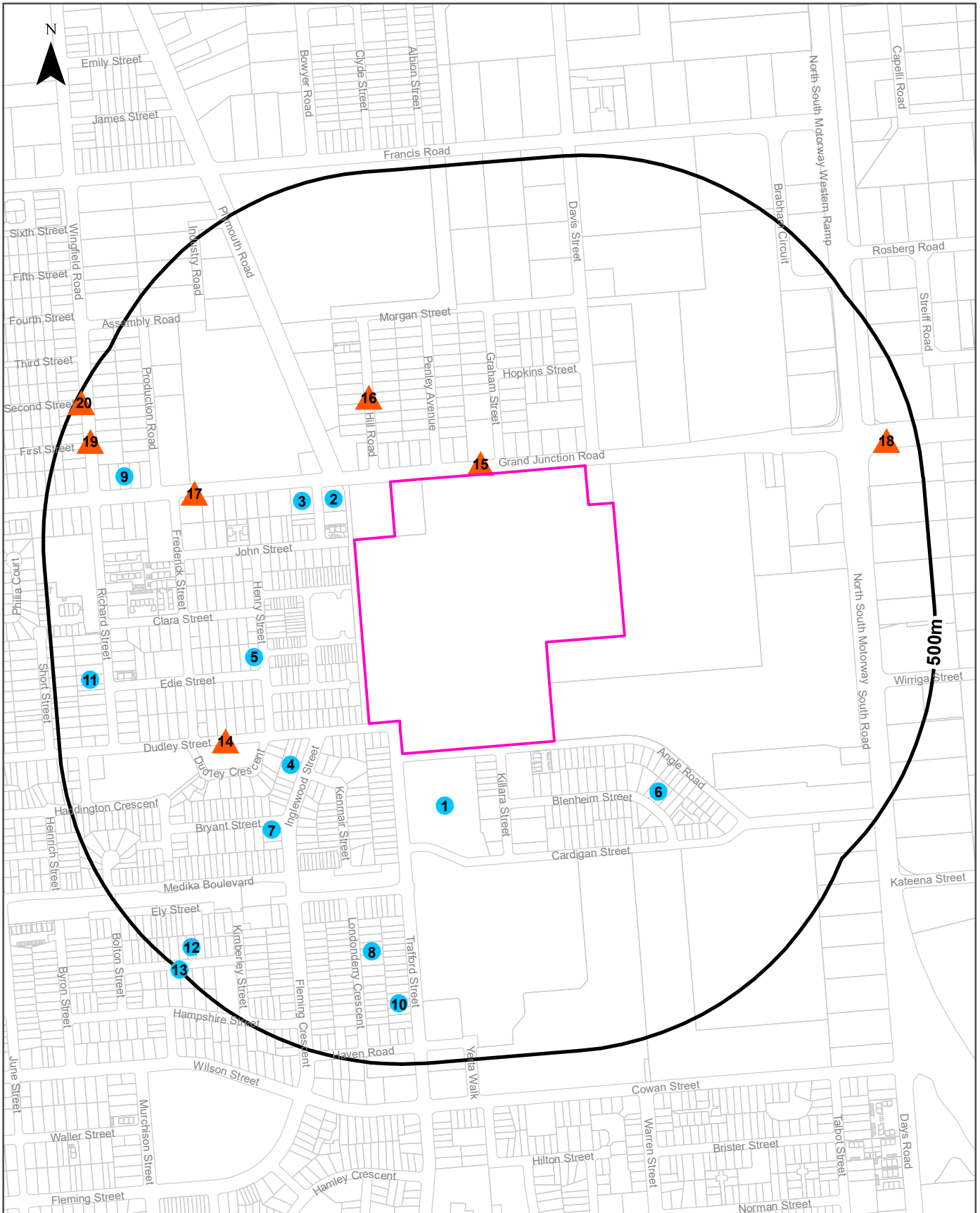
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
52	CHEMICAL & FERTILIZER MANUFACTURERS	Mehretens B & Co Junction rd Wingfield	27140	1965	Road Match	15m
	Manufacturers (General)	Rheem Simpson Ltd Junction rd Wingfield	47075	1965	Road Match	15m
	STEEL TUBE FABRICATION	Rheem Simpson Ltd Junction rd Wingfield	55261	1965	Road Match	15m
	STEEL TUBE FABRICATION	Sigal Industries Ltd Junction rd Wingfield	55262	1965	Road Match	15m
	STEEL TUBE FABRICATION	STEWARTS and LLOYDS (Distributors) Pty. Ltd. Warehouse Grand Junction Road Kilburn.	55264	1965	Road Match	15m
	WOOL, HIDE & SKIN MERCHANTS	Wool Scourers (SA.) Ltd Junction rd Wingfield	21066	1965	Road Match	15m
	BOXMAKERS (TIMBER)	Australian Casing Co Pty Ltd Junction rd Wingfield	4100	1955	Road Match	15m
	GALVANIZED IRON & SHEET METAL ENGINEERS & WORKERS	Curl W Junction rd Wingfield	1731	1955	Road Match	15m
	FURNITURE MANUFACTURERS & FURNISHERS	Maguire & Lovick Junction rd Wingfield	1617	1955	Road Match	15m
	Butchers	Master Butchers Ltd Junction rd Wingfield	12935	1955	Road Match	15m
	CHEMICAL & FERTILIZER MANUFACTURERS	Mehretens B & Co Junction rd Wingfield	21905	1955	Road Match	15m
	Manufacturers (General)	Rheem Simpson Ltd Junction rd Wingfield	15829	1955	Road Match	15m
	STEEL TUBE FABRICATION	Rheem Simpson Ltd Junction rd Wingfield	655	1955	Road Match	15m
	STEEL TUBE FABRICATION	Sigal Industries Ltd Junction rd Wingfield	656	1955	Road Match	15m
	53	Joinery Manufacturers &/or Merchants	AB Joinery, Davis St, Wingfield, 5013	24615	1991	Road Match
Furniture Mfrs &/or W/salers - Lounge Suites		Fralie Furniture, Unit 5, Davis St.. Wingfield. 5013.	22531	1991	Road Match	16m
Furniture Mfrs &/or W/salers - Dining Room		Fralie Furniture., Unit 5, Davis St.. Wingfield. 5013.	22327	1991	Road Match	16m
Steel Fabricators		Halls Off Road Equipment Pty Ltd, Unit 7, Davis St, Wingfield 5013	34235	1991	Road Match	16m
Mining Machinery &/or Equipment Mfrs &/or Imps &/or Dists		Halls Off Road Equipment Pty Ltd, Unit 7, Davis St, Wingfield, 5013	25951	1991	Road Match	16m
Motor Accessories Mfrs &/or Imps &/or W/salers		Halls Off Road Equipment Pty. Ltd., Unit 7. Davis St. Wingfield. 5013.	26090	1991	Road Match	16m
Clubs &/or Sporting Bodies		British Working Men's Club Inc, Davis St, Wingfield 5013	5676	1984	Road Match	16m
Carriers &/Or Haulage Contractors		Fryers Transport, Unit 9, Davis St.. Wingfield. 5013.	4311	1984	Road Match	16m
Scrap Metal Merchants		Martin Metals Pty. Ltd., Davis St., Wingfield. 5013.	22838	1984	Road Match	16m
Boat, Launch &/or Yacht Builders &/or Designers		Ness Craft Boats, Unit 7, Davis St, Wingfield 5013	2256	1984	Road Match	16m
Welders		Taylord Industries Davis St, Wingfield 5013	26028	1984	Road Match	16m
Enamellers		Taylord Industries Davis St., Wingfield. 5013	10356	1984	Road Match	16m
Sheet Metal Workers		Taylord Industries, Davis St Wingfield 5013,	23111	1984	Road Match	16m
Spray Painting Specialists - Industrial		Taylord Industries, Davis St, Wingfield 5013	23492	1984	Road Match	16m
Engineers - General &/or Manufacturing &/or Mechanical		Taylord Industries, Davis St., Wingfield. 5013.	10780	1984	Road Match	16m
BUILDERS & CONTRACTORS		Davis Carport & Awnings & Home Improvements Davis st Wingfield	24255	1973	Road Match	16m
ENGINEERS (GENERAL MNFCTRNG. MECHANICAL)		Taylor Industries Davis st Wingfield	13501	1973	Road Match	16m
PLASTIC GOODS MANUFACTURERS AND SUPPLIERS		Wingfield Plastics Pty Ltd Davis st Wingfield	32325	1973	Road Match	16m
ENGINEERS (Mechanical & General)		Taylord Industries Davis st Wingfield	8703	1965	Road Match	16m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
53	PLASTIC MANUFACTURERS AND SUPPLIERS	Wingfield Plastics Ltd Davis st Wingfield	40888	1965	Road Match	16m
	PLASTIC MANUFACTURERS AND SUPPLIERS	WINGFIELD PLASTICS PTY. LTD. Davis Street, Wingfield	41681	1965	Road Match	16m
54	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Golab W Hill st Wingfield	167	1965	Road Match	25m
55	Motor Garages & Service Stations	Esso Mansfield Park Servincenter, Grand Junction Rd, Mansfield park, 5012	27667	1991	Road Match	75m
	MOTOR GARAGES & SERVICE STATIONS	Esso Grand Junction rd Mansfield Park	15373	1973	Road Match	75m
	MOTOR GARAGES & SERVICE STATIONS	Kelly A 140 Grand Junction rd Mansfield Park	15802	1973	Road Match	75m
56	CARPENTERS & JOINERS	Mangion F 14 Inglewood av Mansfield Park	17608	1955	Road Match	91m
57	Trophy Mfrs &/or Suppliers	Adelaide Trophy Manufacturers Pty Ltd, Factory 8, Wingfield Industrial Estate, Plymouth Rd Wingfield 5013	35526	1991	Road Match	92m
	Carriers &/or Cartage Contractors	Eyre Transporters, (P.T.& T.K Kennedy Transport Pty. Ltd.), Plymouth Rd., Wingfield, 5013.	40052	1991	Road Match	92m
	Road Transport Services - Interstate	Eyre Transporters, PT& TK Kennedy Transport Pty Ltd), Plymouth Rd,Wingfield 5013	32493	1991	Road Match	92m
	Ceilings	Burns Ceilings, Unit 13D Plymouth Rd., Wingfield. 5013.	4513	1984	Road Match	92m
	Trailers &/or Semi-Trailers Mfrs &/or Dists &/or Hirers	Fruehauf Trailers (A'asia) Pty Ltd, Plymouth Rd, Wingfield, 5013	25288	1984	Road Match	92m
	Tank Makers - Transport	Fruehauf Trailers A'asia) Pty, Ltd, Plymouth Rd Wingfield 5013	24695	1984	Road Match	92m
	Shipping Container Mfrs &/Or Hirers	Fruehauf Trailers(A'asia) Pty Ltd Plymouth Rd Wingfield 5013	23141	1984	Road Match	92m
	Adhesives Mfrs &/or Dists	Sealey E A & Co, Plymouth Rd, Wingfield 5013	285	1984	Road Match	92m
	TRAILERS	Fruehauf Trailers (A'asia) P/L Plymouth rd Wingfield	6293	1973	Road Match	92m
	TRAILERS	Trailer Specialists Ltd Plymouth rd Wingfield	6299	1973	Road Match	92m
	CONCRETE & CEMENT MANUFACTURERS & CEMENT PRODUCTS	Everhard Concrete Products (SA) Pty Ltd Plymouth rd Wingfield	37035	1965	Road Match	92m
	FIBROUS PLASTER MANUFACTURERS & MODELLERS	Ingham Plaster Co Ltd Plymouth rd Wingfield	11373	1965	Road Match	92m
	TRAILERS	Trailer Specialists Ltd Plymouth rd Wingfield	7270	1965	Road Match	92m
	CHEMICAL & FERTILIZER MANUFACTURERS	Tallow & Fertiliser Aust Ltd Plymouth rd Wingfield	21908	1955	Road Match	92m
	58	WELDERS	Lines G W Kenmair st Mansfield Park	14888	1973	Road Match

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Dry Cleaners, Motor Garages & Service Stations

456 Grand Junction Road, Angle Park, SA 5010



Legend Site Boundary Buffer 500m Property Boundary		Business directory records mapped to a specific premise Business directory records mapped to a road intersection Business directory records mapped to a road corridor Business directory records mapped to a general area	Scale: 	Coordinate System: GDA 1994 MGA Zone 54 Date: 13 February 2023
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Historical Business Directories

456 Grand Junction Road, Angle Park, SA 5010

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Lambden D 6 Dempster st Angle Park	3202	1965	Premise Match	14m	South
	Dry Cleaners, Dyers & Laundries	McMahon J M 11 Dempster st Angle Park	49941	1965	Premise Match	14m	South
2	Motor Garages &/or Engineers &/or Service Stations	Atlas Motor Wreckers, 452 Grand Junction Rd, Mansfield Park 5012	18189	1984	Premise Match	49m	North West
3	MOTOR GARAGES & SERVICE STATIONS	Wingfield Motors 452 Grand Junction rd Mansfield Park	17803	1973	Premise Match	78m	North West
4	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Foster G R 7 Inglewood av Mansfield Park	20068	1955	Premise Match	126m	South West
5	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Placentino M P 22 Edie st Mansfield Park	5770	1965	Premise Match	168m	West
6	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Griffiths C W 34 Blenheim st Angle Park	261	1965	Premise Match	178m	South East
7	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Shah P 9 Inglewood st Mansfield Park	7730	1965	Premise Match	219m	South West
8	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Trainor L 18 Londonderry cres Mansfield Park	22636	1955	Premise Match	313m	South
9	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Prior Motor Mechanic 437 Junction rd Wingfield	6614	1965	Premise Match	368m	West
10	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Sharp M 51 Trafford st Mansfield Park	7733	1965	Premise Match	395m	South
11	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Petryszak F 33 Richard st Mansfield Park	5747	1965	Premise Match	419m	West
12	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Beasley R L 26 Beaconsfield rd Mansfield Park	55917	1965	Premise Match	441m	South West
13	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Smith M H 29 Beaconsfield rd Mansfield Park	22203	1955	Premise Match	499m	South West

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Dry Cleaners, Motor Garages & Service Stations 1930-1991 Road or Area Matches

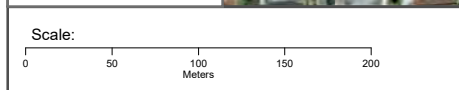
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
14	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Tooth J A 59 Dudley st Mansfield Park	22624	1955	Road Match	7m
15	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Drive In Car Port 533 Junction rd Kilburn	58933	1965	Road Match	15m
16	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Golab W Hill st Wingfield	167	1965	Road Match	25m
17	Motor Garages & Service Stations	Esso Mansfield Park Servincenter, Grand Junction Rd, Mansfield park, 5012	27667	1991	Road Match	75m
	MOTOR GARAGES & SERVICE STATIONS	Esso Grand Junction rd Mansfield Park	15373	1973	Road Match	75m
	MOTOR GARAGES & SERVICE STATIONS	Kelly A 140 Grand Junction rd Mansfield Park	15802	1973	Road Match	75m
18	Motor Garages & Service Stations	BP Wingfield Truck Stop, Grand Junction Rd, Wingfield, 5013	27562	1991	Road Match	401m
19	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Auto Repair Service Wingfield rd Wingfield	55837	1965	Road Match	421m
	Dry Cleaners, Dyers & Laundries	Burr R L Wingfield rd Wingfield	48972	1965	Road Match	421m
	Dry Cleaners, Dyers & Laundries	Burr R L Wingfield rd Wingfield	28685	1955	Road Match	421m
20	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Kopun G Second st Wingfield	2369	1965	Road Match	483m

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Aerial Imagery 2022

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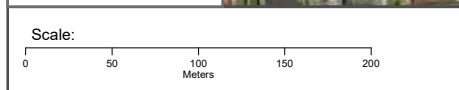
Aerial Imagery 2017

456 Grand Junction Road, Angle Park, SA 5010



Legend

-  Site Boundary
-  Buffer 150m



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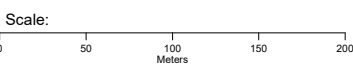
Aerial Imagery 2012

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Legend

-  Site Boundary
-  Buffer 150m



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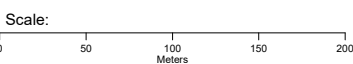
Aerial Imagery 2007

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Legend

-  Site Boundary
-  Buffer 150m



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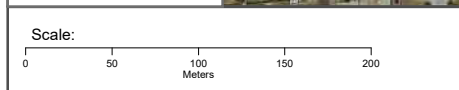
Aerial Imagery 2002

456 Grand Junction Road, Angle Park, SA 5010



Legend

- Site Boundary
- Buffer 150m



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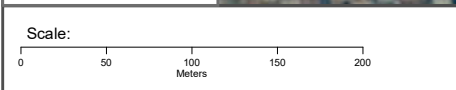
Aerial Imagery 1996

456 Grand Junction Road, Angle Park, SA 5010



Legend

- Site Boundary
- Buffer 150m



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Date: 10 February 2023

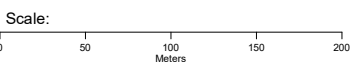
Aerial Imagery 1989

456 Grand Junction Road, Angle Park, SA 5010



Legend

-  Site Boundary
-  Buffer 150m



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Date: 10 February 2023

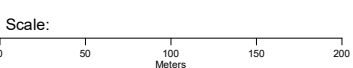
Aerial Imagery 1979

456 Grand Junction Road, Angle Park, SA 5010



Legend

-  Site Boundary
-  Buffer 150m



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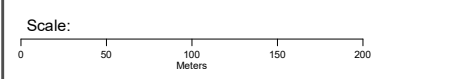
Aerial Imagery 1969

456 Grand Junction Road, Angle Park, SA 5010



Legend

-  Site Boundary
-  Buffer 150m



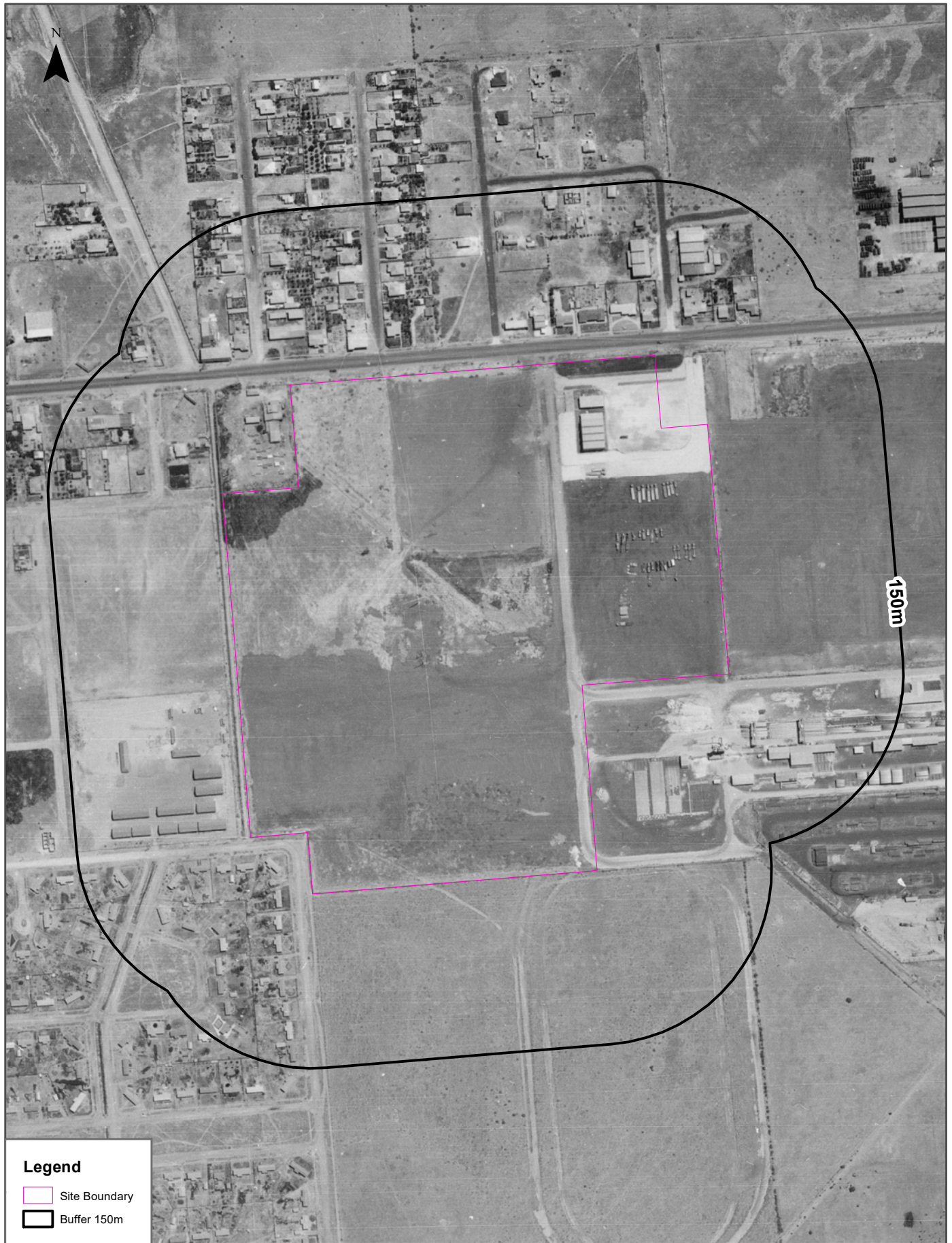
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GDA 1994 MGA Zone 54



Date: 13 February 2023

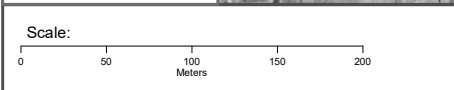
Aerial Imagery 1959

456 Grand Junction Road, Angle Park, SA 5010



Legend

-  Site Boundary
-  Buffer 150m



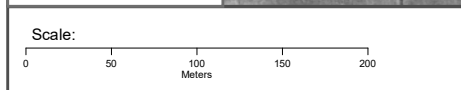
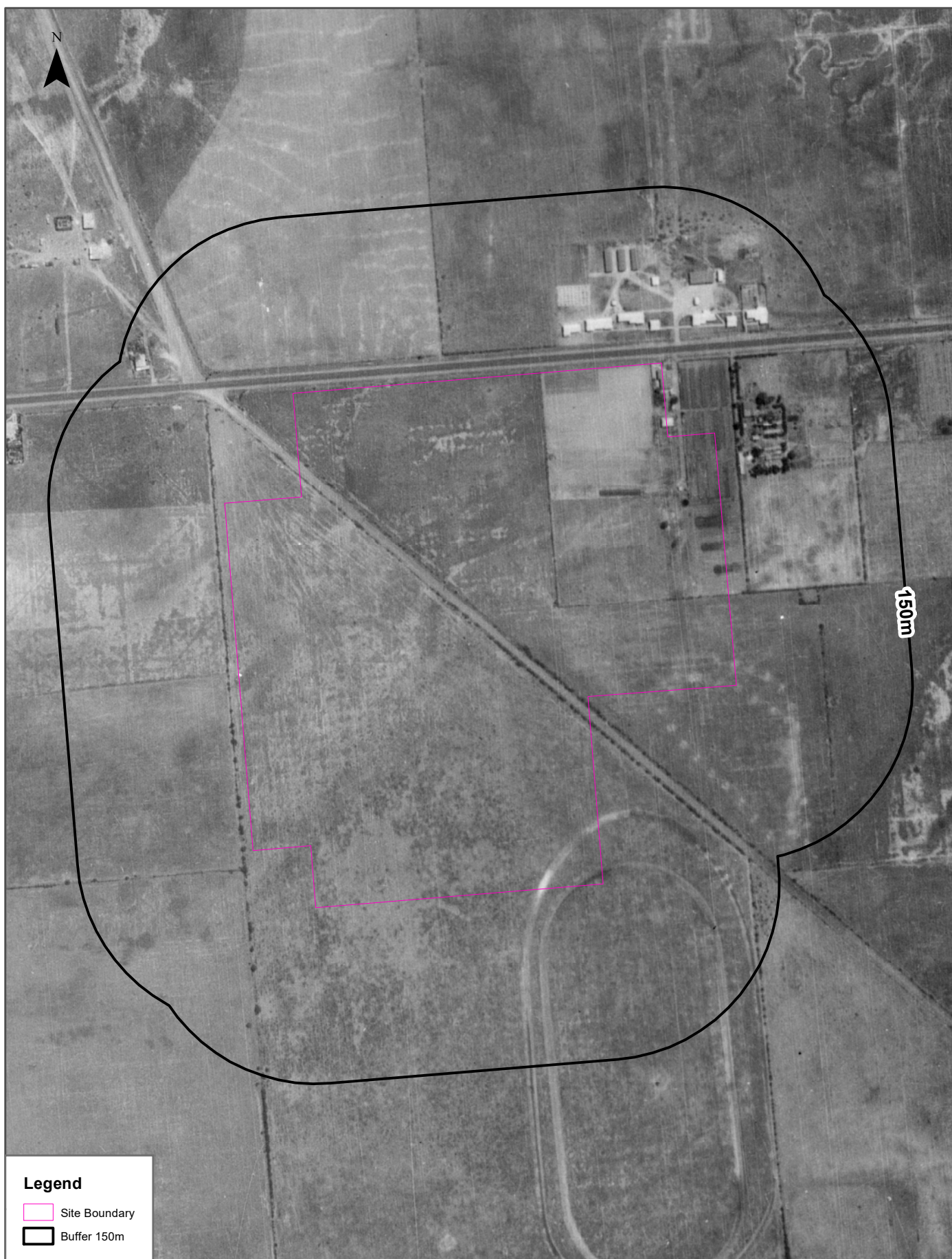
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Date: 13 February 2023

Aerial Imagery 1949

456 Grand Junction Road, Angle Park, SA 5010



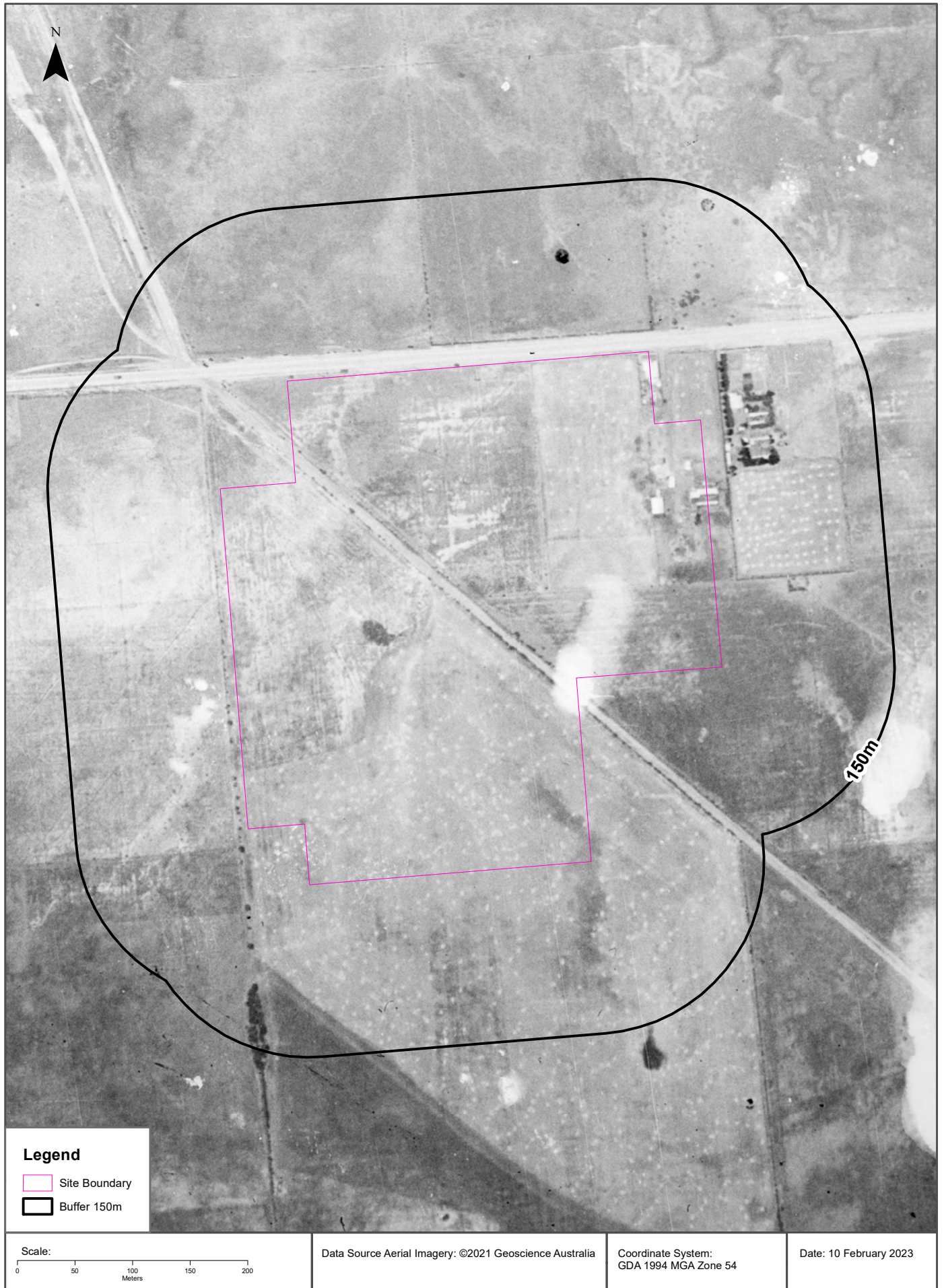
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 13 February 2023

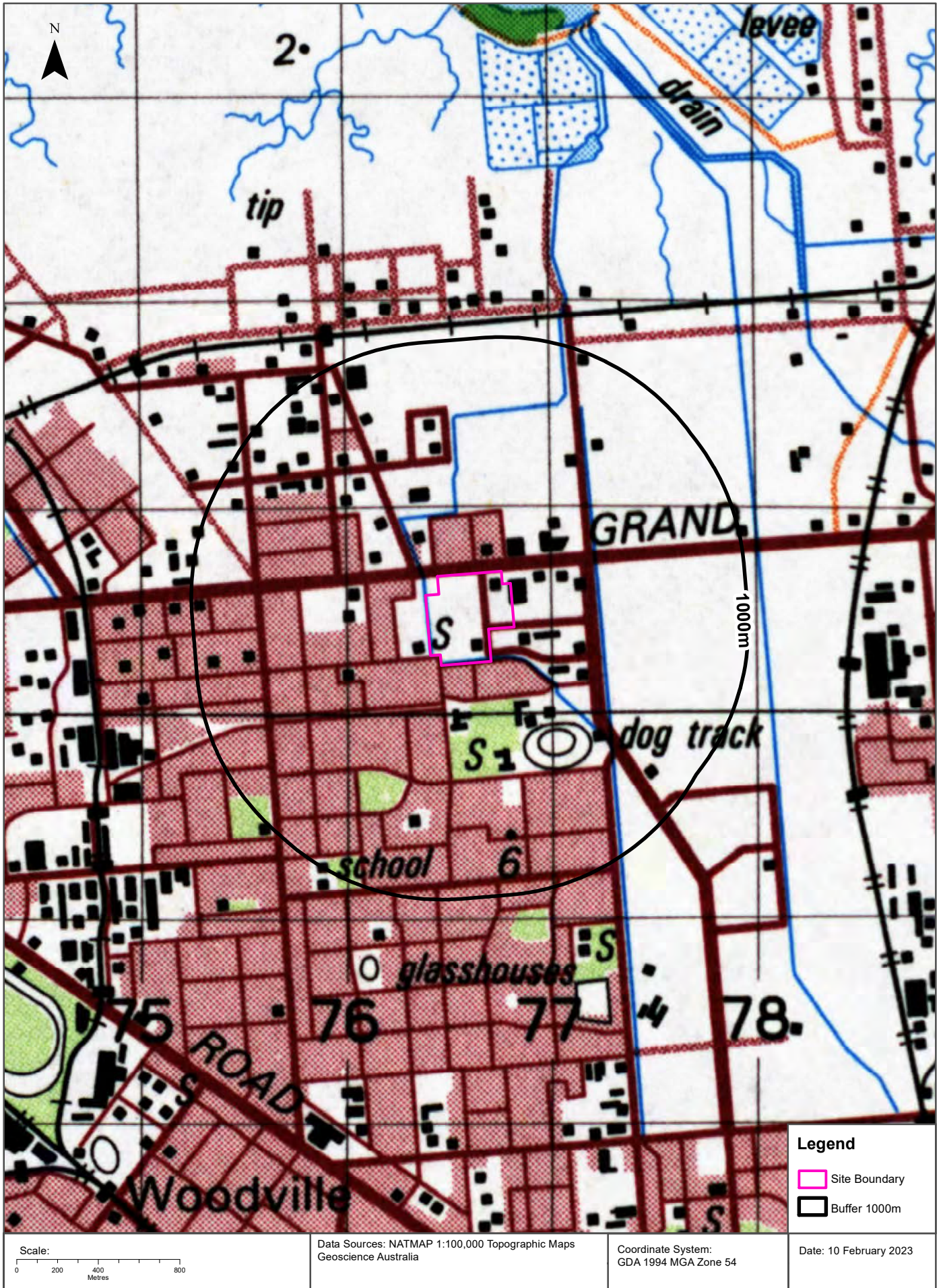
Aerial Imagery 1935

456 Grand Junction Road, Angle Park, SA 5010



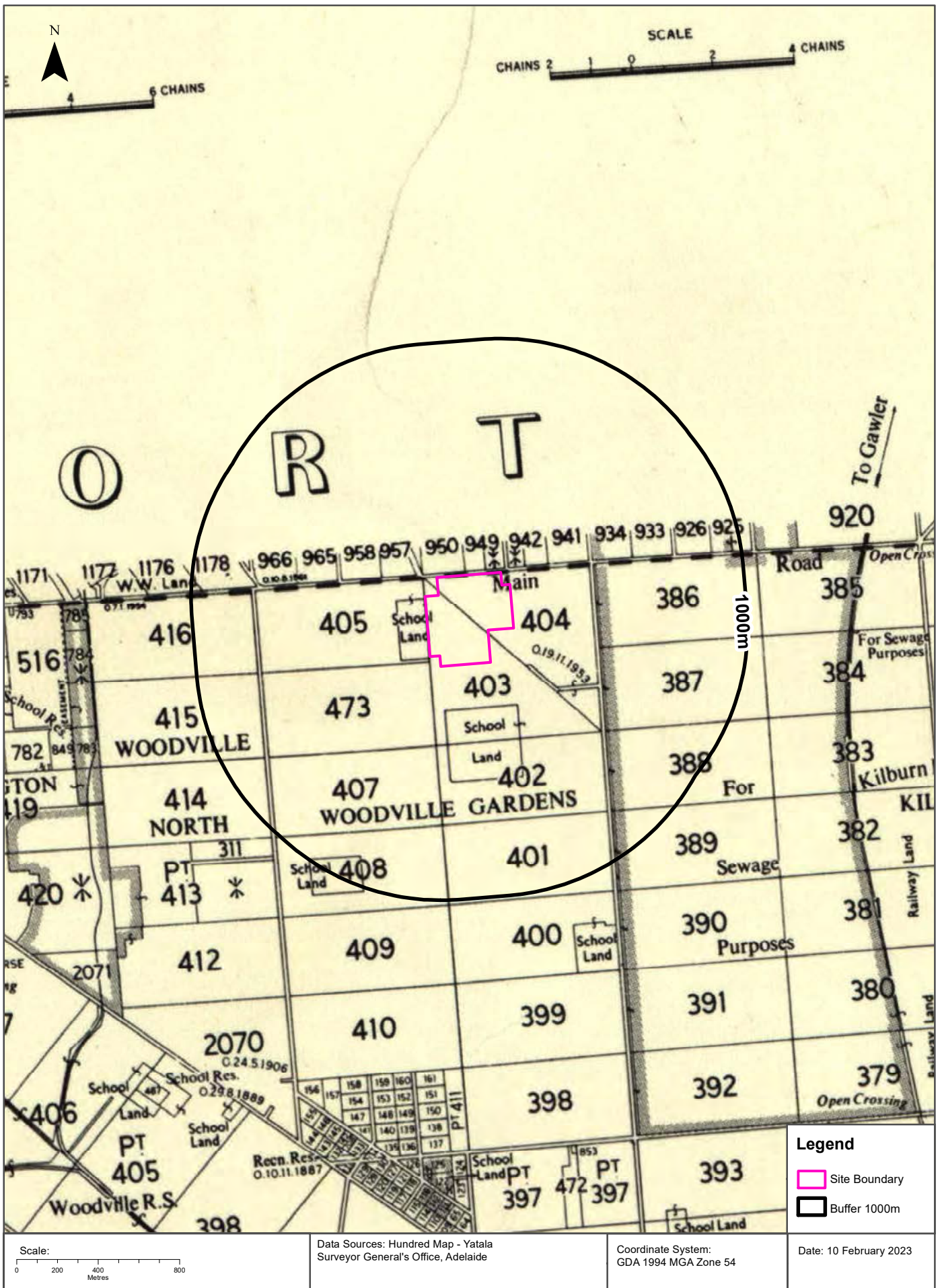
Historical Map 1982

456 Grand Junction Road, Angle Park, SA 5010



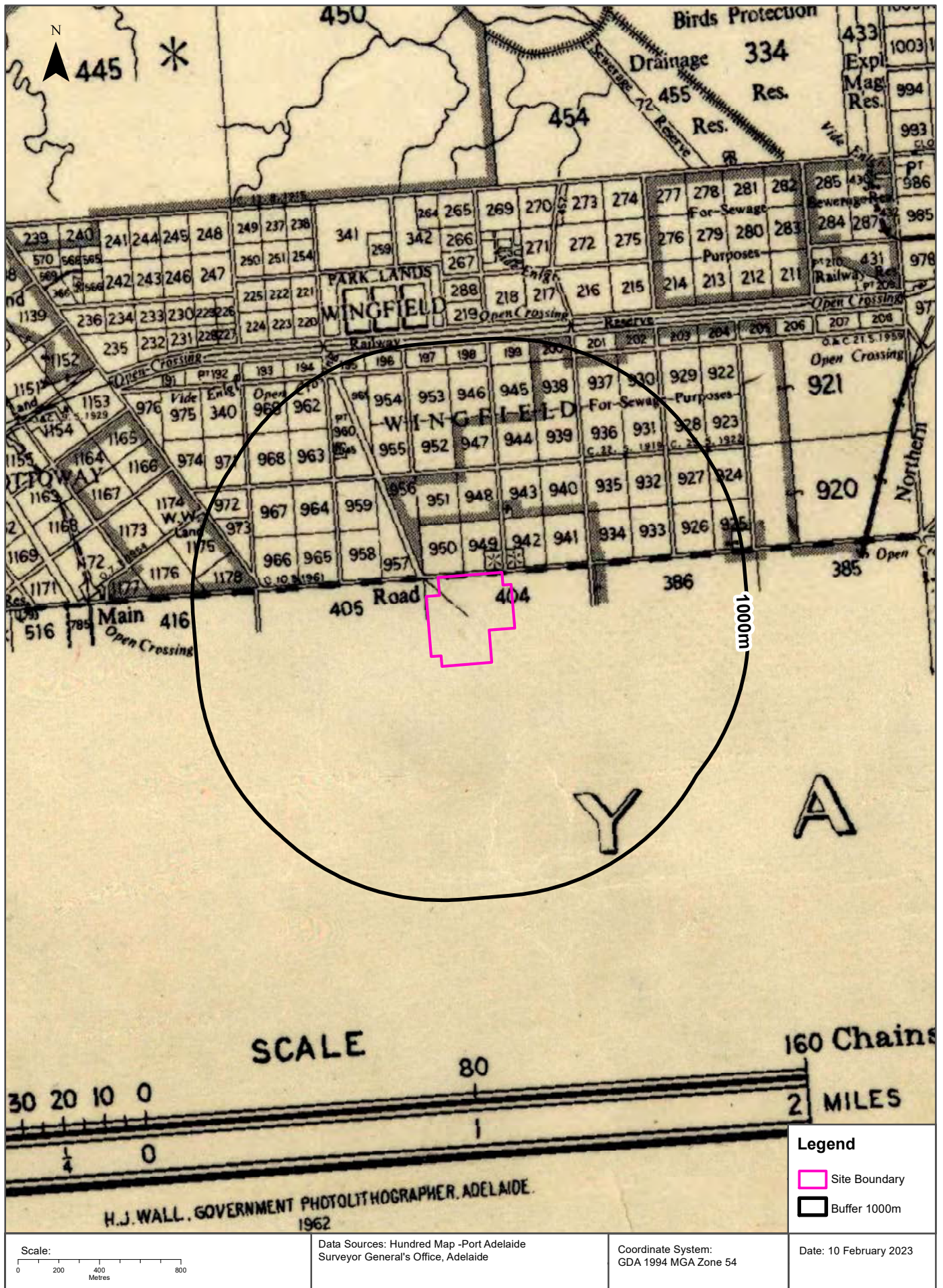
Historical Map 1962

456 Grand Junction Road, Angle Park, SA 5010



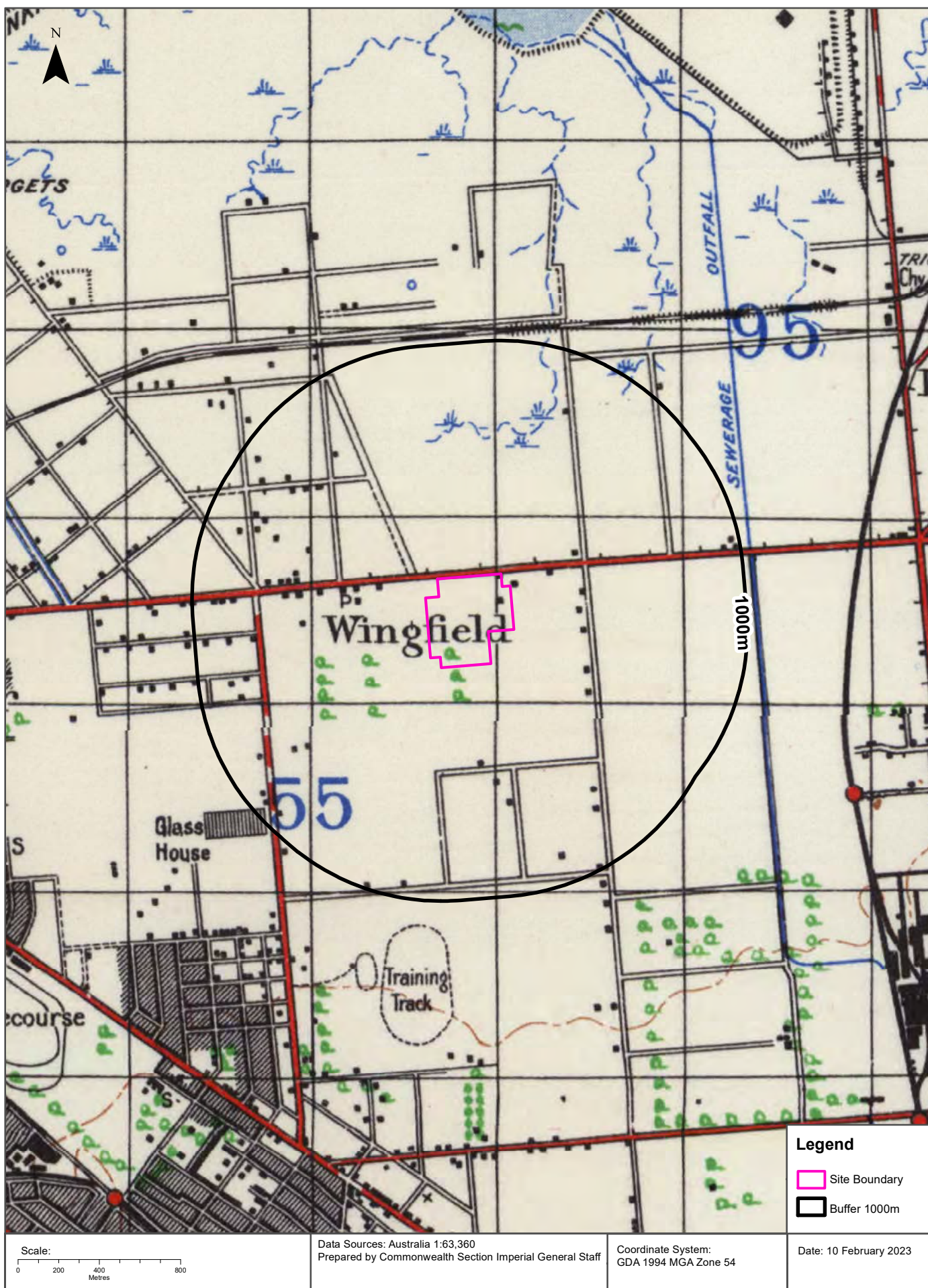
Historical Map 1962

456 Grand Junction Road, Angle Park, SA 5010



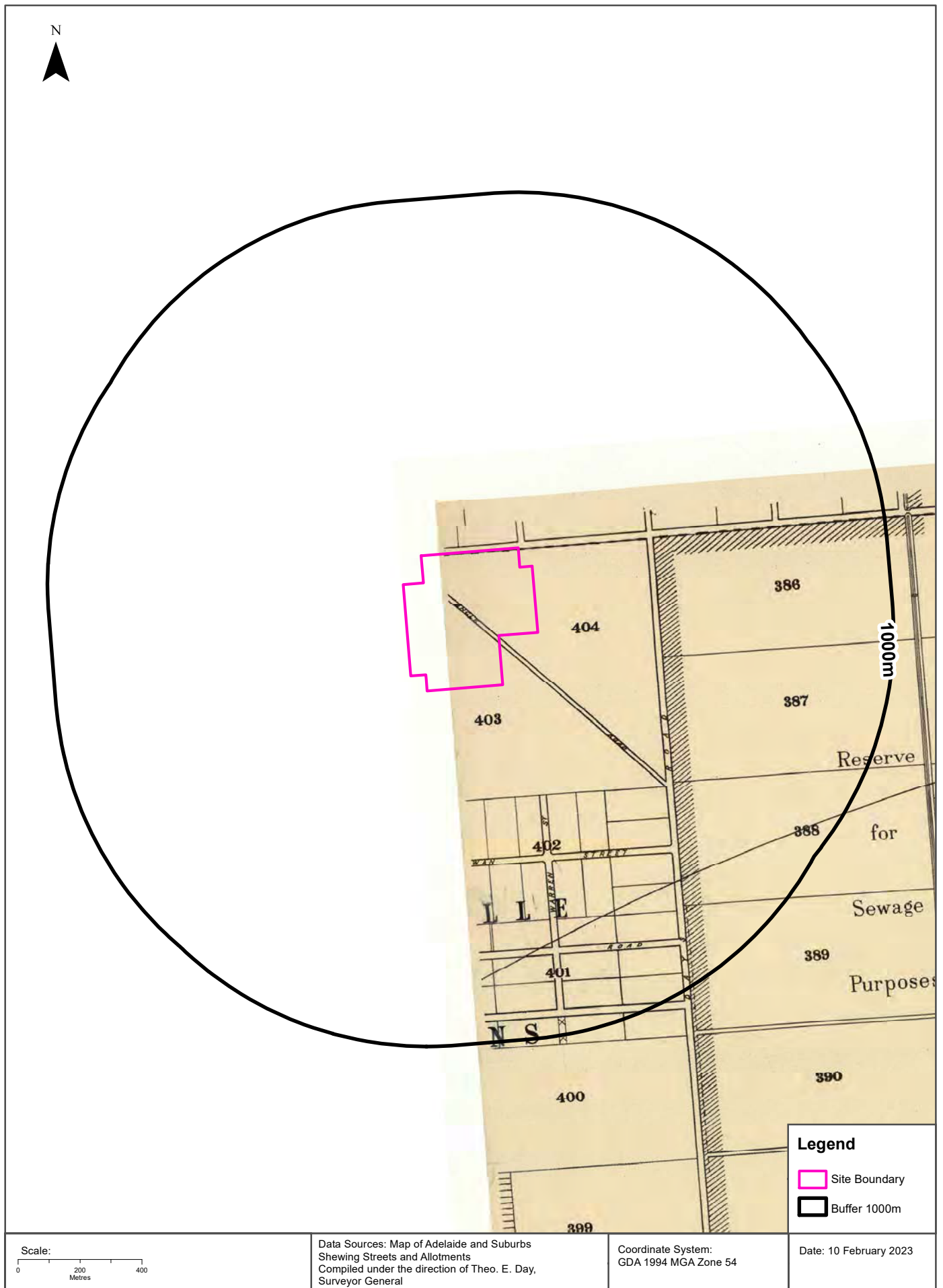
Historical Map c.1937

456 Grand Junction Road, Angle Park, SA 5010



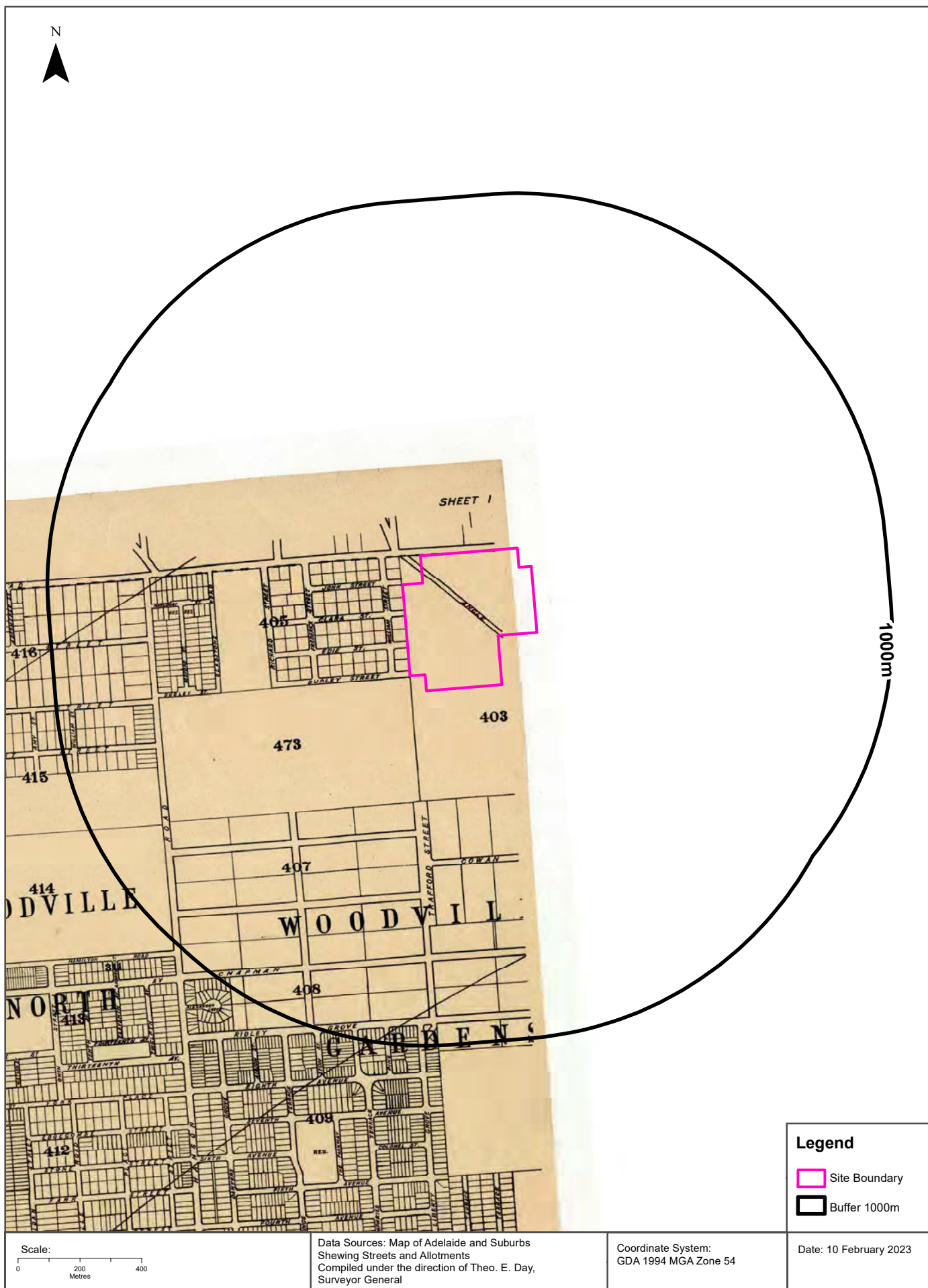
Historical Map 1927

456 Grand Junction Road, Angle Park, SA 5010



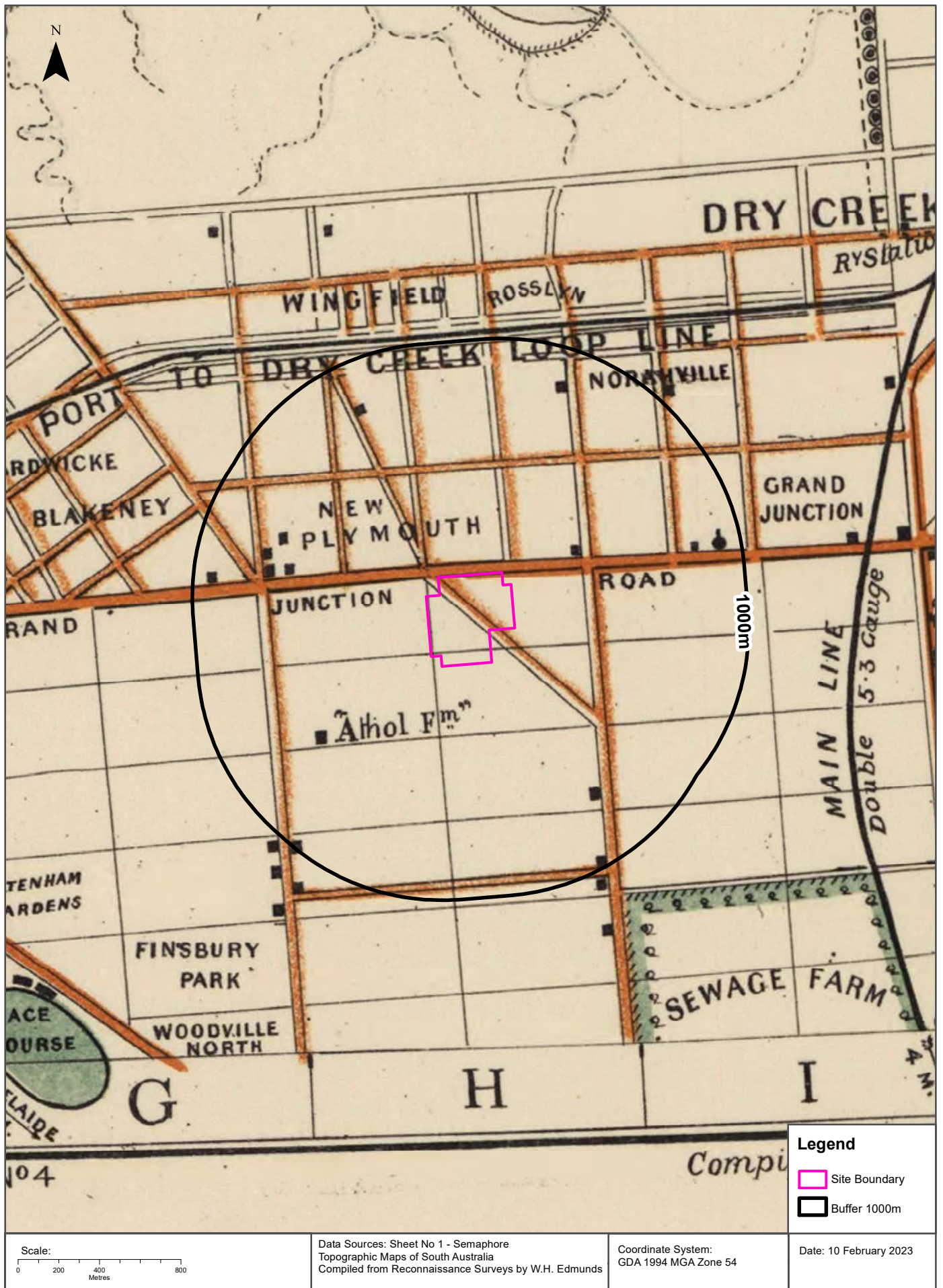
Historical Map 1927

456 Grand Junction Road, Angle Park, SA 5010



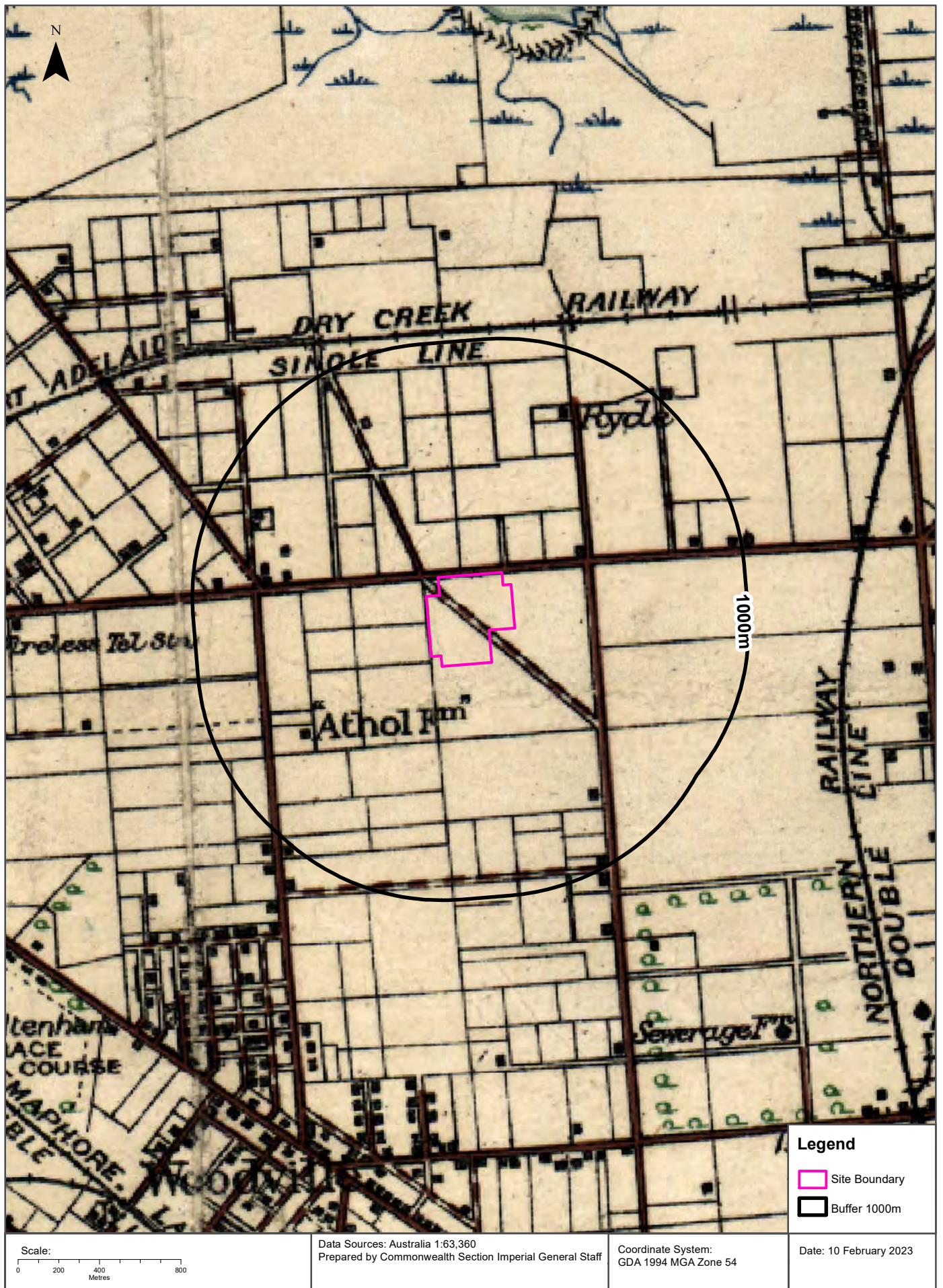
Historical Map 1926

456 Grand Junction Road, Angle Park, SA 5010



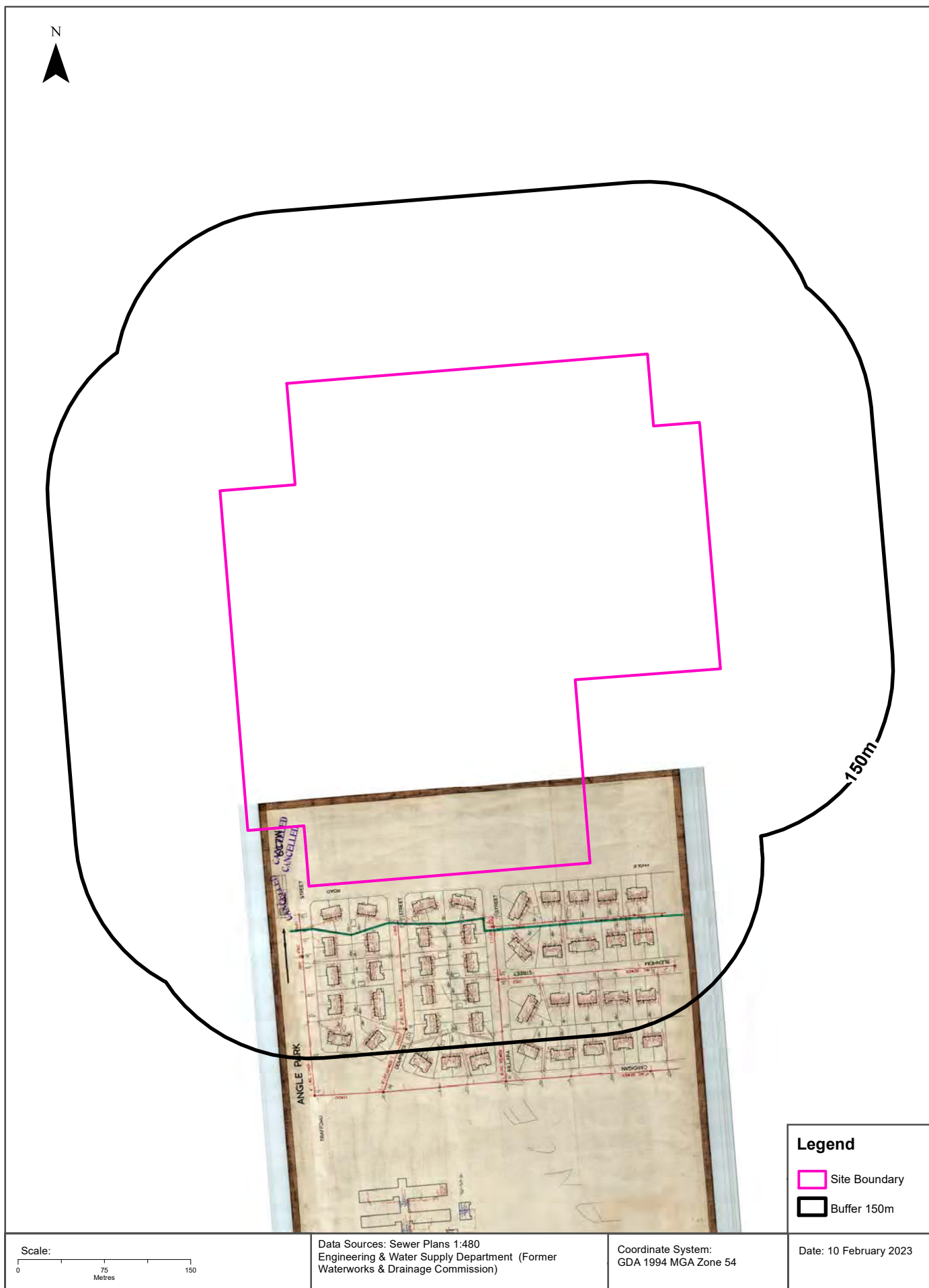
Historical Map c.1914

456 Grand Junction Road, Angle Park, SA 5010



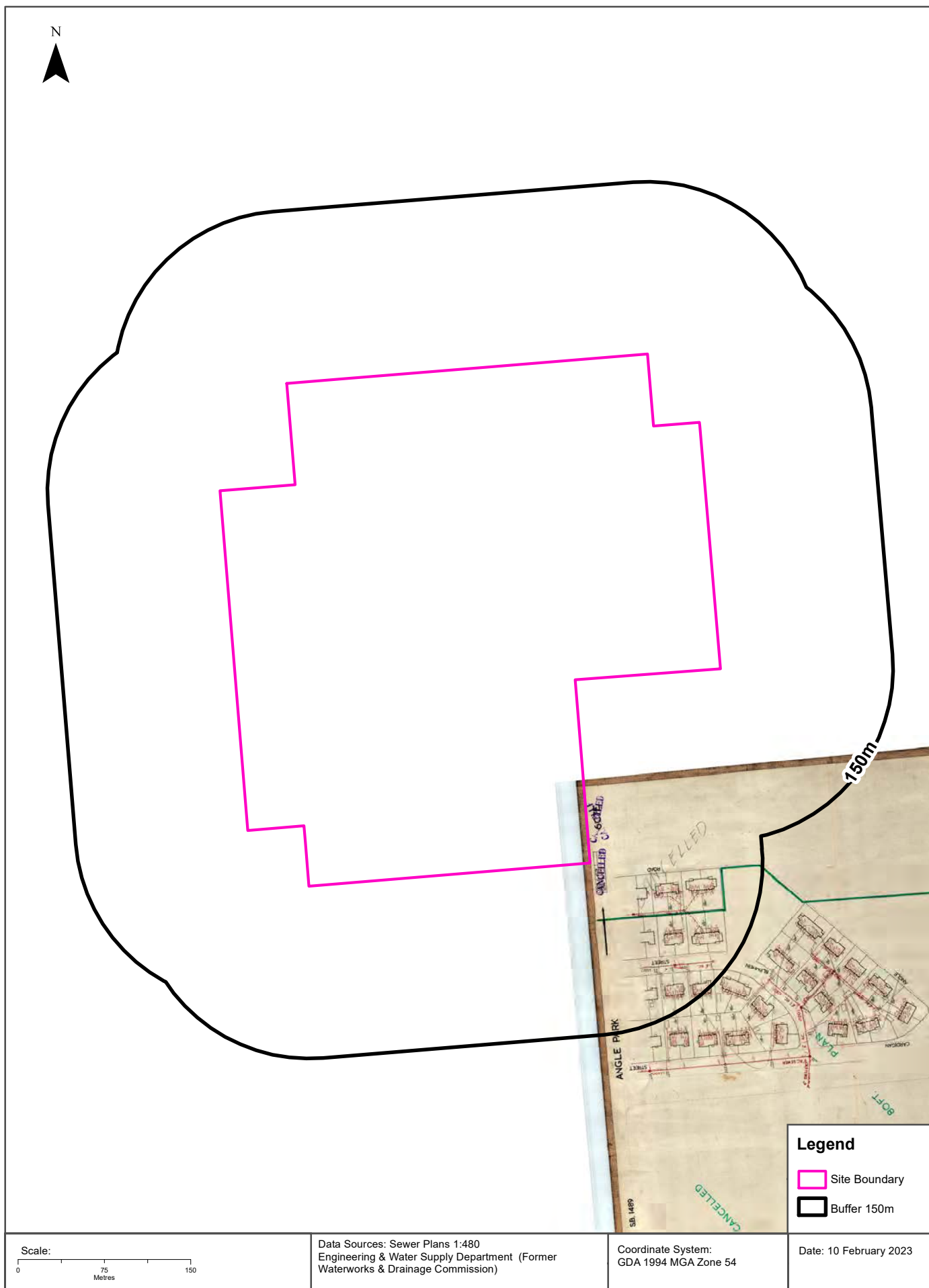
Historical Map 1900-1970

456 Grand Junction Road, Angle Park, SA 5010



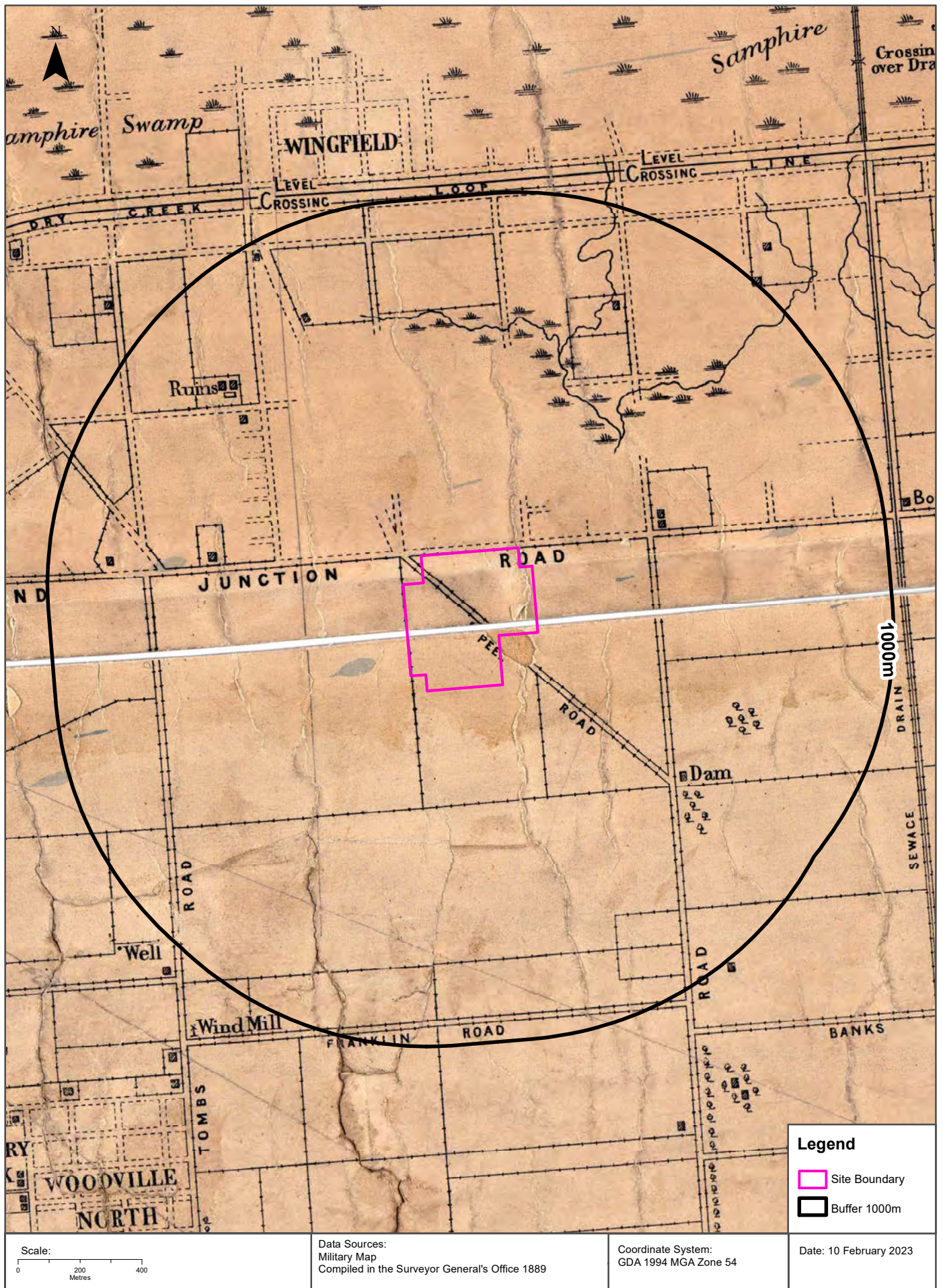
Historical Map 1900-1970

456 Grand Junction Road, Angle Park, SA 5010



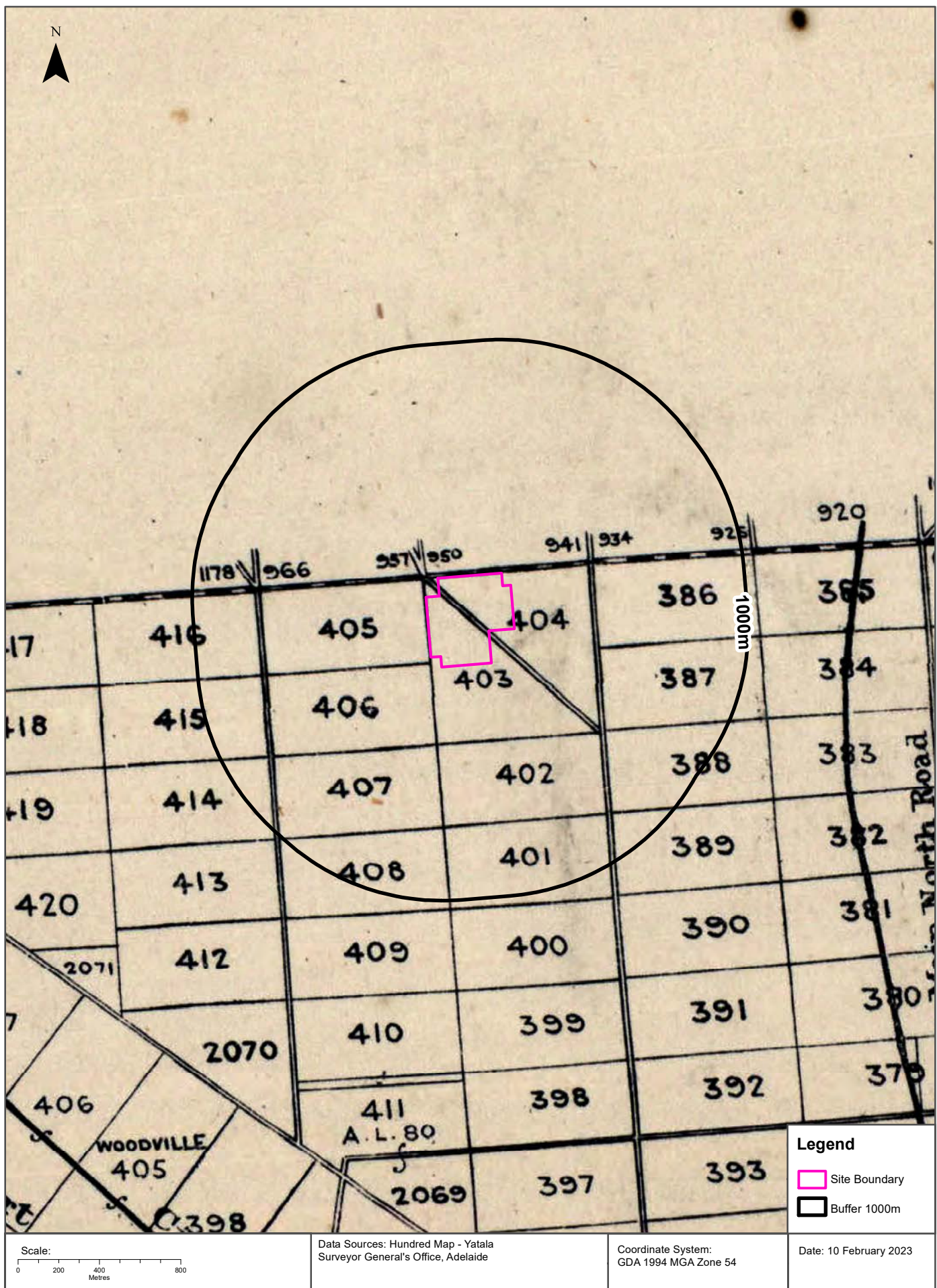
Historical Map 1889

456 Grand Junction Road, Angle Park, SA 5010



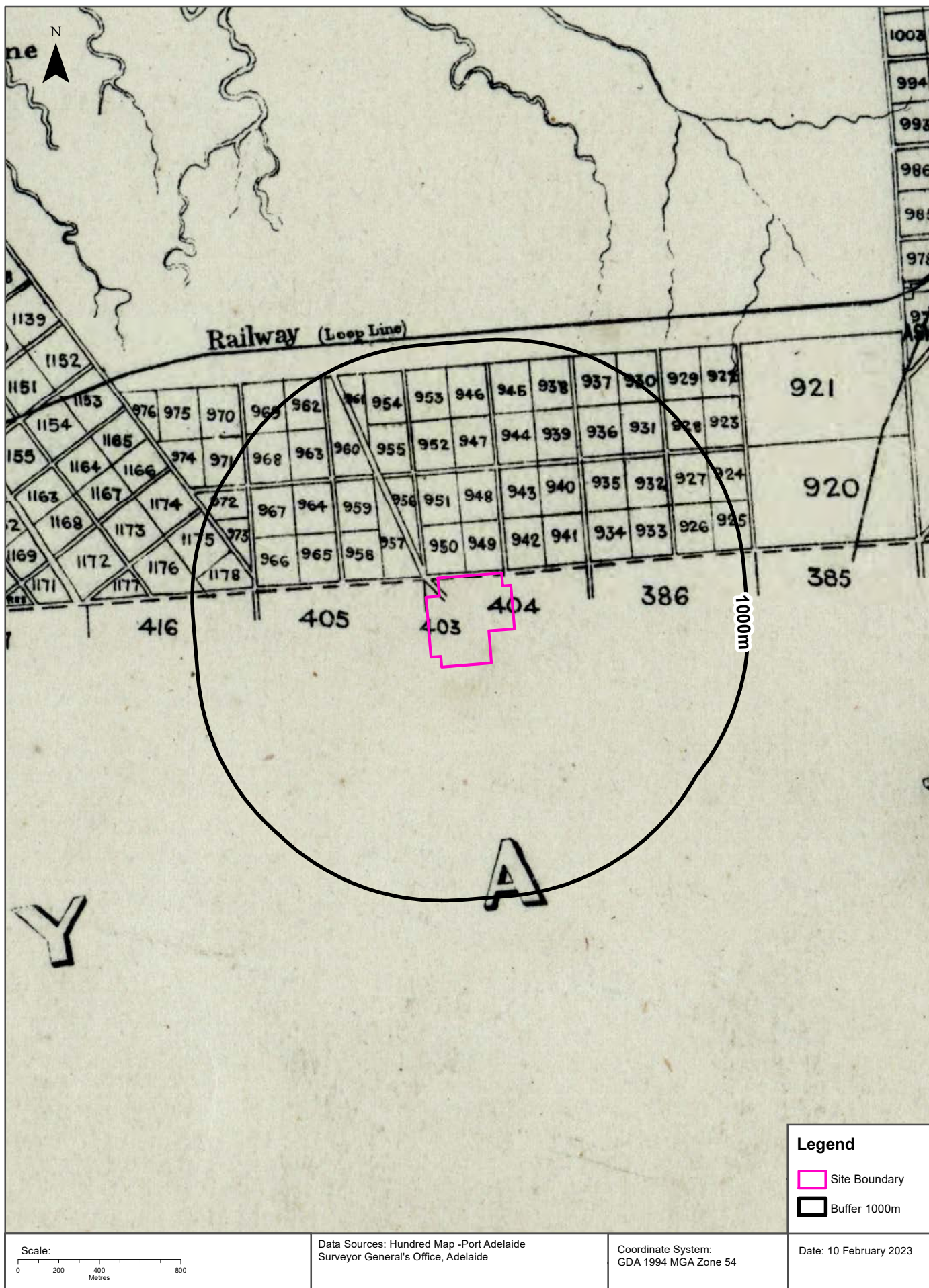
Historical Map 1876

456 Grand Junction Road, Angle Park, SA 5010



Historical Map 1876

456 Grand Junction Road, Angle Park, SA 5010



Mining

456 Grand Junction Road, Angle Park, SA 5010

Mines and Mineral Deposits

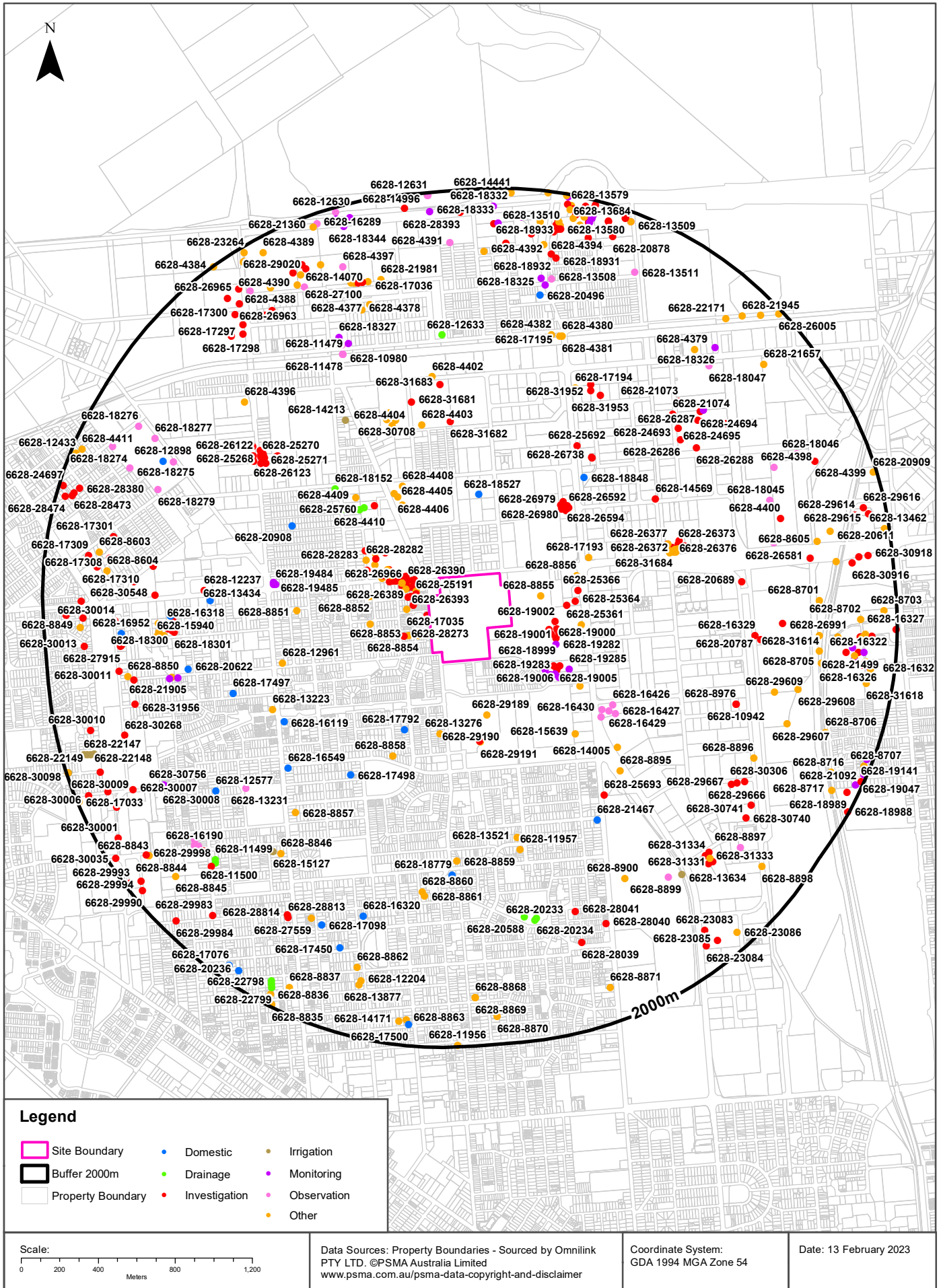
Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir
N/A	No records in buffer							

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia
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Drillholes

456 Grand Junction Road, Angle Park, SA 5010



Groundwater and Drillholes

456 Grand Junction Road, Angle Park, SA 5010

Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

Aquifer Code	Description	Distance	Direction
20	Sedimentary Rocks - basins include limestone, often cavernous, sandstone, sand shale and clay	0m	On-site

Groundwater Aquifers Data Source: Dept. of Environment, Water and Natural Resources - South Australia
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Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-28272	288828	GW 2		Investigation	2016-02-15	5.50							3.45	3.45		13m	West
6628-27839	285343	MW 16		Investigation	2014-11-18	5.00										61m	North West
6628-8854	55823	MANSFIE LD PK PS 2	Unknown		1965-01-22	30.48		5.08								64m	West
6628-27838	285342	MW 15			2014-11-18	5.00							2.62	2.62		65m	North West
6628-27840	285344	MW 17		Investigation	2014-11-19	5.00							2.55	2.55		75m	West
6628-28271	288827	GW 1		Investigation	2016-02-15	5.20							2.97	2.97		81m	West
6628-27841	285345	MW 18		Investigation	2014-11-19	5.00							2.52	2.52		90m	West
6628-26393	270202	MW 5		Investigation	2012-05-29	5.00							3.00	3.00		94m	North West
6628-26392	270201	MW 4		Investigation	2012-05-30	5.00							3.00	3.00		99m	North West
6628-27842	285346	MW 19		Investigation	2014-11-19	5.00										104m	West
6628-26969	275830	MW 10		Investigation	2013-07-31	5.00							2.84	2.84		108m	North West
6628-25191	255913	MW BH 4			2010-02-22	5.00				1984	3570		2.50	2.50		111m	North West
6628-26968	275829	MW 9		Investigation	2013-07-29	5.00										111m	North West
6628-26391	270200	MW 3		Investigation	2012-05-29	5.00							3.00	3.00		113m	North West
6628-17035	148205	SZ 49				4.49	5.00									117m	West
6628-8853	55822	MANSFIE LD PK PS 1	Unknown		1965-01-12	19.20		5.19								118m	West
6628-28036	287408	MWJ 1			2015-09-07	5.00							3.39	3.39		119m	North West
6628-26394	270203	MW 6		Investigation	2012-05-30	5.00							3.00	3.00		121m	North West
6628-27059	277869	MW 13		Investigation	2013-09-17	5.00							3.20	3.20		127m	North West
6628-26390	270199	MW 2		Investigation	2012-05-29	5.00							3.00	3.00		129m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-27846	285350	MW 23		Investigation	2015-02-13	5.00							3.48	3.48		131m	North West
6628-27060	277870	MW 14		Investigation	2013-09-17	5.00							3.10	3.10		136m	North West
6628-27845	285349	MW 22		Investigation	2015-02-11	5.00							3.17	3.17		137m	North West
6628-28273	288829	GW 3		Investigation	2016-02-15	5.50							4.08	4.08		141m	West
6628-26389	270198	MW 1		Investigation	2012-05-30	5.00							3.00	3.00		144m	North West
6628-27847	285351	MW 24		Investigation	2015-02-13	5.00							3.42	3.42		144m	North West
6628-26966	275827	MW 7			2013-07-29	5.00							3.02	3.02		148m	North West
6628-31277	355187			Environmental	2020-07-20	12.00										150m	North West
6628-31278	355188			Environmental	2020-07-21	10.20										150m	North West
6628-26971	275832	MW 12		Investigation	2013-07-31	5.00							2.69	2.69		152m	North West
6628-26967	275828	MW 8		Investigation	2013-07-29	5.00							2.91	2.91		156m	North West
6628-26970	275831	MW 11		Investigation	2013-07-31	5.00							2.67	2.67		163m	North West
6628-8855	55824					7.62	4.00			2790	4993	0.0500	0.91	0.91	3.09	164m	East
6628-27843	285347	MW 20		Investigation	2015-02-11	5.00							2.69	2.69		168m	North West
6628-27844	285348	MW 21		Investigation	2015-02-11	5.00							2.94	2.94		183m	North West
6628-19003	169326	GW 5		Investigation	1998-02-13	6.00		5.17					3.66	3.66	1.51	195m	East
6628-28277	288833	MW 27		Investigation	2015-01-02	5.00							2.87	2.87		197m	North West
6628-19000	169323	GW 2		Investigation	1997-12-23	6.00		5.20					3.60	3.60	1.60	209m	East
6628-28278	288834	MW 28		Investigation	2015-01-02	5.00							2.82	2.82		213m	North West
6628-28279	288835	MW 29		Investigation	2015-11-02	5.00							2.98	2.98		217m	North West
6628-31267	355161		Dry	Environmental	2020-07-21	12.00										218m	North West
6628-19002	169325	GW 4		Investigation	1998-02-13	6.00		5.06					3.80	3.80	1.26	225m	East
6628-19004	169327	GW 6		Investigation	1998-02-13	6.00		5.11					3.70	3.70	1.41	234m	East
6628-18999	169322	GW 1		Investigation	1997-12-23	6.00		5.20					3.60	3.60	1.60	238m	East
6628-31281	355191			Environmental	2020-05-27	12.00										240m	North West
6628-25360	258784	W 1		Investigation	2010-05-18	8.00							3.60	3.60		241m	East
6628-30805	344033			Investigation	2020-05-12	5.00										245m	North West
6628-19001	169324	GW 3		Investigation	1997-12-23	6.00		5.15				0.0100	3.69	3.69	1.46	247m	East
6628-19282	173710	GW 7		Monitoring	1998-06-19	6.00		5.26				0.2000	2.20	2.20	3.06	248m	East
6628-31268	355163		Dry	Environmental	2020-05-11	5.00										248m	North West
6628-28286	288842	MW 36		Investigation	2015-12-16	5.00							3.29	3.29		250m	North West
6628-28285	288841	MW 35		Investigation	2015-12-18	5.00							3.53	3.53		253m	North West
6628-28280	288836	MW 30			2015-11-03	5.00							2.93	2.93		255m	North West
6628-19287	173715	MW 10		Monitoring	1998-06-16	6.00		5.55				0.2000	2.20	2.20	3.35	288m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-25365	258790	MW 2		Investigation	2010-06-01	5.50							2.90	2.90		292m	East
6628-29189	303641		Backfilled	Environmental	2017-07-27	5.00										292m	South
6628-8852	55821	SA BREWING CO			1961-02-10	6.25		5.01					1.52	1.52	3.49	302m	West
6628-19006	169329	MW 2		Investigation	1998-02-13	6.00		5.48					4.10	4.10	1.38	303m	South East
6628-31705	365849			Investigation	2022-02-17	5.00										309m	North West
6628-12096	59065		Backfilled		1982-12-14	9.10	4.00		7.20	20990	33832	2.0000	2.00	2.00	2.00	311m	West
6628-28284	288840	MW 34			2015-12-17	5.00							3.50	3.50		318m	North West
6628-19283	173711	MW 4		Monitoring	1998-06-19	6.00		5.58				0.2000	2.00	2.00	3.58	323m	South East
6628-19005	169328	MW 1		Investigation	1998-02-13	6.00		5.47					4.17	4.17	1.30	325m	South East
6628-29190	303642		Backfilled	Environmental	2017-07-27	5.00										326m	South
6628-19007	169330	MW 3		Investigation	1998-02-13	6.00		5.51					4.23	4.23	1.28	328m	South East
6628-30806	344034			Investigation	2020-05-12	5.00										333m	North West
6628-19286	173714	MW 9		Monitoring	1998-06-16	6.00		5.55				0.2000	2.50	2.50	3.05	335m	South East
6628-25364	258789	MW 1		Investigation	2010-06-01	5.60										340m	East
6628-28281	288837	MW 31		Investigation	2015-11-03	5.00							2.70	2.70		343m	North West
6628-28997	298805			Environmental	2017-07-25	5.50										350m	North West
6628-25366	258791	MW 3		Investigation	2010-06-01	5.60							3.20	3.20		357m	East
6628-8856	55825					3.00		4.78	8.40	4559	7890		2.74	2.74	2.04	357m	East
6628-25361	258785	W 2			2010-05-18	8.00										360m	East
6628-19284	173712	MW 5		Monitoring	1998-06-16	6.00		5.59				0.2000	2.30	2.30	3.29	364m	South East
6628-28282	288838	MW 32			2015-11-03	5.00							2.75	2.75		370m	North West
6628-13276	60245				1985-03-27	22.00	5.00		7.70	12023	20301	1.2000	3.00	3.00	2.00	373m	South
6628-19285	173713	MW 8		Monitoring	1998-06-16	6.00		5.50				0.2000	2.10	2.10	3.40	374m	South East
6628-28283	288839	MW 33		Investigation	2015-11-04	5.00							2.62	2.62		399m	North West
6628-17792	156061			Domestic	1996-03-01	14.00		6.20	6.70	5150	9070	1.0000				403m	South West
6628-18527	165903			Domestic	1997-03-14	54.00		4.40		76000	95000	3.0000	5.00	5.00	-0.60	413m	North
6628-30450	327312		Backfilled	Investigation	2019-10-09	5.50										423m	South
6628-4407	51376		Abandoned		1964-03-26	9.22		4.39								424m	North West
6628-29191	303643		Backfilled	Environmental	2017-07-27	5.00										429m	South
6628-17193	150022	CONNECTOR 1	Unknown		1990-10-11	9.00	3.72									440m	North East
6628-26981	275846	MW 6		Investigation	2013-06-25	4.00							2.30	2.30		462m	North East
6628-26980	275845	MW 5		Investigation	2013-06-26	4.00							2.10	2.10		471m	North East
6628-4406	51375		Abandoned		1964-03-24	18.36		4.33								471m	North West
6628-26982	275847	MW 7		Investigation	2013-06-25	4.00							2.30	2.30		472m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-17034	148204	SZ 48				7.48	6.00									473m	South East
6628-26593	272284	MW 1		Investigation	2012-06-21	5.00							3.00	3.00		475m	North East
6628-27914	285954	MW 7A		Investigation	2015-05-22	4.50							2.60	2.60		476m	North East
6628-26592	272283	MW 3		Investigation	2012-06-21	5.00							3.00	3.00		494m	North East
6628-26979	275844	MW 4		Investigation	2013-06-26	4.00							2.50	2.50		495m	North East
6628-26594	272285	MW 2		Investigation	2012-06-21	5.00							3.00	3.00		496m	North East
6628-4405	51374		Abandoned		1964-03-19	9.22		4.30								497m	North West
6628-24913	252826			Investigation	2009-08-24	7.00				4863	8580	0.250	3.00	3.00		503m	North West
6628-4408	51377				1914-10-01	82.60	5.00			3612	6427		0.00	0.00	5.00	514m	North West
6628-25760	263681	WELL 1		Drainage	2009-09-28	50.00						0.500	13.00	13.00		532m	North West
6628-4410	51379		Abandoned	Drainage	1960-06-17	16.76		4.41								543m	North West
6628-8858	55827					5.49		6.54	7.50	4757	8400		3.35	3.35	3.19	552m	South West
6628-15639	62608		Operational	Recreational	1991-09-10	18.00		6.23	7.50	8663	14923	2.500	4.00	4.00	2.23	591m	South East
6628-4409	51378					85.34		4.32					0.00	0.00	4.32	600m	North West
6628-25761	263682	WELL 2		Drainage	2009-10-14	22.00						2.000	5.00	5.00		612m	North West
6628-16430	135687	SB 5		Observation	1992-11-11	10.50		5.99					3.70	3.70	2.29	639m	South East
6628-16428	135685	SB 3		Observation	1992-11-10	14.40		6.07					3.70	3.70	2.37	653m	South East
6628-18848	168220			Domestic	1998-02-10	18.00		4.17		9113	15640		5.40	5.40	-1.23	661m	North East
6628-16426	135683	SB 1		Observation	1992-11-09	10.80		5.98					4.50	4.50	1.48	665m	South East
6628-16429	135686	SB 4		Observation	1992-11-11	10.80		6.04					3.90	3.90	2.14	672m	South East
6628-8851	55820							5.16								684m	West
6628-16427	135684	SB 2		Observation	1992-11-09	10.30		6.09					3.70	3.70	2.39	705m	South East
6628-18152	162888			Drainage	1997-01-08	18.00		4.25		52529	79375		4.00	4.00	0.25	710m	North West
6628-17498	153301			Domestic	1995-12-26	12.00		6.63	6.80	6418	11200	1.000				756m	South West
6628-26739	274673	MW 1	Backfilled	Investigation	2013-05-21	7.00										766m	North East
6628-26738	274672			Investigation	2013-05-21	17.00										769m	North East
6628-25692	262902	SU GW 32		Investigation	2011-03-23	4.60							2.30	2.30		773m	North East
6628-12961	59930				1984-06-26	10.00		5.44	7.00	16764	27572		4.00	4.00	1.44	780m	West
6628-19484	175118	MHMW 2		Monitoring	1998-12-30	4.60		4.88					2.79	2.79	2.09	793m	West
6628-20908	192941			Domestic	2000-12-20	8.00		4.51		2058	3700		3.00	3.00	1.51	793m	North West
6628-4403	51372					45.72	4.00			26432	41576					798m	North
6628-19485	175119	MHMW 4		Monitoring	1998-12-30	4.00		4.87					2.73	2.73	2.14	803m	West
6628-19486	175120	MHMW 10		Monitoring	1998-12-30	4.00		4.86					2.77	2.77	2.09	804m	West
6628-31682	365429			Investigation	2022-02-16	5.00										805m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-14005	60974		Backfilled	Industrial	1987-09-08	223.00		6.05	7.90	3943	7000	7.500	3.52	3.52	2.53	806m	South East
6628-4404	51373					68.88		3.82								828m	North
6628-30710	335858			Environmental	2020-04-30	5.50										849m	North
6628-31685	365457		Dry	Environmental	2021-12-06	5.00										849m	East
6628-16119	63088		Operational	Domestic	1992-08-08	12.00		5.81	6.70	11848	20005		4.50	4.50	1.31	851m	South West
6628-26377	270180	MW 6		Investigation	2012-03-22	5.00							3.20	3.20		853m	East
6628-31690	365463		Dry	Environmental	2021-12-08	5.00										853m	East
6628-31687	365460		Dry	Environmental	2021-12-07	5.00										855m	East
6628-30708	335856			Environmental	2020-05-01	5.50										866m	North
6628-31684	365456		Dry	Environmental	2021-12-06	5.00										871m	East
6628-26376	270179	MW 5		Investigation	2012-03-16	5.00							2.60	2.60		872m	East
6628-31691	365464		Dry	Environmental	2021-12-07	5.00										875m	East
6628-14569	61538	GH 66	Abandoned	Investigation	1984-02-14	10.00	3.00									881m	North East
6628-13223	60192				1985-02-08	20.00	4.00		7.30	21028	33894	0.600	3.00	3.00	1.00	882m	South West
6628-31686	365459		Dry	Environmental	2021-12-06	5.00										884m	East
6628-26372	270175	MW 1		Investigation	2012-03-15	4.50							3.42	3.42		885m	East
6628-31688	365461		Dry	Environmental	2021-12-07	5.00										885m	East
6628-30709	335857			Environmental	2020-05-01	5.50										893m	North
6628-8895	55864	KINNAIRD HILL	Abandoned		1966-03-25	27.58		6.11	6.70	3315	5911	0.250	1.12	1.12	4.99	893m	South East
6628-31689	365462		Dry	Environmental	2021-12-07	5.00										901m	East
6628-26373	270176	MW 2		Investigation	2012-03-15	5.00							3.58	3.58		908m	East
6628-26374	270177	MW 3		Investigation	2012-03-15	5.00							2.70	2.70		916m	East
6628-25693	262903	GW 9		Investigation	2011-03-19	8.80										925m	South East
6628-31681	365428			Investigation	2022-02-16	5.00										926m	North
6628-26375	270178	MW 4		Investigation	2012-03-16	5.00							2.80	2.80		938m	East
6628-13521	60490				1985-11-05	11.00	6.00		7.90	2375	4260	1.500	2.40	2.40	3.60	943m	South
6628-13434	60403		Operational	Drainage	1985-08-02	6.00		4.71					2.10	2.10	2.61	948m	West
6628-14213	61182		Backfilled	Irrigation	1987-12-07	127.00		3.75	7.40	2807	5020		9.00	9.00	-5.25	953m	North West
6628-16549	138738			Domestic	1994-01-22	12.00		6.16	6.90	6590	1150					960m	South West
6628-31683	365430			Investigation	2022-02-16	5.50										1001m	North
6628-11957	58926				1982-04-22	9.10		7.22	7.90	2421	4340	1.500	3.00	3.00	4.22	1005m	South
6628-21467	198017			Domestic	2003-10-26	6.50		6.38		1647	2970	0.300	2.70	2.70	3.68	1010m	South East
6628-8859	55828					4.57		7.36		2827	5057					1036m	South
6628-17194	150023	CONNECTOR 2	Unknown		1990-10-12	8.40	1.93									1038m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-4402	51371					105.16	4.00			4055	7196	1.2600	0.00	0.00	4.00	1044 m	North
6628-27087	278139	MW 108		Investigation	2013-10-14	5.50				7491	13000		3.00	3.00		1050 m	North West
6628-27083	278135	MW 107		Investigation	2013-10-14	5.50				6217	10870		3.00	3.00		1055 m	North West
6628-17497	153300			Domestic	1995-12-26	12.00		5.36	7.00	14476	24100	1.0000				1056 m	West
6628-31952	370851			Investigation	2022-07-23	4.50										1059 m	North East
6628-31953	370852			Investigation	2022-07-23	4.50										1060 m	North East
6628-26125	266993	MW 11		Investigation	2011-01-31	4.50							2.51	2.51		1080 m	North West
6628-31951	370850			Investigation	2022-07-23	4.50				1105	2000		1.80	1.80		1088 m	North East
6628-8857	55826				1935-01-29	161.54		6.46		3184	5684	0.6900	4.88	4.88	1.58	1093 m	South West
6628-26124	266992	MW 12		Investigation	2011-01-31	4.50							2.48	2.48		1098 m	North West
6628-26350	269854	MW 101		Investigation	2012-02-14	4.50							2.60	2.60		1100 m	North West
6628-25272	256169	MW 5		Investigation	2009-01-28	6.00							3.00	3.00		1106 m	North West
6628-18779	167609			Domestic	1997-10-17	16.00		7.48		3309	5900		5.40	5.40	2.08	1107 m	South
6628-25271	256168	MW 4		Investigation	2009-01-27	6.00										1109 m	North West
6628-25270	256167	MW 3		Investigation	2009-01-27	5.00							2.70	2.70		1115 m	North West
6628-25269	256166	MW 2		Investigation	2009-01-27	6.00							2.75	2.75		1116 m	North West
6628-26352	269856	MW 103		Investigation	2012-02-14	4.50										1116 m	North West
6628-26351	269855	MW 102		Investigation	2012-02-14	4.50							2.60	2.60		1117 m	North West
6628-25268	256165	MW 1		Investigation	2009-01-27	6.00										1124 m	North West
6628-16318	134388			Domestic	1993-01-05	18.00		4.60	6.80	21371	34446					1132 m	West
6628-26123	266991	MW 13		Investigation	2011-01-31	4.50							2.46	2.46		1138 m	North West
6628-26121	266989	MW 16		Investigation	2011-02-01	4.50							2.60	2.60		1142 m	North West
6628-26122	266990	MW 14		Investigation	2011-01-31	4.50							2.46	2.46		1153 m	North West
6628-12237	59206	GH 170	Geotechnically Equiped	Investigation	1982-07-07	16.00	4.00									1163 m	West
6628-26286	268996	MW211005		Investigation	2012-04-13	5.00							2.00	2.00		1164 m	North East
6628-26120	266988	MW 15		Investigation	2011-01-31	4.50										1182 m	North West
6628-24693	246993	BH 8		Investigation	2006-11-21	4.00		3.88		17235	28300		2.20	2.20	1.68	1193 m	North East
6628-13231	60200			Observation	1985-02-28	120.00	4.98	5.01	8.40	3178	5670	1.1500	4.76	4.79	0.22	1198 m	South West
6628-8860	55829					11.89	6.00			2815	5036	1.1600				1199 m	South
6628-26288	268998	MW211007		Investigation	2012-04-13	5.00							2.00	2.00		1205 m	North East
6628-20689	187690			Investigation	2001-10-31	5.00		4.88					3.25	3.25	1.63	1209 m	East
6628-8861	55830					3.66		7.68		2241	4025					1219 m	South
6628-21074	195382			Investigation	2002-09-27	4.50		3.78					2.00	2.00	1.78	1220 m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-10942	57911	GEOSCIE NCE ASSOC		Investigation	1979-01-29	8.00		4.96								1234 m	East
6628-8976	55945	GEOSCIE NCE ASSOC		Investigation	1979-01-15	50.00		4.96								1234 m	East
6628-12633	59602	WINGFIE LD 6		Drainage	1983-09-07	6.00	3.67		7.70	4060 0	5800 0					1256 m	North
6628-10980	57949		Operational	Observation	1979-08-08	205.00	3.43	2.85	7.70	3536	5750		5.72	5.14	-2.29	1263 m	North West
6628-11478	58447		Operational	Observation	1979-08-08	205.00	3.23	3.36	7.90	3018	4941		3.17	3.30	0.06	1263 m	North West
6628-11479	58448		Operational	Observation	1979-08-08	205.00	3.23	3.36	7.60	5243	8664		-3.47	-3.35	6.70	1263 m	North West
6628-16329	134399			Investigation	1993-03-23	7.00		4.96	7.00	5462	9600					1264 m	East
6628-4382	51351	WINGFIE LD BRIDGE 3	Unknown		1965-08-19	5.03		3.16								1266 m	North
6628-17195	150024	CONNEC TOR 3	Unknown		1990-10-16	8.40	1.89									1270 m	North
6628-20622	186000			Domestic	2001-07-14	10.50		4.88		1150 7	1950 0	1.000 0	3.00	3.00	1.88	1272 m	West
6628-4380	51349	WINGFIE LD BRIDGE 1	Unknown		1965-08-13	6.40		3.17								1273 m	North
6628-4381	51350	WINGFIE LD BRIDGE 2	Unknown		1965-08-17	5.03		3.17								1273 m	North
6628-21073	195381			Investigation	2002-09-27	5.00		3.70					2.00	2.00	1.70	1288 m	North East
6628-20787	189229	NR03		Investigation	2001-10-31	5.00		4.91					2.62	2.62	2.29	1293 m	East
6628-26812	274881			Investigation	2013-05-03	6.10										1300 m	North East
6628-8846	55815				1932-01-21	123.46		6.80		2869	5130	2.270 0	6.10	6.10	0.70	1302 m	South West
6628-20956	194238	BACK 2A		Monitoring	2002-01-15	4.00		3.22								1303 m	North West
6628-12632	59601	WINGFIE LD 5		Observation	1983-09-07	6.00	4.06		7.60	2644 3	4159 3					1310 m	North West
6628-26287	268997	MW21100 6		Investigation	2012-04-13	5.00							2.00	2.00		1315 m	North East
6628-15127	62096		Operational	Irrigation	1989-11-18	8.10	5.00		7.60	5521	9700	1.200 0	2.30	2.30	2.70	1322 m	South West
6628-20786	189226	NR01		Investigation	2001-10-31	4.90		4.90					1.95	1.95	2.95	1324 m	East
6628-18301	164196			Investigation	1996-05-24	5.00		4.67					2.95	2.95	1.72	1327 m	West
6628-18303	164198			Investigation	1996-09-30	5.00		4.61					2.84	2.84	1.77	1328 m	West
6628-21915	202090	GW 6		Monitoring		5.10		4.89					2.80	2.80	2.09	1328 m	West
6628-18304	164199			Investigation	1996-09-30	5.00		4.64					2.84	2.84	1.80	1330 m	West
6628-12577	59546		Operational	Domestic	1983-11-02	9.10	4.00		7.40	5109	9000	1.500 0	2.00	2.00	2.00	1335 m	South West
6628-18299	164194			Investigation	1996-05-24	5.00		4.66					2.94	2.94	1.72	1336 m	West
6628-24694	246994	BH 7		Investigation	2006-11-21	5.00		3.79		4501 0	6430 0		1.80	1.80	1.99	1337 m	North East
6628-20121	179088			Domestic	1999-11-24	12.00		4.57		2363 7	3760 0	2.000 0	3.50	3.50	1.07	1341 m	West
6628-8900	55869	KINNAIR D HILL	Abandoned		1966-03-31	12.27	8.00		6.70	1955	3518	0.250 0	0.91	0.91	7.09	1343 m	South East
6628-18302	164197			Investigation	1996-05-24	5.00		4.62					2.84	2.84	1.78	1344 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-18327	164263	BACK 3		Monitoring	1996-11-06	6.00		3.17					2.53	2.53	0.64	1350 m	North West
6628-29516	307406			Monitoring	2018-04-20	6.00										1354 m	North East
6628-18300	164195			Investigation	1996-05-24	5.00		4.63					2.93	2.93	1.70	1356 m	West
6628-20588	185694		Operational	Drainage	2001-02-05	29.00		7.42		1049	1900	3.0000	4.50	4.50	2.92	1356 m	South
6628-21905	202002	GW 7			2004-09-16	5.10		4.87					2.40	2.40	2.47	1360 m	West
6628-4396	51365						3.00					0.5100	0.00	0.00	3.00	1361 m	North West
6628-21914	202089	GW 5		Monitoring	2004-08-31	5.50		4.87								1371 m	West
6628-20234	181055		Operational	Drainage	2000-06-05	24.00		7.29		1457	2630	3.3000	5.50	5.50	1.79	1373 m	South
6628-20233	181054		Operational	Drainage	2000-06-06	24.00		7.31		1340	2420	3.3000	5.50	5.50	1.81	1380 m	South
6628-23090	234254	MB 27			2007-02-22	5.50		4.63					3.30	3.30	1.33	1382 m	West
6628-16320	134390			Domestic	1993-03-15	12.00		7.71	7.20	4180	7409	1.0000				1384 m	South
6628-28041	287442	GW 101	Backfilled	Investigation	2015-10-16	6.50							4.50	4.50		1388 m	South
6628-23088	234252	MB 25		Investigation	2007-02-22	5.50		4.64					3.10	3.10	1.54	1389 m	West
6628-23089	234253	MB 26		Investigation	2007-02-22	5.50		4.64					3.10	3.10	1.54	1390 m	West
6628-18054	162592	GW 2		Observation	1996-01-15	5.00		4.88	7.70	9866	16870					1394 m	East
6628-31017	353496			Environmental	2020-12-08	5.00										1397 m	West
6628-24695	246995	BH 6		Investigation	2006-11-21	5.00		3.91		18119	29600		1.50	1.50	2.41	1404 m	North East
6628-29667	312516			Investigation	2018-06-14	5.00										1404 m	South East
6628-29609	310723			Environmental	2018-07-10	5.50										1405 m	East
6628-31016	353495			Environmental	2020-12-08	5.00										1405 m	West
6628-26991	275979			Investigation	2013-12-04	6.20										1406 m	East
6628-31015	353494			Environmental	2020-12-08	5.00										1408 m	West
6628-30548	332950			Investigation	2019-10-16	4.20										1416 m	West
6628-15940	62909		Backfilled		1992-03-12	9.00		4.59	7.60	14026	23433	1.2000	3.00	3.00	1.59	1419 m	West
6628-18045	162583	GW 3		Observation	1996-01-15	4.00		4.57	7.80	1143	2070					1425 m	East
6628-29666	312515			Investigation	2018-06-14	5.00										1426 m	South East
6628-30550	332952			Investigation	2019-11-14	4.50										1433 m	West
6628-8896	55865	KINNAIRD HILL	Abandoned		1966-04-14	15.24	6.00		7.00	5285	9300	0.2500	0.91	0.91	5.09	1433 m	South East
6628-4378	51347					79.40		3.03					2.13	2.13	0.90	1446 m	North
6628-4400	51369	BOLIVAR 288	Unknown	Investigation	1960-12-09	2.44	2.63									1453 m	East
6628-20496	184743			Domestic	2001-02-28	15.00		2.91		65280	81600	0.8000	6.00	6.00	-3.09	1457 m	North
6628-30306	312513			Investigation	2018-06-14	5.00										1457 m	South East
6628-8899	55868	REGENCY PARK GOLF COURSE	Rehabilitated	Observation	1976-10-01	220.00	7.78	7.66	7.24	2978	5320	2.5300	7.42	7.30	0.36	1466 m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-4377	51346					83.06	3.00			2256	4052	0.6300	0.00	0.00	3.00	1467 m	North
6628-18278	164148	MW 5		Observation	1997-03-14	5.50		3.54					3.60	3.60	-0.06	1493 m	North West
6628-27559	281136		Backfilled			6.80										1495 m	South West
6628-13634	60603			Irrigation	1986-05-02	216.00		5.68	7.96	3443	6130	6.0000	4.00	4.00	1.68	1501 m	South East
6628-17098	148641			Domestic	1995-03-11	12.00		7.61	6.70	4496	7950					1504 m	South West
6628-28040	287441	GW 102	Backfilled	Investigation	2015-10-16	6.50							4.42	4.42		1504 m	South East
6628-18279	164149	MW 6		Observation	1997-03-14	5.50		3.68					3.60	3.60	0.08	1505 m	West
6628-4398	51367			Observation	1957-01-23	130.15	3.65		7.20	70842	64666	17.5000	14.80	14.80	-11.15	1507 m	North East
6628-20955	194237	BACK 3A		Monitoring	2002-01-15	4.00		2.85								1512 m	North
6628-29607	310721			Environmental	2018-07-09	6.00										1517 m	East
6628-31334	355483	MW04		Investigation	2021-04-23	6.00							3.50	3.50		1518 m	South East
6628-31333	355482	MW03		Investigation	2021-03-10	6.00							3.50	3.50		1519 m	South East
6628-29608	310722			Environmental	2018-07-09	5.50										1523 m	East
6628-30549	332951			Investigation	2019-11-14	4.50										1528 m	West
6628-18047	162585	GW 1		Observation	1996-01-15	6.00		3.48	6.90	48650	69500					1530 m	North East
6628-4379	51348						3.00			1622	2925					1539 m	North East
6628-28814	294055	GW 2		Investigation	2017-03-28	7.10							3.80	3.80		1540 m	South West
6628-12898	59867		Operational	Domestic	1984-01-01	6.00		3.49								1542 m	North West
6628-31335	355484	MW05														1544 m	South East
6628-18325	164261	BACK 1		Monitoring	1996-11-06	8.00		2.81					2.20	2.20	0.61	1546 m	North
6628-13508	60477			Observation	1985-06-25	6.00	2.79		7.00	42070	60100		2.42	2.42	0.37	1551 m	North
6628-28039	287440	GW 103	Backfilled	Investigation	2011-10-16	7.20							4.59	4.59		1551 m	South
6628-28813	294054	GW 1		Investigation	2017-03-28	7.10							3.90	3.90		1551 m	South West
6628-30741	338462			Investigation	2020-05-25	6.50										1553 m	South East
6628-30756	339441			Monitoring	2020-06-22	6.00							2.60	2.60		1554 m	South West
6628-11499	58468		Operational	Drainage	1980-09-06	4.00		6.53								1556 m	South West
6628-31332	355481	MW02		Investigation	2021-03-10	6.00							3.50	3.50		1556 m	South East
6628-31955	370986			Investigation	2022-08-09	4.50										1556 m	West
6628-30008	315070			Investigation	2018-10-10	5.00										1566 m	South West
6628-31331	355480	MW01		Investigation	2021-03-10	6.00							3.50	3.50		1566 m	South East
6628-31956	370987			Investigation	2022-08-10	4.50										1566 m	West
6628-30740	338461			Investigation	2020-05-25	6.50										1567 m	South East
6628-11500	58469		Operational	Drainage; Observation	1980-09-06	4.00		6.57								1568 m	South West
6628-26581	272249		Backfilled	Investigation	2012-08-01	16.00										1572 m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-16192	130617			Observation		5.40		6.32				0.3000				1573 m	South West
6628-29999	315060			Investigation	2018-10-19	5.50										1574 m	South West
6628-16193	130618			Observation		5.40		6.38				0.3000				1576 m	South West
6628-21981	202951			Industrial	2004-08-21	156.00		2.86		2561	4590	10.0000	15.50	15.50	-12.64	1578 m	North
6628-17450	152958			Domestic	1995-11-17	9.00		7.89	7.10	3218	5740					1579 m	South
6628-17036	148206	SZ 50				9.81	4.00									1581 m	North
6628-16191	130616			Observation		5.30		6.36				0.3000				1586 m	South West
6628-27100	278455	RES 6A		Investigation	2013-08-29	2.10										1586 m	North
6628-27101	278456	RES 6		Investigation	2013-08-29	2.10										1586 m	North
6628-8850	55819							4.66		471	856					1587 m	West
6628-27104	278459	RES 2A		Investigation	2013-08-29	5.10										1590 m	North
6628-16190	130615			Observation		5.40		6.38				0.3000				1592 m	South West
6628-27102	278457	RES 5A		Investigation	2013-08-29	2.70										1594 m	North
6628-27103	278458	RES 5			2013-08-29	5.10										1594 m	North
6628-31615	363564			Environmental	2021-11-22	12.00										1596 m	East
6628-29991	315047			Investigation	2018-10-15	6.00										1597 m	South West
6628-16189	130614			Observation		5.40		6.40				0.3000				1598 m	South West
6628-29783	313670	RES 4				4.50										1598 m	North
6628-31614	363563			Environmental	2021-11-23	12.00										1600 m	East
6628-8701	55670	BOLIVAR 300	Unknown		1960-12-20	3.66		4.93								1601 m	East
6628-16952	147742		Abandoned	Domestic	1995-01-24	9.00		4.38	6.60	13420	22500					1602 m	West
6628-27917	285961	MW 3		Investigation	2014-01-16	5.00							2.80	2.80		1604 m	West
6628-27916	285960	MW 2		Investigation	2014-01-16	5.00							2.90	2.90		1608 m	West
6628-27915	285959	MW 1		Investigation	2014-01-16	5.00							2.80	2.80		1611 m	West
6628-18326	164262	BACK 2		Monitoring	1996-11-06	8.00		3.37					2.53	2.53	0.84	1618 m	North East
6628-8605	55574					67.06		4.97		2584	4630	1.0100	0.00	0.00	4.97	1618 m	East
6628-29665	312514			Monitoring	2018-08-01	8.60										1619 m	North West
6628-8705	55674	BOLIVAR 312	Unknown		1960-12-20	4.57		4.38								1619 m	East
6628-17297	151175	W 1		Investigation	1995-06-20	5.00		2.96								1626 m	North West
6628-30011	315074			Investigation	2018-10-22	5.50										1630 m	West
6628-30014	315077			Investigation	2018-10-22	5.50										1630 m	West
6628-8897	55866			Observation	1976-11-24	52.50	7.38		7.80	3252	5800	2.5000	4.80	4.80	2.58	1630 m	South East
6628-18277	164147	MW 4		Observation	1997-03-13	5.50		3.31					2.40	2.40	0.91	1636 m	North West
6628-29669	312562			Investigation	2018-08-02	8.50										1636 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-29670	312563			Investigation	2018-08-02	8.50										1637 m	North West
6628-18046	162584	GW 4		Observation	1996-01-15	5.00		4.32	8.10	27703	43300					1642 m	North East
6628-8862	55831					7.62		8.15	7.00	4085	7246					1645 m	South
6628-30268	315072			Investigation	2018-10-22	5.00										1655 m	West
6628-17298	151176	W 2		Investigation	1995-06-19	5.30		2.94								1656 m	North West
6628-17301	151179	R 1		Investigation	1995-06-20	5.35		3.82								1660 m	West
6628-18931	168804	W 1		Investigation	1997-09-11	5.50		2.70								1662 m	North
6628-17308	151186	R 2		Investigation	1995-06-20	5.00		3.94								1663 m	West
6628-17299	151177	W 3		Investigation	1995-06-19	5.20		2.91								1665 m	North West
6628-16288	132761	BL 2		Observation	1992-08-28	14.50		2.83					2.50	2.50	0.33	1666 m	North West
6628-8604	55573	SA PORTLAND CEMENT 2	Unknown		1954-09-08	18.29		3.99		47190	71308		0.91	0.91	3.08	1669 m	West
6628-4392	51361		Abandoned			85.34	3.00			2570	4605	0.6300	0.00	0.00	3.00	1673 m	North
6628-18932	168805	W 2		Investigation	1997-09-11	4.00		2.67					1.91	1.91	0.76	1677 m	North
6628-18275	164145	MW 2		Observation	1997-03-13	5.50		3.39					2.20	2.20	1.19	1683 m	North West
6628-20611	185891			Industrial	2001-02-22	130.00		4.96		3041	5430	14.0000				1691 m	East
6628-4390	51359					84.73		2.81								1691 m	North West
6628-4397	51366	WINGFIELD DUMP 2	Unknown	Observation		15.00	4.00		6.50	51756	35792		3.85	3.85	0.15	1691 m	North
6628-30319	322866	PW03A		Environmental	2019-08-08	17.00										1693 m	East
6628-4393	51362		Not Located			85.34	3.00			2556	4582	0.5100	1.22	1.22	1.78	1695 m	North
6628-31616	363565			Environmental	2021-11-25	12.00										1706 m	East
6628-12204	59173				1983-03-24	10.90	8.00		7.20	3712	6600	1.0000	5.40	5.40	2.60	1710 m	South
6628-30007	315069			Investigation	2018-10-24	5.00										1710 m	South West
6628-13511	60480			Observation	1985-06-26	6.00	2.04		7.20	42070	60100		1.45	1.45	0.59	1711 m	North East
6628-32001	371209			Investigation	2022-09-08	6.00										1713 m	North
6628-4399	51368	BOLIVAR 276	Unknown	Investigation	1960-12-08	2.44	1.93									1716 m	North East
6628-4394	51363					85.34		2.62								1719 m	North
6628-8706	55675	BOLIVAR 324	Unknown		1961-01-11	4.57		3.96								1719 m	East
6628-8603	55572	SA PORTLAND CEMENT 1	Unknown		1954-09-03	18.29		3.84		44330	66986		0.76	0.76	3.08	1720 m	West
6628-17310	151188	R 4		Investigation	1995-06-20	5.00		3.89								1723 m	West
6628-17300	151178	W 4		Investigation	1995-06-19	5.00		2.84								1729 m	North West
6628-29020	299034	BH 4	Backfilled			19.00										1730 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-4391	51360	WINGFIELD DUMP 1	Unknown	Observation		3.30	3.00		7.30	36748	31117		1.50	1.50	1.50	1730 m	North
6628-13877	60846				1986-02-01	12.00		8.32	7.00	2386	4280					1734 m	South
6628-14070	61039				1987-10-08	11.00	3.00		7.50	18182	29703	1.2500	4.00	4.00	-1.00	1739 m	North West
6628-16323	134393			Investigation	1993-03-23	7.00		4.33	7.50	2454	4400					1739 m	East
6628-18276	164146	MW 3		Observation	1997-03-13	5.50		3.18					2.20	2.20	0.98	1740 m	North West
6628-4388	51357		Abandoned			81.69		2.77								1744 m	North West
6628-21657	199604			Industrial	2004-02-13	9.00		3.56								1747 m	North East
6628-29023	299037	BH 1	Backfilled	Investigation	2017-08-21	35.00										1748 m	North West
6628-8868	55837					10.67		8.25		3098	5532	1.5000	2.44	2.44	5.81	1750 m	South
6628-8869	55838					6.10		8.25		3170	5659		2.44	2.44	5.81	1750 m	South
6628-29021	299035	BH 3	Backfilled	Investigation	2017-08-25	35.00										1755 m	North West
6628-26963	275818	MW 1	Backfilled	Investigation	2013-05-07	4.50							2.50	2.50		1760 m	North West
6628-22171	205956		Operational	Managed Aquifer Recharge (incl ASR)	2005-02-04	218.00		3.19		665	1207	15.0000	4.50	4.50	-1.31	1767 m	North East
6628-8845	55814					19.81		6.72		2685	4807					1768 m	South West
6628-31997	371205			Investigation	2022-09-07	7.00										1769 m	North
6628-21502	198106	GW 204		Monitoring	2003-08-15	6.00		4.34					4.09	4.09	0.25	1772 m	East
6628-17309	151187	R 3		Investigation	1995-06-21	5.05		3.76								1774 m	West
6628-29022	299036	BH 2	Backfilled	Investigation	2017-08-22	20.50										1777 m	North West
6628-29983	315039			Investigation	2018-10-15	6.50										1778 m	South West
6628-8898	55867	KINNAIRD HILL	Abandoned		1966-04-07	18.52	8.00		6.70	2755	4930	0.2500	0.91	0.91	7.09	1778 m	South East
6628-16287	132760	BL 1		Observation	1992-08-28	14.50		2.75					2.50	2.50	0.25	1784 m	North West
6628-30535	332589	PW02				18.00							3.98	3.98		1785 m	East
6628-30916	349413			Investigation	2020-10-19	4.20						0.2000				1787 m	East
6628-21501	198105	GW 203		Monitoring	2003-08-15	6.00		4.25					4.02	4.02	0.23	1789 m	East
6628-18935	168808	W 4		Investigation	1997-09-11	4.00		2.55					1.95	1.95	0.60	1793 m	North
6628-30093	315764			Investigation	2019-02-22	4.20										1793 m	West
6628-30013	315076			Investigation	2018-10-25	5.50										1799 m	West
6628-31235	355065		Dry	Investigation	2021-04-09	6.00										1799 m	West
6628-20879	191578	MB 7D	Backfilled	Investigation	2002-05-15	4.70		2.62					3.30	3.30	-0.68	1800 m	North
6628-23083	234239	MW 1		Investigation	2007-10-10	7.00		6.32					5.20	5.20	1.12	1800 m	South East
6628-16322	134392			Investigation	1993-03-23	7.00		4.28	7.60	2414	4330					1804 m	East
6628-16328	134398			Investigation	1993-03-23	7.00		4.39	7.10	5462	9600					1809 m	East
6628-18274	164144	MW 1		Observation	1997-03-13	6.00		3.17					2.20	2.20	0.97	1810 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-21500	198104	GW 202		Monitoring	2003-08-15	6.00		4.19					3.95	3.95	0.24	1810 m	East
6628-8843	55812				1951-05-24	5.94		6.40								1811 m	South West
6628-8844	55813				1951-05-25	6.40		6.40								1811 m	South West
6628-8849	55818							4.30		9380	16098		1.83	1.83	2.47	1811 m	West
6628-20870	191563	MB 16D	Backfilled	Investigation	2002-05-17	6.00		2.54					2.62	2.62	-0.08	1812 m	North
6628-8702	55671	BRITISH TUBE MLS			1964-07-14	36.58		4.53		11025	18750	0.0300	3.96	3.96	0.57	1812 m	East
6628-31998	371206			Investigation	2022-09-07	6.00										1813 m	North
6628-18933	168806	W 3		Investigation	1997-09-11	4.00		2.54					1.98	1.98	0.56	1814 m	North
6628-20873	191566	MB 01D		Investigation	2002-05-16	5.50		2.54					3.52	3.52	-0.98	1814 m	North
6628-29998	315059			Investigation	2018-10-17	5.00										1819 m	South West
6628-30207	316505	GWBORE 4A		Environmental	2019-05-17	7.00							4.01	4.01		1819 m	East
6628-31999	371207			Monitoring	2022-09-07	6.00										1819 m	North
6628-30010	315073			Investigation	2018-10-12	5.50										1820 m	West
6628-26964	275819	MW 2	Backfilled	Investigation	2013-05-17	5.00							2.60	2.60		1821 m	North West
6628-8871	55840					7.62		7.67		1642	2961		1.83	1.83	5.84	1822 m	South
6628-8716	55685							3.72								1824 m	South East
6628-26965	275820	MW 3	Backfilled	Investigation	2013-05-17	4.50							2.50	2.50		1825 m	North West
6628-29724	312771			Environmental	2018-09-03	3.00										1825 m	East
6628-30003	315065			Investigation	2018-10-19	5.50										1826 m	South West
6628-30917	349414			Investigation	2020-10-19	5.00						0.1000				1826 m	East
6628-24800	247387	MW 8S		Investigation	2009-04-01	4.00										1828 m	North
6628-13510	60479			Observation	1985-06-25	7.50	3.73		6.90	42070	60100		2.16	2.16	1.57	1830 m	North
6628-13580	60549				1986-02-14	7.50	3.79						2.60	2.60	1.19	1830 m	North
6628-16326	134396			Investigation	1993-03-23	7.00		4.17	7.80	567	1031					1830 m	East
6628-18934	168807	W 5		Investigation	1997-09-11	4.00		2.52					2.31	2.31	0.21	1830 m	North
6628-21499	198103	GW 201		Monitoring	2003-08-15	6.00		4.26					3.94	3.94	0.32	1833 m	East
6628-22150	205511	SITE 4		Irrigation		7.00		5.08				3.0000	3.10	3.10	1.98	1833 m	West
6628-30009	315071			Investigation	2018-10-10	5.00										1833 m	South West
6628-30036	315111			Investigation	2018-10-17	5.00										1833 m	South West
6628-30318	322865	PW01A		Environmental	2019-08-07	18.40										1835 m	East
6628-21945	202582		Not In Use	Managed Aquifer Recharge (incl ASR)	2004-12-17	254.50		3.20		3120	5570	3.7500	3.30	3.30	-0.10	1836 m	North East
6628-29614	311095	H373 MW01		Investigation	2018-02-26	6.00							4.75	4.75		1836 m	East
6628-20880	191582	MB 8D		Investigation	2002-05-15	7.00		2.57					2.90	2.90	-0.33	1839 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-26128	266996	SU BH 61			2011-06-19	20.05										1839 m	North
6628-20878	191577	MB 06D		Investigation		5.50		2.65					3.90	3.90	-1.25	1844 m	North
6628-30377	325583			Environmental	2019-09-13	7.00										1846 m	East
6628-24795	247382	MW 15			2009-04-01	5.00										1850 m	North
6628-20869	191562	MB 15D		Investigation	2002-05-16	6.00		2.50					3.16	3.16	-0.66	1851 m	North
6628-22149	205510	SITE 3		Irrigation		6.50		5.06				2.0000	3.00	3.00	2.06	1851 m	West
6628-22241	206411			Monitoring	2005-09-21	5.75		2.46					2.78	2.78	-0.32	1851 m	North
6628-23594	239696				2008-07-24	6.50		2.54					3.00	3.00	-0.46	1854 m	North
6628-8870	55839					3.66	8.00			2685	4807	2.5300	2.44	2.44	5.56	1856 m	South
6628-22330	209636			Monitoring	2005-03-03	10.00		4.14				0.2500	2.80	2.80	1.34	1857 m	East
6628-22329	209635			Monitoring	2005-03-03	20.00		4.15				6.0000	2.80	2.80	1.35	1861 m	East
6628-31618	363646			Environmental	2021-11-24	7.00										1863 m	East
6628-21965	202886	GW 84			2004-12-10	18.00		4.16		6556	11440	1.0000	4.00	4.00	0.16	1865 m	East
6628-24698	247000	MW 1	Backfilled	Investigation	2009-02-16	4.50		3.45					2.50	2.50	0.95	1865 m	West
6628-26127	266995	SU BH 62			2011-06-20	10.45										1866 m	North
6628-23084	234240	MW 2		Investigation	2007-07-10	7.00		6.57					5.20	5.20	1.37	1867 m	South East
6628-22148	205509	SITE 2		Irrigation		7.50		5.05				2.0000	3.50	3.50	1.55	1868 m	West
6628-8717	55686	BOLIVAR 336	Unknown		1961-01-12	4.57		3.67					1.07	1.07	2.60	1868 m	South East
6628-8863	55832					5.18		8.83		4090	7255		2.44	2.44	6.39	1868 m	South
6628-16324	134394			Investigation	1993-03-23	7.00		4.36	7.40	9632	16500					1869 m	East
6628-30378	325584	GW07A		Environmental	2019-09-13	7.00							4.00	4.00		1869 m	East
6628-8837	55806					8.53		7.97		7382	12834					1869 m	South West
6628-30918	349415			Investigation	2020-10-20	5.00						0.1000				1872 m	East
6628-30534	332588	GW01A				7.00							3.95	3.95		1875 m	East
6628-20867	191560	MB 13D		Investigation	2002-05-17	6.50		2.54					2.55	2.55	-0.01	1878 m	North
6628-20872	191565	MB 13S		Investigation	2002-05-16	3.00		2.54					1.58	1.58	0.96	1878 m	North
6628-22317	206760	MB 13H	Backfilled	Monitoring	2005-04-07	22.00		2.54					3.14	3.14	-0.60	1879 m	North
6628-14171	61140				1988-01-20	12.00	8.00		7.70	2958	5286	0.9000	5.00	5.00	3.00	1880 m	South
6628-22797	228694			Drainage	2007-03-16	12.00		7.82		3586	6380	0.7000	6.40	6.40	1.42	1880 m	South West
6628-26126	266994	SU BH 63			2011-06-18	19.95										1880 m	North
6628-24797	247384	MW 17		Investigation	2009-03-31	6.00										1881 m	North
6628-30092	315763			Investigation	2019-02-22	4.00										1881 m	West
6628-23593	239695				2008-07-24	3.00		2.50								1882 m	North
6628-28393	289364			Investigation	2016-04-06	21.00										1882 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-23085	234246	MW 3		Investigation	2007-10-10	7.00		6.38					5.20	5.20	1.18	1883 m	South East
6628-29616	311097	H373 MW03		Investigation	2018-02-26	6.00							3.20	3.20		1884 m	East
6628-22147	205508	SITE 1		Irrigation	2005-03-15	6.50		5.04		3367	6000	2.0000	3.00	3.00	2.04	1886 m	West
6628-17500	153303			Domestic	1995-12-08	12.00		8.88	7.10	2688	4810					1889 m	South
6628-18344	164280	PERM 16		Monitoring	1996-11-30	6.00		2.56					2.84	2.84	-0.28	1892 m	North
6628-28380	289331	MW 6	Backfilled	Investigation	2016-03-22	4.50							2.30	2.30		1893 m	West
6628-22798	228695			Drainage	2007-03-16	12.00		7.85		3609	6420	0.7000	6.40	6.40	1.45	1894 m	South West
6628-30001	315062			Investigation	2018-10-23	5.50										1894 m	South West
6628-16325	134395			Investigation	1993-03-23	7.00		4.13	8.70	699	1270					1899 m	East
6628-18333	164269	PERM 5		Monitoring	1996-11-06	8.00		2.46					2.60	2.60	-0.14	1899 m	North
6628-23595	239699				2008-07-24	5.70		2.51					3.00	3.00	-0.49	1899 m	North
6628-20874	191567	MB 2D		Investigation	2002-05-13	6.40		2.49					3.32	3.32	-0.83	1900 m	North
6628-26006	266432	BARKER INLET BORE 2	Operational	Managed Aquifer Recharge (incl ASR)	2011-09-25	222.00				3120	5570	20.0000	6.70	6.70		1904 m	North East
6628-22444	212528	MB 22D	Backfilled	Monitoring	2006-01-12	6.70		2.52								1905 m	North
6628-29615	311096	H373 MW02		Investigation	2018-02-26	6.00							2.25	2.25		1905 m	East
6628-18332	164268	PERM 4		Monitoring	1996-11-06	10.00		2.40					2.68	2.68	-0.28	1906 m	North
6628-22799	228696			Drainage	2007-03-16	12.00		7.88		3620	6440	0.5000	6.40	6.40	1.48	1908 m	South West
6628-20876	191569	MB 04D		Investigation	2002-05-14	8.00		2.57					4.53	4.53	-1.96	1909 m	North
6628-22316	206757	MB 12H	Backfilled	Monitoring	2005-04-07	15.00		2.51					3.24	3.24	-0.73	1913 m	North
6628-24801	247388	MW 4S		Investigation	2009-04-01	4.50										1913 m	North
6628-28473	289594	MW 7	Backfilled	Investigation	2016-08-01	5.00							1.50	1.50		1914 m	West
6628-20866	191559	MB 12D		Investigation	2002-05-16	8.00		2.51					3.54	3.54	-1.03	1915 m	North
6628-20871	191564	MB 12S		Investigation	2002-05-16	3.00		2.51					3.40	3.40	-0.89	1915 m	North
6628-23086	234247	MW 4			2007-10-10	7.00		6.04					5.20	5.20	0.84	1915 m	South East
6628-22443	212527	MB 21D	Backfilled	Monitoring	2006-01-12	6.80		2.51								1917 m	North
6628-28379	289330	MW 5A	Backfilled	Investigation	2016-03-22	4.50										1918 m	West
6628-4389	51358					82.30		2.58								1920 m	North West
6628-31843	369306			Environmental	2022-05-25	6.00										1921 m	North
6628-20236	181057			Domestic	2000-05-26	15.00		7.74		2916	5210	1.0000				1922 m	South West
6628-29994	315050			Investigation	2018-10-25	5.50										1923 m	South West
6628-17076	148585			Domestic	1995-03-01	18.00		7.68	7.10	5220	9190					1927 m	South West
6628-28341	289021	PERM 14D		Investigation	2015-07-29	10.00							3.70	3.70		1927 m	North
6628-29984	315040			Investigation	2018-10-15	5.50										1927 m	South West

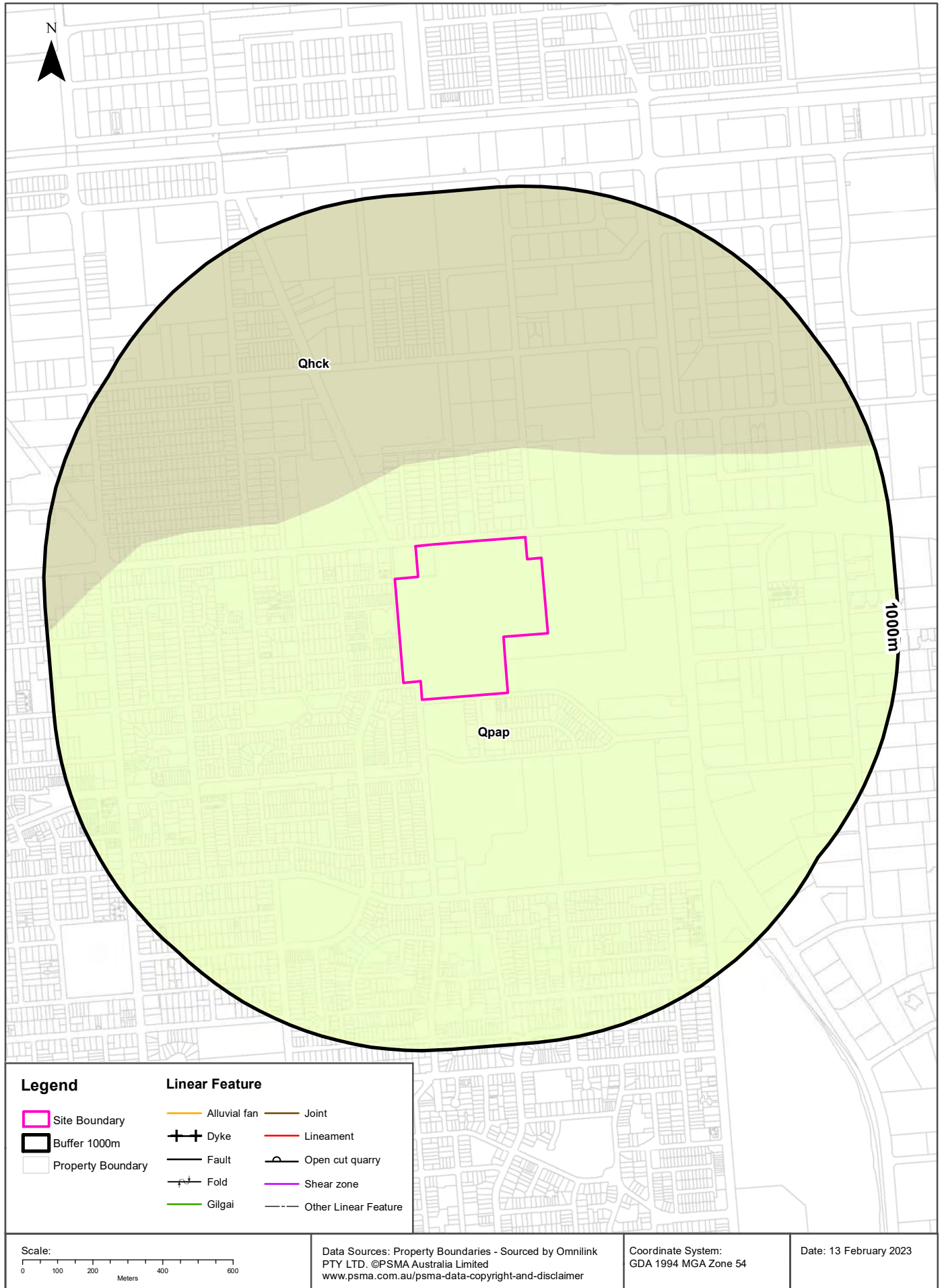
Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-18328	164264	PERM 1S		Monitoring	1996-11-06	8.00		2.52					1.65	1.65	0.87	1928 m	North
6628-20868	191561	MB 14D		Investigation	2002-05-17	4.60		2.45					1.43	1.43	1.02	1928 m	North
6628-21105	195506		Backfilled			7.00		2.59								1929 m	North West
6628-21106	195509		Backfilled			7.00		2.59								1930 m	North West
6628-8703	55672	BRITISH TUBE MLS			1964-07-22	36.68		4.57		13400	22506	0.0600	3.35	3.35	1.22	1932 m	East
6628-30006	315068			Investigation	2018-10-12	5.50										1935 m	South West
6628-21360	197631			Industrial	2003-04-30	6.00		2.54					3.00	3.00	-0.46	1936 m	North
6628-18342	164278	PERM 14		Monitoring	1996-11-30	6.70		2.52					3.10	3.10	-0.58	1937 m	North
6628-20875	191568	MB 3D		Investigation		10.50		2.49					6.45	6.45	-3.96	1939 m	North
6628-18989	169312	MW 104		Investigation	1997-09-22	7.20		3.51					3.90	3.90	-0.39	1942 m	South East
6628-16289	132762	BL 3		Observation	1992-08-28	10.40		2.53					3.00	3.00	-0.47	1943 m	North
6628-8836	55805					25.91		7.94		8353	14441	1.8900				1943 m	South West
6628-13579	60548				1986-02-14	6.00	12.70						0.39	0.39	12.31	1945 m	North
6628-13509	60478			Observation	1985-06-25	6.00	3.40		7.60	22471	35980		1.93	1.93	1.47	1946 m	North
6628-13684	60653			Exploration; Observation	1986-06-11	3.00	3.40		12.30	11904	20099					1946 m	North
6628-29990	315046			Investigation	2018-10-16	5.50										1947 m	South West
6628-24794	247381	MW 18		Investigation	2009-03-31	6.00										1948 m	North
6628-4411	51380						3.00			3424	6100					1949 m	North West
6628-24798	247385	MW 3D		Investigation	2009-04-01	8.00										1950 m	North
6628-24799	247386	MW 35		Investigation	2009-04-01	4.00										1950 m	North
6628-28474	289595	MW 8	Backfilled	Investigation	2016-08-01	5.00							1.40	1.40		1951 m	West
6628-26116	266977	MB03S		Investigation	2011-05-25	3.50										1952 m	North
6628-20877	191570	MB 05D		Investigation	2002-05-14	8.00		2.57					4.31	4.31	-1.74	1955 m	North
6628-20882	191584	MB 10D		Investigation	2002-05-15	5.70		2.46					2.05	2.05	0.41	1957 m	North
6628-30035	315110			Investigation	2018-10-23	6.00										1961 m	South West
6628-24796	247383	MW 55		Investigation	2009-03-31	4.50										1963 m	North
6628-19047	169611			Monitoring	1998-06-24	7.00		3.45				0.2000	2.50	2.50	0.95	1967 m	South East
6628-25037	253495	BH 131		Investigation	2009-02-03	19.50							3.60	3.60		1967 m	North
6628-8707	55676					91.44		3.47					1.83	1.83	1.64	1967 m	East
6628-21089	195397	MW 156		Monitoring	2002-10-04	7.00		3.49					3.30	3.30	0.19	1968 m	East
6628-23264	236062		Backfilled			5.00		2.55								1968 m	North West
6628-12433	59402		Backfilled		1983-02-27	7.50	2.00		7.00	11918	20124	0.1200	1.50	1.50	0.50	1970 m	North West
6628-13462	60431		Backfilled		1985-01-01	6.10		5.01								1973 m	East
6628-29993	315049			Investigation	2018-10-24	5.50										1974 m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-12630	59599	WINGFIE LD 3		Observation	1983-09-07	7.50	4.39		7.60	54137	81805					1975m	North
6628-14441	61410	VC 309	Unknown		1989-06-20	1.07	0.80									1975m	North
6628-26005	266431	BARKER INLET PROD 1	Operational	Managed Aquifer Recharge (incl ASR)	2011-09-15	228.00				2944	5260	20.0000	6.80	6.80		1976m	North East
6628-20883	191585	MB 11D		Investigation	2002-05-15	5.50		2.46					1.55	1.55	0.91	1977m	North
6628-24697	246999	MW 2	Backfilled	Investigation	2009-02-16	4.50		3.20					2.50	2.50	0.70	1979m	West
6628-20909	192959	GW 16			2000-11-08	5.00		4.71					3.00	3.00	1.71	1981m	East
6628-14996	61965			Observation	1989-10-23	6.00	3.47		7.10	21198	34111		2.60	2.60	0.87	1985m	North
6628-12631	59600	WINGFIE LD 4		Observation	1983-09-07	6.00	3.48		6.90	47962	72474					1986m	North
6628-19141	170109	MW 114		Investigation	1998-01-12	7.00	7.01						4.87	4.87	2.14	1986m	South East
6628-21092	195401	MW 155		Monitoring	2002-10-04	7.00		3.42					3.30	3.30	0.12	1986m	East
6628-22445	212530	MB 23D	Damaged	Monitoring	2006-01-21	5.70		2.39								1987m	North
6628-8835	55804					12.19	8.00			4469	7907	3.1600	4.57	4.57	3.43	1988m	South West
6628-30098	315769			Irrigation	2019-02-19	5.20										1989m	West
6628-30536	332601		Backfilled													1990m	North
6628-30713	335968			Environmental	2020-04-14	7.30										1990m	North
6628-17033	148203	SZ 47				1.57	5.00									1992m	South West
6628-31288	355215	MW62		Environmental	2020-07-15	10.20										1992m	West
6628-11956	58925				1982-04-13	10.90		8.67	7.40	1083	1960	1.2500	2.70	2.70	5.97	1993m	South
6628-16327	134397			Investigation	1993-03-23	7.00		4.36	7.40	6172	10812					1993m	East
6628-18988	169311	MW 103		Investigation	1997-09-22	7.20		3.49					5.10	5.10	-1.61	1993m	South East
6628-4384	51353		Abandoned			85.34		2.55				1.8900	0.00	0.00	2.55	1996m	North West

Drillholes Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Geology 1:100,000

456 Grand Junction Road, Angle Park, SA 5010



Geology

456 Grand Junction Road, Angle Park, SA 5010

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qpap	Pooraka Formation	Clay, sand and carbonate earth, silty, with gravel lenses.	Unnamed GIS Unit - see description	ST VINCENT BASIN	PLEISTOCENE	Pleistocene, Late	Pleistocene, Late	0m	On-site
Qhck	Saint Kilda Formation	Coastal marine sediment: calcareous, fossiliferous sand and mud of intertidal sand flats, beaches and tidal marshes; organic, gypseous clay of supratidal flats.	Unnamed GIS Unit - see description	ST VINCENT BASIN	HOLOCENE	Holocene	Holocene	222m	North

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Linear Structures 1:100,000

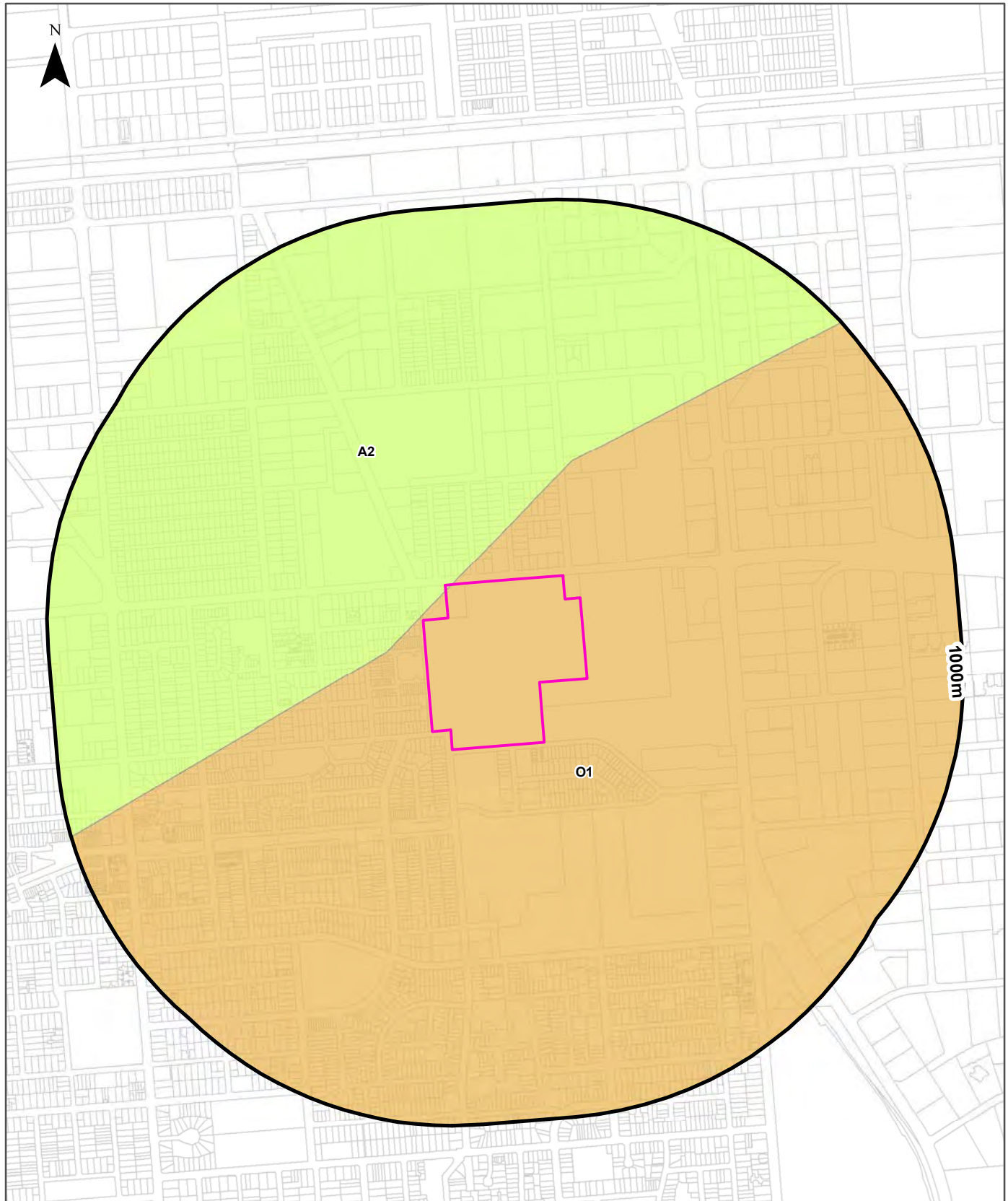
Linear geological structures within the dataset buffer:

Map Code	Description	Distance	Direction
N/A	No records in buffer		

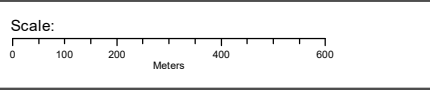
Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Soils

456 Grand Junction Road, Angle Park, SA 5010



Legend		Australian Soil Classification Orders					
Site Boundary	Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Buffer 1000m	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		



Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 13 February 2023

Soils

456 Grand Junction Road, Angle Park, SA 5010

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

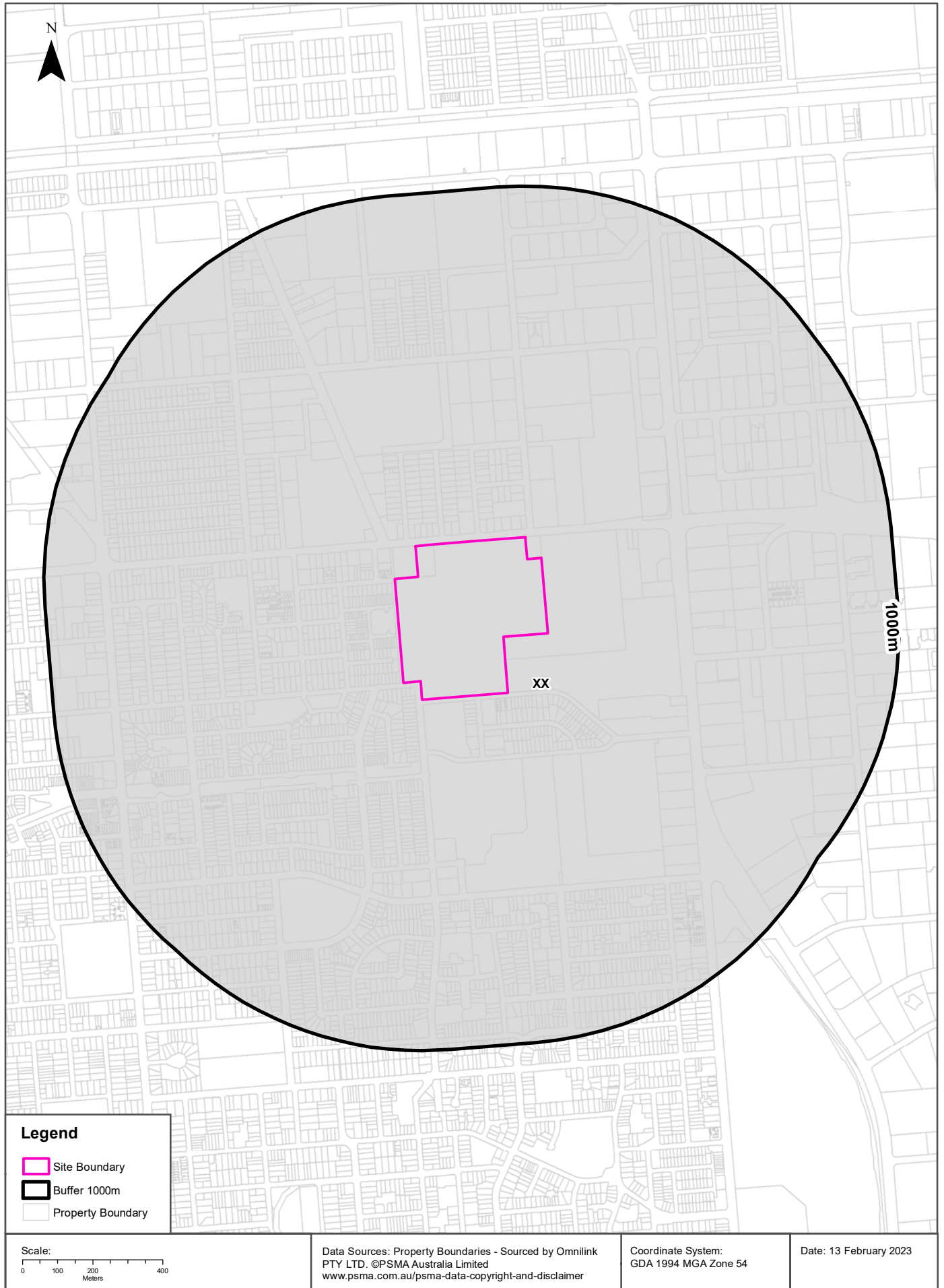
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
O1	Chromosol	Outwash plains: hard alkaline red soils (Dr2.23 with small areas Dr2.33); small areas cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), also hard alkaline yellow mottled soils (Dy3.43); minor areas (Um6.21) and (Uf6.11); various alluvial soils (unclassified) in the stream valleys.	0m	On-site
A2	Rudosol	Coastal dunes and plains with some swamps: dunes of calcareous sands (Uc1.11) and also siliceous sands (Uc1.22); plains of various saline soils (unclassified) and lesser areas of brown calcareous earths (Gc1.1 and Gc1.2).	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

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Soil Types

456 Grand Junction Road, Angle Park, SA 5010



Soils

456 Grand Junction Road, Angle Park, SA 5010

Soil Types

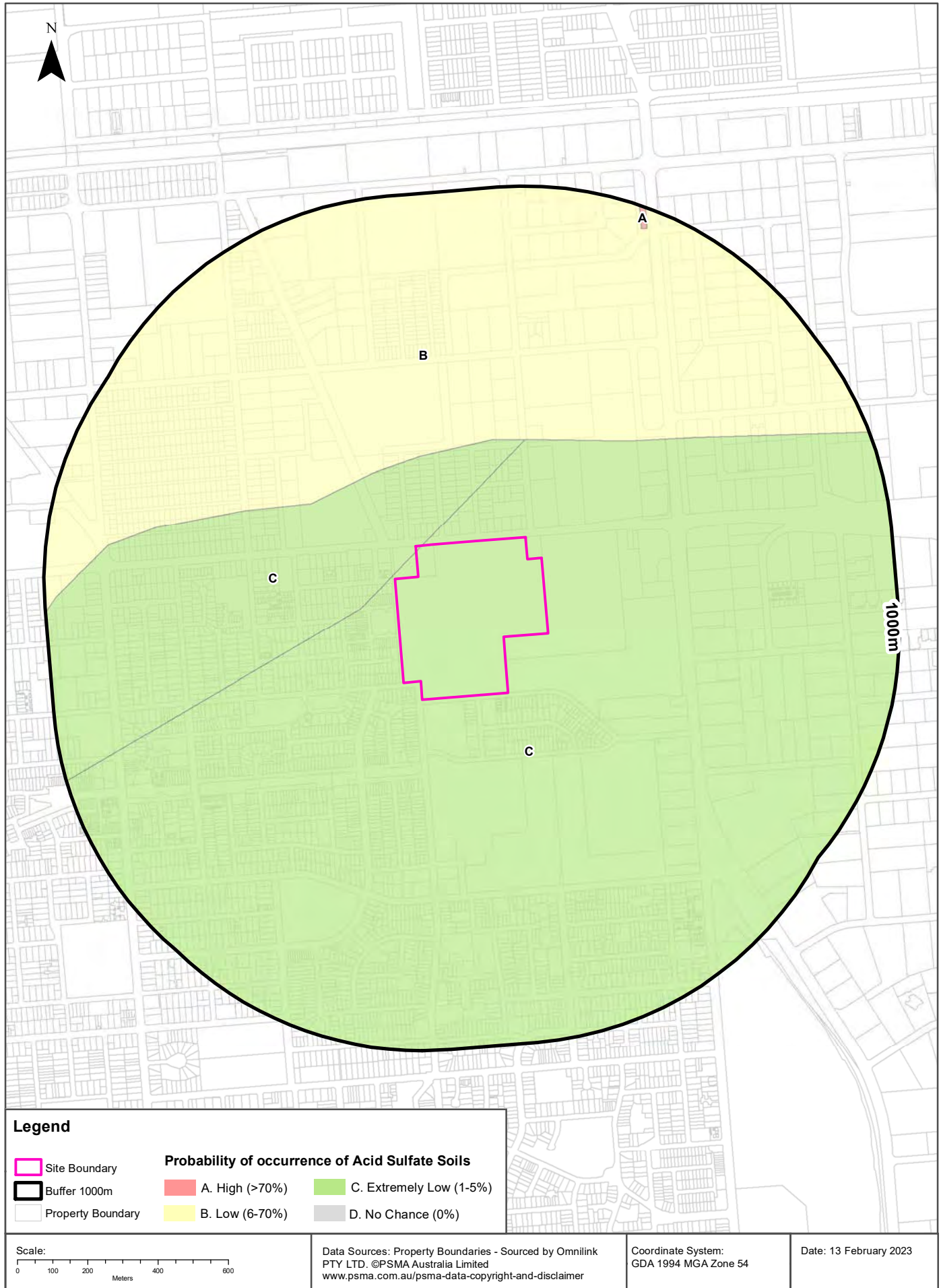
Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
XX	Not applicable - No assessment/analysis undertaken	0m	On-site

Soil Types Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Acid Sulfate Soils

456 Grand Junction Road, Angle Park, SA 5010



Acid Sulfate Soils

456 Grand Junction Road, Angle Park, SA 5010

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

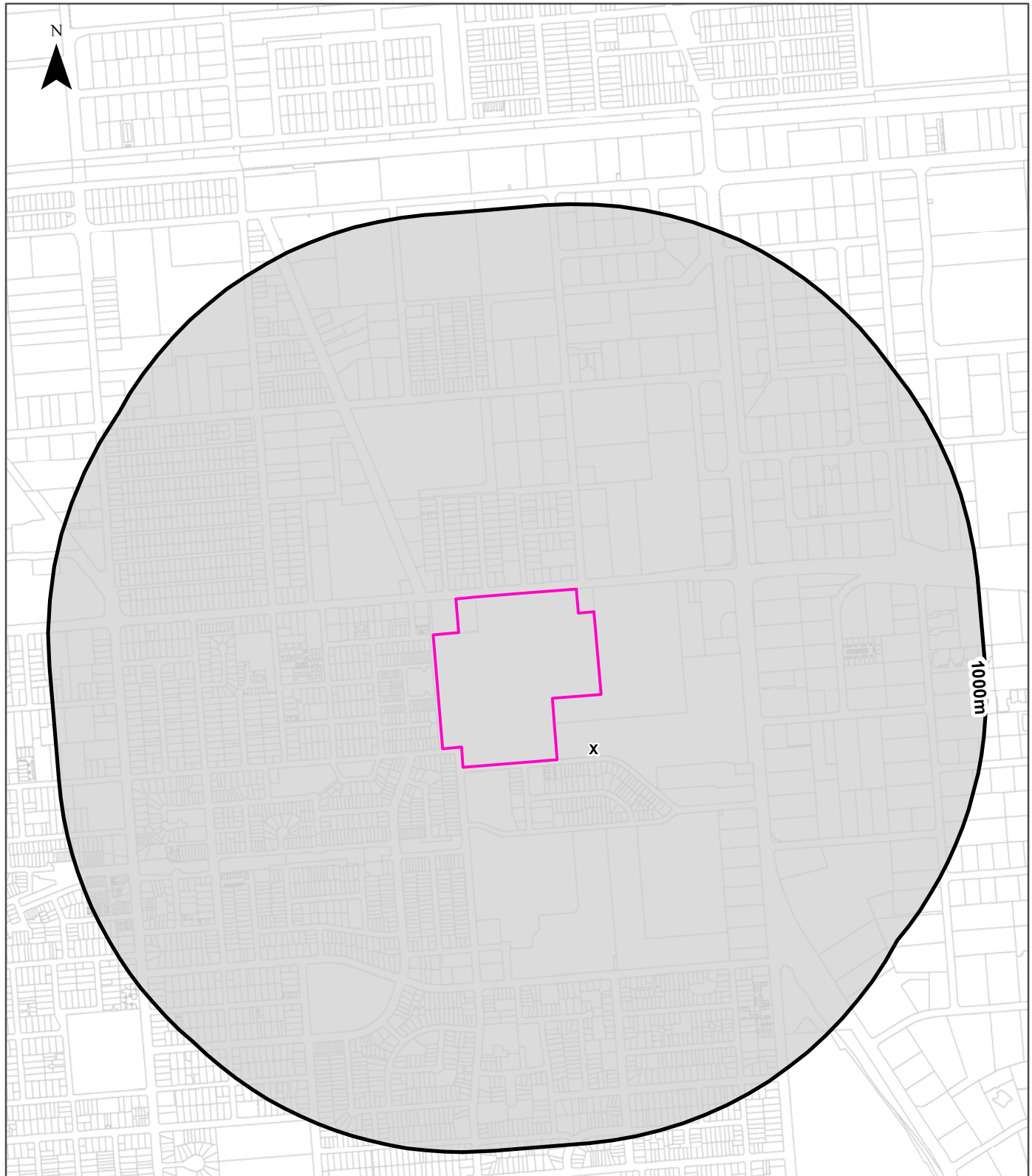
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	237m	North
A	High Probability of occurrence. >70% chance of occurrence.	937m	North East

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

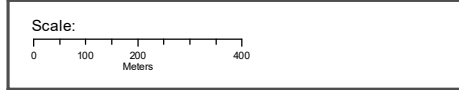
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Acid Sulfate Soils Potential

456 Grand Junction Road, Angle Park, SA 5010



Legend		Proportion of land susceptible to the development of Acid Sulfate Soils	
Site Boundary	Negligible	30-60%	More than 60%
Buffer 1000m	1-10%	Incomplete data (usually wet inland areas)	Not applicable - No assessment/analysis
Property Boundary	10-30%		



Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 13 February 2023

Acid Sulfate Soils

456 Grand Junction Road, Angle Park, SA 5010

Acid Sulfate Soil Potential

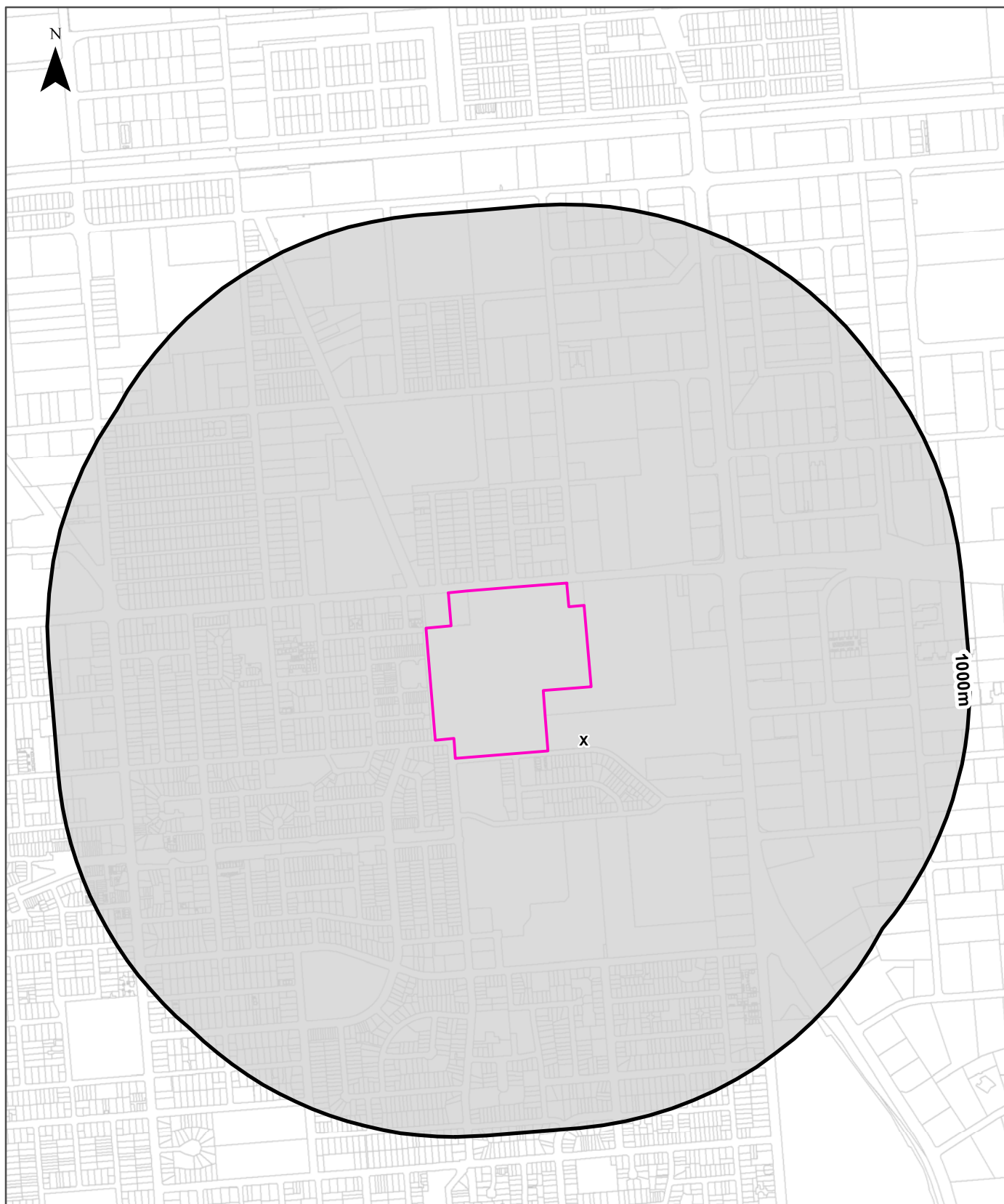
Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Watertable Induced

456 Grand Junction Road, Angle Park, SA 5010



Legend		Severity of watertable induced soil salinity		
Site Boundary	A. Negligible	D. Moderately high	G. Very high to extreme	
Buffer 1000m	B. Moderately low	E. Moderately high to high	X. Not applicable	
Property Boundary	C. Moderate	F. High		



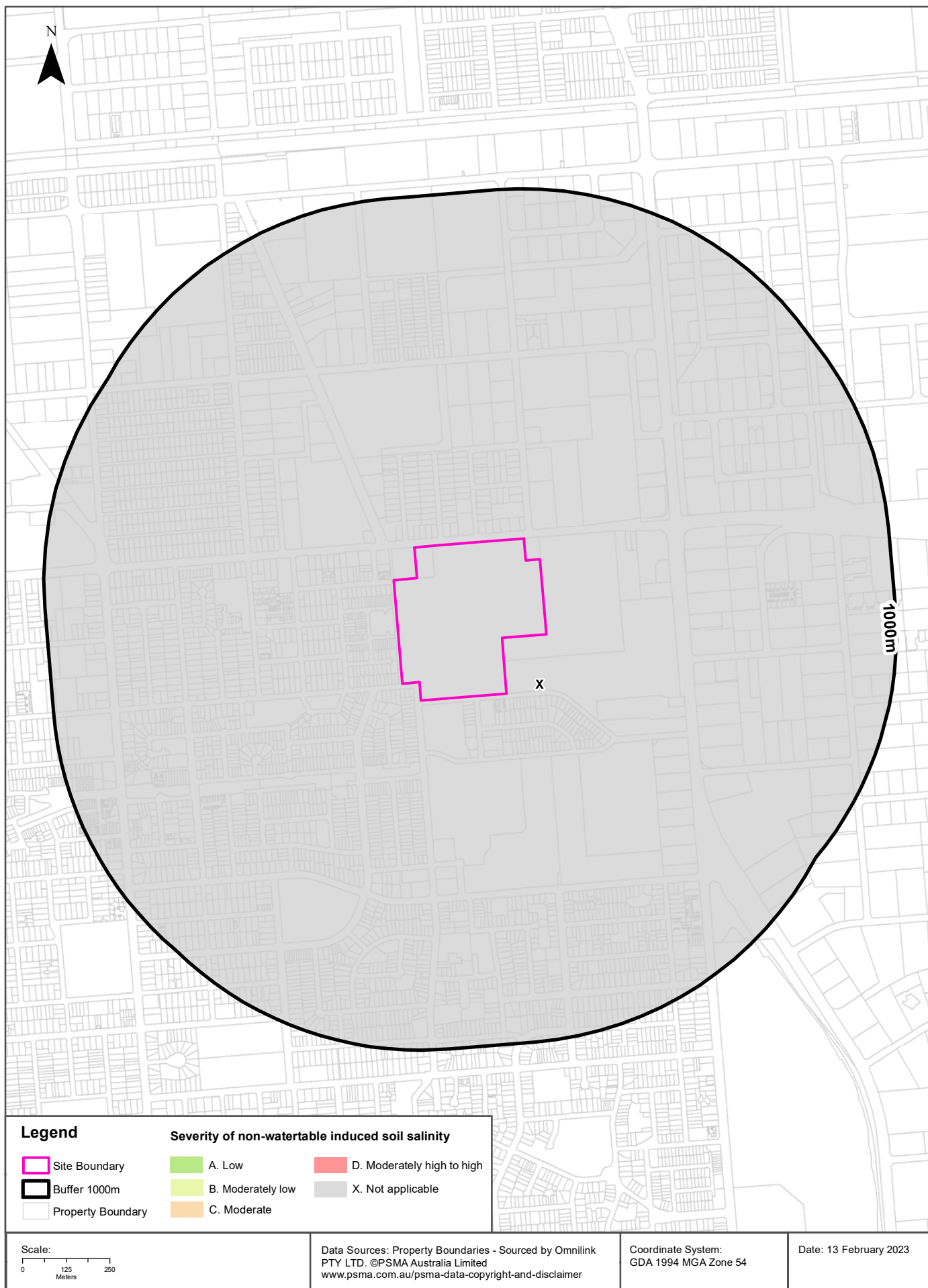
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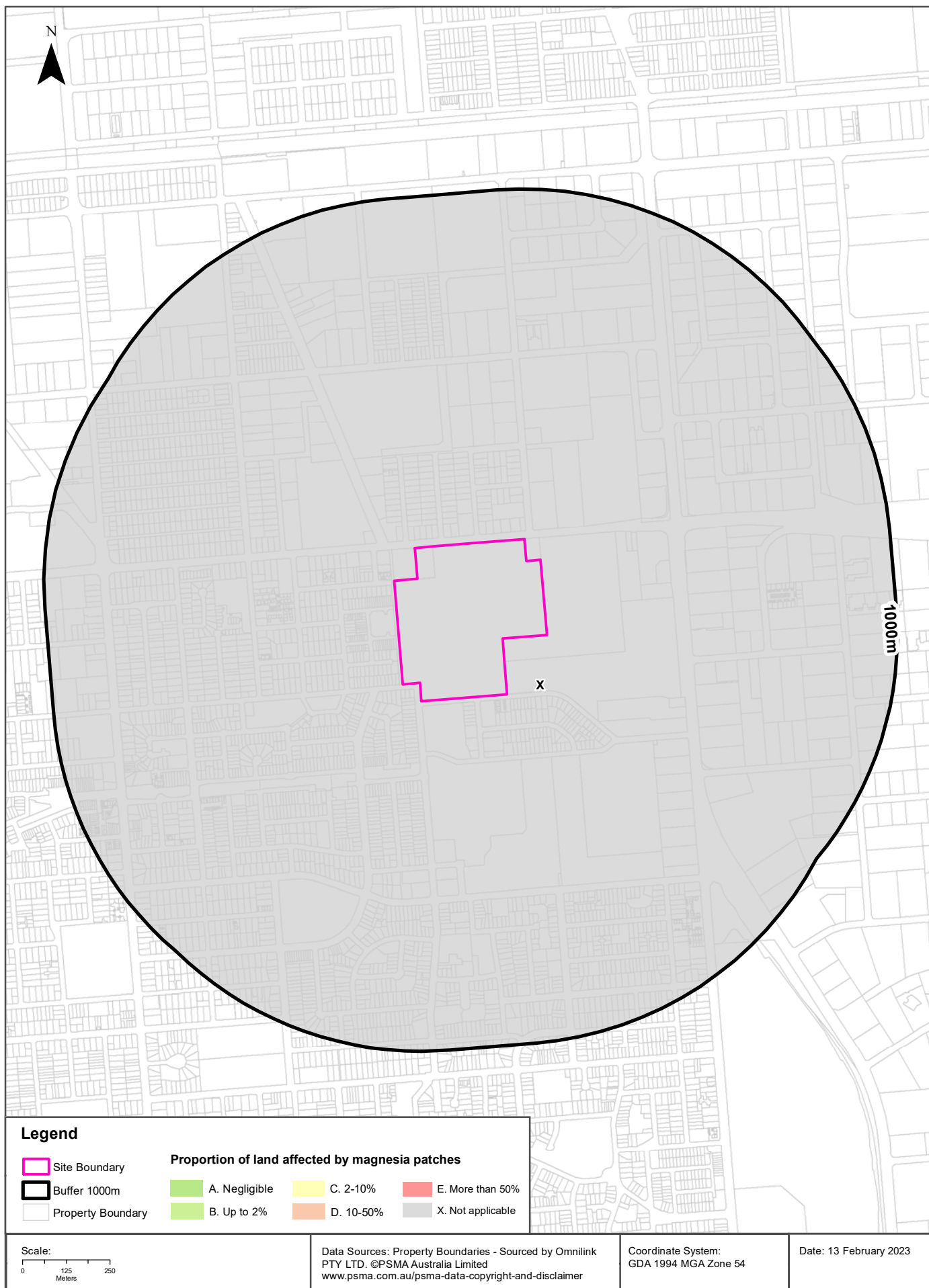
Soil Salinity - Non-watertable

456 Grand Junction Road, Angle Park, SA 5010



Soil Salinity - Non-watertable (Magnesia Patches)

456 Grand Junction Road, Angle Park, SA 5010



Soil Salinity

456 Grand Junction Road, Angle Park, SA 5010

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Watertable Induced Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
X	Not applicable - No assessment/analysis undertaken			0m	On-site

Salinity Non-Watertable Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable (Magnesia Patches)

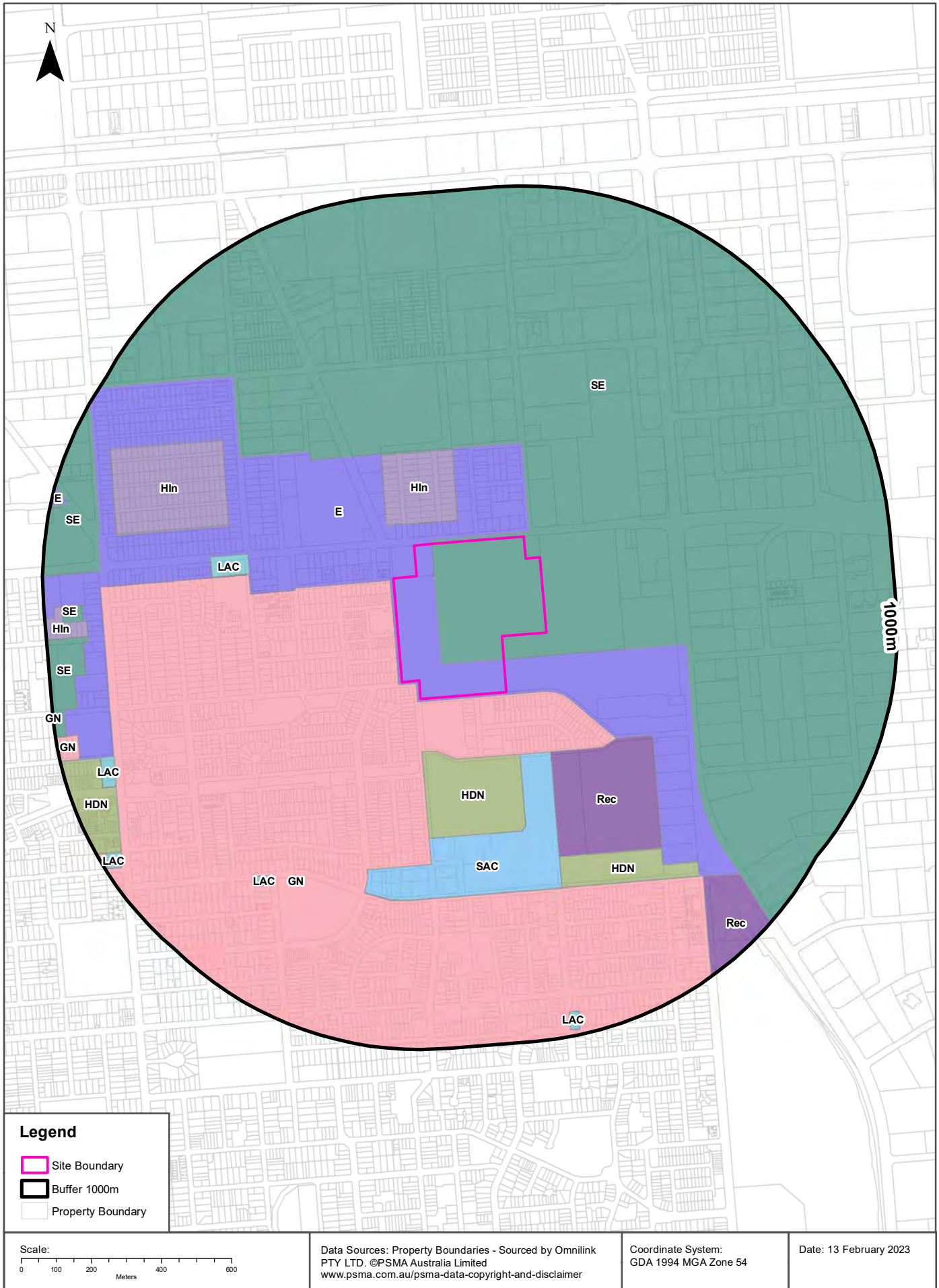
Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Non-Watertable (Magnesia Patches) Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Planning and Design Code Zones

456 Grand Junction Road, Angle Park, SA 5010



Planning

456 Grand Junction Road, Angle Park, SA 5010

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
E	Z1501	Employment	19/03/2021		0 0m	On-site
SE	Z5720	Strategic Employment	19/03/2021		0 0m	On-site
GN	Z2102	General Neighbourhood	19/03/2021		0 7m	South West
HIn	Z2401	Home Industry	19/03/2021		0 64m	North
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021		0 151m	South
SAC	Z5705	Suburban Activity Centre	19/03/2021		0 182m	South
Rec	Z5401	Recreation	19/03/2021		0 212m	South East
LAC	Z3603	Local Activity Centre	19/03/2021		0 413m	West
HIn	Z2401	Home Industry	19/03/2021		0 493m	North West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021		0 494m	South East
LAC	Z3603	Local Activity Centre	19/03/2021		0 655m	South West
Rec	Z5401	Recreation	19/03/2021		0 767m	South East
LAC	Z3603	Local Activity Centre	19/03/2021		0 848m	South West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021		0 866m	South West
HIn	Z2401	Home Industry	19/03/2021		0 881m	West
SE	Z5720	Strategic Employment	19/03/2021		0 882m	West
SE	Z5720	Strategic Employment	19/03/2021		0 891m	West
LAC	Z3603	Local Activity Centre	19/03/2021		0 929m	South
LAC	Z3603	Local Activity Centre	19/03/2021		0 936m	South West
GN	Z2102	General Neighbourhood	19/03/2021		0 937m	West

Planning and Design Code Zones Data Source: Attorney-General's Department - South Australia
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Planning and Design Code - Subzones

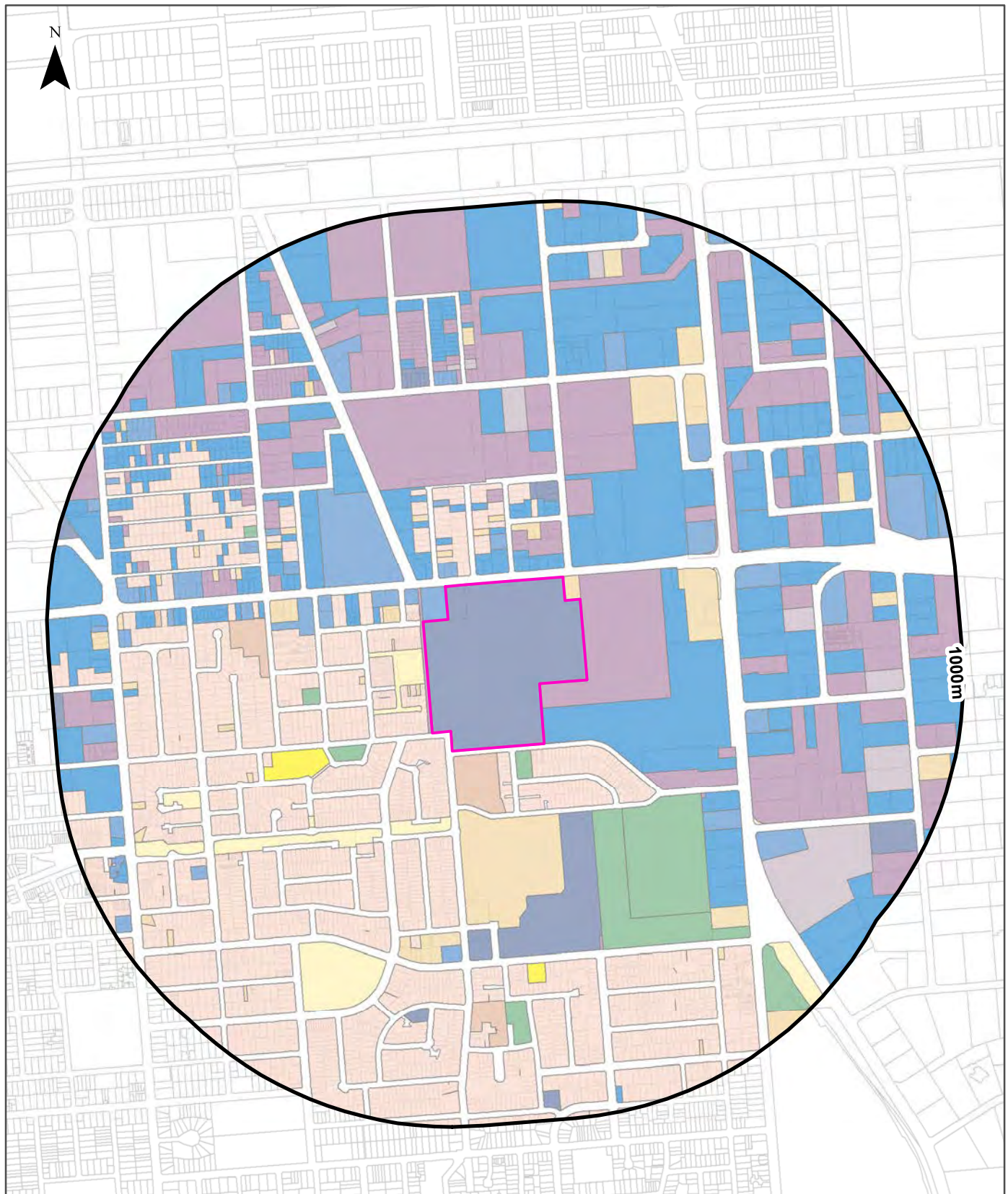
Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
N/A	No records in buffer					

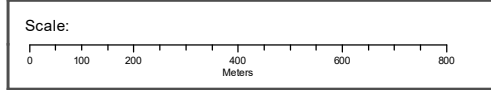
Planning and Design Code Subzones Data Source: Attorney-General's Department - South Australia
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Land Use Generalised

456 Grand Junction Road, Angle Park, SA 5010



Legend	
Site Boundary	Forestry
Buffer 1000m	Agriculture
Property Boundary	Commercial
Food Industry	Golf
Education	Public Institution
Livestock	Retail Commercial
Mining or Quarrying	Recreation
Residential	Rural Residential
Non Private Residential	Utilities or Industry
Reserves	Vacant
Vacant Urban Land	Vacant Urban Land



Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
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Coordinate System: GDA 1994 MGA Zone 54

Date: 13 February 2023

Planning

456 Grand Junction Road, Angle Park, SA 5010

Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Public Institution	0m	On-site
Commercial	0m	East
Retail Commercial	0m	North West
Utilities or Industry	0m	East
Vacant Urban Land	0m	North East
Reserves	0m	South East
Residential	11m	North West
Vacant	11m	West
Non Private Residential	14m	South
Recreation	179m	South West
Education	286m	South West
Food Industry	395m	North
Golf	926m	South East

Land Use Generalised Data Source: Dept of Planning, Transport and Infrastructure - South Australia
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Heritage

456 Grand Junction Road, Angle Park, SA 5010

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
N/A	No records in buffer		

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia
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SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
N/A	No records in buffer						

Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Aboriginal Land

Aboriginal Land within the dataset buffer:

Map Id	Grant Date	Address	Locality	Description	Title	Distance	Direction
N/A	No records in buffer						

Aboriginal Land Data Source: Department of State Development, Resources and Energy - South Australia

Natural Hazards

456 Grand Junction Road, Angle Park, SA 5010

Bushfire Overlays

Bushfire Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
N/A	No records in buffer					

Bushfire Overlays Data Source: Attorney-General's Department - South Australia
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Bushfires and Prescribed Burns History

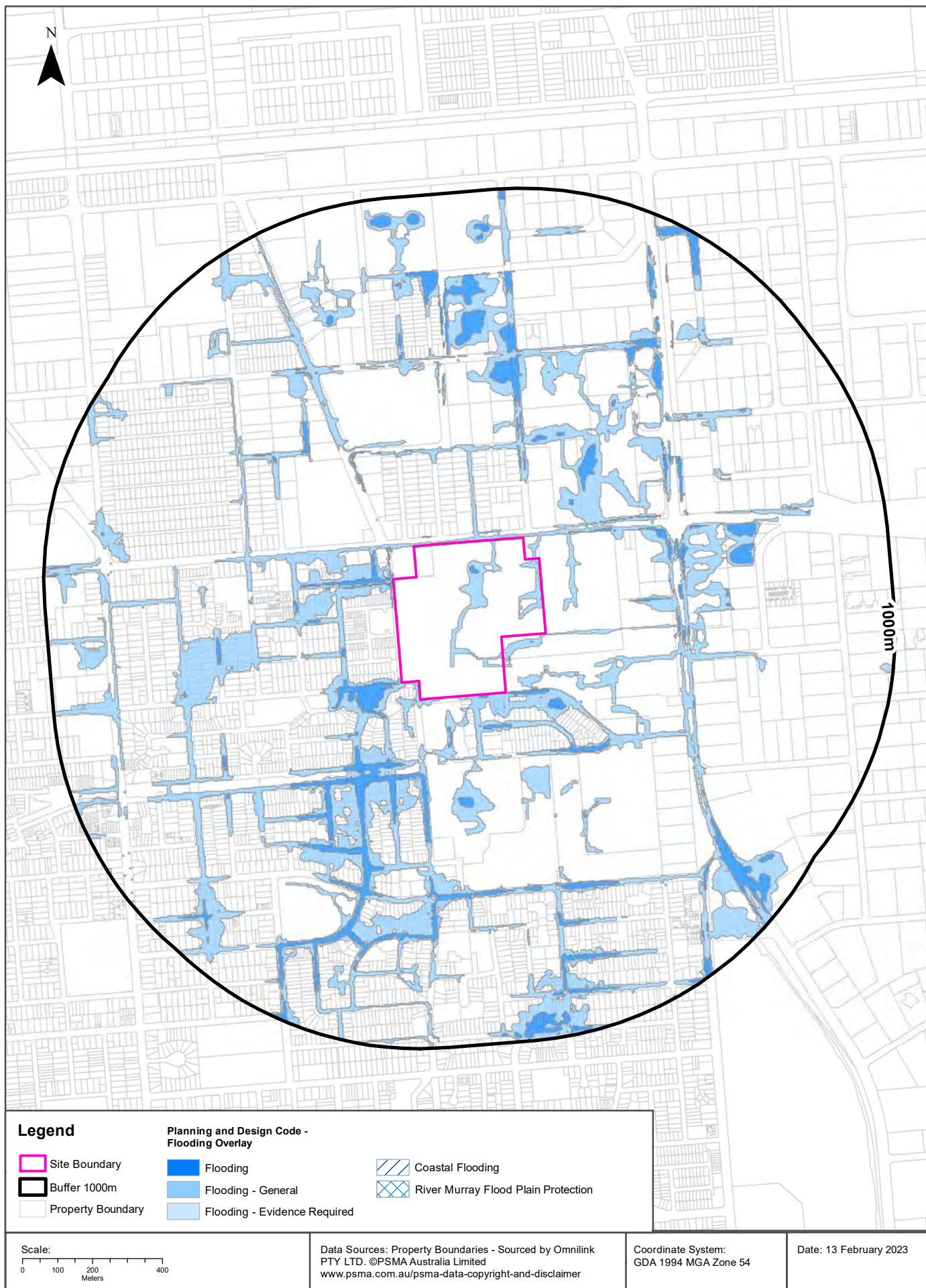
Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
N/A	No records in buffer						

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Natural Hazards - Flood

456 Grand Junction Road, Angle Park, SA 5010



Natural Hazards

456 Grand Junction Road, Angle Park, SA 5010

Flooding Overlays

Flooding Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2403	Hazards (Flooding)	The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.	10/11/2022		0m	On-site
O2414	Hazards (Flooding - General)	The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.	10/11/2022		0m	On-site

Flooding Overlays Data Source: Attorney-General's Department - South Australia
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Ecological Constraints

456 Grand Junction Road, Angle Park, SA 5010

Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer						

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints

456 Grand Junction Road, Angle Park, SA 5010

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer						

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

456 Grand Junction Road, Angle Park, SA 5010

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading "LC" or "LocConf". These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

USE OF REPORT - APPLICABLE TERMS

The following terms apply to any person (End User) who is given the Report by the person who purchased the Report from Lotsearch Pty Ltd (ABN: 89 600 168 018) (Lotsearch) or who otherwise has access to the Report (Terms). The contract terms that apply between Lotsearch and the purchaser of the Report are specified in the order form pursuant to which the Report was ordered and the terms set out below are of no effect as between Lotsearch and the purchaser of the Report.

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 - (h) the Report does not include any information relating to the actual state or condition of the Property;
 - (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
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 - (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any of its Third Party Content Supplier have any liability to it under or in connection with the

- Report or these Terms;
- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
 - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
 6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
 7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
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 9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
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 11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
 - (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
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 12. These Terms are subject to New South Wales law.

Appendix C

**Certificates of Title and SAPPA
Information**

**Historical Certificate of Title Tree
Angle Park MFS Fire Station**

Current CT 5104/576

South Australian Metropolitan Fire Service
January 1993 to current

Current CT 6005/338

Minister for Police, Emergency Services and Correctional Services
March 2008 to current



CT 4296/575

Transfer to the South Australian Metropolitan Fire Service from the
Electricity Trust of South Australia.
May 1987



CT 3860/170

Title issued to the Electricity Trust of South Australia
August 1972



CT 2954/80

Transfer of parcel of land to the Electricity Trust of South Australia
June 1961



CT 2690/107

Subdivision of land with transfers from the South Australian
Housing Trust of Adelaide
August 1959



CT 2447/60

Electricity Trust of South Australia
April 1956



LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

APPLICATION FOR DEPOSIT
OF A PLAN OF DIVISION

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY

Series No.	Prefix
	RTC
D.P.	72468

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

[Signature]
Solicitor/Registered Conveyancer/Applicant
Jerry Raymond

F E E S	R.G.O.	POST	NEW C.T.
	287-	-	190.50
	PLAN EXAMINATION	SURVEY ACT LEVY	PLAN DEPOSIT
	-	-	108-

AGENT CODE

Lodged by: } JWSL

Correction to: JOHNSON WINTER & SLATTERY (JWSL)
ADL Trans:63313.1

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- CT 5985/836
- CT 5985/837
-
-

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

- A 205 in D 72468
- A 206 in D 72468
- A 207 in D 72468
-

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE
New CT A 205 D 72468	CSOL 22
New CT A 206 D 72468	CSOL 22
New CT A 207 D 72468	JWSL 383

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©

RevNetID/PRA Bundle No.: 116197170

Orig/Copy 1 of with 0 copies

Consideration/Value/Security: \$

SA Proportion (if applicable): \$

SD: \$ LTO Fees: \$

Int: \$ Pen/Add Tax: \$

Signature: *[Signature]* Date: 2/10/07

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©

RevNetID/PRA Bundle No.: 116197158

Orig/Copy 1 of with 0 copies

Consideration/Value/Security: \$100.00

SA Proportion (if applicable): \$

SD: \$ 1.00 LTO Fees: \$

Int: \$ Pen/Add Tax: \$

Signature: *[Signature]* Date: 2/10/07

Lands Titl 14:33 05/10/07 193174
REGISTRATION FEE \$287.00 ✓
Lands Titl 14:33 05/10/07 193174
PLAN DEPOSIT \$108.00 ✓
Lands Titl 14:33 05/10/07 193174
NCT FEE \$190.50

3	NEW CERTIFICATE(S) OF TITLE TO ISSUE IN ACCORDANCE WITH SCHEDULE OF MODE OF ISSUE
---	---

PICK-UP NO.	10549722
DP	72468

PLAN DEPOSITED	<i>[Signature]</i>	24 OCT 2007
----------------	--------------------	-------------

CORRECTION	PASSED
	<i>[Signature]</i>

REGISTERED	<i>[Signature]</i>	24 OCT 2007.
	pro	REGISTRAR-GENERAL

DATED 12 December 2006

EXECUTION BY APPLICANT(S)

**THE COMMON SEAL of MINISTER FOR
EMERGENCY SERVICES** was affixed to
this Agreement by the Minister in the presence
of:)
)
)
)



Neatho
.....
Witness

* NB: A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing.

APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION

(Pursuant to Part 19AB of the Real Property Act 1886)

DP. 72468 /

Development No. 49 / 040 / D03106 ✓

CERTIFICATE(S) OF TITLE AFFECTED

Allotment 204 in Deposited Plan No. 72079 being ~~portion~~ ^{the whole} of the land comprised in Certificate of Title Register Book Volume ~~5793~~ Folio ~~617~~ 837

and
Allotment 202 in Deposited Plan No. 72079 being ~~portion~~ ^{the whole} of the land comprised in Certificate of Title Register Book Volume ~~5793~~ Folio ~~618~~ 836

APPLICANT(S) (Full name and address of all Registered Proprietors of land divided)

MINISTER FOR EMERGENCY SERVICES
of Adelaide SA 5000

To the Registrar-General,

I/We the Applicant(s) hereby apply to have the accompanying plan of division deposited in the Lands Titles Registration Office and acknowledge that on the deposit of the said plan;

- *(a) my/our estate and interest in the said land will be affected to the extent indicated in the Details of Transactions panel ✓
- (b) certificates of title will issue in accordance with the Schedule of Mode of issue.

* Delete if inapplicable

SCHEDULE OF MODE OF ISSUE

PARCEL IDENTIFIER / CT REFERENCE	FULL NAME, ADDRESS AND MODE OF HOLDING	EASEMENTS AND ESTATES OR INTERESTS
Allotment 207	CKI UTILITIES DEVELOPMENT LIMITED (ABN 65 090 718 880) as to 51 undivided 200th parts HEI UTILITIES DEVELOPMENT LIMITED (ABN 82 090 718 951) as to 51 undivided 200th parts each incorporated in The Bahamas CKI UTILITIES HOLDINGS PTY LTD (ABN 54 091 142 380) as to 30 undivided 200th parts HEI UTILITIES HOLDINGS PTY LTD (ABN 50 091 142 362) as to 30 undivided 200th parts CKI/HEI UTILITIES DISTRIBUTION PTY LTD (ABN 19 091 143 038) as to 38 undivided 200th parts each incorporated in Australia all of c/- 1 Anzac Highway Keswick SA 5035	Subject to an easement for electricity supply purposes over R as set forth in the accompanying plan and as set out herein ✓ Together with the existing easement for drainage over E (TG 10600157A) ✓ Together with the existing easement for drainage over B (RTC 10594849) ✓
Allotment 205	MINISTER FOR EMERGENCY SERVICES of Adelaide SA 5000 ✓	Together with an easement for electricity supply purposes over R as set forth in the accompanying plan and as set out herein ✓ Together with an easement for drainage over S as set forth in the accompanying plan and as set out herein ✓ Subject to the existing easement for drainage over E (TG 10600157A) ✓
Allotment 206	MINISTER FOR EMERGENCY SERVICES of Adelaide SA 5000	Subject to an easement for electricity supply purposes over R as set forth in the accompanying plan and as set out herein ✓ Subject to an easement for drainage over S as set forth in the accompanying plan and as set out herein ✓ Subject to the existing easement for drainage over E (TG 10600157A) ✓ Subject to the existing easement over F to the Minister for Infrastructure (TG 6552229) ✓

DETAILS OF TRANSACTION(S) (Applicants only)	CONSIDERATION / VALUE
Creation of internal right of way and easements as set out on the plan of division and below ✓	Not Applicable

SCHEDULE OF EASEMENTS CREATED BY DEPOSIT OF THE ACCOMPANYING PLAN OF DIVISION

* **Long form:** Easement(s) indicated on the plan to be set out in full in this instrument are as follows: ✓

FIRST A full and free unrestricted right and liberty for the dominant proprietor ("**Grantee**") and its successors and assigns and persons claiming through and under it (including any lessee or tenant of the Grantee) together with their respective employees agents and contractors at any time with or without vehicles plant and equipment and at all times hereafter to break the surface of, dig, open up and use that portion of Allotment 206 marked "S" in the accompanying plan ("**Land**") being portion of the land above described for the purpose of:

- (a) laying down, fixing, taking up, repairing, relaying or examining open drains, closed drains, culverts, security screens, pipes or other means of or associated with conveying stormwater ("**approved infrastructure**") and of using and maintaining that approved infrastructure for water conveyance purposes and to enter the Land at any time for those purposes;
- (b) to locate on or erect on or under the Land above described any other plant, equipment or other infrastructure for the purpose of or incidental to retaining, conveying or directing water or regulating the retention, conveyance or direction of water flow and of using and maintaining the same and to enter the Land for any of those purposes;
- (c) generally to convey from time to time large volumes of stormwater across the Land,

TO BE HELD APPURTENANT to Allotment 205 in the accompanying plan ✓

on the terms and conditions contained in Annexure A herein ✓

AND SECONDLY A full free right and liberty over that portion of Allotments 206 and 207 marked "R" in the accompanying plan ("**Easement Area**") being portion of the land above described for the dominant proprietor ("**Grantee**") and its successors and assigns and persons claiming through and under it (including any lessee or tenant of the Grantee) together with their respective employees agents and contractors from time to time and at all times to enter and exit from the Easement Area with or without motor vehicles, engines, plant and equipment and to remain on the Easement Area:-

- (a) to construct, install, operate, maintain, repair, alter, inspect, remove or remove and replace underground plant and equipment associated with the operation of an electricity substation ("**electricity infrastructure**") and to use such electricity infrastructure for the purposes of an electricity substation;
- (b) to temporarily locate plant and equipment on the Easement Area for the purposes of the maintenance, repair and replacement of the electricity infrastructure;

TO BE HELD APPURTENANT to Allotment 205 in the accompanying plan ✓

on the terms and conditions contained in Annexure B herein

* Delete if inapplicable

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To be completed by lodging party

ANNEXURE to FORM RTC dated 12/12/06
over Certificate of Title Volume: ~~5793~~ ⁵⁹⁸⁵ Folio: ~~617~~ ⁸³⁶ and
018 837

ANNEXURE A

**TO APPLICATION FOR DEPOSIT OF PLAN OF DIVISION OVER ALLOTMENT 202 IN DP 72079
BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 618 (now CT 5985/836)
AND ALLOTMENT 204 IN DP 72079 BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 617
(now CT 5985/837)**

APPLICANT: MINISTER FOR EMERGENCY SERVICES

COVENANTS IN RESPECT OF DRAINAGE EASEMENT OVER "S" IN THE PLAN

The Grantor and Grantee covenant and agree as follows:

1. Nothing herein contained shall prevent the servient proprietor ("**Grantor**") from using the subject Land for any purpose ("**the Use**") provided that the consent of the Grantee is first obtained to the Use and the Grantee agrees that it shall not withhold or refuse its consent if:
 - (a) the Use is a private road and any approved infrastructure is, to the extent affected by the road, replaced by the Grantor by an underground pipe of sufficient diameter and construction to convey stormwater as described above; or
 - (b) the Use does not in any way prevent or impede the Grantee's exercise of its rights under this Easement (whether an actual present use or any future potential use permitted by this Easement); and
 - (c) the Grantee acting reasonably, considers that no material detriment will occur to it or its interests (including any detriment based on safety issues) if such use occurs.
2. The Grantee and Grantor mutually acknowledge and agree:
 - (a) a reference to Grantor in this Easement is a reference to the Grantor and its successors and assigns and persons claiming through and under it (including any lessee or tenant of the Grantor and their respective employees agents contractors and invitees (as the case may require) and the reference to the Grantee has the same corresponding expanded meaning);
 - (b) that the Grantor does not have and shall have no liability or responsibility whatsoever to the Grantee in respect of the water conveyed by virtue of this Easement for any use or purpose whatsoever;
 - (c) that the Grantee makes no representation or undertaking to the Grantor regarding the volume or quality of water directed from the Grantee's Land to the Land and then conveyed over the Land;
 - (d) if the Grantee in the exercise of its powers under this Easement breaks open a private road constructed by the Grantor under clause 1(a), then the Grantee shall:-
 - (i) bear the costs of making good the private road to a no lesser standard than the condition of the private road prior to such breaking open of the private road unless there is more than one easement for drainage purposes over the Land in which case each registered proprietor of such easement shall make an equal contribution to that cost, the total of which contributions shall equal those costs provided always that each registered proprietor shall be jointly and severally liable; and
 - (ii) ensure that any works to the Land and any making good of the private road are undertaken in a prompt and workmanlike manner so as to cause no unreasonable inconvenience to the Grantor's use of the Land as practicable in the circumstances; and

CONTINUED ON NEXT PAGE

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ANNEXURE to FORM RTC

over Certificate of Title Volume: **5793**

dated **12/12/06**
Folio: ~~617~~ and
~~618~~ **837**

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ANNEXURE A (CONTINUED)

**TO APPLICATION FOR DEPOSIT OF PLAN OF DIVISION OVER ALLOTMENT 202 IN DP 72079
BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 618 (now CT 5985/836)
AND ALLOTMENT 204 IN DP 72079 BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 617
(now CT 5985/837) d**

APPLICANT: MINISTER FOR EMERGENCY SERVICES

COVENANTS IN RESPECT OF DRAINAGE EASEMENT OVER "S" IN THE PLAN

- (e) the Grantee agrees that it shall exercise its right under and pursuant to this Easement at its own risk in all things other than to the extent contributed to or by any wilful or negligent act or omission of the Grantor or any breach of this Easement by the Grantor.
3. In the exercise of its powers under this Easement, the Grantee acknowledges and agrees that it will not, without the consent of the Grantor, replace an existing underground pipe with an open drain.
4. Subject to clause 1(a), the Grantor acknowledges and agrees that the Grantor shall not do or permit to be done anything on the Land which may prevent or impair the Grantee's use and enjoyment of the Land for the purposes and in the manner permitted by this Easement including but not limited to or by the following:
- (a) not attach anything to or otherwise modify the approved infrastructure;
- (b) not change the levels of any part of the Land or any other physical aspect of the Land that affects or may affect the flows or falls that permit the conveyance of water across the Land;
- (c) not to cause or allow any construction or other hindrance to be erected, accumulated or formed on the Land without the consent of the Grantee first had and obtained
- but the Grantee acknowledges that nothing done by the holder of the drainage easement granted by the Grantor over the Land appurtenant to Allotment 207 in the accompanying plan ("**Prior Easement**") shall constitute a breach of this Easement and that the Grantee's rights under the Easement are subject to the rights granted under that Prior Easement.
5. The Grantee will contribute one half of the costs of maintenance and repair of the approved infrastructure to the holder of the Prior Easement (unless there are more than two users of the approved infrastructure for stormwater drainage, in which case the Grantee's contribution shall be the total of the costs divided by the number of such users) but shall be jointly and severally liable to the Grantor in respect of the whole of such costs with the holder of the Prior Easement. During any period that the Grantee has refused or failed to do so, its rights under this Easement shall be suspended.
6. In the exercise of the Grantee's powers under this Easement to commence any works to:-
- (a) lay down, fix, take up, repair, relay or examine the approved infrastructure; or
- (b) locate on or erect on or under the Land any other plant, equipment or other infrastructure for the purpose of or incidental to retaining, conveying or directing water or regulating the retention, conveyance or direction of water flow;

the Grantee shall (except in times of emergency):-

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ANNEXURE to FORM RTC

over Certificate of Title Volume: ~~5793~~ ⁵⁹⁸⁵ dated ^{12/12/06} Folio: ~~617~~ ⁸³⁶ and ~~618~~ ⁸³⁷

NUMBER

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ANNEXURE A (CONTINUED)

TO APPLICATION FOR DEPOSIT OF PLAN OF DIVISION OVER ALLOTMENT 202 IN DP 72079
BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 618 (now CT 5985/836)
AND ALLOTMENT 204 IN DP 72079 BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 617
(now CT 5985/837)

APPLICANT: MINISTER FOR EMERGENCY SERVICES

COVENANTS IN RESPECT OF DRAINAGE EASEMENT OVER "S" IN THE PLAN

- (i) provide the Grantor with 14 days' written notice of its intention to commence such works and such notice shall include an estimate of the duration of occupation and details of the type of activities to be performed; and
- (ii) comply with any reasonable directions and requirements of the Grantor which are advised to the Grantee; and
- (iii) provide the holder of the Prior Easement with 35 days' written notice of its intention to commence such works and shall consult with such holder of the Prior Easement regarding all and any such works to be undertaken on the Land.

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over Certificate of Title Volume: ~~5793~~ ⁵⁹⁸⁵ Folio: ~~617~~ ⁸³⁶ and

~~618~~ ⁸³⁷

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ANNEXURE B

**TO APPLICATION FOR DEPOSIT OF PLAN OF DIVISION OVER ALLOTMENT 202 IN DP 72079
BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 618 (now CT 5985 / 836)
AND ALLOTMENT 204 IN DP 72079 BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 617
(now CT 5985 / 837)**

APPLICANT: MINISTER FOR EMERGENCY SERVICES

COVENANTS IN RESPECT OF ELECTRICITY SUPPLY EASEMENT OVER "R" IN THE PLAN

The Grantor and the Grantee covenant and agree as follows:-

1. Nothing herein contained shall prevent the servient proprietor ("**Grantor**") from using the Easement Area for any purpose ("**the Use**") provided that the consent of the Grantee is first obtained to the Use and the Grantee agrees that it shall not withhold or refuse its consent if:
 - (a) the Use does not in any way prevent or impede the Grantee's exercise of its rights under this Easement (whether an actual present use or any future potential use permitted by this Easement); and
 - (b) the Grantee acting reasonably, considers that no material detriment will occur to it or its interests (including any detriment based on safety issues) if such use occurs.
2. Without limiting clause 1 of these covenants, the Grantee will consent to the Use of the Easement Area by the Grantor for parking of motor vehicles PROVIDED THAT the Grantor promptly moves or causes to be moved any motor vehicles parked on the Easement Area if required by the Grantee in order that the Grantee may exercise any of its rights under this Easement.
3. The Grantee and Grantor mutually acknowledge and agree:
 - (a) a reference to Grantor in this Easement is a reference to the Grantor and its successors and assigns and persons claiming through and under it (including any lessee or tenant of the Grantor and their respective employees agents contractors and invitees (as the case may require) and the reference to the Grantee has the same corresponding expanded meaning);
 - (b) the Grantee agrees that it shall exercise its right under and pursuant to this Easement at its own risk in all things other than to the extent contributed to or by any wilful or negligent act or omission of the Grantor or any breach of this Easement by the Grantor.
4. The Grantor acknowledges and agrees that the Grantor shall not do or permit to be done anything on the Land which may prevent or impair the Grantee's use and enjoyment of the Easement Area for the purposes and in the manner permitted by this Easement including but not limited to or by the following:
 - (a) not attach anything to or otherwise modify the electricity infrastructure;
 - (b) not to cause or allow any construction or other hindrance to be erected, accumulated or formed on the Easement Area without the consent of the Grantee first had and obtained (which consent will not be unreasonably withheld).

STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES

ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION/VALUE
Allotment 207	Creation of easement for electricity supply purposes over R to be held appurtenant to Allotment 205	Not applicable (Value is declared at \$100.00)

~~**CERTIFICATION** under Section 79 (6) of the Stamp Duty Act 1923~~
 The highest amount secured during the currency of Mortgage was \$
 Mortgage was \$
 and the Mortgage(s) have been duly stamped.

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION

(Pursuant to Section 223LH of the Real Property Act 1886)

I/We the undersigned certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office and acknowledge that the deposit of the said plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.*

Dated 30 October 2006

CONSENTING PARTY (Full name, address and nature of estate or interest)

REFER TO ANNEXURE C ATTACHED

EXECUTION

REFER TO ANNEXURE C ATTACHED

* Where a lease is extended to include other land, certificate of lessor must also be included. If lease is over portion of land and is to extend over portion of land vesting in lessor, reference should be made to parcel defined in GRO Plan deposited for that purpose.
 **NB: A penalty of up to \$2,000 or 6 months imprisonment applies for improper witnessing.

FORM B1
Attach to inside
left hand corner

NUMBER
Office use only

To be completed by lodging party
ANNEXURE to FORM RTC *5985* dated *12/12/06*
over Certificate of Title Volume: ~~5700~~ Folio: ~~617~~ and ~~618~~ *837*

ANNEXURE C

**TO APPLICATION FOR DEPOSIT OF PLAN OF DIVISION OVER ALLOTMENT 202 IN DP 72079
BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 618 (now CT 5985/836)
AND ALLOTMENT 204 IN DP 72079 BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 617
(now CT 5985/837)**

APPLICANT: MINISTER FOR EMERGENCY SERVICES

We the undersigned certify our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office and acknowledge that the deposit of the said plan will affect our estate or interest to the extent set out in the above Statement of Effect panel.

CKI UTILITIES DEVELOPMENT LIMITED (ABN 65 090 718 880) AND HEI UTILITIES DEVELOPMENT LIMITED (ABN 82 090 718 951) each incorporated in The Bahamas AND CKI UTILITIES HOLDINGS PTY LTD (ABN 54 091 142 380) AND HEI UTILITIES HOLDINGS PTY LTD (ABN 50 091 142 362) AND CKI/HEI UTILITIES DISTRIBUTION PTY LTD (ABN 19 091 143 038) each incorporated in Australia all of c/- 1 Anzac Highway Keswick SA 5035 as registered proprietor of Allotment 202 in Deposited Plan No. 72079 being portion of the land in CT Volume 5793 Folio 618 and grantor of the easement for electricity supply purposes over R as set forth in the accompanying plan and as set out herein

SIGNED in my presence by)
)
CKI UTILITIES DEVELOPMENT LIMITED)
ABN 65 090 718 880 Pursuant to)
Power of Attorney No. 8857195)
HEI UTILITIES DEVELOPMENT LIMITED)
ABN 82 090 718 951 Pursuant to)
Power of Attorney No. 8857196)
CKI UTILITIES HOLDINGS PTY LTD)
ABN 54 091 142 380 Pursuant to)
Power of Attorney No. 8857197)
HEI UTILITIES HOLDINGS PTY LTD)
ABN 50 091 142 362 Pursuant to)
Power of Attorney No. 8857198)
CKI/HEI UTILITIES DISTRIBUTION)
PTY LTD ABN 19 091 143 038)
Pursuant to Power of Attorney No. 8857199)

(now the whole of the land in CT volume 5985 Folio 836)

by their duly constituted Attorneys:)
)
LEWIS WILLIAM OWENS)
who certifies that he is the)
CHIEF EXECUTIVE OFFICER of)
Utilities Management Pty Ltd ABN 25 090 664 878)
and RONALD JAMES GROVES)
who certifies that he is the)
MANAGER PROPERTY SERVICES of)
Utilities Management Pty Ltd ABN 25 090 664 878)

both of 1 Anzac Highway Keswick SA 5035)
pursuant to the above Registered Powers of)
Attorney who are both personally known to me)

Witness Sign: *JCH* **JOHN CHARLES HENDERSON**
1 Anzac Hwy
Keswick SA 5035
Bus. Ph. 8404 5990

Orig. **L 12962741**

Form 12962741



14:17 25-Jul-2018
2 of 2

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

LEASE

FORM APPROVED BY THE REGISTRAR-GENERAL

PRIORITY NOTICE ID	
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BELOW THIS LINE FOR OFFICE
PURPOSES ONLY

SERIES NO	PREFIX
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AGENT CODE


LODGED BY:

CORRECTION TO: CROWN SOLICITOR'S OFFICE CSOL 22

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

\$163-00

CORRECTION	PASSED <i>Jo</i>
REGISTERED - 7 AUG 2018	<i>Bob</i>  REGISTRAR-GENERAL

LEASE

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements

LAND DESCRIPTION

The whole of the land in Certificate of Title Volume 6005 Folio 338

ESTATE & INTEREST

Fee Simple

LESSOR (Full name and address)

MINISTER FOR POLICE, EMERGENCY SERVICES AND CORRECTIONAL SERVICES a body corporate pursuant to the *Administrative Arrangements Act 1994* of Level 2, 45 Pirie Street, Adelaide SA 5000

LESSEE (Full name, address and mode of holding)

CKI UTILITIES DEVELOPMENT LIMITED (ABN 65 090 718 880) as to 51 undivided 200th parts
PAI UTILITIES DEVELOPMENT LIMITED (ABN 82 090 718 951) as to 51 undivided 200th parts
each incorporated in The Bahamas and
SPARK INFRASTRUCTURE SA (No. 1) PTY LTD (ABN 54 091 142 380) as to 30 undivided 200th parts
SPARK INFRASTRUCTURE SA (No. 2) PTY LTD (ABN 19 091 143 038) as to 38 undivided 200th parts
SPARK INFRASTRUCTURE SA (No. 3) PTY LTD (ABN 50 091 142 362) as to 30 undivided 200th parts
each incorporated in Australia

all of 1 Anzac Highway, Keswick SA 5035

TERM

COMMENCING ON 1 JULY 2010

AND

EXPIRING ON 30 JUNE 2035

RENT AND MANNER OF PAYMENT (or other consideration)

\$304,000.00 per annum (exclusive of GST) payable in advance by equal calendar monthly instalments of **\$25,333.33** (exclusive of GST) on the 1st day of each and every month (except where such payment is in respect of a portion of a month in which case such instalment is an appropriate proportion of the calendar monthly instalment), such rent being subject to review pursuant to clause 5.10.

IT IS CONVENANTED BY AND BETWEEN THE LESSOR AND THE LESSEE as listed herein:

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1. INTERPRETATION

In this Lease unless the contrary intention appears:

- 1.1 **"Annual Rental"** means the amount specified in the panel herein entitled "Rent and Manner of Payment" as varied from time to time in accordance with the provisions of this Lease;
- 1.2 **"Bank"** means a bank will be approved by the Lessor;
- 1.3 **"Building"** means the building described in Item 1 of the Schedule which comprises portion of the Premises, and all present and future alterations additions and improvements to the Building owned by the Lessor, including:
 - 1.3.1 all the Lessor's fixtures, fittings, plant, equipment and chattels; and
 - 1.3.2 services thereto or therein;
- 1.4 **"Commencement Date"** means the commencement date of this Lease;
- 1.5 **"Common Area"** means those parts of the Land provided by the Lessor from time to time for common use by tenants and occupiers of the Land described in paragraphs (a) and (b) in the panel entitled "Define the land being leased in incorporating the required easement(s) etc" on page 2;
- 1.6 **"CPI Number"** means the Consumer Price Index number for Adelaide (All Groups) in relation to the relevant quarter specified in this Lease published, from time to time, by the Australian Bureau of Statistics or by the Commonwealth of Australia or by any other body corporate or unincorporate officially recognised by the Commonwealth of Australia to do so;
- 1.7 **"CPI Review Date"** means each date specified in Item 4(a) of the Schedule;
- 1.8 **"Environmental Report"** means the Environmental Site Assessment Report by Land & Water Consulting dated 17 September 2014 relating to the Premises and referred to in clause 10, which was commissioned by the Lessor at the equal shared cost of the Lessor and the Lessee and which describes the extent of contamination of soil and groundwater on the Premises and under the Premises as at the date of the Report;
- 1.9 **"Financial Year"** means any period of twelve (12) consecutive calendar months commencing on the 1st day of July that year and ending on the 30th day of June next following (and, if applicable, includes any lesser period at the commencement of the term from the Commencement Date to the following 30 June and any lesser period at the expiration or determination of the term from 1 July preceding the date of expiration or determination of the term to the date of such expiration or determination);
- 1.10 **"Fire Protection System of the Premises"** means the fire fighting equipment and systems (including fire extinguishers, fire hose reels, fire sprinklers, and fire alarm systems) on, in or under the Premises or the Land which exclusively serve the Premises;
- 1.11 **"Fire Protection System for the Land"** means the fire safety and control systems in, on or under the Land including, without limitation, above and below ground hydrants, boosters, fire service pipework and associated services but excluding the Fire Protection System of the Premises;
- 1.12 **"Land"** or **"said Land"** shall mean Certificate of Title Register Book Volume 6005 Folio 338 and where the context so requires or admits shall mean and include the groundwater thereunder, the Building and any other present or future alterations additions or improvements to the Land owned by the Lessor during the term, including:

- 1.12.1 all the Lessor's buildings,
- 1.12.2 all the Lessor's fixtures, fittings, plant, equipment and chattels; and
- 1.12.3 all the services thereto or therein;
- 1.13 **"Lease Plan"** means the plan second appearing in Annexure B;
- 1.14 **"Lessee"** shall mean the party described in the panel herein entitled "Lessee" together with its heirs, executors, administrators and permitted assigns;
- 1.15 **"Lessee's Property"** means all present or future property owned by the Lessee in, on or under the Premises during the term, including:
 - 1.15.1 all the Lessee's buildings;
 - 1.15.2 all the Lessee's fixtures, fittings, plant, equipment and chattels; and
 - 1.15.3 all the services thereto or therein;
- 1.16 **"Lessee's Proportion"** means, in respect of the Outgoings, the proportion that the area of the Premises bears to the total area of the land to which the Outgoings relate from time to time PROVIDED THAT the Lessor may vary the Lessee's Proportion if such variation is required to better reflect:
 - 1.16.1 the benefit derived by the Lessee or the Premises from the Outgoings or the usage or consumption of the Lessee and/or the Premises; and
 - 1.16.2 the benefit derived by or the usage or consumption of any other portion of the Land (other than the Premises) or the tenants or occupiers thereof;
- 1.17 **"Lessee's Representative"** means the person nominated in writing to the Lessor by the Lessee as the Lessee's Representative; HD
- 1.18 **"Lessor"** shall mean the Minister for Emergency Services ^{Police} together with its successors and assigns; ^{and Correctional Services}
- 1.19 **"Lessor's Representative"** means the person nominated in writing to the Lessee by the Lessor as the Lessor's Representative;
- 1.20 **"Market Review Date"** means each date specified in Item 4(b) of the Schedule;
- 1.21 **"Outgoings"** means outgoings, costs or expenses which the Lessee must contribute to pursuant to clause 3.3;
- 1.22 **"Premises"** shall mean and include that portion of the said Land being leased to the Lessee which portion is described in the panel entitled "Define the land being leased incorporating the required easement(s) etc" on page 2 and where the context so requires or admits shall mean and include the groundwater thereunder, the Building and all present or future alterations additions or improvements to the Premises owned by the Lessor, including:
 - 1.22.1 all the Lessor's fixtures fittings plant equipment and chattels installed in or on the Premises; and
 - 1.22.2 all the services thereto or therein;
- 1.23 **"Rent Review Date"** means each CPI Review Date and Market Review Date;
- 1.24 **"Site Plan"** means the plan first appearing in Annexure B;
- 1.25 **"term"** means the term of this Lease or any period during which the Lessee holds over pursuant to clause 5.8 or is or remains a tenant or is in occupation of the Premises;

- 1.26 reference to a statute shall include all amendments for the time being in force and any other statute enacted in substitution therefor and the regulations or by-laws for the time being under that statute and any notice demand order direction requirement or obligation to that statute or those regulations or by-laws and the expressions "statute" "Act" and "Act of Parliament" shall mean any State or Federal statute and the regulations or by-laws for the time being in force thereunder and any notice demand order direction requirement or obligation issued made given or imposed under or pursuant to any statute regulation or by-law;
- 1.27 words importing the singular shall embrace the plural and words importing one gender shall embrace the other genders and vice versa respectively;
- 1.28 any reference to a person shall be deemed to include a corporate body and vice versa;
- 1.29 all moneys payable by the Lessee to the Lessor under this Lease shall be recoverable as a debt or as rental in arrears and if no date or time for payment is specified shall be payable on demand;
- 1.30 subject to any express contrary requirement in this Lease, where pursuant to this Lease the Lessee requires the consent or approval of the Lessor, such consent or approval may not be unreasonably withheld but may be given subject to reasonable conditions;
- 1.31 any consent where it is required by this Lease from the Lessor shall mean prior consent in writing;
- 1.32 anything which the Lessee is required to do under this Lease shall be done at the cost in all things of the Lessee and to the reasonable satisfaction of the Lessor;
- 1.33 headings are for convenience of reference only and shall not affect the construction or interpretation of the covenants of this Lease;
- 1.34 none of the covenants and powers implied in a lease under the *Real Property Act 1886* as amended shall apply to this Lease save so far as the same are embodied in the covenants and powers herein expressed and such implied covenants and powers are accordingly hereby expressly negated and excluded;
- 1.35 an agreement undertaking representation or warranty on the part or in favour of two (2) or more persons binds or is for the benefit of them jointly and severally.

2. GENERAL RIGHTS AND RESERVATIONS

The Premises are hereby leased together with the right to the Lessee to use (free of charge and subject as hereinafter mentioned) the Common Area in common with the Lessor and all others lawfully entitled but reserving unto the Lessor and the parties claiming through or authorised by them respectively the right to install maintain use repair alter and replace pipes ducts conduits and wires in or through the Premises and to pass and run water air electricity sewerage drainage gas and other services through such pipes ducts conduits and wires and to enter upon the Premises for such purpose **PROVIDED THAT** in exercising such rights as aforesaid the Lessor shall not interfere with the Lessee in its use and occupation of the Premises more than is reasonably necessary.

3. LESSEE'S COVENANTS

The Lessee hereby covenants and agrees with the Lessor throughout the continuance of the said term and any extended or renewed term or any period during which the Lessee shall hold over or be or remain a tenant or be in occupation of the Premises as set out below in this clause 3.

3.1 Annual Rental

The Lessee will duly and punctually pay during the term hereof to the Lessor:

- 3.1.1 until the first Rent Review Date after the Commencement Date the Annual Rental specified in the panel herein entitled "Rent and Manner of Payment" by the instalments specified therein;
- 3.1.2 for the remainder of the term hereof from the first Rent Review Date after the Commencement Date such Annual Rental as shall be determined on that Rent Review Date and each successive Rent Review Date during the term hereof in accordance with the provisions of clause 5.10 hereof such rental to be paid in advance by equal monthly instalments on the first day of each month in each year.

3.2 Lessee's Direct Payments

3.2.1 Utilities Charges

The Lessee will pay all charges for electricity, gas, oil, and water and sewerage, light, power, fuel, and other services consumed in or on or supplied to the Premises and also all charges including rentals in respect of any telephone services connected to the Premises, garbage removal and all other charges and impositions imposed by any public utility or authority or by any other person for the supply of any service separately charged in respect of the Premises.

3.2.2 Rates and Taxes

The Lessee must pay direct to the relevant authority, or if required by the Lessor must reimburse the Lessor, all rates, taxes, duties, levies, impositions and charges (but excluding income tax and tax on capital gains) which are separately assessed or imposed by an authority against the Premises or the Lessee or in respect of this Lease, or which are imposed or assessed against the Land or the Lessor but are exclusively referable to the Premises or the Lessee.

3.2.3 Premises Services

The Lessee shall be fully responsible for arranging, and bearing all costs (including, where relevant, of a capital or structural nature), associated with operating, repairing, testing, maintaining, replacing, upgrading, supplementing, installing, constructing, connecting and renewing all services and infrastructure (but excluding infrastructure comprising the Building's structure, such as its foundations, walls, girders, beams, floors, and roof) in, on, or under the Premises or the Land which exclusively serve the Premises (**including** any preventative or routine testing, maintenance or service contracts the Lessee requires), so that such services and infrastructure are kept safe, comply with all applicable laws and are suitable for the use and type of business the Lessee intends to carry on, including:

- (a) air-conditioning systems;

- (b) the Fire Protection System of the Premises, but excluding (subject to clause 4.3.2) the Fire Protection System for the Land;
- (c) security systems and security monitoring;
- (d) electricity infrastructure, network services, power lines, power systems, telecommunications, cable systems, underground lines, inset networks and meters and electricity connection;
- (e) electricity main or trunk supply;
- (f) disposal of sewage or effluent, sewage pipes, sewage treatment systems and sewage pumps;
- (g) systems for the supply and maintenance of potable water including, without limitation, the supply of main trunk water pipes, pumps;
- (h) systems relating to sewerage installations and cabling installations; and
- (i) telephone services, telephone facilities and telephone connection.

3.2.4 Despite clause 3.2.3, if any of the costs referred to in 3.2.3 are incurred in respect of the Premises and another portion of the Land the Lessee must pay the Lessee's Proportion of such costs in accordance with clause 3.3 as if the same were Outgoings (including costs of a structural or capital nature to the extent that those costs of a structural or capital nature relate to the Premises) and the Lessor must pay the balance.

3.3 Lessee's Contribution to Outgoings

3.3.1 Lessee's Proportion of Outgoings

The Lessee shall pay to the Lessor the Lessee's Proportion of the total amount of all outgoings, costs and expenses properly or reasonably assessed or assessable, charged or chargeable, paid or payable or otherwise incurred in respect of the Land or in the conduct maintenance or management of the Land (not of a kind payable by the Lessee pursuant to clause 3.2, and not of a structural or capital nature except in relation to sewerage installations and cabling installations in, on, or under the Land installed or constructed by the Lessee prior to or during the term) such costs and expenses including:

- (a) any tax or duty (excluding income tax and tax on capital gains) for the time being payable in respect of this Lease;
- (b) expenses of management control and administration of the Land, including (but not limited to) the fees paid to Lessor's Representatives and their employees and subcontractors in the general management of the Land;
- (c) all costs and levies relating to emergency services and the Land;
- (d) rates, taxes, impositions and charges assessed upon the Land or any part of it;
- (e) such amounts or as may be required or charged against the Lessor or occupier of the Land in respect of:

- (i) the costs of maintaining, repairing, lighting and cleaning the Common Area;
- (ii) all charges for electricity, water, gas, oil, light, power, fuel, sewerage, drainage and other services supplied or serviced to the Lessor the payment of which is not the responsibility of any individual tenant or occupant of the Land and including the costs of the lighting of Common Areas and signs;
- (iii) the costs of repairing, maintaining, replacing, upgrading, supplementing, installing, constructing, connecting and renewing systems relating to sewerage installations and cabling installations in, on, or under the Land;
- (iv) expenses incurred by the Lessor and approved by the Lessee (acting reasonably) in caretaking and in connection with providing and upgrading security on the Land (including without limiting the generality of the foregoing arranging for security patrols), subject to clause 13;
- (v) all costs of maintenance, repair and testing of the Fire Protection System for the Land (but excluding the Fire Protection System of the Premises); and
- (vi) all insurance premiums in respect of insuring the Common Area against usual risks including public liability insurance.

3.3.2 Determination of Outgoings

The Lessor may prior to the commencement of a Financial Year notify the Lessee of the Lessor's reasonable estimate of the amount of the Lessee's Proportion of the Outgoings for that Financial Year (including an itemised breakdown of those Outgoings) whereupon the Lessee will pay to the Lessor during such Financial Year such estimate by equal calendar monthly instalments in advance on the days fixed by this Lease for the payment of rent **PROVIDED THAT:**

- (a) as soon as practicable after 30 June in each year, or otherwise as may be required by law, the Lessor will furnish to the Lessee a statement giving reasonable details of the Outgoings of the preceding Financial Year and any adjustments for the purposes of this clause ("**Statement**") and indicating the amount of the Lessee's Proportion of the Outgoings;
- (b) upon the Lessor furnishing the Statement to the Lessee any necessary adjustment between the estimated and actual Lessee's Proportion of the Outgoings will be made and:
 - (i) where the Lessor has received from the Lessee an amount in excess of the Lessee's Proportion of the Outgoings, the Lessor will within 3 calendar months from the end of the relevant Financial Year either refund the excess to the Lessee or (with the consent of the Lessee) credit the excess against future liabilities of the Lessee in relation to Outgoings; and
 - (ii) where the Lessor has not received from the Lessee the full amount of the Lessee's Proportion of the Outgoings,

the Lessee will forthwith upon demand make payment to the Lessor of the deficiency.

3.4 Use of the Premises

3.4.1 Permitted Use

- (a) The Lessee shall not without the prior written consent of the Lessor (which consent must be requested by the Lessee in writing) use or permit to be used the Premises or any part thereof for any purpose other than as a premises for carrying on the business specified in Item 2 of the Schedule and shall not permit or suffer the same or any part thereof to be used for any other purpose or for any residential purposes whether temporary or permanent.
- (b) Without limiting the generality of clause 3.4.1(a), the Lessee shall not use the Premises as business Premises:
 - (i) at which goods are sold to the public by retail; or
 - (ii) at which services are supplied to the public or to which the public is invited to negotiate for the supply of services.

3.4.2 Assignment/subletting

- (a) The Lessee shall not assign, underlet or part with or share the possession of the Premises or any part thereof without the consent in writing of the Lessor in each instance first had and obtained **PROVIDED HOWEVER** that such consent shall not be unreasonably or capriciously withheld.
- (b) For the purposes of clause 3.4.2(a) an assignment of this Lease shall be deemed to have been effected in any of the following circumstances:
 - (i) if one of the corporate entities comprising the Lessee has had a change in the beneficial ownership of its shares which change has the effect of altering the person or persons in effective control of the company; or
 - (ii) if the Lessee is a partnership, any change in the constitution of the partnership.

Any such assignments taking effect without the Lessor's prior written consent will be deemed a default of the Lessee under the provisions of this Lease.

- (c) Notwithstanding any other provision of this Lease, the Lessee may at any time without the prior consent of the Lessor transfer, assign or sublease this Lease to:
 - (i) a related body corporate of the Lessee as that term is defined in Section 50 of the *Corporations Act 2001*; or
 - (ii) the Distribution Lessor Corporation, a subsidiary of a Minister of the State of South Australia (acting as a body corporate) established under the *Public Corporations (Distribution Lessor Corporation) Regulations 1999 (SA)*,

provided that the Lessee must give the Lessor written notice of such transfer, assignment or sublease within one (1) calendar month of the date of that dealing.

3.4.3 Signs

- (a) The Lessee shall, at its cost, in accordance with the reasonable requirements of the Lessor erect suitable warning notices around the perimeter of the Premises and along public access routes within the Premises to warn third parties and the public of any danger.
- (b) The Lessee shall not without the prior written consent of the Lessor, which consent shall not be unreasonably withheld, erect display or affix on the Premises or any part thereof any signs, advertisements, notices or hoardings.

3.4.4 Dangerous Substances

- (a) The Lessee may store and use in the Premises the substances or fluids listed in Annexure C for the conduct of the permitted use from the Premises referred to in item 2 of the Schedule.
- (b) Subject to clause 3.4.4(a), the Lessee shall not without the consent in writing of the Lessor store chemicals inflammable liquids acetylene gas or alcohol or explosive oils compounds or substances upon the Premises and will not use any of such substances or fluids in the Premises for any purpose.
- (c) For the purpose of clause 3.4.4(b), the Lessor will not unreasonably withhold its consent to the storage and use of substances or fluids reasonably required for the proper conduct of the permitted use from the Premises referred to in item 2 of the Schedule.

3.4.5 Use of Facilities

The Lessee shall not use the lavatories sewers wastes grease traps or other supply apparatus of the Premises or of the Land for any purpose other than that for which they were constructed and not to do or suffer to be done any act or thing that might choke or otherwise affect or damage the same.

3.4.6 Cleaning

The Lessee shall arrange for and meet the cost of cleaning the Premises (including cleaning of internal and external windows, walls and doors) and the removal of normal daily office waste therefrom by some person or by the agents, servants or workmen of some person engaged by the Lessee.

3.4.7 Heavy Equipment

Except to the extent reasonably necessary for the proper conduct of the permitted use from the Premises referred to in Item 2 of the Schedule, the Lessee shall not bring upon the Land any heavy machinery or other plant or equipment without the Lessor's prior written consent and in no event shall any such machinery plant or equipment be of such nature weight or size as to cause or in the reasonable opinion of the Lessor be likely to cause any structural or other damage to the floors or walls or any other part or parts of the Premises or the Building or the Land.

3.4.8 Prohibition as to Creation of Nuisance

The Lessee shall take all reasonable precautions at all times not to do or permit to be done any act, matter or thing whatsoever at any time in or upon the Premises or any part of it which shall or may be or grow to the unnecessary annoyance, nuisance, inconvenience, grievance, damage or disturbance of the Lessor, other tenants or occupiers of the Land, other persons otherwise lawfully in the Land, occupiers or owners of any adjacent premises or government, municipal or other authorities and in particular but without limitation will not hold or permit to be held in or in the vicinity of the Premises any auction or sale and shall indemnify and keep indemnified the Lessor from and against all costs, claims and demands suffered by or made against the Lessor for any such unnecessary annoyance, nuisance, inconvenience, grievance, damage or disturbance.

3.4.9 Prohibition as to Noisy etc. Trade or Business

Except to the extent reasonably necessary for the proper conduct of the permitted use from the Premises referred to in Item 2 of the Schedule, the Lessee shall not carry on or suffer to be carried on upon any part of the Land any offensive, noxious, noisy or dangerous trade, business or occupation and shall not use or suffer the Premises to be used for any illegal or immoral purpose.

3.4.10 Dwelling House and Animals

The Lessee shall not use or suffer the Premises to be used as a dwelling house or sleeping place and no animals, birds or other livestock shall be kept in or about the Premises.

3.5 Rules and Regulations

The Lessee shall comply with the rules and regulations annexed hereto as Annexure A.

3.6 Repairs, Maintenance, Replacement, Renewal and Cleaning

3.6.1 The Lessee shall well and sufficiently and substantially repair renew replace cleanse maintain mend and keep the Premises and the Lessee's Property and all additions made thereto so that the same are kept safe and comply with all applicable laws and regulations for the time being in force in South Australia which apply to the Premises or the Lessee's Property or the Lessee's permitted use referred to in Item 2 of the Schedule.

3.6.2 The Lessee shall make good any damage caused to any part of the Common Area or adjoining premises by any action of the Lessee or its employees agents or contractors or persons claiming through or under the Lessee.

3.6.3 The Lessee agrees with the Lessor that nothing in this Lease will render the Lessor responsible during the term to arrange or meet the cost of any repair, maintenance, replacement, renewal or cleaning of any part of the Premises or the Lessee's Property, (including of a capital or structural nature).

3.7 Statutory Notices

The Lessee shall comply with and duly carry out the requirements of all laws and regulations for the time being in force in the State of South Australia relating to fire, sewerage, cabling, heritage, health, buildings, signage or to the type of activity carried on upon the Premises and with all notices, orders

or requirements lawfully given or made by any authority or authorities in respect of the Premises or the Lessee's Property or any part thereof by or under or in pursuance of any law or laws or regulations for the time being in force in the said State relating to fire, sewerage, cabling, heritage, health, buildings, signage or to the type of activity carried on upon the Premises whether the said notices, orders or requirements or any of them be made upon or given to the Lessor or to the Lessee and the Lessee shall keep the Lessor indemnified against all expenses and liability in respect thereof and the Lessee is responsible for all structural works and capital works, replacement, repair and renewal which may be required to ensure compliance by the Lessee with such requirements except to the extent that the Lessor is responsible for the same under an express provision of this Lease.

3.8 Notice of Damage

Upon the Lessee becoming aware of any damage occurring to the Premises or to the water, gas or electricity services thereto from any cause whatsoever, the Lessee shall give prompt notice of such damage to the Lessor.

3.9 Inspection

The Lessor may at all reasonable times upon giving prior notice to the Lessee (except in the case of emergency when no notice is required) and in the presence of a representative of the Lessee enter upon the Premises and view the state of repair thereof and may serve upon the Lessee a notice in writing of any defect for the repair of which the Lessee may be responsible hereunder requiring the Lessee within a reasonable time to repair or cleanse the same or otherwise comply with any obligations imposed on the Lessee in accordance with this Lease and in default of the Lessee so doing it shall be lawful for the Lessor from time to time to enter and execute the required repairs, cleaning or other obligations of the Lessee as if it were the Lessee and for that purpose the Lessor together with their respective architects contractors workmen and agents may enter upon the whole or any part of the Premises and there remain for the purpose of doing erecting or affecting any such thing AND any expenses and costs of carrying out such work shall forthwith be payable by the Lessee to the Lessor.

3.10 Intentionally Deleted

3.11 Surrender

The Lessee shall at the expiration or sooner determination of this Lease peaceably surrender and yield up unto the Lessor the whole of the Premises and every part thereof in such order and condition as is consistent with the Lessee's obligations pursuant to clauses 3.6.1 and 3.7 and clean and free from rubbish damage by fire flood lightning storm tempest Act of God or other inevitable accident only excepted (save and except where insurance moneys are irrecoverable in consequence of the neglect or wilful default of the Lessee or any servant agent contractor tenant licensee or invitee of the Lessee) and the Lessee shall remove all signs names advertisements or notices painted displayed affixed or exhibited upon to or within the Premises and make good any damage or disfigurement caused thereby.

3.12 Removal of Fixtures

3.12.1 Unless otherwise agreed in writing by the parties:

- (a) all the Lessee's Property shall remain the property of the Lessee; and
- (b) all buildings (including the Building), partitioning, equipment and installations owned by the Lessor but erected or installed in

the Premises by or at the cost of the Lessee prior to the term shall, subject to this Lease, be under the care control and management of the Lessee as if they were the property of the Lessee,

who shall, without limiting clauses 3.6 (Repairs, Maintenance, Replacement, Renewal and Cleaning) and 3.18 (Painting), be responsible, to the extent provided in this Lease, for all maintenance, repair, replacement and renewal and in the case of plant and equipment for the maintenance, repair, replacement, renewal and running costs of the Lessee's Property and the buildings, partitioning, equipment and/or installations referred to in this clause 3.12.1(b).

3.12.2 At or immediately prior to the expiration of the term or earlier termination of this Lease:

(a) the Lessee may at its option but shall not be required by the Lessor to remove:

- (i) the partitioning, equipment and/or installations erected or installed in the Building by or at the cost of the Lessee; or
- (ii) the three (3) transportable buildings installed on the Premises by or at the cost of the Lessee referred to in clause 3.13.3; and

(b) subject to clauses 3.12.2(a) and 3.12.3, the Lessee must at its cost remove and dispose of, from in, on or under the Premises:

- (i) the Lessee's Property; and
- (ii) the buildings (other than the Building), partitioning, equipment and/or installations referred to in clause 3.12.1(b),

(including in each case footings, cabling, pipes, poles and services thereto or therein)

PROVIDED THAT the Lessee shall on any such removals do no damage to the Premises and shall leave the Premises in a clean, safe and tidy condition.

3.12.3 The obligation on the Lessee to effect the removals referred to in clause 3.12.2(b) will not apply to the extent that the Lessor has prior to the expiration of the term or earlier termination of this Lease consented to the Lessee leaving on, in or under the Premises:

- (a) the Lessee's Property; or
- (b) the buildings (other than the Building), partitioning, equipment and/or installations referred to in clause 3.12.1(b),

(in each case, including footings, cabling, pipes and services thereto or therein) to the intent that the consent may be forthcoming if:

- (c) the Lessor wishes to use all or any of the foregoing for the use of the Metropolitan Fire Service; and
- (d) such non removal will not materially diminish the value of the Land,

3.12.4 Ownership in such of the Lessee's Property, and in such of the buildings, partitioning, equipment and installations (including footings, cabling, pipes and services thereto or therein) that are left on the

Land by the Lessee on the expiry or earlier termination of this Lease as of right pursuant to clause 3.12.2(a) or with the consent of the Lessor pursuant to clause 3.12.3 will vest in or remain with (as the case requires) the Lessor with no compensation payable to the Lessee by the Lessor.

3.13 Alterations

- 3.13.1 The Lessee may during the term without the Lessor's consent make any alteration or addition to the Lessee's Property or, subject to clause 3.12, demolish or remove the Lessee's Property or any buildings (other than the Building), partitioning, equipment and installations owned by the Lessor but erected or installed in the Premises by or at the cost of the Lessee prior to the term, or install any partitioning and/or any equipment or other installation or carry out any structural works or capital works to the Premises provided such works do not materially diminish the value of the Land.
- 3.13.2 Despite clause 3.13.1, the Lessee may not erect any new building on the Premises, or undertake any other works which require development approval under the *Development Act 1993*, without first obtaining the Lessor's consent, which consent may not be unreasonably withheld. It will be unreasonable for the Lessor to withhold its consent if the erection of such new building will not materially diminish the value of the Land. Unless the Lessor notifies the Lessee in writing that it objects to the proposed works within twenty one (21) days of receipt of the Lessee's request for consent, the Lessor will be deemed to have granted its consent to the proposed works.
- 3.13.3 The Lessor acknowledges that the following works of the Lessee on the Premises referred to in the Site Plan have the consent of the Lessor:
- (a) the 2012 demolition of the buildings "Work Sheds (x3)" and their replacement with one transportable building; and
 - (b) the 2009 construction of two transportable buildings.

3.14 Insurances

That the Lessee shall insure and keep insured in the name of the Lessee and, where applicable, noting the interest of the Lessor with a reputable insurance office the following and shall punctually pay all the premiums payable in respect of such insurances.

3.14.1 Glass

All glass thereof together with all glass now or hereafter installed in the Premises (excluding the Lessee's Property) for their full replaceable value (including covering any scratching or other damage of any plate glass installed in the Premises or its exterior).

3.14.2 Additions and Fixtures

The Premises, including the Building (but excluding the Lessee's Property, and excluding any other buildings partitioning, equipment and installations owned by the Lessor but erected or installed in the Premises by or at the cost of the Lessee prior to the term) against loss or damage by fire storm tempest lightning explosion aircraft or other aerial devices (including articles dropped therefrom) strikes riot

civil commotion malicious damage flood sprinkler leakage impact damage earthquake and fusion in the full replacement value thereof.

3.14.3 Public Risk

In respect of liability for loss injury or damage to any person or property whatsoever (including without being limited to the person or property of any of the Lessor the Lessee the other lessees and occupiers of the Land and the officers employees agents invitees and licensees of any of them) caused by or arising out of any act of or omission by the Lessee or its officers employees agents invitees and licensees of any of them or in or about or to or from or in relation to the Premises or the condition or state of repair thereof or the business carried on therein or therefrom in an amount of not less than TWENTY MILLION DOLLARS (\$20,000,000.00) per claim for one occurrence or event or such further amount as the Lessor may from time to time during the term reasonably require.

PROVIDED ALWAYS that in each case the Lessee shall produce and deliver on demand to the Lessor or its authorised agent certificates of currency for such policies.

3.15 **Indemnities**

The Lessee shall indemnify and keep indemnified the Lessor against all actions and suits brought against and all claims and demands made upon and all losses and expenses incurred by the Lessor as a result of or arising out of:

3.15.1 the occurrence on the Land during the said term of any accident or injury to or death of any person or damage or injury to or loss of the property of any person arising from any negligent act or omission on the part of the Lessee; and

3.15.2 the negligent use misuse waste or abuse by the Lessee or any servant agent sub-tenant or of any other person claiming through or under the Lessee of the water gas electricity oil lighting and other services and facilities of the Land including the overflow or leakage of water in or from the Premises having originated therein or caused or contributed to by any act or omission of the Lessee or other persons aforesaid.

3.16 **No Void Insurance**

The Lessee shall not do or suffer or permit to be done in upon or about the Premises or any part thereof anything whereby or by reason or on account whereof any policy or policies of insurance against loss or damage for the time being subsisting in respect of the Land or any part thereof may be or become void or voidable or whereby the rate of premium on any insurance shall be liable to be increased.

3.17 **Lessor Release**

The Lessee shall occupy, use and keep the Premises at the risk in all things of the Lessee and the Lessee hereby releases to the full extent permitted by law the Lessor his agents, contractors and servants in the absence of any default or neglect on their part from all claims and demands of every kind resulting from any accident, damage or injury to persons or property occurring therein (including loss or damage to the fixtures or personal property of the Lessee) or by reason of any defect in the construction of the Land or the Premises or the Building or any fittings or apparatus therein or of the failure to operate of any automatic doors, air conditioning plant or other machinery, fire protection services, public utility services or otherwise howsoever.

3.18 Painting

The Lessee will at its expense and in a proper and tradesman like manner with materials and in colours approved by the Lessor paint all parts of the Building) as were painted at the Commencement Date, or were painted subsequently by the Lessee, every ten (10) years during the term.

3.19 Rates and Taxes

The Lessor, at the Commencement Date, is exempt from rates and taxes. If at any time during the term, rates and taxes are assessed on the Land, the Lessee shall pay or contribute to such rates and taxes in accordance with clause 3.2 or 3.3.

3.20 Maintain Drains

The Lessee shall keep all sewer pipes and installations and water pipes and installations and all drains upon the Premises in a clean and sanitary condition and free and clear from any obstruction or blockage which shall have been caused by the Lessee, its employees, agents, invitees or licensees and the Lessee shall be responsible at its costs for all structural imperfections and defects.

3.21 Usage Tending to Cause Environmental Harm

3.21.1 The Lessee shall, for the duration of the term, carry out its activities on the Premises in a manner which minimises environmental damage to the Premises.

3.21.2 Notwithstanding any other provision of this Lease the Lessee shall in the event that it receives a reasonable direction from the Lessor so to do cease and desist from any construction work or any other activity which in the reasonable opinion of the Lessor may tend to cause serious environmental harm.

3.22 Security and Safety

3.22.1 The Lessee shall at its cost keep the Premises secure at all times and shall protect the Premises from damage including, without limitation, damage from vandals.

3.22.2 The Lessee shall at its cost be responsible for the safety of all persons and all chattels on the Premises.

3.22.3 Without limiting the generality of the foregoing, the Lessee acknowledges its public liability responsibilities in the course of managing the Premises and the need to fulfil its duty of care as determined by the common law courts to all people who enter onto the Premises either by invitation, in the course of doing business with the Lessee or who intrude without permission.

3.23 Fire Safety and Prevention

The Lessee shall at its cost:

3.23.1 prevent the outbreak and spread of fire on the Premises; and

3.23.2 comply with all reasonable requirements as may be notified from time to time to the Lessee by the Lessor in writing in relation to fire safety and prevention upon the Premises.

3.23.3 within six (6) months of the Commencement Date prepare and, throughout the term, implement a fire management plan relating to the Premises (including without limitation, access and prevention) in accordance with the reasonable requirements of the Lessor.

3.24 Water

During the term, the Lessee shall not, and shall not permit its employees, agents, invitees or members of the public to, pollute, obstruct, divert, restrict, pump or bore into any water, water course, rock hole or soakage stream or the bed thereof which is on or may be found upon or under the surface of the Premises.

3.25 Pest Plants

3.25.1 Subject to clause 3.25.2, the Lessee shall take every reasonable precaution to ensure that noxious or undesirable weeds or plants are not introduced to the Premises and that the proliferation of such plants is not encouraged, and where such noxious or undesirable weeds or plants are present anywhere within the Premises the Lessee shall carry out such eradication or control measures as may reasonably be necessary.

3.25.2 For the purposes of clauses 3.25.1 and 4.4.1:

- (a) the Lessee and the Lessor shall within six (6) months of the execution of this Lease prepare and, thereafter throughout the term, implement a pest plant management plan relating to the Premises and the Land in accordance with their respective obligations under clauses 3.25.1 and 4.4.1;
- (b) the Lessee and the Lessor shall work co-operatively and in good faith to agree the terms of the pest plant management plan and to implement the same in accordance with their respective obligations under clauses 3.25.1 and 4.4.1;
- (c) the pest plant management plan shall be reviewed and updated by the Lessee and the Lessor when reasonably required during the term; and
- (d) the cost for the pest plant control on the Premises will be shared equally by the Lessee and the Lessor.

3.26 Vermin and Pests

3.26.1 Subject to clause 3.26.2, the Lessee shall take all reasonable precautions at its own cost to keep the Premises free of all undesirable animals insects reptiles rodents pests and birds and if so required shall employ from time to time or periodically pest exterminators to eradicate any such undesirable animals insects reptiles pests rodents vermin and birds.

3.26.2 For the purposes of clauses 3.26.1 and 4.5.1:

- (a) the Lessee and the Lessor shall within six (6) months of the execution of this Lease prepare and, thereafter throughout the term, implement a pest management plan relating to the Premises and the Land in accordance with their respective obligations under clauses 3.26.1 and 4.5.1;
- (b) the Lessee and the Lessor shall work co-operatively and in good faith to agree the terms of the pest management plan and to implement the same in accordance with their respective obligations under clauses 3.26.1 and 4.5.1;
- (c) the pest management plan shall be reviewed and updated by the Lessee and the Lessor when reasonably required during the term; and

- (d) the costs for the control on the Premises of undesirable animals insects reptiles rodents pests and birds will be shared by the Lessee and the Lessor.

4. LESSOR'S COVENANTS

The Lessor covenants and agrees with the Lessee as follows.

4.1 Quiet Enjoyment

That the Lessee paying the rent hereby reserved and duly and punctually observing and performing the obligations and provisions in this Lease on the part of the Lessee to be performed shall and may peaceably possess and enjoy the Premises for the term hereby granted without any interruption or disturbance from the Lessor or any other person or persons lawfully claiming by from or under the Lessor.

4.2 Common Areas

4.2.1 Subject to the rights of the Lessor hereunder and to any restrictions made hereunder the Lessee shall of right as one of the tenants of the Land have the use together with the Lessor and all other tenants of the Land and the agents servants customers and visitors of all such persons of the Common Area subject however to the covenants terms and conditions of this Lease and to reasonable rules and regulations for the use and safety thereof as prescribed from time to time by the Lessor having regard to the interests of the Lessor in the Land as a whole and the rights and interests (or either of them) or other tenants occupiers or persons lawfully therein.

4.2.2 Subject to the Lessee complying with its responsibilities under clause 3.6.2, the Lessor shall maintain, repair, clean and keep the Common Area in good condition (fair wear and tear excepted) for its intended use and shall maintain the lighting in operable condition.

4.3 Services

4.3.1 Despite anything to the contrary in this Lease, the Lessor must use its best endeavours to maintain and must not do anything to restrict or impede, or allow others to restrict or impede, the services to the Premises and the Common Area (including, without limitation, the nature, level or standard of services) existing at the Commencement Date or subsequently provided to the Premises. For the purposes of this clause, "services" includes gas, electricity, water, sewer, drainage, telephone, communications, fire safety and control (including the Fire Protection System for the Land), security and other like services and installations and all plant, equipment, pipes, wires and conduits in connection with any of them.

4.3.2 Without limiting clause 4.3.1, the Lessor must at its cost maintain and regularly test the Fire Protection System for the Land in respect of which the Premises derive benefit. The Lessor may recover from the Lessee a portion of such costs as an Outgoing pursuant to clause 3.3.

4.4 Pest Plants

4.4.1 Subject to clause 3.25.2, the Lessor shall take every reasonable precaution to ensure that noxious or undesirable weeds or plants are not introduced to the Land (excluding the Premises) and that the proliferation of such plants is not encouraged, and where such

noxious or undesirable weeds or plants are present anywhere within the Land (other than the Premises) the Lessor shall carry out such eradication or control measures as may reasonably be necessary.

4.4.2 The Lessee has no liability to contribute to the costs of any measures required to be undertaken by the Lessor pursuant to clause 4.4.1.

4.5 Vermin and Pests

4.5.1 Subject to clause 3.26.2, the Lessor shall take all reasonable precautions to keep the Land (excluding the Premises) free from all undesirable animals insects reptiles rodents pests and birds and if so required shall employ from time to time or periodically pest exterminators to eradicate any such undesirable animals insects reptiles rodents pests and birds.

4.5.2 The Lessee has no liability to contribute to the costs of any measures required to be undertaken by the Lessor pursuant to clause 4.5.1.

5. MUTUAL COVENANTS

The Lessor and the Lessee **COVENANT AND AGREE** as follows :

5.1 Default of Lessee

5.1.1 If at any time during the occupation of the Premises by the Lessee:

- (a) any rent or other moneys payable by the Lessee are in arrears for more than fourteen (14) days after formal demand therefor has been made; or
- (b) in case of default by the Lessee in respect of any obligation on the part of the Lessee arising out of any term condition or covenant contained in this Lease and such default is continued for fourteen (14) days after a formal notice to remedy has been given or in the case of repairs required to be effected by the Lessee such repairs are not completed within a reasonable time after a formal notice to remedy has been given; or
- (c) execution be levied against any of the assets of the Lessee; or
- (d) any of the corporate entities of the Lessee either:
 - (i) has an administrator appointed to the Lessee or action is taken to make such an appointment;
 - (ii) resolves to be wound up;
 - (iii) is subject to having an application made to a court for an order or an order is made that it be wound up (whether on grounds of insolvency or otherwise);
 - (iv) ceases to carry on business;
 - (v) has a receiver or a receiver and manager of property appointed whether by a court or otherwise;
 - (vi) is subject to an application being made to a court for an order appointing a liquidator or provisional liquidator in respect of it or one of them is appointed, whether or not under an order;
 - (vii) enters into a compromise or arrangement with its creditors or a class of them; or

- (viii) is or states that it is unable to pay its debts when they fall due,

then notwithstanding any prior waiver or failure to take action by the Lessor or indulgence granted by the Lessor to the Lessee in respect of any such events whether past or continuing it shall be lawful for the Lessor or any other person duly authorised by it (subject to due compliance with Section 10 of the *Landlord and Tenant Act 1936* (as amended) (if applicable)) to re-enter upon the Premises or any part thereof in the name of the whole and thereby determine the estate of the Lessee and to remove or otherwise deal with all goods fittings fixtures and effects found on the Premises without prejudice to the rights of the Lessor in respect of any action or other remedy for arrears of rent or breach of covenant or damages as the result of any such event.

(e) Essential Terms

- (i) Each of the covenants by the Lessee which are specified in this paragraph are essential terms of this Lease:
- (A) the covenant to pay rent and additional payments throughout the term of this Lease as provided for in clauses 3.1 to 3.3 inclusive hereof;
 - (B) clauses 3.4.1, 3.4.3 to 3.4.8 and 3.4.10 hereof relating to the Use of the Premises by the Lessee;
 - (C) clause 3.4.2 hereof relating to assignment and sub-letting;
 - (D) clauses 3.6 to 3.13 (but excluding 3.10) hereof relating to the repair, maintenance, replacement, renewal and cleaning, statutory notices, notice of damage, inspection, surrender, removal of fixtures and alterations concerning the Premises;
 - (E) clauses 3.14 to 3.17 relating to insurances, indemnities, no void insurance and Lessor ;
 - (F) clauses 3.19 to 3.27 relating to rates and taxes, maintain drains, usage tending to cause environmental harm, security and safety, fire safety and prevention, water, pest plants, vermin and pests
 - (G) clause 5.16 relating to fencing; and
 - (H) clause 10 relating to contamination.
- (ii) In respect of the Lessee's obligation to pay rent the acceptance by the Lessor of arrears or of any late payment of rent shall not constitute a waiver of the essentiality of the Lessee's obligation to pay rent in respect of those arrears or of the late payments or in respect of the Lessee's continuing obligation to pay rent during the term hereof.

- (iii) The Lessee hereby covenants to compensate the Lessor in respect of any breach of an essential term of this Lease and the Lessor is entitled to recover damages from the Lessee in respect of such breach. The Lessor's entitlement under this clause is in addition to any other right remedy or entitlement to which the Lessor is entitled (including the right to re-enter and determine the estate of the Lessee) and shall not be prejudiced by the exercise of the right of re-entry.

5.1.2 Damages in respect of Repudiation or Breach by Lessee

- (a) In the event that the Lessee's conduct (whether by way of action or omission) constitutes a repudiation of this Lease (or of the Lessee's obligations under this Lease) or constitutes a breach or any covenant contained in this Lease, the Lessee covenants to compensate the Lessor for the loss or damage suffered by reason of the repudiation or breach.
- (b) The Lessor shall be entitled to recover damages against the Lessee in respect of repudiation or breach of covenant for the damage suffered by the Lessor during the entire term of this Lease.
- (c) The Lessor's entitlement to recover damages shall not be affected or limited by any of the following:-
 - (i) if the Lessee shall abandon or vacate the Premises;
 - (ii) if the Lessor shall elect to re-enter or to determine the estate of the Lessee;
 - (iii) if the Lessor shall accept the Lessee's repudiation; or
 - (iv) if the parties' conduct shall constitute a surrender by operation of law.
- (d) The Lessor shall be entitled to institute legal proceedings claiming damages against the Lessee in respect of the entire Lease term including the periods before and after the Lessee has vacated the Premises and before and after the abandonment termination repudiation acceptance or repudiation or surrender by operation or law referred to in paragraph (c) of this clause 5.1.5 whether the proceedings are instituted either before or after such conduct.
- (e) In the event of the Lessee vacating the Premises whether with or without the Lessor's consent the Lessor shall be obliged to take reasonable steps to mitigate his damages and to endeavour to lease the Premises at a reasonable rent and on reasonable terms. The Lessor's entitlement to damages shall be assessed on the basis that the Lessor should have observed the obligation to mitigate damages contained in this paragraph. The Lessor's conduct in pursuance of the duty to mitigate damages shall not by itself constitute acceptance of the Lessee's breach or repudiation or a surrender by operation of law.

5.2 **Intentionally Deleted**

5.3 Notice of Default

Any notice required to be given by the Lessor to the Lessee in the case of a breach of the covenants or conditions herein pursuant to Section 10 of the *Landlord and Tenant Act 1936* shall provide the period of fourteen days as the time within which the Lessee is to remedy any such breach or default if it is capable of remedy or to make reasonable compensation in money to the satisfaction of the Lessor in respect thereof.

5.4 Costs

In addition to the rent and other moneys reserved by this Lease the Lessee shall pay on demand:

5.4.1 Intentionally deleted

5.4.2 the Lessor's reasonable legal costs and other expenses incidental to any application by the Lessee for the consent of the Lessor to any transfer or assignment by the Lessee of this Lease or the Lessee's interest in it, or to any subletting by the Lessee, or to any mortgage charge or encumbrances of the interest of the Lessee under this Lease (whether consent is granted or lawfully refused);

5.4.3 such amount (to be paid by the Lessor or its solicitors or agents) as is reasonably estimated by the Lessor's architect or engineer when an application for consent to a proposed dealing is made by the Lessee to be required to comply with the covenants and conditions herein contained and on the part of the Lessee to be performed and observed, including in particular, but without limiting the generality, those relating to the state of repair and cleanliness of the Premises, and including the costs of the architect or engineer to inspect the Premises;

5.4.4 the stamp duty and (if applicable) the registration fees payable in respect of any dealings with this Lease by the Lessee;

5.4.5 such amount as may from time to time be lawful for the Lessor to claim from the Lessee of the cost of preparation of a suitable plan of the Premises and of the Land inclusive of all survey fees and of the costs incurred in determining the net lettable areas of the Land and of the Premises and in relation to the preparation of such a plan (where such a plan is necessary or reasonably required);

5.4.6 all moneys expended and expenses incurred by the Lessor in consequence of any default on the part of the Lessee in performing or observing any covenant condition or agreement on the part of the Lessee herein contained, or in exercising or enforcing (or attempting so to do) any rights or remedies of the Lessor hereunder; and

5.4.7 the cost of any alterations to the sprinkler or fire alarm installations in the Premises which may become necessary by reason of any non-compliance by the Lessee with the regulations of the Fire and Accident Underwriters Association or the requirements of the Lessor's insurer.

5.5 Notice to Let

That the Lessee shall during the last three months of the term unless the Lessee shall have exercised any option to renew contained herein permit the Lessor to display on the exterior or interior of the Premises a "To Let" of reasonable size and to conduct prospective future tenants through the Premises to enable them to view the same **PROVIDED THAT** in exercising

such powers the Lessor shall endeavour not to cause any undue inconvenience to the Lessee.

5.6 **Damage and Destruction**

5.6.1 If the Building or any part thereof shall at any time during the said term be destroyed or damaged so as to be unfit for use then:

(a) provided the damage or destruction has not been caused by some default on the part of the Lessee, a fair and just proportion of the rent hereby reserved (being an amount mutually agreed upon between the Lessor and the Lessee but failing agreement an amount determined by a qualified valuer agreed by the parties or failing agreement appointed at the request of either party by the President or Acting President for the time being of the Australian Property Institute (South Australian Division) at a cost to be borne equally between the Lessor and the Lessee which valuer shall be deemed to act as an expert and not as an arbitrator) according to the damage sustained shall be suspended and cease to be payable whilst and so long as the Building or any part thereof shall be unfit for use as aforesaid;

(b) if:

(i) the Lessee notifies the Lessor in writing that the Lessee considers reinstatement of the Building to be impracticable or undesirable; or

(ii) within three months after the damage or destruction the Lessee does not notify the Lessor in writing whether or not it intends to reinstate the Building,

either party may give a Surrender Notice to the other party;

(c) if the Lessee notifies the Lessor in writing that the Lessee intends to reinstate the Building, the Lessor may give a Surrender Notice to the Lessee if:

(i) the Lessee fails to make diligent progress towards reinstating the Building within a reasonable period of time (having regard to the nature and extent of the required reinstatement works) after the Lessor requests the Lessee in writing to do so; or

(ii) the Lessee fails to complete the reinstatement of the Building within a reasonable period of time (having regard to the nature and extent of the required reinstatement works) after the date of the destruction or damage.

5.6.2 If the Lessor or the Lessee gives a Surrender Notice in the circumstances specified in clause 5.6.1 the Lessor and the Lessee must do all things necessary, including the execution of any required documentation, to partially surrender this Lease as regards the Building so that the Building is excluded from the Premises hereby leased.

5.6.3 If this Lease is partially surrendered in the manner described in clause 5.6.2:

- (a) the Lessee must, if required by the Lessor, remove and dispose of the remaining improvements from the surrendered area to the reasonable satisfaction of the Lessor;
- (b) the Annual Rent shall from the date of the surrender be a reduced amount that represents a fair and just proportion of the Annual Rent payable immediately prior to the date of the damage or the destruction having regard to the excision of the surrendered area, and being an amount mutually agreed upon between the Lessor and the Lessee but failing agreement an amount determined by a qualified valuer agreed by the parties or failing agreement appointed at the request of either party by the President or Acting President for the time being of the Australian Property Institute (South Australian Division) at a cost to be borne equally between the Lessor and the Lessee, which valuer shall be deemed to act as an expert and not as an arbitrator; and
- (c) such surrender shall not prejudice or affect any right or claim which any party may have against the other in respect of any breach of this Lease occurring prior to the date of surrender.

5.6.4 The Lessee agrees with the Lessor that nothing in this Lease will render the Lessor responsible during the term for reinstating the Premises, the Building or the Land or make them fit for occupation in the circumstances referred to in clause 5.6.1.

5.6.5 For the purposes of this clause 5.6, a 'Surrender Notice' is a written notice given by either party to the other requiring that this Lease be partially surrendered to exclude the Building from the Premises hereby leased on a surrender date nominated in the notice that is not less than seven (7) days after the date the notice is delivered to the recipient party.

5.7 Early Termination

Despite anything to the contrary in this Lease, the Lessee may terminate this Lease by giving to the Lessor not less than three calendar months' notice in writing of such termination given at any time.

5.8 Holding Over

If the Lessee shall remain in occupation of the Premises after the expiration of the term hereby granted no tenancy from year to year (or longer period) shall be implied by payment or acceptance of rental but the Lessee shall continue to occupy the Premises on a monthly tenancy determinable at any time by either party on one calendar month notice in writing and at a monthly rental equivalent to the monthly proportion of the total annual rental payable by the Lessee at the expiration of such term or extension thereof as the case may be and otherwise on the same terms and conditions mutatis mutandis as those herein contained so far as is applicable.

5.9 Interest on Late Payment

If the Lessee shall fail to pay to the Lessor or the Lessor's Representative any moneys which are payable by the Lessee to the Lessor or the Lessor's Representative in terms hereof within seven days from the due date for the payment thereof the Lessee shall pay to the Lessor interest calculated on a daily basis at the rate specified in Item 5 in the Schedule thereon or on so much thereof as shall remain unpaid from the due date or dates for the payment thereof until the same shall be actually paid and also upon any

judgment which the Lessor may obtain against the Lessee from the date of any such judgment until the same shall be satisfied.

5.10 Rent Review

The rent payable by the Lessee pursuant to this Lease shall be reviewed as follows:

5.10.1 CPI

- (a) on each date specified in Item 4(a) of the Schedule ('**CPI Review Date**') during the term of this Lease, the annual rent for the next year shall be determined by multiplying the annual rent payable in respect of the Premises immediately preceding the relevant CPI Review Date by the following fraction:

$$\frac{X}{Y}$$

Where:

- 'X' is the Consumer Price Index for Adelaide (All Groups) in respect of the quarter ending immediately preceding the relevant CPI Review Date; and
- 'Y' is the Consumer Price Index for Adelaide (All Groups) in respect of the quarter ending immediately preceding the Commencement Date or the date on which the rent was last varied (as the case may be);
- (b) the annual rental as so determined shall take effect on and from the relevant CPI Review Date. For the purpose of this clause a reference to the 'Consumer Price Index for Adelaide (All Groups)' is a reference to the Consumer Price Index for Adelaide (All Groups) as published from time to time by the Australian Bureau of Statistics. If during the term either the Commonwealth of Australia ceases to publish the Consumer Price Index for Adelaide (All Groups) or the basis of calculating the Consumer Price Index for Adelaide (All Groups) is substantially changed then the parties may request a relevant expert agreed on between them, or, failing agreement between the parties, a relevant expert nominated by the President or Acting President of the Law Society of South Australia to determine the annual rent as at the relevant CPI Review Date on a basis as near as practicable to that which would have applied had the Consumer Price Index for Adelaide (All Groups) still been available or appropriate;
- (c) in any rent reviews to CPI pursuant to this Lease any increase in the rent must be reduced to the extent that the CPI reflects the impact of the GST with the intention that the Lessee does not effectively pay the GST twice pursuant to this Lease.

5.10.2 Market

Prior to each date specified in Item 4(b) of the Schedule ('**Market Review Date**') during the term of this Lease, the Lessor may give written notice to the Lessee setting out the amount which the Lessor assesses to be a proper annual rental for the Premises for the next year having regard to the current market value and to all matters then relevant to the determination of such annual rental and if within thirty (30) days from the date on which the Lessor gives the said notice to

the Lessee the Lessee notifies the Lessor by notice in writing that the Lessee accepts such assessment then the annual rental shall be varied accordingly and such variation shall take effect on and from the Market Review Date **PROVIDED THAT:**

- (a) if the parties are unable to agree as to the amount of rent to be reserved on such review within a reasonable time from the date of the Lessor's said notice then either party may request the President or Acting President for the time being of the Australian Property Institute (South Australian Division) to appoint a qualified valuer of not less than five (5) years' experience in valuing like Premises and who is prepared to undertake such rental determination for a fee determined by the President or Acting President for the time being of the Australian Property Institute (South Australian Division) based on an hourly rate established having regard to the complexity of the rental valuation and the experience of the qualified valuer undertaking such rental valuation. Such valuer shall in making such determination:
 - (i) receive and give reasonable consideration to written submissions made by the Lessor and/or the Lessee or their respective representatives and delivered to the valuer within such time or times as the valuer shall appoint,
 - (ii) have regard to the same matters as the Lessor was obliged to have regard to in giving its notice as aforesaid,
 - (iii) be deemed to be acting as an expert and not as an arbitrator,
 - (iv) deliver to the Lessor and the Lessee a speaking valuation setting out the reasons for the conclusions within thirty (30) days following acceptance of the appointment,

and the parties agree that the decision of such qualified valuer determined as aforesaid shall be final and conclusive and that the fees and expenses of such qualified valuer shall be borne and paid by the Lessor and the Lessee in equal shares notwithstanding the result of any such determination;

- (b) any person determining the current annual market rental value of the Premises:
 - (i) shall have regard to:
 - (A) the purposes for which the Premises may be used as described in Item 2 of the Schedule,
 - (B) the area of the Premises,
 - (C) the rentals of comparable Premises where such rentals are the then current market rentals of those Premises,
 - (D) the terms and conditions of this Lease and of leases of comparable Premises and shall make allowances for differences between the same including the frequency of rent reviews, and the

responsibility for the payment of rates, taxes and other outgoings,

- (E) the fact that the rent payable pursuant to this Lease does not include GST, and
- (F) the fact that the Lessee is required to pay an additional amount on account of GST pursuant to clause 7; and
- (G) the Licences provided under clauses 11 and 12;

(ii) shall not have regard to:

- (A) the value of any fixed improvements on the Premises;
- (B) the value of any plant or fittings installed on the Premises;
- (C) the fact that the Premises may have a special suitability to the Lessee,

and may also have regard to such other matters (whether arising from the provisions of this Lease or prevailing in the market place as at the market adjustment date) as shall then be relevant to the determination of the current annual market rent of the Premises.

5.10.3 Irrespective of the manner of review, the stipulations relating to the time method and manner of payment of rent set forth in the panel herein entitled "Rent and Manner of Payment" shall (mutatis mutandis) apply to the Annual Rental so agreed or determined **AND PROVIDED ALWAYS** that the rent review pursuant to this clause shall be carried out as at and from the Rent Review Date and rent instalments varied from such date and any adjustment necessary in respect of any underpayment or overpayment of any instalment paid after any such date at the rate previously applicable shall be paid by the Lessee or the Lessor (as the case may be) to the other forthwith upon the reviewed annual rent being agreed or determined (as the case may be).

5.11 Control of Common Area

5.11.1 The Common Area shall at all times be subject to the control of the Lessor who shall have the right having regard to the interests of the Lessor in the Land as a whole and the rights and interests of other tenants occupiers or persons lawfully therein from time to time to establish modify and enforce reasonable rules and regulations with regard thereto. Without limiting the generality of the foregoing the Lessor expressly reserves the right at any time and from time to time to:

- (a) construct maintain and operate lighting facilities;
- (b) police the Common Area; and
- (c) impose rules and regulations relating to the use of the Common Area relating to orderly movement of vehicles,
- (d) develop all or any portion of the Common Area;

- (e) close all or any portion of the Common Area;
- (f) impose rules and regulations relating to the use of Common Area relating to orderly movement and orderly parking of vehicles;

PROVIDED THAT the Lessor shall not interfere with the Lessee's rights pursuant to clause 4.1 (Quiet Enjoyment) or otherwise materially prejudice the normal conduct of the Lessee's business in and from the Premises.

5.12 Measurement of Areas

The Lessor and the Lessee agree that for any circumstance where the area measurement of the Premises and/or the Land is relevant for the purpose of administration of this Lease, those areas shall be the area measurements set out in Item 6 of the Schedule hereto.

5.13 No Responsibility for Maintenance, Repair, Replacement on any of the Land

Except to the extent expressly provided in this Lease, the Lessee acknowledges that the Lessor has no responsibility whatsoever in relation to maintenance, repair, structural works, capital works, replacement or renewal of the Land or any part thereof throughout the term.

5.14 No Warranty

The Lessor does not warrant that the Premises or the Land that the Lessee is about to lease will, for the duration of this Lease, be structurally suitable for the type of business that the Lessee intends to carry on.

5.15 Water Damage

The Lessor shall not incur any liability to the Lessee by reason of any damage to the Land or to any of the furniture or contents of the Land caused by sewerage or water whether due to sewerage or water pipes bursting or leaking or by sewerage or water overflowing or flooding or floodwaters or by storm and tempest or by any cause except where such damage is due to the negligence, wrongful act or a wrongful omission of the Lessor, or its employees, agents workmen or contractors.

5.16 Fences

5.16.1 Subject to clause 5.16.2, the Lessee must at its cost keep all fencing around the Premises, erected at the Commencement Date or subsequently erected by the Lessee, in good and substantial repair and condition.

5.16.2 The following provisions apply to fencing, erected at the Commencement Date or subsequently erected, along the boundary between the Premises and the balance of the Land;

- (a) the fencing must be maintained in good and substantial repair at the cost of the Lessor and the Lessee in equal shares;
- (b) without limiting clause 5.16.2(a), if the Lessee gives notice to the Lessor requiring the Lessor to carry out repair, maintenance or replacement works to the fencing and such works are not carried out within 14 days of such notice, the Lessee can effect such works and recover one-half of the costs of such works from the Lessor.

5.17 Resolution of Disputes

- 5.17.1 Subject to any provision of this Lease to the contrary, any difference or dispute between the parties arising under this Lease which is not resolved within 30 days after notice by one party to the other of the nature of the difference or dispute may be referred by either party for determination by an expert ("**Expert**") who is an appropriate practising professional appointed at the request of either party by the President of the professional body most appropriate to determine the difference or dispute or, if the parties are unable to agree on the appropriate body, the President for the time being of the Law Society of South Australia.
- 5.17.2 Each party may make a submission either orally or in writing to the Expert within 30 days after that appointment.
- 5.17.3 In making a determination the Expert must:
- (a) act as an expert and not as an arbitrator;
 - (b) consider any submission made to it by a party; and
 - (c) provide the parties with a written statement of reasons for the determination.
- 5.17.4 In the absence of manifest error, the determination of the Expert is conclusive and binding on the parties.
- 5.17.5 The costs of the Expert will be shared equally between the parties.
- 5.17.6 Notwithstanding the existence of a dispute each party must continue to perform its obligations under this Lease.
- 5.17.7 This clause survives the expiration or termination of this Lease.

6. MISCELLANEOUS

6.1 Delegation

Unless expressly excluded by any provision of this Lease, any consent, any consultation or any other thing which pursuant to the terms of this Lease is required to be given, done or performed by either party (other than a variation of the terms of this Lease) may for the purposes of this Lease be properly given, done or performed by the representative of the party nominated in accordance with this Lease.

6.2 Entire Agreement

- 6.2.1 This Lease incorporates the attached schedules and annexures.
- 6.2.2 This Lease contains the entire agreement between the parties with respect to its subject matter.
- 6.2.3 This Lease supersedes any prior agreement, understanding or representation of the parties or RESI Corporation or Distribution Lessor Corporation or the Crown in the right of the State of South Australia on the subject matter.
- 6.2.4 Without limiting clause 6.2.3, the Lessor and the Lessee acknowledge and agree that prior arrangements relating to the subject matter concerning the parties or RESI Corporation terminated on the 30th day of June 2010.

6.3 **Proper Law**

The laws in force in South Australia, including law with respect to capacity to contract and manner of performance, apply to this Lease.

6.4 **Jurisdiction of Courts**

The parties agree that the courts of South Australia will have exclusive jurisdiction to determine any proceedings in relation to this Lease.

6.5 **Notices**

6.5.1 A "notice" means:

- (a) a notice in writing; or
- (b) a consent, approval or other communication required to be in writing under this Lease.

6.5.2 A notice must be signed by or on behalf of the sender addressed to the recipient and:

- (a) delivered to the recipient's address; or
- (b) sent by prepaid mail to the recipient's address.

6.5.3 A notice given to a person in accordance with this clause is treated as having been given and received:

- (a) on the day of deliver if delivered before 5.00 pm on a working day, otherwise on the next working day; or
- (b) if sent by prepaid mail, on the third working day after posting.

6.6 **Waiver**

6.6.1 Any waiver of any provision of this Lease is ineffective unless it is in writing and signed by the party waiving its rights.

6.6.2 A waiver by either party in respect of a breach of a provision of this Lease by the other party is not a waiver in respect of any other breach of that or any other provision.

6.6.3 The failure of either party to enforce at any time any of the provisions of this Lease must not be interpreted as a waiver of such provision.

6.7 **Modification**

Any modification of this Lease must be in writing and executed by each party.

6.8 **Severance**

If any provision or part of a provision of this Lease is invalid or unenforceable in any jurisdiction:

6.8.1 the provision must be read down for the purposes of the operation of that provision in that jurisdiction, if possible, so as to be valid and enforceable; or

6.8.2 if the provision cannot be read down under clause 6.8.1, it must be severed if it is capable of being severed, without affecting the remaining provisions of this Lease or affecting the validity or enforceability of that provision in any other jurisdiction and the parties must consult in good faith to determine whether any amendment or substituted provision is required.

6.9 Time of the essence

Time is of the essence in respect of any time, date or period specified either in this Lease or in any notice served under this Lease.

6.10 Relationship Between the Lessor and the Lessee

The Lessor and the Lessee acknowledge and agree that their relationship pursuant to this Lease shall be exclusively that of independent contractors in the relationship of lessor and lessee in respect of the Premises with the several rights, liabilities, duties and obligations set out in this Lease. Nothing contained in this Lease shall be deemed or construed to constitute the Lessor to be a partner, joint venturer, principal, agent, trustee (whether express, implied or constructive) beneficiary, lender, borrower or fiduciary of the Lessee and vice versa.

6.11 Auditor-General

Nothing in this Lease derogates from the powers of the Auditor-General under the *Public Finance and Audit Act 1987 (SA)*.

6.12 Disclosure of Lease

6.12.1 The Lessee may disclose this Lease and/or information in relation to this Lease to the public or to a particular person as the result of a specific request.

6.12.2 Nothing in this clause derogates from:

- (a) the Lessor's obligations under any other provision of this Lease; or
- (b) the provisions of the *Freedom of Information Act 1991 (SA)*.

7. GST

7.1 Liability for GST

7.1.1 The amount payable by the Recipient to the Supplier for, or in connection with, a Taxable Supply under this Lease does not include any GST.

7.1.2 The Recipient must pay the Supplier an additional amount on account of GST equal to the amount payable by the Recipient for the relevant Taxable Supply multiplied by the prevailing GST rate.

7.2 Timing

The additional amount on account of GST is payable at the same time as when the amount for the relevant Taxable Supply is required to be paid by the Recipient to the Supplier but in any event, not before the Supplier has provided the Recipient with a Tax Invoice which is in an approved form for GST purposes.

7.3 Reimbursement

To the extent that the amount for a Taxable Supply consists of the reimbursement of costs and expenses incurred by the Supplier, in this lease those costs and expenses are to be exclusive of the amount of any refund or input tax credit of GST to which the Supplier is entitled as a result of incurring the cost or expense.

7.4 Adjustments

If an Adjustment Event has occurred in respect of a Taxable Supply made under or in connection with this Lease, any party that becomes aware of the Adjustment Event must notify the other party as soon as practicable, and the parties agree to take whatever steps are necessary (including the issue of an Adjustment Note), and to make whatever adjustments are required, to ensure that any additional GST on that Taxable Supply, or any refund of GST, is paid no later than 28 days after the Supplier first becomes aware that the Adjustment Event has occurred.

7.5 Acknowledgement

The Lessor and the Lessee acknowledge and agree that:

7.5.1 South Australian Metropolitan Fire Service (ABN 26 897 550 904) is the Government entity administering this Lease on behalf of the Lessor and is registered pursuant to GST law;

7.5.2 South Australian Metropolitan Fire Service (ABN 26 897 550 904) is entitled to be treated as the maker of any Taxable Supply and the recipient of any Taxable Supply pursuant to this Lease instead of the Lessor for the purposes only of the GST law.

7.6 Definitions

For the purposes of this clause 7:

7.6.1 "**Adjustment Event**" has the same meaning it does in section 19-10 of the GST Act;

7.6.2 "**Adjustment Note**" means a document that complies with the requirements of subsection 29-75(1);

7.6.3 "**GST Act**" means the *A New Tax System (Goods and Services Tax) Act 1999*;

7.6.4 "**Recipient**" and "**Supplier**" have the respective meanings ascribed to those terms in the GST Act;

7.6.5 "**Taxable Supply**" has the same meaning it does in Section 9-5 of the GST Act; and

7.6.6 "**Tax Invoice**" means a document that complies with the requirements of subsection 29-70(1) of the GST Act.

8. REPRESENTATION AND WARRANTY

The Lessee and each corporate entity comprising the Lessee represents and warrants to the Lessor that:

8.1 it has been duly incorporated and has the power to enter into and observe its obligations under this Lease;

8.2 it has in full force and effect the authorisations (including, without limitation, all corporate authorisations) necessary to enter into this Lease;

8.3 its obligations under this Lease are valid and binding and are enforceable against it;

8.4 this Lease does not contravene its constituent documents or any law, regulation or official directive or any of its obligations or undertakings by which it or any of its assets are bound or cause a limitation on its powers or the powers of its directors to be exceeded.

9. LESSEE ACKNOWLEDGMENTS

9.1 The Lessee is deemed to lease and hereby expressly acknowledges that it does lease the Premises subject to any restrictions imposed by any provisions of:

9.1.1 the *Development Act, 1993*;

9.1.2 the *Occupational Health, Safety and Welfare Act, 1986* (replaced by the *Work Health and Safety Act 2012*) and the Regulations made thereunder as they relate to the Premises

9.1.3 any Schemes, Regulations, Rules, Orders, Development Orders or Interim Development Orders whatsoever which may be imposed under or by virtue of the statutes referred to in paragraphs 9.1.1 and 9.1.2 hereof or any other legislation whatsoever whether Commonwealth or State.

9.2 The Lessor has not of itself or through any agent whatsoever made any warranty or representation to the Lessee or, to the best knowledge of the Lessee, to anyone at all with respect to:

9.2.1 any past use or permitted use of the Premises whatsoever, whether actual or potential;

9.2.2 any present use or permitted use of the Premises whatsoever, whether actual or potential;

9.2.3 any future use or permitted use of the Premises whatsoever, whether actual or potential; and

9.2.4 the presence or otherwise of asbestos, hydrocarbons or soil contamination.

AND the Lessee hereby expressly acknowledges that no such warranty or representation has been made.

9.3 The Lessee hereby expressly acknowledges that it has made its own enquiries in relation to:

9.3.1 the past, present and future use and permitted use of the Premises,

9.3.2 the existence or otherwise of any requisite permits, if any, affecting the Premises and as to the conditions, if any, contained in any such permits,

9.3.3 the presence of asbestos on the Premises,

9.3.4 the presence of hydrocarbons on the Premises;

9.3.5 soil contamination on the Premises,

AND insofar as the past, present and/or future use or permitted use of the Premises, the existence of any requisite permits and the conditions thereof, the presence of asbestos, hydrocarbons or soil contamination may effect or influence the Lessee's decision to lease the Premises upon the terms and conditions herein contained the Lessee further expressly acknowledges that it has relied upon its own enquiries as referred to in paragraphs 9.3.1, 9.3.2, 9.3.3, 9.3.4 and 9.3.5 hereof.

9.4 The Lessee hereby expressly acknowledges that the Lessee, together with such experts consultants and/or advisers of any nature whatsoever which the Lessee may have required, have examined or have had the opportunity of examining the Premises, including all and any improvements thereon (hereinafter referred to as "the improvements") prior to the signing of this

Lease by the Lessee. The Lessee is deemed to lease and hereby expressly acknowledges that it is deemed to lease the Premises:

- 9.4.1 with full knowledge and acceptance of the state and condition of the Premises;
 - 9.4.2 with full knowledge and acceptance of the improvements and the state and condition of the improvements; and
 - 9.4.3 having had every opportunity required by the Lessee to satisfy itself, its experts, consultants and/or advisers as to the existence of the improvements and the state and condition of the improvements and the Premises.
- 9.5 The Lessee hereby expressly acknowledges that no warranty condition description or representation whatsoever as to the state quality fitness and/or suitability of the Premises or the improvements is or has been given or implied for any purpose whatsoever by or from:
- 9.5.1 this Lease;
 - 9.5.2 anything said or done whether expressly or impliedly by the Lessor or any agent of the Lessor; or
 - 9.5.3 any statutory or other warranties, conditions, descriptions or representations expressed or implied by any person whatsoever as to the state or quality of the Premises and the improvements or any of them or of the fitness or suitability of the Premises and the improvements or any part thereof for any purpose whatsoever.
- 9.6 The Lessee is deemed to lease and hereby expressly acknowledges that it does lease the Premises with full knowledge as to the dimensions areas boundaries encroachments and deficiencies (if any) of the Premises and the improvements and any and all parts thereof.
- 9.7 The Lessee is deemed to lease and hereby expressly acknowledges that it does lease the Premises subject to any easements, rights, exceptions and/or reservations over the Premises referred to in the Certificate of Title for the Premises or any part thereof and any other easements or rights over the Premises and vested in or claimed by any statutory authorities.
- 9.8 The Lessor and the Lessee agree that the Lessor shall not in any circumstances either be liable to or responsible for the conduct of any test for or the removal of any contaminated soil or contaminated groundwater or any contaminant, pollutant or toxic, noxious or dangerous substance from the Land or be liable to contribute or account to the Lessee's cost either in conducting any such tests or in removing any such substance.
- 9.9 In the event that the Lessor reasonably forms the opinion during the term that the Lessee has contaminated the soil or groundwater on the Land the Lessor may require the Lessee to remove at its cost the contaminated soil or contaminated groundwater or any contaminant, pollutant or toxic, noxious or dangerous substance from the soil or groundwater on or under the Land and remediate the Land at the Lessee's cost within a reasonable time required by the Lessor.

10. **CONTAMINATION**

- 10.1 The Lessor has obtained the Environmental Report.
- 10.2 The Environmental Report states on pages 12,13,15,16 & and 18 that there is, or is likely, ground water contamination.

- 10.3 The Lessee and the Lessor agree to accept and be bound by the expert consultant findings relating to the Environmental Report.
- 10.4 Neither party will bear any responsibility for removal of contamination of soil or groundwater on or under the Premises as described in the Environmental Report as at the date of the Environmental Report.
- 10.5 The Lessee is responsible at its cost during the term for any monitoring of the soil and groundwater on or beneath the Premises which is required in accordance with the Environmental Report.
- 10.6 At the expiry or earlier termination of this Lease, the Lessee shall be responsible for the conduct and cost of any test reasonably required by the Lessor in relation to contamination of soil or groundwater on or under the Premises.
- 10.7 The Lessee shall at its cost be responsible for the removal of any contaminated soil or contaminated groundwater or any contaminant pollutant or toxic, noxious or dangerous substance from the Premises which is of a different level or a different nature to the soil and groundwater contamination on and under the Premises described in the Environmental Report.

11. LICENCE FOR TRAINING AREA

- 11.1 The Lessor grants to the Lessee a licence for the Lessee, its employees and others authorised by the Lessee to use the Training Area on the terms of this clause 11.
- 11.2 There is no fee for the use of the Training Area.
- 11.3 The Lessee may only use the Training Area for the purposes of training on overhead high voltage power lines.
- 11.4 Unless otherwise agreed with the Lessor, the Lessee:
 - 11.4.1 may use the Training Area on a maximum of 12 occasions per annum;
 - 11.4.2 may use the Training Area for a maximum of 8 hours on each occasion; and
 - 11.4.3 must give to the Lessor not less than 7 days prior notice of its intention to use the Training Area on each occasion.
- 11.5 The Lessor agrees with the Lessee that:
 - 11.5.1 the Lessor may not interfere with the Lessee's installations in the Training Area;
 - 11.5.2 subject to compliance by the Lessee with clause 11.4, the Lessor will not interfere with the Lessee's use of the Training Area; and
 - 11.5.3 without limiting clause 11.5.2, when the Lessee is using the Training Area pursuant to this clause 11, the Lessor must to the extent required by the Lessee prevent other persons and vehicles from occupying and using the Training Area.
- 11.6 Following each use of the Training Area by the Lessee it must leave the area in the same condition as it was prior to such use.
- 11.7 The provisions of clauses 3.14.3, 3.15 and 3.17 apply to the Lessee's use of the Training Area as if the Training Area formed part of the Premises.
- 11.8 Without limiting clauses 11.1 to 11.7, the Lessor acknowledges and agrees that:

- 11.8.1 at the Commencement Date the Lessee:
- (a) has existing training poles on the area marked "Licence Area G" in the Site Plan and the Lease Plan; and
 - (b) may have training poles on the Land which are not situated on the Premises or the Training Area; and

11.8.2 the Lessor will not unreasonably withhold consent to the Lessee having access to and using such poles for purposes ancillary to the permitted use in Item 2 of the Schedule.

11.9 At the expiration or prior determination of this Lease, the Lessee is obliged to remove its training poles from the Training Area, Licence Area G, the Premises and elsewhere on the Land unless otherwise agreed to in writing by the Lessor.

11.10 In this clause 11, "**Training Area**" means the area marked "Licence Area F" in the Site Plan and the Lease Plan.

12. LICENCE FOR CABLE AREA

12.1 The Lessor grants to the Lessee a licence to use the Cable Area on the terms of this clause 12.

12.2 There is no fee for the use of the Cable Area.

12.3 The Lessee may only use the Cable Area for the purposes of installing and maintaining fibre optic and copper cables for purposes ancillary to the Lessee's use of the Premises.

12.4 The Lessor must provide reasonable access to the Lessee for the Lessee to inspect, maintain, repair and replace the fibre optic and copper cables installed in the Cable Area.

12.5 The Lessor agrees with the Lessee that it may not interfere with the Lessee's installations in the Cable Area.

12.6 At the expiration or prior determination of this Lease, the Lessee is obliged to remove its installations and cabling from the Cable Area unless otherwise agreed to in writing by the Lessor.

12.7 The provisions of clauses 3.14.3, 3.15 and 3.17 apply to the Lessee's use of the Cable Area as if the same formed part of the Premises.

12.8 In this clause 12, "**Cable Area**" means the area in which the Lessee's fibre optic and copper cables are installed at the Commencement Date the approximate location of which is marked "C" in the Site Plan.

13. SECURITY GATE AND ACCESS

The Lessor and the Lessee acknowledge and agree as follows:

13.1 At the Commencement Date a security gate, restricting access to the Land and the Premises, has been installed by the Lessor near Grand Junction Road on the access way marked "**Security Gate**" in the Site Plan ("**Security Gate**").

13.2 The Lessor must keep, maintain, repair and, where necessary, replace the Security Gate in a good and operational condition during the term.

13.3 Pursuant to clause 3.3, the Lessee must pay the Lessee's Proportion of the costs of maintaining, repairing and replacing the Security Gate, but not

including costs relating to any access card reader (or similar device) installed by the Lessor.

- 13.4 The Lessee is only obliged to contribute to reasonable costs of capital or structural repairs, maintenance or replacement of the Security Gate approved by the Lessee in advance (which approval is not to be unreasonably withheld).
- 13.5 The Lessor acknowledges that the Lessee may install and maintain at its own cost at or in the Security Gate its own dedicated access card readers (or similar devices) for the Lessee's personnel to enter and egress through the Security Gate as well as a pole mounted security camera on the inside of the Security Gate provided that:
 - 13.5.1 the Lessor will provide such rights to the Lessee as may be required for the Lessee to provide power to its access card readers and security camera and to facilitate their operation and use by the Lessee; and
 - 13.5.2 at the expiration or prior determination of this Lease, the Lessee may remove its access card readers and security camera.

14. **RIGHT OF FIRST REFUSAL**

The Lessor covenants and agrees with the Lessee that if the Lessor is desirous of selling, transferring or otherwise disposing of the Land or any part of the Land ("**Relevant Land**") at any time during the term then, except where the Relevant Land is required to be transferred to a State Government body under Premier & Cabinet Circular 114 or other rules of disposal as directed by Government, the Lessee (or associated body of the Lessee) shall have the right of first refusal to purchase the Relevant Land under the following terms and conditions:

- 14.1 The Lessor shall present to the Lessee a notice of Intention to Sell, detailing the price (being the market value of the Relevant Land as determined by a qualified valuer) and the other terms and conditions on which the Lessor offers to sell the Relevant Land to the Lessee.
- 14.2 The Lessee shall have 60 days after the service of the notice to provide a written response accepting or rejecting the price and the terms and conditions.
- 14.3 Upon acceptance of the offer there will be deemed to be a binding contract for the sale of the Relevant Land.
- 14.4 The whole of the purchase price shall be paid at settlement which shall take place no more than 90 days, or such other date then may be mutually agreed, from the date of service of the Lessor's notice of Intention to Sell.
- 14.5 If the Lessee rejects or does not accept the notice of Intention to Sell, or any part of the proposed terms and conditions, the Lessee will no longer have a right of first refusal and the Lessor can proceed to place the property on the open market.

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**ANNEXURE A
RULES AND REGULATIONS**

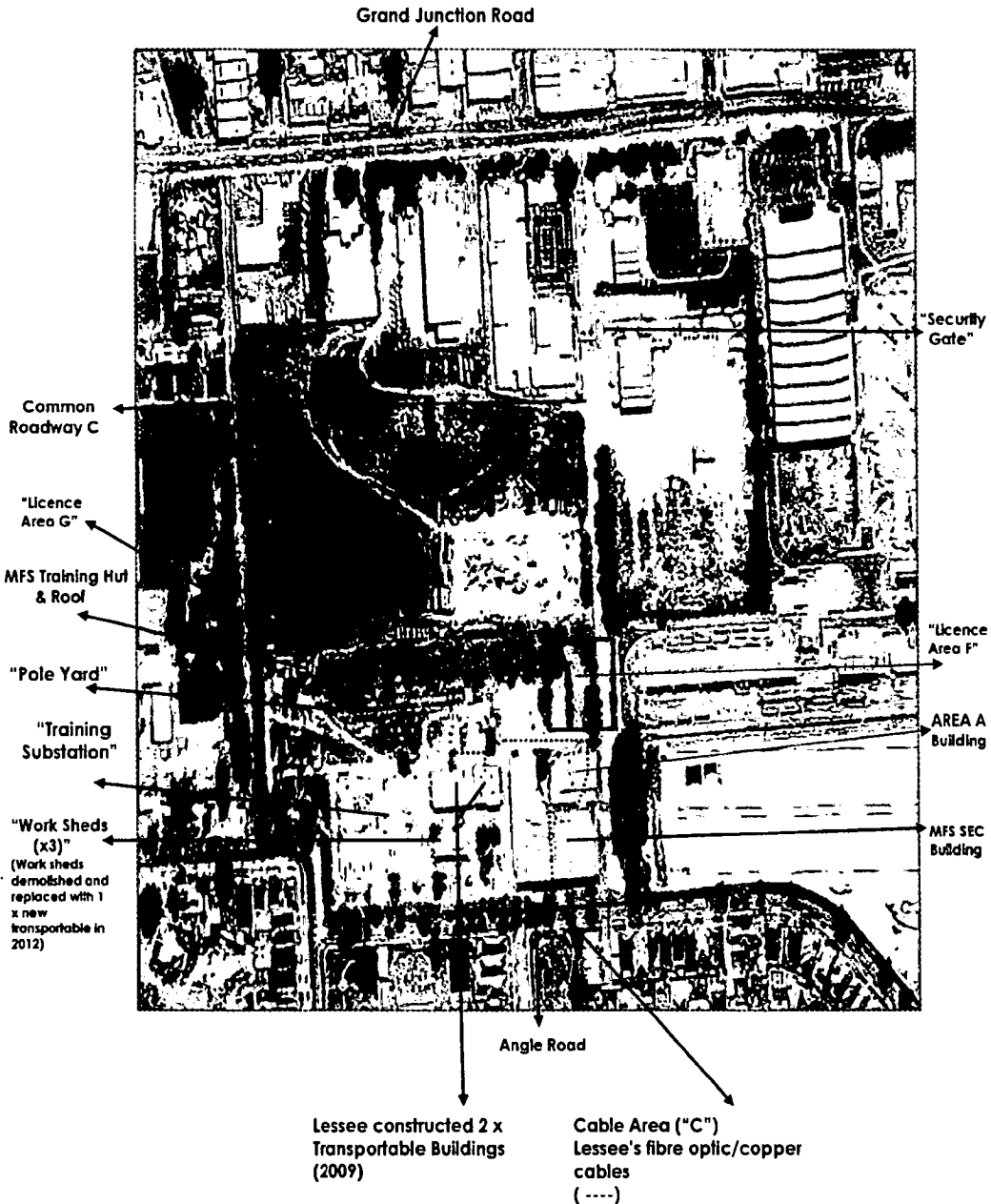
1. No sign, device, fitting, furnishing, ornament or object which is visible from the street or from any other buildings which is in the opinion of the Lessor incongruous or unsightly or may detract from the general appearance of the Building shall be erected, constructed or maintained by the Lessee in the Building.
2. The Lessee shall not affix any television or radio mast or antenna to any part of the Building and shall not use or operate any musical instrument, gramophone, radio, amplifier, television set, audio visual or other sound or picture producing equipment in the Premises or in any part of the Building unless such equipment is not audible or visible from outside the Premises or unless such use or operation has been previously approved by the Lessor.
3. The Lessee will use or permit to be used for the receipt, delivery or other movement of any goods, wares or merchandise or articles of bulk or quantity only such parts of the Common Areas and at such times as the Lessor may from time to time permit and the Lessee will generally comply with all reasonable requirements of the Lessor in regard to such matters.
4. All keys to every portion of the Building held by the Lessee or any of the Lessee's employees or agents during the occupancy of the Premises and whether the same shall have been supplied by the Lessor or not shall at all times be the property of the Lessor and shall be surrendered to the Lessor at the determination of the tenancy except such security access cards or devices which relate to the access card readers referred to in clause 13.5 which shall remain the property of the Lessee.
5. No towels, clothes or other articles shall be hung out of windows or on balconies or upon the roof of the Premises or the Building in which the Premises are contained.
6. No rubbish or waste shall at any time be burned upon or about the Premises or the Building except by the proper use of an incinerator where provided.
7. The Lessee shall not conduct or permit to be conducted on the Premises any auction, bankrupt or fire sale.

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**ANNEXURE B
SITE PLAN AND LEASE PLAN**

SITE PLAN - ANNEXURE B


Angle Park Training
Centre Lease



The information provided in this plan is not to scale and has been prepared for illustration purposes only. We do not warrant the accuracy of details or measurements contained therein.

P:\CorpAffairs\RE\REB\Real Estate (new structure)\ASSET PORTFOLIO\training facilities\angle park\lease\plans\Site Plan - Annexure B_updated 23.08.2014.docx
Last Updated 22/08/2014
Page 1

LEASE PLAN - ANNEXURE B

<p>PURPOSE: LEASE</p>	<p>AREA NAME: ANGLE PARK</p>	<p>APPROVED: JULIA GADSDON 25/06/2014</p>	
<p>MAP REF: 693B40C</p>	<p>COUNCIL: CITY OF PORT ADELAIDE EMFIELD</p>	<p>FILED: JULIA GADSDON 25/06/2014</p>	<p>FX58980</p> <p>SHEET 1 OF 3</p> <p>41401_Leas_01_v04_Ver002_4</p>
<p>LAST PLAN:</p>	<p>DEVELOPMENT NO:</p>	<p>SURVEYORS CERTIFICATION:</p>	<p>NUMBER 206</p>
<p>AGENT DETAILS: SA POWER NETWORKS - SURVEY GROUP 1 ANZAC HWY KESTICK SA 5015 PH: 84044252 FAX: 84045553</p>	<p>AGENT CODE: SAPG</p>	<p>REFERENCE: 20110264</p>	<p>PLAN D</p> <p>NUMBER HUNDRED / IA / DIVISION 7268 YARALA</p> <p>TOWN</p> <p>REFERENCE NUMBER</p>
<p>SUBJECT TITLE DETAILS: PREFIX VOLUME FOLIO OTHER CT 6006 338</p>	<p>PARCEL ALLOTMENT(S)</p>	<p>OTHER TITLES AFFECTED:</p>	<p>IDENTIFIER</p>
<p>EASEMENT DETAILS: LAND BURDENED</p>	<p>FORM</p>	<p>CATEGORY</p>	<p>PURPOSE</p> <p>IN FAVOUR OF</p> <p>CREATION</p>
<p>ANNOTATIONS: SEE CT FOR EASEMENT DETAILS</p>			

FX58980

SHEET 2 OF 3

41401_pland_1_V02_Version_4

BEARING DATUM

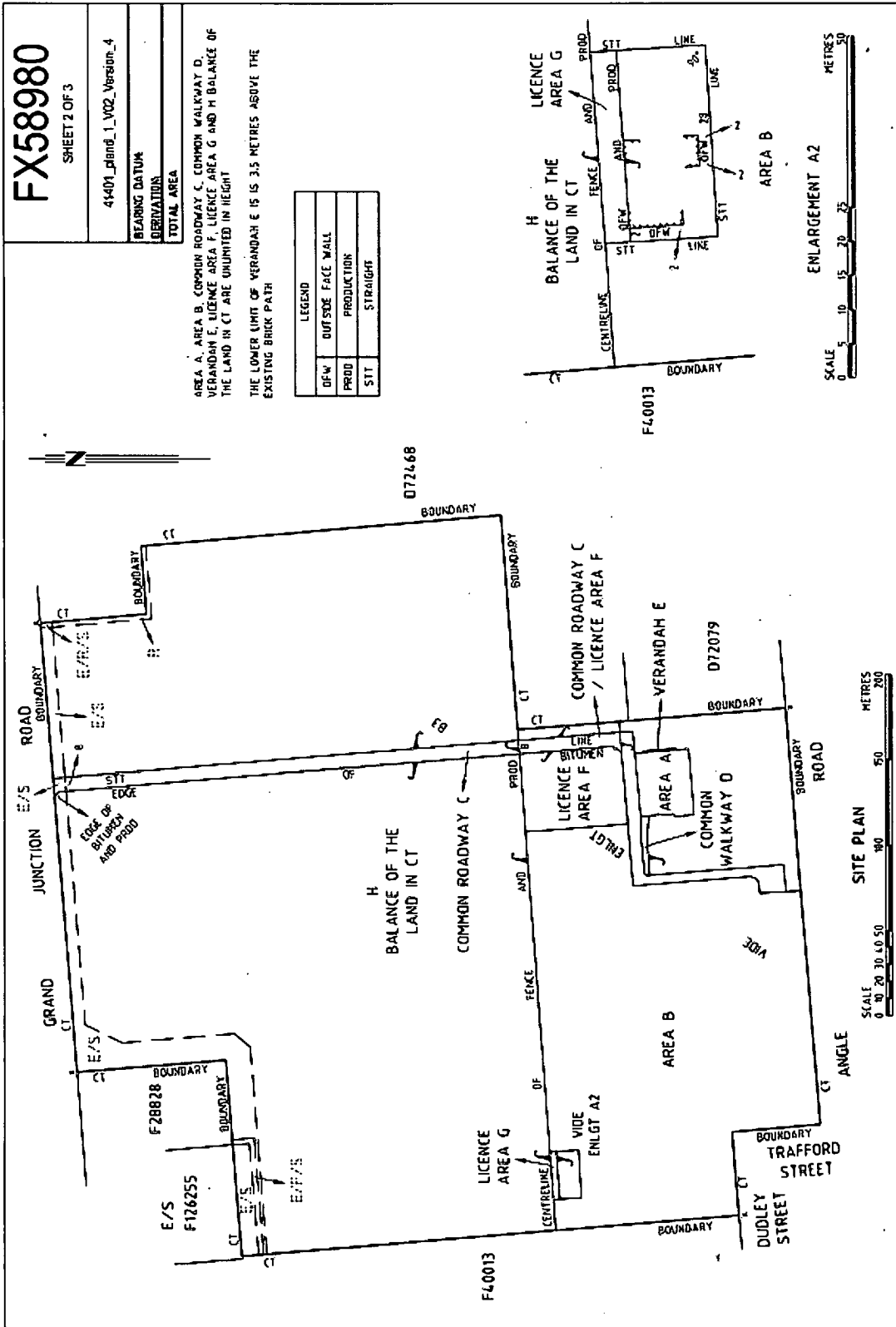
OBSERVATION

TOTAL AREA

AREA A, AREA B, COMMON ROADWAY C, COMMON WALKWAY D, VERANDAH E, LICENCE AREA F, LICENCE AREA G AND H BALANCE OF THE LAND IN CT ARE UNQUITTED IN HEIGHT

THE LOWER LIMIT OF VERANDAH E IS 3.5 METRES ABOVE THE EXISTING BRICK PATH

LEGEND	
DFW	OUTSIDE FACE WALL
PROD	PRODUCTION
STT	STRAIGHT



FX58980

SHEET 3 OF 3

41401_pland_2_V01_Version_4

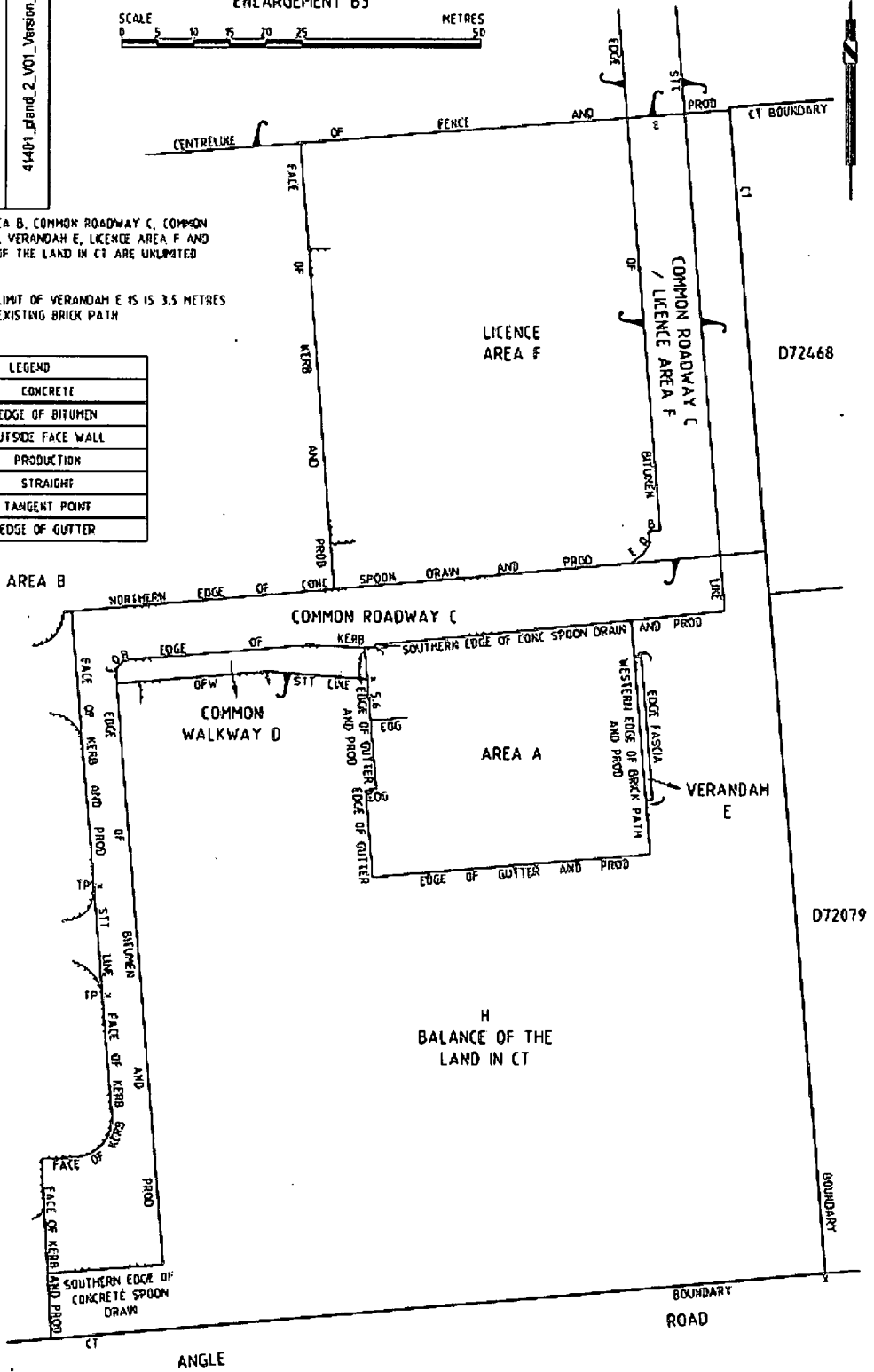
ENLARGEMENT B3



AREA A, AREA B, COMMON ROADWAY C, COMMON WALKWAY D, VERANDAH E, LICENCE AREA F AND H BALANCE OF THE LAND IN CT ARE UNLIMITED IN HEIGHT

THE LOWER LIMIT OF VERANDAH E IS 3.5 METRES ABOVE THE EXISTING BRICK PATH

LEGEND	
CONC	CONCRETE
EOB	EDGE OF BITUMEN
DFW	OUTSIDE FACE WALL
PROD	PRODUCTION
SIT	STRAIGHT
TP	TANGENT POINT
EOG	EDGE OF GUTTER



D72468

D72079

**ANNEXURE C
DANGEROUS SUBSTANCES
(Clause 3.4.4)**

Hazard	CHEMICAL NAME	DGC	Sub Risk1	Sub Risk2	Packing Group	Average Volume/Weight	Maximum Volume/Weight
2	acetylene	2.1	None	None	None		
2	Aerogard Personal Insect Repellent Aerosol	2.1	None	None	None		
2	Antari FLG Fog Liquid	None	None	None	None		
2	BP Castrol 2-Stroke Oil	None	None	None	None		
2	CRC 5.56 (Aerosol)	2.1	None	None	None	0.80 L	
2	CRC 808 Silicone Spray	2.1	None	None	None		
2	.DE AQUA LUBE-DW 142 PART A (OLD FORMU diesel)	None	None	None	None	60.00 L	60.00 L
2	Dy- Mark Spray Ink Black Aerosol*****OBSOLETE*****2:1	9	None	None	III		
2	Dy- Mark Spray Ink Yellow Aerosol*****OBSOLETE*****2:1	2:1	None	None	None		
2	Dy- Mark Spray Lacquer*****OBSOLETE*****2:1	2:1	None	None	II		
2	Galmet Cold Galvanising Aerosol	2.1	None	None	None		
2	Ipg	None	None	None	None		
2	LPG (liquefied petroleum gas)	2.1	None	None	None	40.00 kg	
2	Molybond 3P Dry Film	None	None	None	None		
2	oxygen	2.2	5.1	None	None		
2	perchloroethylene	6.1	None	None	III		
2	petrol, unleaded	3	None	None	II	20.00 L	
2	Pine O Clean Glen 20 Surface Spray Disinfectant Aeros	2.1	None	None	None		
2	Reckitt Mortein Fast Knockdown Fly & Insect Killer Aerosol	2.1	None	None	None		
2	Selleys No More Gaps Extentor	None	None	None	None		
2	TOUGH TOUCH	None	None	None	None		
2	Unilever Domestos Regular	8	None	None	III		
2	Vinidex VX8 Solvent Cement	3	None	None	II		

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EXECUTION

Lessor

POLICE, EMERGENCY SERVICES AND CORRECTIONAL SERVICES HD

THE COMMON SEAL of)
MINISTER FOR EMERGENCY SERVICES)
was hereunto affixed in the presence of:)

[Handwritten signature]

.....
Signature (Witness)

LEIGH CINDY ROMARIO

.....
Print Full Name (BLOCK LETTERS)

ADMIN

.....
Position Held

45 PRUE ST. ADELAIDE

.....
Address

8463 6641

.....
Business Hours Telephone Number



Lessee

SIGNED in my presence by)

CKI UTILITIES DEVELOPMENT LIMITED)

ABN 65 090 718 880 Pursuant to)
Power of Attorney No. 8857195)

PAI UTILITIES DEVELOPMENT LIMITED)

ABN 82 090 718 951 Pursuant to)
Power of Attorney No. 8857196)

SPARK INFRASTRUCTURE SA (No.1) PTY LTD)

ABN 54 091 142 380 Pursuant to)
Power of Attorney No. 8857197)

SPARK INFRASTRUCTURE SA (No.2) PTY LTD)

ABN 19 091 143 038 Pursuant to)
Power of Attorney No. 8857199)

SPARK INFRASTRUCTURE SA (No.3) PTY LTD)

ABN 50 091 142 362)
Pursuant to Power of Attorney No. 8857198)

by their duly constituted Attorneys:)

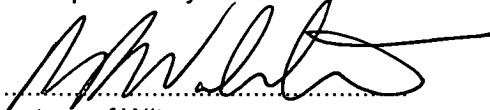
PATRICK JAMES MAKINSON)

who certifies that he is the)
COMPANY SECRETARY of)
Utilities Management Pty Ltd ABN 25 090 664 878)
and)

PETER GEOFFREY CHAPPLE)

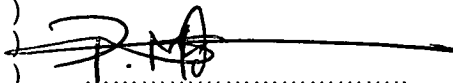
who certifies that he is the)
MANAGER PROPERTY SERVICES of)
Utilities Management Pty Ltd ABN 25 090 664 878)

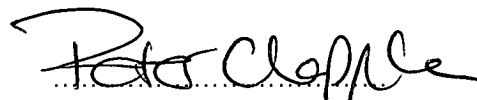
both of 1 Anzac Highway Keswick SA 5035)
who are personally known to me)



Signature of Witness)

Nathan Warburton
1 Anzac Highway
KESWICK SA 5035
Bus.Ph. 8404 4065





OPERATIVE CLAUSE **Delete the inapplicable*

The Lessor LEASES TO THE LESSEE the land ~~*above / *hereinafter described~~ and the LESSEE ACCEPTS THIS LEASE of the land for the term and at the rent stipulated, subject to the covenants and conditions expressed ~~*herein / *in Memorandum~~ No. _____ and to the powers and covenants implied by the *Real Property Act 1886* (except to the extent that the same are modified or negated above).

DEFINE THE LAND BEING LEASED INCORPORATING THE REQUIRED EASEMENT(S) ETC.

That portion of the land comprised in Certificate of Title Volume 6005 Folio 338 marked Area A, Area B and Verandah E in FP 58980

- (a) Together with a free and unrestricted right of way over that portion of the land in Certificate of Title Volume 6005 Folio 338 marked Common Roadway C in FP 58980; and
- (b) Together with a full and free right and liberty to and for the Lessee and the Lessee's servants, agents, workmen and contractors to pass and repass on foot only over that portion of the land in Certificate of Title Volume 6005 Folio 338 marked Common Walkway D in FP 58980.

CONSENTS OF MORTGAGEES AND SECTION 32 DEVELOPMENT ACT 1993 CERTIFICATION

This lease does not contravene Section 49 of the *Development Act 1993* (SA).

DATED 24th of July 2018

CERTIFICATION *Delete the inapplicable

Lessor(s)

*The Prescribed Person has taken reasonable steps to verify the identity of the lessor.

*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:



HESTER ELIZABETH DAALDER
Executive Solicitor
Crown Solicitor's Office

on behalf of the Lessor

Lessee(s)

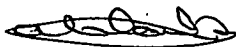
*The Prescribed Person has taken reasonable steps to verify the identity of the lessee.

*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:



Angela Jayne Clark
Registered Conveyancer

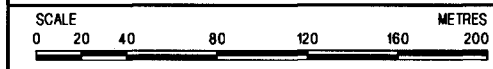
On behalf of the Lessee

THIS IS SHEET 1 OF 1 SHEETS
DEPOSITED 24/10/2007
ACCEPTED FOR FILING PRO REGISTRAR GENERAL
MAP REF. 6628-31-p, 40-c DEV. No. 49/040/D031/06
TITLE SYSTEM REAL PROPERTY ACT
TITLE REFERENCE CT 5985/836 & 5985/837

O.B. / LAST PLAN REF. TOTAL AREA
DOCKET No.
FIELD BOOK No.
CLOSURE CHECKED A.W.
PLAN EXAMINED G.M.W.
PLAN APPROVED B. Fuller for G.M.W. 8/12/06
P.M.S. APPROVED 8/12/06

IRRIGATION AREA DIVISION
HUNDRED YATALA
AREA ANGLE PARK
COUNCIL CITY OF PORT ADELAIDE ENFIELD

PLAN OF DIVISION AND REDESIGNATION OF PARCEL
ALLOTMENTS 202 AND 204 IN DP 72079



STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS
ALLOTMENT 207 IS TOGETHER WITH AN EASEMENT FOR DRAINAGE OVER PORTION MARKED B (RTC10594849)
PORTION OF ALLOTMENTS 205 AND 206 MARKED E IS SUBJECT TO A DRAINAGE EASEMENT APPURTENANT TO ALLOTMENT 207 (TG 10600157A)

PORTION OF ALLOTMENT 206 MARKED F IS SUBJECT TO AN EASEMENT TO THE MINISTER FOR INFRASTRUCTURE (TG6552229)

PORTION OF ALLOTMENTS 206 AND 207 MARKED R ARE TO BE SUBJECT TO AN EASEMENT FOR ELECTRICITY SUPPLY PURPOSES APPURTENANT TO ALLOTMENT 205 AS SET FORTH IN THE ACCOMPANYING APPLICATION

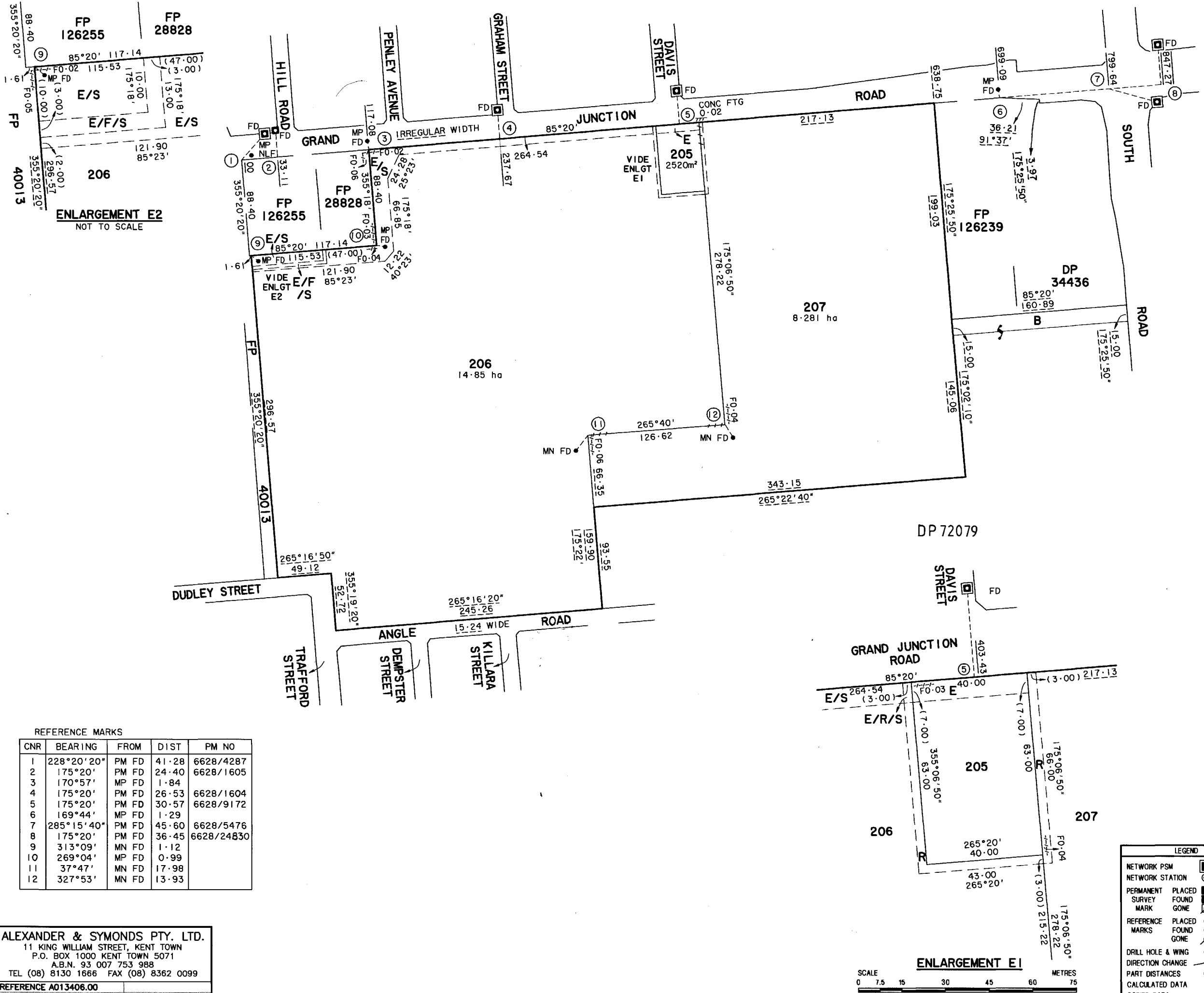
PORTION OF ALLOTMENT 206 MARKED S IS TO BE SUBJECT TO A DRAINAGE EASEMENT APPURTENANT TO ALLOTMENT 205 AS SET FORTH IN THE ACCOMPANYING APPLICATION

CT'S 5985/836 AND 5985/837 ADDED VIDE DKT 4187/1975
M. PRO R G 10/12/2007

NO OCCUPATION ON SURVEYED BOUNDARIES OF SUBJECT LAND UNLESS SHOWN OTHERWISE
ALLOTMENT 207 DOES NOT FORM PART OF THIS DIVISION

ALL DISTANCES ARE GROUND DISTANCES
COMBINED SCALE FACTOR 1:00021 ZONE 54 MGA 94
BEARING DATUM MGA 94 DISTANCE DERIVED FROM TERTIARY NETWORK

I, CRAIG BARWICK, licensed Surveyor of South Australia do hereby certify:
1) that this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992
2) that the field work was completed on the 14TH day of AUGUST 2006 -excepting for the final placement of survey marks- (strike out if not applicable)
Date 25.8.06 C. Barwick Licensed Surveyor



REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
1	228°20'20"	PM FD	41.28	6628/4287
2	175°20'	PM FD	24.40	6628/1605
3	170°57'	MP FD	1.84	
4	175°20'	PM FD	26.53	6628/1604
5	175°20'	PM FD	30.57	6628/9172
6	169°44'	MP FD	1.29	
7	285°15'40"	PM FD	45.60	6628/5476
8	175°20'	PM FD	36.45	6628/24830
9	313°09'	MN FD	1.12	
10	269°04'	MP FD	0.99	
11	37°47'	MN FD	17.98	
12	327°53'	MN FD	13.93	

ALEXANDER & SYMONDS PTY. LTD.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 93 007 753 988
TEL (08) 8130 1666 FAX (08) 8362 0099
REFERENCE A013406.00
DWG No A013406LT02(RevA).dwg
JG 3/08/2006 REV:A



LEGEND

NETWORK PSM	FD
NETWORK STATION	FD
PERMANENT SURVEY MARK	FD FOUND, FD GONE
REFERENCE MARKS	MP OR RM FOUND, SPK FD FOUND, BT GONE
DRILL HOLE & WING	
DIRECTION CHANGE	
PART DISTANCES	{20.32}
CALCULATED DATA	20.85 CALC.
COPIED DATA	100.85

FC

10

11

28820

PLAN NUMBER
FP X 28828

DEPOSITED
ACCEPTED FOR FILING **28 6 1992** AND REGISTERED GENERAL

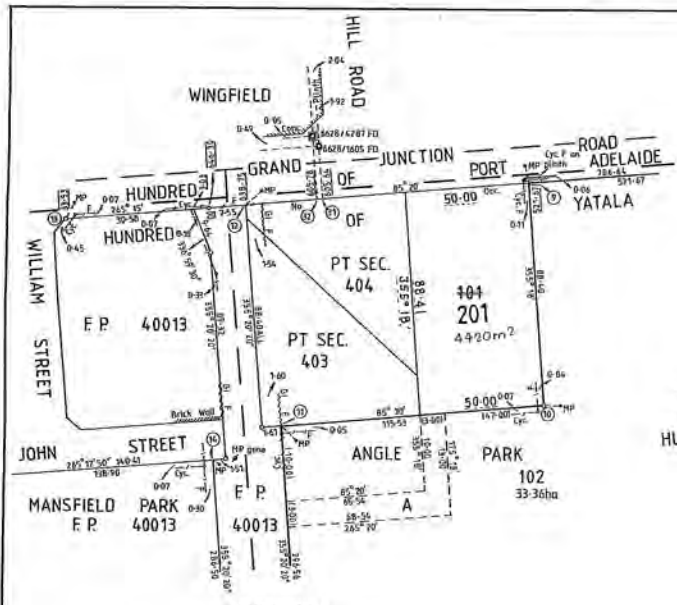
THIS IS SHEET **2** OF MY PLAN IN **2** SHEETS
DATED **20 7 17 1989**

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

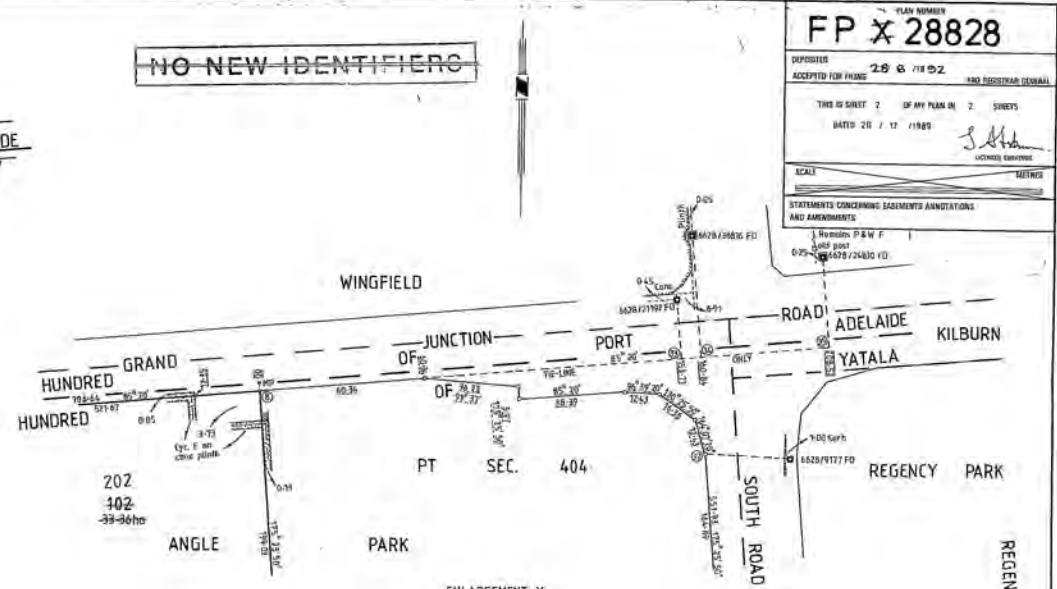
SCALE: METRES

1. Records P & W F
2. 6228/1977 FD
3. 6228/1978 FD
4. 6228/2430 FD

NO NEW IDENTIFIERS



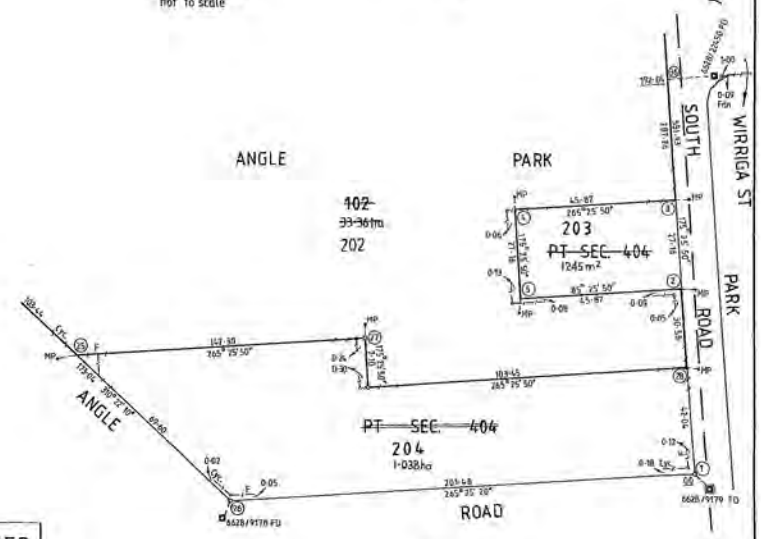
ENLARGEMENT Y
not to scale



ENLARGEMENT X
not to scale



ENLARGEMENT Z
not to scale



ENLARGEMENT W
not to scale

EPA	DRAWN	CHECKED	DATE
	<i>[Signature]</i>	<i>[Signature]</i>	12.1.90
ANGLE PARK PROPERTY			
THE ELECTRICITY TRUST OF SOUTH AUSTRALIA			

MICROFILMED
4-12-92



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 5104 Folio 576

Parent Title(s)	CT 4296/575			
Creating Dealing(s)	RT 7413474			
Title Issued	19/01/1993	Edition 1	Edition Issued	19/01/1993

Estate Type

FEE SIMPLE

Registered Proprietor

SOUTH AUSTRALIAN METROPOLITAN FIRE SERVICE
OF 99 WAKEFIELD STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 201 FILED PLAN 28828
IN THE AREA NAMED ANGLE PARK
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

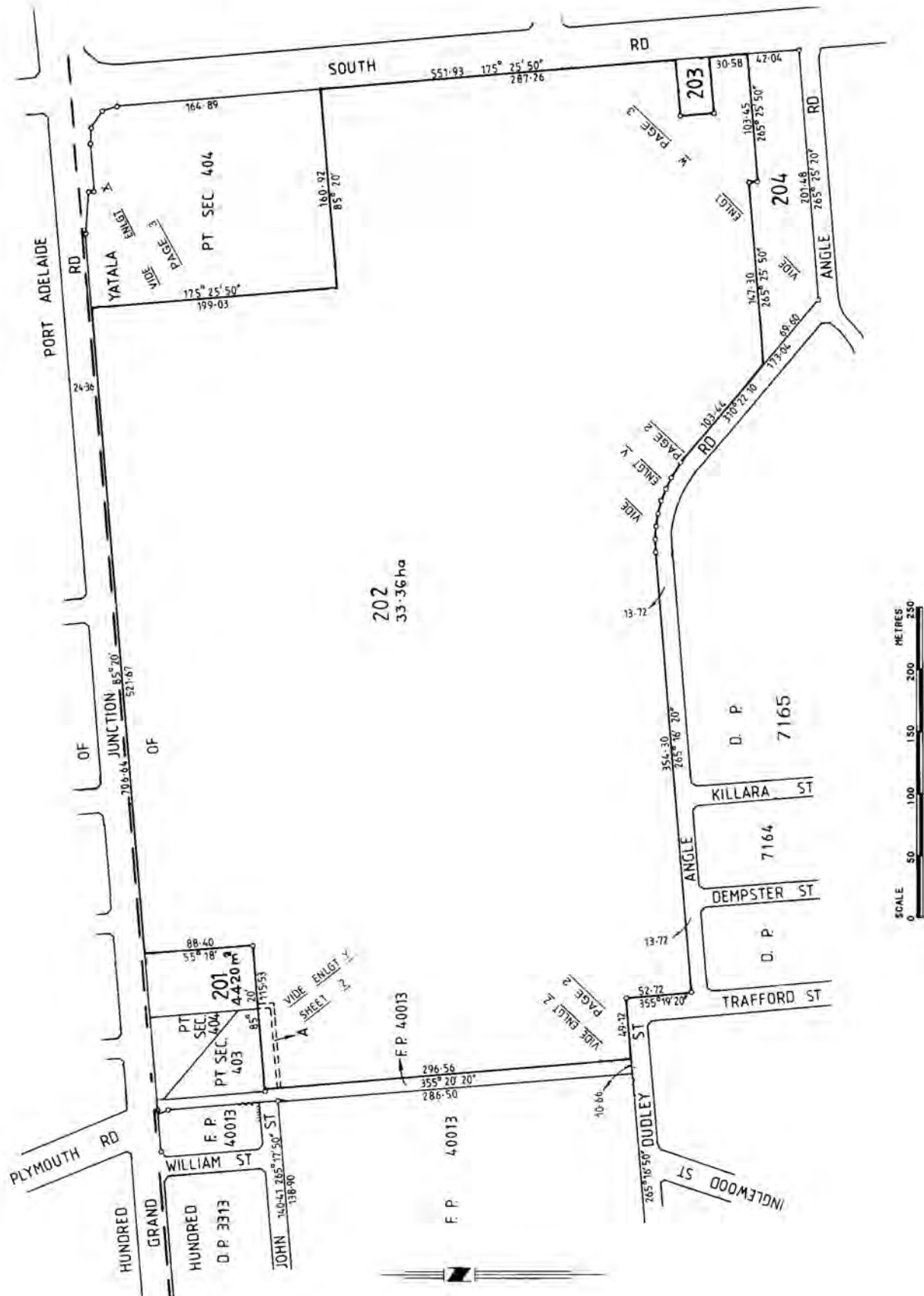
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

REDESIGNATED TITLE VIDE 7413474

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





Certificate of Title

Title Reference: CT 5104/576
Status: CURRENT
Parent Title(s): CT 4296/575
Dealing(s) Creating Title: RT 7413474
Title Issued: 19/01/1993
Edition: 1

Dealings

No lodged Dealings found.

Dealing Number 7413474
Dealing Type REQUEST FOR NEW TITLES (RT)
Status REGISTERED
Series No. 7413474
Series Seq. No. 001
Lodgement Date 03/12/1992 12:20
Lodging Agent LANDS TITLES REGISTRATION OFFICE (LTRO)
Correcting Agent LANDS TITLES REGISTRATION OFFICE (LTRO)
No. of Copies 1
Dealing Date
Completion Date 21/01/1993

Titles

Title Reference	Status	Whole or Portion
CT 4296/575	CANCELLED	PORTION

Applicant SOUTH AUSTRALIAN METROPOLITAN FIRE SERVICE OF 99 WAKEFIELD ST
ADELAIDE, SA 5000



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 6005 Folio 338

Parent Title(s)	CT 5985/837			
Creating Dealing(s)	RTC 10807087			
Title Issued	11/03/2008	Edition 2	Edition Issued	07/08/2018

Estate Type

FEE SIMPLE

Registered Proprietor

MINISTER FOR POLICE, EMERGENCY SERVICES AND CORRECTIONAL SERVICES
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 206 DEPOSITED PLAN 72468
IN THE AREA NAMED ANGLE PARK
HUNDRED OF YATALA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E (TG 10600157A)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED F TO THE MINISTER FOR INFRASTRUCTURE (TG 6552229)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED R (RTC 10807087)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED S (RTC 10807087)

Schedule of Dealings

Dealing Number	Description
12962741	LEASE TO CKI UTILITIES DEVELOPMENT LTD. (ACN: 090 718 880), PAI UTILITIES DEVELOPMENT LTD. (ACN: 090 718 951), SPARK INFRASTRUCTURE SA (NO. 1) PTY. LTD. (ACN: 091 142 380), SPARK INFRASTRUCTURE SA (NO. 2) PTY. LTD. (ACN: 091 143 038) AND SPARK INFRASTRUCTURE SA (NO. 3) PTY. LTD. (ACN: 091 142 362) COMMENCING ON 01/07/2010 AND EXPIRING ON 30/06/2035 AS TO THE SHARES SPECIFIED THEREIN

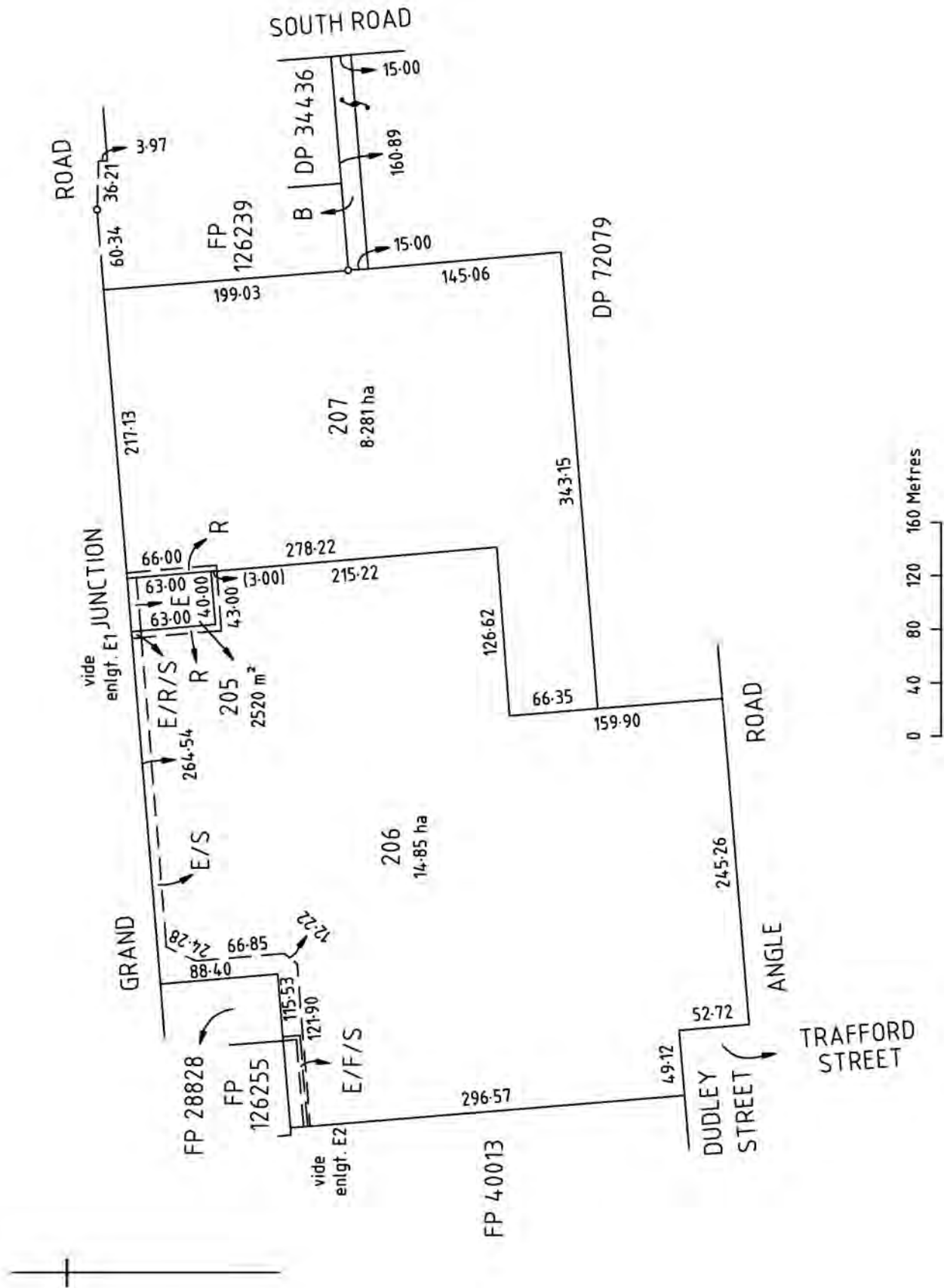
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

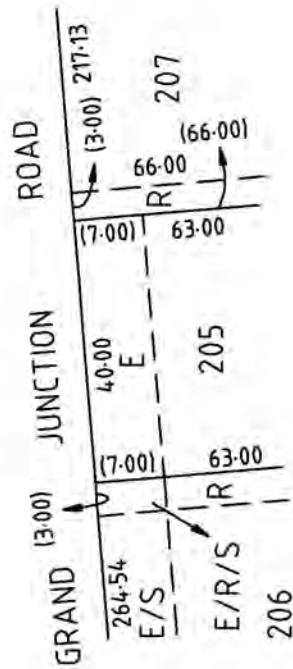
Registrar-General's Notes

APPROVED FILED PLAN FOR LEASE PURPOSES FX58980
APPROVED FX57844

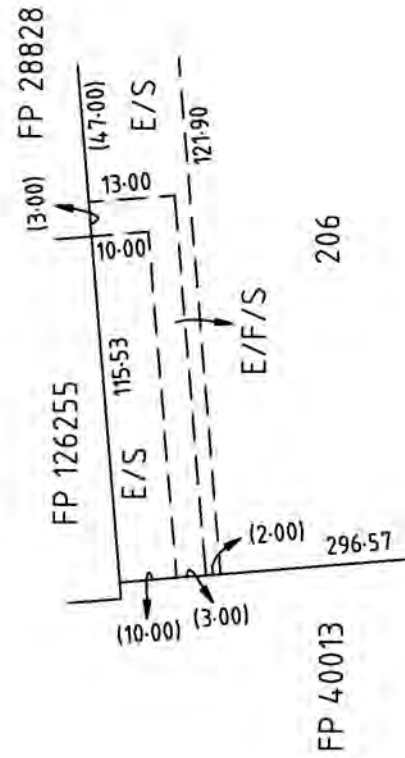
Administrative Interests	NIL
--------------------------	-----



ENLARGEMENT E1
(NOT TO SCALE)



ENLARGEMENT E2
(NOT TO SCALE)



Certificate of Title

Title Reference: CT 6005/338
Status: CURRENT
Parent Title(s): CT 5985/837
Dealing(s) Creating Title: RTC 10807087
Title Issued: 11/03/2008
Edition: 2

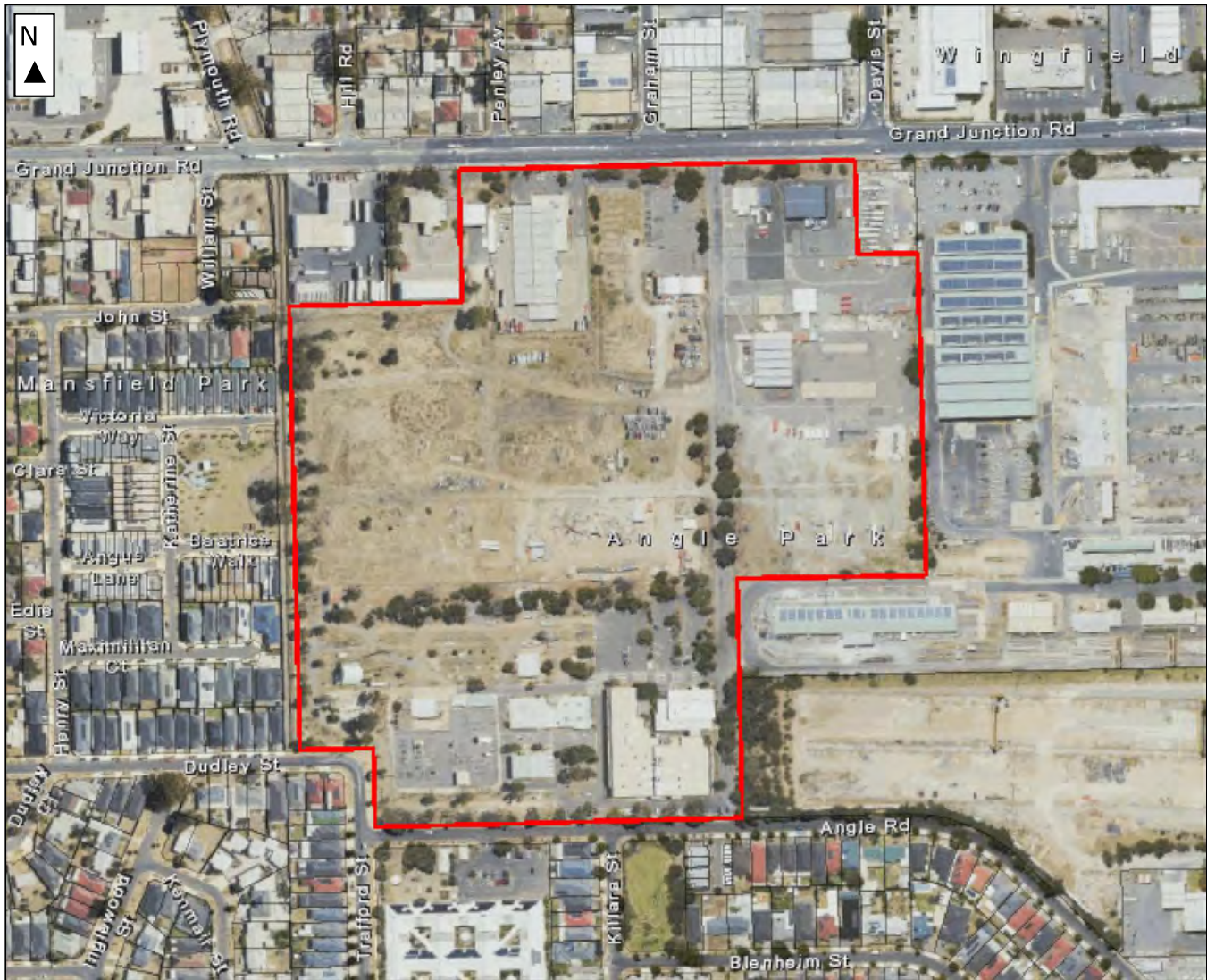
Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
25/07/2018	07/08/2018	12962741	LEASE	REGISTERED	CKI UTILITIES DEVELOPMENT LTD. (ACN: 090 718 880), PAI UTILITIES DEVELOPMENT LTD. (ACN: 090 718 951), SPARK INFRASTRUCTURE SA (NO. 1) PTY. LTD. (ACN: 091 142 380), SPARK INFRASTRUCTURE SA (NO. 2) PTY. LTD. (ACN: 091 143 038), & others
25/07/2018	07/08/2018	12962740	VESTING	REGISTERED	MINISTER FOR POLICE, EMERGENCY SERVICES AND CORRECTIONAL SERVICES

SAPPA Parcel Report

Date Created: February 9, 2023

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Scale ≈ 1:4514 (on A4 page)

Unit Number:

200 metres≈

Street Number: 460

Street Name: GRAND JUNCTION

Street Type: RD

Suburb: ANGLE PARK

Postcode: 5010

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF PORT ADELAIDE ENFIELD

State Electorate: ENFIELD (2014), CROYDON (2018), CROYDON (2022)

Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), ADELAIDE (2019)

Hundred: YATALA

Valuation Number: 0628293400

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Title Reference: CT6005/338

Plan No. Parcel No.: D72468A206

Zoning details next page



Government of South Australia
Attorney-General's Department

Zone Details

Zones

Employment (Z1501) - E

Strategic Employment (Z5720) - SE

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 110 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Advertising Near Signalised Intersections (O0305)

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Hazards (Flooding) (O2403)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Flooding - General) (O2414)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Major Urban Transport Routes (O3907)

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

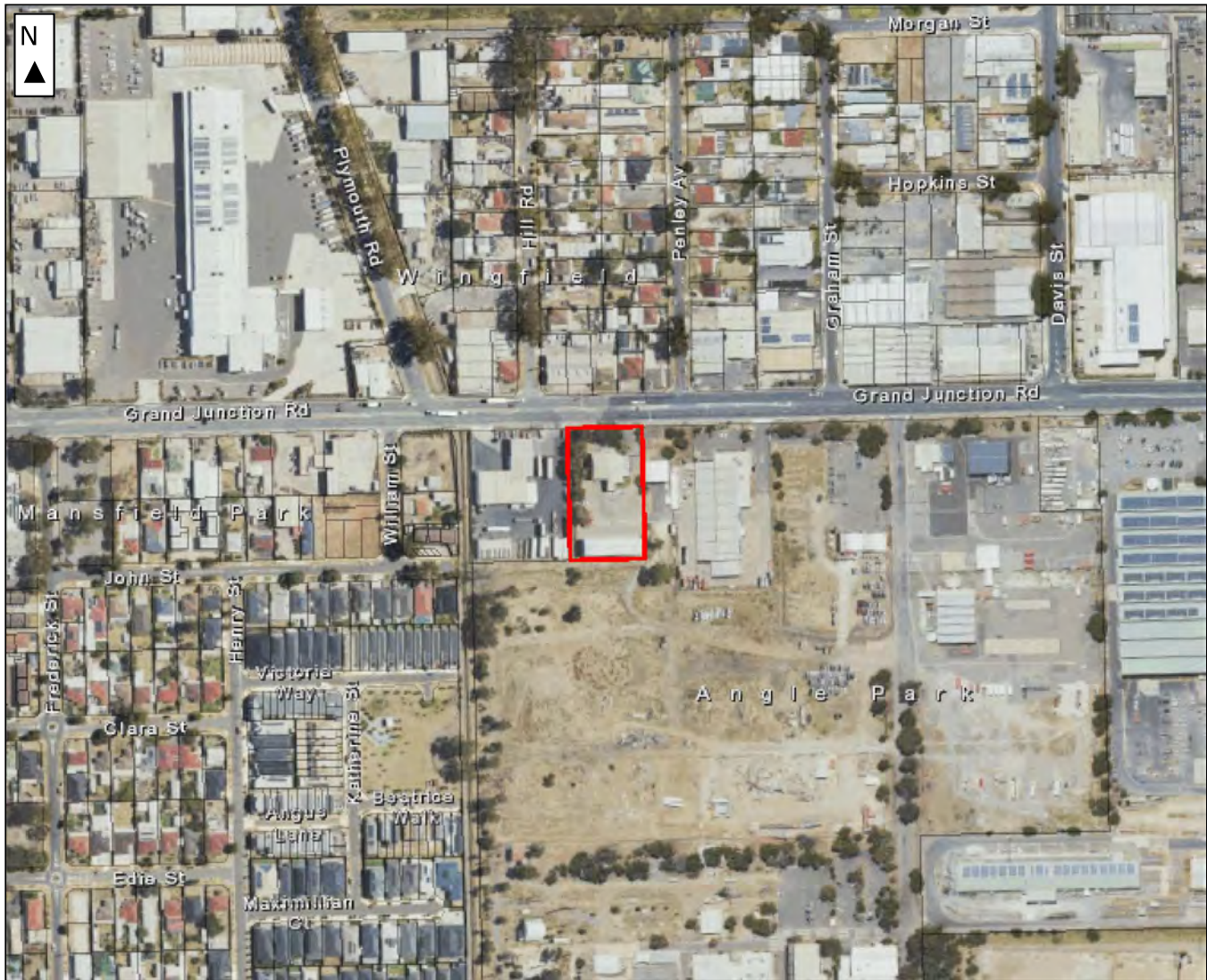
Water Resources (O6902)

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

SAPPA Parcel Report

Date Created: February 9, 2023

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Scale ≈ 1:4514 (on A4 page)

Unit Number:

200 metres≈

Street Number: 456

Street Name: GRAND JUNCTION

Street Type: RD

Suburb: ANGLE PARK

Postcode: 5010

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF PORT ADELAIDE ENFIELD

State Electorate: ENFIELD (2014), CROYDON (2018), CROYDON (2022)

Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), ADELAIDE (2019)

Hundred: YATALA

Valuation Number: 062849400*

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Title Reference: CT5104/576

Plan No. Parcel No.: F28828A201

Zoning details next page



Government of South Australia
Attorney-General's Department

Zone Details

Zones

Employment (Z1501) - E

Overlays

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Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.



LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

APPLICATION FOR DEPOSIT
OF A PLAN OF DIVISION

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

Series No.	Prefix
	RTC
D.P.	72468

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

[Signature]
Solicitor/Registered Conveyancer/Applicant
Jerry Raymond

F E E S	R.G.O.	POST	NEW C.T.
	287-	-	190.50
	PLAN EXAMINATION	SURVEY ACT LEVY	PLAN DEPOSIT
	-	-	108-

AGENT CODE

Lodged by: } *JWSL*

Correction to: JOHNSON WINTER & SLATTERY (JWSL)
ADL Trans:63313.1

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- CT 5985/836*
- CT 5985/837*
-
-

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

- A 205 in D 72468*
- A 206 in D 72468*
- A 207 in D 72468*
-

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE
<i>New CT A 205 D 72468</i>	<i>CSOL 22</i>
<i>New CT A 206 D 72468</i>	<i>CSOL 22</i>
<i>New CT A 207 D 72468</i>	<i>JWSL 383</i>

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©

RevNetID/PRA Bundle No.: *116197170*

Orig/Copy *1* of with *0* copies

Consideration/Value/Security: \$ _____

SA Proportion (if applicable): \$ _____

SD: \$ _____ LTO Fees: \$ _____

Int: \$ _____ Pen/Add Tax: \$ _____

Signature: *[Signature]* Date: *2/10/07*

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©

RevNetID/PRA Bundle No.: *116197158*

Orig/Copy *1* of with *0* copies

Consideration/Value/Security: \$ *100.00*

SA Proportion (if applicable): \$ _____

SD: \$ *1.00* LTO Fees: \$ _____

Int: \$ _____ Pen/Add Tax: \$ _____

Signature: *[Signature]* Date: *2/10/07*

Lands Titl 14:33 05/10/07 193174
REGISTRATION FEE \$287.00 ✓
Lands Titl 14:33 05/10/07 193174
PLAN DEPOSIT \$108.00 ✓
Lands Titl 14:33 05/10/07 193174
NCT FEE \$190.50

3	NEW CERTIFICATE(S) OF TITLE TO ISSUE IN ACCORDANCE WITH SCHEDULE OF MODE OF ISSUE
---	---

PICK-UP NO.	<i>10549722</i>
DP	<i>72468</i>

PLAN DEPOSITED	<i>[Signature]</i>	24 OCT 2007
----------------	--------------------	--------------------

CORRECTION	PASSED
	<i>[Signature]</i>

REGISTERED	<i>[Signature]</i>	24 OCT 2007.
	pro	REGISTRAR-GENERAL

DATED 12 December 2006



EXECUTION BY APPLICANT(S)

THE COMMON SEAL of MINISTER FOR EMERGENCY SERVICES was affixed to this Agreement by the Minister in the presence of:)
)
)
)

Neatho
.....
Witness

* NB: A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing.

APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION

(Pursuant to Part 19AB of the Real Property Act 1886)

DP. 72468 /

Development No. 49 / 040 / D03106 ✓

CERTIFICATE(S) OF TITLE AFFECTED

Allotment 204 in Deposited Plan No. 72079 being ~~portion~~ ^{the whole} of the land comprised in Certificate of Title Register Book Volume ~~5793~~ Folio ~~617~~ 837

and
Allotment 202 in Deposited Plan No. 72079 being ~~portion~~ ^{the whole} of the land comprised in Certificate of Title Register Book Volume ~~5793~~ Folio ~~618~~ 836

APPLICANT(S) (Full name and address of all Registered Proprietors of land divided)

MINISTER FOR EMERGENCY SERVICES
of Adelaide SA 5000

To the Registrar-General,

I/We the Applicant(s) hereby apply to have the accompanying plan of division deposited in the Lands Titles Registration Office and acknowledge that on the deposit of the said plan;

- *(a) my/our estate and interest in the said land will be affected to the extent indicated in the Details of Transactions panel ✓
- (b) certificates of title will issue in accordance with the Schedule of Mode of issue.

* Delete if inapplicable

SCHEDULE OF MODE OF ISSUE

PARCEL IDENTIFIER / CT REFERENCE	FULL NAME, ADDRESS AND MODE OF HOLDING	EASEMENTS AND ESTATES OR INTERESTS
Allotment 207	CKI UTILITIES DEVELOPMENT LIMITED (ABN 65 090 718 880) as to 51 undivided 200th parts HEI UTILITIES DEVELOPMENT LIMITED (ABN 82 090 718 951) as to 51 undivided 200th parts each incorporated in The Bahamas CKI UTILITIES HOLDINGS PTY LTD (ABN 54 091 142 380) as to 30 undivided 200th parts HEI UTILITIES HOLDINGS PTY LTD (ABN 50 091 142 362) as to 30 undivided 200th parts CKI/HEI UTILITIES DISTRIBUTION PTY LTD (ABN 19 091 143 038) as to 38 undivided 200th parts each incorporated in Australia all of c/- 1 Anzac Highway Keswick SA 5035	Subject to an easement for electricity supply purposes over R as set forth in the accompanying plan and as set out herein ✓ Together with the existing easement for drainage over E (TG 10600157A) ✓ Together with the existing easement for drainage over B (RTC 10594849) ✓
Allotment 205	MINISTER FOR EMERGENCY SERVICES of Adelaide SA 5000 ✓	Together with an easement for electricity supply purposes over R as set forth in the accompanying plan and as set out herein ✓ Together with an easement for drainage over S as set forth in the accompanying plan and as set out herein ✓ Subject to the existing easement for drainage over E (TG 10600157A) ✓
Allotment 206	MINISTER FOR EMERGENCY SERVICES of Adelaide SA 5000	Subject to an easement for electricity supply purposes over R as set forth in the accompanying plan and as set out herein ✓ Subject to an easement for drainage over S as set forth in the accompanying plan and as set out herein ✓ Subject to the existing easement for drainage over E (TG 10600157A) ✓ Subject to the existing easement over F to the Minister for Infrastructure (TG 6552229) ✓

DETAILS OF TRANSACTION(S) (Applicants only)	CONSIDERATION / VALUE
Creation of internal right of way and easements as set out on the plan of division and below ✓	Not Applicable

SCHEDULE OF EASEMENTS CREATED BY DEPOSIT OF THE ACCOMPANYING PLAN OF DIVISION

* **Long form:** Easement(s) indicated on the plan to be set out in full in this instrument are as follows: ✓

FIRST A full and free unrestricted right and liberty for the dominant proprietor ("**Grantee**") and its successors and assigns and persons claiming through and under it (including any lessee or tenant of the Grantee) together with their respective employees agents and contractors at any time with or without vehicles plant and equipment and at all times hereafter to break the surface of, dig, open up and use that portion of Allotment 206 marked "S" in the accompanying plan ("**Land**") being portion of the land above described for the purpose of:

- (a) laying down, fixing, taking up, repairing, relaying or examining open drains, closed drains, culverts, security screens, pipes or other means of or associated with conveying stormwater ("**approved infrastructure**") and of using and maintaining that approved infrastructure for water conveyance purposes and to enter the Land at any time for those purposes;
- (b) to locate on or erect on or under the Land above described any other plant, equipment or other infrastructure for the purpose of or incidental to retaining, conveying or directing water or regulating the retention, conveyance or direction of water flow and of using and maintaining the same and to enter the Land for any of those purposes;
- (c) generally to convey from time to time large volumes of stormwater across the Land,

TO BE HELD APPURTENANT to Allotment 205 in the accompanying plan ✓

on the terms and conditions contained in Annexure A herein ✓

AND SECONDLY A full free right and liberty over that portion of Allotments 206 and 207 marked "R" in the accompanying plan ("**Easement Area**") being portion of the land above described for the dominant proprietor ("**Grantee**") and its successors and assigns and persons claiming through and under it (including any lessee or tenant of the Grantee) together with their respective employees agents and contractors from time to time and at all times to enter and exit from the Easement Area with or without motor vehicles, engines, plant and equipment and to remain on the Easement Area:-

- (a) to construct, install, operate, maintain, repair, alter, inspect, remove or remove and replace underground plant and equipment associated with the operation of an electricity substation ("**electricity infrastructure**") and to use such electricity infrastructure for the purposes of an electricity substation;
- (b) to temporarily locate plant and equipment on the Easement Area for the purposes of the maintenance, repair and replacement of the electricity infrastructure;

TO BE HELD APPURTENANT to Allotment 205 in the accompanying plan ✓

on the terms and conditions contained in Annexure B herein

* Delete if inapplicable

FORM B1
Attach to inside
left hand corner

To be completed by lodging party

ANNEXURE to FORM RTC

over Certificate of Title Volume: ~~5793~~ ⁵⁹⁸⁵

dated 12/12/06

Folio: ~~617~~ ⁸³⁶ and

618 837

NUMBER

Office use only

ANNEXURE A

**TO APPLICATION FOR DEPOSIT OF PLAN OF DIVISION OVER ALLOTMENT 202 IN DP 72079
BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 618 (now CT 5985/836)
AND ALLOTMENT 204 IN DP 72079 BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 617
(now CT 5985/837)**

APPLICANT: MINISTER FOR EMERGENCY SERVICES

COVENANTS IN RESPECT OF DRAINAGE EASEMENT OVER "S" IN THE PLAN

The Grantor and Grantee covenant and agree as follows:

1. Nothing herein contained shall prevent the servient proprietor ("**Grantor**") from using the subject Land for any purpose ("**the Use**") provided that the consent of the Grantee is first obtained to the Use and the Grantee agrees that it shall not withhold or refuse its consent if:
 - (a) the Use is a private road and any approved infrastructure is, to the extent affected by the road, replaced by the Grantor by an underground pipe of sufficient diameter and construction to convey stormwater as described above; or
 - (b) the Use does not in any way prevent or impede the Grantee's exercise of its rights under this Easement (whether an actual present use or any future potential use permitted by this Easement); and
 - (c) the Grantee acting reasonably, considers that no material detriment will occur to it or its interests (including any detriment based on safety issues) if such use occurs.
2. The Grantee and Grantor mutually acknowledge and agree:
 - (a) a reference to Grantor in this Easement is a reference to the Grantor and its successors and assigns and persons claiming through and under it (including any lessee or tenant of the Grantor and their respective employees agents contractors and invitees (as the case may require) and the reference to the Grantee has the same corresponding expanded meaning);
 - (b) that the Grantor does not have and shall have no liability or responsibility whatsoever to the Grantee in respect of the water conveyed by virtue of this Easement for any use or purpose whatsoever;
 - (c) that the Grantee makes no representation or undertaking to the Grantor regarding the volume or quality of water directed from the Grantee's Land to the Land and then conveyed over the Land;
 - (d) if the Grantee in the exercise of its powers under this Easement breaks open a private road constructed by the Grantor under clause 1(a), then the Grantee shall:-
 - (i) bear the costs of making good the private road to a no lesser standard than the condition of the private road prior to such breaking open of the private road unless there is more than one easement for drainage purposes over the Land in which case each registered proprietor of such easement shall make an equal contribution to that cost, the total of which contributions shall equal those costs provided always that each registered proprietor shall be jointly and severally liable; and
 - (ii) ensure that any works to the Land and any making good of the private road are undertaken in a prompt and workmanlike manner so as to cause no unreasonable inconvenience to the Grantor's use of the Land as practicable in the circumstances; and

CONTINUED ON NEXT PAGE

FORM B1
Attach to inside
left hand corner

To be completed by lodging party

ANNEXURE to FORM RTC

over Certificate of Title Volume: **5793**

dated **12/12/06**
Folio: ~~617~~ and
~~618~~ **837**

NUMBER

Office use only

ANNEXURE A (CONTINUED)

**TO APPLICATION FOR DEPOSIT OF PLAN OF DIVISION OVER ALLOTMENT 202 IN DP 72079
BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 618 (now CT 5985/836)
AND ALLOTMENT 204 IN DP 72079 BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 617
(now CT 5985/837) d**

APPLICANT: MINISTER FOR EMERGENCY SERVICES

COVENANTS IN RESPECT OF DRAINAGE EASEMENT OVER "S" IN THE PLAN

- (e) the Grantee agrees that it shall exercise its right under and pursuant to this Easement at its own risk in all things other than to the extent contributed to or by any wilful or negligent act or omission of the Grantor or any breach of this Easement by the Grantor.
3. In the exercise of its powers under this Easement, the Grantee acknowledges and agrees that it will not, without the consent of the Grantor, replace an existing underground pipe with an open drain.
4. Subject to clause 1(a), the Grantor acknowledges and agrees that the Grantor shall not do or permit to be done anything on the Land which may prevent or impair the Grantee's use and enjoyment of the Land for the purposes and in the manner permitted by this Easement including but not limited to or by the following:
- (a) not attach anything to or otherwise modify the approved infrastructure;
- (b) not change the levels of any part of the Land or any other physical aspect of the Land that affects or may affect the flows or falls that permit the conveyance of water across the Land;
- (c) not to cause or allow any construction or other hindrance to be erected, accumulated or formed on the Land without the consent of the Grantee first had and obtained
- but the Grantee acknowledges that nothing done by the holder of the drainage easement granted by the Grantor over the Land appurtenant to Allotment 207 in the accompanying plan ("**Prior Easement**") shall constitute a breach of this Easement and that the Grantee's rights under the Easement are subject to the rights granted under that Prior Easement.
5. The Grantee will contribute one half of the costs of maintenance and repair of the approved infrastructure to the holder of the Prior Easement (unless there are more than two users of the approved infrastructure for stormwater drainage, in which case the Grantee's contribution shall be the total of the costs divided by the number of such users) but shall be jointly and severally liable to the Grantor in respect of the whole of such costs with the holder of the Prior Easement. During any period that the Grantee has refused or failed to do so, its rights under this Easement shall be suspended.
6. In the exercise of the Grantee's powers under this Easement to commence any works to:-
- (a) lay down, fix, take up, repair, relay or examine the approved infrastructure; or
- (b) locate on or erect on or under the Land any other plant, equipment or other infrastructure for the purpose of or incidental to retaining, conveying or directing water or regulating the retention, conveyance or direction of water flow;

the Grantee shall (except in times of emergency):-

CONTINUED ON NEXT PAGE

FORM B1
Attach to inside
left hand corner

To be completed by lodging party

ANNEXURE to FORM RTC

over Certificate of Title Volume: ~~5793~~ ⁵⁹⁸⁵ dated ^{12/12/06} Folio: ~~617~~ ⁸³⁶ and ~~618~~ ⁸³⁷

NUMBER

Office use only

ANNEXURE A (CONTINUED)

TO APPLICATION FOR DEPOSIT OF PLAN OF DIVISION OVER ALLOTMENT 202 IN DP 72079
BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 618 (now CT 5985/836)
AND ALLOTMENT 204 IN DP 72079 BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 617
(now CT 5985/837)

APPLICANT: MINISTER FOR EMERGENCY SERVICES

COVENANTS IN RESPECT OF DRAINAGE EASEMENT OVER "S" IN THE PLAN

- (i) provide the Grantor with 14 days' written notice of its intention to commence such works and such notice shall include an estimate of the duration of occupation and details of the type of activities to be performed; and
- (ii) comply with any reasonable directions and requirements of the Grantor which are advised to the Grantee; and
- (iii) provide the holder of the Prior Easement with 35 days' written notice of its intention to commence such works and shall consult with such holder of the Prior Easement regarding all and any such works to be undertaken on the Land.

FORM B1,
Attach to inside
left hand corner

To be completed by lodging party

ANNEXURE to FORM RTC

over Certificate of Title Volume: ~~5793~~ ⁵⁹⁸⁵ Folio: ~~617~~ ⁸³⁶ and ~~618~~ ⁸³⁷

dated 12/12/06

NUMBER

Office use only

ANNEXURE B

**TO APPLICATION FOR DEPOSIT OF PLAN OF DIVISION OVER ALLOTMENT 202 IN DP 72079
BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 618 (now CT 5985 / 836)
AND ALLOTMENT 204 IN DP 72079 BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 617
(now CT 5985 / 837)**

APPLICANT: MINISTER FOR EMERGENCY SERVICES

COVENANTS IN RESPECT OF ELECTRICITY SUPPLY EASEMENT OVER "R" IN THE PLAN

The Grantor and the Grantee covenant and agree as follows:-

1. Nothing herein contained shall prevent the servient proprietor ("**Grantor**") from using the Easement Area for any purpose ("**the Use**") provided that the consent of the Grantee is first obtained to the Use and the Grantee agrees that it shall not withhold or refuse its consent if:
 - (a) the Use does not in any way prevent or impede the Grantee's exercise of its rights under this Easement (whether an actual present use or any future potential use permitted by this Easement); and
 - (b) the Grantee acting reasonably, considers that no material detriment will occur to it or its interests (including any detriment based on safety issues) if such use occurs.
2. Without limiting clause 1 of these covenants, the Grantee will consent to the Use of the Easement Area by the Grantor for parking of motor vehicles PROVIDED THAT the Grantor promptly moves or causes to be moved any motor vehicles parked on the Easement Area if required by the Grantee in order that the Grantee may exercise any of its rights under this Easement.
3. The Grantee and Grantor mutually acknowledge and agree:
 - (a) a reference to Grantor in this Easement is a reference to the Grantor and its successors and assigns and persons claiming through and under it (including any lessee or tenant of the Grantor and their respective employees agents contractors and invitees (as the case may require) and the reference to the Grantee has the same corresponding expanded meaning);
 - (b) the Grantee agrees that it shall exercise its right under and pursuant to this Easement at its own risk in all things other than to the extent contributed to or by any wilful or negligent act or omission of the Grantor or any breach of this Easement by the Grantor.
4. The Grantor acknowledges and agrees that the Grantor shall not do or permit to be done anything on the Land which may prevent or impair the Grantee's use and enjoyment of the Easement Area for the purposes and in the manner permitted by this Easement including but not limited to or by the following:
 - (a) not attach anything to or otherwise modify the electricity infrastructure;
 - (b) not to cause or allow any construction or other hindrance to be erected, accumulated or formed on the Easement Area without the consent of the Grantee first had and obtained (which consent will not be unreasonably withheld).

STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES

ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION/VALUE
Allotment 207	Creation of easement for electricity supply purposes over R to be held appurtenant to Allotment 205	Not applicable (Value is declared at \$100.00)

~~**CERTIFICATION** under Section 79 (6) of the Stamp Duty Act 1923~~
 The highest amount secured during the currency of Mortgage was \$
 Mortgage was \$
 and the Mortgage(s) have been duly stamped.

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION

(Pursuant to Section 223LH of the Real Property Act 1886)

I/We the undersigned certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office and acknowledge that the deposit of the said plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.*

Dated 30 October 2006

CONSENTING PARTY (Full name, address and nature of estate or interest)

REFER TO ANNEXURE C ATTACHED

EXECUTION

REFER TO ANNEXURE C ATTACHED

* Where a lease is extended to include other land, certificate of lessor must also be included. If lease is over portion of land and is to extend over portion of land vesting in lessor, reference should be made to parcel defined in GRO Plan deposited for that purpose.
 **NB: A penalty of up to \$2,000 or 6 months imprisonment applies for improper witnessing.

FORM B1
Attach to inside
left hand corner

NUMBER
Office use only

To be completed by lodging party
ANNEXURE to FORM RTC *5985* dated *12/12/06*
over Certificate of Title Volume: ~~5700~~ Folio: ~~617~~ and
~~618~~ *837*

ANNEXURE C

**TO APPLICATION FOR DEPOSIT OF PLAN OF DIVISION OVER ALLOTMENT 202 IN DP 72079
BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 618 (now CT 5985/836)
AND ALLOTMENT 204 IN DP 72079 BEING PORTION OF THE LAND IN CT VOLUME 5793 FOLIO 617
(now CT 5985/837)**

APPLICANT: MINISTER FOR EMERGENCY SERVICES

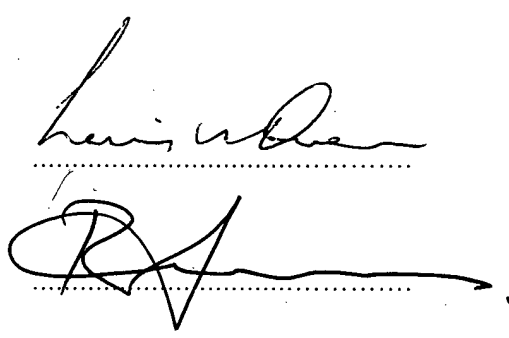
We the undersigned certify our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office and acknowledge that the deposit of the said plan will affect our estate or interest to the extent set out in the above Statement of Effect panel.

CKI UTILITIES DEVELOPMENT LIMITED (ABN 65 090 718 880) AND HEI UTILITIES DEVELOPMENT LIMITED (ABN 82 090 718 951) each incorporated in The Bahamas AND CKI UTILITIES HOLDINGS PTY LTD (ABN 54 091 142 380) AND HEI UTILITIES HOLDINGS PTY LTD (ABN 50 091 142 362) AND CKI/HEI UTILITIES DISTRIBUTION PTY LTD (ABN 19 091 143 038) each incorporated in Australia all of c/- 1 Anzac Highway Keswick SA 5035 as registered proprietor of Allotment 202 in Deposited Plan No. 72079 being portion of the land in CT Volume 5793 Folio 618 and grantor of the easement for electricity supply purposes over R as set forth in the accompanying plan and as set out herein

SIGNED in my presence by)
)
CKI UTILITIES DEVELOPMENT LIMITED)
ABN 65 090 718 880 Pursuant to)
Power of Attorney No. 8857195)
HEI UTILITIES DEVELOPMENT LIMITED)
ABN 82 090 718 951 Pursuant to)
Power of Attorney No. 8857196)
CKI UTILITIES HOLDINGS PTY LTD)
ABN 54 091 142 380 Pursuant to)
Power of Attorney No. 8857197)
HEI UTILITIES HOLDINGS PTY LTD)
ABN 50 091 142 362 Pursuant to)
Power of Attorney No. 8857198)
CKI/HEI UTILITIES DISTRIBUTION)
PTY LTD ABN 19 091 143 038)
Pursuant to Power of Attorney No. 8857199)

(now the whole of the land in CT volume 5985 Folio 836)

by their duly constituted Attorneys:)
)
LEWIS WILLIAM OWENS)
who certifies that he is the)
CHIEF EXECUTIVE OFFICER of)
Utilities Management Pty Ltd ABN 25 090 664 878)
and RONALD JAMES GROVES)
who certifies that he is the)
MANAGER PROPERTY SERVICES of)
Utilities Management Pty Ltd ABN 25 090 664 878)



both of 1 Anzac Highway Keswick SA 5035)
pursuant to the above Registered Powers of)
Attorney who are both personally known to me)

Witness Sign: *JCH* **JOHN CHARLES HENDERSON**
1 Anzac Hwy
Keswick SA 5035
Bus. Ph. 8404 5990

Orig. **L 12962741**

FORM CLASS



14:17 25-Jul-2018
2 of 2

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

LEASE

FORM APPROVED BY THE REGISTRAR-GENERAL

PRIORITY NOTICE ID	
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LODGED BY:

CORRECTION TO: CROWN SOLICITOR'S OFFICE CSOL 22

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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- 4.....
- 5.....

\$163-00

CORRECTION	PASSED <i>Jo</i>
REGISTERED - 7 AUG 2018	<i>Bob</i>  REGISTRAR-GENERAL

LEASE

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements

LAND DESCRIPTION

The whole of the land in Certificate of Title Volume 6005 Folio 338

ESTATE & INTEREST

Fee Simple

LESSOR (Full name and address)

MINISTER FOR POLICE, EMERGENCY SERVICES AND CORRECTIONAL SERVICES a body corporate pursuant to the *Administrative Arrangements Act 1994* of Level 2, 45 Pirie Street, Adelaide SA 5000

LESSEE (Full name, address and mode of holding)

CKI UTILITIES DEVELOPMENT LIMITED (ABN 65 090 718 880) as to 51 undivided 200th parts
PAI UTILITIES DEVELOPMENT LIMITED (ABN 82 090 718 951) as to 51 undivided 200th parts
each incorporated in The Bahamas and
SPARK INFRASTRUCTURE SA (No. 1) PTY LTD (ABN 54 091 142 380) as to 30 undivided 200th parts
SPARK INFRASTRUCTURE SA (No. 2) PTY LTD (ABN 19 091 143 038) as to 38 undivided 200th parts
SPARK INFRASTRUCTURE SA (No. 3) PTY LTD (ABN 50 091 142 362) as to 30 undivided 200th parts
each incorporated in Australia

all of 1 Anzac Highway, Keswick SA 5035

TERM

COMMENCING ON 1 JULY 2010

AND

EXPIRING ON 30 JUNE 2035

RENT AND MANNER OF PAYMENT (or other consideration)

\$304,000.00 per annum (exclusive of GST) payable in advance by equal calendar monthly instalments of **\$25,333.33** (exclusive of GST) on the 1st day of each and every month (except where such payment is in respect of a portion of a month in which case such instalment is an appropriate proportion of the calendar monthly instalment), such rent being subject to review pursuant to clause 5.10.

IT IS CONVENANTED BY AND BETWEEN THE LESSOR AND THE LESSEE as listed herein:

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1. INTERPRETATION

In this Lease unless the contrary intention appears:

- 1.1 **"Annual Rental"** means the amount specified in the panel herein entitled "Rent and Manner of Payment" as varied from time to time in accordance with the provisions of this Lease;
- 1.2 **"Bank"** means a bank will be approved by the Lessor;
- 1.3 **"Building"** means the building described in Item 1 of the Schedule which comprises portion of the Premises, and all present and future alterations additions and improvements to the Building owned by the Lessor, including:
 - 1.3.1 all the Lessor's fixtures, fittings, plant, equipment and chattels; and
 - 1.3.2 services thereto or therein;
- 1.4 **"Commencement Date"** means the commencement date of this Lease;
- 1.5 **"Common Area"** means those parts of the Land provided by the Lessor from time to time for common use by tenants and occupiers of the Land described in paragraphs (a) and (b) in the panel entitled "Define the land being leased in incorporating the required easement(s) etc" on page 2;
- 1.6 **"CPI Number"** means the Consumer Price Index number for Adelaide (All Groups) in relation to the relevant quarter specified in this Lease published, from time to time, by the Australian Bureau of Statistics or by the Commonwealth of Australia or by any other body corporate or unincorporate officially recognised by the Commonwealth of Australia to do so;
- 1.7 **"CPI Review Date"** means each date specified in Item 4(a) of the Schedule;
- 1.8 **"Environmental Report"** means the Environmental Site Assessment Report by Land & Water Consulting dated 17 September 2014 relating to the Premises and referred to in clause 10, which was commissioned by the Lessor at the equal shared cost of the Lessor and the Lessee and which describes the extent of contamination of soil and groundwater on the Premises and under the Premises as at the date of the Report;
- 1.9 **"Financial Year"** means any period of twelve (12) consecutive calendar months commencing on the 1st day of July that year and ending on the 30th day of June next following (and, if applicable, includes any lesser period at the commencement of the term from the Commencement Date to the following 30 June and any lesser period at the expiration or determination of the term from 1 July preceding the date of expiration or determination of the term to the date of such expiration or determination);
- 1.10 **"Fire Protection System of the Premises"** means the fire fighting equipment and systems (including fire extinguishers, fire hose reels, fire sprinklers, and fire alarm systems) on, in or under the Premises or the Land which exclusively serve the Premises;
- 1.11 **"Fire Protection System for the Land"** means the fire safety and control systems in, on or under the Land including, without limitation, above and below ground hydrants, boosters, fire service pipework and associated services but excluding the Fire Protection System of the Premises;
- 1.12 **"Land"** or **"said Land"** shall mean Certificate of Title Register Book Volume 6005 Folio 338 and where the context so requires or admits shall mean and include the groundwater thereunder, the Building and any other present or future alterations additions or improvements to the Land owned by the Lessor during the term, including:

- 1.12.1 all the Lessor's buildings,
- 1.12.2 all the Lessor's fixtures, fittings, plant, equipment and chattels; and
- 1.12.3 all the services thereto or therein;
- 1.13 **"Lease Plan"** means the plan second appearing in Annexure B;
- 1.14 **"Lessee"** shall mean the party described in the panel herein entitled "Lessee" together with its heirs, executors, administrators and permitted assigns;
- 1.15 **"Lessee's Property"** means all present or future property owned by the Lessee in, on or under the Premises during the term, including:
 - 1.15.1 all the Lessee's buildings;
 - 1.15.2 all the Lessee's fixtures, fittings, plant, equipment and chattels; and
 - 1.15.3 all the services thereto or therein;
- 1.16 **"Lessee's Proportion"** means, in respect of the Outgoings, the proportion that the area of the Premises bears to the total area of the land to which the Outgoings relate from time to time PROVIDED THAT the Lessor may vary the Lessee's Proportion if such variation is required to better reflect:
 - 1.16.1 the benefit derived by the Lessee or the Premises from the Outgoings or the usage or consumption of the Lessee and/or the Premises; and
 - 1.16.2 the benefit derived by or the usage or consumption of any other portion of the Land (other than the Premises) or the tenants or occupiers thereof;
- 1.17 **"Lessee's Representative"** means the person nominated in writing to the Lessor by the Lessee as the Lessee's Representative; HD
- 1.18 **"Lessor"** shall mean the Minister for Emergency Services ^{Police} together with its successors and assigns; ^{and Correctional Services}
- 1.19 **"Lessor's Representative"** means the person nominated in writing to the Lessee by the Lessor as the Lessor's Representative;
- 1.20 **"Market Review Date"** means each date specified in Item 4(b) of the Schedule;
- 1.21 **"Outgoings"** means outgoings, costs or expenses which the Lessee must contribute to pursuant to clause 3.3;
- 1.22 **"Premises"** shall mean and include that portion of the said Land being leased to the Lessee which portion is described in the panel entitled "Define the land being leased incorporating the required easement(s) etc" on page 2 and where the context so requires or admits shall mean and include the groundwater thereunder, the Building and all present or future alterations additions or improvements to the Premises owned by the Lessor, including:
 - 1.22.1 all the Lessor's fixtures fittings plant equipment and chattels installed in or on the Premises; and
 - 1.22.2 all the services thereto or therein;
- 1.23 **"Rent Review Date"** means each CPI Review Date and Market Review Date;
- 1.24 **"Site Plan"** means the plan first appearing in Annexure B;
- 1.25 **"term"** means the term of this Lease or any period during which the Lessee holds over pursuant to clause 5.8 or is or remains a tenant or is in occupation of the Premises;

- 1.26 reference to a statute shall include all amendments for the time being in force and any other statute enacted in substitution therefor and the regulations or by-laws for the time being under that statute and any notice demand order direction requirement or obligation to that statute or those regulations or by-laws and the expressions "statute" "Act" and "Act of Parliament" shall mean any State or Federal statute and the regulations or by-laws for the time being in force thereunder and any notice demand order direction requirement or obligation issued made given or imposed under or pursuant to any statute regulation or by-law;
- 1.27 words importing the singular shall embrace the plural and words importing one gender shall embrace the other genders and vice versa respectively;
- 1.28 any reference to a person shall be deemed to include a corporate body and vice versa;
- 1.29 all moneys payable by the Lessee to the Lessor under this Lease shall be recoverable as a debt or as rental in arrears and if no date or time for payment is specified shall be payable on demand;
- 1.30 subject to any express contrary requirement in this Lease, where pursuant to this Lease the Lessee requires the consent or approval of the Lessor, such consent or approval may not be unreasonably withheld but may be given subject to reasonable conditions;
- 1.31 any consent where it is required by this Lease from the Lessor shall mean prior consent in writing;
- 1.32 anything which the Lessee is required to do under this Lease shall be done at the cost in all things of the Lessee and to the reasonable satisfaction of the Lessor;
- 1.33 headings are for convenience of reference only and shall not affect the construction or interpretation of the covenants of this Lease;
- 1.34 none of the covenants and powers implied in a lease under the *Real Property Act 1886* as amended shall apply to this Lease save so far as the same are embodied in the covenants and powers herein expressed and such implied covenants and powers are accordingly hereby expressly negated and excluded;
- 1.35 an agreement undertaking representation or warranty on the part or in favour of two (2) or more persons binds or is for the benefit of them jointly and severally.

2. GENERAL RIGHTS AND RESERVATIONS

The Premises are hereby leased together with the right to the Lessee to use (free of charge and subject as hereinafter mentioned) the Common Area in common with the Lessor and all others lawfully entitled but reserving unto the Lessor and the parties claiming through or authorised by them respectively the right to install maintain use repair alter and replace pipes ducts conduits and wires in or through the Premises and to pass and run water air electricity sewerage drainage gas and other services through such pipes ducts conduits and wires and to enter upon the Premises for such purpose **PROVIDED THAT** in exercising such rights as aforesaid the Lessor shall not interfere with the Lessee in its use and occupation of the Premises more than is reasonably necessary.

3. LESSEE'S COVENANTS

The Lessee hereby covenants and agrees with the Lessor throughout the continuance of the said term and any extended or renewed term or any period during which the Lessee shall hold over or be or remain a tenant or be in occupation of the Premises as set out below in this clause 3.

3.1 Annual Rental

The Lessee will duly and punctually pay during the term hereof to the Lessor:

- 3.1.1 until the first Rent Review Date after the Commencement Date the Annual Rental specified in the panel herein entitled "Rent and Manner of Payment" by the instalments specified therein;
- 3.1.2 for the remainder of the term hereof from the first Rent Review Date after the Commencement Date such Annual Rental as shall be determined on that Rent Review Date and each successive Rent Review Date during the term hereof in accordance with the provisions of clause 5.10 hereof such rental to be paid in advance by equal monthly instalments on the first day of each month in each year.

3.2 Lessee's Direct Payments

3.2.1 Utilities Charges

The Lessee will pay all charges for electricity, gas, oil, and water and sewerage, light, power, fuel, and other services consumed in or on or supplied to the Premises and also all charges including rentals in respect of any telephone services connected to the Premises, garbage removal and all other charges and impositions imposed by any public utility or authority or by any other person for the supply of any service separately charged in respect of the Premises.

3.2.2 Rates and Taxes

The Lessee must pay direct to the relevant authority, or if required by the Lessor must reimburse the Lessor, all rates, taxes, duties, levies, impositions and charges (but excluding income tax and tax on capital gains) which are separately assessed or imposed by an authority against the Premises or the Lessee or in respect of this Lease, or which are imposed or assessed against the Land or the Lessor but are exclusively referable to the Premises or the Lessee.

3.2.3 Premises Services

The Lessee shall be fully responsible for arranging, and bearing all costs (including, where relevant, of a capital or structural nature), associated with operating, repairing, testing, maintaining, replacing, upgrading, supplementing, installing, constructing, connecting and renewing all services and infrastructure (but excluding infrastructure comprising the Building's structure, such as its foundations, walls, girders, beams, floors, and roof) in, on, or under the Premises or the Land which exclusively serve the Premises (**including** any preventative or routine testing, maintenance or service contracts the Lessee requires), so that such services and infrastructure are kept safe, comply with all applicable laws and are suitable for the use and type of business the Lessee intends to carry on, including:

- (a) air-conditioning systems;

- (b) the Fire Protection System of the Premises, but excluding (subject to clause 4.3.2) the Fire Protection System for the Land;
- (c) security systems and security monitoring;
- (d) electricity infrastructure, network services, power lines, power systems, telecommunications, cable systems, underground lines, inset networks and meters and electricity connection;
- (e) electricity main or trunk supply;
- (f) disposal of sewage or effluent, sewage pipes, sewage treatment systems and sewage pumps;
- (g) systems for the supply and maintenance of potable water including, without limitation, the supply of main trunk water pipes, pumps;
- (h) systems relating to sewerage installations and cabling installations; and
- (i) telephone services, telephone facilities and telephone connection.

3.2.4 Despite clause 3.2.3, if any of the costs referred to in 3.2.3 are incurred in respect of the Premises and another portion of the Land the Lessee must pay the Lessee's Proportion of such costs in accordance with clause 3.3 as if the same were Outgoings (including costs of a structural or capital nature to the extent that those costs of a structural or capital nature relate to the Premises) and the Lessor must pay the balance.

3.3 Lessee's Contribution to Outgoings

3.3.1 Lessee's Proportion of Outgoings

The Lessee shall pay to the Lessor the Lessee's Proportion of the total amount of all outgoings, costs and expenses properly or reasonably assessed or assessable, charged or chargeable, paid or payable or otherwise incurred in respect of the Land or in the conduct maintenance or management of the Land (not of a kind payable by the Lessee pursuant to clause 3.2, and not of a structural or capital nature except in relation to sewerage installations and cabling installations in, on, or under the Land installed or constructed by the Lessee prior to or during the term) such costs and expenses including:

- (a) any tax or duty (excluding income tax and tax on capital gains) for the time being payable in respect of this Lease;
- (b) expenses of management control and administration of the Land, including (but not limited to) the fees paid to Lessor's Representatives and their employees and subcontractors in the general management of the Land;
- (c) all costs and levies relating to emergency services and the Land;
- (d) rates, taxes, impositions and charges assessed upon the Land or any part of it;
- (e) such amounts or as may be required or charged against the Lessor or occupier of the Land in respect of:

- (i) the costs of maintaining, repairing, lighting and cleaning the Common Area;
- (ii) all charges for electricity, water, gas, oil, light, power, fuel, sewerage, drainage and other services supplied or serviced to the Lessor the payment of which is not the responsibility of any individual tenant or occupant of the Land and including the costs of the lighting of Common Areas and signs;
- (iii) the costs of repairing, maintaining, replacing, upgrading, supplementing, installing, constructing, connecting and renewing systems relating to sewerage installations and cabling installations in, on, or under the Land;
- (iv) expenses incurred by the Lessor and approved by the Lessee (acting reasonably) in caretaking and in connection with providing and upgrading security on the Land (including without limiting the generality of the foregoing arranging for security patrols), subject to clause 13;
- (v) all costs of maintenance, repair and testing of the Fire Protection System for the Land (but excluding the Fire Protection System of the Premises); and
- (vi) all insurance premiums in respect of insuring the Common Area against usual risks including public liability insurance.

3.3.2 Determination of Outgoings

The Lessor may prior to the commencement of a Financial Year notify the Lessee of the Lessor's reasonable estimate of the amount of the Lessee's Proportion of the Outgoings for that Financial Year (including an itemised breakdown of those Outgoings) whereupon the Lessee will pay to the Lessor during such Financial Year such estimate by equal calendar monthly instalments in advance on the days fixed by this Lease for the payment of rent **PROVIDED THAT:**

- (a) as soon as practicable after 30 June in each year, or otherwise as may be required by law, the Lessor will furnish to the Lessee a statement giving reasonable details of the Outgoings of the preceding Financial Year and any adjustments for the purposes of this clause ("**Statement**") and indicating the amount of the Lessee's Proportion of the Outgoings;
- (b) upon the Lessor furnishing the Statement to the Lessee any necessary adjustment between the estimated and actual Lessee's Proportion of the Outgoings will be made and:
 - (i) where the Lessor has received from the Lessee an amount in excess of the Lessee's Proportion of the Outgoings, the Lessor will within 3 calendar months from the end of the relevant Financial Year either refund the excess to the Lessee or (with the consent of the Lessee) credit the excess against future liabilities of the Lessee in relation to Outgoings; and
 - (ii) where the Lessor has not received from the Lessee the full amount of the Lessee's Proportion of the Outgoings,

the Lessee will forthwith upon demand make payment to the Lessor of the deficiency.

3.4 Use of the Premises

3.4.1 Permitted Use

- (a) The Lessee shall not without the prior written consent of the Lessor (which consent must be requested by the Lessee in writing) use or permit to be used the Premises or any part thereof for any purpose other than as a premises for carrying on the business specified in Item 2 of the Schedule and shall not permit or suffer the same or any part thereof to be used for any other purpose or for any residential purposes whether temporary or permanent.
- (b) Without limiting the generality of clause 3.4.1(a), the Lessee shall not use the Premises as business Premises:
 - (i) at which goods are sold to the public by retail; or
 - (ii) at which services are supplied to the public or to which the public is invited to negotiate for the supply of services.

3.4.2 Assignment/subletting

- (a) The Lessee shall not assign, underlet or part with or share the possession of the Premises or any part thereof without the consent in writing of the Lessor in each instance first had and obtained **PROVIDED HOWEVER** that such consent shall not be unreasonably or capriciously withheld.
- (b) For the purposes of clause 3.4.2(a) an assignment of this Lease shall be deemed to have been effected in any of the following circumstances:
 - (i) if one of the corporate entities comprising the Lessee has had a change in the beneficial ownership of its shares which change has the effect of altering the person or persons in effective control of the company; or
 - (ii) if the Lessee is a partnership, any change in the constitution of the partnership.

Any such assignments taking effect without the Lessor's prior written consent will be deemed a default of the Lessee under the provisions of this Lease.

- (c) Notwithstanding any other provision of this Lease, the Lessee may at any time without the prior consent of the Lessor transfer, assign or sublease this Lease to:
 - (i) a related body corporate of the Lessee as that term is defined in Section 50 of the *Corporations Act 2001*; or
 - (ii) the Distribution Lessor Corporation, a subsidiary of a Minister of the State of South Australia (acting as a body corporate) established under the *Public Corporations (Distribution Lessor Corporation) Regulations 1999 (SA)*,

provided that the Lessee must give the Lessor written notice of such transfer, assignment or sublease within one (1) calendar month of the date of that dealing.

3.4.3 Signs

- (a) The Lessee shall, at its cost, in accordance with the reasonable requirements of the Lessor erect suitable warning notices around the perimeter of the Premises and along public access routes within the Premises to warn third parties and the public of any danger.
- (b) The Lessee shall not without the prior written consent of the Lessor, which consent shall not be unreasonably withheld, erect display or affix on the Premises or any part thereof any signs, advertisements, notices or hoardings.

3.4.4 Dangerous Substances

- (a) The Lessee may store and use in the Premises the substances or fluids listed in Annexure C for the conduct of the permitted use from the Premises referred to in item 2 of the Schedule.
- (b) Subject to clause 3.4.4(a), the Lessee shall not without the consent in writing of the Lessor store chemicals inflammable liquids acetylene gas or alcohol or explosive oils compounds or substances upon the Premises and will not use any of such substances or fluids in the Premises for any purpose.
- (c) For the purpose of clause 3.4.4(b), the Lessor will not unreasonably withhold its consent to the storage and use of substances or fluids reasonably required for the proper conduct of the permitted use from the Premises referred to in item 2 of the Schedule.

3.4.5 Use of Facilities

The Lessee shall not use the lavatories sewers wastes grease traps or other supply apparatus of the Premises or of the Land for any purpose other than that for which they were constructed and not to do or suffer to be done any act or thing that might choke or otherwise affect or damage the same.

3.4.6 Cleaning

The Lessee shall arrange for and meet the cost of cleaning the Premises (including cleaning of internal and external windows, walls and doors) and the removal of normal daily office waste therefrom by some person or by the agents, servants or workmen of some person engaged by the Lessee.

3.4.7 Heavy Equipment

Except to the extent reasonably necessary for the proper conduct of the permitted use from the Premises referred to in Item 2 of the Schedule, the Lessee shall not bring upon the Land any heavy machinery or other plant or equipment without the Lessor's prior written consent and in no event shall any such machinery plant or equipment be of such nature weight or size as to cause or in the reasonable opinion of the Lessor be likely to cause any structural or other damage to the floors or walls or any other part or parts of the Premises or the Building or the Land.

3.4.8 Prohibition as to Creation of Nuisance

The Lessee shall take all reasonable precautions at all times not to do or permit to be done any act, matter or thing whatsoever at any time in or upon the Premises or any part of it which shall or may be or grow to the unnecessary annoyance, nuisance, inconvenience, grievance, damage or disturbance of the Lessor, other tenants or occupiers of the Land, other persons otherwise lawfully in the Land, occupiers or owners of any adjacent premises or government, municipal or other authorities and in particular but without limitation will not hold or permit to be held in or in the vicinity of the Premises any auction or sale and shall indemnify and keep indemnified the Lessor from and against all costs, claims and demands suffered by or made against the Lessor for any such unnecessary annoyance, nuisance, inconvenience, grievance, damage or disturbance.

3.4.9 Prohibition as to Noisy etc. Trade or Business

Except to the extent reasonably necessary for the proper conduct of the permitted use from the Premises referred to in Item 2 of the Schedule, the Lessee shall not carry on or suffer to be carried on upon any part of the Land any offensive, noxious, noisy or dangerous trade, business or occupation and shall not use or suffer the Premises to be used for any illegal or immoral purpose.

3.4.10 Dwelling House and Animals

The Lessee shall not use or suffer the Premises to be used as a dwelling house or sleeping place and no animals, birds or other livestock shall be kept in or about the Premises.

3.5 Rules and Regulations

The Lessee shall comply with the rules and regulations annexed hereto as Annexure A.

3.6 Repairs, Maintenance, Replacement, Renewal and Cleaning

3.6.1 The Lessee shall well and sufficiently and substantially repair renew replace cleanse maintain mend and keep the Premises and the Lessee's Property and all additions made thereto so that the same are kept safe and comply with all applicable laws and regulations for the time being in force in South Australia which apply to the Premises or the Lessee's Property or the Lessee's permitted use referred to in Item 2 of the Schedule.

3.6.2 The Lessee shall make good any damage caused to any part of the Common Area or adjoining premises by any action of the Lessee or its employees agents or contractors or persons claiming through or under the Lessee.

3.6.3 The Lessee agrees with the Lessor that nothing in this Lease will render the Lessor responsible during the term to arrange or meet the cost of any repair, maintenance, replacement, renewal or cleaning of any part of the Premises or the Lessee's Property, (including of a capital or structural nature).

3.7 Statutory Notices

The Lessee shall comply with and duly carry out the requirements of all laws and regulations for the time being in force in the State of South Australia relating to fire, sewerage, cabling, heritage, health, buildings, signage or to the type of activity carried on upon the Premises and with all notices, orders

or requirements lawfully given or made by any authority or authorities in respect of the Premises or the Lessee's Property or any part thereof by or under or in pursuance of any law or laws or regulations for the time being in force in the said State relating to fire, sewerage, cabling, heritage, health, buildings, signage or to the type of activity carried on upon the Premises whether the said notices, orders or requirements or any of them be made upon or given to the Lessor or to the Lessee and the Lessee shall keep the Lessor indemnified against all expenses and liability in respect thereof and the Lessee is responsible for all structural works and capital works, replacement, repair and renewal which may be required to ensure compliance by the Lessee with such requirements except to the extent that the Lessor is responsible for the same under an express provision of this Lease.

3.8 Notice of Damage

Upon the Lessee becoming aware of any damage occurring to the Premises or to the water, gas or electricity services thereto from any cause whatsoever, the Lessee shall give prompt notice of such damage to the Lessor.

3.9 Inspection

The Lessor may at all reasonable times upon giving prior notice to the Lessee (except in the case of emergency when no notice is required) and in the presence of a representative of the Lessee enter upon the Premises and view the state of repair thereof and may serve upon the Lessee a notice in writing of any defect for the repair of which the Lessee may be responsible hereunder requiring the Lessee within a reasonable time to repair or cleanse the same or otherwise comply with any obligations imposed on the Lessee in accordance with this Lease and in default of the Lessee so doing it shall be lawful for the Lessor from time to time to enter and execute the required repairs, cleaning or other obligations of the Lessee as if it were the Lessee and for that purpose the Lessor together with their respective architects contractors workmen and agents may enter upon the whole or any part of the Premises and there remain for the purpose of doing erecting or affecting any such thing AND any expenses and costs of carrying out such work shall forthwith be payable by the Lessee to the Lessor.

3.10 Intentionally Deleted

3.11 Surrender

The Lessee shall at the expiration or sooner determination of this Lease peaceably surrender and yield up unto the Lessor the whole of the Premises and every part thereof in such order and condition as is consistent with the Lessee's obligations pursuant to clauses 3.6.1 and 3.7 and clean and free from rubbish damage by fire flood lightning storm tempest Act of God or other inevitable accident only excepted (save and except where insurance moneys are irrecoverable in consequence of the neglect or wilful default of the Lessee or any servant agent contractor tenant licensee or invitee of the Lessee) and the Lessee shall remove all signs names advertisements or notices painted displayed affixed or exhibited upon to or within the Premises and make good any damage or disfigurement caused thereby.

3.12 Removal of Fixtures

3.12.1 Unless otherwise agreed in writing by the parties:

- (a) all the Lessee's Property shall remain the property of the Lessee; and
- (b) all buildings (including the Building), partitioning, equipment and installations owned by the Lessor but erected or installed in

the Premises by or at the cost of the Lessee prior to the term shall, subject to this Lease, be under the care control and management of the Lessee as if they were the property of the Lessee,

who shall, without limiting clauses 3.6 (Repairs, Maintenance, Replacement, Renewal and Cleaning) and 3.18 (Painting), be responsible, to the extent provided in this Lease, for all maintenance, repair, replacement and renewal and in the case of plant and equipment for the maintenance, repair, replacement, renewal and running costs of the Lessee's Property and the buildings, partitioning, equipment and/or installations referred to in this clause 3.12.1(b).

3.12.2 At or immediately prior to the expiration of the term or earlier termination of this Lease:

(a) the Lessee may at its option but shall not be required by the Lessor to remove:

(i) the partitioning, equipment and/or installations erected or installed in the Building by or at the cost of the Lessee; or

(ii) the three (3) transportable buildings installed on the Premises by or at the cost of the Lessee referred to in clause 3.13.3; and

(b) subject to clauses 3.12.2(a) and 3.12.3, the Lessee must at its cost remove and dispose of, from in, on or under the Premises:

(i) the Lessee's Property; and

(ii) the buildings (other than the Building), partitioning, equipment and/or installations referred to in clause 3.12.1(b),

(including in each case footings, cabling, pipes, poles and services thereto or therein)

PROVIDED THAT the Lessee shall on any such removals do no damage to the Premises and shall leave the Premises in a clean, safe and tidy condition.

3.12.3 The obligation on the Lessee to effect the removals referred to in clause 3.12.2(b) will not apply to the extent that the Lessor has prior to the expiration of the term or earlier termination of this Lease consented to the Lessee leaving on, in or under the Premises:

(a) the Lessee's Property; or

(b) the buildings (other than the Building), partitioning, equipment and/or installations referred to in clause 3.12.1(b),

(in each case, including footings, cabling, pipes and services thereto or therein) to the intent that the consent may be forthcoming if:

(c) the Lessor wishes to use all or any of the foregoing for the use of the Metropolitan Fire Service; and

(d) such non removal will not materially diminish the value of the Land,

3.12.4 Ownership in such of the Lessee's Property, and in such of the buildings, partitioning, equipment and installations (including footings, cabling, pipes and services thereto or therein) that are left on the

Land by the Lessee on the expiry or earlier termination of this Lease as of right pursuant to clause 3.12.2(a) or with the consent of the Lessor pursuant to clause 3.12.3 will vest in or remain with (as the case requires) the Lessor with no compensation payable to the Lessee by the Lessor.

3.13 Alterations

- 3.13.1 The Lessee may during the term without the Lessor's consent make any alteration or addition to the Lessee's Property or, subject to clause 3.12, demolish or remove the Lessee's Property or any buildings (other than the Building), partitioning, equipment and installations owned by the Lessor but erected or installed in the Premises by or at the cost of the Lessee prior to the term, or install any partitioning and/or any equipment or other installation or carry out any structural works or capital works to the Premises provided such works do not materially diminish the value of the Land.
- 3.13.2 Despite clause 3.13.1, the Lessee may not erect any new building on the Premises, or undertake any other works which require development approval under the *Development Act 1993*, without first obtaining the Lessor's consent, which consent may not be unreasonably withheld. It will be unreasonable for the Lessor to withhold its consent if the erection of such new building will not materially diminish the value of the Land. Unless the Lessor notifies the Lessee in writing that it objects to the proposed works within twenty one (21) days of receipt of the Lessee's request for consent, the Lessor will be deemed to have granted its consent to the proposed works.
- 3.13.3 The Lessor acknowledges that the following works of the Lessee on the Premises referred to in the Site Plan have the consent of the Lessor:
- (a) the 2012 demolition of the buildings "Work Sheds (x3)" and their replacement with one transportable building; and
 - (b) the 2009 construction of two transportable buildings.

3.14 Insurances

That the Lessee shall insure and keep insured in the name of the Lessee and, where applicable, noting the interest of the Lessor with a reputable insurance office the following and shall punctually pay all the premiums payable in respect of such insurances.

3.14.1 Glass

All glass thereof together with all glass now or hereafter installed in the Premises (excluding the Lessee's Property) for their full replaceable value (including covering any scratching or other damage of any plate glass installed in the Premises or its exterior).

3.14.2 Additions and Fixtures

The Premises, including the Building (but excluding the Lessee's Property, and excluding any other buildings partitioning, equipment and installations owned by the Lessor but erected or installed in the Premises by or at the cost of the Lessee prior to the term) against loss or damage by fire storm tempest lightning explosion aircraft or other aerial devices (including articles dropped therefrom) strikes riot

civil commotion malicious damage flood sprinkler leakage impact damage earthquake and fusion in the full replacement value thereof.

3.14.3 Public Risk

In respect of liability for loss injury or damage to any person or property whatsoever (including without being limited to the person or property of any of the Lessor the Lessee the other lessees and occupiers of the Land and the officers employees agents invitees and licensees of any of them) caused by or arising out of any act of or omission by the Lessee or its officers employees agents invitees and licensees of any of them or in or about or to or from or in relation to the Premises or the condition or state of repair thereof or the business carried on therein or therefrom in an amount of not less than TWENTY MILLION DOLLARS (\$20,000,000.00) per claim for one occurrence or event or such further amount as the Lessor may from time to time during the term reasonably require.

PROVIDED ALWAYS that in each case the Lessee shall produce and deliver on demand to the Lessor or its authorised agent certificates of currency for such policies.

3.15 **Indemnities**

The Lessee shall indemnify and keep indemnified the Lessor against all actions and suits brought against and all claims and demands made upon and all losses and expenses incurred by the Lessor as a result of or arising out of:

3.15.1 the occurrence on the Land during the said term of any accident or injury to or death of any person or damage or injury to or loss of the property of any person arising from any negligent act or omission on the part of the Lessee; and

3.15.2 the negligent use misuse waste or abuse by the Lessee or any servant agent sub-tenant or of any other person claiming through or under the Lessee of the water gas electricity oil lighting and other services and facilities of the Land including the overflow or leakage of water in or from the Premises having originated therein or caused or contributed to by any act or omission of the Lessee or other persons aforesaid.

3.16 **No Void Insurance**

The Lessee shall not do or suffer or permit to be done in upon or about the Premises or any part thereof anything whereby or by reason or on account whereof any policy or policies of insurance against loss or damage for the time being subsisting in respect of the Land or any part thereof may be or become void or voidable or whereby the rate of premium on any insurance shall be liable to be increased.

3.17 **Lessor Release**

The Lessee shall occupy, use and keep the Premises at the risk in all things of the Lessee and the Lessee hereby releases to the full extent permitted by law the Lessor his agents, contractors and servants in the absence of any default or neglect on their part from all claims and demands of every kind resulting from any accident, damage or injury to persons or property occurring therein (including loss or damage to the fixtures or personal property of the Lessee) or by reason of any defect in the construction of the Land or the Premises or the Building or any fittings or apparatus therein or of the failure to operate of any automatic doors, air conditioning plant or other machinery, fire protection services, public utility services or otherwise howsoever.

3.18 Painting

The Lessee will at its expense and in a proper and tradesman like manner with materials and in colours approved by the Lessor paint all parts of the Building) as were painted at the Commencement Date, or were painted subsequently by the Lessee, every ten (10) years during the term.

3.19 Rates and Taxes

The Lessor, at the Commencement Date, is exempt from rates and taxes. If at any time during the term, rates and taxes are assessed on the Land, the Lessee shall pay or contribute to such rates and taxes in accordance with clause 3.2 or 3.3.

3.20 Maintain Drains

The Lessee shall keep all sewer pipes and installations and water pipes and installations and all drains upon the Premises in a clean and sanitary condition and free and clear from any obstruction or blockage which shall have been caused by the Lessee, its employees, agents, invitees or licensees and the Lessee shall be responsible at its costs for all structural imperfections and defects.

3.21 Usage Tending to Cause Environmental Harm

3.21.1 The Lessee shall, for the duration of the term, carry out its activities on the Premises in a manner which minimises environmental damage to the Premises.

3.21.2 Notwithstanding any other provision of this Lease the Lessee shall in the event that it receives a reasonable direction from the Lessor so to do cease and desist from any construction work or any other activity which in the reasonable opinion of the Lessor may tend to cause serious environmental harm.

3.22 Security and Safety

3.22.1 The Lessee shall at its cost keep the Premises secure at all times and shall protect the Premises from damage including, without limitation, damage from vandals.

3.22.2 The Lessee shall at its cost be responsible for the safety of all persons and all chattels on the Premises.

3.22.3 Without limiting the generality of the foregoing, the Lessee acknowledges its public liability responsibilities in the course of managing the Premises and the need to fulfil its duty of care as determined by the common law courts to all people who enter onto the Premises either by invitation, in the course of doing business with the Lessee or who intrude without permission.

3.23 Fire Safety and Prevention

The Lessee shall at its cost:

3.23.1 prevent the outbreak and spread of fire on the Premises; and

3.23.2 comply with all reasonable requirements as may be notified from time to time to the Lessee by the Lessor in writing in relation to fire safety and prevention upon the Premises.

3.23.3 within six (6) months of the Commencement Date prepare and, throughout the term, implement a fire management plan relating to the Premises (including without limitation, access and prevention) in accordance with the reasonable requirements of the Lessor.

3.24 Water

During the term, the Lessee shall not, and shall not permit its employees, agents, invitees or members of the public to, pollute, obstruct, divert, restrict, pump or bore into any water, water course, rock hole or soakage stream or the bed thereof which is on or may be found upon or under the surface of the Premises.

3.25 Pest Plants

3.25.1 Subject to clause 3.25.2, the Lessee shall take every reasonable precaution to ensure that noxious or undesirable weeds or plants are not introduced to the Premises and that the proliferation of such plants is not encouraged, and where such noxious or undesirable weeds or plants are present anywhere within the Premises the Lessee shall carry out such eradication or control measures as may reasonably be necessary.

3.25.2 For the purposes of clauses 3.25.1 and 4.4.1:

- (a) the Lessee and the Lessor shall within six (6) months of the execution of this Lease prepare and, thereafter throughout the term, implement a pest plant management plan relating to the Premises and the Land in accordance with their respective obligations under clauses 3.25.1 and 4.4.1;
- (b) the Lessee and the Lessor shall work co-operatively and in good faith to agree the terms of the pest plant management plan and to implement the same in accordance with their respective obligations under clauses 3.25.1 and 4.4.1;
- (c) the pest plant management plan shall be reviewed and updated by the Lessee and the Lessor when reasonably required during the term; and
- (d) the cost for the pest plant control on the Premises will be shared equally by the Lessee and the Lessor.

3.26 Vermin and Pests

3.26.1 Subject to clause 3.26.2, the Lessee shall take all reasonable precautions at its own cost to keep the Premises free of all undesirable animals insects reptiles rodents pests and birds and if so required shall employ from time to time or periodically pest exterminators to eradicate any such undesirable animals insects reptiles pests rodents vermin and birds.

3.26.2 For the purposes of clauses 3.26.1 and 4.5.1:

- (a) the Lessee and the Lessor shall within six (6) months of the execution of this Lease prepare and, thereafter throughout the term, implement a pest management plan relating to the Premises and the Land in accordance with their respective obligations under clauses 3.26.1 and 4.5.1;
- (b) the Lessee and the Lessor shall work co-operatively and in good faith to agree the terms of the pest management plan and to implement the same in accordance with their respective obligations under clauses 3.26.1 and 4.5.1;
- (c) the pest management plan shall be reviewed and updated by the Lessee and the Lessor when reasonably required during the term; and

- (d) the costs for the control on the Premises of undesirable animals insects reptiles rodents pests and birds will be shared by the Lessee and the Lessor.

4. LESSOR'S COVENANTS

The Lessor covenants and agrees with the Lessee as follows.

4.1 Quiet Enjoyment

That the Lessee paying the rent hereby reserved and duly and punctually observing and performing the obligations and provisions in this Lease on the part of the Lessee to be performed shall and may peaceably possess and enjoy the Premises for the term hereby granted without any interruption or disturbance from the Lessor or any other person or persons lawfully claiming by from or under the Lessor.

4.2 Common Areas

4.2.1 Subject to the rights of the Lessor hereunder and to any restrictions made hereunder the Lessee shall of right as one of the tenants of the Land have the use together with the Lessor and all other tenants of the Land and the agents servants customers and visitors of all such persons of the Common Area subject however to the covenants terms and conditions of this Lease and to reasonable rules and regulations for the use and safety thereof as prescribed from time to time by the Lessor having regard to the interests of the Lessor in the Land as a whole and the rights and interests (or either of them) or other tenants occupiers or persons lawfully therein.

4.2.2 Subject to the Lessee complying with its responsibilities under clause 3.6.2, the Lessor shall maintain, repair, clean and keep the Common Area in good condition (fair wear and tear excepted) for its intended use and shall maintain the lighting in operable condition.

4.3 Services

4.3.1 Despite anything to the contrary in this Lease, the Lessor must use its best endeavours to maintain and must not do anything to restrict or impede, or allow others to restrict or impede, the services to the Premises and the Common Area (including, without limitation, the nature, level or standard of services) existing at the Commencement Date or subsequently provided to the Premises. For the purposes of this clause, "services" includes gas, electricity, water, sewer, drainage, telephone, communications, fire safety and control (including the Fire Protection System for the Land), security and other like services and installations and all plant, equipment, pipes, wires and conduits in connection with any of them.

4.3.2 Without limiting clause 4.3.1, the Lessor must at its cost maintain and regularly test the Fire Protection System for the Land in respect of which the Premises derive benefit. The Lessor may recover from the Lessee a portion of such costs as an Outgoing pursuant to clause 3.3.

4.4 Pest Plants

4.4.1 Subject to clause 3.25.2, the Lessor shall take every reasonable precaution to ensure that noxious or undesirable weeds or plants are not introduced to the Land (excluding the Premises) and that the proliferation of such plants is not encouraged, and where such

noxious or undesirable weeds or plants are present anywhere within the Land (other than the Premises) the Lessor shall carry out such eradication or control measures as may reasonably be necessary.

4.4.2 The Lessee has no liability to contribute to the costs of any measures required to be undertaken by the Lessor pursuant to clause 4.4.1.

4.5 Vermin and Pests

4.5.1 Subject to clause 3.26.2, the Lessor shall take all reasonable precautions to keep the Land (excluding the Premises) free from all undesirable animals insects reptiles rodents pests and birds and if so required shall employ from time to time or periodically pest exterminators to eradicate any such undesirable animals insects reptiles rodents pests and birds.

4.5.2 The Lessee has no liability to contribute to the costs of any measures required to be undertaken by the Lessor pursuant to clause 4.5.1.

5. MUTUAL COVENANTS

The Lessor and the Lessee **COVENANT AND AGREE** as follows :

5.1 Default of Lessee

5.1.1 If at any time during the occupation of the Premises by the Lessee:

- (a) any rent or other moneys payable by the Lessee are in arrears for more than fourteen (14) days after formal demand therefor has been made; or
- (b) in case of default by the Lessee in respect of any obligation on the part of the Lessee arising out of any term condition or covenant contained in this Lease and such default is continued for fourteen (14) days after a formal notice to remedy has been given or in the case of repairs required to be effected by the Lessee such repairs are not completed within a reasonable time after a formal notice to remedy has been given; or
- (c) execution be levied against any of the assets of the Lessee; or
- (d) any of the corporate entities of the Lessee either:
 - (i) has an administrator appointed to the Lessee or action is taken to make such an appointment;
 - (ii) resolves to be wound up;
 - (iii) is subject to having an application made to a court for an order or an order is made that it be wound up (whether on grounds of insolvency or otherwise);
 - (iv) ceases to carry on business;
 - (v) has a receiver or a receiver and manager of property appointed whether by a court or otherwise;
 - (vi) is subject to an application being made to a court for an order appointing a liquidator or provisional liquidator in respect of it or one of them is appointed, whether or not under an order;
 - (vii) enters into a compromise or arrangement with its creditors or a class of them; or

- (viii) is or states that it is unable to pay its debts when they fall due,

then notwithstanding any prior waiver or failure to take action by the Lessor or indulgence granted by the Lessor to the Lessee in respect of any such events whether past or continuing it shall be lawful for the Lessor or any other person duly authorised by it (subject to due compliance with Section 10 of the *Landlord and Tenant Act 1936* (as amended) (if applicable)) to re-enter upon the Premises or any part thereof in the name of the whole and thereby determine the estate of the Lessee and to remove or otherwise deal with all goods fittings fixtures and effects found on the Premises without prejudice to the rights of the Lessor in respect of any action or other remedy for arrears of rent or breach of covenant or damages as the result of any such event.

(e) Essential Terms

- (i) Each of the covenants by the Lessee which are specified in this paragraph are essential terms of this Lease:
- (A) the covenant to pay rent and additional payments throughout the term of this Lease as provided for in clauses 3.1 to 3.3 inclusive hereof;
 - (B) clauses 3.4.1, 3.4.3 to 3.4.8 and 3.4.10 hereof relating to the Use of the Premises by the Lessee;
 - (C) clause 3.4.2 hereof relating to assignment and sub-letting;
 - (D) clauses 3.6 to 3.13 (but excluding 3.10) hereof relating to the repair, maintenance, replacement, renewal and cleaning, statutory notices, notice of damage, inspection, surrender, removal of fixtures and alterations concerning the Premises;
 - (E) clauses 3.14 to 3.17 relating to insurances, indemnities, no void insurance and Lessor ;
 - (F) clauses 3.19 to 3.27 relating to rates and taxes, maintain drains, usage tending to cause environmental harm, security and safety, fire safety and prevention, water, pest plants, vermin and pests
 - (G) clause 5.16 relating to fencing; and
 - (H) clause 10 relating to contamination.
- (ii) In respect of the Lessee's obligation to pay rent the acceptance by the Lessor of arrears or of any late payment of rent shall not constitute a waiver of the essentiality of the Lessee's obligation to pay rent in respect of those arrears or of the late payments or in respect of the Lessee's continuing obligation to pay rent during the term hereof.

- (iii) The Lessee hereby covenants to compensate the Lessor in respect of any breach of an essential term of this Lease and the Lessor is entitled to recover damages from the Lessee in respect of such breach. The Lessor's entitlement under this clause is in addition to any other right remedy or entitlement to which the Lessor is entitled (including the right to re-enter and determine the estate of the Lessee) and shall not be prejudiced by the exercise of the right of re-entry.

5.1.2 Damages in respect of Repudiation or Breach by Lessee

- (a) In the event that the Lessee's conduct (whether by way of action or omission) constitutes a repudiation of this Lease (or of the Lessee's obligations under this Lease) or constitutes a breach or any covenant contained in this Lease, the Lessee covenants to compensate the Lessor for the loss or damage suffered by reason of the repudiation or breach.
- (b) The Lessor shall be entitled to recover damages against the Lessee in respect of repudiation or breach of covenant for the damage suffered by the Lessor during the entire term of this Lease.
- (c) The Lessor's entitlement to recover damages shall not be affected or limited by any of the following:-
 - (i) if the Lessee shall abandon or vacate the Premises;
 - (ii) if the Lessor shall elect to re-enter or to determine the estate of the Lessee;
 - (iii) if the Lessor shall accept the Lessee's repudiation; or
 - (iv) if the parties' conduct shall constitute a surrender by operation of law.
- (d) The Lessor shall be entitled to institute legal proceedings claiming damages against the Lessee in respect of the entire Lease term including the periods before and after the Lessee has vacated the Premises and before and after the abandonment termination repudiation acceptance or repudiation or surrender by operation or law referred to in paragraph (c) of this clause 5.1.5 whether the proceedings are instituted either before or after such conduct.
- (e) In the event of the Lessee vacating the Premises whether with or without the Lessor's consent the Lessor shall be obliged to take reasonable steps to mitigate his damages and to endeavour to lease the Premises at a reasonable rent and on reasonable terms. The Lessor's entitlement to damages shall be assessed on the basis that the Lessor should have observed the obligation to mitigate damages contained in this paragraph. The Lessor's conduct in pursuance of the duty to mitigate damages shall not by itself constitute acceptance of the Lessee's breach or repudiation or a surrender by operation of law.

5.2 **Intentionally Deleted**

5.3 Notice of Default

Any notice required to be given by the Lessor to the Lessee in the case of a breach of the covenants or conditions herein pursuant to Section 10 of the *Landlord and Tenant Act 1936* shall provide the period of fourteen days as the time within which the Lessee is to remedy any such breach or default if it is capable of remedy or to make reasonable compensation in money to the satisfaction of the Lessor in respect thereof.

5.4 Costs

In addition to the rent and other moneys reserved by this Lease the Lessee shall pay on demand:

5.4.1 Intentionally deleted

5.4.2 the Lessor's reasonable legal costs and other expenses incidental to any application by the Lessee for the consent of the Lessor to any transfer or assignment by the Lessee of this Lease or the Lessee's interest in it, or to any subletting by the Lessee, or to any mortgage charge or encumbrances of the interest of the Lessee under this Lease (whether consent is granted or lawfully refused);

5.4.3 such amount (to be paid by the Lessor or its solicitors or agents) as is reasonably estimated by the Lessor's architect or engineer when an application for consent to a proposed dealing is made by the Lessee to be required to comply with the covenants and conditions herein contained and on the part of the Lessee to be performed and observed, including in particular, but without limiting the generality, those relating to the state of repair and cleanliness of the Premises, and including the costs of the architect or engineer to inspect the Premises;

5.4.4 the stamp duty and (if applicable) the registration fees payable in respect of any dealings with this Lease by the Lessee;

5.4.5 such amount as may from time to time be lawful for the Lessor to claim from the Lessee of the cost of preparation of a suitable plan of the Premises and of the Land inclusive of all survey fees and of the costs incurred in determining the net lettable areas of the Land and of the Premises and in relation to the preparation of such a plan (where such a plan is necessary or reasonably required);

5.4.6 all moneys expended and expenses incurred by the Lessor in consequence of any default on the part of the Lessee in performing or observing any covenant condition or agreement on the part of the Lessee herein contained, or in exercising or enforcing (or attempting so to do) any rights or remedies of the Lessor hereunder; and

5.4.7 the cost of any alterations to the sprinkler or fire alarm installations in the Premises which may become necessary by reason of any non-compliance by the Lessee with the regulations of the Fire and Accident Underwriters Association or the requirements of the Lessor's insurer.

5.5 Notice to Let

That the Lessee shall during the last three months of the term unless the Lessee shall have exercised any option to renew contained herein permit the Lessor to display on the exterior or interior of the Premises a "To Let" of reasonable size and to conduct prospective future tenants through the Premises to enable them to view the same **PROVIDED THAT** in exercising

such powers the Lessor shall endeavour not to cause any undue inconvenience to the Lessee.

5.6 **Damage and Destruction**

5.6.1 If the Building or any part thereof shall at any time during the said term be destroyed or damaged so as to be unfit for use then:

(a) provided the damage or destruction has not been caused by some default on the part of the Lessee, a fair and just proportion of the rent hereby reserved (being an amount mutually agreed upon between the Lessor and the Lessee but failing agreement an amount determined by a qualified valuer agreed by the parties or failing agreement appointed at the request of either party by the President or Acting President for the time being of the Australian Property Institute (South Australian Division) at a cost to be borne equally between the Lessor and the Lessee which valuer shall be deemed to act as an expert and not as an arbitrator) according to the damage sustained shall be suspended and cease to be payable whilst and so long as the Building or any part thereof shall be unfit for use as aforesaid;

(b) if:

(i) the Lessee notifies the Lessor in writing that the Lessee considers reinstatement of the Building to be impracticable or undesirable; or

(ii) within three months after the damage or destruction the Lessee does not notify the Lessor in writing whether or not it intends to reinstate the Building,

either party may give a Surrender Notice to the other party;

(c) if the Lessee notifies the Lessor in writing that the Lessee intends to reinstate the Building, the Lessor may give a Surrender Notice to the Lessee if:

(i) the Lessee fails to make diligent progress towards reinstating the Building within a reasonable period of time (having regard to the nature and extent of the required reinstatement works) after the Lessor requests the Lessee in writing to do so; or

(ii) the Lessee fails to complete the reinstatement of the Building within a reasonable period of time (having regard to the nature and extent of the required reinstatement works) after the date of the destruction or damage.

5.6.2 If the Lessor or the Lessee gives a Surrender Notice in the circumstances specified in clause 5.6.1 the Lessor and the Lessee must do all things necessary, including the execution of any required documentation, to partially surrender this Lease as regards the Building so that the Building is excluded from the Premises hereby leased.

5.6.3 If this Lease is partially surrendered in the manner described in clause 5.6.2:

- (a) the Lessee must, if required by the Lessor, remove and dispose of the remaining improvements from the surrendered area to the reasonable satisfaction of the Lessor;
- (b) the Annual Rent shall from the date of the surrender be a reduced amount that represents a fair and just proportion of the Annual Rent payable immediately prior to the date of the damage or the destruction having regard to the excision of the surrendered area, and being an amount mutually agreed upon between the Lessor and the Lessee but failing agreement an amount determined by a qualified valuer agreed by the parties or failing agreement appointed at the request of either party by the President or Acting President for the time being of the Australian Property Institute (South Australian Division) at a cost to be borne equally between the Lessor and the Lessee, which valuer shall be deemed to act as an expert and not as an arbitrator; and
- (c) such surrender shall not prejudice or affect any right or claim which any party may have against the other in respect of any breach of this Lease occurring prior to the date of surrender.

5.6.4 The Lessee agrees with the Lessor that nothing in this Lease will render the Lessor responsible during the term for reinstating the Premises, the Building or the Land or make them fit for occupation in the circumstances referred to in clause 5.6.1.

5.6.5 For the purposes of this clause 5.6, a 'Surrender Notice' is a written notice given by either party to the other requiring that this Lease be partially surrendered to exclude the Building from the Premises hereby leased on a surrender date nominated in the notice that is not less than seven (7) days after the date the notice is delivered to the recipient party.

5.7 Early Termination

Despite anything to the contrary in this Lease, the Lessee may terminate this Lease by giving to the Lessor not less than three calendar months' notice in writing of such termination given at any time.

5.8 Holding Over

If the Lessee shall remain in occupation of the Premises after the expiration of the term hereby granted no tenancy from year to year (or longer period) shall be implied by payment or acceptance of rental but the Lessee shall continue to occupy the Premises on a monthly tenancy determinable at any time by either party on one calendar month notice in writing and at a monthly rental equivalent to the monthly proportion of the total annual rental payable by the Lessee at the expiration of such term or extension thereof as the case may be and otherwise on the same terms and conditions mutatis mutandis as those herein contained so far as is applicable.

5.9 Interest on Late Payment

If the Lessee shall fail to pay to the Lessor or the Lessor's Representative any moneys which are payable by the Lessee to the Lessor or the Lessor's Representative in terms hereof within seven days from the due date for the payment thereof the Lessee shall pay to the Lessor interest calculated on a daily basis at the rate specified in Item 5 in the Schedule thereon or on so much thereof as shall remain unpaid from the due date or dates for the payment thereof until the same shall be actually paid and also upon any

judgment which the Lessor may obtain against the Lessee from the date of any such judgment until the same shall be satisfied.

5.10 Rent Review

The rent payable by the Lessee pursuant to this Lease shall be reviewed as follows:

5.10.1 CPI

- (a) on each date specified in Item 4(a) of the Schedule ('**CPI Review Date**') during the term of this Lease, the annual rent for the next year shall be determined by multiplying the annual rent payable in respect of the Premises immediately preceding the relevant CPI Review Date by the following fraction:

$$\frac{X}{Y}$$

Where:

- 'X' is the Consumer Price Index for Adelaide (All Groups) in respect of the quarter ending immediately preceding the relevant CPI Review Date; and
- 'Y' is the Consumer Price Index for Adelaide (All Groups) in respect of the quarter ending immediately preceding the Commencement Date or the date on which the rent was last varied (as the case may be);
- (b) the annual rental as so determined shall take effect on and from the relevant CPI Review Date. For the purpose of this clause a reference to the 'Consumer Price Index for Adelaide (All Groups)' is a reference to the Consumer Price Index for Adelaide (All Groups) as published from time to time by the Australian Bureau of Statistics. If during the term either the Commonwealth of Australia ceases to publish the Consumer Price Index for Adelaide (All Groups) or the basis of calculating the Consumer Price Index for Adelaide (All Groups) is substantially changed then the parties may request a relevant expert agreed on between them, or, failing agreement between the parties, a relevant expert nominated by the President or Acting President of the Law Society of South Australia to determine the annual rent as at the relevant CPI Review Date on a basis as near as practicable to that which would have applied had the Consumer Price Index for Adelaide (All Groups) still been available or appropriate;
- (c) in any rent reviews to CPI pursuant to this Lease any increase in the rent must be reduced to the extent that the CPI reflects the impact of the GST with the intention that the Lessee does not effectively pay the GST twice pursuant to this Lease.

5.10.2 Market

Prior to each date specified in Item 4(b) of the Schedule ('**Market Review Date**') during the term of this Lease, the Lessor may give written notice to the Lessee setting out the amount which the Lessor assesses to be a proper annual rental for the Premises for the next year having regard to the current market value and to all matters then relevant to the determination of such annual rental and if within thirty (30) days from the date on which the Lessor gives the said notice to

the Lessee the Lessee notifies the Lessor by notice in writing that the Lessee accepts such assessment then the annual rental shall be varied accordingly and such variation shall take effect on and from the Market Review Date **PROVIDED THAT:**

- (a) if the parties are unable to agree as to the amount of rent to be reserved on such review within a reasonable time from the date of the Lessor's said notice then either party may request the President or Acting President for the time being of the Australian Property Institute (South Australian Division) to appoint a qualified valuer of not less than five (5) years' experience in valuing like Premises and who is prepared to undertake such rental determination for a fee determined by the President or Acting President for the time being of the Australian Property Institute (South Australian Division) based on an hourly rate established having regard to the complexity of the rental valuation and the experience of the qualified valuer undertaking such rental valuation. Such valuer shall in making such determination:
 - (i) receive and give reasonable consideration to written submissions made by the Lessor and/or the Lessee or their respective representatives and delivered to the valuer within such time or times as the valuer shall appoint,
 - (ii) have regard to the same matters as the Lessor was obliged to have regard to in giving its notice as aforesaid,
 - (iii) be deemed to be acting as an expert and not as an arbitrator,
 - (iv) deliver to the Lessor and the Lessee a speaking valuation setting out the reasons for the conclusions within thirty (30) days following acceptance of the appointment,

and the parties agree that the decision of such qualified valuer determined as aforesaid shall be final and conclusive and that the fees and expenses of such qualified valuer shall be borne and paid by the Lessor and the Lessee in equal shares notwithstanding the result of any such determination;

- (b) any person determining the current annual market rental value of the Premises:
 - (i) shall have regard to:
 - (A) the purposes for which the Premises may be used as described in Item 2 of the Schedule,
 - (B) the area of the Premises,
 - (C) the rentals of comparable Premises where such rentals are the then current market rentals of those Premises,
 - (D) the terms and conditions of this Lease and of leases of comparable Premises and shall make allowances for differences between the same including the frequency of rent reviews, and the

responsibility for the payment of rates, taxes and other outgoings,

- (E) the fact that the rent payable pursuant to this Lease does not include GST, and
- (F) the fact that the Lessee is required to pay an additional amount on account of GST pursuant to clause 7; and
- (G) the Licences provided under clauses 11 and 12;

(ii) shall not have regard to:

- (A) the value of any fixed improvements on the Premises;
- (B) the value of any plant or fittings installed on the Premises;
- (C) the fact that the Premises may have a special suitability to the Lessee,

and may also have regard to such other matters (whether arising from the provisions of this Lease or prevailing in the market place as at the market adjustment date) as shall then be relevant to the determination of the current annual market rent of the Premises.

5.10.3 Irrespective of the manner of review, the stipulations relating to the time method and manner of payment of rent set forth in the panel herein entitled "Rent and Manner of Payment" shall (mutatis mutandis) apply to the Annual Rental so agreed or determined **AND PROVIDED ALWAYS** that the rent review pursuant to this clause shall be carried out as at and from the Rent Review Date and rent instalments varied from such date and any adjustment necessary in respect of any underpayment or overpayment of any instalment paid after any such date at the rate previously applicable shall be paid by the Lessee or the Lessor (as the case may be) to the other forthwith upon the reviewed annual rent being agreed or determined (as the case may be).

5.11 Control of Common Area

5.11.1 The Common Area shall at all times be subject to the control of the Lessor who shall have the right having regard to the interests of the Lessor in the Land as a whole and the rights and interests of other tenants occupiers or persons lawfully therein from time to time to establish modify and enforce reasonable rules and regulations with regard thereto. Without limiting the generality of the foregoing the Lessor expressly reserves the right at any time and from time to time to:

- (a) construct maintain and operate lighting facilities;
- (b) police the Common Area; and
- (c) impose rules and regulations relating to the use of the Common Area relating to orderly movement of vehicles,
- (d) develop all or any portion of the Common Area;

- (e) close all or any portion of the Common Area;
- (f) impose rules and regulations relating to the use of Common Area relating to orderly movement and orderly parking of vehicles;

PROVIDED THAT the Lessor shall not interfere with the Lessee's rights pursuant to clause 4.1 (Quiet Enjoyment) or otherwise materially prejudice the normal conduct of the Lessee's business in and from the Premises.

5.12 Measurement of Areas

The Lessor and the Lessee agree that for any circumstance where the area measurement of the Premises and/or the Land is relevant for the purpose of administration of this Lease, those areas shall be the area measurements set out in Item 6 of the Schedule hereto.

5.13 No Responsibility for Maintenance, Repair, Replacement on any of the Land

Except to the extent expressly provided in this Lease, the Lessee acknowledges that the Lessor has no responsibility whatsoever in relation to maintenance, repair, structural works, capital works, replacement or renewal of the Land or any part thereof throughout the term.

5.14 No Warranty

The Lessor does not warrant that the Premises or the Land that the Lessee is about to lease will, for the duration of this Lease, be structurally suitable for the type of business that the Lessee intends to carry on.

5.15 Water Damage

The Lessor shall not incur any liability to the Lessee by reason of any damage to the Land or to any of the furniture or contents of the Land caused by sewerage or water whether due to sewerage or water pipes bursting or leaking or by sewerage or water overflowing or flooding or floodwaters or by storm and tempest or by any cause except where such damage is due to the negligence, wrongful act or a wrongful omission of the Lessor, or its employees, agents workmen or contractors.

5.16 Fences

5.16.1 Subject to clause 5.16.2, the Lessee must at its cost keep all fencing around the Premises, erected at the Commencement Date or subsequently erected by the Lessee, in good and substantial repair and condition.

5.16.2 The following provisions apply to fencing, erected at the Commencement Date or subsequently erected, along the boundary between the Premises and the balance of the Land;

- (a) the fencing must be maintained in good and substantial repair at the cost of the Lessor and the Lessee in equal shares;
- (b) without limiting clause 5.16.2(a), if the Lessee gives notice to the Lessor requiring the Lessor to carry out repair, maintenance or replacement works to the fencing and such works are not carried out within 14 days of such notice, the Lessee can effect such works and recover one-half of the costs of such works from the Lessor.

5.17 Resolution of Disputes

- 5.17.1 Subject to any provision of this Lease to the contrary, any difference or dispute between the parties arising under this Lease which is not resolved within 30 days after notice by one party to the other of the nature of the difference or dispute may be referred by either party for determination by an expert ("**Expert**") who is an appropriate practising professional appointed at the request of either party by the President of the professional body most appropriate to determine the difference or dispute or, if the parties are unable to agree on the appropriate body, the President for the time being of the Law Society of South Australia.
- 5.17.2 Each party may make a submission either orally or in writing to the Expert within 30 days after that appointment.
- 5.17.3 In making a determination the Expert must:
- (a) act as an expert and not as an arbitrator;
 - (b) consider any submission made to it by a party; and
 - (c) provide the parties with a written statement of reasons for the determination.
- 5.17.4 In the absence of manifest error, the determination of the Expert is conclusive and binding on the parties.
- 5.17.5 The costs of the Expert will be shared equally between the parties.
- 5.17.6 Notwithstanding the existence of a dispute each party must continue to perform its obligations under this Lease.
- 5.17.7 This clause survives the expiration or termination of this Lease.

6. MISCELLANEOUS

6.1 Delegation

Unless expressly excluded by any provision of this Lease, any consent, any consultation or any other thing which pursuant to the terms of this Lease is required to be given, done or performed by either party (other than a variation of the terms of this Lease) may for the purposes of this Lease be properly given, done or performed by the representative of the party nominated in accordance with this Lease.

6.2 Entire Agreement

- 6.2.1 This Lease incorporates the attached schedules and annexures.
- 6.2.2 This Lease contains the entire agreement between the parties with respect to its subject matter.
- 6.2.3 This Lease supersedes any prior agreement, understanding or representation of the parties or RESI Corporation or Distribution Lessor Corporation or the Crown in the right of the State of South Australia on the subject matter.
- 6.2.4 Without limiting clause 6.2.3, the Lessor and the Lessee acknowledge and agree that prior arrangements relating to the subject matter concerning the parties or RESI Corporation terminated on the 30th day of June 2010.

6.3 **Proper Law**

The laws in force in South Australia, including law with respect to capacity to contract and manner of performance, apply to this Lease.

6.4 **Jurisdiction of Courts**

The parties agree that the courts of South Australia will have exclusive jurisdiction to determine any proceedings in relation to this Lease.

6.5 **Notices**

6.5.1 A "notice" means:

- (a) a notice in writing; or
- (b) a consent, approval or other communication required to be in writing under this Lease.

6.5.2 A notice must be signed by or on behalf of the sender addressed to the recipient and:

- (a) delivered to the recipient's address; or
- (b) sent by prepaid mail to the recipient's address.

6.5.3 A notice given to a person in accordance with this clause is treated as having been given and received:

- (a) on the day of deliver if delivered before 5.00 pm on a working day, otherwise on the next working day; or
- (b) if sent by prepaid mail, on the third working day after posting.

6.6 **Waiver**

6.6.1 Any waiver of any provision of this Lease is ineffective unless it is in writing and signed by the party waiving its rights.

6.6.2 A waiver by either party in respect of a breach of a provision of this Lease by the other party is not a waiver in respect of any other breach of that or any other provision.

6.6.3 The failure of either party to enforce at any time any of the provisions of this Lease must not be interpreted as a waiver of such provision.

6.7 **Modification**

Any modification of this Lease must be in writing and executed by each party.

6.8 **Severance**

If any provision or part of a provision of this Lease is invalid or unenforceable in any jurisdiction:

6.8.1 the provision must be read down for the purposes of the operation of that provision in that jurisdiction, if possible, so as to be valid and enforceable; or

6.8.2 if the provision cannot be read down under clause 6.8.1, it must be severed if it is capable of being severed, without affecting the remaining provisions of this Lease or affecting the validity or enforceability of that provision in any other jurisdiction and the parties must consult in good faith to determine whether any amendment or substituted provision is required.

6.9 Time of the essence

Time is of the essence in respect of any time, date or period specified either in this Lease or in any notice served under this Lease.

6.10 Relationship Between the Lessor and the Lessee

The Lessor and the Lessee acknowledge and agree that their relationship pursuant to this Lease shall be exclusively that of independent contractors in the relationship of lessor and lessee in respect of the Premises with the several rights, liabilities, duties and obligations set out in this Lease. Nothing contained in this Lease shall be deemed or construed to constitute the Lessor to be a partner, joint venturer, principal, agent, trustee (whether express, implied or constructive) beneficiary, lender, borrower or fiduciary of the Lessee and vice versa.

6.11 Auditor-General

Nothing in this Lease derogates from the powers of the Auditor-General under the *Public Finance and Audit Act 1987 (SA)*.

6.12 Disclosure of Lease

6.12.1 The Lessee may disclose this Lease and/or information in relation to this Lease to the public or to a particular person as the result of a specific request.

6.12.2 Nothing in this clause derogates from:

- (a) the Lessor's obligations under any other provision of this Lease; or
- (b) the provisions of the *Freedom of Information Act 1991 (SA)*.

7. GST

7.1 Liability for GST

7.1.1 The amount payable by the Recipient to the Supplier for, or in connection with, a Taxable Supply under this Lease does not include any GST.

7.1.2 The Recipient must pay the Supplier an additional amount on account of GST equal to the amount payable by the Recipient for the relevant Taxable Supply multiplied by the prevailing GST rate.

7.2 Timing

The additional amount on account of GST is payable at the same time as when the amount for the relevant Taxable Supply is required to be paid by the Recipient to the Supplier but in any event, not before the Supplier has provided the Recipient with a Tax Invoice which is in an approved form for GST purposes.

7.3 Reimbursement

To the extent that the amount for a Taxable Supply consists of the reimbursement of costs and expenses incurred by the Supplier, in this lease those costs and expenses are to be exclusive of the amount of any refund or input tax credit of GST to which the Supplier is entitled as a result of incurring the cost or expense.

7.4 Adjustments

If an Adjustment Event has occurred in respect of a Taxable Supply made under or in connection with this Lease, any party that becomes aware of the Adjustment Event must notify the other party as soon as practicable, and the parties agree to take whatever steps are necessary (including the issue of an Adjustment Note), and to make whatever adjustments are required, to ensure that any additional GST on that Taxable Supply, or any refund of GST, is paid no later than 28 days after the Supplier first becomes aware that the Adjustment Event has occurred.

7.5 Acknowledgement

The Lessor and the Lessee acknowledge and agree that:

7.5.1 South Australian Metropolitan Fire Service (ABN 26 897 550 904) is the Government entity administering this Lease on behalf of the Lessor and is registered pursuant to GST law;

7.5.2 South Australian Metropolitan Fire Service (ABN 26 897 550 904) is entitled to be treated as the maker of any Taxable Supply and the recipient of any Taxable Supply pursuant to this Lease instead of the Lessor for the purposes only of the GST law.

7.6 Definitions

For the purposes of this clause 7:

7.6.1 "**Adjustment Event**" has the same meaning it does in section 19-10 of the GST Act;

7.6.2 "**Adjustment Note**" means a document that complies with the requirements of subsection 29-75(1);

7.6.3 "**GST Act**" means the *A New Tax System (Goods and Services Tax) Act 1999*;

7.6.4 "**Recipient**" and "**Supplier**" have the respective meanings ascribed to those terms in the GST Act;

7.6.5 "**Taxable Supply**" has the same meaning it does in Section 9-5 of the GST Act; and

7.6.6 "**Tax Invoice**" means a document that complies with the requirements of subsection 29-70(1) of the GST Act.

8. REPRESENTATION AND WARRANTY

The Lessee and each corporate entity comprising the Lessee represents and warrants to the Lessor that:

8.1 it has been duly incorporated and has the power to enter into and observe its obligations under this Lease;

8.2 it has in full force and effect the authorisations (including, without limitation, all corporate authorisations) necessary to enter into this Lease;

8.3 its obligations under this Lease are valid and binding and are enforceable against it;

8.4 this Lease does not contravene its constituent documents or any law, regulation or official directive or any of its obligations or undertakings by which it or any of its assets are bound or cause a limitation on its powers or the powers of its directors to be exceeded.

9. LESSEE ACKNOWLEDGMENTS

9.1 The Lessee is deemed to lease and hereby expressly acknowledges that it does lease the Premises subject to any restrictions imposed by any provisions of:

9.1.1 the *Development Act, 1993*;

9.1.2 the *Occupational Health, Safety and Welfare Act, 1986* (replaced by the *Work Health and Safety Act 2012*) and the Regulations made thereunder as they relate to the Premises

9.1.3 any Schemes, Regulations, Rules, Orders, Development Orders or Interim Development Orders whatsoever which may be imposed under or by virtue of the statutes referred to in paragraphs 9.1.1 and 9.1.2 hereof or any other legislation whatsoever whether Commonwealth or State.

9.2 The Lessor has not of itself or through any agent whatsoever made any warranty or representation to the Lessee or, to the best knowledge of the Lessee, to anyone at all with respect to:

9.2.1 any past use or permitted use of the Premises whatsoever, whether actual or potential;

9.2.2 any present use or permitted use of the Premises whatsoever, whether actual or potential;

9.2.3 any future use or permitted use of the Premises whatsoever, whether actual or potential; and

9.2.4 the presence or otherwise of asbestos, hydrocarbons or soil contamination.

AND the Lessee hereby expressly acknowledges that no such warranty or representation has been made.

9.3 The Lessee hereby expressly acknowledges that it has made its own enquiries in relation to:

9.3.1 the past, present and future use and permitted use of the Premises,

9.3.2 the existence or otherwise of any requisite permits, if any, affecting the Premises and as to the conditions, if any, contained in any such permits,

9.3.3 the presence of asbestos on the Premises,

9.3.4 the presence of hydrocarbons on the Premises;

9.3.5 soil contamination on the Premises,

AND insofar as the past, present and/or future use or permitted use of the Premises, the existence of any requisite permits and the conditions thereof, the presence of asbestos, hydrocarbons or soil contamination may effect or influence the Lessee's decision to lease the Premises upon the terms and conditions herein contained the Lessee further expressly acknowledges that it has relied upon its own enquiries as referred to in paragraphs 9.3.1, 9.3.2, 9.3.3, 9.3.4 and 9.3.5 hereof.

9.4 The Lessee hereby expressly acknowledges that the Lessee, together with such experts consultants and/or advisers of any nature whatsoever which the Lessee may have required, have examined or have had the opportunity of examining the Premises, including all and any improvements thereon (hereinafter referred to as "the improvements") prior to the signing of this

Lease by the Lessee. The Lessee is deemed to lease and hereby expressly acknowledges that it is deemed to lease the Premises:

- 9.4.1 with full knowledge and acceptance of the state and condition of the Premises;
 - 9.4.2 with full knowledge and acceptance of the improvements and the state and condition of the improvements; and
 - 9.4.3 having had every opportunity required by the Lessee to satisfy itself, its experts, consultants and/or advisers as to the existence of the improvements and the state and condition of the improvements and the Premises.
- 9.5 The Lessee hereby expressly acknowledges that no warranty condition description or representation whatsoever as to the state quality fitness and/or suitability of the Premises or the improvements is or has been given or implied for any purpose whatsoever by or from:
- 9.5.1 this Lease;
 - 9.5.2 anything said or done whether expressly or impliedly by the Lessor or any agent of the Lessor; or
 - 9.5.3 any statutory or other warranties, conditions, descriptions or representations expressed or implied by any person whatsoever as to the state or quality of the Premises and the improvements or any of them or of the fitness or suitability of the Premises and the improvements or any part thereof for any purpose whatsoever.
- 9.6 The Lessee is deemed to lease and hereby expressly acknowledges that it does lease the Premises with full knowledge as to the dimensions areas boundaries encroachments and deficiencies (if any) of the Premises and the improvements and any and all parts thereof.
- 9.7 The Lessee is deemed to lease and hereby expressly acknowledges that it does lease the Premises subject to any easements, rights, exceptions and/or reservations over the Premises referred to in the Certificate of Title for the Premises or any part thereof and any other easements or rights over the Premises and vested in or claimed by any statutory authorities.
- 9.8 The Lessor and the Lessee agree that the Lessor shall not in any circumstances either be liable to or responsible for the conduct of any test for or the removal of any contaminated soil or contaminated groundwater or any contaminant, pollutant or toxic, noxious or dangerous substance from the Land or be liable to contribute or account to the Lessee's cost either in conducting any such tests or in removing any such substance.
- 9.9 In the event that the Lessor reasonably forms the opinion during the term that the Lessee has contaminated the soil or groundwater on the Land the Lessor may require the Lessee to remove at its cost the contaminated soil or contaminated groundwater or any contaminant, pollutant or toxic, noxious or dangerous substance from the soil or groundwater on or under the Land and remediate the Land at the Lessee's cost within a reasonable time required by the Lessor.

10. CONTAMINATION

- 10.1 The Lessor has obtained the Environmental Report.
- 10.2 The Environmental Report states on pages 12,13,15,16 & and 18 that there is, or is likely, ground water contamination.

- 10.3 The Lessee and the Lessor agree to accept and be bound by the expert consultant findings relating to the Environmental Report.
- 10.4 Neither party will bear any responsibility for removal of contamination of soil or groundwater on or under the Premises as described in the Environmental Report as at the date of the Environmental Report.
- 10.5 The Lessee is responsible at its cost during the term for any monitoring of the soil and groundwater on or beneath the Premises which is required in accordance with the Environmental Report.
- 10.6 At the expiry or earlier termination of this Lease, the Lessee shall be responsible for the conduct and cost of any test reasonably required by the Lessor in relation to contamination of soil or groundwater on or under the Premises.
- 10.7 The Lessee shall at its cost be responsible for the removal of any contaminated soil or contaminated groundwater or any contaminant pollutant or toxic, noxious or dangerous substance from the Premises which is of a different level or a different nature to the soil and groundwater contamination on and under the Premises described in the Environmental Report.

11. LICENCE FOR TRAINING AREA

- 11.1 The Lessor grants to the Lessee a licence for the Lessee, its employees and others authorised by the Lessee to use the Training Area on the terms of this clause 11.
- 11.2 There is no fee for the use of the Training Area.
- 11.3 The Lessee may only use the Training Area for the purposes of training on overhead high voltage power lines.
- 11.4 Unless otherwise agreed with the Lessor, the Lessee:
 - 11.4.1 may use the Training Area on a maximum of 12 occasions per annum;
 - 11.4.2 may use the Training Area for a maximum of 8 hours on each occasion; and
 - 11.4.3 must give to the Lessor not less than 7 days prior notice of its intention to use the Training Area on each occasion.
- 11.5 The Lessor agrees with the Lessee that:
 - 11.5.1 the Lessor may not interfere with the Lessee's installations in the Training Area;
 - 11.5.2 subject to compliance by the Lessee with clause 11.4, the Lessor will not interfere with the Lessee's use of the Training Area; and
 - 11.5.3 without limiting clause 11.5.2, when the Lessee is using the Training Area pursuant to this clause 11, the Lessor must to the extent required by the Lessee prevent other persons and vehicles from occupying and using the Training Area.
- 11.6 Following each use of the Training Area by the Lessee it must leave the area in the same condition as it was prior to such use.
- 11.7 The provisions of clauses 3.14.3, 3.15 and 3.17 apply to the Lessee's use of the Training Area as if the Training Area formed part of the Premises.
- 11.8 Without limiting clauses 11.1 to 11.7, the Lessor acknowledges and agrees that:

- 11.8.1 at the Commencement Date the Lessee:
- (a) has existing training poles on the area marked "Licence Area G" in the Site Plan and the Lease Plan; and
 - (b) may have training poles on the Land which are not situated on the Premises or the Training Area; and

11.8.2 the Lessor will not unreasonably withhold consent to the Lessee having access to and using such poles for purposes ancillary to the permitted use in Item 2 of the Schedule.

11.9 At the expiration or prior determination of this Lease, the Lessee is obliged to remove its training poles from the Training Area, Licence Area G, the Premises and elsewhere on the Land unless otherwise agreed to in writing by the Lessor.

11.10 In this clause 11, "**Training Area**" means the area marked "Licence Area F" in the Site Plan and the Lease Plan.

12. LICENCE FOR CABLE AREA

12.1 The Lessor grants to the Lessee a licence to use the Cable Area on the terms of this clause 12.

12.2 There is no fee for the use of the Cable Area.

12.3 The Lessee may only use the Cable Area for the purposes of installing and maintaining fibre optic and copper cables for purposes ancillary to the Lessee's use of the Premises.

12.4 The Lessor must provide reasonable access to the Lessee for the Lessee to inspect, maintain, repair and replace the fibre optic and copper cables installed in the Cable Area.

12.5 The Lessor agrees with the Lessee that it may not interfere with the Lessee's installations in the Cable Area.

12.6 At the expiration or prior determination of this Lease, the Lessee is obliged to remove its installations and cabling from the Cable Area unless otherwise agreed to in writing by the Lessor.

12.7 The provisions of clauses 3.14.3, 3.15 and 3.17 apply to the Lessee's use of the Cable Area as if the same formed part of the Premises.

12.8 In this clause 12, "**Cable Area**" means the area in which the Lessee's fibre optic and copper cables are installed at the Commencement Date the approximate location of which is marked "C" in the Site Plan.

13. SECURITY GATE AND ACCESS

The Lessor and the Lessee acknowledge and agree as follows:

13.1 At the Commencement Date a security gate, restricting access to the Land and the Premises, has been installed by the Lessor near Grand Junction Road on the access way marked "**Security Gate**" in the Site Plan ("**Security Gate**").

13.2 The Lessor must keep, maintain, repair and, where necessary, replace the Security Gate in a good and operational condition during the term.

13.3 Pursuant to clause 3.3, the Lessee must pay the Lessee's Proportion of the costs of maintaining, repairing and replacing the Security Gate, but not

including costs relating to any access card reader (or similar device) installed by the Lessor.

- 13.4 The Lessee is only obliged to contribute to reasonable costs of capital or structural repairs, maintenance or replacement of the Security Gate approved by the Lessee in advance (which approval is not to be unreasonably withheld).
- 13.5 The Lessor acknowledges that the Lessee may install and maintain at its own cost at or in the Security Gate its own dedicated access card readers (or similar devices) for the Lessee's personnel to enter and egress through the Security Gate as well as a pole mounted security camera on the inside of the Security Gate provided that:
 - 13.5.1 the Lessor will provide such rights to the Lessee as may be required for the Lessee to provide power to its access card readers and security camera and to facilitate their operation and use by the Lessee; and
 - 13.5.2 at the expiration or prior determination of this Lease, the Lessee may remove its access card readers and security camera.

14. **RIGHT OF FIRST REFUSAL**

The Lessor covenants and agrees with the Lessee that if the Lessor is desirous of selling, transferring or otherwise disposing of the Land or any part of the Land ("**Relevant Land**") at any time during the term then, except where the Relevant Land is required to be transferred to a State Government body under Premier & Cabinet Circular 114 or other rules of disposal as directed by Government, the Lessee (or associated body of the Lessee) shall have the right of first refusal to purchase the Relevant Land under the following terms and conditions:

- 14.1 The Lessor shall present to the Lessee a notice of Intention to Sell, detailing the price (being the market value of the Relevant Land as determined by a qualified valuer) and the other terms and conditions on which the Lessor offers to sell the Relevant Land to the Lessee.
- 14.2 The Lessee shall have 60 days after the service of the notice to provide a written response accepting or rejecting the price and the terms and conditions.
- 14.3 Upon acceptance of the offer there will be deemed to be a binding contract for the sale of the Relevant Land.
- 14.4 The whole of the purchase price shall be paid at settlement which shall take place no more than 90 days, or such other date then may be mutually agreed, from the date of service of the Lessor's notice of Intention to Sell.
- 14.5 If the Lessee rejects or does not accept the notice of Intention to Sell, or any part of the proposed terms and conditions, the Lessee will no longer have a right of first refusal and the Lessor can proceed to place the property on the open market.

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**ANNEXURE A
RULES AND REGULATIONS**

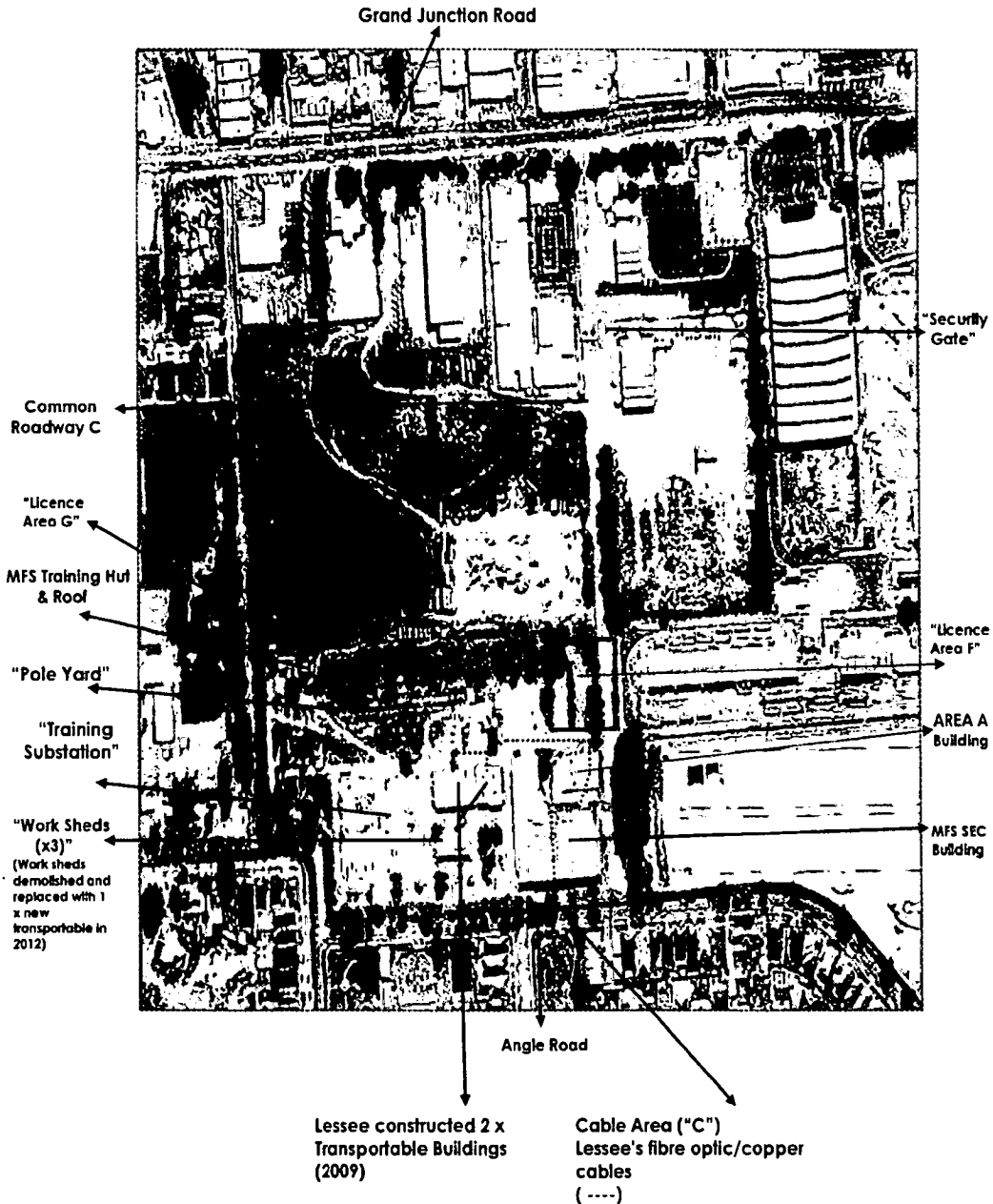
1. No sign, device, fitting, furnishing, ornament or object which is visible from the street or from any other buildings which is in the opinion of the Lessor incongruous or unsightly or may detract from the general appearance of the Building shall be erected, constructed or maintained by the Lessee in the Building.
2. The Lessee shall not affix any television or radio mast or antenna to any part of the Building and shall not use or operate any musical instrument, gramophone, radio, amplifier, television set, audio visual or other sound or picture producing equipment in the Premises or in any part of the Building unless such equipment is not audible or visible from outside the Premises or unless such use or operation has been previously approved by the Lessor.
3. The Lessee will use or permit to be used for the receipt, delivery or other movement of any goods, wares or merchandise or articles of bulk or quantity only such parts of the Common Areas and at such times as the Lessor may from time to time permit and the Lessee will generally comply with all reasonable requirements of the Lessor in regard to such matters.
4. All keys to every portion of the Building held by the Lessee or any of the Lessee's employees or agents during the occupancy of the Premises and whether the same shall have been supplied by the Lessor or not shall at all times be the property of the Lessor and shall be surrendered to the Lessor at the determination of the tenancy except such security access cards or devices which relate to the access card readers referred to in clause 13.5 which shall remain the property of the Lessee.
5. No towels, clothes or other articles shall be hung out of windows or on balconies or upon the roof of the Premises or the Building in which the Premises are contained.
6. No rubbish or waste shall at any time be burned upon or about the Premises or the Building except by the proper use of an incinerator where provided.
7. The Lessee shall not conduct or permit to be conducted on the Premises any auction, bankrupt or fire sale.

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**ANNEXURE B
SITE PLAN AND LEASE PLAN**

SITE PLAN - ANNEXURE B


Angle Park Training
Centre Lease



The information provided in this plan is not to scale and has been prepared for illustration purposes only. We do not warrant the accuracy of details or measurements contained therein.

P:\CorpAffairs\RE\REB\Real Estate (new structure)\ASSET PORTFOLIO\training facilities\angle park\lease\plans\Site Plan - Annexure B_updated 23.08.2014.docx
Last Updated: 22/08/2014
Page 1

LEASE PLAN - ANNEXURE B

PURPOSE: LEASE	AREA NAME: ANGLE PARK	APPROVED: JULIA GADSDON 25/06/2014	
MAP REF: 693B40C	COUNCIL: CITY OF PORT ADELAIDE EMFIELD	FILED: JULIA GADSDON 25/06/2014	FX58980
LAST PLAN: 	DEVELOPMENT NO: 	SHEET 1 OF 3 41401_Leas_01_v04_Ver002_4	
AGENT DETAILS: SA POWER NETWORKS - SURVEY GROUP 1 ANZAC HWY KESTICK SA 5015 PH: 84044252 FAX: 84045553	SURVEYORS CERTIFICATION: 		
AGENT CODE: SAPG	REFERENCE: 20110264		
SUBJECT TITLE DETAILS: PREFIX VOLUME FOLIO OTHER CT 6006 338	PARCEL ALLOTMENT(S)	NUMBER 206	PLAN D
OTHER TITLES AFFECTED: 	PARCEL ALLOTMENT(S)	NUMBER 206	PLAN D
EASEMENT DETAILS: STATUS	LAND BURDENED FORM	CATEGORY	IDENTIFIER
IN FAVOUR OF	PURPOSE	TOWN	REFERENCE NUMBER
ANNOTATIONS: SEE CT FOR EASEMENT DETAILS			

FX58980

SHEET 2 OF 3

41401_pland_1_V02_Version_4

BEARING DATUM

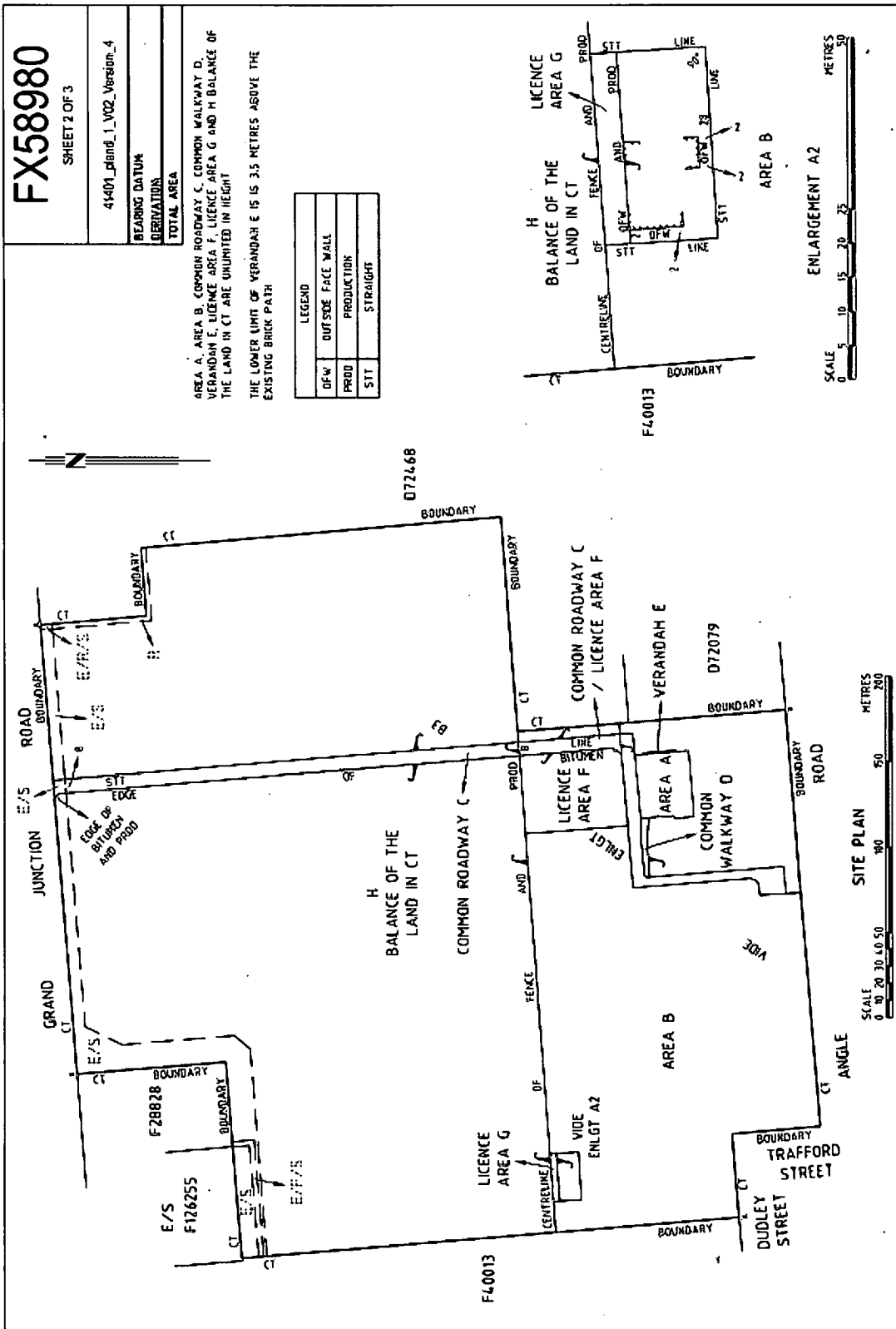
OBSERVATION

TOTAL AREA

AREA A, AREA B, COMMON ROADWAY C, COMMON WALKWAY D, VERANDAH E, LICENCE AREA F, LICENCE AREA G AND H BALANCE OF THE LAND IN CT ARE UNQUITTED IN HEIGHT

THE LOWER LIMIT OF VERANDAH E IS 3.5 METRES ABOVE THE EXISTING BRICK PATH

LEGEND	
DFW	OUTSIDE FACE WALL
PROD	PRODUCTION
STT	STRAIGHT



FX58980

SHEET 3 OF 3

41401_pland_2_V01_Version_4

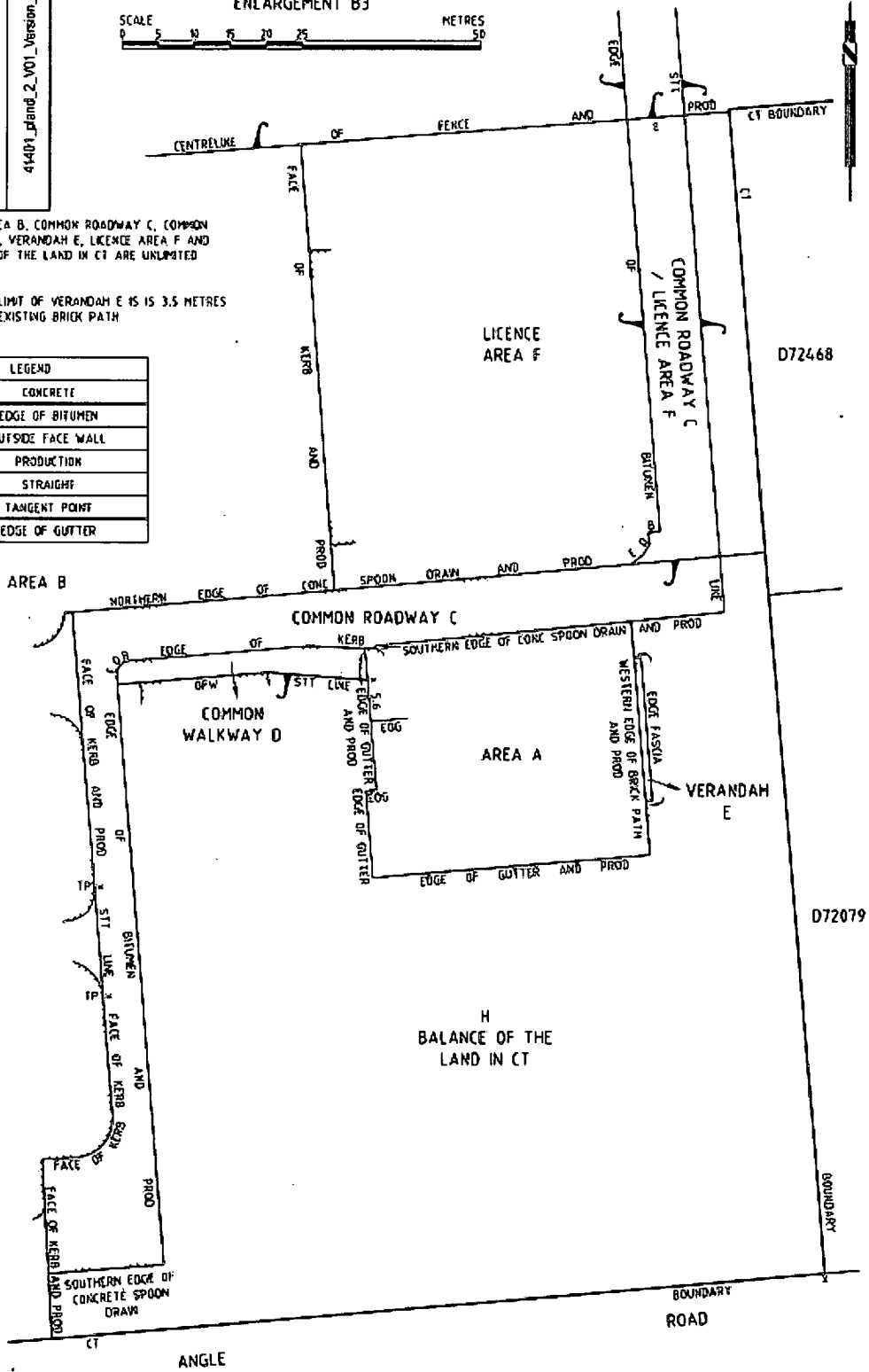
ENLARGEMENT B3



AREA A, AREA B, COMMON ROADWAY C, COMMON WALKWAY D, VERANDAH E, LICENCE AREA F AND H BALANCE OF THE LAND IN CT ARE UNLIMITED IN HEIGHT

THE LOWER LIMIT OF VERANDAH E IS 3.5 METRES ABOVE THE EXISTING BRICK PATH

LEGEND	
CONC	CONCRETE
EOB	EDGE OF BITUMEN
DFW	OUTSIDE FACE WALL
PROD	PRODUCTION
SIT	STRAIGHT
TP	TANGENT POINT
EOG	EDGE OF GUTTER



**ANNEXURE C
DANGEROUS SUBSTANCES
(Clause 3.4.4)**

Hazard	CHEMICAL NAME	DGC	Sub Risk1	Sub Risk2	Packing Group	Average Volume/Weight	Maximum Volume/Weight
	acetylene	2.1	None	None	None		
	Aerogard Personal Insect Repellent Aerosol	2.1	None	None	None		
	Antari FLG Fog Liquid	None	None	None	None		
	BP Castrol 2-Stroke Oil	None	None	None	None		
	CRC 5.56 (Aerosol)	2.1	None	None	None	0.80 L	
	CRC 808 Silicone Spray	2.1	None	None	None		
	.DE AQUA LUBE-DW 142 PART A (OLD FORMU diesel)	None	None	None	None	60.00 L	60.00 L
	Dy- Mark Spray Ink Black Aerosol*****OBSOLETE*****2:1	9	None	None	III		
	Dy- Mark Spray Ink Yellow Aerosol*****OBSOLETE*****2:1	2:1	None	None	None		
	Dy- Mark Spray Lacquer*****OBSOLETE*****2:1	2:1	None	None	II		
	Galmet Cold Galvanising Aerosol	2.1	None	None	None		
	Ipg	None	None	None	None		
	LPG (liquefied petroleum gas)	2.1	None	None	None	40.00 kg	
	Molybond 3P Dry Film	None	None	None	None		
	oxygen	2.2	5.1	None	None		
	perchloroethylene	6.1	None	None	III		
	petrol, unleaded	3	None	None	II	20.00 L	
	Pine O Clean Glen 20 Surface Spray Disinfectant Aeros	2.1	None	None	None		
	Reckitt Mortein Fast Knockdown Fly & Insect Killer Aerosol	2.1	None	None	None		
	Selleys No More Gaps Extentor	None	None	None	None		
	TOUGH TOUCH	None	None	None	None		
	Unilever Domestos Regular	8	None	None	III		
	Vinidex VX8 Solvent Cement	3	None	None	II		

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EXECUTION

Lessor

POLICE, EMERGENCY SERVICES AND CORRECTIONAL SERVICES HD

THE COMMON SEAL of)
MINISTER FOR EMERGENCY SERVICES)
was hereunto affixed in the presence of:)

.....
Signature (Witness)

LEIGH CINDY ROMARIO

Print Full Name (BLOCK LETTERS)

ADMIN

Position Held

45 PRUE ST. ADELAIDE

Address

8463 6641

Business Hours Telephone Number



Lessee

SIGNED in my presence by)

CKI UTILITIES DEVELOPMENT LIMITED)

ABN 65 090 718 880 Pursuant to)
Power of Attorney No. 8857195)

PAI UTILITIES DEVELOPMENT LIMITED)

ABN 82 090 718 951 Pursuant to)
Power of Attorney No. 8857196)

SPARK INFRASTRUCTURE SA (No.1) PTY LTD)

ABN 54 091 142 380 Pursuant to)
Power of Attorney No. 8857197)

SPARK INFRASTRUCTURE SA (No.2) PTY LTD)

ABN 19 091 143 038 Pursuant to)
Power of Attorney No. 8857199)

SPARK INFRASTRUCTURE SA (No.3) PTY LTD)

ABN 50 091 142 362)
Pursuant to Power of Attorney No. 8857198)

by their duly constituted Attorneys:)


PATRICK JAMES MAKINSON)

who certifies that he is the)
COMPANY SECRETARY of)
Utilities Management Pty Ltd ABN 25 090 664 878)
and)

PETER GEOFFREY CHAPPLE)

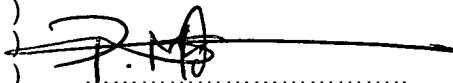
who certifies that he is the)
MANAGER PROPERTY SERVICES of)
Utilities Management Pty Ltd ABN 25 090 664 878)

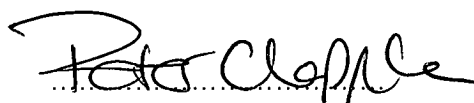
both of 1 Anzac Highway Keswick SA 5035)
who are personally known to me)



Signature of Witness)

Nathan Warburton
1 Anzac Highway
KESWICK SA 5035
Bus.Ph. 8404 4065





OPERATIVE CLAUSE **Delete the inapplicable*

The Lessor LEASES TO THE LESSEE the land ~~*above / *hereinafter described~~ and the LESSEE ACCEPTS THIS LEASE of the land for the term and at the rent stipulated, subject to the covenants and conditions expressed ~~*herein / *in Memorandum~~ No. _____ and to the powers and covenants implied by the *Real Property Act 1886* (except to the extent that the same are modified or negated above).

DEFINE THE LAND BEING LEASED INCORPORATING THE REQUIRED EASEMENT(S) ETC.

That portion of the land comprised in Certificate of Title Volume 6005 Folio 338 marked Area A, Area B and Verandah E in FP 58980

- (a) Together with a free and unrestricted right of way over that portion of the land in Certificate of Title Volume 6005 Folio 338 marked Common Roadway C in FP 58980; and
- (b) Together with a full and free right and liberty to and for the Lessee and the Lessee's servants, agents, workmen and contractors to pass and repass on foot only over that portion of the land in Certificate of Title Volume 6005 Folio 338 marked Common Walkway D in FP 58980.

CONSENTS OF MORTGAGEES AND SECTION 32 DEVELOPMENT ACT 1993 CERTIFICATION

This lease does not contravene Section 49 of the *Development Act 1993* (SA).

DATED 24th of July 2018

CERTIFICATION *Delete the inapplicable

Lessor(s)

*The Prescribed Person has taken reasonable steps to verify the identity of the lessor.

*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:



HESTER ELIZABETH DAALDER
Executive Solicitor
Crown Solicitor's Office

on behalf of the Lessor

Lessee(s)

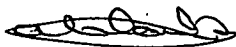
*The Prescribed Person has taken reasonable steps to verify the identity of the lessee.

*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:



Angela Jayne Clark
Registered Conveyancer

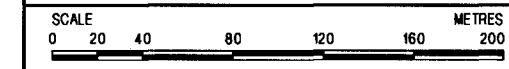
On behalf of the Lessee

THIS IS SHEET 1 OF 1 SHEETS
DEPOSITED 24/10/2007
ACCEPTED FOR FILING PRO REGISTRAR GENERAL
MAP REF. 6628-31-p, 40-c DEV. No. 49/040/D031/06
TITLE SYSTEM REAL PROPERTY ACT
TITLE REFERENCE CT 5985/836 & 5985/837

O.B. / LAST PLAN REF. TOTAL AREA
DOCKET No.
FIELD BOOK No.
CLOSURE CHECKED A.W.
PLAN EXAMINED G.M.W.
PLAN APPROVED B. Fuller for G.M.W. 8/12/06
P.M.S. APPROVED 8/12/06

IRRIGATION AREA DIVISION
HUNDRED YATALA
AREA ANGLE PARK
COUNCIL CITY OF PORT ADELAIDE ENFIELD

PLAN OF DIVISION AND REDESIGNATION OF PARCEL
ALLOTMENTS 202 AND 204 IN DP 72079



STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS
ALLOTMENT 207 IS TOGETHER WITH AN EASEMENT FOR DRAINAGE OVER PORTION MARKED B (RTC10594849)
PORTION OF ALLOTMENTS 205 AND 206 MARKED E IS SUBJECT TO A DRAINAGE EASEMENT APPURTENANT TO ALLOTMENT 207 (TG 10600157A)

PORTION OF ALLOTMENT 206 MARKED F IS SUBJECT TO AN EASEMENT TO THE MINISTER FOR INFRASTRUCTURE (TG6552229)

PORTION OF ALLOTMENTS 206 AND 207 MARKED R ARE TO BE SUBJECT TO AN EASEMENT FOR ELECTRICITY SUPPLY PURPOSES APPURTENANT TO ALLOTMENT 205 AS SET FORTH IN THE ACCOMPANYING APPLICATION

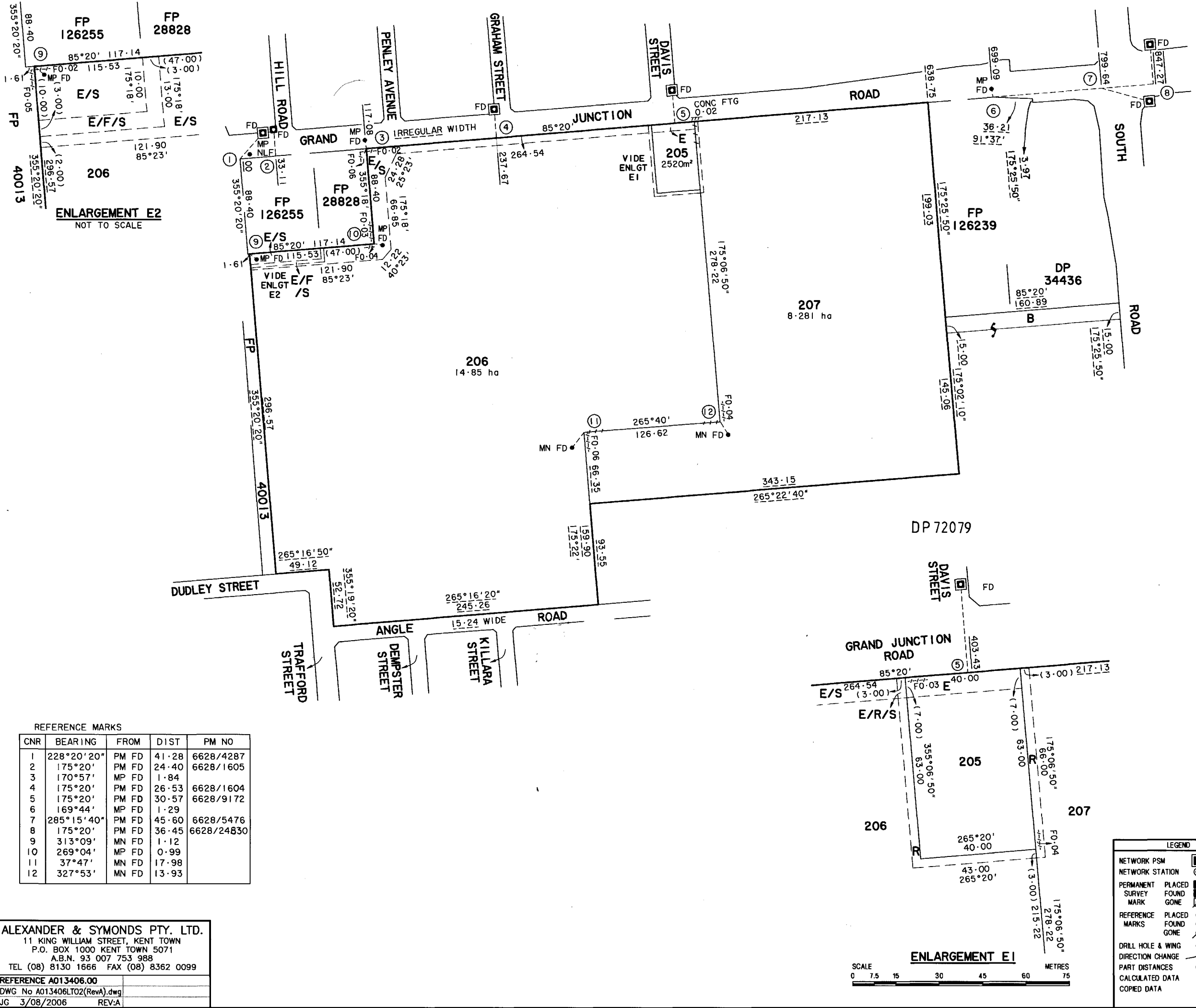
PORTION OF ALLOTMENT 206 MARKED S IS TO BE SUBJECT TO A DRAINAGE EASEMENT APPURTENANT TO ALLOTMENT 205 AS SET FORTH IN THE ACCOMPANYING APPLICATION

CT'S 5985/836 AND 5985/837 ADDED VIDE DKT 4187/1975
M. PRO R G 10/12/2007

NO OCCUPATION ON SURVEYED BOUNDARIES OF SUBJECT LAND UNLESS SHOWN OTHERWISE
ALLOTMENT 207 DOES NOT FORM PART OF THIS DIVISION

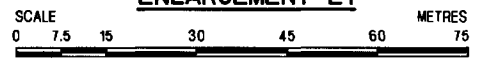
ALL DISTANCES ARE GROUND DISTANCES
COMBINED SCALE FACTOR 1:00021 ZONE 54 MGA 94
BEARING DATUM MGA 94 DISTANCE DERIVED FROM TERTIARY NETWORK

I, CRAIG BARWICK, licensed Surveyor of South Australia do hereby certify:
1) that this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992
2) that the field work was completed on the 14TH day of AUGUST 2006 -excepting for the final placement of survey marks- (strike out if not applicable)
Date 25.8.06 C. Barwick Licensed Surveyor



ENLARGEMENT E2
NOT TO SCALE

ENLARGEMENT E1



REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
1	228°20'20"	PM FD	41.28	6628/4287
2	175°20'	PM FD	24.40	6628/1605
3	170°57'	MP FD	1.84	
4	175°20'	PM FD	26.53	6628/1604
5	175°20'	PM FD	30.57	6628/9172
6	169°44'	MP FD	1.29	
7	285°15'40"	PM FD	45.60	6628/5476
8	175°20'	PM FD	36.45	6628/24830
9	313°09'	MN FD	1.12	
10	269°04'	MP FD	0.99	
11	37°47'	MN FD	17.98	
12	327°53'	MN FD	13.93	

ALEXANDER & SYMONDS PTY. LTD.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 93 007 753 988
TEL (08) 8130 1666 FAX (08) 8362 0099
REFERENCE A013406.00
DWG No A013406LT02(RevA).dwg
JG 3/08/2006 REV:A

LEGEND

NETWORK PSM	FD
NETWORK STATION	FD
PERMANENT SURVEY MARK	FD FOUND FD GONE
REFERENCE MARKS	MP OR RM FOUND SPK FD FOUND BT GONE
DRILL HOLE & WING	
DIRECTION CHANGE	
PART DISTANCES	{20.32}
CALCULATED DATA	20.85 CALC.
COPIED DATA	100.85

FC

10

11

28820

PLAN NUMBER
FP X 28828

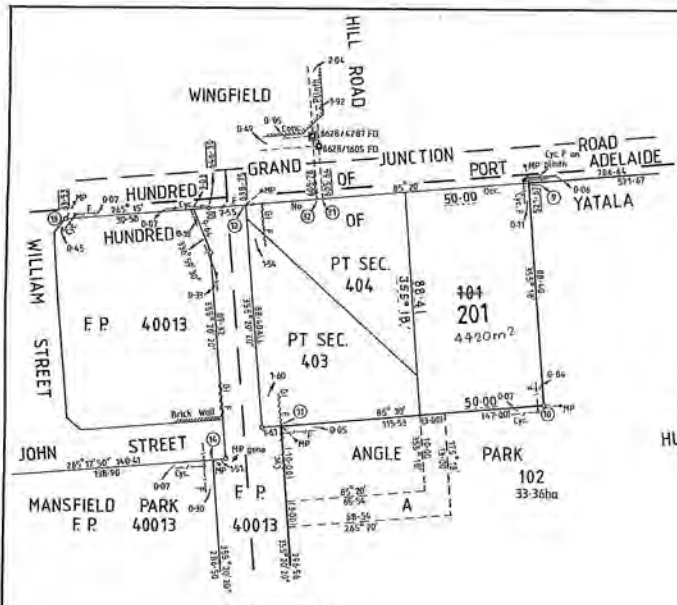
DEPOSITED
ACCEPTED FOR FILING **28 6 1992** AND REGISTERED GENERAL

THIS IS SHEET **2** OF MY PLAN IN **2** SHEETS
DATED **20 7 17 1989**

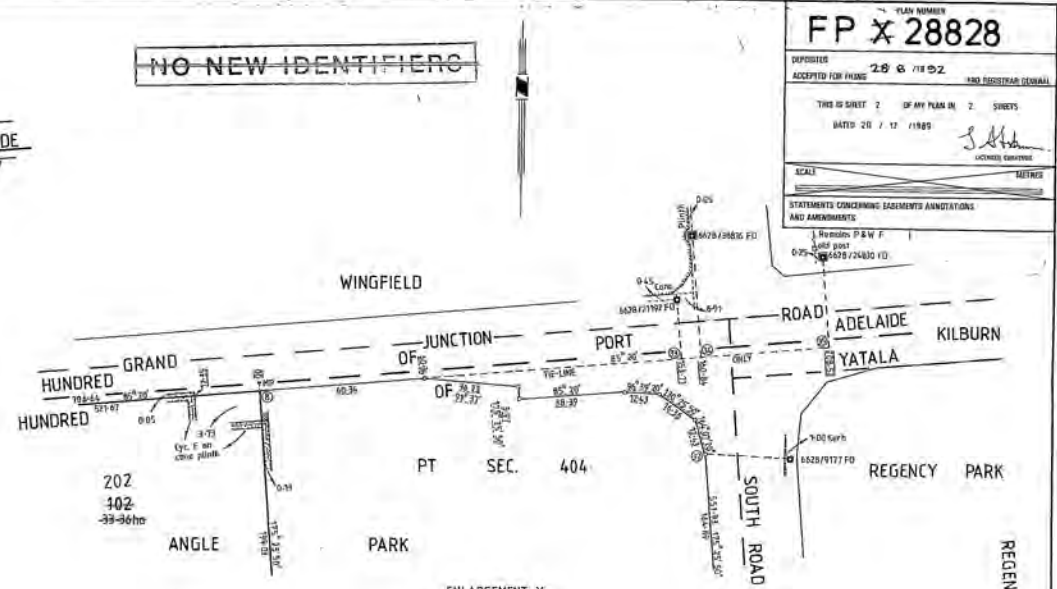
SCALE:

STATEMENTS CONCERNING EASEMENTS, ANNOTATIONS AND AMENDMENTS:
1. Refer to P & W F 4001 2001
0-25-10-6229/24030 FD.

NO NEW IDENTIFIERS



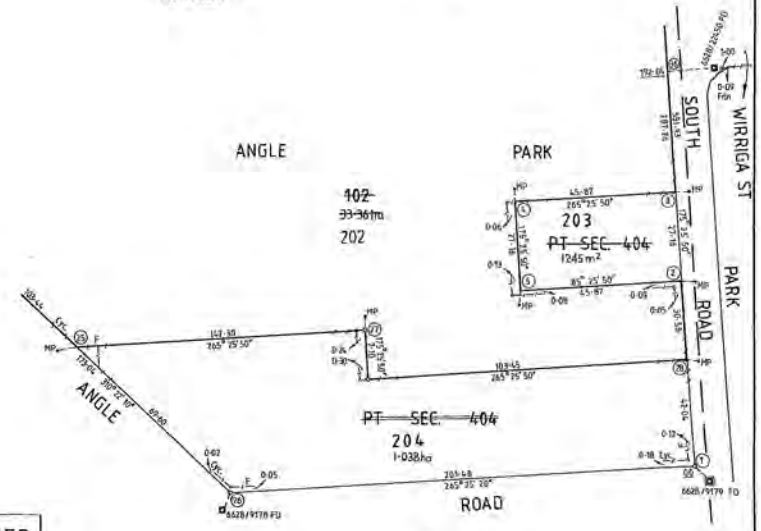
ENLARGEMENT Y
not to scale



ENLARGEMENT X
not to scale



ENLARGEMENT Z
not to scale



ENLARGEMENT W
not to scale

E.P.A.	DRAWN	CHECKED	DATE
	<i>[Signature]</i>	<i>[Signature]</i>	12.1.90
ANGLE PARK PROPERTY			
THE ELECTRICITY TRUST OF SOUTH AUSTRALIA			

D P 7164

MICROFILMED
4-12-92



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 5104 Folio 576

Parent Title(s)	CT 4296/575			
Creating Dealing(s)	RT 7413474			
Title Issued	19/01/1993	Edition 1	Edition Issued	19/01/1993

Estate Type

FEE SIMPLE

Registered Proprietor

SOUTH AUSTRALIAN METROPOLITAN FIRE SERVICE
OF 99 WAKEFIELD STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 201 FILED PLAN 28828
IN THE AREA NAMED ANGLE PARK
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

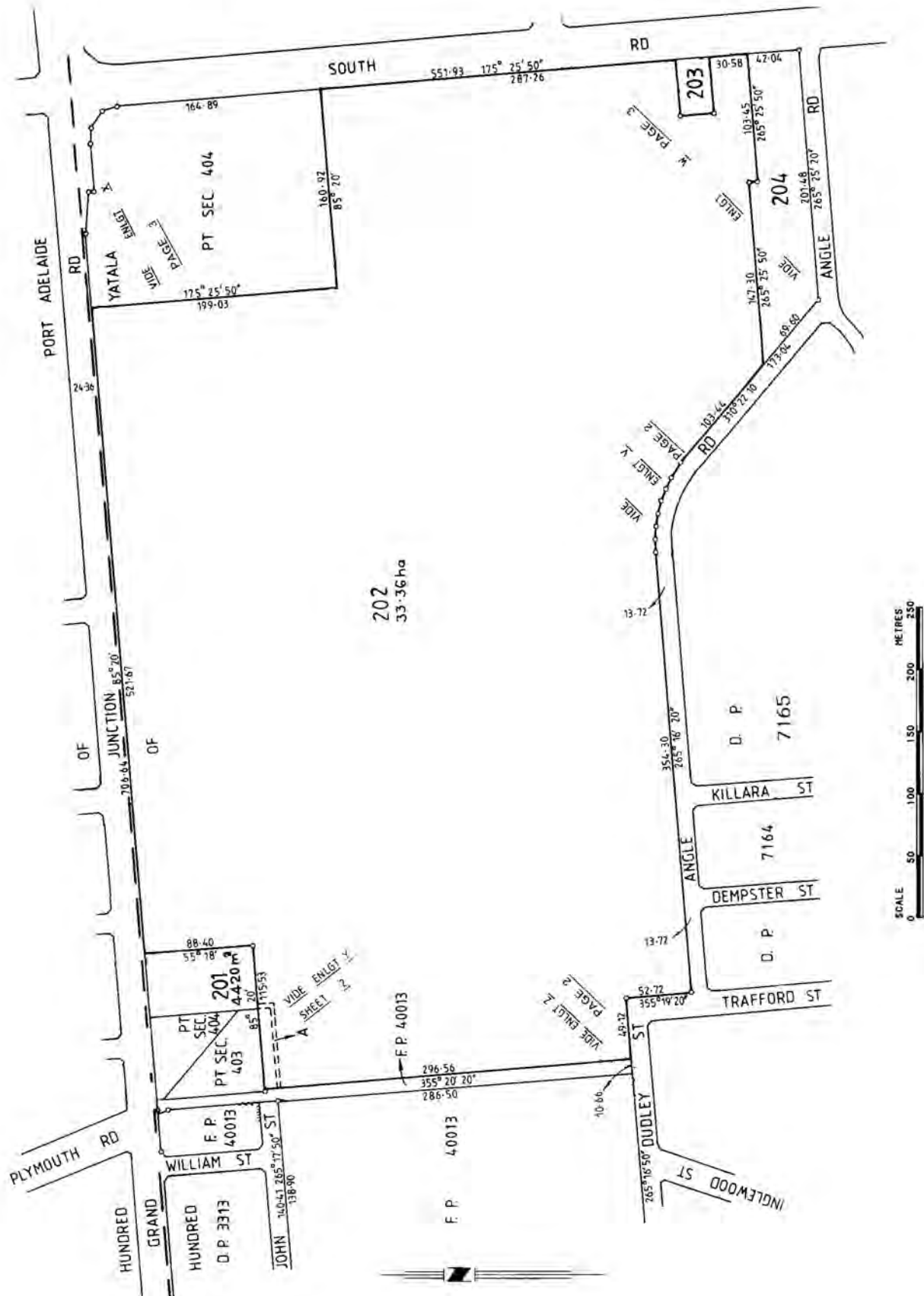
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

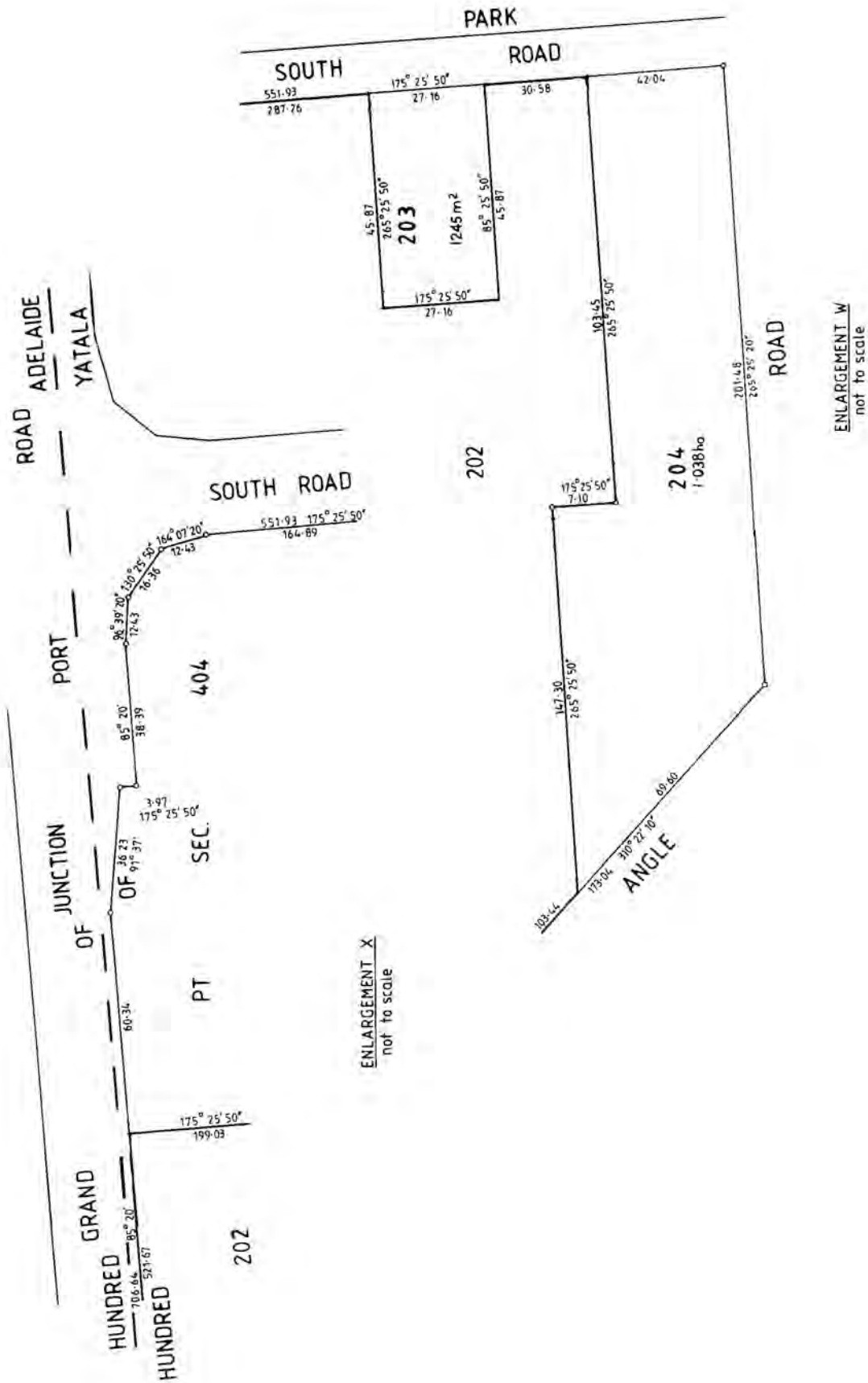
Registrar-General's Notes

REDESIGNATED TITLE VIDE 7413474

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







Certificate of Title

Title Reference: CT 5104/576
Status: CURRENT
Parent Title(s): CT 4296/575
Dealing(s) Creating Title: RT 7413474
Title Issued: 19/01/1993
Edition: 1

Dealings

No lodged Dealings found.

Dealing Number 7413474
Dealing Type REQUEST FOR NEW TITLES (RT)
Status REGISTERED
Series No. 7413474
Series Seq. No. 001
Lodgement Date 03/12/1992 12:20
Lodging Agent LANDS TITLES REGISTRATION OFFICE (LTRO)
Correcting Agent LANDS TITLES REGISTRATION OFFICE (LTRO)
No. of Copies 1
Dealing Date
Completion Date 21/01/1993

Titles

Title Reference	Status	Whole or Portion
CT 4296/575	CANCELLED	PORTION

Applicant SOUTH AUSTRALIAN METROPOLITAN FIRE SERVICE OF 99 WAKEFIELD ST
ADELAIDE, SA 5000



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 6005 Folio 338

Parent Title(s)	CT 5985/837			
Creating Dealing(s)	RTC 10807087			
Title Issued	11/03/2008	Edition 2	Edition Issued	07/08/2018

Estate Type

FEE SIMPLE

Registered Proprietor

MINISTER FOR POLICE, EMERGENCY SERVICES AND CORRECTIONAL SERVICES
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 206 DEPOSITED PLAN 72468
IN THE AREA NAMED ANGLE PARK
HUNDRED OF YATALA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E (TG 10600157A)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED F TO THE MINISTER FOR INFRASTRUCTURE (TG 6552229)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED R (RTC 10807087)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED S (RTC 10807087)

Schedule of Dealings

Dealing Number	Description
12962741	LEASE TO CKI UTILITIES DEVELOPMENT LTD. (ACN: 090 718 880), PAI UTILITIES DEVELOPMENT LTD. (ACN: 090 718 951), SPARK INFRASTRUCTURE SA (NO. 1) PTY. LTD. (ACN: 091 142 380), SPARK INFRASTRUCTURE SA (NO. 2) PTY. LTD. (ACN: 091 143 038) AND SPARK INFRASTRUCTURE SA (NO. 3) PTY. LTD. (ACN: 091 142 362) COMMENCING ON 01/07/2010 AND EXPIRING ON 30/06/2035 AS TO THE SHARES SPECIFIED THEREIN

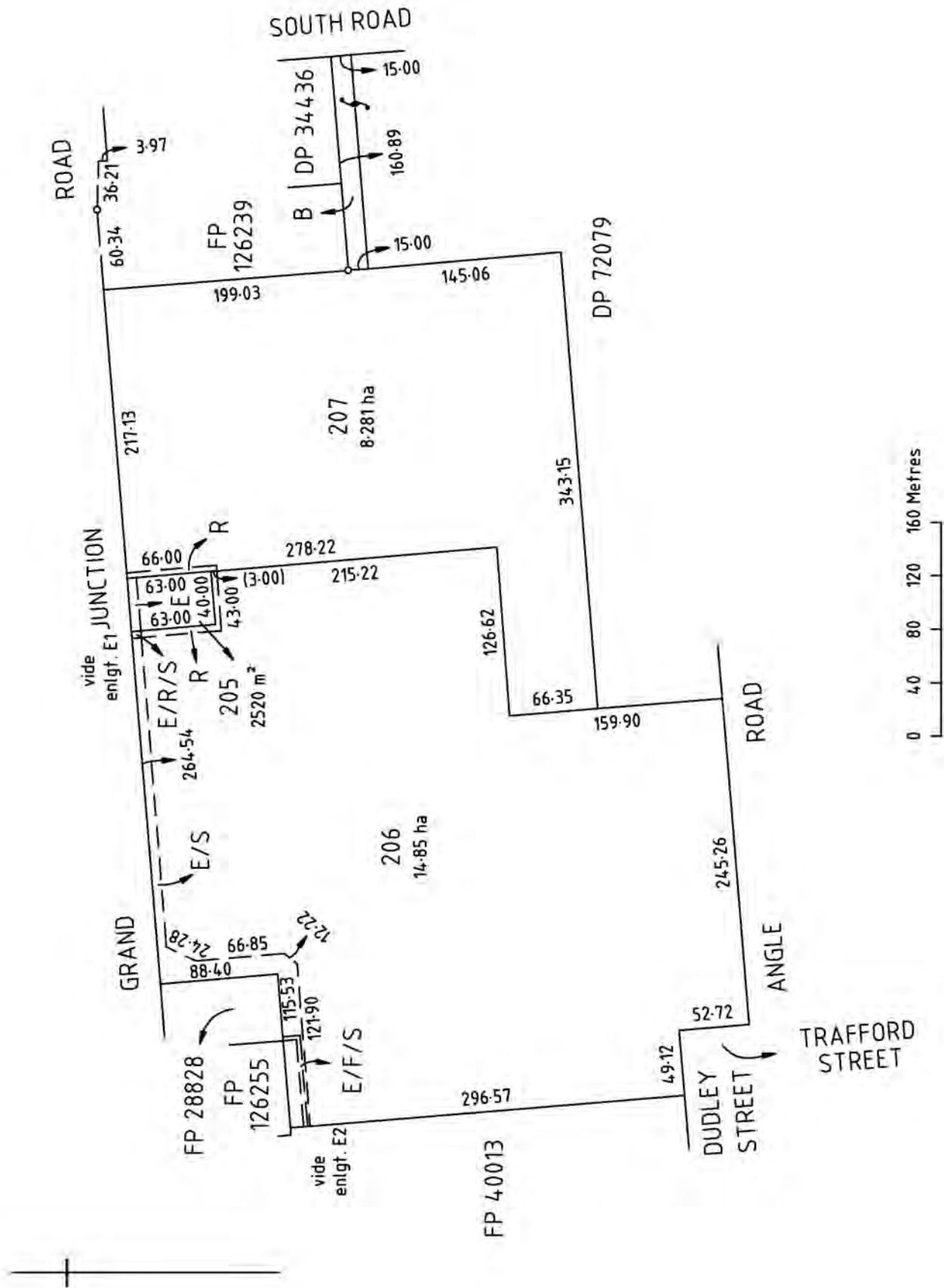
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

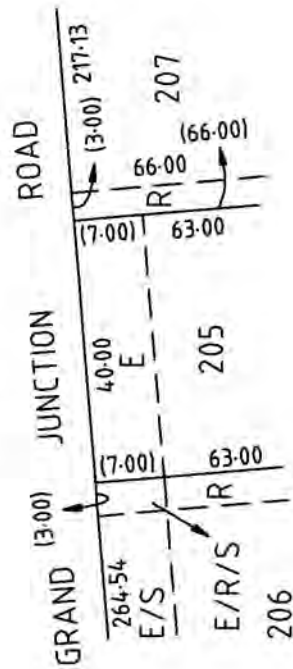
Registrar-General's Notes

APPROVED FILED PLAN FOR LEASE PURPOSES FX58980
APPROVED FX57844

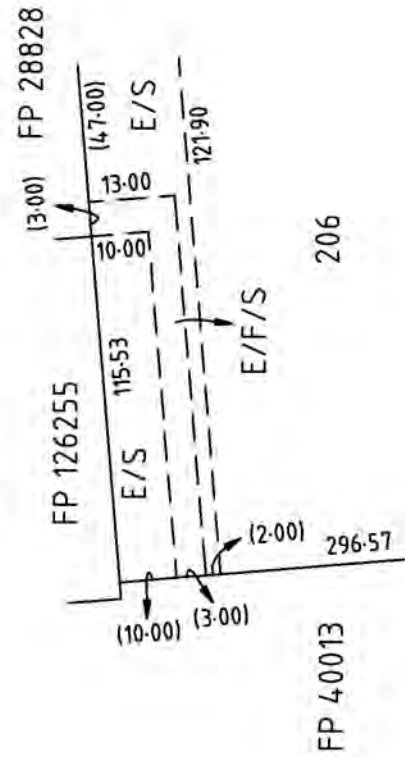
Administrative Interests	NIL
--------------------------	-----



ENLARGEMENT E1
(NOT TO SCALE)



ENLARGEMENT E2
(NOT TO SCALE)



Certificate of Title

Title Reference: CT 6005/338
Status: CURRENT
Parent Title(s): CT 5985/837
Dealing(s) Creating Title: RTC 10807087
Title Issued: 11/03/2008
Edition: 2

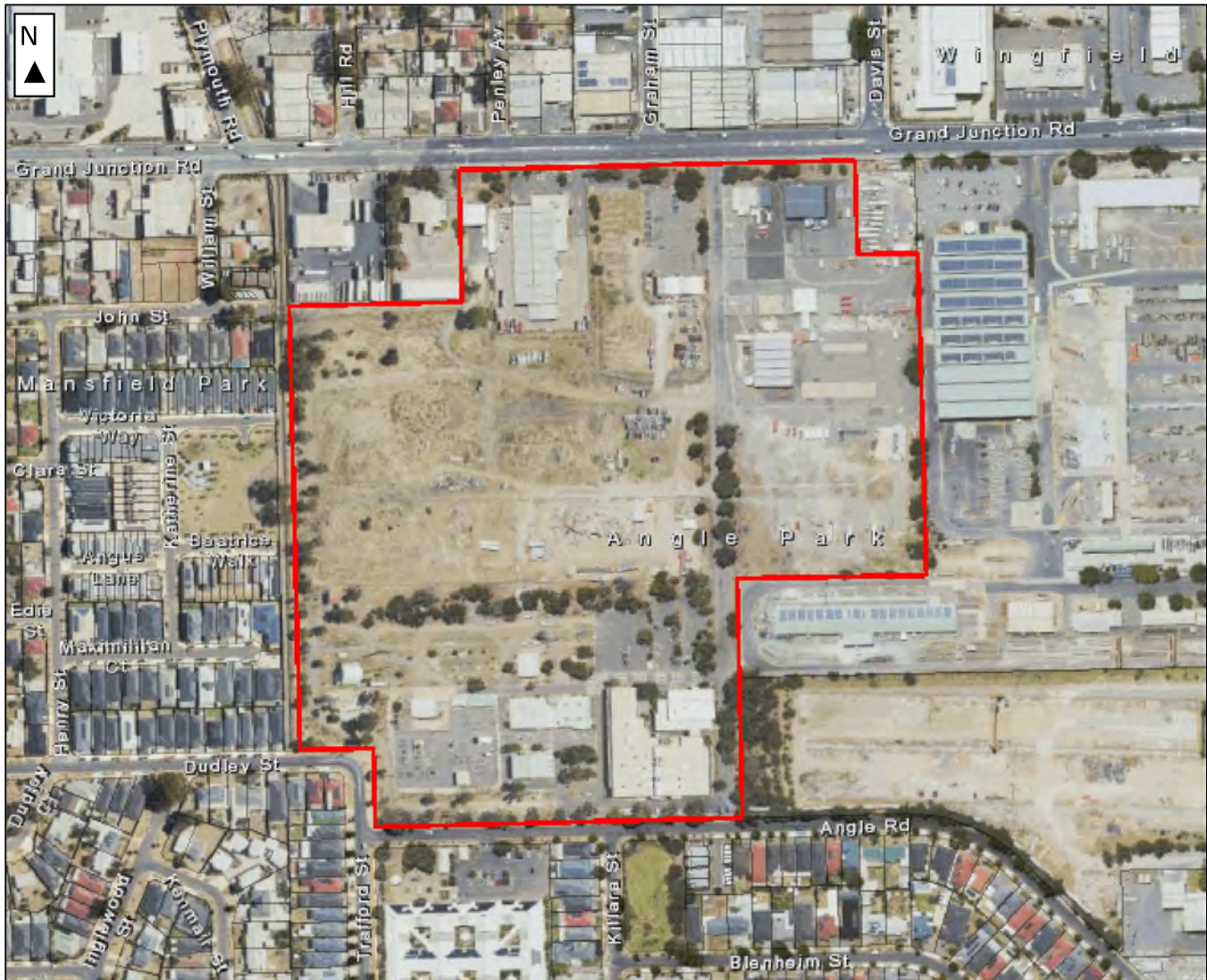
Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
25/07/2018	07/08/2018	12962741	LEASE	REGISTERED	CKI UTILITIES DEVELOPMENT LTD. (ACN: 090 718 880), PAI UTILITIES DEVELOPMENT LTD. (ACN: 090 718 951), SPARK INFRASTRUCTURE SA (NO. 1) PTY. LTD. (ACN: 091 142 380), SPARK INFRASTRUCTURE SA (NO. 2) PTY. LTD. (ACN: 091 143 038), & others
25/07/2018	07/08/2018	12962740	VESTING	REGISTERED	MINISTER FOR POLICE, EMERGENCY SERVICES AND CORRECTIONAL SERVICES

SAPPA Parcel Report

Date Created: February 9, 2023

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Scale ≈ 1:4514 (on A4 page)

Unit Number:

200 metres≈

Street Number: 460

Street Name: GRAND JUNCTION

Street Type: RD

Suburb: ANGLE PARK

Postcode: 5010

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF PORT ADELAIDE ENFIELD

State Electorate: ENFIELD (2014), CROYDON (2018), CROYDON (2022)

Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), ADELAIDE (2019)

Hundred: YATALA

Valuation Number: 0628293400

The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

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Title Reference: CT6005/338

Plan No. Parcel No.: D72468A206

Zoning details next page



Government of South Australia
Attorney-General's Department

Zone Details

Zones

Employment (Z1501) - E

Strategic Employment (Z5720) - SE

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 110 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Advertising Near Signalised Intersections (O0305)

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Hazards (Flooding) (O2403)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Flooding - General) (O2414)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Major Urban Transport Routes (O3907)

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Water Resources (O6902)

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

SAPPA Parcel Report

Date Created: February 9, 2023

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Scale ≈ 1:4514 (on A4 page)

Unit Number:

200 metres≈

Street Number: 456

Street Name: GRAND JUNCTION

Street Type: RD

Suburb: ANGLE PARK

Postcode: 5010

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF PORT ADELAIDE ENFIELD

State Electorate: ENFIELD (2014), CROYDON (2018), CROYDON (2022)

Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), ADELAIDE (2019)

Hundred: YATALA

Valuation Number: 062849400*

The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

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Title Reference: CT5104/576

Plan No. Parcel No.: F28828A201

Zoning details next page



Government of South Australia
Attorney-General's Department

Zone Details

Zones

Employment (Z1501) - E

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 110 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Advertising Near Signalised Intersections (O0305)

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Hazards (Flooding - General) (O2414)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Major Urban Transport Routes (O3907)

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

South Australia.

(CERTIFICATE OF TITLE.)



Register Book,

Vol. 2447

Folio 60

Balance Certificate of Title from Vol. 2326 Folio 107

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA of Kelvin Building North Terrace Adelaide

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 THOSE pieces of land situate in the HUNDRED of YATALA COUNTY of ADELAIDE being PORTION OF SECTION 403 containing twenty one acres one rood and thirty perches or thereabouts and PORTIONS OF SECTION 404 containing together sixty six acres two roods and ten perches or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

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 eleventh day of April 1956

Signed the 11th day of April 1956, in the presence of J.D. ...

Registrar-General. [Signature and Seal]

Resubdivision Approved under Sec. 11... T.P. Act 1928-1957 Vide L.R. 179/1961

Lease No. 1740551 from The Electricity Trust of South Australia to Florence Hellana Betterman of Portion of the within land Term 50 years from the 10 day of July 1952 Subject to earlier determination Produced for registration the 6 day of August 1952 at 2.45 p.m. Reg. Genl.

Death of within named Florence Hellana Betterman died on the 22 day September 1957 and the within Lease No 1740551 has thereupon determined as appears by Memorandum No 2035080 Produced for registration the 13 day of December 1957 at [Signature] (lessee's and lessor's copies not produced) Dep. Reg. Genl.

TRANSFER No. 2286256 to SOUTH AUSTRALIAN HOUSING TRUST of Portion OF THE WITHIN Parts Sec. 404. PRODUCED 1961 AT 2.30 p.m. [Signature] DEP. REG. GEN. CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED VOL. 2954 FOL 81 [Signature] DEP. REG. GEN.

CANCELLED

AND *Balauel*

ISSUED VIDE 2286255

A. H. Rogers

CERTIFICATE OF TITLE

VOL. 2954 FOL. 80

DEP. REG. GEN.

South Australia

(CERTIFICATE OF TITLE)



Register Book,

Vol. 2690 Folio 107

New Certificate of Title for the whole of the Land in Vol.1991 Folio 85 Vol.2327 Folio 133 and portion of the land in Vol.1890 Folio 107 Vol.2327 Folio 132 and Vol.2509 Folio 105

SOUTH AUSTRALIAN HOUSING TRUST of Adelaide

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
THOSE piece s of land situate in the HUNDRED of YATALA COUNTY of ADELAIDE

being the ALLOTMENT \$ 1.2.3.4.5.6 and 7 of the subdivision of portion of Section 402 and other land laid out as ANGLE PARK and

bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6468 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 Twenty seventh day of August 1959

Signed the 27th day of August 1959, in the presence of W. Debon

[Signature]
Registrar-General.
T2164872



Subdivided (cells 5) L70.134/61.

Resubdivision Approved under
Sec. 11 T.P. Act 1929-1957 Vide
L.R. 173/1961

TRANSFER No. 2164872. FROM
SOUTH AUSTRALIAN HOUSING TRUST to
Minister of Education
OF THE WITHIN Lot 3
PRODUCED 17.11.1959 AT 11am.
[Signature]
DEP. REG. GEN.
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 2716 FOL. 72
[Signature] DEP. REG. GEN.

T215489
TRANSFER No. 2215489. FROM
SOUTH AUSTRALIAN HOUSING TRUST to The South
Australian Railway Commissioner
OF THE WITHIN lots 6 and 7
PRODUCED 8/7/1950 AT 11:30am.
[Signature] DEP. REG. GEN.
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 2182 FOL. 121
[Signature] DEP. REG. GEN.

T2164872
OVER

TRANSFER No. 2253575 to The Corporation of the City of Enfield
OF THE WITHIN Lot 4
PRODUCED 1961/1960 AT 2.50pm
W. Bennett DEP. REG. GEN.
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 2844 FOL. 103
A.A. Rogers DEP. REG. GEN.

2286255

TRANSFER No. 2286255
to The Electricity Trust of South Australia
of Portion
OF THE WITHIN Lot 5
PRODUCED 1961/1960 AT 2.50pm
W. Bennett DEP. REG. GEN.
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 2954 FOL. 80
A.A. Rogers DEP. REG. GEN.

CANCELLED

AND Balance CERTIFICATE OF TITLE
ISSUED VIDE 2286256 VOL. 2954 FOL. 81
A.A. Rogers DEP. REG. GEN.

South Australia.

(CERTIFICATE OF TITLE.)



Register Book,

Vol. 2954 Folio 80

Pursuant to Memorandum of Transfer No. 2286255 Registered on Vol. 2690 Folio 107 and Balance Certificate of Title from Vol. 2447 Folio 60

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA of Kelvin Building North Terrace Adelaide

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 THAT PIECE of land situated in the HUNDRED OF YATALA COUNTY OF ADELAIDE being FIRSTLY PORTION OF SECTION 403 containing twenty one acres one rood and thirty perches or thereabouts and PORTIONS OF SECTION 404 containing together sixty six acres and two roods or thereabouts and SECONDLY PORTION OF ALLOTMENT 5 containing two perches or thereabouts of the subdivision of portion of Section 402 and other land laid out as ANGLE PARK WHICH said Allotment is bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6468 WHICH said piece of land is more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

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 30th day of June 19 61

Signed the 30th day of June 1961, in the presence of W.G. Butcher

[Handwritten Signature]

Registrar-General.



TRANSFER No. 3332127 to The Corporation of the City of Enfield
of part of the Parts Section 404
PRODUCED 27.6 1972 AT 2 p.m.
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
3860 FOL. 169
R. Bondon DEP. REG. GEN.

CANCELLED
AND Balance CERTIFICATE OF TITLE
ISSUED 170 VOL. 3860 FOL. 170.
R. Bondon DEP. REG. GEN.

<p>[Faint, illegible text in the left column of the table]</p>	<p>[Faint, illegible text in the right column of the table]</p>
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1882

South Australia

(CERTIFICATE OF TITLE)



Register Book,

Vol. 3860 Folio 170

Balance Certificate of Title from Vol. 2954 Folio 80

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA

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
THAT PIECE of land containing eighty three acres two roods and eleven perches or thereabouts situated in the HUNDRED OF YATALA
COUNTY OF ADELAIDE being FIRSTLY PORTION OF SECTIONS 403 and 404 and SECONDLY PORTION OF ALLOTMENT 5 of the
subdivision of portion of Section 402 and other land laid out as ANGLE PARK, WHICH said Allotment is bounded as appears in the plan
deposited in the Lands Titles Registration Office No. 6468 WHICH said piece of land is more particularly delineated and bounded as
appears in the plan in the margin hereof by bold black lines

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 9th day of August 1972

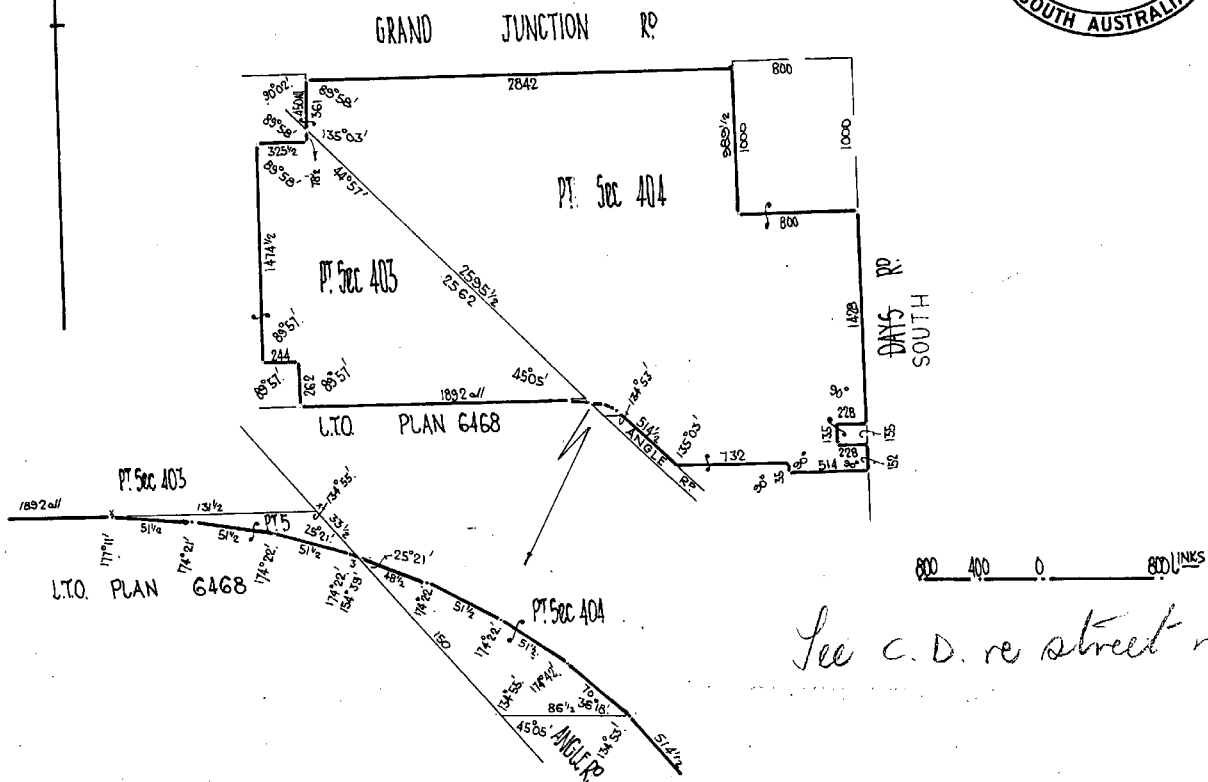
Signed the 9th day of August
1972, in the presence of *M. M. M. M.*

J. E. Oswell

Acting Registrar-General



South Rd. vide Dkt. 2554/1975



OVER

RT 6308915 DP 20461

Cancelled as regards that portion of the within
land comprised in Deposited Plan 20461 (RT 6308915)
and new Certificates issued

Vol 4296 Folios 575 and 576



**ORIGINAL
CERTIFICATE OF TITLE**

South Australia

Register Book,
Volume 4296 Folio 575



New Certificate for portion of the Land in Vol.3860 Folio 170

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA 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 101 of portion of Section 403 and other land HUNDRED OF YATALA in the area named ANGLE PARK (L.T.R.O. DEPOSITED PLAN No.20461) and delineated on the plan hereon In witness whereof I have signed my name and affixed my seal this *20th* day of May 1987

Signed the *20th* day of May
1987, in the presence of *[Signature]*

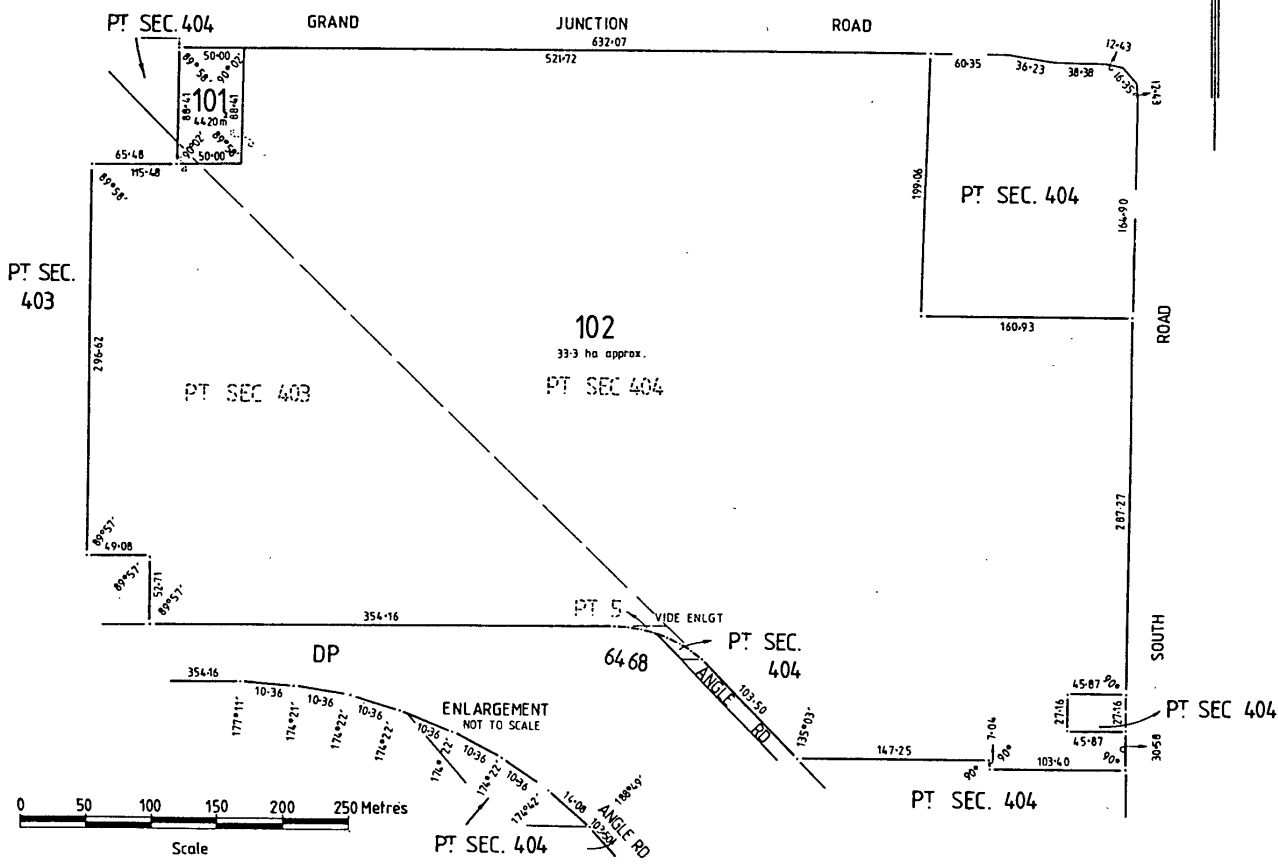
[Signature]

Deputy Registrar-General



The land in this Certificate is
REDESIGNATED
ALLOTMENT(S) 201
FILED PLAN 28828 *[Signature]*

[Faint handwritten notes]



OVER

~~7675280~~

VOL 4296 FOL 575

TRANSFER 6375280 to SOUTH AUSTRALIAN METROPOLITAN
FIRE SERVICE of 99 Wakefield Street Adelaide
5000 of the within land Produced 30.6.1987
at 11:45



CANCELLED

AND New CERTIFICATE OF TITLE
ISSUED VIDE VOL. 6104 FOL.576
7413474



South Australia.

(CERTIFICATE OF TITLE.)



Register Book,

Vol. 2447

Folio 60

Balance Certificate of Title from Vol. 2326 Folio 107

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA of Kelvin Building North Terrace Adelaide

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 THOSE pieces of land situate in the HUNDRED of YATALA COUNTY of ADELAIDE being PORTION OF SECTION 403 containing twenty one acres one rood and thirty perches or thereabouts and PORTIONS OF SECTION 404 containing together sixty six acres two roods and ten perches or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

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 eleventh day of April 1956

Signed the 11th day of April 1956, in the presence of J.D. ...

Registrar-General. [Signature] [Seal: REGISTRAR-GENERAL SOUTH AUSTRALIA]

Resubdivision Approved under Sec. 11... T.P. Act 1928-1957 Vide L.R. 179/1961

Lease No. 1740551 from The Electricity Trust of South Australia to Florence Hellana Betterman of Portion of the within land Term 50 years from the 10 day of July 1952 Subject to earlier determination Produced for registration the 6 day of August 1952 at 2.45 p.m. Reg. Genl.

Death of within named Florence Hellana Betterman died on the 22 day September 1957 and the within Lease No 1740551 has thereupon determined as appears by Memorandum No 2035080 Produced for registration the 13 day of December 1957 at [Signature] (lessee's and lessor's copies not produced) Dep. Reg. Genl.

TRANSFER No. 2286256 to SOUTH AUSTRALIAN HOUSING TRUST of Portion OF THE WITHIN Parts Sec. 404. PRODUCED 1961 AT 2.30 p.m. [Signature] DEP. REG. GEN. CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED VOL. 2954 FOL 81 [Signature] DEP. REG. GEN.

CANCELLED

AND *Balauel*

ISSUED VIDE 2286255

A. H. Rogers

CERTIFICATE OF TITLE

VOL. 2954 FOL. 80

DEP. REG. GEN.

South Australia

(CERTIFICATE OF TITLE)



Register Book,

Vol. 2690 Folio 107

New Certificate of Title for the whole of the Land in Vol.1991 Folio 85 Vol.2327 Folio 133 and portion of the land in Vol.1890 Folio 107 Vol.2327 Folio 132 and Vol.2509 Folio 105

SOUTH AUSTRALIAN HOUSING TRUST of Adelaide

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
THOSE piece s of land situate in the HUNDRED of YATALA COUNTY of ADELAIDE

being the ALLOTMENT \$ 1.2.3.4.5.6 and 7 of the subdivision of portion of Section 402 and other land laid out as ANGLE PARK and

bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6468 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 Twenty seventh day of August 1959

Signed the 27th day of August 1959, in the presence of W. Debon

[Signature]
Registrar-General.
T 2164872



Subdivided (cells 5) L70.134/61.

Resubdivision Approved under
Sec. 11 T.P. Act 1929-1957 Vide
L.R. 173/1961

TRANSFER No. 2164872. FROM
SOUTH AUSTRALIAN HOUSING TRUST to
Minister of Education
OF THE WITHIN Lot 3
PRODUCED 17.11.1959 AT 11am.
[Signature]
DEP. REG. GEN.
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 2716 FOL. 72
[Signature] DEP. REG. GEN.

T 215489
TRANSFER No. 2215489. FROM
SOUTH AUSTRALIAN HOUSING TRUST to The South
Australian Railway Commissioner
OF THE WITHIN lots 6 and 7
PRODUCED 8/7/1950 AT 11:30am.
[Signature] DEP. REG. GEN.
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 2182 FOL. 121
[Signature] DEP. REG. GEN.

T 212575
OVER

TRANSFER No. 2253575 to The Corporation of the City of Enfield
OF THE WITHIN Lot 4
PRODUCED 1961/1960 AT 2.50pm
W. Bennett DEP. REG. GEN.
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 2844 FOL. 103
A.A. Rogers DEP. REG. GEN.

2286255

TRANSFER No. 2286255
to The Electricity Trust of South Australia
of Portion
OF THE WITHIN Lot 5
PRODUCED 1961/1960 AT 2.50pm
W. Bennett DEP. REG. GEN.
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 2954 FOL. 80
A.A. Rogers DEP. REG. GEN.

CANCELLED

AND Balance CERTIFICATE OF TITLE
ISSUED VIDE 2286256 VOL. 2954 FOL. 81
A.A. Rogers DEP. REG. GEN.

South Australia.

(CERTIFICATE OF TITLE.)



Register Book,

Vol. 2954 Folio 80

Pursuant to Memorandum of Transfer No. 2286255 Registered on Vol. 2690 Folio 107 and Balance Certificate of Title from Vol. 2447 Folio 60

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA of Kelvin Building North Terrace Adelaide

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 THAT PIECE of land situated in the HUNDRED OF YATALA COUNTY OF ADELAIDE being FIRSTLY PORTION OF SECTION 403 containing twenty one acres one rood and thirty perches or thereabouts and PORTIONS OF SECTION 404 containing together sixty six acres and two roods or thereabouts and SECONDLY PORTION OF ALLOTMENT 5 containing two perches or thereabouts of the subdivision of portion of Section 402 and other land laid out as ANGLE PARK WHICH said Allotment is bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6468 WHICH said piece of land is more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

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 30th day of June 19 61

Signed the 30th day of June 1961, in the presence of W.G. Butcher

[Handwritten Signature]

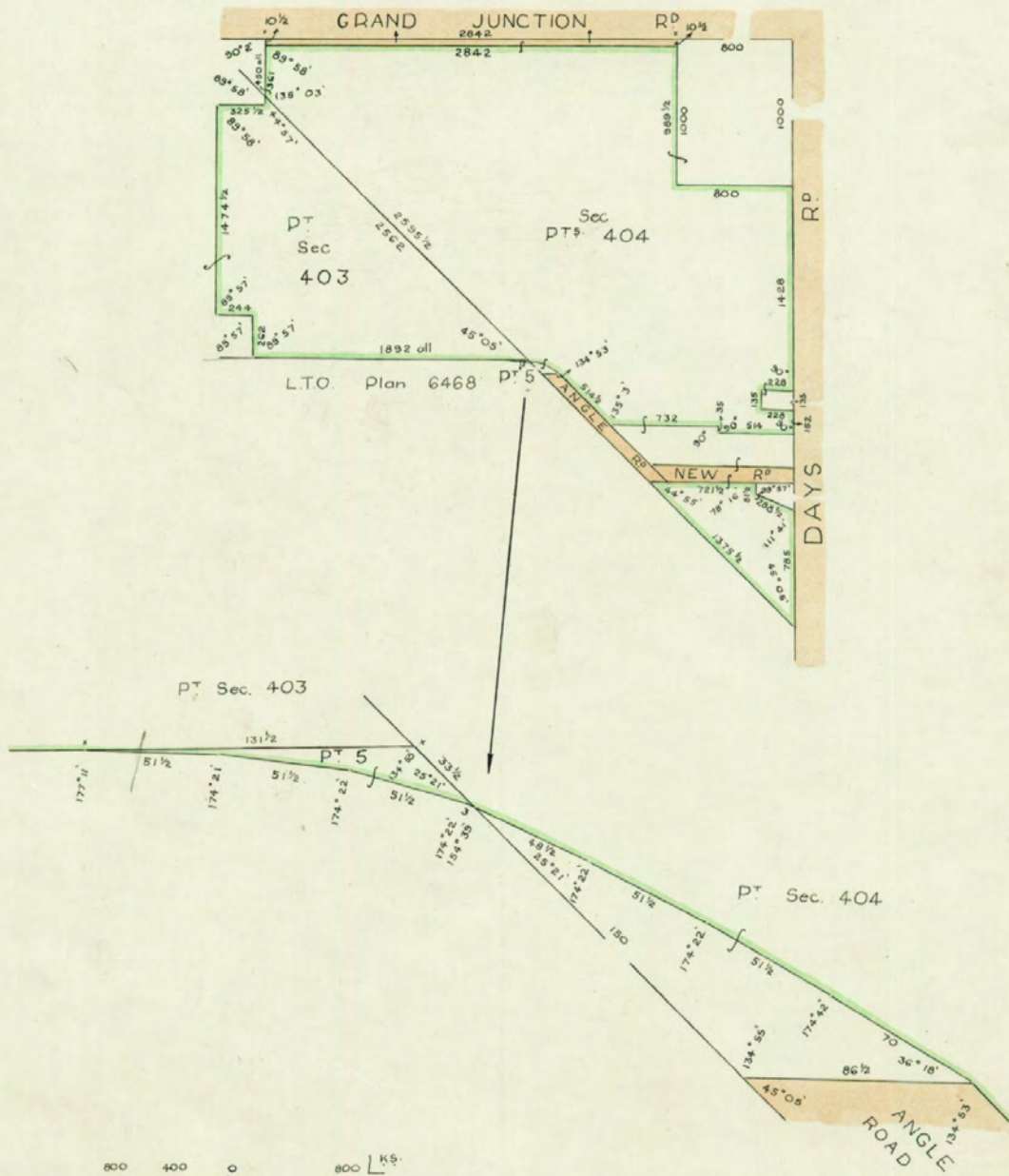
Registrar-General.



TRANSFER No. 3332127 to The Corporation of the City of Enfield
of part of Parts Section 404
PRODUCED 27.6.1972 AT 2 p.m.
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 3860 FOL. 169
K. Bondon DEP. REG. GEN.

CANCELLED
AND Balance CERTIFICATE OF TITLE
ISSUED VOL. 3860 FOL. 170.
K. Bondon DEP. REG. GEN.

<p>[Faint, illegible text in the left column of the table]</p>	<p>[Faint, illegible text in the right column of the table]</p>
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1882

South Australia

(CERTIFICATE OF TITLE)



Register Book,

Vol. 3860 Folio 170

Balance Certificate of Title from Vol. 2954 Folio 80

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA

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 THAT PIECE of land containing eighty three acres two roods and eleven perches or thereabouts situated in the HUNDRED OF YATALA COUNTY OF ADELAIDE being FIRSTLY PORTION OF SECTIONS 403 and 404 and SECONDLY PORTION OF ALLOTMENT 5 of the subdivision of portion of Section 402 and other land laid out as ANGLE PARK, WHICH said Allotment is bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6468 WHICH said piece of land is more particularly delineated and bounded as appears in the plan in the margin hereof by bold black lines

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 9th day of August 1972

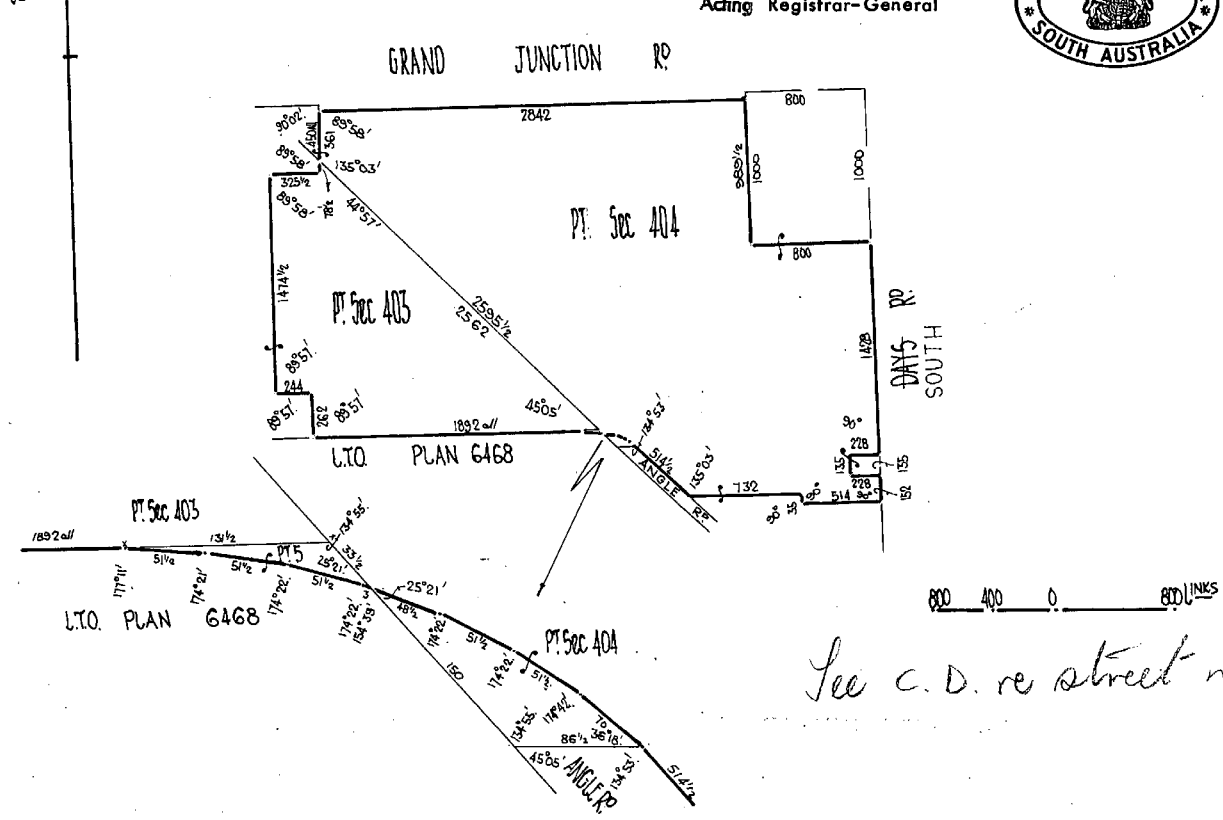
Signed the 9th day of August 1972, in the presence of *M. M. M. M.*

J. E. Oswell

Acting Registrar-General



South Rd. vide Dkt. 2554/1975



OVER

RT 6308915 DP 20461

Cancelled as regards that portion of the within
land comprised in Deposited Plan 20461 (RT 6308915)
and new Certificates issued

Vol 4296 Folios 575 and 576



**ORIGINAL
CERTIFICATE OF TITLE**

South Australia

Register Book,
Volume 4296 Folio 575



New Certificate for portion of the Land in Vol.3860 Folio 170

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA 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 101 of portion of Section 403 and other land HUNDRED OF YATALA in the area named ANGLE PARK (L.T.R.O. DEPOSITED PLAN No.20461) and delineated on the plan hereon In witness whereof I have signed my name and affixed my seal this 20th day of May 1987

Signed the 20th day of May 1987, in the presence of *[Signature]*

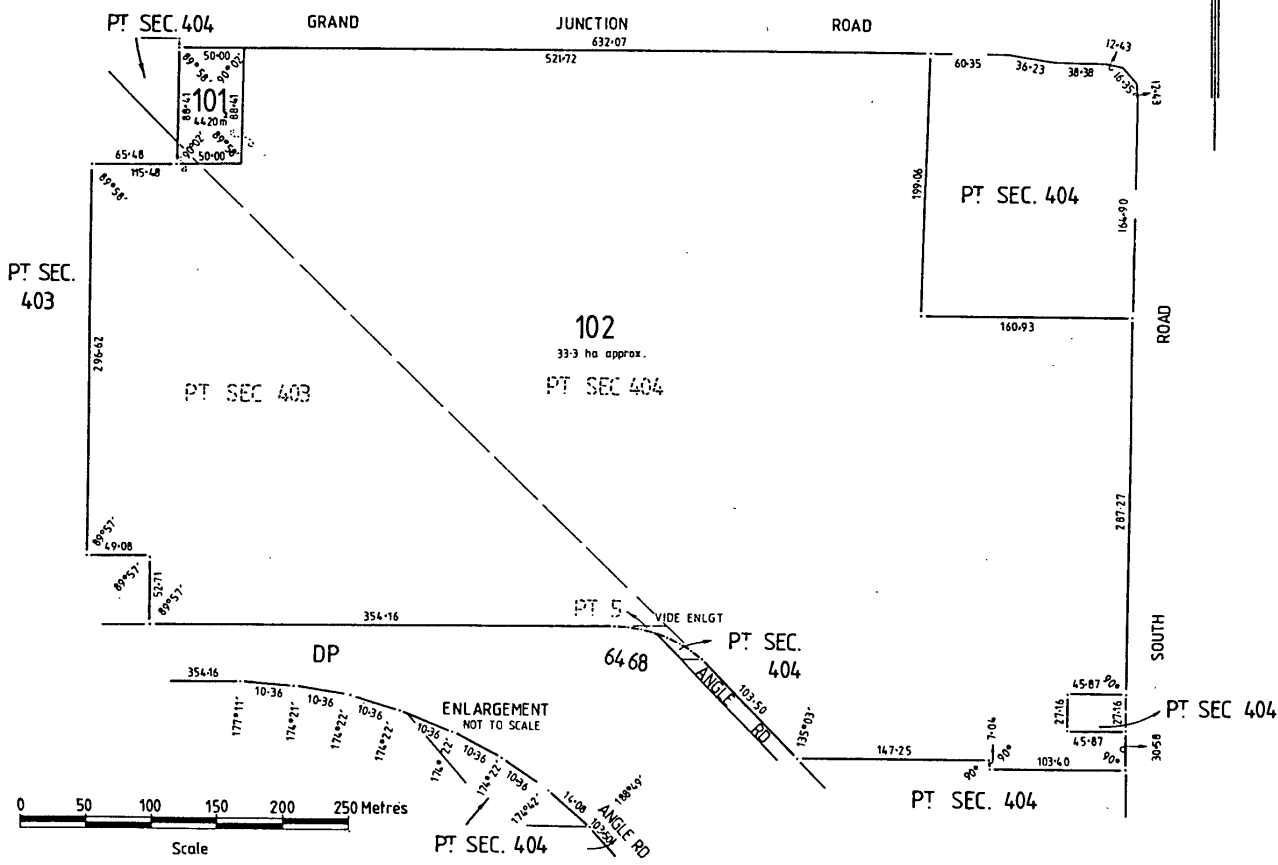
[Signature]

Deputy Registrar-General



The land in this Certificate is
REDESIGNATED
ALLOTMENT(S) 201
FILED PLAN 28828 *[Signature]*

[Faint handwritten notes]



OVER

~~7675280~~

VOL 4296 FOL 575

TRANSFER 6375280 to SOUTH AUSTRALIAN METROPOLITAN
FIRE SERVICE of 99 Wakefield Street Adelaide
5000 of the within land Produced 30.6.1987
at 11:45



CANCELLED

AND New CERTIFICATE OF TITLE
ISSUED VIDE VOL. 6104 FOL.576
7413474



Appendix D

Photographic Log

MFS 17 Stations PFAS Risk Profiling

1 a) Angle Park Training Centre



Photo 1 Main / central foam training area west of driveway facing west



Photo 2 Second foam training area near eastern site boundary, facing east



Photo 3 Gutter draining north towards Grand Jct Rd with former location of high-expansion foam training building in background, facing north-east



Photo 4 Disposal site for soil from demolition of former high-expansion foam training building near western site boundary, facing south-south-west



Photo 5 Chemical storage inside the Training Centre



Photo 6 Open stormwater drain at the north-western site corner, facing east

1 b) Angle Park Fire Station



Photo 7 Rear yard training and wash down area facing north towards the engine bay and Grand Jct Rd



Photo 8 Rear yard training and wash down area facing north towards the station building and Grand Jct Rd



Photo 9 Rear yard training and wash down area facing east towards the Engineering Workshop



Photo 10 Driveway along eastern site boundary, facing north towards Grand Jct Rd



Photo 11 Engineering Workshop foam storage facility, western end of shed along southern site boundary



Photo 12 Apricot tree in front yard at eastern site boundary

Appendix E

**MFS Staff Surveys (AFFF Historical Use
Questionnaire)**

MFS Station – AFFF Historical Use Questionnaire

Please distribute the following questionnaire to nominated MFS personnel who have worked at MFS sites when active use of AFFF (*aqueous film-forming foam, firefighting foam*) occurred before it was phased out in 2016. When applicable, please annotate key site features on the site plans attached at the end of this questionnaire.

MFS Station: Angle Park Station SAMFS Fire Station

Name: REDACTED

Position when working at the site: Station Officer

Phone number: REDACTED

Email: REDACTED

Date of response: 21/06/2022

Item	Question	Response
1	When did you start working at this station?	2010
2	How long have you worked at this station?	12
3	Can you describe where stormwater from the site is usually discharged to (e.g. stormwater pit, nearby creek / pond, street gutter)?	Collected in sump on site then discharged to off-site stormwater drain
4	Can you describe any changes in how stormwater has been managed at the site over time?	No
5	Is stormwater harvested within the site?	No
5.1	If yes, please describe where and how stormwater is harvested.	NA
5.2	For what purposes is stormwater harvested?	NA
6	Are there groundwater wells / bores at the site?	No
6.1	If yes, for what purpose is groundwater used at the site?	NA

Item	Question	Response
6.2	Where are the groundwater well / bores located on site? Please mark the location on the attached site plan.	NA
7	Date when AFFF was first used on site?	Don't know
8	Can you provide the product names of any AFFF used on the site? (e.g. Ansulite, 3M Light Water)	3M
9	Was AFFF used in regular training exercises? If so:	Some training mixture of AFFF and training foam
9.1	How often was the training? (e.g. weekly, monthly, quarterly)	1-2 year x 4 shifts
9.2	Can you describe the location of the training areas and annotate them on the site plan?	Back yard
9.3	Can provide an estimate of how much AFFF was used in each training?	1-2 L of foam concentrate (just enough to create a decent blanket then flush it out)
9.4	Was the training ground sealed / open?	Concrete pavers
9.5	Was AFFF dispersed aerially? If so, please indicate the maximum extent on the site plan?	50% of rear yard
9.6	When was the date of the last training event that included the use of AFFF?	Don't know
10	Please describe how the waste water was managed following training events? Specifically, was there a recycling system, storage pond, storage tanks or drains? Please annotate waste water discharge point / pathways on the site plan.	As stormwater
11	Did any waste water flow into drains that directed the waste water off-site? Please annotate the waste water discharge points / pathways on the site plan.	Discharge into stormwater drain off-site
12	Were there any changes how the waste water was managed over time? If so, please describe the changes.	No
13	Is there any inventory of AFFF use for the site?	No

Item	Question	Response
14	Can you estimate the total volume of AFFF used on site before it was phased out in 2016?	No
15	Where was AFFF stored on site? Please annotate the storage location on the site plan.	Don't recall. We were not supposed to have any on site but had the occasional drum
15.1	What type and size of storage containers were used to store AFFF on site?	20 L container
15.2	What is the number of storage containers or the total volume of AFFF that was typically stored on site at any given time prior to 2016?	Mostly one, possibly 2; AFFF was available from MFS Engineering Workshop next door, if needed.
16	Please describe where and how AFFF was transferred from storage containers to the fire trucks / fire-fighting appliances. What equipment was used to transfer the AFFF?	Either pour into tank on appliance or draw out of drum in drafting exercise
17	How were spent drums of AFFF disposed of?	Return to engineering workshop or to Adelaide Stn.
18	Were there any wash down areas for fire trucks, equipment or AFFF containers? If so:	Back yard same as training
18.1	How was the waste water from such areas managed? (e.g. recycling, treatment, storage pond or discharge to drains)	same as stormwater
18.2	Were there any changes how the waste water was managed over? If so, please describe the changes.	no
19	Please describe / annotate the specific location(s) of any other chemical storage facilities (including fuel and oil) and describe the type and typical use of those chemicals.	20 L jerry can with fuel, in the shed, can on the appliance for small motors. Station store: household quantities or slightly more bleach, degreaser, disinfectant
20	Is there an incident log / register for the site?	

Item	Question	Response
21	Are you aware of any AFFF (or other chemical) releases that may have occurred outside of typical application scenarios? If so:	No
21.1	When did such release(s) happen?	NA
21.2	What substance(s) was/were released?	NA
21.3	Where did such release(s) happen? Please annotate the release point(s) on the site plan.	NA
21.4	Where was the released AFFF or chemical discharged to? Please annotate the discharge point(s) on the site plan.	NA
22	Are there areas of the site where training activities and / or AFFF release(s) have historically occurred that are now unused or have been built on?	Rear engine room was built ~15 years ago, it is reasonable to expect that that areas was used for training / wash down before
23	Have there been any significant bulk earthworks on the Station site that resulted in soil being relocated from one area to another?	Landscaping by station staff, not soil from training area
24	Please describe any changes to the Station that you are aware of with respect to the storage and use of AFFF.	NA

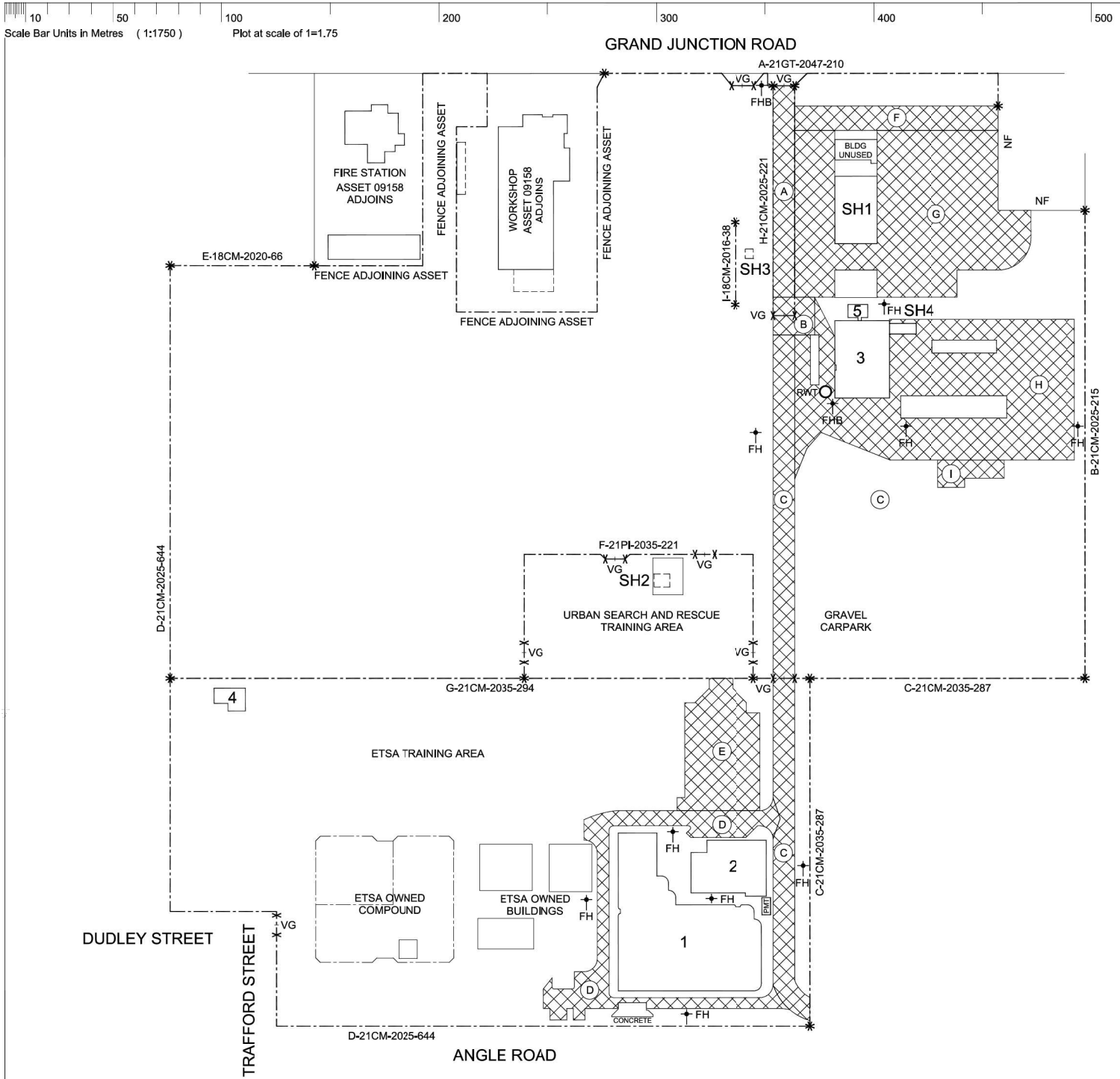
Any other comments or notes.

Engineering workshop had AFFF store of 1000 L IBC to refill appliances; Shed at back of Angle Park Station belongs to Engineering workshop. Storage area at the western end of the shed used to contain AFFF in 20 L containers.

Used more foam for incidents then had to flush trucks at the back of the station (up to 4000 L concentrate at any big incident), flush on site, after smaller incidents at the station ~4-5 times a year per shift = 15 times/year

Question: high expansion foam was used to fill up engine bay for training purposes, did it contain PFAS?

Fruit trees in front yard. (apricot). Stormwater goes right past the tree. There used to be chickens until it was banned.



BUILDINGS

- 1 TRAINING & ADMINISTRATION COMPLEX
- 2 TRAINING COMPLEX (LEASED TO E TSA)
- 3 SOUTHERN SHED - TRAINING BUILDING
- 4 OPTUS HOUSE - TRAINING PURPOSES ONLY
- 5 TRAINING BUILDING ADMINISTRATION

- SH1 NORTHERN SHED - GALV. IRON STORE SHED
- SH2 COLORBOND SHELTER
- SH3 GALV. IRON SHELTER
- SH4 TRAINING STORE (SHIPPING CONTAINERS)

PAVING DETAILS: Location, Type, Fall year, Area (sq ms)

Location	Type	Fall year	Area (sq ms)
A	bit veh	2020	962
B	bit veh	2018	330
C	bit veh	2020	3090
D	bit veh	2022	2057
E	bit veh	2025	1792
F	bit veh	2025	1052
G	bit veh	2025	6064
H	bit veh	2018	6265
I	bit veh	2025	307

FENCES * code-height-type-fall date-length (ms) *

CI	corrugated iron	PW	post and wire
CM	chain mesh	WM	weld mesh
GT	galtube	NF	not fenced
PG	pedestrian gate	VG	vehicle gate

⊕	WM	Water Meter	* Fence junction
⊖	GM	Gas Meter	[PMT] Pad mtd trans

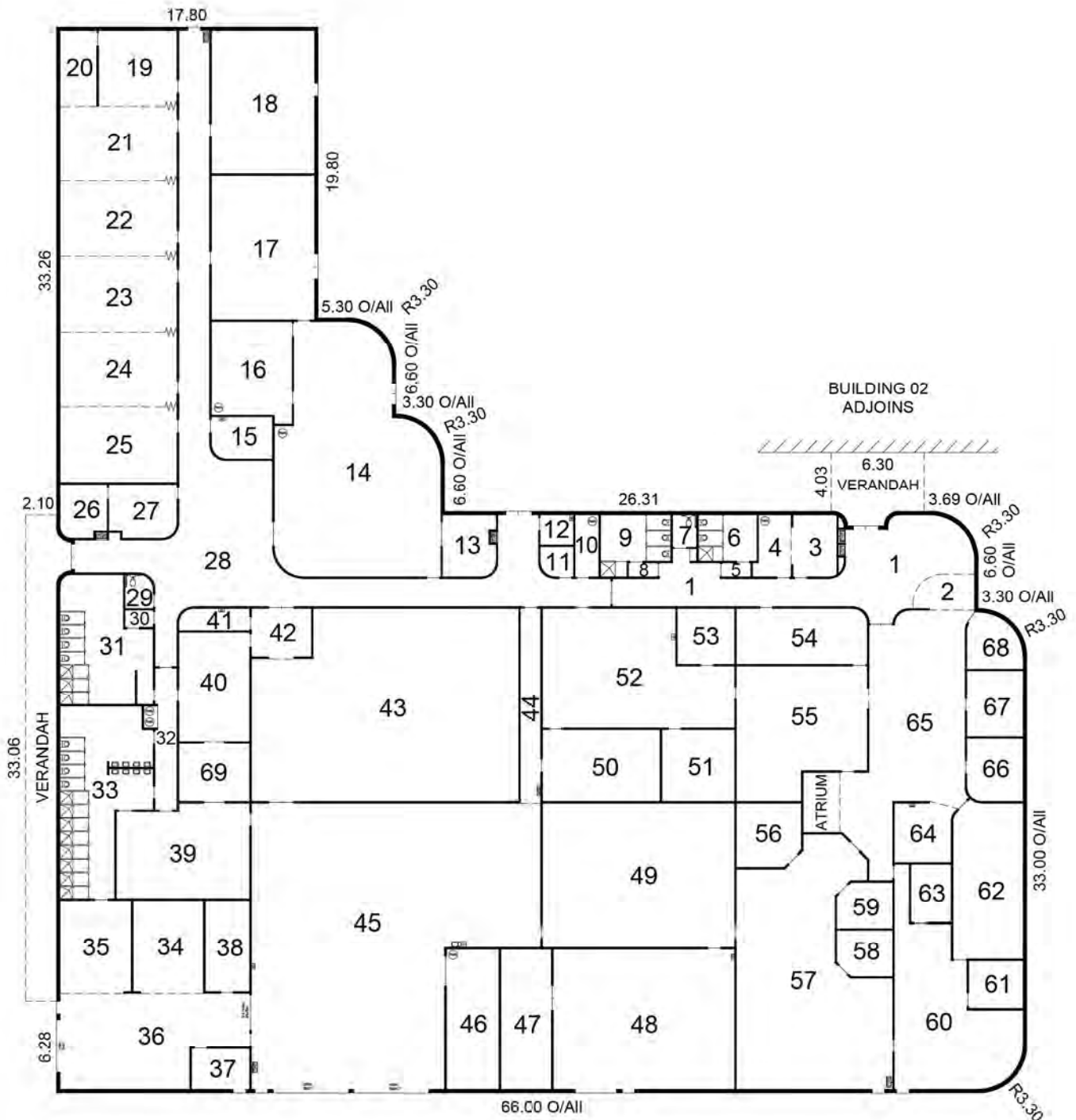
**ANGLE PARK
SAMFS TRAINING CENTRE
480 GRAND JUNCTION RD
ANGLE PARK 5010**



Government of South Australia
Department of Planning,
Transport and Infrastructure

Asset no.	08170	Client.	SAFECOM
DPTI Office.	ADELAIDE	Sheet.	1 of 1
Created by.	Archink	A,Bentley	Feb 2010
Modified by.	Archink	R Steele	Jan 2018
Audited by.	-	-	-
Title details.	refer layer " site-allotment " CT-4296/575		
Site area.	14,8500 ha	Accuracy.	Site Survey
Strategic Asset Management Information System Plan			

SAMIS 08170



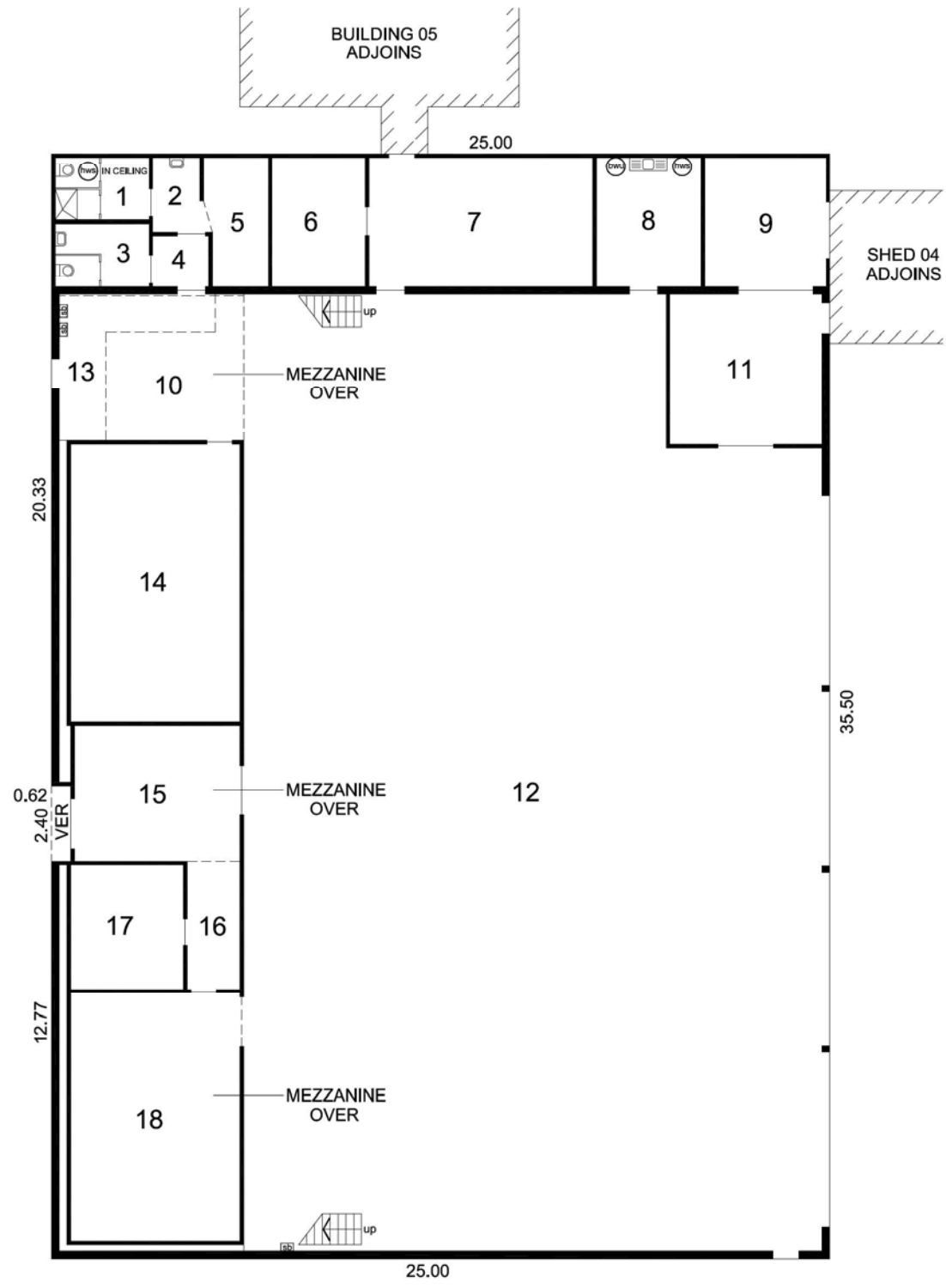
Asset Name	ANGLE PARK SAMFS TRAINING COMPLEX			
Building Use	TRAINING AND ADMINISTRATION			
Created by.	Archink	Drawn	A Bentley	Date Feb 2010
Modified by.	Archink	Drawn	R Arboit	Date Apr 2020
Bldg area m ²	3254	Ver area m ²	100	Plan ref. -



Government of South Australia
Department of Planning,
Transport and Infrastructure

Strategic Asset Management Information System Plan

SAMIS 08170-01-1



Asset Name **ANGLE PARK SAMFS TRAINING CENTRE**
 Building Use **SOUTHERN SHED - TRAINING BUILDING**
GROUND FLOOR

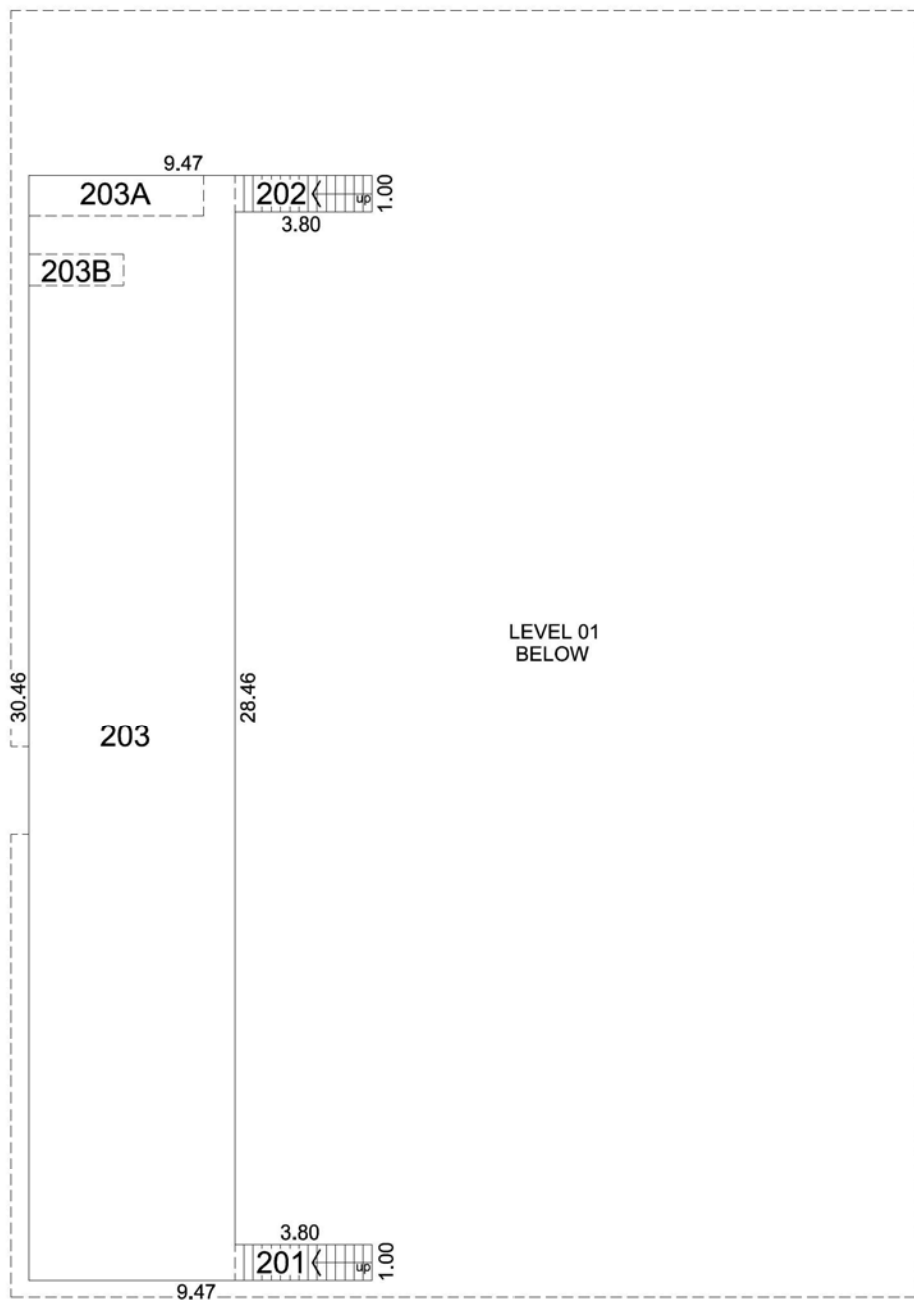


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Created by.	Archink	Drawn	C Kneebone	Date	Mar 2010
Modified by.	Surv cad	Drawn	R.L.Chapman	Date	Sep 2017
Bldg area m ²	918	Ver area m ²	1	Plan ref.	-

Strategic Asset Management Information System Plan

SAMIS 08170-03-1



Asset Name **ANGLE PARK SAMFS TRAINING CENTRE**
 Building Use **SOUTHERN SHED - TRAINING BUILDING**
MEZZANINE FLOOR

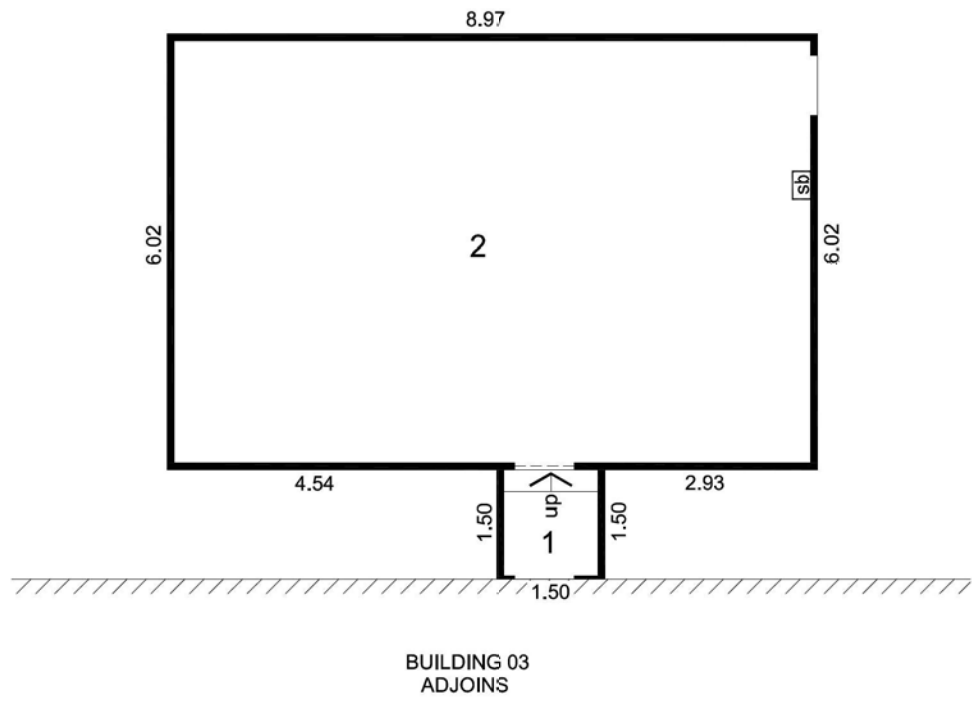



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Created by.	SurvCAD	Drawn	R.L.Chapman	Date	Sep 2017
Modified by.	SurvCAD	Drawn	R.L.Chapman	Date	Sep 2017
Bldg area m ²	180	Ver area m ²	-	Plan ref.	-

Strategic Asset Management Information System Plan

SAMIS 08170-03-2



<p>Asset Name ANGLE PARK SAMFS TRAINING COMLEX</p> <p>Building Use TRAINING BUILDING ADMINISTRATION</p>	 <p>Government of South Australia Department of Planning, Transport and Infrastructure</p>
<p>Created by. <i>Surv cad</i> Drawn <i>R.L.Chapman</i> Date <i>Sep 2017</i></p>	<p>Strategic Asset Management Information System Plan</p>
<p>Modified by. <i>Surv cad</i> Drawn <i>R.L.Chapman</i> Date <i>Sep 2017</i></p>	<p>SAMIS 08170-05-1</p>
<p>Bldg area m² 56 Ver area m² - Plan ref. -</p>	

MFS Station – AFFF Historical Use Questionnaire

Please distribute the following questionnaire to nominated MFS personnel who have worked at MFS sites when active use of AFFF (*aqueous film-forming foam, firefighting foam*) occurred before it was phased out in 2016. When applicable, please annotate key site features on the site plans attached at the end of this questionnaire.

MFS Station: Angle Park Station SAMFS Training Centre
Name: REDACTED
Position when working at the site: Acting Commander of Operational Training
Phone number: REDACTED **Email:** REDACTED
Date of response: 21/06/2022

Item	Question	Response
1	<i>When did you start working at this station?</i>	Since 2001 on off
2	<i>How long have you worked at this station?</i>	For last 8 years
3	<i>Can you describe where stormwater from the site is usually discharged to (e.g. stormwater pit, nearby creek / pond, street gutter)?</i>	On unsealed surfaces, stormwater infiltrates mostly into the ground or flows into stormwater drains. On sealed surfaces, stormwater flows into stormwater drains and is directed off-site either towards Grand Junction Rd to the N or into an open drain to the W.
4	<i>Can you describe any changes in how stormwater has been managed at the site over time?</i>	none
5	<i>Is stormwater harvested within the site?</i>	no
5.1	<i>If yes, please describe where and how stormwater is harvested.</i>	NA
5.2	<i>For what purposes is stormwater harvested?</i>	NA
6	<i>Are there groundwater wells / bores at the site?</i>	no
6.1	<i>If yes, for what purpose is groundwater used at the site?</i>	NA

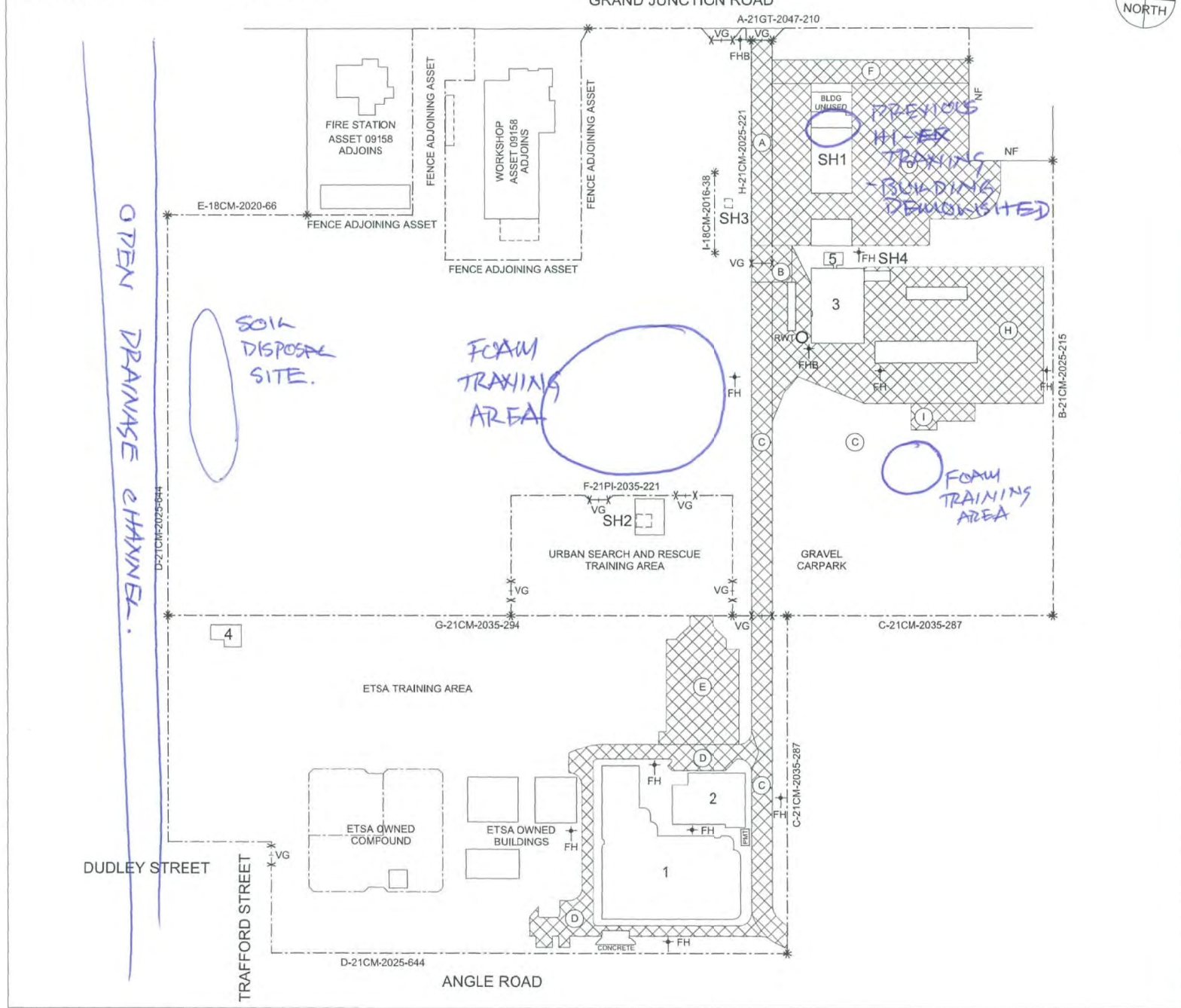
Item	Question	Response
6.2	Where are the groundwater well / bores located on site? Please mark the location on the attached site plan.	NA
7	Date when AFFF was first used on site?	When recruit training started (~2004)
8	Can you provide the product names of any AFFF used on the site? (e.g. Ansulite, 3M Light Water)	No, surplus protein foam and training foam were used rather than AFFF
9	Was AFFF used in regular training exercises? If so:	Surplus protein foam, training foam was used rather than AFFF. AFFF on site needs to be confirmed
9.1	How often was the training? (e.g. weekly, monthly, quarterly)	3 squads per year, 3 days per squad = 9 days per year
9.2	Can you describe the location of the training areas and annotate them on the site plan?	See mark up on map
9.3	Can provide an estimate of how much AFFF was used in each training?	no
9.4	Was the training ground sealed / open?	main area: not sealed (gravel / grass surface) smaller more recent area: gravel
9.5	Was AFFF dispersed aerially? If so, please indicate the maximum extent on the site plan?	As marked on plan
9.6	When was the date of the last training event that included the use of AFFF?	Don't know
10	Please describe how the waste water was managed following training events? Specifically, was there a recycling system, storage pond, storage tanks or drains? Please annotate waste water discharge point / pathways on the site plan.	Same as stormwater: soaks into ground or flows into stormwater drain; open stormwater channel on western site boundary No capture or recycling
11	Did any waste water flow into drains that directed the waste water off-site? Please annotate the waste water discharge points / pathways on the site plan.	most into the ground some off-site into stormwater drain
12	Were there any changes how the waste water was managed over time? If so, please describe the changes.	No
13	Is there any inventory of AFFF use for the site?	Don't know follow up with colleagues

Item	Question	Response
14	Can you estimate the total volume of AFFF used on site before it was phased out in 2016?	no
15	Where was AFFF stored on site? Please annotate the storage location on the site plan.	Most recently in 20 L drums on back of building (training foam since 2016)
15.1	What type and size of storage containers were used to store AFFF on site?	200 L drums of protein foam training foam 20 L drums
15.2	What is the number of storage containers or the total volume of AFFF that was typically stored on site at any given time prior to 2016?	Don't know
16	Please describe where and how AFFF was transferred from storage containers to the fire trucks / fire-fighting appliances. What equipment was used to transfer the AFFF?	Foam inductor system straight from drum into appliance or pour into appliance tank (less likely).
17	How were spent drums of AFFF disposed of?	Disposed to rubbish (as not AFFF)
18	Were there any wash down areas for fire trucks, equipment or AFFF containers? If so:	Flushing of system in training area
18.1	How was the waste water from such areas managed? (e.g. recycling, treatment, storage pond or discharge to drains)	same as stormwater
18.2	Were there any changes how the waste water was managed over? If so, please describe the changes.	no changes
19	Please describe / annotate the specific location(s) of any other chemical storage facilities (including fuel and oil) and describe the type and typical use of those chemicals.	Minor fuel storage ~100L Urban Search and Rescue ~ 100L diesel Household supply of cleaning agents, weedkiller
20	Is there an incident log / register for the site?	Recorded in central safety database

Item	Question	Response
21	Are you aware of any AFFF (or other chemical) releases that may have occurred outside of typical application scenarios? If so:	NO
21.1	When did such release(s) happen?	NA
21.2	What substance(s) was/were released?	NA
21.3	Where did such release(s) happen? Please annotate the release point(s) on the site plan.	NA
21.4	Where was the released AFFF or chemical discharged to? Please annotate the discharge point(s) on the site plan.	NA
22	Are there areas of the site where training activities and / or AFFF release(s) have historically occurred that are now unused or have been built on?	No. Only high expansion foam building demolished incl. 450 mm soil removal, now sealed car park (bitumen)
23	Have there been any significant bulk earthworks on the Station site that resulted in soil being relocated from one area to another?	Soil from beneath demolished high expansion foam building was spread near the western site boundary (see mark up on plan)
24	Please describe any changes to the Station that you are aware of with respect to the storage and use of AFFF.	No

Any other comments or notes.

REDACTED offered to ask his colleagues to obtain information on AFFF use and storage on site.



BUILDINGS

- 1 TRAINING & ADMINISTRATION COMPLEX
 - 2 TRAINING COMPLEX (LEASED TO E.T.S.A)
 - 3 SOUTHERN SHED - TRAINING BUILDING
 - 4 OPTUS HOUSE - TRAINING PURPOSES ONLY
 - 5 TRAINING BUILDING ADMINISTRATION
-
- SH1 NORTHERN SHED - GALV. IRON STORE SHED
 - SH2 COLORBOND SHELTER
 - SH3 GALV. IRON SHELTER
 - SH4 TRAINING STORE (SHIPPING CONTAINERS)

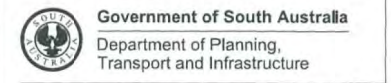
PAVING DETAILS: Location, Type, Fall year, Area (sq ms)

Location	Type	Fall year	Area (sq ms)
A	bit veh	2020	962
B	bit veh	2018	330
C	bit veh	2020	3090
D	bit veh	2022	2057
E	bit veh	2025	1792
F	bit veh	2025	1052
G	bit veh	2025	6064
H	bit veh	2018	6265
I	bit veh	2025	307

FENCES * code-height-type-fall date-length (ms) *

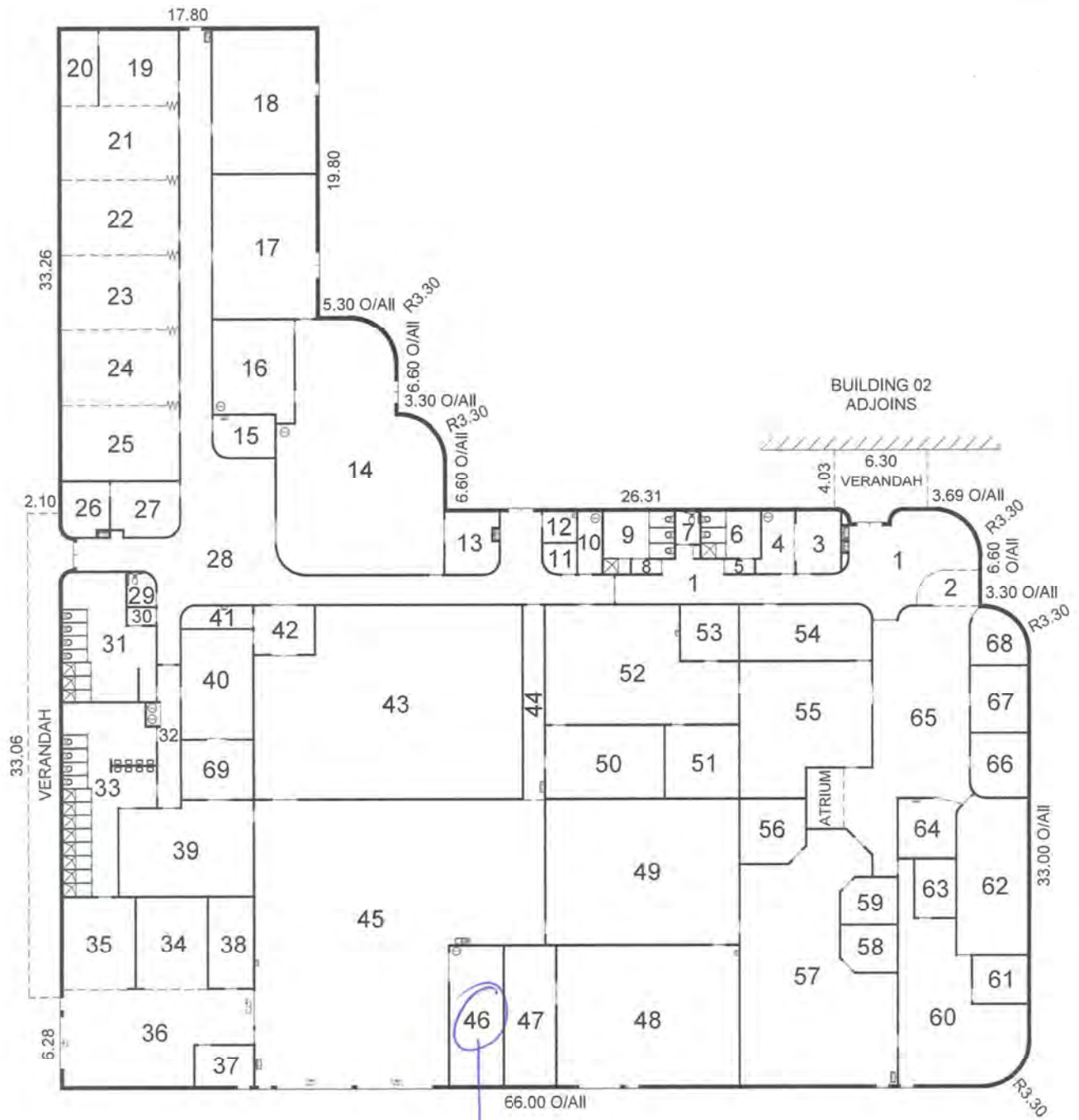
CI	corrugated iron	PW	post and wire
CM	chain mesh	WM	weld mesh
GT	gallube	NF	not fenced
PG	pedestrian gate	VG	vehicle gate
⊖-WM	Water Meter	*	Fence junction
□-GM	Gas Meter	PMT	Pad mid trans

ANGLE PARK SAMFS TRAINING CENTRE 480 GRAND JUNCTION RD ANGLE PARK 5010




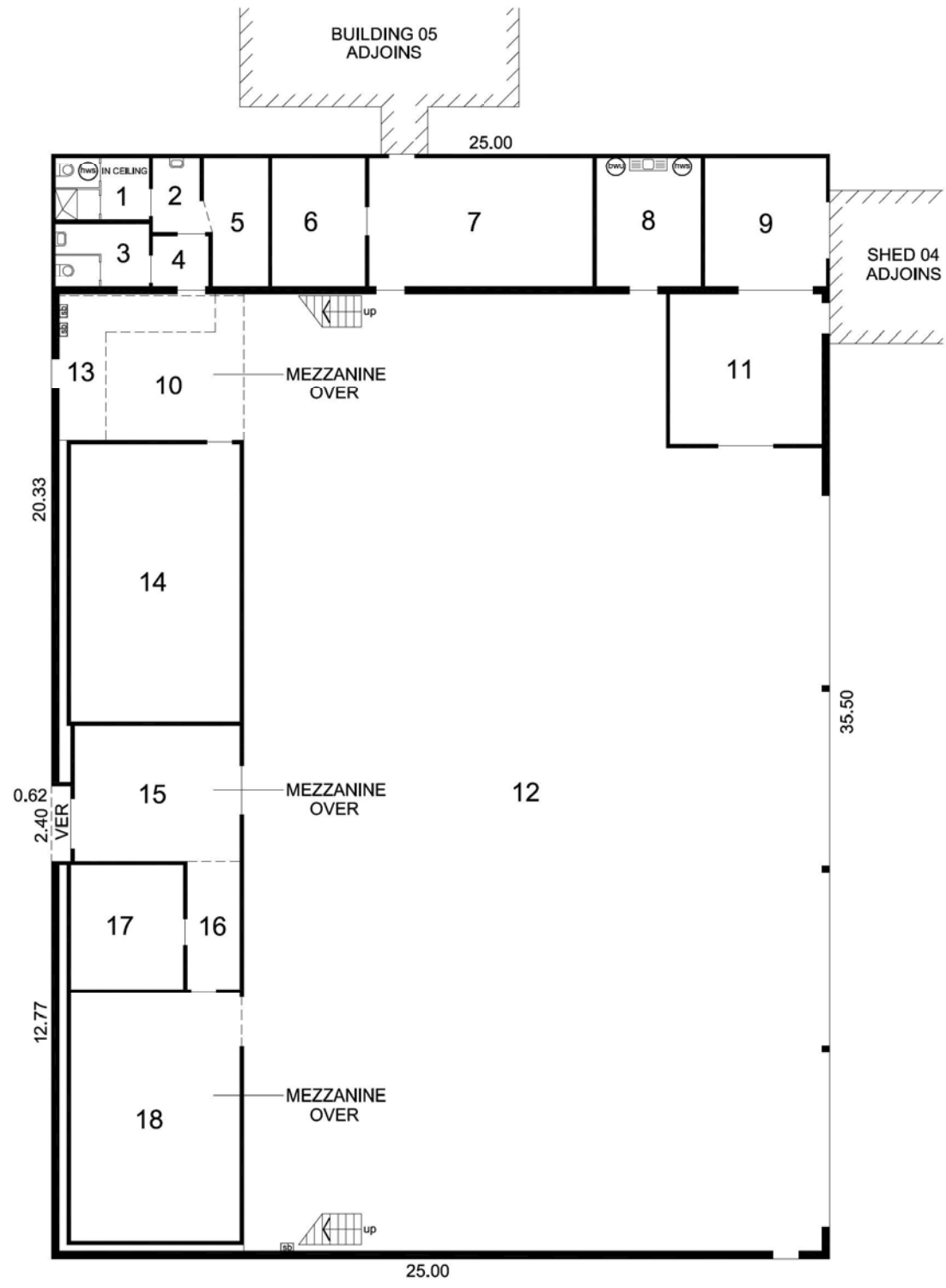
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DPTI Office.	ADELAIDE	Sheet.	1 of 1
Created by.	Archink	A.Bentley	Feb 2010
Modified by.	Archink	R Steele	Jan 2018
Audited by.	-	-	-
Title details.	refer layer " site-allotment " CT-4256/575		
Site area.	14.8500 ha	Accuracy.	Site Survey
Strategic Asset Management Information System Plan			

SAMIS 08170

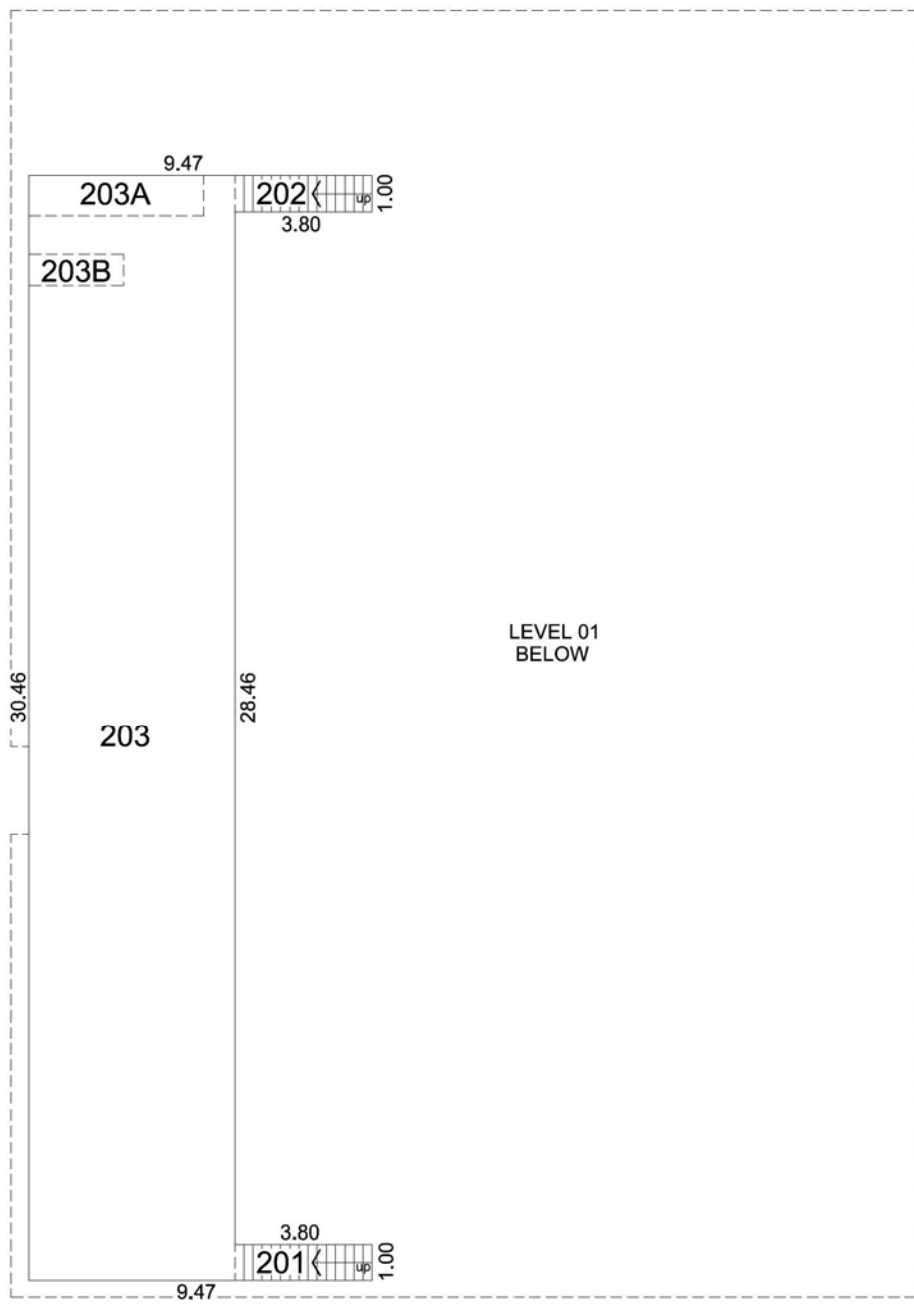


POTENTIAL STORAGE

Asset Name	ANGLE PARK SAMFS TRAINING COMPLEX			 Government of South Australia Department of Planning, Transport and Infrastructure		
Building Use	TRAINING AND ADMINISTRATION					
Created by.	Archink	Drawn	A Bentley	Date	Feb 2010	Strategic Asset Management Information System Plan
Modified by.	Archink	Drawn	R Arboit	Date	Apr 2020	
Bldg area m ²	3254	Ver area m ²	100	Plan ref.	-	
SAMIS 08170-01-1						



Asset Name	ANGLE PARK SAMFS TRAINING CENTRE			 Government of South Australia Department of Planning, Transport and Infrastructure		
Building Use	SOUTHERN SHED - TRAINING BUILDING GROUND FLOOR					
Created by.	<i>Archink</i>	Drawn	<i>C Kneebone</i>	Date	<i>Mar 2010</i>	Strategic Asset Management Information System Plan
Modified by.	<i>Survcad</i>	Drawn	<i>R.L.Chapman</i>	Date	<i>Sep 2017</i>	
Bldg area m ²	918	Ver area m ²	1	Plan ref.	-	
SAMIS 08170-03-1						



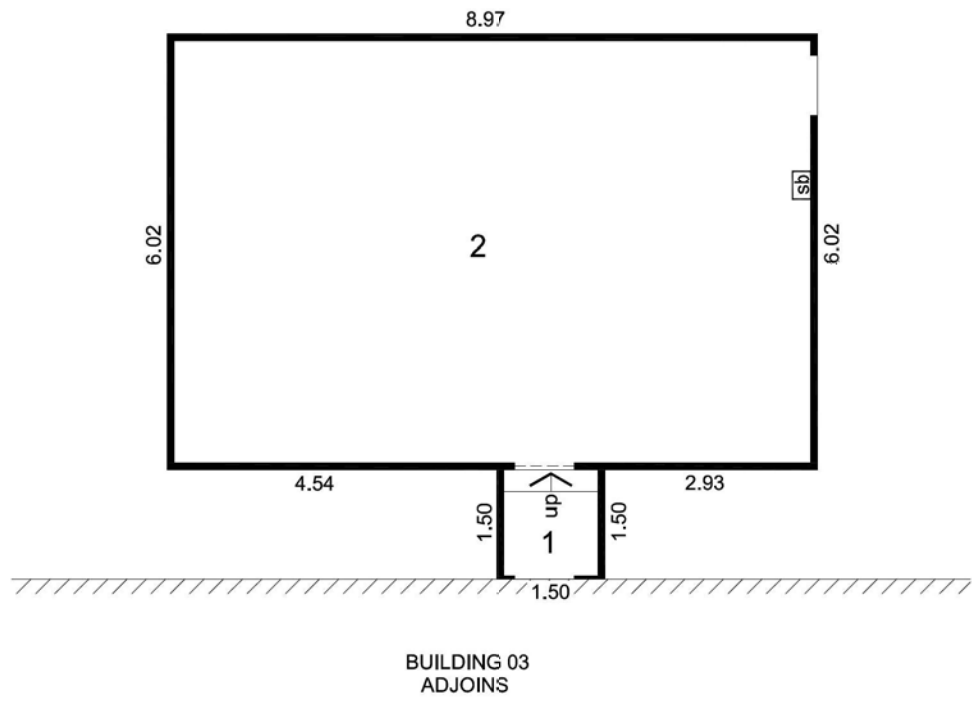
Asset Name	ANGLE PARK SAMFS TRAINING CENTRE			
Building Use	SOUTHERN SHED - TRAINING BUILDING			
	MEZZANINE FLOOR			
Created by.	<i>SurvCAD</i>	Drawn	<i>R.L.Chapman</i>	Date <i>Sep 2017</i>
Modified by.	<i>SurvCAD</i>	Drawn	<i>R.L.Chapman</i>	Date <i>Sep 2017</i>
Bldg area m ²	180	Ver area m ²	-	Plan ref. -



Government of South Australia
 Department of Planning,
 Transport and Infrastructure

Strategic Asset Management Information System Plan

SAMIS 08170-03-2



Asset Name	ANGLE PARK SAMFS TRAINING COMLEX			 Government of South Australia Department of Planning, Transport and Infrastructure		
Building Use	TRAINING BUILDING ADMINISTRATION					
Created by.	<i>Surv cad</i>	Drawn	<i>R.L.Chapman</i>	Date	<i>Sep 2017</i>	Strategic Asset Management Information System Plan
Modified by.	<i>Surv cad</i>	Drawn	<i>R.L.Chapman</i>	Date	<i>Sep 2017</i>	
Bldg area m ²	56	Ver area m ²	-	Plan ref.	-	
SAMIS 08170-05-1						

Appendix F

**SA EPA Statement to Form 1 Section 7
Search Results**



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

Receipt No :
Admin No : 31680 (77034)

GHD
Unit 2, 11 Victoria Square
ADELAIDE SA 5000

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

27 February, 2023

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

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

Title Reference CT Volume 5104 Folio 576
Address Allotment 201 (FP 28828), 456 Grand Junction Road, ANGLE PARK SA 5010

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> 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 no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> 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 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
g)	details of a licence issued under the repealed <i>South Australian Waste Management 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-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
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- b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*? 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
- e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* 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 *Environment Protection Act 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 *Environment Protection Act 1993*? NO
- h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit? NO
- i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit? NO
- j) details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? NO

5-Pollution and site contamination on the land - other details held by EPA

Does 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 *Environment Protection Act 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 *Environment Protection Act 1993*? 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

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.



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