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26 March 2026

Mr Phil Mabbs
Senior Planning Officer
Planning and Land Use Services
Via: PlanSA Portal

Our Ref: 53396LET04

Dear Mr Mabbs

Re: Response to Request for Information – DA 25038676, 1 - 3 Spence Avenue and 380 Glen Osmond Road, Myrtle Bank

MasterPlan has been engaged by Southern Cross Care Inc ('our client') to prepare a response in relation to this Request for Information (RFI), dated 19 December 2025, for the development of a Retirement Facility and Ancillary Community Hub, Alterations and Additions to State Heritage Place, located at 1-3 Spence Ave and 380 Glen Osmond Rd, Myrtle Bank.

To inform this response, Ennovo have reviewed the RFI, and prepared an amended Preliminary Site Investigation and Targeted Environmental Assessment (dated March 2026) and a Construction Environment Management Plan (dated March 2026), refer to **Attachment A and B**.

This RFI sought clarification in respect of the following:

Preliminary Site Investigation (PSI)

> *The EPA advises that additional details regarding the remediation activities planned for the site should be submitted. These details should align with the recommendations from the PSI as well as the requirements outlined by the ASC NEPM and EPA guidelines. The required information should be incorporated into a Construction Environment Management Plan (CEMP). This consideration takes into account the identified likelihood for contamination. Incorporation of remediation measures into a CEMP will ensure site contamination issues can be efficiently addressed without requesting detailed site investigations or the preparation of a more detailed site remediation plan at this time.*

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Response

On behalf of our client, Ennovo has prepared an updated PSI (refer to **Attachment A**) and CEMP to include further investigations in relation to proposed targeted environmental assessment and remediation activities. In summary, the PSI provides for the following:

> *"Based on the outcome of this investigation and the Soil Investigation Report (2023), it is concluded that site contamination exists at the BH06 hotspot located in the southern portion of the site. It is noted that remediation works are proposed in this area (as detailed in a separate CEMP), and upon completion of these works,* ***site contamination will no longer exist****."*

More specifically, Section 4 – Remediation Options Assessment and Section 5 – Site Remediation Plan of the CEMP go into extensive detail regarding the proposed remediation objectives, technologies, methodology, QAQC protocols, timing and reporting.

Construction Environment Management Plan (CEMP)

> *Provide a Construction Environment Management Plan (CEMP) prepared by a suitably qualified and experienced site contamination consultant in accordance with the EPA Industry Guideline Construction Environmental Management Plan (CEMP), the EPA Guidelines for the assessment and remediation of site contamination (2019), the ASC NEPM, and any other relevant guidelines issued by the EPA.*
>
> *The CEMP should address the range of potential contamination issues likely to be associated with the site, based on the proposed land use.*
>
> *The CEMP should address management of the following matters (but not limited to) in relation to site contamination:*
>
> *(a) air quality, including dust*
> *(b) surface water including erosion and sediment control*
> *(c) soils, including fill importation, waste and stockpile management and prevention of soil contamination*
> *(d) acid sulfate soils (ASS), described in the EPA guideline Acid sulfate soil materials (2007), if applicable*
> *(e) soil vapour and ground gas, including potential vapour intrusion*
> *(f) groundwater, including prevention of groundwater contamination*
> *(g) contingencies for unexpected finds*
> *(h) work health and safety*
> *(i) risk communication and engagement*
> *(j) assessment following completion of the proposed works, to verify the site is suitable for the intended use.*

After the CEMP has been prepared, its implementation must be verified by a suitably qualified and experienced site contamination consultant. This verification is essential to support a statement of site suitability for the intended land use (provided by the relevant practitioner) and satisfy the EPA.

Response

On behalf of the client, Ennovo prepared a CEMP for the subject site (refer to **Attachment B**), which discusses (and is not limited to) the inclusions requested above.

Closure

We trust that the information and associated responses provided above and attached will enable assessment of the application to be finalised.

Should anything further be required, please contact the writer.

Yours sincerely

Ken Body
MasterPlan SA Pty Ltd

Enc: Attachment A – Preliminary Site Investigation and Targeted Environmental Assessment, prepared by Ennovo
Attachment B – Construction Environment Management Plan, prepared by Ennovo
Cc: Ms Helen Malone, Delegate Environment Protection Authority

Attachment A

Preliminary Site Investigation and Targeted Environmental Assessment

Prepared by Ennovo

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Preliminary Site Investigation and Targeted Environmental Assessment

Carmelite Aged Care

Glenn Osmond Rd and Cross Rd, Myrtle Bank, South Australia

Southern Cross Care

March 2026

PROJECT NAME:	Carmelite Aged Care Preliminary Site Investigation
JOB ID:	0512.09_SCC_REVD
DOCUMENT CONTROL NUMBER:	0512.09_SCC_Preliminary Site Investigation and Targeted Environmental Investigation_RPT01_REVD
PREPARED FOR:	Southern Cross Care
APPROVED FOR RELEASE BY:	Dr Ben Dearman

DOCUMENT CONTROL				
VERSION	**DATE**	**COMMENT**	**PREPARED BY**	**REVIEWED BY**
A	24/10/25	DRAFT FOR CLIENT REVIEW	CB	MS
B	31/10/25	FINAL	CB	MS
C	12/03/2026	REVISED TO INCLUDE TARGETED ENVIRONMENTAL ASSESSMENT	ZB	MS
D	13/03/2026	FINAL	ZB	MS

Limitations

This advice is provided for use by the client who commissioned the works in accordance with the project brief only and has been based in part on information obtained from the client and other parties. The advice has been prepared specifically for the client for the purposes of the commission. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this advice by any third party.

The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent person with relevant experience, before being used for any other purpose. This report should not be reproduced without prior approval by the client or amended in any way without prior approval by Ennovo.

Should information become available regarding conditions of this report, Ennovo reserves the right to review the advice in the context of the additional information.

Executive Summary

Ennovo has been engaged by Southern Cross Care (SCC) to complete a Preliminary Site Investigation (PSI) and targeted environmental assessment at the property located at the corner of Glen Osmond Road and Cross Road, Myrtle Bank, South Australia (the site). It is understood the site was formerly the Carmelite Monastery grounds, which is now proposed to be redeveloped into aged care residential apartments with associated shared open space. This investigation has been undertaken to support the intended future land use.

Previous Investigations

Several previous environmental investigations were undertaken across the adjacent SCC site which formed part of the former Carmelite monastery and has since been developed into an aged care facility. Investigation works concluded that the site was suitable for land uses including residential, childcare centres and primary schools, public open space and commercial / industrial.

Most recently, a previous soil investigation was undertaken in 2023 by Ennovo at the subject site. The soil investigation comprised twenty-six (26) soil bores to a maximum depth of 4 m below ground level (bgl). Elevated concentrations of metals, total recoverable hydrocarbons (TRH) and polycyclic aromatic hydrocarbons (PAH) were identified exceeding the adopted land use criteria for the proposed development. Leachability and bioavailability testing indicated a low likelihood of contamination that might pose an unacceptable risk to human health or the environment in terms of the proposed development, with the exception of a hotspot located in the southern portion of the site (in the vicinity of test location BH06).

Preliminary Site Investigation

As part of the development application process, a PSI was undertaken to identify the potential for site contamination to exist from both onsite and off-site potentially contaminating activities (PCAs).

The available historical information indicates the site was originally the former Archbishop of Adelaide's residence from the 1890s. In 1936, ownership was transferred to the Carmelite Nuns, who retained the property until 2009, when it was acquired by Southern Cross Care. The site is currently vacant, comprising a large heritage listed building (the former Carmelite Monastery) in the centre of the site. The identified potential on-site and off-site sources of contamination associated with past and present site uses include (but may not be limited to):

- Historical use of fill from various unknown sources brought onto the site.
- Former cemetery located in western portion of the site.
- Use of pesticide and herbicide chemicals across the site including under site buildings and a former orchard directly west of the existing Carmelite Monastery.
- Off-site sources of groundwater contamination including petrol station to the east (current and historical).

Potential contaminants of concern associated with the identified potential sources of contamination include (but may not be limited to) heavy metals, acids, alkalis, volatile organic compounds (including solvents), fuels and oils, polycyclic aromatic hydrocarbons, pesticides, herbicides and asbestos.

Targeted Environmental Assessment

Targeted environmental investigations were carried out to assess the identified PCAs that had not been addressed during earlier soil assessments. This included investigations of the former cemetery and the nearby service station.

A soil investigation was undertaken comprising the drilling of three (3) soil bores across the former cemetery. Selected samples were analysed for a range of potential contaminants of concern which all reported below the laboratory limit of reporting and/or the adopted ecological and health criteria for residential / open space land use.

A soil vapour and indoor air investigation was also undertaken to assess the potential inhalation risks to future site occupants from volatile chemicals in groundwater, potentially originating from the nearby service station. Two (2) soil vapour bores were drilled and installed within the proposed building footprints, and one (1) Radiello® was deployed within the Monastery which is proposed to be retained within the future development. All reported results were below the laboratory limit of reporting and/or the adopted health investigation and screening levels for residential / open space land use.

Concluding Comments

Based on the outcome of this investigation and the Soil Investigation Report (2023), it is concluded that site contamination exists at the BH06 hotspot located in the southern portion of the site. It is noted that remediation works are proposed in this area (as detailed in a separate CEMP), and upon completion of these works, **site contamination will no longer exist**.

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1 Introduction

1.1 Background

Ennovo was engaged by Southern Cross Care (SCC) to undertake a Preliminary Site Investigation (PSI) and a targeted environmental assessment for the site located on the corner of Glen Osmond Road and Cross Road, Myrtle Bank, South Australia (herein referred to as the site).

The site previously formed part of the Carmelite Monastery grounds and is now proposed for redevelopment into aged care residential apartments with associated shared open space. As part of the development application process, a PSI was undertaken in 2025, which identified the potential for site contamination to exist from both onsite and off-site potentially contaminating activities (PCAs). As such, targeted environmental investigations were carried out to assess these PCAs in context of the proposed future land use.

The approximate location of the Site is presented in Figure 1 at the end of this report.

1.2 Objectives

The objective of the investigations was to identify and assess PCAs that may have occurred on the site due to historical or current land uses, and to draw conclusions on the potential contamination status of the site in the context of the proposed future land uses.

1.3 Scope of Work

The following scope of work was conducted:

- Undertake a site history investigation (including reviewing historical aerial photographs, ownership and EPA records).
- Site walkover and interviews with people involved in historical site activities.
- Identifying current and historical PCAs (defined in Environment Protection Regulations, 2009).
- Identification of areas of interest and chemicals of potential concern.
- Limited soil investigation (comprising 3 soil bores) to assess the contamination status of soils.
- Assessment of the soil vapour and indoor air to determine the likelihood or groundwater impacts from off-site PCAs.
- Prepare a report outlining the findings of the investigation, discussion regarding the potential for site contamination to exist at the site, and provision of any relevant recommendations made in relation to the findings.

1.4 Relevant Legislation

This assessment has been undertaken in accordance with the following National and State based guidance for the assessment and investigation of site contamination including but not limited to the following documents:

- National Environmental Protection (Assessment of Site Contamination) Measure (NEPM ASC), 2013[1]
- Environment Protection Act, 1993 (South Australia)[2]
- Environmental Protection Regulations, 2023 (South Australia)[3]
- South Australian Environment Protection Authority (SA EPA), Guidelines for assessment and remediation of contaminated sites, updated November 2019[4]

2 Site Information

Site details are provided in Table 2.1.

Table 2.1: Site Information Summary

Parameter	Summary
Site Address	1, 3 & 7 Spence Ave, Myrtle Bank SA 5064.
Approximate Area	19,578 m^2.
Certificate of Title	Certificate of Title (CT): Volume 6210 Folio 195 – Allotment 1 in Deposited Plan 118577. Volume 5218 Folio 958 – Allotment 62 in Filed Plan 15598. Volume 5825 Folio 902 – Allotment 63 in Filed Plan 15598.
Local Government	City of Unley.
Zoning	Urban Renewal Neighbourhood.
Current Owner	Southern Cross Care.
Current Site Use & Description	The site is an irregular shaped parcel of land and is predominantly vacant. The former Carmelite Monastery building is located in the central portion of the site.
Proposed Development	The site is proposed to be developed into high density aged care residential apartments, shared open space and associated carparking. It is understood the existing heritage building located in the central portion of the site will be retained. A figure showing the proposed development is provided in Appendix A.

[1] NEPC 2013, National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended in 2013

[2] SA Government 1993, Environment Protection Act 1993 (South Australia)

[3] SA Government 2023, Environment Protection Regulations 1993 (South Australia)

[4] EPA 2019, Guidelines for the Assessment and Remediation of Site Contamination

2.1 Previous Investigations – Onsite

2.1.1 Soil Investigation Report – November 2023

Ennovo undertook a soil investigation[5] across the subject site in November 2023 (referred to in the report as Stages 2 and 3), to provide an indication of the contamination status of soils at the site in terms of the proposed redevelopment into high density aged care residential apartments with associated shared garden / recreational open space.

The soil investigation comprisedtwenty-six (26) soil bores to a maximum depth of 4 m below ground level (bgl). Shallow fill material was encountered across both Stage 2 and Stage 3 areas ranging between 0.1 to 1.2 m (bgl). Deeper fill material was encountered at 2.0 to 3.0 m bgl at two locations (BH17 and BH25). Fill material was logged as sandy gravels and clays. Some locations noted secondary consituents including weed matting, crushed bricks (and/or slag), glass and slate tiles.

The soil investigtation identified shallow soil impacts within Stage 2, with copper and zinc concentrations exceeding the adopted ecological criteria, along with one benzo(a)pyrene (B(a)P) result exceeding the adopted health criteria. Subsequent bioavailability testing and statistical analysis demonstrated that these elevated results are not considered to pose an unacceptable risk to the human health of future site occupants or the environment and do not require remediation.

One soil location within Stage 3 (BH06_0-0.1) reported an elevated TRH (C16-C34) and B(a)P concentration exceeding the adopted ecological screening levels, along with a B(a)P TEQ concentration exceeding the adopted health investigation level for high density residential land use. The impacts appear to be limited to surface soils, with B(a)P concentrations vertically delineated in the underlying sample (BH06_0.3-0.5). A thin layer of bitumen was noted at BH06 from 0.2 to 0.3 m bgl which may have attributed to the elevated TRH and B(a)P concentrations.

Additional sampling and testing in the vicinity of BH06 was conducted to delineate the impacts horizontally. All samples reported B(a)P concentrations below the laboratory limit of reporting (LOR), indicating the impacts are limited to BH06.

Based on the site investigations, Ennovo concluded that there was low likelihood of contamination that might pose an unacceptable risk to human health or the environment in terms of the proposed development, provided the hotspot in the vicinity of BH06 is excavated and disposed off-site appropriately. Noting that additional soil sampling and testing may be required to classify soils requiring off-site disposal.

2.1.2 Construction Environmental Management Plan – March 2026

A Construction Environmental Management Plan[6] (CEMP) has been prepared for the site to outline management measures for the potential risks associated with the proposed development of the site into aged care residential apartments with associated shared open space. In addition, remediation is required to address and manage soil impacts previously identified at the BH06 hotspot.

[5] Ennovo, Soil Investigation Report, Carmelite Aged Care, Myrtle Bank, SA (dated 12 December 2023)

[6] Ennovo, Construction Environmental Management Plan, Carmelite Aged Care, Glenn Osmond Rd and Cross Rd, Myrtle Bank, SA (dated 12 March 2026)

The selected remedial approach involves the excavation and off-site disposal of the near-surface impacted soil in the vicinity of BH06. Validation of underlying soils is proposed to provide data on the conditions of soil remaining following removal of near surface soils.

The CEMP reported that upon completion of the remediation works, the site contamination associated with this hotspot will be removed.

2.2 Previous Investigation - Adjacent Site

Several environmental reports have also been completed for the adjacent site to the west, which formed part of the former Carmelite monastery and has since been developed into an aged care facility. The reports provided to Ennovo include the following:

- *Preliminary Site Investigation: Environmental Site History*[7] completed by FMG Engineering (2014).
- *Site Contamination Audit Report, Carmelite Precinct Redevelopment Myrtle Bank*, SA, Completed by Kirsa Environmental (July 2018)[8]
- *Investigation, Remediation and Validation Report* Completed by Environmental Projects (EP) (2017).[9]

Ennovo has reviewed these reports, and a summary of the key information (including relevant site history information) is presented in the following sections.

2.2.1 Preliminary Site Investigation (July 2014)

A site history assessment was undertaken for the subject site, including the adjacent land to the west. Historical records indicated that the site was the residence of the Archbishop of Adelaide prior to 1935 and was subsequently used as a monastery from 1935 to 2009. The site was acquired by SCC in 2009 and has remained vacant since that time.

The report identified the following potentially contaminating activities (PCAs) relating to the site:

- Evidence of imported fill material across the site from an unknown origin.
- Potential historical use of pesticides around trees/shrubbery.
- Former use of the western portion of site as a cemetery.
- Potential historical application of termiticides around existing structures.
- A truck accident reported on-site in 2009.

On site chemicals of potential concern (COPCs) included heavy metals, fuels, oils and pesticides. Off-site PCAs identified were a former brick manufacturer to the north, and a petrol station to the east with associated COPCs include heavy metals, fuels, oils, and solvents.

The report concluded potential risk presented to the identified human health and environment receptors associated with the site.

[7] FMG Engineering, Preliminary Site Investigation: Environmental Site History, Carmelite Precinct PSI, 28 July 2014

[8] Kirsa Environmental, Site Contamination Audit Report, Carmelite Precinct Redevelopment, Myrtle Bank, SA – EPA Ref 61803 (dated 31 July 2018)

[9] Environmental Projects, Investigation, Remediation and Validation Report Carmelite Precinct Redevelopment Audit, 26 October 2017

FMG recommended a soil investigation to be undertaken to assess the contamination status of soils at the site.

2.2.2 Investigation, Remediation and Validation Report - October 2017

Environmental investigations were undertaken across the adjacent site to the west spanning from 2015 to 2017. A review of this report provided information about the site and a summary of the environmental works conducted (including other consultants).

The site was used as a Carmelite Convent (which was predominantly open parkland) and for aged living (with dwellings fronting Cross Road and Spence Avenue). The only potentially contaminating activity (PCA) identified at the site was the importation of fill material from an unknown origin (in dwelling footprints). Other environmentally significant activities potentially applicable to the subject site included the potential use of pesticides on olive and citrus trees and the treatment of wooden structure with termiticides. A petrol station was noted to the north-east of the site beyond Glen Osmond Road which was considered to be a potential off-site environmentally significant activity.

Soil investigations were undertaken across the site across several phases and indicated that:

- Soils across the broader site, outside of the portion of the site developed for residential use, was found to have low contaminant concentrations, below waste fill (WF) criteria.
- Fill in the south and southwestern portion of the site was found to have elevated metal and organochlorine pesticides (OCP) concentrations due to termite treatment and localised polycyclic aromatic hydrocarbons (PAH) concentrations due to sporadic ash and cinder content. All site fill was removed across the audit site for site design level preparation and basement excavation.
- Natural soils beneath site fill, exposed by fill removal and basement excavation, was found to have occasionally elevated (above WF) manganese concentrations which were however within the WF criterion when soil to be removed was considered as a whole (calculated 95% UCL was below the WF criterion).
- Validation samples, collected from exposed site soils across the development site, including proposed landscape areas and on the basement floor (prior to concrete slab pour), had concentrations below the applicable guidelines for residential use, confirming removal of contaminated fill.

An existing groundwater well was located approximately 100 m northeast of the audit site (southeast portion of the subject site). The existing groundwater well contained a permanent pump set up which was unable to be removed from the well and limited the sampling methodology and volume of water able to be recovered from the well. The standing water level (SWL) was measured to be 7.602m bgl, however the total well depth was not measured due to interference with the permanent pump. The well was sampled and tested for a range of potential contaminants of concern including metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene and naphthalene (BTEXN), ammonia and nitrate. All results reported below the adopted screening criteria or below the laboratory limit of reporting. The report concluded that the shallow groundwater was unlikely to be impacted by the identified off site PCA, a potentially up hydraulic gradient service station.

Early construction excavation works identified a large area of ACM impacted demolition debris, which had been used to backfill around a pipeline channelling a creek through the centre of the

development site. The demolition debris was found to extend to a depth of approximately 1.5 m bgl. Its lateral extent was confined to the creek alignment within a building footprint and beyond the development site boundary (ACM impacted material remains under a soil cap outside the development boundary).

Following investigation, remediation and validation works, EP concluded that the site was suitable for the proposed high density residential use (subject to auditor approval).

2.2.3 Site Contamination Audit Report – July 2018

Ennovo was provided with a copy of a Site Contamination Audit Report completed for the adjacent SCC site to the south-west. A summary of the Audit outcomes is provided below:

- There is no site contamination of soils present or remaining beneath the surface of the site. The land use that was considered in forming this opinion was residential land use, in the context of the proposed redevelopment of the site for retirement living and aged care residential.
- There is no site contamination of groundwater under the audit site. The beneficial uses of groundwater that were considered were the realistic potential uses (non-potable domestic usage) protected under the Environment Protection (Water Quality) Policy such as recreation / aesthetics and also irrigation.
- The site is suitable for sensitive uses including residential, childcare centres and primary schools, public open space and commercial / industrial land use.
- No further remediation is required.

2.3 Surrounding Land Use

The key features of the neighbouring properties are shown in Table 2.2 below.

Table 2.2: Surrounding Land Uses

Direction	Surrounding Land Use (in ascending order of distance from site)
North	Retirement Village (Southern Cross Care) (immediately adjacent). Various commercial businesses across Princess Highway (approx. 50 m) Residential buildings extending north (approx. 100 m)
East	Cross Road (immediately adjacent) Petrol station across Princess Highway (approx. 50m) Various commercial businesses (approx. 100 m) Residential buildings extending East (approx. 200m)
South	Vacant land (immediately adjacent) Cross Road (approx. 60 m) Residential buildings extending south across Cross Road (approx. 100 m)

Direction	Surrounding Land Use (in ascending order of distance from site)
West	Retirement Village (Southern Cross Care) (immediately adjacent) Residential Buildings extending West (approx. 300 m)

2.4 Site Inspection Walkover

Ennovo inspected the site on 3 September 2025. The objectives of the inspection were to locate and identify obvious visual contamination indicators (including structures and storage areas containing chemicals).

The following is a summary of the relevant site details noted during the inspection:

- The site is mostly vacant with a large building located in the central portion (former Carmelite Monastery).
- The western portion of the site is currently being used for parking overflow, associated with the aged care facility located adjacent south of the site.
- A fenced off area in the south-eastern portion of the site was observed, containing various discarded construction materials such as bricks/pallets.
- The site generally slopes towards the west, with a creek located between the subject site and the adjacent aged care facility to the southwest. A stormwater swale is located in the valley, towards the south-west of the site Culverts located in the swale likely lead off site and lead downstream towards Glen Osmond Creek.
- Vegetation including grassed areas were noted across the site and several fruit trees were evident in the central portion. All appeared to be well maintained with no visible signs of stress.
- Some localised dumping of material was noted, predominantly towards the eastern boundary of the site. Material was mostly inert, and included wood pieces, pallets, metal sheeting, metal frames/fencing, bricks and pavers.
- Two locked shipping containers were located adjacent the eastern boundary of the site. These could not be accessed during the site inspection and their contents remains unknown.
- A sealed asphalt road extending from the eastern boundary towards the Carmelite Monastery was observed. The asphalt appeared to be aged and in fair condition, with some cracking across the profile.
- Earthworks appear to have occurred across the site, as indicated by surface levelling. Imported fill was also observed across the ground surface of the site which comprised coarse gravels to sandy gravels.
- A groundwater bore was located toward the eastern portion of the site. Pumping equipment was noted to be in fair condition. It is unknown whether the bore is currently in use. Two small above ground tanks were connected as part of the irrigation system.
- The eastern boundary of the site was inspected for any remnant signs of the truck crash referred to in the FMG PSI (2014). No visible signs of contamination, such as staining were observed during the assessment.
- No asbestos containing material (ACM) was noted during the site walkover.
- No other PCAs were noted during the site walkover.

A figure detailing the points of interest found during the site walkover are provided at the end of this report. Photographs taken during the site walkover are provided in Appendix B.

2.5 Interview

Following the site inspection, Ennovo spoke to Lauren Gilder (Project Administrator, Southern Cross Care) to obtain relevant information relating to the site. The following is a summary of the information provided:

- Southern Cross acquired the original site, encompassing around 24,000 m^2 from the Carmelite Nun's Order in 2009.
- The groundwater bore located on site (and observed during the site inspection) is not currently in use. It has however been used for garden irrigation, when required.
- The fenced compound located towards the southeastern portion of the site is used for storage purposes of rare, recovered bricks from the original state heritage building (Carmelite Monastery) for salvage/reuse.
- The remains in the cemetery located towards the west of the original orchard area were relocated off site as part of the Carmelite Nun's orders vacancy from the site (2009).
- No herbicides or pesticides have been known to have been used on site.

3 Environmental Setting

3.1 Topography and Drainage

According to the Location SA Map viewer database[10], there is a gradual slope from an approximate height of 140 m Australian Heigh Datum (m AHD) on the south-eastern to approximately 131 m AHD on the western boundary, sloping in a westerly direction.

3.2 Hydrology

The nearest watercourse is the Glen Osmond Creek located directly north west of the site. It is understood the creek previously extended across the western portion, which has been backfilled and replaced with a stormwater swale located in the north-western portion of the site.

Several small bodies of water / ponds are located within an approximate 2 km radius to the west, south and east of the Site on private properties.

3.3 Geology

The Department of Environment, Water and Natural Resources indicates that the surface geology on the site (on a 1:100,000 scale) is underlain by the Pooraka Formation (Qpap). The Pooraka Formation is described as clay, sand and carbonate earth, with gravel lenses.

A review of the Australian Soil Resource Information Systems (ASRIS) acid sulphate soils map indicates that the site has extremely low probability of acid sulphate soils (ASS). It should be noted that this data is very low confidence, likely due to insufficient data. The impact of acid sulphate soils is a construction risk and an environmental risk during excavation and construction of footings. These conditions are encountered when the underlying groundwater is close to the surface and highly organic materials are present, commonly found in depositional environments closer to St Vincent Gulf.

3.4 Hydrogeology

The site hydrogeology from the South Australian Resource Information Gateway, SARIG[11] indicates the depth to groundwater on site is likely 10-15 m below ground level (bgl). The expected groundwater flow direction is to the west, which is consistent with the general groundwater flow direction across Adelaide, near the Gulf of St Vincent.

The WaterConnect Database provided by the Government of South Australia was used to obtain groundwater data from wells drilled with a 2 km radius of the site. A total of 182 wells were identified within this search radius (full summary provided in Appendix C). The following wells were excluded from this listed as they were deemed not relevant to the report:

[10] Location SA Map Viewer: https://location.sa.gov.au/viewer/, accessed 3 September 2025
[11] South Australian Resource Information Gateway: https://map.sarig.sa.gov.au, accessed 3 September 2025

- Wells with a class other than 'water well';
- Wells drilled to a depth lower than 50m; and
- Bores with a listed status as abandoned, backfilled, not operational, or not located.

The remaining 98 wells were listed as observation, domestic, irrigation, drainage, industrial, investigation, environmental and unknown purposes, and noted the following:

- Total well depths ranged between 1.52 m and 48.0 m.
- The standing water level (SWL) ranged from 1.16 m to 33.0 m bgl.
- Total Dissolved Solids (TDS) ranged from 268 mg/L to 4,240 mg/L. Based on information in the SA Environment Protection (Water Quality) Policy[12], groundwater underlying and in the vicinity of the site may be unsuitable for drinking, irrigation and livestock use due to the elevated TDS values at the upper end of the range.
- The closest domestic well in the inferred down hydraulic gradient is located 1.13 km west of the site. The well was drilled in 2002 to a maximum depth of 22 m bgl and was drilled for domestic purposes. The TDS was recorded as 1,300 mg/L and EC as 2,350 µS/cm. The SWL was recorded as 15 m bgl. No other information relating to the well were listed in the Waterconnect database.

During the site inspection (refer Section 2.3), Ennovo personnel identified an on-site well which appeared to be used for irrigation. It is noted there is no record of this well on the Waterconnect database. Environmental Projects (EP) sampled what is believed to be the on-site well and determined the SWL to be 7.602 m bgl, the EC as 1,945 µS/cm and pH of 7.44.

4 Site History

4.1 Historical Ownership

A historical ownership search was undertaken using the South Australian Integrated Land Information System (SAILIS).

The search indicated that the site was originally part of a larger parcel of land in 1896 where it was owned by the former Archbishop of Adelaide, John O'Reily. Portions of the original parcel were gradually sub-divided and transferred to various individuals and corporate entities. Between approximately 1915 and 1922, the majority of the land was transferred to the Catholic Church Endowment Society Incorporated, and then subsequently to the Carmelite Nuns Incorporated in 1936. A portion of the land (not on subject site but adjacent north) was owned by the Glen Osmond Brick Company from 1963.

The site has been under the ownership of Southern Cross Care since 2009.

A full certificate of title history is included in Appendix D.

[12] SA Environment Protection (Water Quality) Policy, 2015 under the Environment Protection Policy Act 1993

4.2 Previous Site Occupants – Sands & McDougall Directories

A search of the Sands and McDougall South Australian Street, Trade, Professional and Municipal Directory was conducted from 1940 (in 10-year intervals) up to the final edition published in 1973. The search focused on properties along Cross Road (north and south side) and Glen Osmond Road (west and east side). Details regarding past occupancy of the site and neighbouring properties are summarised in the table presented in Appendix E. Where possible, site occupants are presented in bold text. It is noted that some street numbers may have changed over time and therefore exact site locations may differ to the listed address.

The search revealed the site was occupied by the Carmelite Monastery since the 1950s. In 1970, part of the site was occupied by Carmel Pottery, a subsidiary of the Carmelite Nuns Incorporated. No occupancy records are available for individuals located directly on the site prior to 1950.

Occupants of interest on properties surrounding the site include City Bricks Ltd (adjacent north of the subject site since at least the 1950s), a grazier, book maker, mechanic, gardener, welder, carter and labourer. It is noted the Glen Osmond Service Station was located directly east of the site, since at least 1940 and a used car business was noted east of the site in the 1960s.

4.3 Historical Aerial Photography

Aerial photographs of the site and surrounding area dating from 1949 have been reviewed by Ennovo. This data was reviewed to identify historical land uses and any activities that may have led to site contamination. Details of the photographs and significant features of the site and surrounding area are shown in figures at the end of this report. Copies of the aerial photographs are presented in Appendix F.

Table 4.1: Historical aerial photography summary

Year	Observations
1949	**On-site** –A large building understood to be the former Carmelite Monastery is located in the central portion of the site, with an associated sealed driveway extending from the present-day Glen Osmond Road to the building. Two additional buildings / structures are located in the north to north-eastern portion of the site. An area of evenly spaced trees resembling a small orchard is located directly west of the monastery. Various additional trees/shrubs are located across the remainder of the site. **Off-site** – The land directly north of the site appears to form part of the broader Carmelite property. Further north, the land appears to be industrial in nature and likely associated with the former brick manufacturing activities. No evidence of former clay pugholes were observed in the photograph. Three residential dwellings are located immediately south-west of the site, with additional residential properties situated to the west and east.
1959	**On-site** – An additional building has been constructed directly east of the existing Carmelite Monastery as well as changes to the original building layout. A row of concrete slabs, likely indicative of a cemetery, is located directly south-west of the existing orchard. In the 1959 aerial photograph, this feature appears off-site due to notable image distortion. However, more recent imagery, which is

Year	Observations
	considered more reliable, clearly shows the cemetery within the site boundary. The remainder of the site is mostly unchanged. **Off-site** – Expansion / changes have occurred at the City Bricks Ltd site to the north, including the construction of additional buildings. Residential development has occurred in all directions surrounding the site.
1968	**On-site** –Additional buildings / extensions have been constructed to the Carmelite Monastery building, predominantly to the north and south. Small buildings/sheds are evident across the broader site in the vicinity of the main monastery building. A significant number of trees have been cleared. **Off-site** – The City Bricks Inc site has expanded towards the subject site. The boundary now resides along the current site boundary. Further residential developments surrounding the site in all directions.
1979	**On-site** – The aerial image is of poor quality, and some features are difficult to distinguish. The site features remain mostly unchanged from the previous 1968 aerial image. A residential building is now located on site, towards the western boundary. **Off-site** – Some additional buildings have been developed at the City Bricks Inc site. Commercial buildings have been built to the east, across Glen Osmond Road.
1989	**On-site** – The aerial image is of moderate quality, and some features are difficult to distinguish. The site features remain mostly unchanged from the previous 1979 aerial image. **Off-site** – the buildings/chimney stack associated with City Bricks Inc appears to be demolished. The site is now comprised of several large commercial/industrial sheds. Further development of commercial buildings along Glen Osmond Road. Further residential developments surrounding the site in all directions.
1999	**On-site** – The aerial image is of moderate quality, and some features are difficult to distinguish. The site features remain mostly unchanged from the previous 1989 aerial image. **Off-site** – the commercial/industrial buildings to the north of the site have been demolished, and a large residential development (Carmelite retirement units) is now in its place.
2005	**On-site** –The site features remain mostly unchanged from the previous 1999 aerial image. **Off-site –** The off-site features remain mostly unchanged from the previous 1999 aerial image.
2015	**On-site** –The site features remain mostly unchanged from the previous 2005 aerial image. **Off-site –** The site features remain mostly unchanged from the previous 2005 aerial image.
2020	**On-site** – A large quantity of on-site buildings/extensions have been demolished. The only remaining building on site is the original heritage Carmelite Monastery at the centre. The land towards the west of the site has been cleared and is now being used as carparking for the nearby Carmelite retirement village located southwest of the site. A fenced section is located at the southeastern portion of the site. The contents within the fenced section appears to be mostly comprised of bricks.

Year	Observations
	Off-site – A multi-story residential building (SCC Carmelite) has been built adjacent to the site, at the southwestern boundary.
2025	**On-site** – The site features remain mostly unchanged from the previous 2020 aerial image. **Off-site –** The off-site features remain mostly unchanged from the previous 2020 aerial image.

4.4 Government Records

4.4.1 EPA Section 7 Search

A Section 7 search under the Land and Business (Sales and Conveyancing) Act 1994 was conducted by the South Australian EPA for the site. The search results indicated the following, as of 28 August 2025:

- The SA EPA **does not** hold any information relating to mortgages, charges or prescribed encumbrances affecting the site under the relevant sections of the Environment Protection Act 1993.
- The SA EPA **does not** hold any licence(s) or environmental authorisation ever issued to operate a waste depot on the land under the South Australia Waste Management Commission Act 1979, the Waste Management Act 1987 or the Environment Protection Act 1993.
- In relation to the subject site, the EPA Public Register **does not** hold any information relating to:
    - Material or serious environmental harm caused or threatened in the course of an activity;
    - Site contamination notified to the EPA under section 83A of the Environment Protection Act 1993;
- The EPA Public register **does** hold information relating to:
    - Details relating to the commencement of a site contamination audit and details of a termination before completion.

Ennovo requested further information relating to the records (SC61803) held by the SA EPA and was provided with a copy of the audit report relating to the adjacent site to the west (as summarised in Section 4.4.2). It is noted that an audit termination was issued in 2018 to exclude a portion of CT 6210/195 from the original audit area. Therefore, as of October 2018, there are no current audits related to the subject site. A copy of the EPA section 7 search(s) for the site is provided in Appendix G.

4.4.2 EPA Site Contamination Index

A search was conducted of the EPA's online Site Contamination Index for information relating to notifications and reports received by the EPA that relate to specific suburbs or towns. There were no notifications or reports in the EPAs Index for the site, however, there are several notifications for the adjacent properties, and nearby properties. The search includes Myrtle Bank and adjacent suburbs Glen Osmond, Mount Osmond and Urrbrae.

The results within a 1 km radius of the site as of 10 January 2025 are summarised in Table 4.2.

Table 4.2: Summary of Site Contamination Index Information (1 km buffer)

Notification No	Type	Address	Activity	Proximity to Site
61803 61803 - 001	Audit Notification, report and Termination	Spence Avenue MYRTLE BANK SA 5064	Fill or Soil Importation	0 m West (adjacent to site)
63401 – 01	S83A Notification	405 – 411 Glen Osmond Road GLEN OSMOND SA 5064	Listed Substances (storage); Service Stations	40 m East

It is noted that groundwater contamination has been reported in the inferred-up gradient groundwater flow direction (east). As such, it is possible for contamination from the nearby site to be migrating beneath the subject site via groundwater movement.

4.4.3 EPA Public Register, Clean-up Orders, Authorisations, Applications, and EPA Assessment Areas

A search for EPA Public Register, clean up order authorisation and authorisation applications did not return any results for the site or neighbouring sites. The search includes Myrtle Bank, and adjacent suburbs Glen Osmond, Mount Osmond and Urrbrae. There were several results reported within the 1 km search buffer. The results are summarised in Table 4.3.

Table 4.3: Summary of EPA Public Register, Clean-up Orders, Authorisations, Applications, and EPA Assessment Areas Information

Record No	Type	Site	Activity	Proximity to Site
51108	Licence (Issued) (19/06/2025)	ON THE RUN PTY LTD 405-411 Glen Osmond Road GLEN OSMOND SA 5064	Petrol Stations.	40 m East
37662	Licence (issued) (31/05/2025)	RIDGE PARK ALLOTMENTS 127 & 128 (FP 15596) Glen Osmond Road MYRTLE BANK SA 5064	Discharge of stormwater to underground aquifers from a stormwater drainage system.	125 m North
1027	Licence (Issued) (09/11/2025)	THE UNIVERSITY OF ADELAIDE Waite Campus Lot 101 Mount Barker Road URRBRAE SA 5064	Activity producing a listed waste.	600 m South

Record No	Type	Site	Activity	Proximity to Site
278	Licence (Issued) (19/10/2023)	MINISTRY FOR PRIMARY INDUSTRIES AND REGIONAL DEVELOPMENT Part Lot 100 Hartley Grove URRBRAE SA 5064	Activity producing a listed waste.	600 m South
259	Licence (Issued) (13/07/2022)	COMMONWEALTH SCIETIFIC AND INDUSTRIAL RESEARCH ORGANISATION Part Lot 100 Waite Road URRBRAE SA 5064	Activity producing a listed waste.	600 m South
50940	Licence (Transferred) (13/03/2020)	SHAHIN ENTERPRISES PTY. LTD 405-411 Glen Osmond Road GLEN OSMOND SA 5064	Petrol Stations.	40 m East
37643	Works Approval Application	CORPORATION OF THE CITY OF UNLEY Allotment 128 (FP 15596) Glen Osmond Road MYRTLE BANK 5064	Discharge of stormwater to underground aquifers from a stormwater drainage system.	125 m North

The search indicated that there are no clean-up orders, Authorisations or EPA Assessment Areas within a 1 km radius of the site. There are, however, several EPA licences relating to petrol stations, discharge of stormwater and listed waste production in proximity to the site. It is unknown if these activities pose a risk of contamination to the subject site.

4.4.4 Dangerous Goods Search

During a previous preliminary site investigation by FMG (2014), SafeWork SA (under the Department for Premier and Cabinet) was contacted about its knowledge of dangerous substances storage at the site. The response indicates that no documents have been identified in relation to dangerous goods being currently or historically stored on site, as of May 2014.

Ennovo did not undertake an updated dangerous goods search relating to the site given the site has remained vacant and owned by SCC since the original search in 2014.

A copy of the SafeWork SA Dangerous Goods Search for the site is provided in Appendix G.

4.4.5 Review of State and National Heritage Records

A search of the following databases was conducted for locations holding Commonwealth, National, State, SA and Aboriginal land in the vicinity of the site:

- Commonwealth and National Heritage Lists – Australian Government Department of Agriculture, Water and the Environment, 2025.
- State and SA Heritage Areas/List – Department for Environment and Water, 2025.
- Aboriginal Land – Department for Energy and Mining, 2025.

The Carmelite Monastery, located on the site, is a State listed historical dwelling which will be retained as part of the proposed development. There are several local and State Heritage listed sites within a 1 km proximity to the site. The closest heritage listed site off-site is a War Memorial, located 60 m northwest. It is noted that none of the heritage sites are expected to be affected by the proposed development.

A full list of heritage listed places within a 1-kilometre search area of the site is summarised in Appendix H.

4.5 Review of Data Integrity

The information obtained from the previous sections of this report are considered to be in general agreement. It is therefore concluded that the information provided in this historical assessment has an acceptable level of accuracy for the purposes of the PSI.

5 Potentially Contaminating Activities

For the purpose of sections 103C and 103H of the Environmental Protection Act 1993, the following activities are prescribed as potentially contaminating activities in the Environmental Protection Regulations 2009:

1. an activity of a kind set out in Schedule 3 clause 2, undertaken in the course of a business.
2. a domestic activity of a kind set out in Schedule 3 clause 3.
3. any other activity (other than an activity of a kind excluded under Schedule 3 clause 2 from the ambit of potentially contaminating activities) undertaken in the course of a business involving:
    a) the manufacture, production (including as a by-product or waste) or recycling of a listed substance or a product containing a listed substance.
    b) the storage at a discrete premise of the business of:
        i. 500 litres or more of a liquid listed substance: or
        ii. 500 kilograms or more of a listed substance other than a liquid.

The review of the site history has identified several potentially contaminating activities (PCAs). The details of each of the PCAs, contaminant persistence / mobility and commentary about the identified PCA are presented in Table 5.1.

Table 5.1: Summary of Potentially Contaminating Activities

Activity	Chemical/s of Potential Concern (COPC)	Comments regarding the PCAs	Media which could be impacted
On-Site			
Historical use of fill from various unknown sources brought onto the site	Heavy metals - Mobility = low, persistence = high OCP – Mobility = low to moderate, persistence = high PAHs - Mobility = low, persistence = high TRH - Mobility = moderate, persistence = moderate BTEX – Mobility = moderate, persistence = high PFAS - Mobility = low, persistence = high	It is likely that the site was levelled with material from an unknown origin during construction of site buildings historically as a base course under footings. During the site inspection, fill material was observed across the ground surface comprising sands and gravels. A soil investigation undertaken by Ennovo in 2023 confirmed the presence of fill material across the site, with depths ranging from 0.1 to 3.0 m bgl (refer to Section 2.1.1). Deeper fill was encountered in the north-western portion of the site, adjacent a former creek understood to have been backfilled with various material including asbestos. It's likely the historical creek extended into the site in the north-western portion of the site. The previous soil investigation also identified a hotspot containing elevated concentrations of TRH (C16-C34), B(a)P and B(a)P TEQ (referred to as BH06 hotspot), exceeding the adopted ecological and/or health criteria for residential land use. This PCA is considered to present a **low to medium risk** of site contamination, based on the above.	Soil & groundwater
Former cemetery located in western portion of the site	Heavy metals - Mobility = low, persistence = high Nitrates – Mobility = high, persistence = low Formaldehyde – Mobility = high, persistence = low	A cemetery was previously located on site, to the west of the Carmelite Monastery. It is understood that all human remains were relocated and no longer present on site. It is not known exactly when the remains were relocated, however, based on historical aerial imagery, it is likely to have	Soil & groundwater

Activity	Chemical/s of Potential Concern (COPC)	Comments regarding the PCAs	Media which could be impacted
		occurred between 2015 and 2025. Associated contaminants linked to burial activities are unlikely, given the removal of the remains. This PCA is considered to present a **low risk** of site contamination, based on the above.	
Use of pesticide and herbicide chemicals across the site including under site buildings	Arsenic - Mobility = low, persistence = high OCP – Mobility = low to moderate, persistence = high OPP – Mobility = low to moderate, persistence = low Acid herbicides – Mobility = low to moderate, persistence = low TRH – Mobility = moderate, persistence = moderate	Historically, the use of OCPs as termite control chemicals was not completely discontinued until 1995 (Australian Pesticide and Veterinary Medicines Authority). Furthermore, fuel related compounds and heavy metals were known to be used to control weed or plant growth. Any impacts would likely be limited to near surface soils. An orchard is noted to have historically existed on site, towards the western side of the existing Carmelite Monastery (although it is likely this was small scale trees and any routine spraying would have been in accordance with manufactures instructions). Additionally, herbicides may have been used to control weeds across the site prior to the establishment of the hardstand areas and more recently to control weed growth along fence lines and concrete joins. This PCA is considered to present a **low risk** of site contamination, based on the above.	Soil
Off-Site			
Off-site sources of groundwater contamination	Heavy metals - Mobility = low, persistence = high TRH - Mobility = moderate, persistence = moderate	Groundwater contamination is known to exist in the vicinity of the site, associated with a petrol station located in the inferred up-gradient	Groundwater & soil vapour

Activity	Chemical/s of Potential Concern (COPC)	Comments regarding the PCAs	Media which could be impacted
including petrol station to the east (current and historical)	BTEX – Mobility = moderate, persistence = high Solvents - Mobility = high, persistence =high PAHs - Mobility = low, persistence = high	direction, approximately 50 m across Glen Osmond Road. The petrol station has been operational since at least the 1940s. A groundwater well located on the subject site (noted during Ennovo's site inspection) was sampled in 2017 as part of an environmental assessment of the adjacent site. The 2017 report concluded that the shallow groundwater was unlikely to be impacted by the identified off site service station. This PCA is considered to present a **low** risk of site contamination, based on the above.	
Use of the immediate adjacent land for brick manufacturing.	Heavy metals - Mobility = low, persistence = high PAHs - Mobility = low, persistence = high TRH - Mobility = moderate, persistence = moderate BTEX – Mobility = moderate, persistence = high	According to historical imagery, City Bricks Inc operated a brick manufacturing site since at least 1949 until 1989, located immediately north adjacent to the site. It is noted that the land has since been developed into residential allotments, and any impacts are likely to have been removed as a result. This PCA is considered to present a **low** risk of site contamination, based on the above.	Soil & groundwater
Truck accident adjacent eastern boundary of the site	Heavy metals - Mobility = low, persistence = high TRH - Mobility = moderate, persistence = moderate BTEX – Mobility = moderate, persistence = high PFAS - Mobility = low, persistence = high	The previous PSI conducted in 2014 indicated that a truck crash occurred adjacent to the eastern boundary of the site, along Glen Osmond Road. A Google search indicates the incident took place on 6 September 2007, damaging a portion of the eastern boundary masonry wall. No visible signs of contamination were observed during Ennovo's site inspection. This PCA is considered to present a **low** risk of site contamination, based on the above.	Soil & groundwater

NOTES:-

- TRH = total recoverable hydrocarbons
- BTEX = benzene, toluene, ethylbenzene, xylene
- Heavy metals = arsenic, cadmium, chromium, copper, nickel, lead, mercury and zinc
- PAH = Polycyclic Aromatic Hydrocarbons
- VOC = Volatile Organic Compounds
- PCB = Polychlorinated Biphenyls

6 Targeted Soil Investigation

Following completion of the PSI, a targeted soil investigation was undertaken across the former cemetery, which had not been assessed as part of Ennovo's 2023 soil investigation. The investigation was undertaken to assess the potential for contamination associated with the former cemetery use.

Details of the intrusive soil investigation are presented in below in the following sections.

6.1 Soil Sampling Plan and Rationale

Soil sampling was undertaken on 12 February 2026 and comprised the drilling of three (3) soil bores to a maximum depth of 3.0 m bgl. Soil bore locations were selected using a grid-based pattern to provide general spatial coverage across the former cemetery area.

The soil locations are presented in Figure 04 at the end of this report.

6.2 Soil Sampling Methodology

All soil bores were drilled using mechanical push tube techniques with a 4WD mounted drill rig. Soil cores recovered during the borehole investigation were removed from the sampling equipment and placed in a clean core tray. Soil samples were collected from regular depth intervals and from each soil profile identified. During borehole sampling, individual identification numbers were assigned to each sample collected, based on the borehole location ID, and the depth of the sample. Soil boreholes were backfilled using soil cuttings and cores.

Drilling was completed using dedicated plastic liners for each borehole, as such no reusable equipment was used during sampling, negating the need for decontamination.

Soils encountered at each sampling location were logged in general accordance with Unified Soil Classification System (USCS) by an experienced Ennovo environmental scientist. Soil logs are included in Appendix I.

A fresh pair of disposable nitrile gloves were worn by the sampler whilst handling individual samples and were replaced prior to the collection of each sample. Soil samples were placed into glass jars (soils) supplied by the testing laboratory. Soil samples were stored under chilled conditions in a portable cooler prior to delivery to the laboratory. Sample transport was performed in accordance with Ennovo chain of custody procedures. Copies of the COC are included in Appendix L.

6.3 Field Screening

A calibrated Photo Ionisation Detector (PID) was used to screen all samples collected for the presence of volatile organic constituents. Soil samples were placed into zip-lock plastic bags and allowed to equilibrate under ambient temperatures before PID measurements were undertaken.

6.4 Soil Analytical Program

Selected soil samples from each soil bore were analysed at the laboratory for a range of contaminants of concern as summarised in Table 6.1.

Table 6.1: Soil Analytical Sampling Program

Soil Bore	Waste Screen	Nitrates	Formaldehyde	Metals
SB01	-	3	2	3
SB02	-	2	2	2
SB03	1	2	2	1
Total	**1**	**7**	**6**	**6**

Waste Screen = total recoverable hydrocarbons. polycyclic aromatic hydrocarbons, phenols, organochlorine pesticides, polychlorinated biphenyls, benzene / toluene / ethylbenzene / xylene, Perchloroethylene / Tetrachloroethylene, chromium, cyanide and metals arsenic, barium, cobalt, beryllium, cadmium, chromium, copper, manganese, nickel, lead, zinc, mercury, silver and iron
Metals = Arsenic, cadmium, chromium, copper, nickel, lead, zinc, mercury

6.5 Soil Criteria

Soil concentrations have been compared with criteria specified in the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (NEPM) for residential / open space land use (based on the proposed development of the site). The assessment criteria are as follows:

- Ecological Investigation Levels (EILs) for Urban Residential & Public Open Space land uses.
- Ecological Screening Levels (ESLs) for Urban Residential land uses.
- Health Investigation Levels for high density residential (HIL B) and recreational (HIL C) land uses.
- Health Screening Levels for Vapour Intrusion for Residential A/B (HSL 'A/B').and Recreational C (HSL C) land use
- 'Management Limits' for petroleum hydrocarbon compounds (Management Limits) for Residential / Parkland land use.

The ecological and health screening levels were selected based on material type. As the predominant near surface soil type encountered was both unconsolidated fill / sand (as discussed further in Section 6.6.1), investigation exposure settings for sand and coarse soils were adopted (where applicable).

Site specific EILs were determined for some chemicals as outlined in the NEPM, based on the proposed residential land use. A number of factors were considered in determining EIL values for the site, including:

- The application of any chemicals and / or importation of material was likely to have been more than two years ago.
- Ambient background concentrations for all chemicals assumed to be 0mg/kg as a conservative assessment.
- High traffic volume (given the site is situated on the corner of Cross Road and Princes Highway.
- Soil characteristics including pH, percent clay, cation exchange capacity (CEC), organic carbon content (OC) and clay content. The site specific EILs were based on the reported laboratory values for these physiochemical parameters from the 2023 soil investigation as presented in

Table 6.2. It is considered unlikely that the soil physiochemical parameters have changed across the site since that time.

EILs were calculated using the EIL calculation spreadsheet provided in the Assessment of Site Contamination NEPM toolbox (accessible from http://www.scew.gov.au/node/941). The resulting EILs are presented in Table A1 at the end of this report.

Table 6.2: EIL calculations inputs and results

Material	Physicochemical Characteristics
Fill Material	TOC: 0.1% CEC: 12 meq/100g pH: 9.0 Clay content: 2.5%
Natural Material	TOC: 0.3% CEC: 4 meq/100g pH: 8.7 Clay content: 6.5%

6.6 Soil Results

6.6.1 Soil Lithology

Shallow fill material was encountered at all three soil bore locations, extending to a maximum depth of 0.1 m bgl. Fill material comprised a brown fine to coarse grained gravelly sand, with trace roots. The underlying natural material comprised brown silty clay with moderate plasticity and minor gravel inclusions. No asbestos containing material or stained/odorous soils were encountered during sampling.

Borehole logs are included in Appendix I, and photographs of the recovered soil cores provided in Appendix K.

6.6.2 Soil Gas Screening

Soil samples were collected, and volatile chemical concentrations were measured using a calibrated PID. No detections above 1 ppm were identified in any samples. PID results can be seen in the bore logs in Appendix I.

6.6.3 Soil Laboratory Chemical Results

The summary data tables for soil are provided at the end of this report, and the laboratory certificates of analysis are included in Appendix L.

All soil results reported below the adopted ecological and health-based investigation / screening levels for residential and open space land use and / or below the laboratory limit of reporting.

Based on the soil investigation documented, site contamination of soil within the former cemetery area has not been identified in the context of the proposed residential / open space land use.

7 Vapour Investigation

Ennovo understands that a Baseline Environmental Assessment was undertaken by Fyfe[13] (2024) for the nearby service station (approximately 40m east of the site) located in the inferred up-gradient groundwater flow direction. The assessment identified groundwater impacts associated with fuel related compounds. Subsurface conditions at the site were reported to contain rock formations (siltstone) from 4.8 to 6 m bgl suggesting that the use of generic criteria may not be appropriate and soil vapour sampling should be considered. The CRC Care HSL Application Checklist recommends that rock formations or soil stratums containing large fractures should preferentially be sampled using soil vapour methods rather than soil or groundwater due to the potential presence of preferential vapour pathways.

As such, a soil vapour and indoor air investigation was undertaken to assess the potential inhalation risks to future site occupants from volatile chemicals in groundwater, potentially originating from the nearby service station. Details of the intrusive soil investigation are presented in the following sections below.

7.1 Soil Vapour Bore Installation

Two (2) soil vapour bores (SB01 and SB02) were drilled and installed on the 12 January 2026 within the proposed building footprints, targeting the central northern and southern portions to provide geographic coverage across the site. The soil vapour bore locations are presented in Figure 04, attached to the end of this report.

Soil vapour points were drilled to a nominal depth of 1.5m bgl and the implant installed at 1.4 m bgl. Both soil vapour points were drilled using mechanical drilling equipment (push tube techniques with a 4WD mounted drill rig) to reach the target depth. Soils encountered at each soil vapour point location were logged by an experienced Ennovo field scientist.

A stainless-steel implant (approximately 200 mm in length) was connected to a length of 1/4 inch Teflon tubing (terminating at the surface) and placed at 1.4 m bgl. A sand pack (grain size of 2-3 mm) was placed at the base of each hole surrounding the stainless-steel screen to approximately 200 mm above the screen. A hydrated bentonite seal was then placed surrounding the Teflon tubing to the surface. Each vapour point was finished at the surface with a concreted flush gatic cover protecting the upper end of the tubing, which was terminated with a plastic cap.

Soil vapour bore construction logs are presented as Appendix I.

7.2 Soil Vapour Bore Sampling

Soil vapour probes were left to equilibrate for a total of 5 days prior to sampling. Soil vapour sampling was undertaken on 18 January 2026, including the sampling of SB01 and SB02.

[13] Fyfe, Baseline Environmental Assessment, OTR Glen Osmond / OTR333, 411 Glen Osmond Road, Glen Osmond [80015-7-GO], 19 August 2024

Immediately prior to sample collection, each soil vapour bore and sample train was purged with a volume equal to three times the total bore and sampling train volume, to help ensure the sample was, to the extent possible, representative of the vapour concentration in the soil surrounding the bore. A GFM430 with flow rate of 400 mL/min was used to purge the bores.

Sampling was conducted using 1 litre individually certified laboratory supplied and certified Summa® canisters. Certification is provided with the laboratory reports in Appendix L. The Summa® canisters were equipped with a flow restricting orifice and vacuum gauge to allow sampling over a 1-hour period (approximately 50 mL/min).

Quantitative isopropanol leak testing was carried out for every sample collected. Isopropanol was bled into an inert shroud covering the bore. Isopropanol was included as part of the analysis for each Summa® canister. PID readings were also collected within the shroud and recorded to verify leak integrity.

General gas readings and total volatile readings (using a GFM430 and PID respectively) were measured in the sub-surface (from soil vapour bores) to obtain approximate concentrations of general gases in the sub-surface.

Soil vapour sampling field records are included in Appendix J.

Collected samples were analysed at NATA accredited laboratories (Eurofins and Envirolab) for COPCs (refer Section 5).

7.3 Indoor Air Sampling

It is understood that the Monastery is proposed to be retained as part of the development. As such, on 13 January 2026 an indoor air sample (Radiello®) was collected within an enclosed room within the Monastery.

The Radiello® charcoal cartridge was inserted into a laboratory supplied diffusive body and secured to the triangular backing plate. The plate was clipped to a rope suspended from the ceiling at approximately breathing height in accordance with the CRCCARE guidance.

General gas readings and total volatile readings (using a GFM430 and PID respectively) were measured at the commencement and completion of the indoor air sampling to obtain approximate concentrations of general gases within the monastery.

The passive-sampler was collected on 18 January 2026. The deployment and collection times were recorded on the sampling identification sticker.

7.4 Weather Data

The weather on 13 January 2026 (day of sampling) was warm and dry. It is noted that 1.8 mm of rainfall was recorded by the Bureau of Meteorology in the 48 hours preceding the sampling event (based on the West Terrace / Ngayirdapira 023000 weather station). This is not considered significant in terms of the soil vapour sampling as per the CRC Technical Report No. 13 (Section 6.1.6) which indicates that sampling for soil gas should not occur within 48 hours of a significant rainfall event (i.e. rainfall >25 mm).

The pressure was noted to be stable from 1013.2 hPa (9:00 am) to 1013.3 hPa (3:30 pm) during the day of sampling.

7.5 Analytical Program

All vapour samples were analysed for a suite of volatile compounds of interest as well as petroleum hydrocarbon compounds (TRH).

7.6 Vapour Criteria

The soil vapour analytical results have been compared with criteria specified in the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (NEPM). As noted previously, the site is intended to be redeveloped for residential / open space land use. As such, the following investigation exposure settings are considered to be relevant and have been adopted:

- Interim soil vapour health investigation levels (HILs) as listed in Table 1A(2) of the NEPM. The relevant land use scenario assessed was HIL 'B' and 'C' (high density residential land use with open space); and
- Soil vapour health screening levels (HSLs) as listed in Table 1A(5) of the NEPM. The appropriate HSLs used were selected based on the depth of soil vapour point installation (1.5 m bgl), the conservative material type (sand which was encountered from the surface to depths of 0.3 m bgl). The relevant land use scenario assessed was residential (Res A/B) and recreational (Rec C).

7.7 Vapour Results

7.7.1 Measured Basic Gas Levels

The measured basic gas levels (stabilised values following removal of at least one well volume) during the February 2026 sampling event are summarised in Table 7.1.

Table 7.1: Measured Stabilised Gases

Location	CH_4 (% v/v)	CO_2 (% v/v)	O_2 (% v/v)	CO (ppm)	H2S (ppm)	Pre-sampling PID (ppm)	Post sampling PID (ppm)
SV01	0.0	2.9	10.5	0.0	3.0	0.0	0.0
SV02	0.0	1.7	11.6	0.0	1.0	0.0	0.0
S45BY	0.0	0.0	20.6	0.0	0.0	0.0	0.0

NOTES: -

CH4 = methane
CO2 = carbon dioxide
O2 = Oxygen
CO = carbon monoxide
H2S = hydrogen sulphide

The general gas readings for both soil vapour bores were comparable to each other. The lower oxygen levels in the bore indicate that the integrity of the bore is sound and that the air sampled is representative of conditions in the subsurface where air is expected to be less oxygen present.

Additionally, PID readings within the shroud were noted to be elevated relative to the isopropanol concentrations reported in the soil vapour bores (refer to Table A2 attached to this report). This indicates minimal atmospheric influence and confirms that both the sampling technique and vapour bore installation were functioning effectively.

7.7.2 Soil Vapour Laboratory Results

The summary data tables for vapour are provided at the end of this report in Table A2, and the laboratory certificates of analysis are included in Appendix L.

All soil vapour results reported below the laboratory detection limits or the adopted guideline values for this assessment.

8 Quality Assurance and Quality Control

To ensure the reliability of the data acquired during the intrusive investigations, Quality Assurance / Quality Control (QA / QC) measures have been adopted as outlined within the GAR. The QA/QC measures undertaken for this investigation have included:

- appropriate sample labelling, preservation, storage and transport under chain of custody procedures;
- collection and analyses of field QA / QC samples including intra laboratory and inter laboratory duplicate samples, a trip blank and a rinse blank;
- laboratory analyses conducted within appropriate holding times;
- use of laboratories that hold NATA accreditation for the analyses undertaken; and
- analysis of laboratory QA / QC samples including matrix spikes, matrix spike duplicates, and surrogates.

8.1 Internal Laboratory QA

Appropriate internal laboratory QA were reported as follows:

- accuracy (measured by laboratory spike and surrogate recovery samples) generally within 70% - 130% recovery;
- precision (measured by duplicate sample analysis) within 30% relative percentage difference; and
- minimum 95% completeness (measured by total number of analyses within acceptable limits).

Laboratory results were generally all within accordance of their required acceptable limits.

Copies of the NATA laboratory certificates with the full results of the internal quality assurance programs is provided in Appendix L.

8.2 Duplicate Sample Analyses

Field duplicate samples were submitted for analyses at the primary and secondary laboratories as outlined in Table 8.1.

Table 8.1: Field duplicate sample analysis

Matrix Type	Primary Sample	Intra-laboratory Duplicate Sample (Eurofins)	Inter-laboratory Duplicate Sample (ALS)
Soil	**SB01_0.0-0.1**	**QC01** – Nitrate, Metals	**QC02** – Nitrate, Metals
Soil Vapour	**SV01 and SV02**	**DUPA -** Volatile Organic Compounds and Total Recoverable Hydrocarbons)	**DUPB -** Volatile Organic Compounds and Total Recoverable Hydrocarbons)

The frequency of field duplicate analyses for the main potential contaminants of concern is acceptable when compared to the 1 per 20 analyses recommended.

Relative percentage difference (RPD) calculations were undertaken where concentrations are greater than the LOR. The following is noted:

- Soil RPD calculations reported within the acceptable criteria for all analytes.
- Elevated RPDs were calculated for soil vapour in both the inter-laboratory, and intra-laboratory samples. The elevated RPD values are likely the result of low concentrations which inflate the percentage difference. All results reported below the adopted criteria and are therefore not considered to be significant in terms of this investigation.

The field duplicate analyses indicate the analytical data is of acceptable quality for the purposes of this investigation. Tabulated RPD calculations for soil and soil vapour are provided in Table A3.

8.3 Blank Samples

Rinsate blank (RB) and trip blank (TB) samples were collected during the soil sampling event and analysed at the primary laboratory as outlined in Table 8.2.

Table 8.2: Trip Blank and Rinsate Sample Analysis

Blank Sample	Sampling Event	Analysis
Rinsate – RIN01	Soil	Metals
Trip Blank – TB01	Soil	TRH

The rinsate sample for the soil investigation was collected from the plastic liners used during the drilling works to assess equipment related contamination. The trip blanks were laboratory supplied samples and were stored within the batch container prior to sampling to assess the handling procedure. All reported concentrations were below the laboratory LOR indicating that effective quality control measures had been implemented to reduce cross contamination.

The full blank sample summary is provided in Table A4 at the end of this report.

8.4 Data Quality Conclusions

All sample analytes were extracted within the required holding times. The internal QC procedures reported by the laboratories and the field duplicate analyses indicate the analytical data is of acceptable quality for the purposes of this investigation.

9 Practice Direction 14

Practice Direction 14 (PD14) was introduced from 19 March 2021, by the Department of Infrastructure and Transport (DIT) to provide advice in relation to proposed developments, particularly where there is a change to a more sensitive land use.

9.1 Land Use Hierarchy

The land use sensitivity hierarchy (defined in Table 1 of PD14) is a tool that is used to compare historical/current land use with the proposed future land use, to determine if a change of use to a more sensitive one is proposed as part of the development. Table 1 of PD14 sets out the sensitivity in classes of land, represented by item classifications designated 1 to 7; decreasing on a scale from the most sensitive to the least. Where a proposed development triggers a proposed change in land use to a more sensitive use, an assessment (level of investigation) of the potential for site contamination to exist is required.

The interpretation of the site classification pre and post potential development is presented in Table 9.1. Based on the guidance provided in PD14, the site is transitioning from a sensitivity item level of 7 in relation to the most conservative interpretation of the land use. The site is currently vacant Open space (since 2009); however, from 1937 to 2009, the site was used as the Carmelite Monastery. A Community Centre land use sensitivity has been adopted, as it is considered the most representative use case scenario, based on past activities.

Table 9.1: Land Use Change Summary

Previous Land Use Sensitivity			Proposed Land Use Sensitivity		
Item	Land Use	Description	Item	Land Use	Description
4	Community centre	Land used for social, recreational or educational purposes for local community	2	Residential Class 2	**Commercial aged care** or other residential care facility

9.2 Schedule 1 – Class 1,2 and 3 Activities

As defined in Schedule 1 of PD14, site contamination may exist on or below the surface of the land as a result of a class 1 activity (including where a class 1 activity exists or previously existed on adjacent land), class 2 activity or class 3 activity.

Based on the outcome of this investigation and the Soil Investigation Report (2023), it is concluded that site contamination does not exist, with the exception of the PAH hotspot located in the vicinity of BH06 in the southern portion of the site. It is noted that remediation works are proposed in this area (as detailed in a separate Construction Environmental Management Plan), and upon completion of these works, **site contamination will no longer exist**. A Site Contamination Declaration Form has been completed and is included as Appendix M.

10 Conceptual Site Model

The conceptual site model (CSM) provides site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM includes information on the following:

1. Sources – known and potential sources of contamination and contaminants of concern including the mechanisms of contamination as well as the nature and extent of site contamination.
2. Relevant media – potentially affected media such as soil, sediment, groundwater, surface water, indoor air, and ambient air.
3. Relevant receptors – human and ecological receptors.
4. Exposure pathways – potential and complete exposure pathways to relevant receptors.

The information inputs to the CSM are outlined in Table 10.1 and the CSM is summarised within Table 10.2.

Table 10.1: Conceptual Site Model Summary

Item	Details	
Site topography and surface drainage	The site elevation is approximately 135 m Australian Height Datum (AHD) at the centre. Stormwater is expected to travel in a westerly direction, although stormwater flow over land is not expected to be significant as a large amount is expected to infiltrate through the soil profile. The nearest water body is Glen Osmond Creek, located north west. A portion of Glen Osmond Creek intersects the north western portion of the site. Several water bodies are located within a 1 km proximity west, south and east.	
Geological Setting	**Regional Geology** Published maps for the area indicates the underlying geology at the site as Pooraka Formation (Qpap), which is clay, sand and carbonate earth, with gravel lenses.	**Site Specific Soils** Previous soil investigations indicate the soil on site consists of fill material, extending from between 0.1 and 3.0 m bgl. Fill material consists of sandy gravel, sandy clay, sand and gravel, with some foreign inclusions. Underlying natural soils encountered from between 1.2m to 4.0 m bgl consist of sandy clays, clayey sands, and silty clays. Gravel and rock lenses were encountered in some locations around 1.2 m bgl.

Table 10.1: Conceptual Site Model Summary

Item	Details
Hydrogeological Setting	A review of the SARIG database indicates the depth to shallow groundwater in the region is approximately 10-15 m bgl. The expected groundwater flow direction is to the west which is consistent with the general groundwater flow direction across the Adelaide Plains. The closest domestic well in the inferred down-gradient to the site is located off site, approximately 1.13 km west of the site and was drilled in 2002 to a maximum depth of 22 m bgl. A groundwater bore is located on site, understood to have been used for irrigation purposes.
Current, previous and proposed land use scenario	The site is currently vacant. The available historical information indicates the site was originally owned by the former Archbishop of Adelaide and was eventually transferred to the Carmelite nuns in 1936. It is unknown when the site became vacant. The proposed site development is high density residential and open space, which aligns with existing site use. Based on the proposed site development and existing site use, a Residential B land use scenario has been assumed for the contamination exposure assessment.
Source of Contamination and chemicals of interest	The identified potential sources of contamination associated with past and present site uses include historical imported fill use, former cemetery and pesticide and herbicide use across the site. Off-site activities include previous brick manufacturing facilities north of the site, and a petrol station east of the site. Potential contaminants of concern associated with the identified potential sources of contamination include (but may not be limited to): heavy metals, polycyclic aromatic hydrocarbons, fuel / oil related compounds, solvents, nutrients, formaldehyde, and pesticides/herbicides. Environmental investigations previously undertaken by Ennovo reported elevated metals, TRH and PAH concentrations exceeding the adopted land use criteria for the proposed development. Based on leachability and bioavailability testing, it was concluded that there is a low likelihood of contamination that might pose an unacceptable risk to human health or the environment in terms of the proposed development, with the exception of a PAH / TRH hotspot in the vicinity of test location BH06.

Table 10.1: Conceptual Site Model Summary

Item	Details
Sensitive receptors	**Human Health -** Potential human receptors include: • Current or future site users. • Surrounding site users (i.e., adjoining commercial and residential land holders). • Construction of maintenance workers undertaking earthworks and other subsurface excavations. • Hydraulically down gradient groundwater users who extract groundwater for purposes that could impact human health. **Ecological -** Potential ecological receptors include: • Vegetation growing onsite influenced directly by the uptake of chemicals within soil. • Groundwater environments beneath of within close proximity to the site. • Surface water ecosystems in low lying areas and Glen Osmond Creek (intersects the site). • Terrestrial ecosystems.
Migration pathways and exposure routes	Possible migration pathways may include: • Transport of contaminants by mechanical disturbance (i.e., earthworks). • Surface and stormwater discharge to receiving environment. While impacts have been reported in the groundwater beneath the site, these are unlikely to extend to the receiving water body. • Migration and discharge of contaminated groundwater. • Update of contaminants by plants. Possible exposure routes may include: • Direct dermal contact (i.e., skin exposure) • Ingestion of contaminants in soil or groundwater. • Inhalation of contaminants in soil (i.e., dust). • Inhalation of volatile compounds from contaminated soils, groundwater, or soil vapour.

Table 10.2: Conceptual Site Model Summary

Receptor	Affected media	Complete Exposure Pathway
Human		
Future site occupants (Recreational open space and Residential B users)	Direct contact (dermal), ingestion of contaminated material and inhalation of particulates in dust	Elevated concentrations of TRH (C16-C34), B(a)P and B(a)P TEQ were identified in shallow soils in the southern portion of the site (referred to as BH06 hotspot), exceeding the adopted ecological and/or health criteria for residential land use. A CEMP has been prepared detailing the remediation of the impacted soils, including excavation and off-site disposal to a licenced landfill facility. No complete exposure pathway will exist for future site occupants following remediation works at BH06.
Maintenance / construction workers current and future	Exposure pathways for workers involved in instillation of services and/or other excavations that may include direct contact (dermal), ingestion of contaminated material and inhalation of particles in dust.	No complete exposure pathways identified given that the reported results do not exceed the adopted commercial / industrial assessment criteria. Controls should be implemented during the excavation and construction phase of the redevelopment (as detailed in the CEMP) to ensure the health and safety of construction workers is appropriately managed.
Local Groundwater users	After extraction direct contact (dermal), ingestion or through vapour intrusion.	No complete exposure pathway exists. Soil impacts exceeding the adopted ecological and health criteria in the BH06 hotspot will be removed and disposed off-site as part of remediation works. These impacts have been vertically delineated and reported low leachability and are therefore considered highly unlikely to pose a risk to groundwater.
Off-site businesses and residences	Ingestion of particulates in dust or vapour intrusion	No complete exposure pathway exists.

Receptor	Affected media	Complete Exposure Pathway
Environment		
Flora and fauna	Ecological uptake (plants and organisms)	The previous soil investigation identified concentrations of metals and PAH exceeding the adopted ecological criteria. Bioavailability testing indicated that the proportion of metals available for uptake is low, while a statistical assessment of PAHs reported concentrations below the adopted criteria. Soil impacts exceeding the adopted ecological criteria in in the vicinity of BH06 will be removed and disposed off-site as part of remediation works. No complete exposure pathway will exist for flora and fauna following remediation works.
Surface waters	The nearest surface water body off-site is the Glen Osmond Creek is located directly north-west of the site.	No complete exposure pathway exists. Although the Glen Osmond Creek is located directly north-west of the site in the inferred down gradient direction, the identified soil impacts are shallow and will be removed and disposed off-site as part of remediation works.
Groundwater	Potential contamination sources include leaching of contaminants into the water table.	No complete exposure pathway exists. Soil impacts were limited to shallow soils. All impacts were vertically delineated indicating that groundwater is not affected as a result of leaching of soil impacts.

11 Conclusion

Ennovo has been engaged by Southern Cross Care (SCC) to complete a Preliminary Site Investigation and targeted environmental assessment at the property located at the corner of Glen Osmond Road and Cross Road, Myrtle Bank, South Australia (the site). It is understood the site was formerly the Carmelite Monastery grounds, which is now proposed to be redeveloped into aged care residential apartments with associated shared open space. This investigation has been undertaken to support the intended future land use.

Previous Investigations

Several previous environmental investigations were undertaken across the site and the adjacent SCC site to the south-west. Of note, a backfilled channel was identified directly west of the site which had been backfilled with ACM impacted demolition debris. Fill material was identified to have elevated metals, organochlorine pesticides (OCP) and localised polycyclic aromatic hydrocarbons (PAH) concentrations. All site fill was removed across the adjacent site for design level preparation and basement excavation. A groundwater well located on the subject site was sampled in 2017 as part of an environmental assessment of the adjacent site. The 2017 report concluded that the shallow groundwater was unlikely to be impacted by nearby service station.

Most recently, a previous soil investigation was undertaken in 2023 by Ennovo at the subject site. The soil investigation comprised twenty-six (26) soil bores to a maximum depth of 4 m below ground level (bgl). The investigation confirmed the presence of fill material across the site, with depths ranging from 0.1 to 3.0 m bgl. The deepest fill was encountered in the north-western portion of the site, adjacent to the backfilled creek. The soil investigation reported elevated metals, total recoverable hydrocarbons (TRH) and PAH concentrations exceeding the adopted land use criteria for the proposed development. Based on leachability and bioavailability testing, the report concluded there is low likelihood of contamination that might pose an unacceptable risk to human health or the environment in terms of the proposed development, with the exception of a hotspot located in the southern portion of the site (in the vicinity of test location BH06).

Preliminary Site Investigation

The available historical information indicates the site was originally the former Archbishop of Adelaide's residence from the 1890s. In 1936, ownership was transferred to the Carmelite Nuns, who retained the property until 2009, when it was acquired by Southern Cross Care. The site is currently vacant, comprising a large heritage listed building (the former Carmelite Monastery) in the centre of the site.

The identified potential on-site and off-site sources of contamination associated with past and present site uses include (but may not be limited to):

- Historical use of fill from various unknown sources brought onto the site. It is likely that the site was levelled with material from an unknown origin during construction of site buildings historically as a base course under footings.
- Former cemetery located in western portion of the site. A cemetery was previously located on site, to the west of the Carmelite Monastery. It is understood that all human remains were relocated and no longer present on site.

- Use of pesticide and herbicide chemicals across the site. An orchard is noted to have historically existed directly west of the existing Carmelite Monastery. Additionally, herbicides may have been used to control weeds across the site prior to the establishment of the hardstand areas and more recently to control weed growth along fence lines and concrete joins.
- Off-site sources of groundwater contamination including petrol station to the east (current and historical). Groundwater contamination is known to exist in the vicinity of the site, associated with a petrol station located in the inferred up-gradient direction, approximately 50 m across Glen Osmond Road. The petrol station has been operational since at least the 1940s.

Potential contaminants of concern associated with the identified potential sources of contamination include (but may not be limited to) heavy metals, acids, alkalis, volatile organic compounds (including solvents), fuels and oils, polycyclic aromatic hydrocarbons, pesticides, herbicides and asbestos.

Targeted Environmental Assessment

Targeted environmental investigations were carried out to assess the identified PCAs that had not been addressed during earlier soil assessments. This included investigations of the former cemetery and the nearby service station.

A soil investigation was undertaken comprising the drilling of three (3) soil bores across the former cemetery. Selected samples were analysed for a range of potential contaminants of concern. All soil results reported below the laboratory limit of reporting and/or the adopted ecological and health criteria for residential / open space land use.

A soil vapour and indoor air investigation was also undertaken to assess the potential inhalation risks to future site occupants from volatile chemicals in groundwater, potentially originating from the nearby service station. Two (2) soil vapour bores were drilled and installed within the proposed building footprints, and one (1) Radiello® was deployed within the Monastery which is proposed to be retained within the future development. All reported results were below the laboratory limit of reporting and/or the adopted health investigation and screening levels for residential / open space land use.

Concluding Comments

Based on the outcome of this investigation (and the 2023 Soil Investigation Report), it is concluded that site contamination exists at the BH06 hotspot located in the southern portion of the site. It is noted that remediation works are proposed in this area (as detailed in a separate CEMP), and upon completion of these works, **site contamination will no longer exist**.

12 References

Ennovo, Construction Environmental Management Plan, Carmelite Aged Care, Glenn Osmond Rd and Cross Rd, Myrtle Bank, SA (dated 12 March 2026).

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Location SA Map Viewer: https://location.sa.gov.au/viewer/, accessed 3 September 2025.

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SA Environment Protection (Water Quality) Policy, 2015 under the Environment Protection Policy Act 1993.

SA EPA (2015), Environment Protection (Water Quality) Policy and Explanatory Report 2015.

SA EPA (2019), Guidelines for the Assessment and Remediation of Groundwater Contamination.

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SA Government 1993, Environment Protection Act 1993 (South Australia).

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South Australia Environment Protection Act 1993.

South Australian Resource Information Gateway: https://map.sarig.sa.gov.au, accessed 3 September 2025.

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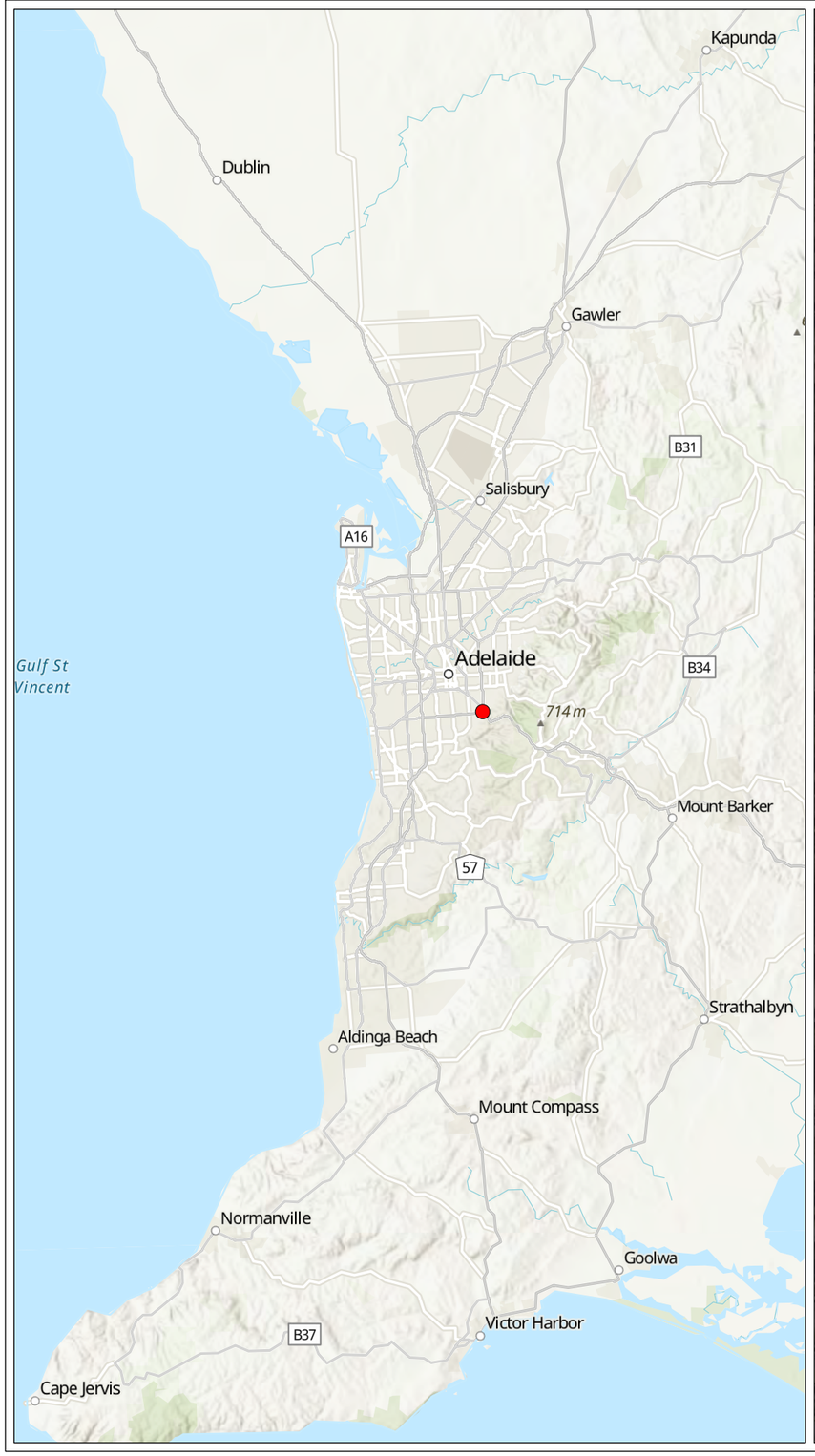
Figures



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Legend

- Site Location
- Site Boundary

0 38 75 150

1:3,800m

N

THIS DRAWING IS INTENDED TO BE VIEWED AND PRINTED IN COLOUR. LOCATION OF ALL SERVICES / INFRASTRUCTURE SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION WORK.

SCALE: 1:3,800 m	SHEET SIZE: A3
DATE: 10 Mar 2026	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: BH / MS
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: Esri Topographic Basemap; ©Nearmap 19 Jan 2026	

SOUTHERN CROSS CARE

MYRTLE BANK

PRELIMINARY SITE INVESTIGATION

SITE LOCATION

PROJECT No.	SHEET No.	REV:
0512.09_SCC	001	A

Document: C:\Users\ZoeBradley\Biogas Systems\Ennovo - Documents\Projects\0512_SCC_Carmelite Aged Care\3. Drawings\ArcGIS\0512.08_SCC_Carmelite_PSI_2026.aprx Layout: 0512.09_SCC_001_SiteLocation

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Legend

- Site Boundary
- Site Feature
- Groundwater Well

0 10 20 40

1:1,000m

N

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SCALE: 1:1,000 m	SHEET SIZE: A3
DATE: 06 Mar 2026	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: BH / MS
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: ©Nearmap 19 Jan 2026	

SOUTHERN CROSS CARE

MYRTLE BANK

PRELIMINARY SITE INVESTIGATION

SITE LAYOUT

PROJECT No.	SHEET No.	REV:
0512.09_SCC	002	A

Document: C:\Users\ZoeBradley\Biogas Systems\Ennovo - Documents\Projects\0512_SCC_Carmelite Aged Care\3. Drawings\ArcGIS\0512.08_SCC_Carmelite_PSI_2026.aprx Layout: 0512.09_SCC_002_SiteLayout

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Legend

- Site Boundary
- 2 km Site Buffer

WaterConnect Wells

- Domestic
- Irrigation
- Environmental
- Monitoring
- Observation
- Investigation

0 175 350 700

1:17,000m

N

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SCALE: 1:17,000 m	SHEET SIZE: A3
DATE: 06 Mar 2026	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: BH / MS
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: Esri Topographic Basemap	

SOUTHERN CROSS CARE

MYRTLE BANK

PRELIMINARY SITE INVESTIGATION

WATERCONNECT WELLS WITHIN A 2 KM SITE BUFFER

PROJECT No.	SHEET No.	REV:
0512.09_SCC	003	A

Document: C:\Users\ZoeBradley\Biogas Systems\Ennovo - Documents\Projects\0512_SCC_Carmelite Aged Care\3. Drawings\ArcGIS\0512.08_SCC_Carmelite_PSI_2026.aprx Layout: 0512.09_SCC_003_WaterConnect

Legend

- Site Boundary

Sample Location - 2026

- Soil Bore
- Soil Vapour Bore

Sample Location - 2023

- Soil Bore
- Validation Soil Bore

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0 10 20 40

1:1,000m

N

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SCALE: 1:1,000 m	SHEET SIZE: A3
DATE: 10 Mar 2026	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: BH / MS
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: ©Nearmap 19 Jan 2026	

SOUTHERN CROSS CARE

MYRTLE BANK

ADDITIONAL ENVIRONMENTAL INVESTIGATION

SAMPLE LOCATIONS

PROJECT No.	SHEET No.	REV:
0512.09_SCC	004	A

Document: C:\Users\ZoeBradley\Biogas Systems\Ennovo - Documents\Projects\0512_SCC_Carmelite Aged Care\3. Drawings\ArcGIS\0512.08_SCC_Carmelite_PSI_2026.aprx Layout: 0512.09_SCC_004_Enviro_Invest

Result Tables

		NA	Metals																BTEX					
		Formaldehyde	Arsenic	Barium	Beryllium	Cadmium	Chromium (hexavalent)	Chromium (III+VI)	Chromium (Trivalent)	Cobalt	Copper	Iron	Lead	Manganese	Mercury	Nickel	Silver	Zinc	Benzene	Toluene	Ethylbenzene	Xylene (m & p)	Xylene (o)	Xylene Total
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL		1	2	10	2	0.4	1	5	5	5	5	20	5	5	0.1	5	2	5	0.1	0.1	0.1	0.2	0.1	0.3
NEPM 2013 Table 1A(1) HILs Rec C Soil			300		90	90	300			300	17,000		600	19,000	80	1,200		30,000						
NEPM 2013 Table 1A(1) HILs Res B Soil			500		90	150	500			600	30,000		1,200	14,000	120	1,200		60,000						
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=0m, <1m																			0.5	160	55			40
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=1m, <2m																			0.5	220				60
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=2m, <4m																			0.5	310				95
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=0m, <1m																								
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=1m, <2m																								
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=2m, <4m																								
NEPM 2013 Table 1B(5) EIL - Urban Res & Public Open Space - FILL			100						360		100		1,100			30		560						
NEPM 2013 Table 1B(5) EIL - Urban Res & Public Open Space - NATURAL			100						270		170		1,100			190		290						
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil >=0m, <2m																			50	85	70			105
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																								
Sample ID	**Date**	**Lab Report Number**	**Sample Type**																					
SB01_0.0-0.1	12 Feb 2026	1323258	Primary Sample	-	**9.3**	-	-	<0.4	-	**18**	-	-	**11**	-	**22**	-	<0.1	<5	-	**49**	-	-	-	-	-	-
QC01	12 Feb 2026	1323258	Intra-Lab Duplicate	-	**4.2**	-	-	<0.4	-	**8.9**	-	-	**9.3**	-	**19**	-	<0.1	<5	-	**51**	-	-	-	-	-	-
QC02	12 Feb 2026	EM2602455	Inter-Lab Duplicate	-	**5**	-	-	<1	-	**10**	-	-	**11**	-	**17**	-	<0.1	**4**	-	**55**	-	-	-	-	-	-
SB01_0.9-1.0	12 Feb 2026	1323258	Normal	<1	**3.7**	-	-	<0.4	-	**51**	-	-	**22**	-	**44**	-	<0.1	**28**	-	**67**	-	-	-	-	-	-
SB01_1.9-2.0	12 Feb 2026	1323258	Normal	<1	**4.9**	-	-	<0.4	-	**54**	-	-	**23**	-	**43**	-	<0.1	**26**	-	**81**	-	-	-	-	-	-
SB02_1.9-2.0	12 Feb 2026	1323258	Normal	<1	**4.1**	-	-	<0.4	-	**51**	-	-	**23**	-	**35**	-	<0.1	**26**	-	**76**	-	-	-	-	-	-
SB02_2.9-3.0	12 Feb 2026	1323258	Normal	<1	**4.2**	-	-	<0.4	-	**50**	-	-	**21**	-	**42**	-	<0.1	**26**	-	**86**	-	-	-	-	-	-
SB03_1.9-2.0	12 Feb 2026	1323258	Normal	<1	**4.3**	-	-	<0.4	-	**45**	-	-	**16**	-	**24**	-	<0.1	**26**	-	**47**	-	-	-	-	-	-
SB03_2.9-3.0	12 Feb 2026	1323258	Normal	<1	**3.5**	**67**	<2	<0.4	<1	**49**	**49**	**12**	**19**	**35,000**	**29**	**240**	<0.1	**21**	<2	**58**	<0.1	<0.1	<0.1	<0.2	<0.1	<0.3
Statistics																								
Number of Env Standard Exceedances			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Env Standard Exceedances (Detects Only)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Detects at or above Env Standards			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Results Below Env Standards or Non-Detect			**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**

Environmental Standards
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

				MAH	TPH					TRH							PCBs							
				Naphthalene MAH	C6-C9	C10-C14	C15-C28	C29-C36	C10-C36 (total)	C6-C10	C6-C10 (F1 minus BTEX)	C10-C16	C10-C16 (F2 minus Naphthalene)	C16-C34	C34-C40	C10-C40 (Sum of total)	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)
			Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
			EQL	0.5	20	20	50	50	50	20	20	50	50	100	100	100	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
NEPM 2013 Table 1A(1) HILs Rec C Soil																								1
NEPM 2013 Table 1A(1) HILs Res B Soil																								1
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=0m, <1m											45		110											
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=1m, <2m											70		240											
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=2m, <4m											110		440											
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=0m, <1m																								
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=1m, <2m																								
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=2m, <4m																								
NEPM 2013 Table 1B(5) EIL - Urban Res & Public Open Space - FILL																								
NEPM 2013 Table 1B(5) EIL - Urban Res & Public Open Space - NATURAL																								
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil >=0m, <2m											180		120	300	2,800									
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil										700		1,000		2,500	10,000									
Sample ID	**Date**	**Lab Report Number**	**Sample Type**																					
SB01_0.0-0.1	12 Feb 2026	1323258	Primary Sample	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
QC01	12 Feb 2026	1323258	Intra-Lab Duplicate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
QC02	12 Feb 2026	EM2602455	Inter-Lab Duplicate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB01_0.9-1.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB01_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB02_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB02_2.9-3.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB03_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB03_2.9-3.0	12 Feb 2026	1323258	Normal	<0.5	<20	<20	<50	<50	<50	<20	<20	<50	<50	<100	<100	<100	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Statistics																								
Number of Env Standard Exceedances				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Env Standard Exceedances (Detects Only)				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Detects at or above Env Standards				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Results Below Env Standards or Non-Detect				**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**

Environmental Standards
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

				PAH																				Chlorinated Hydrocarbons	Inorganics						
				Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a) pyrene	Benzo(b+j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Benzo(a)pyrene TEQ calc (Half)	Benzo(a)pyrene TEQ (LOR)	Benzo(a)pyrene TEQ calc (Zero)	PAHs (Sum of total)	Tetrachloroethene	Cyanide Total	Moisture Content (dried @ 103°C)	Nitrate (as N)	Nitrate (as NO3-)	Nitrite (as N)	Nitrogen (Total Oxidised)
	Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
	EQL			0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	5	1	5	2	0.1	0.1
NEPM 2013 Table 1A(1) HILs Rec C Soil																				3	3	3	300							
NEPM 2013 Table 1A(1) HILs Res B Soil																				4	4	4	400							
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=0m, <1m																	3													
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=1m, <2m																														
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=2m, <4m																														
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=0m, <1m																														
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=1m, <2m																														
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=2m, <4m																														
NEPM 2013 Table 1B(5) EIL - Urban Res & Public Open Space - FILL																	170													
NEPM 2013 Table 1B(5) EIL - Urban Res & Public Open Space - NATURAL																	170													
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil >=0m, <2m					3																									
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																														
Sample ID	**Date**	**Lab Report Number**	**Sample Type**																												
SB01_0.0-0.1	12 Feb 2026	1323258	Primary Sample	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**4.4**	**29**	**130**	-	-	-
QC01	12 Feb 2026	1323258	Intra-Lab Duplicate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**4.1**	**36**	**160**	-	-	-
QC02	12 Feb 2026	EM2602455	Inter-Lab Duplicate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**3.4**	**38.4**	-	**0.2**	**38.6**	
SB01_0.9-1.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**13**	<5	**8**	-	-	-
SB01_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**12**	<5	**18**	-	-	-
SB02_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**12**	<5	**10**	-	-	-
SB02_2.9-3.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**13**	<5	**11**	-	-	-
SB03_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**18**	<5	**14**	-	-	-
SB03_2.9-3.0	12 Feb 2026	1323258	Normal	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	**0.6**	**1.2**	<0.5	<0.5	<0.5	**16**	<5	**5.5**	-	-	-
Statistics																														
Number of Env Standard Exceedances				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Env Standard Exceedances (Detects Only)				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Detects at or above Env Standards				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Results Below Env Standards or Non-Detect				**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**

Environmental Standards
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

				Organochlorine Pesticides																								Herbicides
				Organochlorine pesticides EPAVic	Other organochlorine pesticides EPAVic	4,4-DDE	a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	chlordane	d-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone	g-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor	Toxaphene	Dinoseb
	Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
	EQL			0.1	0.1	0.05	0.05	0.05	0.05	0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.5	20
NEPM 2013 Table 1A(1) HILs Rec C Soil									10		70				400					20				10		400	30	
NEPM 2013 Table 1A(1) HILs Res B Soil									10		90				600					20				10		500	30	
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=0m, <1m																												
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=1m, <2m																												
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=2m, <4m																												
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=0m, <1m																												
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=1m, <2m																												
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=2m, <4m																												
NEPM 2013 Table 1B(5) EIL - Urban Res & Public Open Space - FILL													180															
NEPM 2013 Table 1B(5) EIL - Urban Res & Public Open Space - NATURAL													180															
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil >=0m, <2m																												
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																												
Sample ID	**Date**	**Lab Report Number**	**Sample Type**																									
SB01_0.0-0.1	12 Feb 2026	1323258	Primary Sample	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
QC01	12 Feb 2026	1323258	Intra-Lab Duplicate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
QC02	12 Feb 2026	EM2602455	Inter-Lab Duplicate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB01_0.9-1.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB01_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB02_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB02_2.9-3.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB03_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB03_2.9-3.0	12 Feb 2026	1323258	Normal	<0.1	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5	<20
Statistics																												
Number of Env Standard Exceedances				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Env Standard Exceedances (Detects Only)				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Detects at or above Env Standards				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Results Below Env Standards or Non-Detect				**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**

Environmental Standards
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

				Phenols																				Halogenated Benzenes
				3&4-Methylphenol (m&p-cresol)	2,4,5-Trichlorophenol	2,4,6-Trichlorophenol	2,4-Dichlorophenol	2,4-Dimethylphenol	2,4-Dinitrophenol	2,6-Dichlorophenol	2-Chlorophenol	2-Methylphenol	2-Nitrophenol	4,6-Dinitro-2-methylphenol	4,6-Dinitro-o-cyclohexyl phenol	4-chloro-3-methylphenol	4-Nitrophenol	Cresol Total	Pentachlorophenol	Tetrachlorophenols	Phenol	Phenols (Total Halogenated)	Phenols (Total Non Halogenated)	Hexachlorobenzene
			Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
			EQL	0.4	1	1	0.5	0.5	5	0.5	0.5	0.2	1	5	20	1	5	0.5	1	10	0.5	1	20	0.05
NEPM 2013 Table 1A(1) HILs Rec C Soil																		4,000	120		40,000			10
NEPM 2013 Table 1A(1) HILs Res B Soil																		4,700	130		45,000			15
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=0m, <1m																								
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=1m, <2m																								
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand >=2m, <4m																								
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=0m, <1m																								
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=1m, <2m																								
NEPM 2013 Table 1A(3) Rec C Soil HSL for Vapour Intrusion, Sand >=2m, <4m																								
NEPM 2013 Table 1B(5) EIL - Urban Res & Public Open Space - FILL																								
NEPM 2013 Table 1B(5) EIL - Urban Res & Public Open Space - NATURAL																								
NEPM 2013 Table 1B(6) ESLs for Urban Res, Coarse Soil >=0m, <2m																								
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																								
Sample ID	**Date**	**Lab Report Number**	**Sample Type**																					
SB01_0.0-0.1	12 Feb 2026	1323258	Primary Sample	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
QC01	12 Feb 2026	1323258	Intra-Lab Duplicate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
QC02	12 Feb 2026	EM2602455	Inter-Lab Duplicate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB01_0.9-1.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB01_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB02_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB02_2.9-3.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB03_1.9-2.0	12 Feb 2026	1323258	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB03_2.9-3.0	12 Feb 2026	1323258	Normal	<0.4	<1	<1	<0.5	<0.5	<5	<0.5	<0.5	<0.2	<1	<5	<20	<1	<5	<0.5	<1	<10	<0.5	<1	<20	<0.05
Statistics																								
Number of Env Standard Exceedances				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Env Standard Exceedances (Detects Only)				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Detects at or above Env Standards				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Results Below Env Standards or Non-Detect				**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**

Environmental Standards
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil

					NA				BTEX						MAH					
					2,2,4-Trimethylpentane	Freon 114	Freon 113	Propane	Benzene	Toluene	Ethylbenzene	Xylene (m & p)	Xylene (o)	Xylene Total	1,2,4-trimethylbenzene	1,3,5-trimethylbenzene	1-methyl-4 ethyl benzene	Isopropylbenzene	n-propylbenzene	Styrene
				Units	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3
				EQL	9.3	3.5	3.8	8.6	1.6	7.5	2.2	4.4	2.2	6.6	2.5	2.5	2.5	2.6	2.6	2.1
NEPM 2013 Table 1A(2) Res B Soil Vap VOCC HILs																				
NEPM 2013 Table 1A(2) Rec C Soil Vap VOCC HILs																				
NEPM 2013 Table 1A(5) Res Soil Vapour HSL A/B for Vapour Intrusion, Sand 0 m <1 m									1,000	1,300,000	330,000			220,000						
NEPM 2013 Table 1A(5) Res Soil Vapour HSL A/B for Vapour Intrusion, Sand 1m <2m									3,000	3,800,000	1,100,000			750,000						
NEPM 2013 Table 1A(5) Rec C Soil Vapour HSL for Vapour Intrusion, Sand 0 m <1 m									360,000											
NEPM 2013 Table 1A(5) Rec C Soil Vapour HSL for Vapour Intrusion, Sand 1m <2m									2,400,000											
Field ID	**Date**	**Lab Report Number**	**Depth**	**Sample Type**																
SV01	18 Feb 2026	1325227	1.5 m	Normal	<30	<11	<12	<28	<5	<24	<7	<15	<8	<21	**12**	<9	<8	-	-	<7
DUPA	18 Feb 2026	1325227	1.5 m	Intra-Lab Duplicate	<30	<11	<12	<28	<5	<24	<7	<15	<8	<6.6	**16**	<9	<8	-	-	<7
SV02	18 Feb 2026	1325227	1.5 m	Normal	<28	<10	<11	<26	<5	<22	<7	<13	<7	<20	<8	<8	<8	-	-	<6
DUPB	18 Feb 2026	402456	1.5 m	Inter-Lab Duplicate	-	<2.5	<3.8	<0.9	<1.6	**20**	<2.2	<4.3	<2.2	-	<2.5	<2.5	<2.5	-	-	<2.1
Radiello Sample																				
S45BY	18 Feb 2026	1325457	NA	Normal	-	-	-	-	**28**	**7.1**	<3.5	<3.5	<3.3	-	<2.2	<2.4	-	<3	<2.6	<3.3
Statistics																				
Number of Env Standard Exceedances					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Env Standard Exceedances (Detects Only)					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Detects at or above Env Standards					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Results Below Env Standards or Non-Detect					**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**

					TRH				TPH			PAH	Chlorinated Hydrocarbons												
					>C10-C12	>C6-C10	C6-C10 (F1 minus BTEX)	C10-C16 (F2 minus Naphthalene)	TPH C5 - C8 Aliphatic	TPH C9 - C10 Aromatic	TPH C9 - C12 Aliphatic	Naphthalene	1,1,1-trichloroethane	1,1,2,2-tetrachloroethane	1,1,2-trichloroethane	1,1-dichloroethane	1,1-dichloroethene	1,2-dichloroethane	1,2-dichloropropane	Benzyl chloride	Bromodichloromethane	Bromoform	Carbon tetrachloride	Chlorodibromomethane
				Units	µg/m3	mg/m3	mg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3
				EQL	100	0.1	0.1	100	200	100	50	10.5	2.7	3.4	2.7	2	2	2	2.3	2.6	3.4	5.2	3.1	4.3
NEPM 2013 Table 1A(2) Res B Soil Vap VOCC HILs													60,000											
NEPM 2013 Table 1A(2) Rec C Soil Vap VOCC HILs													1,200,000											
NEPM 2013 Table 1A(5) Res Soil Vapour HSL A/B for Vapour Intrusion, Sand 0 m <1 m							180	130,000				800												
NEPM 2013 Table 1A(5) Res Soil Vapour HSL A/B for Vapour Intrusion, Sand 1m <2m							640	560,000				3,000												
NEPM 2013 Table 1A(5) Rec C Soil Vapour HSL for Vapour Intrusion, Sand 0 m <1 m							86,000																	
NEPM 2013 Table 1A(5) Rec C Soil Vapour HSL for Vapour Intrusion, Sand 1m <2m																								
Field ID	**Date**	**Lab Report Number**	**Depth**	**Sample Type**																				
SV01	18 Feb 2026	1325227	1.5 m	Normal	<800	<0.32	<0.32	<800	-	-	-	<34	<9	<11	<9	<6	<6	<6	<7	<8	**88**	<17	<10	**25**
DUPA	18 Feb 2026	1325227	1.5 m	Intra-Lab Duplicate	<800	<0.32	<0.32	<800	-	-	-	<34	<9	<11	<9	<6	<6	<6	<7	<8	**83**	<17	<10	**23**
SV02	18 Feb 2026	1325227	1.5 m	Normal	<400	<0.3	<0.3	**390**	-	-	-	<32	<8	<10	<8	<6	<6	<6	<7	<8	<10	<16	<9	<13
DUPB	18 Feb 2026	402456	1.5 m	Inter-Lab Duplicate	-	-	<0.2	<40	**830**	<100	<50	<2.6	<2.7	<3.4	<2.7	<2	<2	<2	<2.3	<2.6	<3.4	<5.2	<3.1	<1.6
		Radiello Sample																						
S45BY	18 Feb 2026	1325457	NA	Normal	<550	<2.15	<2.15	<550	-	-	-	<4	<17	<3.3	<6	<17	<43	<8	-	-	-	-	**16**	-
Statistics																								
Number of Env Standard Exceedances					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Env Standard Exceedances (Detects Only)					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Detects at or above Env Standards					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Results Below Env Standards or Non-Detect					**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**

					Chlorinated Hydrocarbons												VOCs		Acrylates	Halogenated Hydrocarbons			
					Chloroethane	Chloroform	Chloromethane	cis-1,2-dichloroethene	cis-1,3-dichloropropene	Dichloromethane	Hexachlorobutadiene	Trichloroethene	Tetrachloroethene	trans-1,2-dichloroethene	trans-1,3-dichloropropene	Vinyl chloride	1,3-Butadiene	Acrolein	Methyl Methacrylate	1,2-dibromoethane	Bromomethane	Dichlorodifluoromethane	Trichlorofluoromethane
				Units	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	UG/M3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3
				EQL	5.3	2.4	10.3	2	2.3	17.4	21.3	2.7	3.4	2	2.3	2.5	2.2	11	2	3.6	19.4	2.5	2.8
NEPM 2013 Table 1A(2) Res B Soil Vap VOCC HILs								80				20	2,000			30							
NEPM 2013 Table 1A(2) Rec C Soil Vap VOCC HILs								2,000				400	40,000			500							
NEPM 2013 Table 1A(5) Res Soil Vapour HSL A/B for Vapour Intrusion, Sand 0 m <1 m																							
NEPM 2013 Table 1A(5) Res Soil Vapour HSL A/B for Vapour Intrusion, Sand 1m <2m																							
NEPM 2013 Table 1A(5) Rec C Soil Vapour HSL for Vapour Intrusion, Sand 0 m <1 m																							
NEPM 2013 Table 1A(5) Rec C Soil Vapour HSL for Vapour Intrusion, Sand 1m <2m																							
Field ID	**Date**	**Lab Report Number**	**Depth**	**Sample Type**																			
SV01	18 Feb 2026	1325227	1.5 m	Normal	<17	**85**	<33	<6	<7	<56	<68	<9	<11	<6	<7	<8	<7	-	-	<12	<62	<8	<9
DUPA	18 Feb 2026	1325227	1.5 m	Intra-Lab Duplicate	<17	**80**	<33	<6	<7	<56	<68	<9	<11	<6	<7	<8	<7	-	-	<12	<62	<8	<9
SV02	18 Feb 2026	1325227	1.5 m	Normal	<16	<7	<31	<6	<7	<52	<64	<8	<10	<6	<7	<8	<7	-	-	<11	<58	<8	<8
DUPB	18 Feb 2026	402456	1.5 m	Inter-Lab Duplicate	<1.3	<2.4	<1	<2	<2.3	<17	<5.3	<2.7	<3.4	<2	<2.3	<1.3	<1.1	<11	<2	<3.8	<1.9	**3**	<2.8
		Radiello Sample																					
S45BY	18 Feb 2026	1325457	NA	Normal	-	<14	<63	<11	-	-	-	<6	<4	<18	-	<50	-	-	-	-	-	-	-
Statistics																							
Number of Env Standard Exceedances					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Env Standard Exceedances (Detects Only)					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Detects at or above Env Standards					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Results Below Env Standards or Non-Detect					**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**

					Solvents														Halogenated Benzenes				
					1,4-Dioxane	Methyl Ethyl Ketone	2-hexanone (MBK)	4-Methyl-2-pentanone	Acetone	Allyl chloride	Carbon disulfide	Cyclohexane	Ethyl acetate	Ethanol	Heptane	Hexane	MTBE	2-Propanol	Tetrahydrofuran	Vinyl acetate	1,2,4-trichlorobenzene	1,2-dichlorobenzene	1,3-dichlorobenzene	1,4-dichlorobenzene	Chlorobenzene
				Units	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3
				EQL	7.2	5.9	8.2	2.1	16.6	1.6	15.6	3.5	1.8	9.4	2.1	5	7.2	50	1.5	7	15	3	3	3	2.3
NEPM 2013 Table 1A(2) Res B Soil Vap VOCC HILs																									
NEPM 2013 Table 1A(2) Rec C Soil Vap VOCC HILs																									
NEPM 2013 Table 1A(5) Res Soil Vapour HSL A/B for Vapour Intrusion, Sand 0 m <1 m																									
NEPM 2013 Table 1A(5) Res Soil Vapour HSL A/B for Vapour Intrusion, Sand 1m <2m																									
NEPM 2013 Table 1A(5) Rec C Soil Vapour HSL for Vapour Intrusion, Sand 0 m <1 m																									
NEPM 2013 Table 1A(5) Rec C Soil Vapour HSL for Vapour Intrusion, Sand 1m <2m																									
Field ID	**Date**	**Lab Report Number**	**Depth**	**Sample Type**																					
SV01	18 Feb 2026	1325227	1.5 m	Normal	<23	<19	<26	<7	<53	<5	<50	<11	-	<30	<7	<16	<23	**440**	<5	<22	<48	<10	<10	<10	<7
DUPA	18 Feb 2026	1325227	1.5 m	Intra-Lab Duplicate	<23	<19	<26	<7	<53	<5	<50	<11	-	<30	<7	<16	<23	**630**	<5	<22	<48	<10	<10	<10	<7
SV02	18 Feb 2026	1325227	1.5 m	Normal	<22	<18	<25	<6	<50	**9.8**	<47	<10	-	<28	<6	<15	<22	**910**	<4	<21	<45	<9	<9	<9	<7
DUPB	18 Feb 2026	402456	1.5 m	Inter-Lab Duplicate	<1.8	<15	<2	<20	**30**	-	<16	**5**	<1.8	**50**	**6**	**6**	<1.8	**1,100**	<1.5	<1.8	<3.7	<3	<3	<3	<2.3
		Radiello Sample																							
S45BY	18 Feb 2026	1325457	NA	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<1.8	<2.1	<2	<4.1
Statistics																									
Number of Env Standard Exceedances					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Env Standard Exceedances (Detects Only)					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Detects at or above Env Standards					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of Results Below Env Standards or Non-Detect					**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**

Table A3:
Duplicate Sample Summary - Soil

Project Number: 0512.09
Project: Southern Cross Care Targeted Investigation

				Metals								Inorganics				
				Arsenic	Cadmium	Chromium (III+VI)	Copper	Lead	Mercury	Nickel	Zinc	Moisture Content (dried @ 103°C)	Nitrate (as N)	Nitrate (as NO3-)	Nitrite (as N)	Nitrogen (Total Oxidised)
			Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	mg/kg	mg/kg	mg/kg	mg/kg
			EQL	2	0.4	2	5	5	0.1	2	5	1	0.1	2	0.1	0.1
Field ID	**Date**	**Lab Report Number**	**Sample Type**													
SB01_0.0-0.1	12 Feb 2026	1323258	Primary	**9.3**	<0.4	**18**	**11**	**22**	<0.1	<5	**49**	**4.4**	**29**	**130**	-	-
QC01	12 Feb 2026	1323258	Intra-Lab Duplicate	**4.2**	<0.4	**8.9**	**9.3**	**19**	<0.1	<5	**51**	**4.1**	**36**	**160**	-	-
RPD %				**76**	**0**	**68**	**17**	**15**	**0**	**0**	**4**	**7**	**22**	**21**	-	-
SB01_0.0-0.1	12 Feb 2026	1323258	Primary	**9.3**	<0.4	**18**	**11**	**22**	<0.1	<5	**49**	**4.4**	**29**	**130**	-	-
QC02	12 Feb 2026	EM2602455	Inter-Lab Duplicate	**5**	<1	**10**	**11**	**17**	<0.1	**4**	**55**	**3.4**	**38.4**	-	**0.2**	**38.6**
RPD %				**60**	**0**	**57**	**0**	**26**	**0**	**0**	**12**	**26**	**28**	-	-	-

*RPDs have only been considered where a concentration is greater than 1 times the EQL.
**Elevated RPDs are highlighted as per QAQC Profile settings (Acceptable RPDs for each EQL multiplier range are: 100 (1 - 10 x EQL); 50 (10 - 20 x EQL); 30 (> 20 x EQL))
***Interlab Duplicates are matched on a per compound basis as methods vary between laboratories. Any methods in the row header relate to those used in the primary laboratory

Table A3:
Duplicate Sample Summary - Soil Vapour

Project Number: 0512.09
Project: Southern Cross Care Targeted Investigation

				NA				BTEX						MAH				TRH				TPH			PAH
				2,2,4-Trimethylpentane	Freon 114	Freon 113	Propene	Benzene	Toluene	Ethylbenzene	Xylene (m & p)	Xylene (o)	Xylene Total	1,2,4-trimethylbenzene	1,3,5-trimethylbenzene	1-methyl-4 ethyl benzene	Styrene	>C10-C12	C6-C10	C6-C10 (F1 minus BTEX)	C10-C16 (F2 minus Naphthalene)	TPH C5 - C8 Aliphatic	TPH C9 - C10 Aromatic	TPH C9 - C12 Aliphatic	Naphthalene
	Units			µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	mg/m3	mg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3
	EQL			9.3	3.5	3.8	8.6	1.6	7.5	2.2	4.4	2.2	6.6	2.5	2.5	2.5	2.1	100	0.1	0.1	100	200	100	50	10.5
Field ID	**Date**	**Lab Report Number**	**Sample Type**																						
SV01	18 Feb 2026	1325227	Primary	<30	<11	<12	<28	<5	<24	<7	<15	<8	<21	**12**	<9	<8	<7	<800	<0.32	<0.32	<800	-	-	-	<34
DUPA	18 Feb 2026	1325227	Intra-Lab Duplicate	<30	<11	<12	<28	<5	<24	<7	<15	<8	<6.6	**16**	<9	<8	<7	<800	<0.32	<0.32	<800	-	-	-	<34
RPD %				**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	-	-	-	**0**
SV02	18 Feb 2026	1325227	Primary	<28	<10	<11	<26	<5	<22	<7	<13	<7	<20	<8	<8	<8	<6	-	<0.3	<0.3	**390**	-	-	-	<32
DUPB	18 Feb 2026	402456	Inter-Lab Duplicate	-	<2.5	<3.8	<0.9	<1.6	**20**	<2.2	<4.3	<2.2	-	<2.5	<2.5	<2.5	<2.1	-	-	<0.2	<40	**830**	<100	<50	<2.6
RPD %				-	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	-	**0**	**0**	**0**	**0**	-	-	**0**	**163**	-	-	-	**0**

*RPDs have only been considered where a concentration is greater than 1 times the EQL.
**Elevated RPDs are highlighted as per QAQC Profile settings (Acceptable RPDs for each EQL multiplier range are: 30 (1 - 10 x EQL); 30 (10 - 20 x EQL); 30 (> 20 x EQL))
***Interlab Duplicates are matched on a per compound basis as methods vary between laboratories. Any methods in the row header relate to those used in the primary laboratory

Table A3:
Duplicate Sample Summary - Soil Vapour

Project Number: 0512.09
Project: Southern Cross Care Targeted Investigation

				Chlorinated Hydrocarbons																							
				1,1,1-trichloroethane	1,1,2,2-tetrachloroethane	1,1,2-trichloroethane	1,1-dichloroethane	1,1-dichloroethene	1,2-dichloroethane	1,2-dichloropropane	Benzyl chloride	Bromodichloromethane	Bromoform	Carbon tetrachloride	Chlorodibromomethane	Chloroethane	Chloroform	Chloromethane	cis-1,2-dichloroethene	cis-1,3-dichloropropene	Dichloromethane	Hexachlorobutadiene	Trichloroethene	Tetrachloroethene	trans-1,2-dichloroethene	trans-1,3-dichloropropene	Vinyl chloride
			Units	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	UG/M3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3
			EQL	2.7	3.4	2.7	2	2	2	2.3	2.6	3.4	5.2	3.1	4.3	5.3	2.4	10.3	2	2.3	17.4	21.3	2.7	3.4	2	2.3	2.5
Field ID	**Date**	**Lab Report Number**	**Sample Type**																								
SV01	18 Feb 2026	1325227	Primary	<9	<11	<9	<6	<6	<6	<7	<8	**88**	<17	<10	**25**	<17	**85**	<33	<6	<7	<56	<68	<9	<11	<6	<7	<8
DUPA	18 Feb 2026	1325227	Intra-Lab Duplicate	<9	<11	<9	<6	<6	<6	<7	<8	**83**	<17	<10	**23**	<17	**80**	<33	<6	<7	<56	<68	<9	<11	<6	<7	<8
RPD %				**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**0**	**8**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
SV02	18 Feb 2026	1325227	Primary	<8	<10	<8	<6	<6	<6	<7	<8	<10	<16	<9	<13	<16	<7	<31	<6	<7	<52	<64	<8	<10	<6	<7	<8
DUPB	18 Feb 2026	402456	Inter-Lab Duplicate	<2.7	<3.4	<2.7	<2	<2	<2	<2.3	<2.6	<3.4	<5.2	<3.1	<1.6	<1.3	<2.4	<1	<2	<2.3	<17	<5.3	<2.7	<3.4	<2	<2.3	<1.3
RPD %				**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

*RPDs have only been considered where a concentration is greater than 1 times the EQL.
**Elevated RPDs are highlighted as per QAQC Profile settings (Acceptable RPDs for each EQL multiplier range are:
***Interlab Duplicates are matched on a per compound basis as methods vary between laboratories. Any metho

Table A3:
Duplicate Sample Summary - Soil Vapour

Project Number: 0512.09
Project: Southern Cross Care Targeted Investigation

				VOCs	Halogenated Hydrocarbons				Solvents														Halogenated Benzenes				
				1,3-Butadiene	1,2-dibromoethane	Bromomethane	Dichlorodifluoromethane	Trichlorofluoromethane	1,4-Dioxane	Methyl Ethyl Ketone	2-hexanone (MBK)	4-Methyl-2-pentanone	Acetone	Allyl chloride	Carbon disulfide	Cyclohexane	Ethanol	Heptane	Hexane	MTBE	2-Propanol	Tetrahydrofuran	Vinyl acetate	1,2,4-trichlorobenzene	1,2-dichlorobenzene	1,3-dichlorobenzene	1,4-dichlorobenzene	Chlorobenzene
			Units	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3
			EQL	2.2	3.6	19.4	2.5	2.8	7.2	5.9	8.2	2.1	16.6	1.6	15.6	3.5	9.4	2.1	5	7.2	50	1.5	7	15	3	3	3	2.3
Field ID	**Date**	**Lab Report Number**	**Sample Type**																								
SV01	18 Feb 2026	1325227	Primary	<7	<12	<62	<8	<9	<23	<19	<26	<7	<53	<5	<50	<11	<30	<7	<16	<23	**440**	<5	<22	<48	<10	<10	<10	<7
DUPA	18 Feb 2026	1325227	Intra-Lab Duplicate	<7	<12	<62	<8	<9	<23	<19	<26	<7	<53	<5	<50	<11	<30	<7	<16	<23	**630**	<5	<22	<48	<10	<10	<10	<7
RPD %				**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**36**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
SV02	18 Feb 2026	1325227	Primary	<7	<11	<58	<8	<8	<22	<18	<25	<6	<50	**9.8**	<47	<10	<28	<6	<15	<22	**910**	<4	<21	<45	<9	<9	<9	<7
DUPB	18 Feb 2026	402456	Inter-Lab Duplicate	<1.1	<3.8	<1.9	**3**	<2.8	<1.8	<15	<2	<20	**30**	-	<16	**5**	**50**	**2**	**6**	<1.8	**1,100**	<1.5	<1.8	<3.7	<3	<3	<3	<2.3
RPD %				**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	-	**0**	**0**	**56**	**0**	**200**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

*RPDs have only been considered where a concentration is greater than 1 times the EQL.
**Elevated RPDs are highlighted as per QAQC Profile settings (Acceptable RPDs for each EQL multiplier range are:
***Interlab Duplicates are matched on a per compound basis as methods vary between laboratories. Any metho

					Metals								TPH	TRH
					Arsenic	Cadmium	Chromium (III+VI)	Copper	Lead	Mercury	Nickel	Zinc	C6-C9	C6-C10
				Units	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	µg/L	µg/L
				EQL	0.001	0.0002	0.001	0.001	0.001	0.0001	0.001	0.005	20	20
Field ID	**Date**	**Lab Report Number**	**Sample Type**	**Monitoring Event**										
RIN01	12 Feb 2026	1323258	Rinsate	Soil Investigation	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.0001	<0.001	<0.005	-	-
TB01	12 Feb 2026	1323258	Trip Blank	Soil Investigation	-	-	-	-	-	-	-	-	<20	<20

Appendix A: Proposed Development Figure

REASON FOR ISSUE	REV	DATE
For Approval	A	29-10-2025
General updates as noted	B	05-02-2026

SITE PLAN - OVERALL

1 : 350

WALTER BROOKE

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 3.5 7 17.5

CARMELITE STAGE 2 DEVELOPMENT
7 SPENCE AVENUE, MYRTLE BANK SA, 5064

SITE PLAN - OVERALL	DRAWING	DA02
05-02-2026	REVISION	B
1 : 350 @A1	PROJECT	23-0628

Appendix B: Site Walkover Photographs

NORTHEASTERN CORNER – FACING SOUTH TOWARDS CARMELITE MONASTERY

194°S (T) 34°57'43"S, 138°38'34"E ±22ft ▲ 437ft

IRRIGATION LINES – NOTED ACROSS SITE

191°S (T) 34°57'43"S, 138°38'34"E ±22ft ▲ 448ft

GATE LOCATED ON EASTERN BOUNDARY

64°NE (T) 34°57'44"S, 138°38'34"E ±19ft ▲ 446ft

GENERAL SURFACE SOIL CONDITION ACROSS THE EASTERN PORTION OF SITE (FILL)

326°NW (T) 34°57'44"S, 138°38'34"E ±19ft ▲ 449ft

ennovo

DISCARDED MATERIALS (EASTERN BOUNDARY)

⭘ 65°NE (T) ◉ 34°57'44"S, 138°38'34"E ±22ft ▲ 447ft

RAISED GARDEN BED

⭘ 27°NE (T) ◉ 34°57'45"S, 138°38'34"E ±13ft ▲ 447ft

INTERNAL ASPHALT ROAD

⭘ 148°SE (T) ◉ 34°57'44"S, 138°38'34"E ±19ft ▲ 440ft

SHIPPING CONTAINERS

⭘ 107°E (T) ◉ 34°57'45"S, 138°38'35"E ±19ft ▲ 452ft

ennovo

STORED FENCING / CONSTRUCTION MATERIALS

100°E (T) 34°57'45"S, 138°38'35"E ±19ft 451ft

RAISED GARDEN BED

25°NE (T) 34°57'45"S, 138°38'35"E ±16ft 457ft

EASTERN BOUNDARY GATE

75°E (T) 34°57'46"S, 138°38'35"E ±19ft 456ft

STORED PAVERS ON PALLETS

72°E (T) 34°57'46"S, 138°38'35"E ±13ft 462ft

FENCED OFF AREA CONTAINING BRICKS, PALLETS AND OTHER BUILDING MATERIALS

191°S (T) ◉ 34°57'46"S, 138°38'36"E ±13ft ▲ 465ft

FENCED OFF AREA CONTAINING BRICKS, PALLETS AND OTHER BUILDING MATERIALS

245°SW (T) ◉ 34°57'47"S, 138°38'36"E ±9ft ▲ 468ft

GROUNDWATER BORE

254°W (T) ◉ 34°57'46"S, 138°38'35"E ±6ft ▲ 459ft

GROUNDWATER BORE

213°SW (T) ◉ 34°57'46"S, 138°38'35"E ±9ft ▲ 457ft

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CENTRE OF SITE – FACING NORTH

320°NW (T) ◉ 34°57'46"S, 138°38'32"E ±9ft ▲ 457ft

CARMELITE MONASTERY

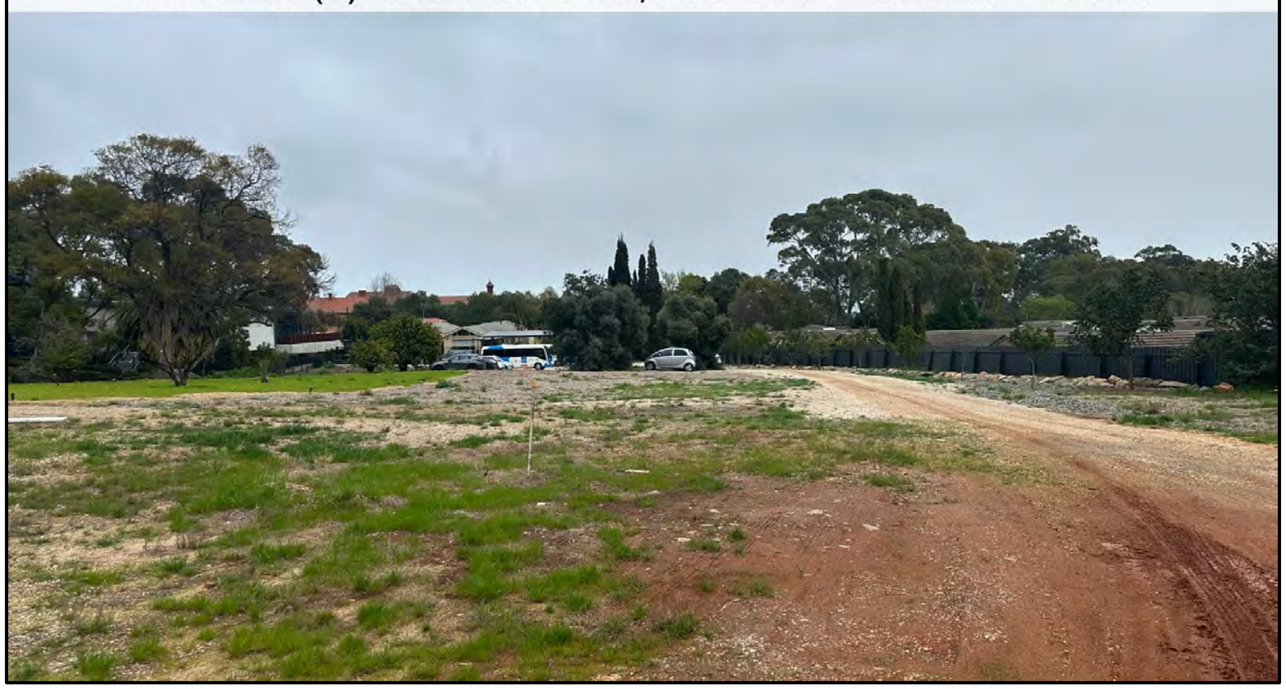
339°N (T) ◉ 34°57'47"S, 138°38'33"E ±9ft ▲ 454ft

ON SITE SKIP

177°S (T) ◉ 34°57'45"S, 138°38'33"E ±36ft ▲ 442ft

NORTHERN BOUNDARY – FACING WEST

262°W (T) ◉ 34°57'44"S, 138°38'33"E ±22ft ▲ 444ft



ennovo

CARMELITE MONASTERY

133°SE (T) 34°57'45"S, 138°38'32"E ±13ft ▲ 442ft

STORMWATER DRAINAGE

72°E (T) 34°57'44"S, 138°38'31"E ±16ft ▲ 441ft

NORTHWESTERN CORNER OF SITE – CURRENTLY USED AS ONSITE CARPARK

219°SW (T) 34°57'44"S, 138°38'30"E ±13ft ▲ 434ft

STORMWATER SWALE LOCATED TOWARDS SOUTHWESTERN PORTION OF SITE

228°SW (T) 34°57'45"S, 138°38'30"E ±9ft ▲ 436ft

DISCARDED WOOD LOGS AND RAILWAY SLEEPERS

DISCARDED WOOD LOGS AND RAILWAY SLEEPERS

Appendix C: WaterConnect Data

WaterConnect

Groundwater Data Report

Government of South Australia
Department for Environment and Water

Circle Centre -34.962526,138.642014, Radius 2km

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Aquifer	Cased To (m)	Obs No	SWL Status	Salinity Status	Purpose	Status	Permit No
6628-7203	01/01/1967	5.79	5.79	2.13	24/09/1968	0.01	24/09/1968	1645	24/09/1968	Qpah							
6628-7204		7.01	7.01	3.66	23/09/1949			1330	23/09/1949	Qpah							
6628-7205		6.1	6.1														
6628-7209								885	11/12/1914	Qpah							
6628-7210		14.02	14.02	9.14	06/09/1934	0	06/09/1934	2113	06/09/1934	Qpah	9.75						
6628-7211								1185	21/08/1914	Qpah							
6628-7212								356	21/08/1914								
6628-7213								1479	08/03/1972	Qpah							
6628-7214		27.43	27.43	18.97	12/03/1986			1049	01/03/1982	Qpah(Q2)		ADE104	H	H	OBS		
6628-7231	12/11/1959	89.31	76.6	39.64	20/02/2025	0.91	07/02/1968	1222	24/11/2023	T(T1)		ADE093	C	H	OBS		
6628-7232		1.52	1.52	1.37	06/02/1964			471	06/02/1964								
6628-7233								2270	15/01/1935	Qpah					DOM	ABD	
6628-7234		9.45	9.45	8.84	27/05/1940			799	27/05/1940								
6628-7235																	
6628-7236	16/12/1952	57.91	0	1	29/06/1981	3.75	16/12/1952	716	08/02/1982	N	33.22	ADE043	H	H	DOM	BKF	91722
6628-7237	02/03/1965	7.7	7.7														
6628-7238	03/03/1965	12.19	12.19	9.14	03/03/1965												
6628-7239	04/03/1965	4.65	4.65														
6628-7240	22/06/1959	9.14	9.14														
6628-7241	24/06/1959	9.14	9.14														
6628-7242	25/06/1959	9.14	9.14														
6628-7243	01/01/1959	1.52	1.52														
6628-7244	01/01/1959	3.05	3.05														
6628-7245	01/01/1959	1.98	1.98														
6628-7246	04/01/1967	6.1	6.1							Qpr						UKN	
6628-7247	04/01/1967	5.7	5.7													UKN	
6628-7248	05/01/1967	6.1	6.1													UKN	
6628-7249	06/01/1967	4.18	4.18													UKN	
6628-7250	08/08/1931	76.2	76.2	33.83	08/08/1931	1.89	08/08/1931	1759	08/08/1931	Qpah	66.45						
6628-7251	10/11/1969	12.19	12.19	10.21	10/11/1969	0.14	10/11/1969	1570	10/11/1969	Qpah							
6628-7252		24.38	24.38	17.98	23/06/1966	0.08	23/06/1966	4069	01/01/1934	Qpah							
6628-7258	01/01/1926							913	21/03/1927	Qpah							
6628-7259	01/01/1915	46.33	46.33	0	22/06/1966	1.01	22/06/1966	585	21/06/1966	N	44.5				DOM	OPR	7408
6628-7260	01/01/1934	16.76	16.76	1.42	23/06/1966	0.63	23/06/1966	770	21/06/1966	Qpah							
6628-7261	01/01/1959	15.24	15.24	10.85	22/06/1966	0.88	22/06/1966	1015	21/06/1966	Qpah							
6628-7262	01/01/1938	39.62	39.62	0	18/11/1938	0.63	18/11/1938	729	18/11/1938	Nb						BKF	
6628-7263								1085	20/04/1934	Qpah							

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Aquifer	Cased To (m)	Obs No	SWL Status	Salinity Status	Purpose	Status	Permit No
6628-7264		2.44	2.44	1.98	03/12/1942			1355	03/12/1942	Qpah							
6628-7265	01/01/1966	27.43	27.43	6.1	15/08/1968	5.05	15/08/1968	700	15/08/1968	Qpah							
6628-7266		16.15	16.15			1.52	01/01/1966	700	21/06/1966	Qpah							
6628-7267	01/01/1963	121.92	121.92	80.92	12/09/2014	25.26	23/04/1964	882	04/09/2002	Nds		ADE073	H	N	OBS	OPR	
6628-7268	11/07/1978	164.3	164.3	111.84	01/03/2007	11.25	11/07/1978	1049	04/09/2002	Nds	4	ADE045	H	H	OBS	OPR	3888
6628-7272	01/01/1966	62.48	62.48	43.28	07/07/1966	0.63	07/07/1966	530	07/07/1966	N	62.48						
6628-7273	01/03/1973	182.88								Nds						BKF	
6628-7274	01/01/1958	67.06	0	33.53	03/12/1958	2.27	03/12/1958	743	03/12/1958	Nds						BKF	
6628-7275	01/01/1964	59.74	59.74			6.32	01/01/1966	670	29/06/1966	Nds	17.27					ABD	
6628-7276	14/05/1948	41.15	41.15												CMT		
6628-7277	26/05/1948	6.86	6.86												CMT		
6628-7278	04/05/1948	38.33	38.33												CMT		
6628-7279	21/05/1948	14.63	14.63												CMT		
6628-7280	01/01/1935	76.2	76.2	18.29	22/11/1935			529	22/11/1935	Nds							
6628-7281		76.2	76.2												CMT	NL	
6628-7282	04/03/1964	39.01	39.01	9.5	14/03/1997	1.26	04/03/1964	716	19/12/1984	N	16.97	ADE077	H	H	OBS	OPR	
6628-7283								631	11/08/1976	Nds							
6628-8982	16/01/1979	163	118	27.84	10/09/2015	1.14	16/01/1979	1138	22/10/2014	T(T1)	115	ADE036	H	H	OBS		3981
6628-9982		10.06	10.06	2.29	01/11/1934			268	01/11/1934	Qpah							
6628-9983						0.01	01/01/1934	3036	12/09/1934	Qpah							
6628-11178	01/01/1979	161.75	161.75												INV	CAP	
6628-11179	01/01/1979	124		100	20/06/1996						124				INV	CAP	
6628-11180	01/01/1979	88			04/03/2003					N	88	ADE078	H	N	INV	CAS	
6628-11643	01/03/1971	21.3	21.3	8.61	10/03/2011			810	12/12/1986	N		ADE072	H	H	DOM		
6628-11755	01/01/1979																3974
6628-11756	21/02/1979	51.6	0								38.7					BKF	3974
6628-11939	22/10/1981	102	0													BKF	91522
6628-11940	22/10/1981	102	102													BKF	91522
6628-11986	17/04/1979	117	117	7.4	17/04/1979	0.6	17/04/1979	639	18/04/1979	Nds	3						5345
6628-12020	22/10/1981	62	62	-0.4	13/03/2006	31	03/03/1982	802	29/11/2013	N	36.6	ADE071	H	H	OBS	CSH	9367
6628-12030	22/09/1982	40	40	13	22/09/1982	2.25	22/09/1982	816	22/09/1982	Nds	16						10730
6628-12527	30/09/1983	13.7	13.7	5.4	30/09/1983	1	30/09/1983	927	30/09/1983	Qpah	13.7				IRR	OPR	13301
6628-12673	31/01/1984	30	30	4	31/01/1984					Qpah	30						12272
6628-12675	17/12/1983	30	30	20	17/12/1983	0.07	17/12/1983	528	19/12/1983	Nds	6					ABD	13483
6628-12828	28/02/1984	24	24			0.3	28/02/1984	1373	28/02/1984	Qpah	24				DOM	OPR	13911
6628-12989	23/11/1983	39	39	20	23/11/1983					Qpah						BKF	13600
6628-13049	18/09/1984	18	13.7		20/02/2025	0	18/09/1984	2840	18/09/1984	Qpah(Q1)	12	ADE176	C	N	OBS	OPR	93713
6628-13054	25/09/1984	57	16	13.23	20/02/2025	0	20/09/1934	2613	25/09/1984	Qpah(Q2)	29	ADE177	C	N	OBS	OPR	93714
6628-13240	14/01/1985	30	30	13	14/01/1985	1	14/01/1985	1222	14/01/1985	Qpah	29				DOM	OPR	15765
6628-13258	15/01/1985	30	30							Qpah	29						15726
6628-13268	24/11/1983	54.5	54.5			2.5	24/11/1983			Nl	52.7				DOM	OPR	13302
6628-13524	25/11/1985	40	40	33	05/12/1985	0.09	25/11/1985	432	26/11/1985	Qpah	37				IRR	OPR	17558

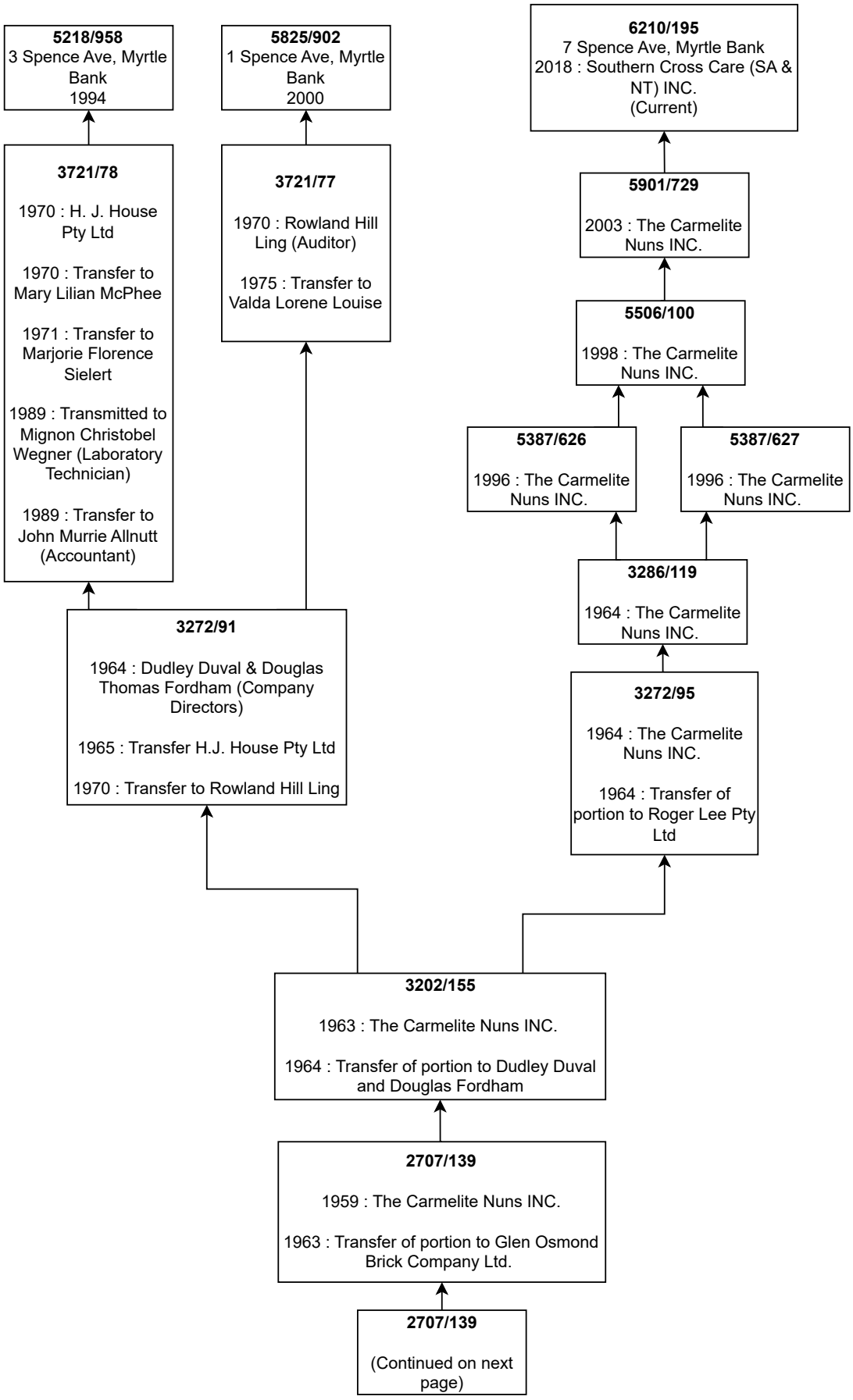
Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Aquifer	Cased To (m)	Obs No	SWL Status	Salinity Status	Purpose	Status	Permit No
6628-13544	04/12/1985	30	30	20	04/12/1985	0.5	04/12/1985	644	03/12/1985	Qpah	30				DOM	OPR	16288
6628-13594	04/12/1985	44	0								2					BKF	94236
6628-13602	13/12/1985	32	32	8	13/12/1985	1.16	13/12/1985			Nds	18					ABD	17774
6628-13606	15/03/1986	31	31	12	03/04/1986	0.75	15/03/1986	1092	15/03/1986	Qpah	31						18104
6628-14414	28/04/1989	6.2	6.2	0						Qpah					DRN		22837
6628-14527	02/12/1981	9.3	0												INV	ABD	
6628-14528	03/12/1981	10.5	10.5												INV	ABD	
6628-14529	04/12/1981	10.1	10.1												INV	ABD	
6628-15389	20/09/1990	80	0													BKF	24623
6628-15661	12/10/1991	18	18	13.5	12/10/1991			1776	12/10/1991	Qpah	18				DOM	OPR	26318
6628-16127	16/07/1992	40.2	0	22	06/08/1992	1.5	16/07/1992	2710	06/08/1992	Nl						BKF	27453
6628-16247		24	24	13	24/03/1993			336	24/03/1993	Qpah	24				DOM		27400
6628-16396	24/02/1993	220	220	159.8	24/02/1993	1.25	24/02/1993	1155	30/03/1993	Nds	72				DOM		29055
6628-16458	01/10/1993	24	24					1390	06/10/1993	Qpah	22				DOM		30123
6628-16705	13/10/1994	19.5	19.5					2052	13/10/1994	Qpah	19.5				DOM		32598
6628-16724	08/03/1994	35.2	35.2			1.5	08/03/1994	1748	08/03/1994	Qpah	35.2				DRN		30858
6628-16920	20/09/1994	20	20	6.9	20/09/1994			1468		Qpah	20				DRN		32516
6628-17184	21/03/1995	105	105			18.75	21/03/1995	699	21/03/1995	Nds	83.7				DOM		34074
6628-17243	06/04/1995	20	20			1	06/04/1995	1105	06/04/1995	Qpah	20				DOM		34593
6628-17276	27/03/1995	55	0												DOM	ABD	34355
6628-17357		18				0.75	20/06/1995	1345	20/06/1995	Qpah	18				DOM		34788
6628-17422	05/10/1995	23.5	23.5			1	05/10/1995	1038	05/10/1995	Qpah	23.5				DOM		35763
6628-17423	02/10/1995	24	24			0.25	02/10/1995	2391	02/10/1995	Qpah	24				DRN		35576
6628-17650	18/01/1996	28	28			1	18/01/1996	2795	18/01/1996	Qpah	28				DOM		36442
6628-17652	18/01/1996	30	30			0.2	18/01/1996	1502	18/01/1996	Qpah	30				DOM		36696
6628-17805	29/01/1996	24	24			0.35	29/01/1996			Qpah	24				DOM		35184
6628-18116	30/10/1996	30	0							Qpah					DOM	ABD	37052
6628-18488	03/12/1996	209.3	209.3	148	03/12/1996	1	02/12/1996	699	05/12/1996	Nl					IRR	OPR	38229
6628-18806	05/07/1997	40	0												DOM	ABD	41392
6628-18807	04/09/1997	55	55	34	04/09/1997	0.3	03/09/1997	944	04/09/1997	Qpah	55				DOM		41392
6628-19175	23/09/1998	24	24	9	23/09/1998			1284	23/09/1998	Qpah	24				DOM		46327
6628-19461	01/04/1999	27	27	20.4	01/04/1999			1446	01/04/1999	Qpah	27				DOM		48283
6628-19493	23/06/1999	37	37	11	23/06/1999	0.5	21/06/1999	1143	23/06/1999	Qpah	37				DOM		49295
6628-19676	03/09/1999	80	0					1452	03/09/1999	Qpah					DOM	BKF	49282
6628-20031	15/12/1999	48	48	24	15/12/1999	4	13/12/1999	2108	15/12/1999	Nl	43				DOM		50701
6628-20421	26/10/2000	42	42	0	26/10/2000	5	26/10/2000	772	26/10/2000	Nb	36				IND	OPR	52057
6628-20819	05/07/2001	8	8	5.03	05/07/2001					Qpah	5				INV		56227
6628-20820	06/07/2001	5	5	1.16	06/07/2001					Qpah	1				INV		56228
6628-20832	29/01/2002	22	22	15	29/01/2002	0.45	29/01/2002	1300	29/01/2002	Qpah	22				DOM		56992
6628-21028	10/12/2002	8	0													BKF	57990
6628-21242	06/01/2003	78	78	32	06/01/2003	1.1	05/01/2003	363	06/01/2003	Qpah	76				GTH	UEQ	59644
6628-21540	21/11/2003	31.5	30	18	21/11/2003	0.25	21/11/2003	1021	21/11/2003	Qpah	18				DOM		60349

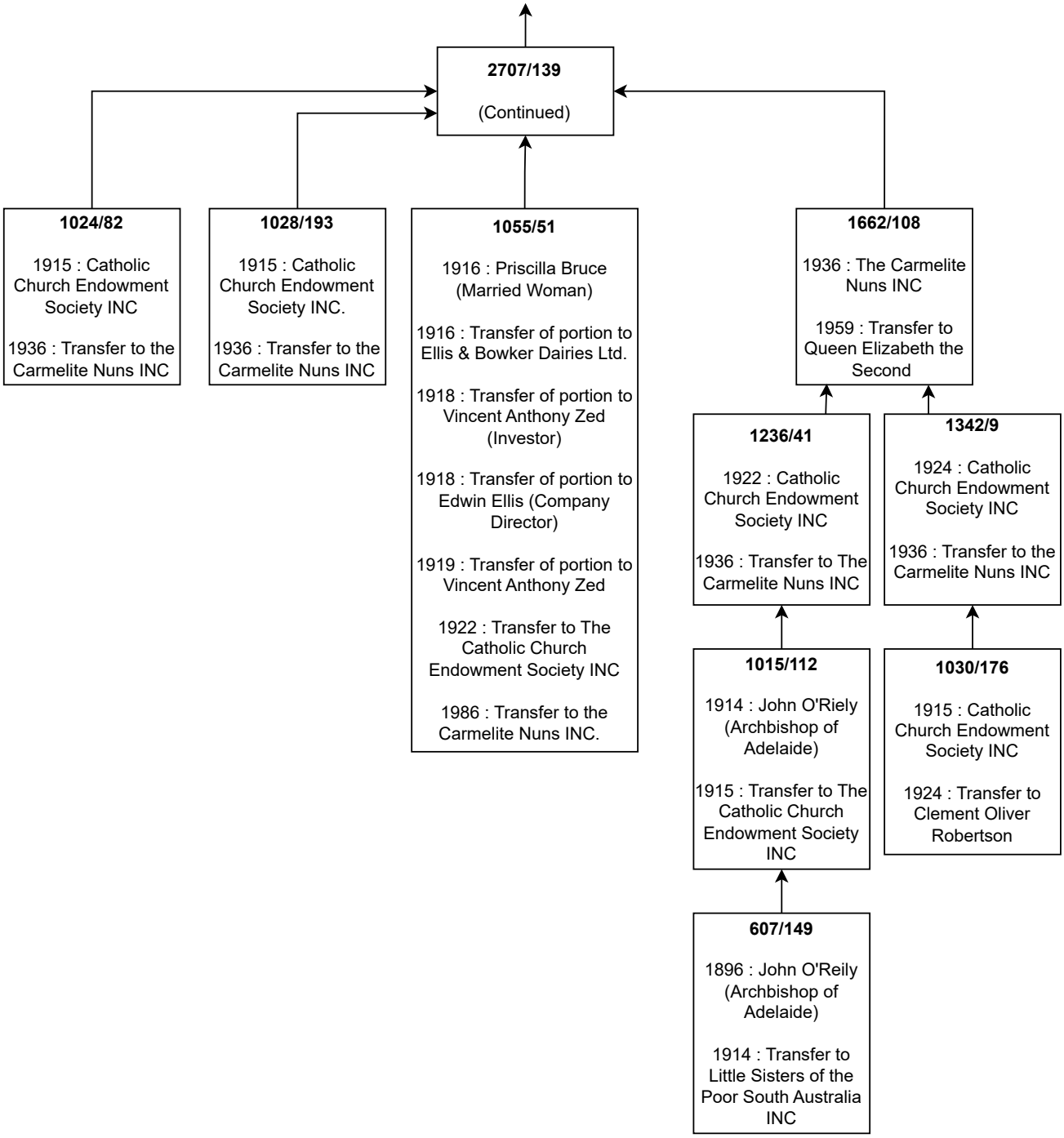
Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Aquifer	Cased To (m)	Obs No	SWL Status	Salinity Status	Purpose	Status	Permit No
6628-21567	08/01/2004	36	0	13.1	08/01/2004			1205	08/01/2004	Qpah					DOM	BKF	64437
6628-21683	18/03/2004	76	76	12	18/03/2004	3.75	17/03/2004	1957	17/03/2004	Nb	72				DOM		60421
6628-21830	17/01/2003	108	0													BKF	95643
6628-22160	20/10/2004	35	35	12.2	20/10/2004	0.5	19/10/2004	4240	20/10/2004	Qpah	29				IRR		64886
6628-22332	22/03/2005	30	0		22/03/2005											BKF	104990
6628-22986	01/05/2007	37	37	17	01/05/2007	1	01/02/2007	965	01/02/2007	Qpah	31						126352
6628-23091	24/08/2007	20	19.8	0	24/08/2007	1	23/08/2007	865	23/08/2007	N	16.8						124241
6628-23133	29/08/2007	46	36			1	29/08/2007	1077	29/08/2007	Qpah	17						128416
6628-23321	27/12/2007	26.2	22	7	27/12/2007	1.25	27/12/2007	1496	02/12/2007	Qpah	13						137762
6628-23378	30/05/2006	17	17	16	30/05/2006					Nl	1				INV		119430
6628-23379	30/05/2006	18	18							Nl							119429
6628-23380	30/05/2006	12.5	12.5							Nl	1				INV		119428
6628-23571	11/07/2008	24	24	6.22	20/02/2025	3.34	11/07/2008	780	10/12/2015	Qa	24	ADE227	C	N		CFL	135939
6628-23572	22/01/2008	81.5	81.5	34.6	22/01/2008	1.2	22/01/2008	1187	18/09/2007	T(T1)	70						134528
6628-23578	19/04/2008	30	30	10.7	19/04/2008	0.84	17/04/2008	1271	18/04/2008	Qpah	30						136647
6628-23591	24/06/2008	29.5	29.5	17	24/06/2008	0.4	24/06/2008	2160	25/06/2008	Qpah	29.5						141518
6628-23592	18/06/2008	31	31	16	18/06/2008	0.5	18/06/2008	2846	19/06/2008	Qpah	31						135946
6628-23683	18/10/2008	63.7	63.7	17.8	18/10/2008	1	17/10/2008	1078	10/10/2008	Nl	6						137767
6628-23695	27/05/2008	30	0													BKF	134589
6628-23699	23/04/2008	34	34	13	23/04/2008	1	22/04/2008	1709	23/04/2008	Qpah	26.6						135871
6628-23740		10	10														
6628-24838		6	6													EQP	
6628-24990	20/09/2009	39.5	39.5	25	20/09/2009	0.19	21/09/2009	443	22/09/2009	Qpah	39.5						182031
6628-25454	15/04/2009	100	100							Qpah					GTH		154120
6628-25455	30/03/2009	100	100							Qpah					GTH		154116
6628-25456	10/04/2009	100	100							Qpah					GTH		154119
6628-25882	01/04/2010	79	79			11	01/04/2010	651	01/04/2010	N	42				MAR	OPR	183659
6628-26193	29/11/2011	67	67	11	29/11/2011	20	28/11/2011	826	11/01/2012	N	47				MAR	NIU	206078
6628-26250	14/10/2011	12.5	12.5	10.7	14/10/2011					Qpah	9.5				INV		205867
6628-26251	14/10/2011	12.5	12.5	10.2	14/10/2011					Qpah	12.5				INV		205868
6628-26252	13/10/2011	14.5	14.5	10.4	13/10/2011					Qpah	11.5				INV		205869
6628-26756	03/12/2012	12.5	12.5	10.8	03/12/2012					Qpah	9.5				INV		217880
6628-26757	05/12/2012	12.5	12.5	10.5	05/12/2012					Qpah	9.5				INV		217881
6628-26758	05/12/2012	12.5	12.5							Qpah	9.5				INV		217882
6628-26759	06/12/2012	12.5	12.5	11.2	06/12/2012					Qpah	9.5				INV		217883
6628-26760	04/12/2012	12.5	12.5	11.2	04/12/2012					Qpah	9.5				INV		217884
6628-26761	04/12/2012	12.5	12.5	10.9	04/12/2012					Qpah	9.5				INV		217885
6628-28388	14/04/2016	14	14	11.5	14/04/2016					Qpah	11				INV		258408
6628-28389	20/04/2016	14.5	14.5	12.5	20/04/2016					Qpah	11.5				INV		258407
6628-28390	15/04/2016	14	14	12.5	15/04/2016					Qpah	11						258409
6628-28391	15/04/2016	15	15	13.9	15/04/2016					Qpah	12				INV		258413
6628-28622	23/11/2016	60	0													BKF	256076

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Aquifer	Cased To (m)	Obs No	SWL Status	Salinity Status	Purpose	Status	Permit No
6628-28769	10/04/2017	12	11	8	10/04/2017					Qpah	8				INV		281325
6628-28770	10/04/2017	11	11	8	10/04/2017					Qpah	7				INV		281326
6628-29264	10/04/2017	11	11							Qpah					ENV		281325
6628-29265	10/04/2017	10	10							Qpah					ENV		281326
6628-31351		87	87														
6628-31547	18/10/2021	12	12												ENV		403927
6628-31612	15/11/2021	15	15												INV		404450
6628-31613	16/11/2021	15	15												INV		404451
6628-31666	28/01/2022	10.5	0		24/03/2022										ENV	BKF	415121
6628-31667	28/01/2022	7.5	0		24/03/2022										ENV	BKF	415120
6628-31668	27/01/2022	6	0		24/03/2022										ENV	BKF	415119
6628-31677	09/02/2022	7	0		24/03/2022										ENV	BKF	415118
6628-31961			0													BKF	426003
6628-32745	03/11/2023	9.3	9.3												ENV		448483
6628-32842	14/12/2023	10.1	10.1												ENV		448485
6628-32843	15/12/2023	13	13												ENV		448486
6628-32949	01/02/2024	87	87	46	01/02/2024	3.7	29/01/2024	895	29/01/2024		87				DOM		416158
6628-33260	20/10/2024	60	54.5	36	20/10/2024	0.3		564	20/10/2024		54.5						438149
6628-33538	21/11/2024	32.5	26.5	13	21/11/2024	0.2	20/11/2024	1138	21/11/2024		26.5						456567

182 records

Appendix D: Certificate of Title History


5218/958
3 Spence Ave, Myrtle Bank
1994
5825/902
1 Spence Ave, Myrtle Bank
2000
6210/195
7 Spence Ave, Myrtle Bank
2018 : Southern Cross Care (SA & NT) INC.
(Current)
3721/78
1970 : H. J. House Pty Ltd
1970 : Transfer to Mary Lilian McPhee
1971 : Transfer to Marjorie Florence Sielert
1989 : Transmitted to Mignon Christobel Wegner (Laboratory Technician)
1989 : Transfer to John Murrie Allnutt (Accountant)
3721/77
1970 : Rowland Hill Ling (Auditor)
1975 : Transfer to Valda Lorene Louise
5901/729
2003 : The Carmelite Nuns INC.
5506/100
1998 : The Carmelite Nuns INC.
5387/626
1996 : The Carmelite Nuns INC.
5387/627
1996 : The Carmelite Nuns INC.
3286/119
1964 : The Carmelite Nuns INC.
3272/91
1964 : Dudley Duval & Douglas Thomas Fordham (Company Directors)
1965 : Transfer H.J. House Pty Ltd
1970 : Transfer to Rowland Hill Ling
3272/95
1964 : The Carmelite Nuns INC.
1964 : Transfer of portion to Roger Lee Pty Ltd
3202/155
1963 : The Carmelite Nuns INC.
1964 : Transfer of portion to Dudley Duval and Douglas Fordham
2707/139
1959 : The Carmelite Nuns INC.
1963 : Transfer of portion to Glen Osmond Brick Company Ltd.
2707/139
(Continued on next page)

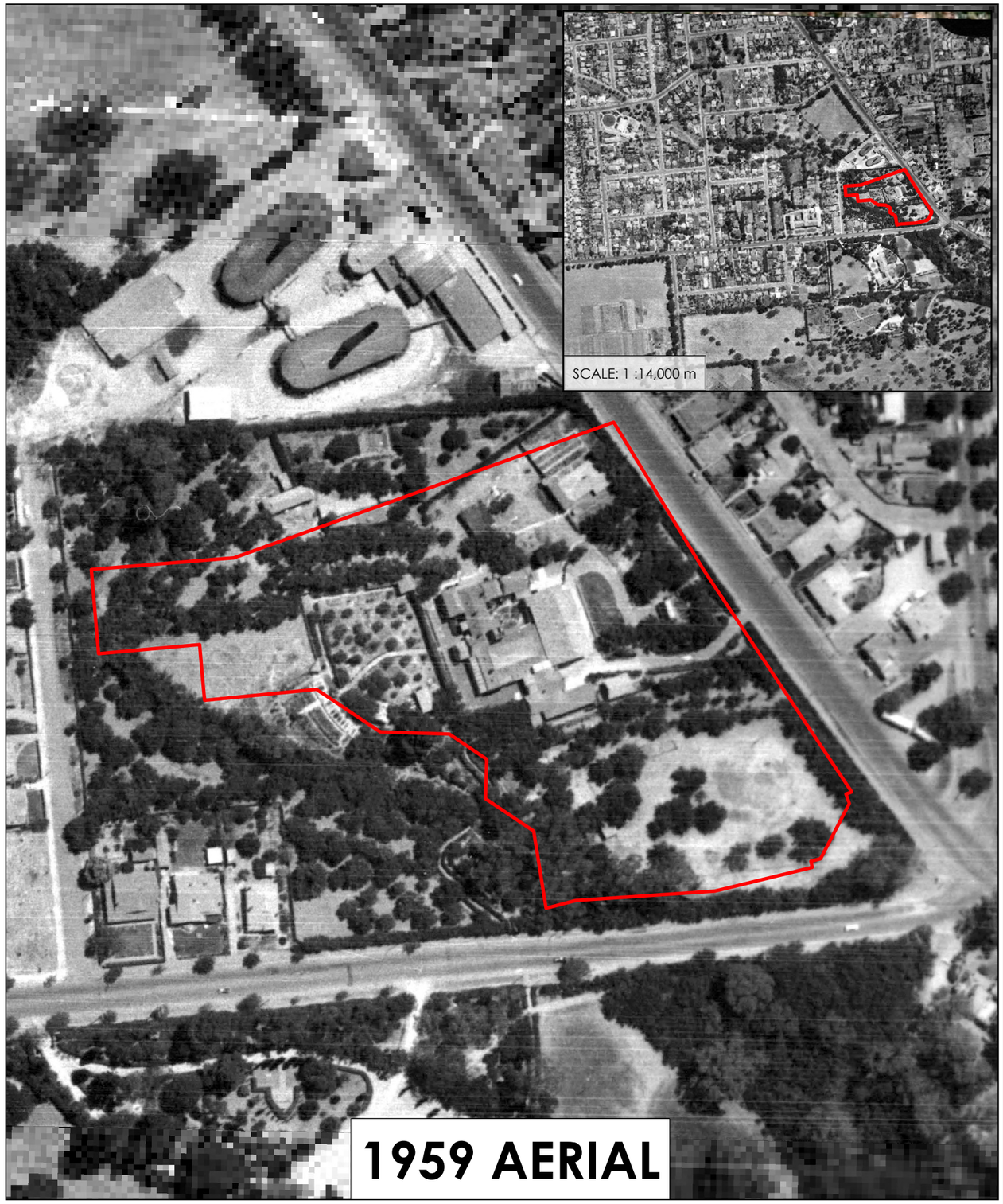

2707/139
(Continued)
1024/82
1915 : Catholic Church Endowment Society INC
1936 : Transfer to the Carmelite Nuns INC
1028/193
1915 : Catholic Church Endowment Society INC.
1936 : Transfer to the Carmelite Nuns INC
1055/51
1916 : Priscilla Bruce (Married Woman)
1916 : Transfer of portion to Ellis & Bowker Dairies Ltd.
1918 : Transfer of portion to Vincent Anthony Zed (Investor)
1918 : Transfer of portion to Edwin Ellis (Company Director)
1919 : Transfer of portion to Vincent Anthony Zed
1922 : Transfer to The Catholic Church Endowment Society INC
1986 : Transfer to the Carmelite Nuns INC.
1662/108
1936 : The Carmelite Nuns INC
1959 : Transfer to Queen Elizabeth the Second
1236/41
1922 : Catholic Church Endowment Society INC
1936 : Transfer to The Carmelite Nuns INC
1342/9
1924 : Catholic Church Endowment Society INC
1936 : Transfer to the Carmelite Nuns INC
1015/112
1914 : John O'Riely (Archbishop of Adelaide)
1915 : Transfer to The Catholic Church Endowment Society INC
1030/176
1915 : Catholic Church Endowment Society INC
1924 : Transfer to Clement Oliver Robertson
607/149
1896 : John O'Reily (Archbishop of Adelaide)
1914 : Transfer to Little Sisters of the Poor South Australia INC

Appendix E: Sands & McDougall Summary

Year	Street Number & Listed Occupants (possible site occupants in bold)			
	Cross Road North Side East to West (from Glen Osmond Road)	**Cross Road South Side East to West (from Glen Osmond Road)**	**Glen Osmond Road West Side North to South (from Barr Smith Avenue)**	**Glen Osmond Road East Side North to South (from Chapel Street)**
1940	No records available	No records available	No records available	*Chapel Street* 397 Langley A J 399 Lynn J & N 401 Gallagher T 403 Dowler E (Carter) 405 Rose G H (Labourer) 409 Moritz G (Greengrocer) 411 Glen Osmond Service Station *Portrush Road*
1950	*Glen Osmond Road* 8 Flavel A E (packer) 10 Stubbs, Mrs, A. N 10 Lynch, Mrs C D Heuzenroeder Mrs H L 12 Bennet, Miss M *Spence Ave*	No records available	*Barr Smith Ave* Ridge Park Recreation Grounds City Bricks Ltd **Carmelite Monastery** *Cross Road*	*Chapel Street* 397 Langley A J 399 Opitz T L 401 Thiel A T 403 Dowler E (Carter) 405 Dalton J 409 Robinson G H 411 Cowper R B (Proprietor) *Portrush Road*
1960	*Glen Osmond Road* 8 Flavel K A 10 Gower S K 12 Hawson A L (grazier) *Spence Ave*	*Glen Osmond Road* Smith T E (Barrister) Davis J A (mechanic) Fraser C (gardener) Brown A (gardener) St Paul's Retreat Passionist Fathers Morris Rev D Turner Dr F B (Physician) Turner F B Senior *Pitcairn Avenue*	*Barr Smith Ave* Ridge Park Recreation Grounds City Bricks Ltd **Carmelite Monastery** *Cross Road*	*Chapel Street* 397 Langley A J 399 Hall Mrs O L 401 Solly W A F (Taxi Driver) 405 Bansemer C R 407 Robinson G A 409 Kunn D E Fitter 411 Glen Osmond Service Station 411 Loudon R G Used Cars *Portrush Road*

Year	Street Number & Listed Occupants (possible site occupants in bold)			
	Cross Road North Side East to West (from Glen Osmond Road)	**Cross Road South Side East to West (from Glen Osmond Road)**	**Glen Osmond Road West Side North to South (from Barr Smith Avenue)**	**Glen Osmond Road East Side North to South (from Chapel Street)**
1970	*Glen Osmond Road* 4 Andreson Mrs E S 6 Sutton I L 8 Flavel K A 10 Tucker J B L (Manager) 12 Munro Mrs H D *Spence Avenue*	*Glen Osmond Road* Barr-Smith T E Schandock H (Gardener) Davis J A (Mechanic) St Paul's Retreat – Passionist Fathers Hayne Rev N (Supervisor) 59 Rebons H L (Book Maker) 61 Perrin Mrs W G *Pitcairn Avenue*	*Barr Smith Avenue* 1914-1919 War Memorial Ridge Park Recreational Ground City Bricks Ltd **Carmelite Monastery** **Carmel Pottery** *Cross Road*	*Chapel Street* 397 Langley Miss A E 399 Luscombe Pty Ltd J D (Licenced Insurance Agents) 401 Walker R (Bus Operator) 405 Nadasky S (Welder) 407 Robinson G A 409 Glen Osmond Service Station 409 Verrvt J & R Proprietors *Portrush Road*
1973 (Final Edition)	*Glen Osmond Road* 4 Anderson Annie E 6 Sutton I L 8 Flavel K A 10 Tucker J B L (Manager) 12 Urwin B M *Spence Avenue*	*Glen Osmond Road* Barr-Smith T E 1 Schandock H W Davis J A (Mechanic) St Paul's Retreat – Passionist Fathers Hayne Rev N (Supervisor) 15 Crawford V P, Fitzsimons A, Kay A A, Kirgan M, Morris D, Norcock S, Smith D G, Nugent M, Thorpe O Strathmore Gr 59 Rebonds H L (Book maker) 59 Loebel Kaye C 59 Scott Lillian M 61 Perrin Cvonne M *Pitcairn Avenue*	*Barr Smith Avenue* 1914-1919 War Memorial Ridge Park Recreational Ground City Bricks Ltd **Carmelite Monastery** *Cross Road*	*Chapel Street* 397 Langley Miss A E 399 Luscombe Pty Ltd J D (Licenced Insurance Agents) 401 Walker R (Bus Operator) 405 Nadasky S (Welder) 407 Robinson G A 409 Glen Osmond Service Station 409 Verrvt J & R Proprietors *Portrush Road*

Appendix F: Historical Aerials



ennovo

www.ennovo.com.au

Legend

Site Boundary

0 15 30 60

1:1,600m

N

THIS DRAWING IS INTENDED TO BE VIEWED AND PRINTED IN COLOUR. LOCATION OF ALL SERVICES / INFRASTRUCTURE SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION WORK.

SCALE: 1:1,600 m	SHEET SIZE: A3
DATE: 10 Mar 2026	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: BH / MS
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: FMG Engineering (July 2014)	

SOUTHERN CROSS CARE

MYRTLE BANK

PRELIMINARY SITE INVESTIGATION

HISTORICAL AERIAL PHOTOGRAPHS 1949 - 1959

PROJECT No.	SHEET No.	REV:
0512.09_SCC	001	A

Document: C:\Users\ZoeBradley\Biogas Systems\Ennovo - Documents\Projects\0512_SCC_Carmelite Aged Care\3. Drawings\ArcGIS\0512.08_SCC_Carmelite_PSI_2026.aprx Layout: 0512.09_SCC_001_1949-1959

1968 AERIAL

1979 AERIAL

ennovo

www.ennovo.com.au

Legend

Site Boundary

0 15 30 60

1:1,600m

N

THIS DRAWING IS INTENDED TO BE VIEWED AND PRINTED IN COLOUR. LOCATION OF ALL SERVICES / INFRASTRUCTURE SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION WORK.

SCALE: 1:1,600 m	SHEET SIZE: A3
DATE: 10 Mar 2026	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: BH / MS
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: FMG Engineering (July 2014)	

SOUTHERN CROSS CARE

MYRTLE BANK

PRELIMINARY SITE INVESTIGATION

HISTORICAL AERIAL PHOTOGRAPHS 1968 - 1979

PROJECT No.	SHEET No.	REV:
0512.09_SCC	002	A

Document: C:\Users\ZoeBradley\Biogas Systems\Ennovo - Documents\Projects\0512_SCC_Carmelite Aged Care\3. Drawings\ArcGIS\0512.08_SCC_Carmelite_PSI_2026.aprx Layout: 0512.09_SCC_002_1968-1979

1989 AERIAL

1999 AERIAL

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Legend

Site Boundary

0 15 30 60

1:1,600m

N

THIS DRAWING IS INTENDED TO BE VIEWED AND PRINTED IN COLOUR. LOCATION OF ALL SERVICES / INFRASTRUCTURE SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION WORK.

SCALE: 1:1,600 m	SHEET SIZE: A3
DATE: 10 Mar 2026	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: BH / MS
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: FMG Engineering (July 2014)	

SOUTHERN CROSS CARE

MYRTLE BANK

PRELIMINARY SITE INVESTIGATION

HISTORICAL AERIAL PHOTOGRAPHS 1989 - 1999

PROJECT No.	SHEET No.	REV:
0512.09_SCC	003	A

Document: C:\Users\ZoeBradley\Biogas Systems\Ennovo - Documents\Projects\0512_SCC_Carmelite Aged Care\3. Drawings\ArcGIS\0512.08_SCC_Carmelite_PSI_2026.aprx Layout: 0512.09_SCC_003_1989-1999

2005 AERIAL

2015 AERIAL

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Legend

Site Boundary

0 15 30 60

1:1,600m

N

THIS DRAWING IS INTENDED TO BE VIEWED AND PRINTED IN COLOUR. LOCATION OF ALL SERVICES / INFRASTRUCTURE SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION WORK.

SCALE: 1:1,600 m	SHEET SIZE: A3
DATE: 10 Mar 2026	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: BH / MS
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: FMG Engineering (July 2014) and ©Nearmap 7 Nov 2015	

SOUTHERN CROSS CARE

MYRTLE BANK

PRELIMINARY SITE INVESTIGATION

HISTORICAL AERIAL PHOTOGRAPHS 2005 - 2015

PROJECT No.	SHEET No.	REV:
0512.09_SCC	004	A

Document: C:\Users\ZoeBradley\Biogas Systems\Ennovo - Documents\Projects\0512_SCC_Carmelite Aged Care\3. Drawings\ArcGIS\0512.08_SCC_Carmelite_PSI_2026.aprx Layout: 0512.09_SCC_004_2005-2015

2020 AERIAL

2025 AERIAL

ennovo

www.ennovo.com.au

Legend

Site Boundary

0 15 30 60

1:1,600m

N

THIS DRAWING IS INTENDED TO BE VIEWED AND PRINTED IN COLOUR. LOCATION OF ALL SERVICES / INFRASTRUCTURE SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION WORK.

SCALE: 1:1,600 m	SHEET SIZE: A3
DATE: 06 Mar 2026	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: BH / MS
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: ©Nearmap 11 Nov 2020 and 20 Jul 2025	

SOUTHERN CROSS CARE

MYRTLE BANK

PRELIMINARY SITE INVESTIGATION

HISTORICAL AERIAL PHOTOGRAPHS 2020 - 2025

PROJECT No.	SHEET No.	REV:
0512.09_SCC	005	A

Document: C:\Users\ZoeBradley\Biogas Systems\Ennovo - Documents\Projects\0512_SCC_Carmelite Aged Care\3. Drawings\ArcGIS\0512.08_SCC_Carmelite_PSI_2026.aprx Layout: 0512.09_SCC_005_2020-2025

Appendix G: Government Search Information

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 : 84739 (94471)

Ennovo
Level 2
161 Ward Street
NORTH ADELAIDE SA 5006

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

28 August, 2025

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 6210 Folio 195
Address	Allotment 1 (DP 118577), 380 Glen Osmond Road, MYRTLE BANK SA 5064

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 *Environment Protection Act 1993* 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 *Environment Protection Act 1993* 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 *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* 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 *Waste Management Act 1987* 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 *Environment Protection Act 1993*)?	NO

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?	**YES**
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?	**YES**
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

Records identified in this EPA Statement to Form 1: **SC61803**

The above records have been identified with a YES response in this EPA Statement to Form 1 and can be obtained by contacting the Public Register on (08) 8204 9128 or email epa.publicregister@sa.gov.au

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.

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

Ennovo
Level 2
161 Ward Street
NORTH ADELAIDE SA 5006

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

09 September, 2025

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 5218 Folio 958
Address	3 Spence Avenue, MYRTLE BANK SA 5064

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 *Environment Protection Act 1993* 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 *Environment Protection Act 1993* 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 *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* 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 *Waste Management Act 1987* 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 *Environment Protection Act 1993*)?	NO

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.

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
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09 September, 2025

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 5825 Folio 902
Address	1 Spence Avenue, MYRTLE BANK SA 5064

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*:

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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 *Environment Protection Act 1993* 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 *Environment Protection Act 1993* 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 *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* 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 *Waste Management Act 1987* 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 *Environment Protection Act 1993*)?	NO

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.

Government of South Australia
SafeWork SA

Department of the Premier and Cabinet

Licensing Unit

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

GPO Box 465
Adelaide SA 5001

DX 715 Adelaide

Phone (08) 8303 0400
Fax (08) 8303 9903

ABN 50-560-588-327

www.safework.sa.gov.au

26 May 2014

Kate Stead
FMG Engineering
42 Fullarton Road
NORWOOD SA 5067

Dear Ms Stead

DANGEROUS SUBSTANCES LICENCE SEARCH

RE: 380 GLEN OSMOND ROAD, MYRTLE BANK SA 5064 (CT 5901/729)

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

Yours sincerely

JTieste

Janet Tieste
MANAGER
LICENSING UNIT
SAFEWORK SA

Appendix H: Heritage Location Search

Table 4.1. Heritage Records Located in Myrtle Bank in Proximity to the Site

Heritage No	Address	Class	Details	Approximate Distance from Site
3808	18 Cross Road MYRTLE BANK	Local	Lourdes Valley Retirement Home	100 m West
3809	24 Cross Road MYRTLE BANK	Local	Dwelling	315 m West
3764	32 Cross Road MYRTLE BANK	State	Ridge Park Nursing Home (former dwelling)	425 m Weest
24210	Ferguson Avenue MYRTLE BANK	Local	Bridge Balustrades	690 m North West
3826	22A Ferguson Avenue MYRTLE BANK	Local	Dwelling (former Stables)	530 m North West
24214	1 Fisher Street MYRTLE BANK	Local	Baptist Church	750 m North West
3828	3 Fisher Street MYRTLE BANK	Local	Autism SA Education and Support Centre (former dwelling) and fence	750 m North West
3829	5 Fisher Street MYRTLE BANK	Local	Glen Osmond Primary School and former coach house	750 m North West
3830	23 Fisher Street MYRTLE BANK	Local	Dwelling	870 m North West
3831	35 Fisher Street MYRTLE BANK	Local	Dwelling (Sedgeford)	1,000 m North West
3767	380 Glen Osmond Road MYRTLE BANK	State	Carmelite Monastery	0 m (on site)
3913	22 Rossington Avenue MYRTLE BANK	Local	Dwelling (Waverly)	525 m North West
3843	Glen Osmond Road (cnr Barr Smith Avenue) MYRTLE BANK	Local	War Memorial – Ridge Park	60 m North West

Table 4.2. Heritage Records Located in Urrbrae in Proximity to the Site

Heritage No	Address	Class	Details	Approximate Distance from Site
3730	1 Cross Road cnr Mount Barker Road URRBRAE	Local	Birksgate Estate Stone Wall Gatehouse	160 m South
3731	Lot 14 Cross Road cnr Birksgate Drive URRBRAE	Local	St Paul's Retreat formerly "The Glen" - monastery & chapel	180 m South
3733	2 Barr Smith Drive URRBRAE	Local	House	320 m South
3737	Claremont Avenue URRBRAE	State	Urrbrae House & Outbuildings (Battery House, Coachhouse/Stables and Garage), Waite Agricultural Research Institute	1,000 m South West
3739	Cross Road URRBRAE	State	Former Urrbrae House Gatehouse, Waite Agricultural Research Institute	920 m South West
3734	Hartley Grove URRBRAE	Local	Claremont/Hartley Bank building and remnants	910 m South
3732	5 Strathmore Grove URRBRAE	Local	House "Pitcarn"	260 m South West
3736	Waite Road URRBRAE	State	Main Building, Waite Agricultural Research Institute	840 m South West
3735	Waite Road URRBRAE	State	Former Caretakers House (Waite Agricultural Research Insititute)	845 m South West

Table 4.3. Heritage Records Located in Glen Osmond in Proximity to the Site

Heritage No	Address	Class	Details	Approximate Distance from Site
8115	Ashley Avenue GLEN OSMOND	Local	Park - former gardens of 'Benacre'	506 m North
8116	1A Ashley Avenue GLEN OSMOND	Local	House ('Benacre Mews, former coach-house to 'Benacre')	510 m North
8117	1 Benacre Close GLEN OSMOND	Local	Benacre Fence and Gate Posts	565 m North

Heritage No	Address	Class	Details	Approximate Distance from Site
8375	Benacre Close GLEN OSMOND	State	Dwelling (‘Benacre’)	480 m North
8118	4 Blyth Street GLEN OSMOND	Local	House	515 m East
8119	8 Blyth Street GLEN OSMOND	Local	Woodley Mine Shaft	640 m East
8376	1A , 1B & 8 Blyth Street GLEN OSMOND	State	Former Woodley Wines Winery (cellar building only) and adit and ventilation shaft of former Glen Osmond Mine	525 m East
8120	32 Fowlers Road GLEN OSMOND	Local	House - Warrawee	641 m North
8378	Gill Terrace GLEN OSMOND	State	Former Glen Osmond Smelting Works Chimney [Cornish]	700 m South East
8122	Lot 7 Jikara Drive GLEN OSMOND	Local	Open Space and Adit Entrance GV Allen Mining Reserve	475 m South East
8380	Mount Barker Road GLEN OSMOND	State	Former Glen Osmond Tollgate	500 m South East
8379	10 Mount Barker Road GLEN OSMOND	State	The Colonial Restaurant (former Bakery and Grocery Store)	255 m South East
8124	32 Myrona Avenue GLEN OSMOND	Local	House - Glen Holme	560 m North
8381	2A Playford Street GLEN OSMOND	State	Dwelling ('Woodley House') - Former home of Osmond Gilles and Sir Stanton Hicks	735 m North East
8125	548 Portrush Road GLEN OSMOND	Local	Abergeldie Hospital	655 m North
8126	594 & 596 Portrush Road GLEN OSMOND	Local	St Saviour's Hall and Rectory	170 m South East
8129	637 Portrush Road GLEN OSMOND	Local	Queens Lane Reserve	255 m North

Heritage No	Address	Class	Details	Approximate Distance from Site
8382	546 Portrush Road GLEN OSMOND	State	Former dwelling - 'Wooton Lea' and outbuildings; Seymour College (Barr Smith House formerly 'Wooton Lea', Coach House, Cottages, Gatehouse, Stables, Quarters, Pump House and Stone Wall along Gilles Road)	911 m North East
8128	Pridmore Road (adjacent to 5A) GLEN OSMOND	Local	St Saviour's Cemetery Hitching Rail	340 m North East
8127	5A Pridmore Road GLEN OSMOND	Local	St Saviour's Cemetery	265 m East
8130	Sunnyside Road GLEN OSMOND	Local	Stone Quarry	780 m East
8132	Sunnyside Road GLEN OSMOND	Local	O G Main Shaft Site	610 m East
8131	83 Sunnyside Road GLEN OSMOND	Local	Victoria Shaft Site	750 m East
8133	16 Vine Lane GLEN OSMOND	Local	House	275 m North
8134	16A Vine Lane GLEN OSMOND	Local	House - former Stables	250 m North
8135	9 Woodley Road GLEN OSMOND	Local	House, Fence and Gates - Arranmore	485 m North East
8136	12 Woodley Road GLEN OSMOND	Local	House	455 m North East

Table 4.4. Heritage Records Located in Glen Osmond in Proximity to the Site

Heritage No	Address	Class	Details	Approximate Distance from Site
8123	Lot 26 Mount Barker Road MOUNT OSMOND	Local	Wheal Augusta Mine Site	620 m South East

Appendix I: Soil Bore Logs

SOIL BORE SB01

PROJECT NUMBER 0512.09_SCC	**DRILLING DATE** 12 February 2026	**EASTING**
PROJECT NAME Additional Environmental Works	**DRILLING COMPANY** A&S Drilling	**NORTHING**
CLIENT Southern Cross Care	**DRILLING METHOD** Pushtube	**COORD SYS**
ADDRESS Corner of Glen Osmond and Cross Road, Myrtle Bank	**DIAMETER** 50 mm	**LOGGED BY** CB
	TOTAL DEPTH 3.0 m bgl	**CHECKED BY** ZB

COMMENTS

Depth (m)	Graphic Log	USCS	Material Description	Moisture	Samples	PID	Additional Observations
0		SP	FILL: SAND, fine to coarse grained, brown, poorly graded, silt inclusions, trace gravels, no odour, no staining	D	SB01_0.0-0.1 QC01/QC02	0	
		CL	CLAY, low plasticity, brown, trace gravel, no odour, no staining	W	SB01_0.1-0.2	0	
0.6					SB01_0.6-0.7	0	
0.9					SB01_0.9-1.0	0	
1.4					SB01_1.4-1.5	0	
1.9					SB01_1.9-2.0	0	
2.2			Wet - Saturated soils				
2.9					SB01_2.9-3.0	0	
3			Termination Depth at: 3 m.				

SOIL BORE SB02

PROJECT NUMBER 0512.09_SCC	**DRILLING DATE** 12 February 2026	**EASTING**
PROJECT NAME Additional Environmental Works	**DRILLING COMPANY** A&S Drilling	**NORTHING**
CLIENT Southern Cross Care	**DRILLING METHOD** Pushtube	**COORD SYS**
ADDRESS Corner of Glen Osmond and Cross Road, Myrtle Bank	**DIAMETER** 50 mm	**LOGGED BY** CB
	TOTAL DEPTH 3.0 m bgl	**CHECKED BY** ZB

COMMENTS

Depth (m)	Graphic Log	USCS	Material Description	Moisture	Samples	PID	Additional Observations
0		SC	FILL: Clayey SAND, fine to coarse grained, poorly graded, brown, low plasticity clays, trace gravels, roots, no odour, no staining	W	SB02_0.0-0.1	0	
0.2		CL	CLAY, low plasticity, brown, trace angular gravel, roots, no odour, no staining,	D	SB02_0.2-0.3	0	
0.4							
0.6					SB02_0.6-0.7	0	
0.8							
1					SB02_0.9-1.0	0	
1.2							
1.4							
1.6							
1.8							
2					SB02_1.9-2.0	0	
2.2							
2.4							
2.6							
2.8							
3			Termination Depth at: 3 m.				

SOIL BORE SB03

PROJECT NUMBER 0512.09_SCC	**DRILLING DATE** 12 February 2026	**EASTING**
PROJECT NAME Additional Environmental Works	**DRILLING COMPANY** A&S Drilling	**NORTHING**
CLIENT Southern Cross Care	**DRILLING METHOD** Pushtube	**COORD SYS**
ADDRESS Corner of Glen Osmond and Cross Road, Myrtle Bank	**DIAMETER** 50 mm	**LOGGED BY** CB
	TOTAL DEPTH 3.0 m bgl	**CHECKED BY** ZB

COMMENTS

Depth (m)	Graphic Log	USCS	Material Description	Moisture	Samples	PID	Additional Observations
0		CL	FILL: Gravelly CLAY, low plasticity, red-brown, sub-angular gravels, silt, no odour, no staining	D	SB03_0.0-0.1	0	
		CL	Silty CLAY, low to medium plasticity, red-brown, trace sub-angular gravels, no odour, no staining	W	SB03_0.1-0.2	0	
0.2							
0.4							
0.6							
0.8					SB03_0.7-0.8	0	
1							
1.2							
1.4			Red-brown to brown mottled clays		SB03_1.4-1.5	0	
1.6							
1.8							
2					SB03_1.9-2.0	0	
2.2							
2.4							
2.6							
2.8							
3					SB03_2.9-3.0	0	
			Termination Depth at: 3 m.				

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SOIL VAPOUR BORE SV01

PROJECT NUMBER 0512.09_SCC	**DRILLING DATE** 12 February 2026	**COORD SYS** GDA2020 MGA54
PROJECT NAME Additional Environmental Works	**DRILLER** A&S Drilling	**EASTING**
CLIENT Southern Cross Care	**TOTAL DEPTH** 1.5 m bgl	**NORTHING**
ADDRESS Corner of Glen Osmond and Cross Road, Myrtlebank	**DIAMETER** 50 mm	**LOGGED BY** ZB
		CHECKED BY CB

COMMENTS Near the corner of the main shed

Depth (m)	Graphic Log	USCS	Material Description	Samples	PID	Well Diagram
0.1		SP - SC	FILL: SAND, fine to coarse grained, poorly graded, trace clay, low plasticity, no odour, no staining	SV01_0.0-0.1	0.1	A
0.2		GC	Gravelly CLAY, low plasticity, red brown, sub-angular to angular, poorly graded, no odour, no staining			concrete cement grout
0.3						
0.4						
0.5						
0.6						
0.7						
0.8						
0.9						
1						
1.1						
1.2						filter pack
1.3						
1.4				SV01_1.4-1.5	0.2	
1.5			Termination Depth at: 1.5 m			

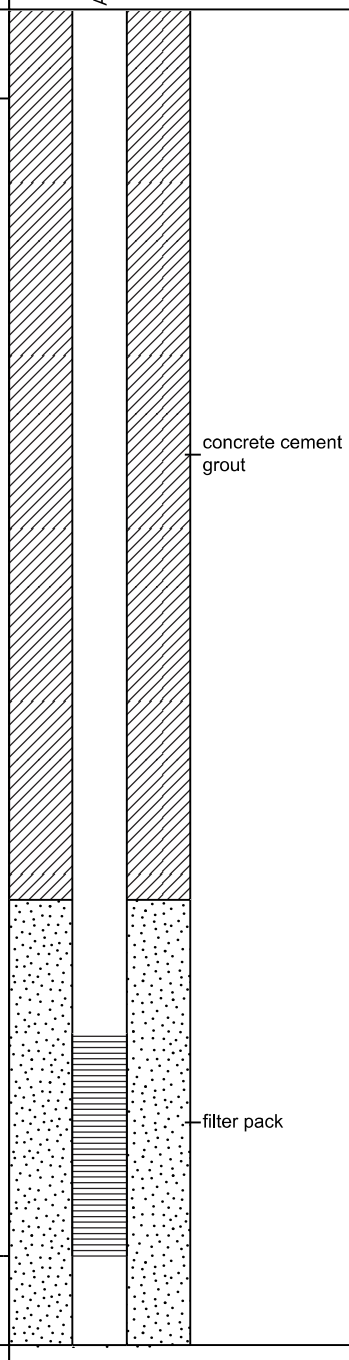
produced by ESlog.ESdat.net on 17 Feb 2026

SOIL VAPOUR BORE SV02

PROJECT NUMBER 0512.09_SCC	**DRILLING DATE** 12 February 2026	**COORD SYS** GDA2020 MGA54
PROJECT NAME Additional Environmental Works	**DRILLER** A&S Drilling	**EASTING**
CLIENT Southern Cross Care	**TOTAL DEPTH** 1.5 m bgl	**NORTHING**
ADDRESS Corner of Glen Osmond and Cross Road, Myrtlebank	**DIAMETER** 50 mm	**LOGGED BY** ZB
		CHECKED BY CB

COMMENTS Near the corner of the main shed

Depth (m)	Graphic Log	USCS	Material Description	Samples	PID	Well Diagram
0.1		GC	FILL: Gravelly CLAY, low plasticity, brown, sub-rounded, poorly graded, trace silt, no odour, no staining	SV02_0.0-0.1	0.1	
0.2		GC	Gravelly CLAY, low plasticity, red brown, sub-angular to angular, poorly graded, no odour, no staining			
1.4				SV02_1.4-1.5	0.1	
1.5			Termination Depth at:1.5 m			



Appendix J: Soil Vapour Sampling Forms

SYSTEM FORM SOIL VAPOUR SAMPLING FORM	Ennovo SF 3.05 Issue A October 2025

Soil Vapour probe ID	SV01

Date: 18/02/0226	Address: Corner of Glen Osmond Road and Cross Road
Client: Southern Cross Care	Temperature & Weather: Overcast, 18.4 Degrees
Project Number: 0512.09_SCC	

Bore Volume

Borehole Depth (cm): 150	Borehole Diameter: 100 mm	Bore Finish: Gatic Mini-Nondo
Ambient PID (ppm): 0.0	Bore PID Initial (ppm): 0.0	Bore PID After (ppm): 0.0

Leak Test

Date	Time	Isopropanol Beneath Shroud (ppm)	Isopropanol in Bore (ppm)	Leak Test Pass (Y/N)
18-Feb	9:10	67.4	0.0	Y

Conversion: 1.0% = 100,000 ppm. At 10% He, there should be no more than 1 % He in Soil Vapour Bore.

Purging

Time	Vol Purged	CH_4	CO_2	O_2	H_2S	CO	BAL	Baro Pressure
Ambient Air - prior	-	0.0	0.0	20.6	0.0	0.0	0.0	996
1	1	0.0	6.7	10.5	3.0	0.0	0.0	996
2	2	0.0	4.7	10.5	3.0	0.0	0.0	996
3	3	0.0	4.3	10.5	3.0	0.0	0.0	996
4	4	0.0	3.5	10.5	2.0	0.0	0.0	996
5	5	0.0	2.9	10.5	3.0	0.0	0.0	996

Summa Canister Information

Summa Canister ID No: 1L0183	Regulator ID No: 000362	Flow Rate on Canister: 1 hr
Duplicate Sample ID No: 1L0125	Duplicate Regulator ID No: 000362	Flow Rate on Canister: 1 hr

	Reported by Lab	Prior to Sampling	Post sampling
Canister Pressure (primary sample):	-29.5	-29.0	-9.0
Canister Pressure (duplicate sample):	-30.0	-29.0	-9.0

Sampling

Time	Time Elapsed	Isopropanol Beneath Shroud (ppm)	Vacuum	Comments
9:34	Initial	92.1	-30.0	SV01 and DUPA
9:44	10	-	-29.0	
0:54	20	-	-27.0	
10:14	40	-	-24.0	
10:34	60	-	-21.0	
12:09	155	-	-9.0	

SYSTEM FORM SOIL VAPOUR SAMPLING FORM	Ennovo SF 3.05 Issue A October 2025

Soil Vapour probe ID	SV02

Date: 18/02/0226	Address: Corner of Glen Osmond Road and Cross Road
Client: Southern Cross Care	Temperature & Weather: Sunny, 20.1 Degrees
Project Number: 0512.09_SCC	

Bore Volume

Borehole Depth (cm): 150	Borehole Diameter: 100 mm	Bore Finish: Gatic Mini-Nondo
Ambient PID (ppm): 0.0	Bore PID Initial (ppm): 0.0	Bore PID After (ppm): 0.0

Leak Test

Date	Time	Isopropanol Beneath Shroud (ppm)	Isopropanol in Bore (ppm)	Leak Test Pass (Y/N)
18-Feb	11:39	350	0.2	Y

Conversion: 1.0% = 100,000 ppm. At 10% He, there should be no more than 1 % He in Soil Vapour Bore.

Purging

Time	Vol Purged	CH_4	CO_2	O_2	H_2S	CO	BAL	Baro Pressure
Ambient Air - prior	-	0.0	0.0	20.6	0.0	0.0	0.0	997
1	1	0.0	1.9	11.6	2.0	0.0	0.0	997
2	2	0.0	1.8	11.6	2.0	0.0	0.0	997
3	3	0.0	1.8	11.6	2.0	0.0	0.0	997
4	4	0.0	1.8	11.6	2.0	0.0	0.0	997
5	5	0.0	1.7	11.3	1.0	0.0	0.0	997

Summa Canister Information

Summa Canister ID No: 1L0101	Regulator ID No: 000512	Flow Rate on Canister: 1 hr
Duplicate Sample ID No: 1L0207	Duplicate Regulator ID No: 000512	Flow Rate on Canister: 1 hr

	Reported by Lab	Prior to Sampling	Post sampling
Canister Pressure (primary sample):	-28.5	-28.5	-7.5
Canister Pressure (duplicate sample):	-27.0	-27.5	-7.5

Sampling

Time	Time Elapsed	Isopropanol Beneath Shroud (ppm)	Vacuum	Comments
11:58	Initial	90.1	-27.0	SV02 and DUPB
12:08	10	-	-25.0	
12:18	20	-	-23.0	
12:38	40	-	-19.0	
12:58	60	-	-16.0	
14:05	127	-	-7.5	

Appendix K: Field Work Photos and Calibration Certificates

SB01 CORE TRAY

SB02 CORE TRAY

SB03 CORE TRAY

SV01 CORE TRAY

SV02 CORE TRAY

SV01 GATIC FINISH

SV02 GATIC FINISH

Air-Met Scientific Pty Ltd
PO Box 133
Nunawading VIC 3131
Australia
Phone: 1800 000 744

CERTIFICATE OF CALIBRATION

This document certifies that the instrument detailed has been calibrated to the parameters listed below

Certificate Number: 11614-R-5-20260217
Calibration Date: 17/02/2026
Next Calibration Due: 17/05/2026

Customer: Air-Met Scientific (National Rental)
Address: Unit 9, 130-132 Frederick Street , , WELLAND , 5007
Equipment No: EP019566
Unit Under Test: GFM430 Landfill Gas Detector
Serial No: 11614
Service Order No: CAL18169

Test Results

Item	Test	Pass	Comments
BATTERY	Capacity checked	Pass	
BATTERY	Charging Confirmed	Pass	
CASE	Inspected & Cleaned	Pass	
FILTER	Inspected	Pass	
FLOW FAULT	Flow fault passed	Pass	
KEYPAD	Function checked	Pass	
PUMP	Inspected	Pass	
SENSOR PCB	Inspected	Pass	

Reference Equipment:

Equipment ID	Description	Expiry Date	Reference Certificate Number
SA047	60.1± 0.8% CH4 in CO2	30/04/2026	

Results:

Sensor	Units	Applied Value	Results		Pass/ Fail	Comments
			As Found	As Left		
CH4	%	60	56.7	60	Pass	
CO2	%	40	39.9	40	Pass	
O2	%	20.9	22.1	20.8	Pass	

Notes:

Certified System Quality ISO 9001 SAI GLOBAL

Calibrated By: DESHENG.LI **Signed:** *DESHENG.LI*

Air-Met Scientific Pty Ltd
PO Box 133
Nunawading VIC 3131
Australia
Phone: 1800 000 744

CERTIFICATE OF CALIBRATION

This document certifies that the instrument detailed has been calibrated to the parameters listed below

Certificate Number: T-115211-R-12-20260217
Calibration Date: 17/02/2026
Next Calibration Due: 17/05/2026

Customer: Air-Met Scientific (National Rental)
Address: Unit 9, 130-132 Frederick Street , , WELLAND , 5007
Equipment No: EP020575
Unit Under Test: Tiger PhoCheck VOC Detector - Data Logging PPM
Serial No: T-115211
Service Order No: CAL18144

Test Results

Item	Test	Pass	Comments
BATTERY	Capacity checked	Pass	
BATTERY	Charging Confirmed	Pass	
CASE	Inspected & Cleaned	Pass	
DISPLAY	Display/Backlight checked	Pass	
DISPLAY	Display/Backlight checked	Pass	
FILTER	Inspected	Pass	
FLOWRATE	Flowrate checked	Pass	

Reference Equipment:

Equipment ID	Description	Expiry Date	Reference Certificate Number
SA057	100ppm Isobutylene, 20.9% O2, N2 Balance	29/12/2028	MA0004790

Results:

Sensor	Units	Applied Value	Results		Pass/ Fail	Comments
			As Found	As Left		
PID	ppm	100	99.8	99.9	Pass	

Notes:

Certified System Quality ISO 9001 SAI GLOBAL