



Preliminary Site Investigation

Carmelite Aged Care – Stage 2

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

Southern Cross Care

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Executive Summary

Ennovo has been engaged by Southern Cross Care (SCC) to complete a Preliminary Site Investigation 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. As such, a PSI is required to support the intended future land use. The objective of this assessment was to identify potentially contaminating activities that may have occurred on the site as a result of historical or current land uses

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. Groundwater on the subject site was sampled in 2017 with results indicating the shallow groundwater was unlikely to be impacted by nearby service station.

Most recently, a 2023 soil investigation was undertaken by Ennovo which confirmed the presence of fill material across the site to depths ranging from 0.1 to 3.0 m below ground level. The deepest fill was encountered in the north-western portion of the site, adjacent to the backfilled creek. 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

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.

Concluding Comments

Based on the outcome of the PSI and the Soil Investigation Report (2023), it is concluded that site contamination **may exist** in the area of the former cemetery footprint. It is also noted that groundwater has not been tested since 2017, and current groundwater conditions are unknown. The hotspot located in the southern portion of the site (in the vicinity of test location BH06) should be excavated and disposed off-site appropriately to support the proposed development.

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1 Introduction

1.1 Background

Ennovo has been engaged by Southern Cross Care (SCC) to undertake a Preliminary Site Investigation (PSI) for the site located on the corner of Glen Osmond Road and Cross Road, Myrtle Bank, South Australia (herein referred to as 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. As such, a PSI is required to support the intended 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 investigation is to identify potentially contaminating activities that may have occurred on the site because of historical or current land uses and to draw conclusions on the potential contamination status of the site in the context of the potential future land uses.

1.3 Scope of Work

The following scope of work was conducted:

- Review historical aerial photographs.
- Review ownership history (Certificate of Title historical review).
- Review of EPA records (Site Contamination Index & Public Register).
- Review of EPA Section 7 records.
- Summary of the site's topography, geology, and hydrogeology.
- 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.
- 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), 2013¹
- 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 2019⁴
- Practice Direction 14 Site Contamination Assessment, 2021⁵

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, Environmental Protection Regulations 1993 (South Australia)

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

⁵ South Australia Planning, Development, and Infrastructure (General)(Site Contamination) Variation Regulations 2021 – Practice Direction 14 – Site Contamination Assessment 2021

2.1 Previous Investigations

Ennovov has been provided with several previous environmental reports and relevant information relating to the site and adjacent properties, as follows:

- *Preliminary Site Investigation: Environmental Site History*⁶ completed by FMG Engineering (2014).
- *Site Contamination Audit Report, Carmelite Precinct Redevelopment Myrtle Bank, SA*, Completed by Kirs Environmental (July 2018)⁷
- *Investigation, Remediation and Validation Report* Completed by Environmental Projects (EP) (2017).⁸
- *Soil Investigation Report: Carmelite Aged Care, Myrtle Bank SA* - Completed by Ennovov (November 2023).⁹

A summary of the key information (including site history information) is presented in the following sections.

2.1.1 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.

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

⁶ FMG Engineering, Preliminary Site Investigation: Environmental Site History, Carmelite Precinct PSI, 28 July 2014

⁷ Kirs Environmental, Site Contamination Audit Report, Carmelite Precinct Redevelopment, Myrtle Bank, SA – EPA Ref 61803 (dated 31 July 2018)

⁸ Environmental Projects, Investigation, Remediation and Validation Report Carmelite Precinct Redevelopment Audit, 26 October 2017

⁹ Ennovov, Soil Investigation Report, Carmelite Aged Care, Myrtle Bank, SA (dated 12 December 2023)

2.1.2 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 (on the present-day Stage 3 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).

2.1.3 Site Contamination Audit Report – July 2018

Ennovi 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.

2.1.4 Soil Investigation Report – November 2023

Ennovi undertook a soil investigation across the subject site in 2023 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 and car parking (referred to as Stages 2 and 3).

Shallow fill material was encountered across both Stage 2 and Stage 3 areas ranging between 0.1 to 1.2 m below ground level (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 gravel, sandy clay, sand, and gravel. Some locations noted weed matts, crushed bricks (and/or slag), glass and slate tiles.

Soil results reported the following:

Stage 2

- Near surface soils at locations BH10 and BH11 reported elevated copper and zinc above the adopted ecological criteria. However, site-specific copper and zinc bioavailability was assessed with all results reporting below the adopted ecological criteria.
- An elevated B(a)P concentration was also reported at BH10 exceeding the adopted health criteria for residential land use (HIL C), but a statistical assessment indicated the results were below the adopted health criteria.
- The soil results at two locations (BH20 and BH25) reported elevated copper concentrations marginally exceeding the ecological criteria, however a statistical assessment reported the soil concentrations to be suitable for residential land use.

Stage 3

- All soil results reported below the adopted criteria with the exception of soil location BH06 which reported an elevated TRH (C16-C34) and benzo(a)pyrene (B(a)P) concentration above the ecological and / or health criteria for high density residential land use. The elevated concentrations were reported in surface soils (from 0-0.1 m below ground level).
- The soil impacts at BH06 appear to be limited to surface soils with B(a)P impacts 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.
- Ecological exceedances are not considered significant in terms of a proposed high density residential land use
- 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, Ennovoc 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.

2.2 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)
West	Retirement Village (Southern Cross Care) (immediately adjacent) Residential Buildings extending West (approx. 300 m)

2.3 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 access 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.

2.4 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 m² 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 in the stage 2 development.
- 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 database¹⁰, 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, SARIG¹¹ 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. 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) Policy¹², 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 μ S/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 μ S/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'Reilly. 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	<p>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.</p> <p>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.</p>
1959	<p>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</p>

Year	Observations
	<p>considered more reliable, clearly shows the cemetery within the site boundary. The remainder of the site is mostly unchanged.</p> <p>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.</p>
1968	<p>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.</p> <p>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.</p>
1979	<p>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.</p> <p>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.</p>
1989	<p>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.</p> <p>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.</p>
1999	<p>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.</p> <p>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.</p>
2005	<p>On-site –The site features remain mostly unchanged from the previous 1999 aerial image.</p> <p>Off-site – The off-site features remain mostly unchanged from the previous 1999 aerial image.</p>
2015	<p>On-site –The site features remain mostly unchanged from the previous 2005 aerial image.</p> <p>Off-site – The site features remain mostly unchanged from the previous 2005 aerial image.</p>
2020	<p>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.</p>

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 4.3.

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 4.4.

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	Activity producing a listed waste.	600 m South

Record No	Type	Site	Activity	Proximity to Site
		URRBRAE SA 5064		
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 SCIENTIFIC 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.

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	<p>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.</p> <p>A soil investigation undertaken by Ennovi 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 2.1.4). 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.</p> <p>This PCA is considered to present a low to medium risk of site contamination, based on the above.</p>	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	<p>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 occurred between 2015 and 2025. Associated contaminants linked to burial activities are unlikely, given the removal of the remains.</p> <p>This PCA is considered to present a low risk of site contamination, based on the above.</p>	Soil & groundwater

Activity	Chemical/s of Potential Concern (COPC)	Comments regarding the PCAs	Media which could be impacted
Use of pesticide and herbicide chemicals across the site including under site buildings	<p>Arsenic - Mobility = low, persistence = high</p> <p>OCP – Mobility = low to moderate, persistence = high</p> <p>OPP – Mobility = low to moderate, persistence = low</p> <p>Acid herbicides – Mobility = low to moderate, persistence = low</p> <p>TRH – Mobility = moderate, persistence = moderate</p>	<p>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.</p> <p>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.</p> <p>This PCA is considered to present a low risk of site contamination, based on the above.</p>	Soil
Off-Site			
Off-site sources of groundwater contamination including petrol station to the	<p>Heavy metals - Mobility = low, persistence = high</p> <p>TRH - Mobility = moderate, persistence = moderate</p> <p>BTEX – Mobility = moderate, persistence = high</p> <p>Solvents - Mobility = high, persistence =high</p>	<p>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.</p> <p>A groundwater well located on the subject site (noted during Ennovos site inspection) was sampled in 2017 as part of an environmental assessment of</p>	Groundwater & soil vapour

Activity	Chemical/s of Potential Concern (COPC)	Comments regarding the PCAs	Media which could be impacted
east (current and historical)	PAHs - Mobility = low, persistence = high	<p>the adjacent site. The 2017 report concluded that the shallow groundwater was unlikely to be impacted by the identified off site service station.</p> <p>This PCA is considered to present a low risk of site contamination, based on the above.</p>	
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	<p>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.</p> <p>This PCA is considered to present a low risk of site contamination, based on the above.</p>	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	<p>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 Ennov’s site inspection.</p> <p>This PCA is considered to present a low risk of site contamination, based on the above.</p>	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 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.

6.1 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 6.1. 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 6.1: 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

6.2 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 the PSI and the Soil Investigation Report (2023), it is concluded that site contamination is **may exist**, based on the following key findings:

- A petrol station is located adjacent (~50 m across Glen Osmond Road) to the site which is considered a Class 1 activity. The petrol station is in the inferred up-gradient and has a known S83A notification associated with its operation. A previous report undertaken in 2017 by

Environmental Projects determined no groundwater contamination in the on-site well. Whilst all groundwater results were below the adopted screening criteria or below laboratory LOR, the groundwater well has not been re-sampled since 2017.

- A former cemetery was located in the western portion of the site. All human remains have been removed and relocated off-site. While this significantly reduces the likelihood of associated contaminants being present, it is unknown whether residual contamination remains in the area. There were no soil test locations (2023) drilled within the former cemetery footprint.
- A previous soil investigation in 2023 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, 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.

A Site Contamination Declaration Form has been completed and is included as Appendix I.

7 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 7.1 and the CSM is summarised within Table 7.2.

Table 7.1: Conceptual Site Model Summary

Item	Details	
Site topography and surface drainage	<p>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.</p> <p>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.</p> <p>Several water bodies are located within a 1 km proximity west, south and east.</p>	
Geological Setting	<p>Regional Geology</p> <p>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.</p>	<p>Site Specific Soils</p> <p>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.</p>

Table 7.1: Conceptual Site Model Summary

Item	Details
Hydrogeological Setting	<p>A review of the SARIG database indicates the depth to shallow groundwater in the region is approximately 10-15 m bgl.</p> <p>The expected groundwater flow direction is to the west which is consistent with the general groundwater flow direction across the Adelaide Plains.</p> <p>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.</p>
Current, previous and proposed land use scenario	<p>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.</p> <p>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.</p>
Source of Contamination and chemicals of interest	<p>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.</p> <p>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.</p> <p>A soil investigation previously undertaken by Ennovio reported elevated metals, 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 PAH / TRH hotspot in the vicinity of test location BH06.</p>

Table 7.1: Conceptual Site Model Summary

Item	Details
Sensitive receptors	<p>Human Health - Potential human receptors include:</p> <ul style="list-style-type: none"> • 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. <p>Ecological - Potential ecological receptors include:</p> <ul style="list-style-type: none"> • 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	<p>Possible migration pathways may include:</p> <ul style="list-style-type: none"> • 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. • Uptake of contaminants by plants. <p>Possible exposure routes may include:</p> <ul style="list-style-type: none"> • 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 7.2: Conceptual Site Model (CSM)

Source	Exposure Pathway	Exposure	Exposure Route	Receptors	Potentially Complete Pathway
Soil	Direct contact	Human health	Dermal contact, ingestion and inhalation	<p>Future site users (dermal & ingestion)</p> <p>Maintenance/construction workers</p>	<p>Likely. A previous soil investigation identified a hotspot in the southern portion of the site, containing elevated TRH and PAHs, which should be excavated and disposed off-site appropriately to support the proposed development.</p>
		Environment	Uptake of contaminants in soil	Environment (terrestrial ecosystems including vegetation)	
	Volatilisation	Air	Inhalation	Future site users / Maintenance / construction workers	<p>Unlikely. No volatile compounds were detected in the previous soil investigation.</p>
Groundwater	Direct contact	Sub-surface works, extraction and use	Direct contact, ingestion and ingestion of garden produce	Future site users / Maintenance / construction workers / Off-site users of groundwater	<p>Possible. Soil impacts were vertically delineated and found to be limited to shallow fill material (extending to ~1m bgl), and are considered unlikely to pose a risk to underlying groundwater. A groundwater well located on-site was sampled and analysed in 2017, with results below the adopted screening criteria. It is noted that a service station is located approximately 50m east of the site in the inferred upgradient direction.</p>

Table 7.2: Conceptual Site Model (CSM)

Source	Exposure Pathway	Exposure	Exposure Route	Receptors	Potentially Complete Pathway
	Discharge to receiving environment	Environment	Discharge to receiving environment	Environment	Possible The Glen Osmond Creek is located directly north-west of the site in the inferred down gradient direction.

8 Conclusion

Ennovo has been engaged by Southern Cross Care (SCC) to complete a Preliminary Site Investigation 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. As such, a PSI is required 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 which 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.

Concluding Comments

Based on the outcome of the PSI and the Soil Investigation Report (2023), it is concluded that site contamination **may exist** in the area of the former cemetery footprint. It is also noted that groundwater has not been tested since 2017, and current groundwater conditions are unknown. The hotspot located in the southern portion of the site (in the vicinity of test location BH06) should be excavated and disposed off-site appropriately to support the proposed development.

9 References

National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended in 2013) (the ASC NEPM).

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

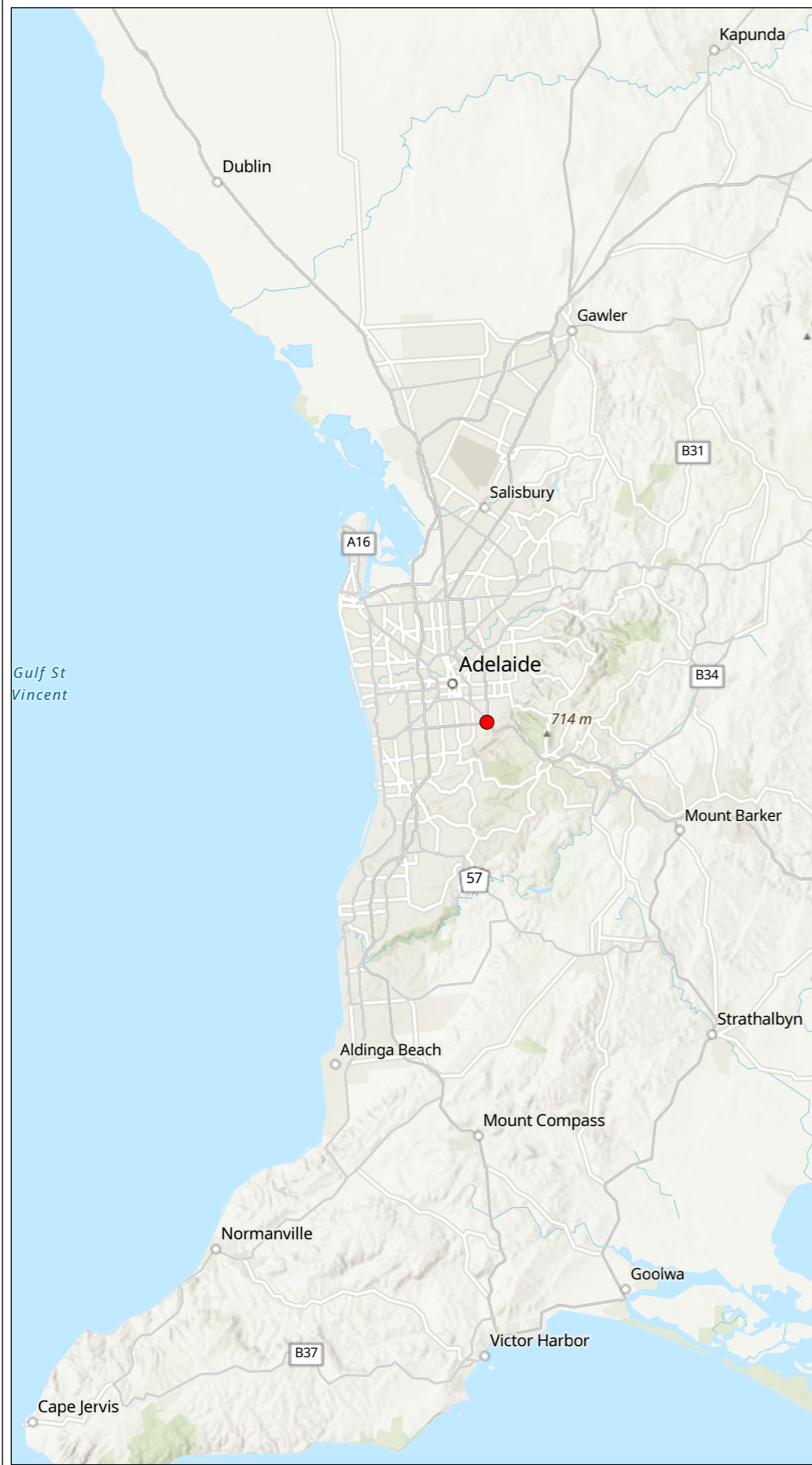
SA EPA (2019), Guidelines for the Assessment and Remediation of Groundwater Contamination.

SA EPA (2021), Site contamination referral decision-making framework.

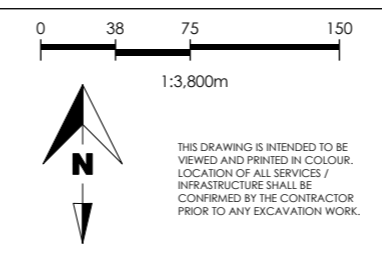
South Australia Environment Protection Act 1993.

State Planning Commission (2021), Practice Direction 14 - Site Contamination Assessment 2021.

Figures



Legend
● Site Location
 Site Boundary

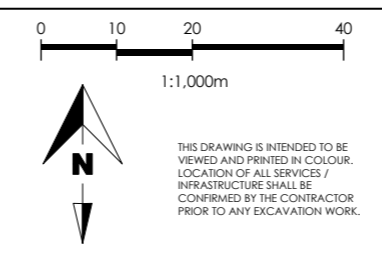


SCALE: 1:3,800 m	SHEET SIZE: A3
DATE: 08 Oct 2025	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: CB / BH
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: Esri Topographic Basemap; ©Nearmap 20 Jul 2025	

SOUTHERN CROSS CARE		
MYRTLE BANK		
PRELIMINARY SITE INVESTIGATION		
SITE LOCATION		
PROJECT No.	SHEET No.	REV:
0512.08_SCC	001	A



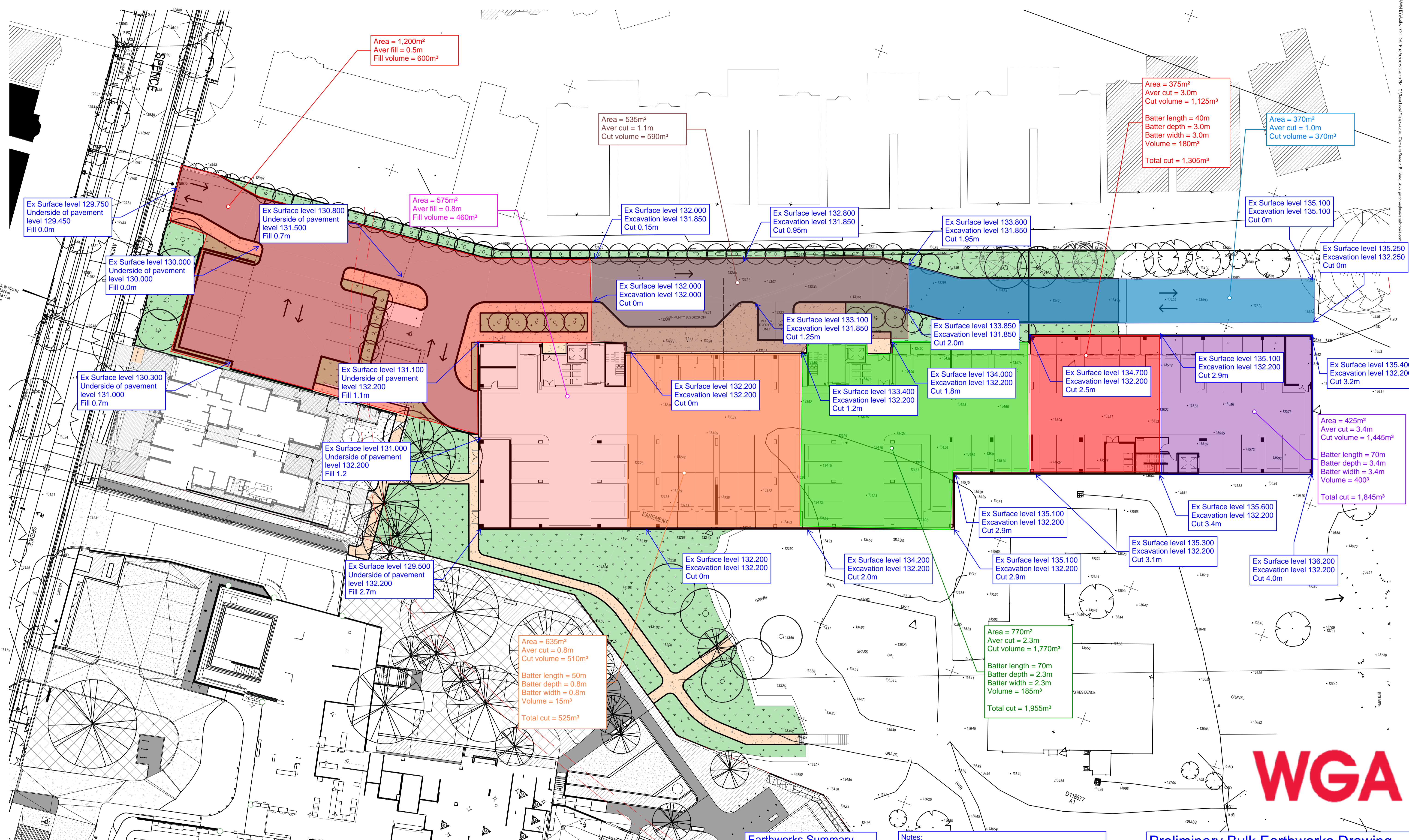
- Legend**
- Site Boundary
 - Site Feature
 - ⊕ Groundwater Well



SCALE: 1:1,000 m	SHEET SIZE: A3
DATE: 08 Oct 2025	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: CB / BH
LOCATION: Corner of Glen Osmond & Cross Road, Myrtle Bank, South Australia	
IMAGERY SOURCE: ©Nearmap 20 Jul 2025	

SOUTHERN CROSS CARE		
MYRTLE BANK		
PRELIMINARY SITE INVESTIGATION		
SITE LAYOUT		
PROJECT No.	SHEET No.	REV:
0512.08_SCC	002	A

Appendix A: WGA Earthworks Figure



Area = 1,200m²
Aver fill = 0.5m
Fill volume = 600m³

Area = 535m²
Aver cut = 1.1m
Cut volume = 590m³

Area = 375m²
Aver cut = 3.0m
Cut volume = 1,125m³
Batter length = 40m
Batter depth = 3.0m
Batter width = 3.0m
Volume = 180m³
Total cut = 1,305m³

Area = 370m²
Aver cut = 1.0m
Cut volume = 370m³

Ex Surface level 129.750
Underside of pavement level 129.450
Fill 0.0m

Ex Surface level 130.800
Underside of pavement level 131.500
Fill 0.7m

Area = 575m²
Aver fill = 0.8m
Fill volume = 460m³

Ex Surface level 132.000
Excavation level 131.850
Cut 0.15m

Ex Surface level 132.800
Excavation level 131.850
Cut 0.95m

Ex Surface level 133.800
Excavation level 131.850
Cut 1.95m

Ex Surface level 135.100
Excavation level 135.100
Cut 0m

Ex Surface level 135.250
Excavation level 132.250
Cut 0m

Ex Surface level 130.000
Underside of pavement level 130.000
Fill 0.0m

Ex Surface level 132.000
Excavation level 132.000
Cut 0m

Ex Surface level 133.100
Excavation level 131.850
Cut 1.25m

Ex Surface level 133.850
Excavation level 131.850
Cut 2.0m

Ex Surface level 130.300
Underside of pavement level 131.000
Fill 0.7m

Ex Surface level 131.100
Underside of pavement level 132.200
Fill 1.1m

Ex Surface level 132.200
Excavation level 132.200
Cut 0m

Ex Surface level 133.400
Excavation level 132.200
Cut 1.2m

Ex Surface level 134.000
Excavation level 132.200
Cut 1.8m

Ex Surface level 134.700
Excavation level 132.200
Cut 2.5m

Ex Surface level 135.100
Excavation level 132.200
Cut 2.9m

Ex Surface level 135.400
Excavation level 132.200
Cut 3.2m

Ex Surface level 131.000
Underside of pavement level 132.200
Fill 1.2

Area = 635m²
Aver cut = 0.8m
Cut volume = 510m³
Batter length = 50m
Batter depth = 0.8m
Batter width = 0.8m
Volume = 15m³
Total cut = 525m³

Area = 425m²
Aver cut = 3.4m
Cut volume = 1,445m³
Batter length = 70m
Batter depth = 3.4m
Batter width = 3.4m
Volume = 400m³
Total cut = 1,845m³

Ex Surface level 135.100
Excavation level 132.200
Cut 2.9m

Ex Surface level 135.600
Excavation level 132.200
Cut 3.4m

Ex Surface level 136.200
Excavation level 132.200
Cut 4.0m

Ex Surface level 129.500
Underside of pavement level 132.200
Fill 2.7m

Ex Surface level 132.200
Excavation level 132.200
Cut 0m

Ex Surface level 134.200
Excavation level 132.200
Cut 2.0m

Ex Surface level 135.100
Excavation level 132.200
Cut 2.9m

Ex Surface level 135.300
Excavation level 132.200
Cut 3.1m

Area = 770m²
Aver cut = 2.3m
Cut volume = 1,770m³
Batter length = 70m
Batter depth = 2.3m
Batter width = 2.3m
Volume = 185m³
Total cut = 1,955m³

SITE PLAN - LOWER

REASON FOR ISSUE	REV	DATE
issued for review	C	29-05-2025
issued for client review	D	29-06-2025

Earthworks Summary

Cut Volume = 6,590m³

Fill Volume = 1,060m³

Notes:

- Undercroft / Basement car park assumed to be at constant level - no allowance for potentially ramping eastern end.
- Excavation level is taken as 300mm below the finished pavement level. This represents the underside of the pavement.
- Allowance for a temporary 1:1 batter around the building has been made.

Preliminary Bulk Earthworks Drawing

WGA230682-SK-CV-0102 Rev A

04/08/25



Appendix B: Site Photos

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



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



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



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



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

☉ 109°E (T) ☉ 34°57'45"S, 138°38'33"E ±9ft ▲ 452ft



DISCARDED WOOD LOGS AND RAILWAY SLEEPERS

☉ 76°E (T) ☉ 34°57'45"S, 138°38'33"E ±13ft ▲ 450ft



Appendix C: WaterConnect Data



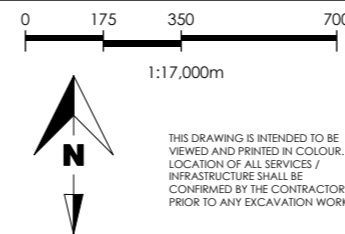
www.ennovo.com.au

Legend

- Site Boundary
- 2 km Site Buffer

WaterConnect Wells

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



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: 1:17,000 m	SHEET SIZE: A3
DATE: 08 Oct 2025	DRAWN: ZB
COORDINATES: GDA2020 MGA Zone 54	CHECKED: CB / BH
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:
0512.08_SCC	007	A

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			NI	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	NI						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	NI					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	NI	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					NI	1				INV		119430
6628-23379	30/05/2006	18	18							NI							119429
6628-23380	30/05/2006	12.5	12.5							NI	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	NI	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

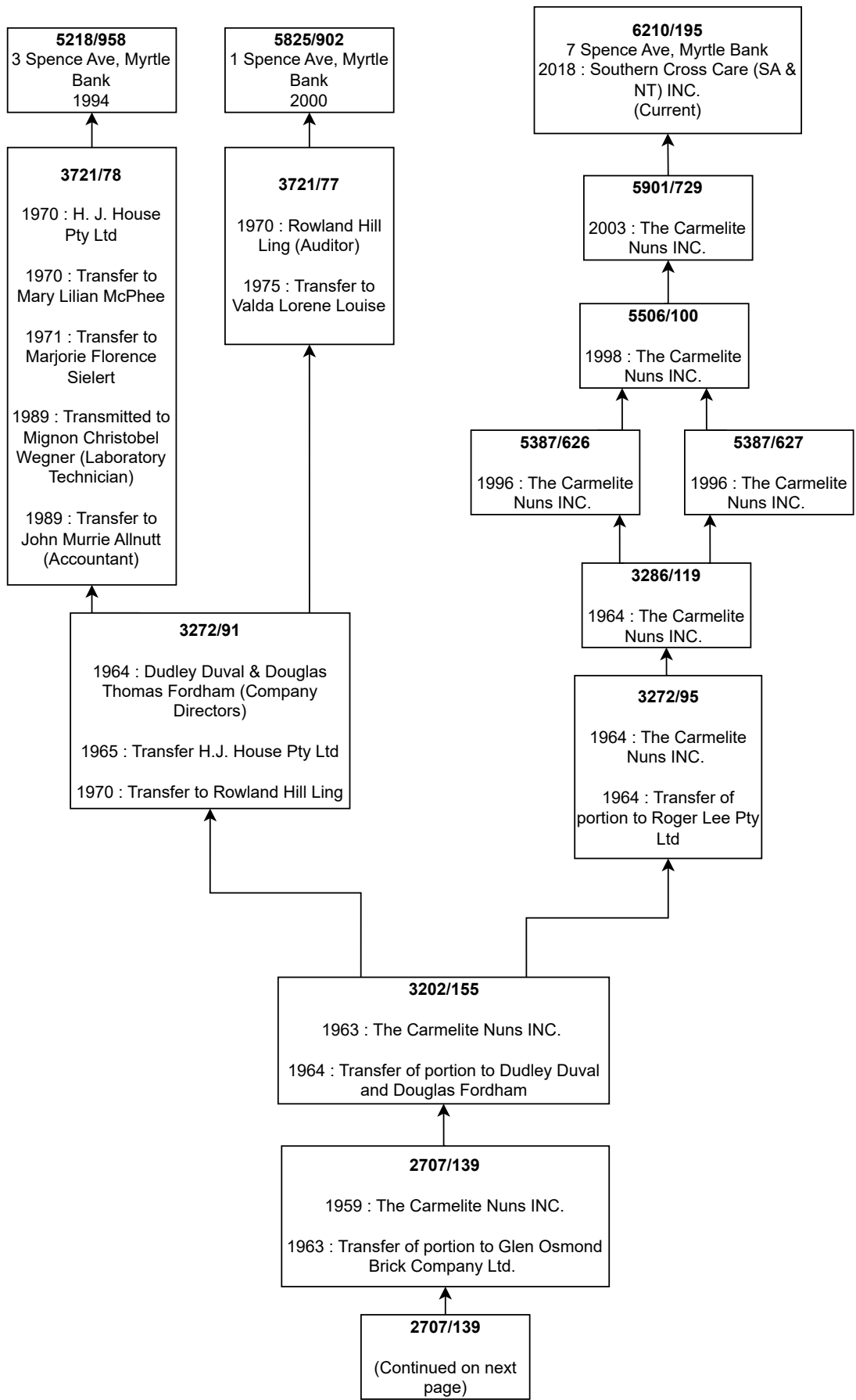
Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Aquifer	Cased To (m)	Obs No	SWL Status	Salinity Status	Purpose	Status	Permit No
6628-28769	10/04/2017	12	11	8	10/04/2017					Qpah	8				INV		281325
6628-28770	10/04/2017	11	11	8	10/04/2017					Qpah	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

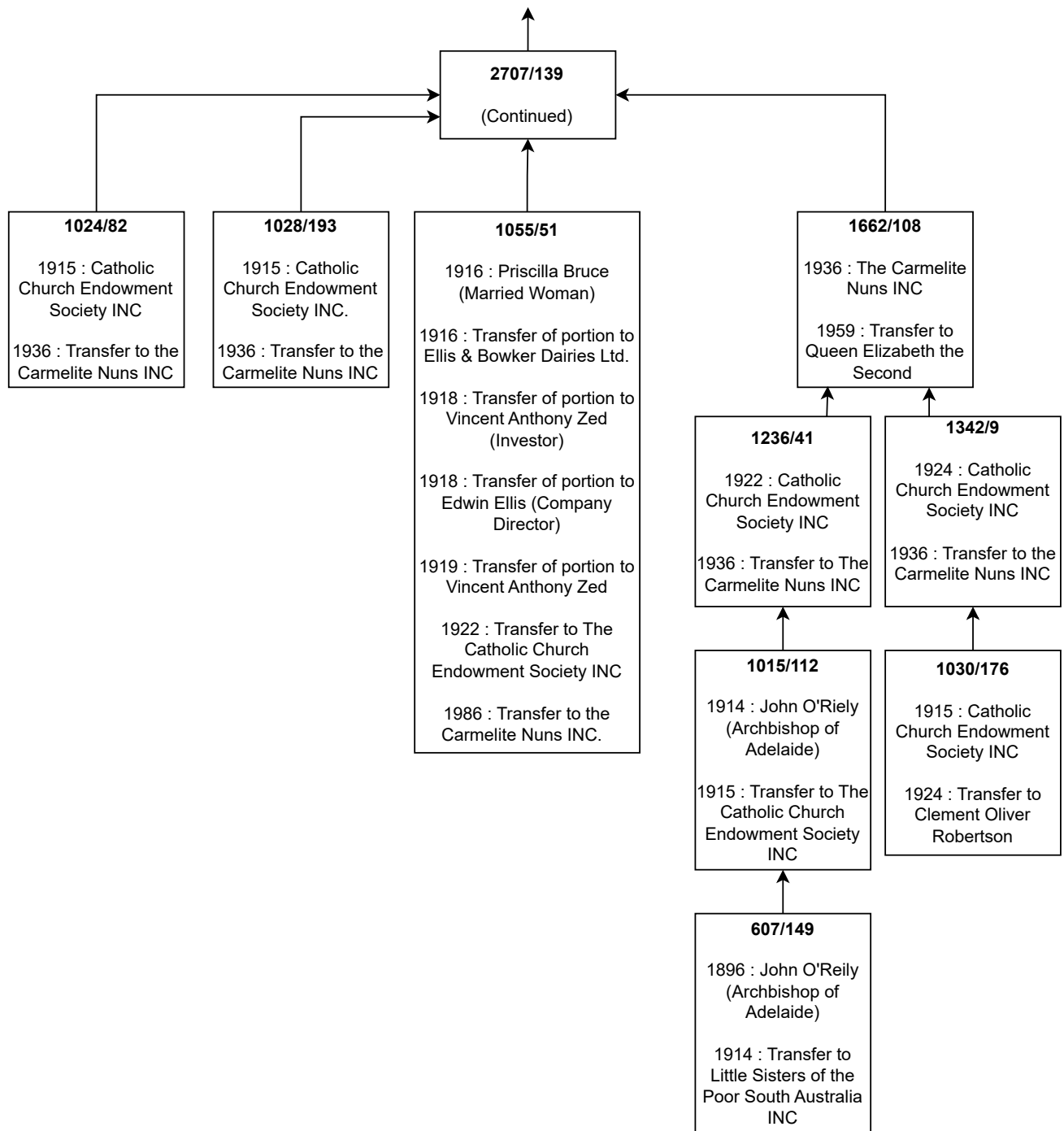
182 records



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Appendix D: Certificate of Title History



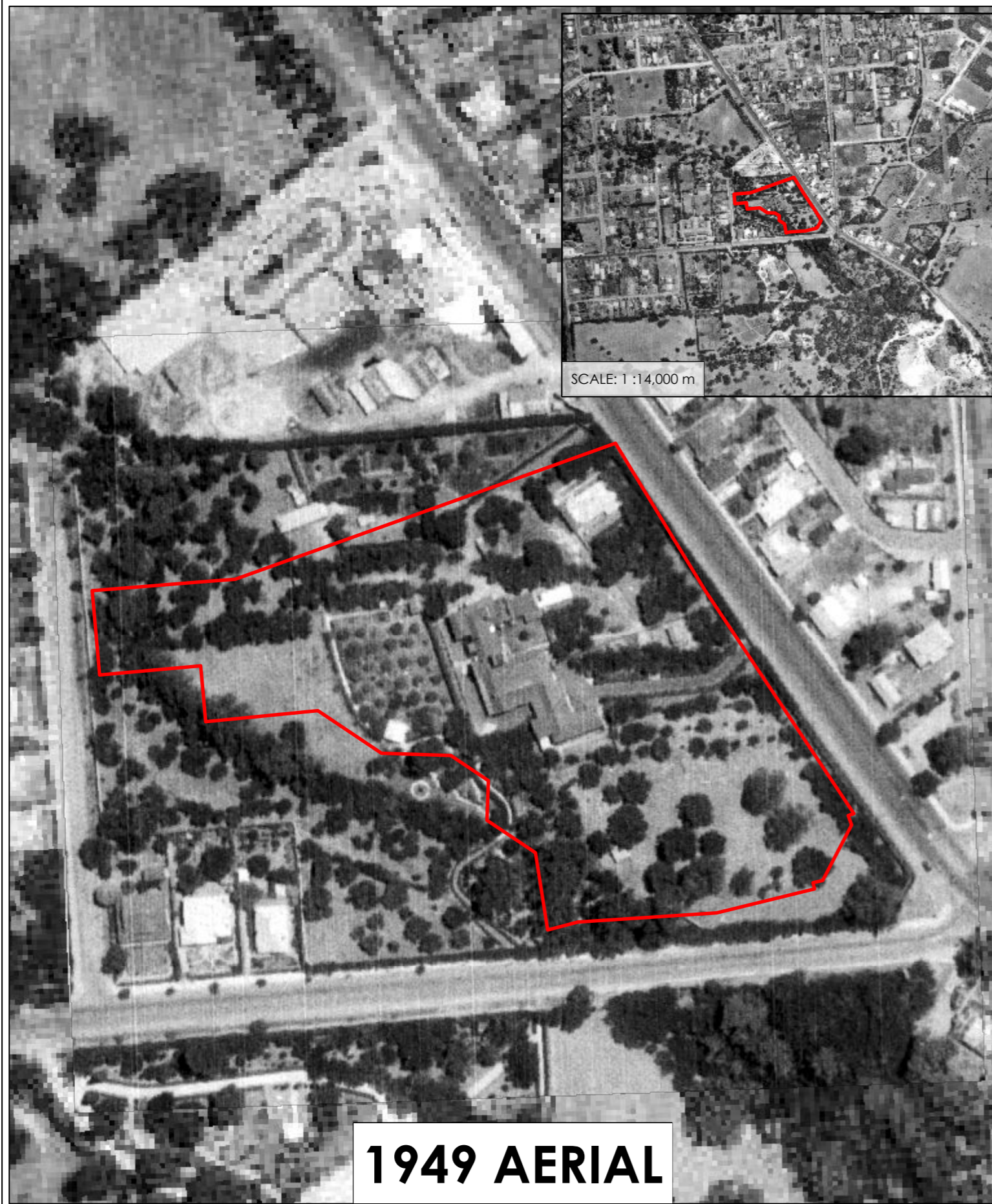


Appendix E: Sands & McDougall Summary

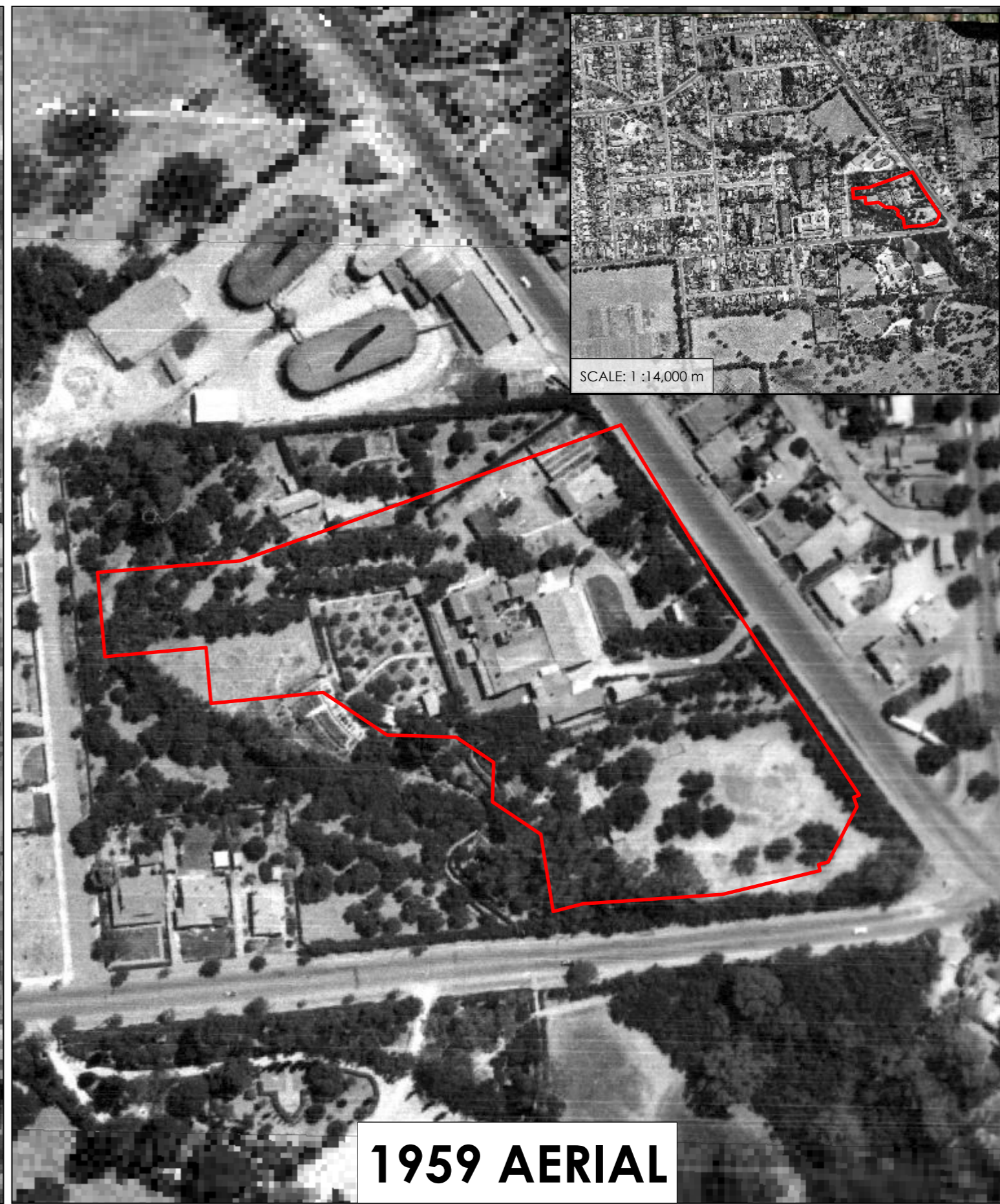
Year	Street Number & Listed Occupants (possible site occupants in bold)			
	Cross Road North Side East to West (from Glen Osmond Road)	Cross Road South Side East to West (from Glen Osmond Road)	Glen Osmond Road West Side North to South (from Barr Smith Avenue)	Glen Osmond Road East Side North to South (from Chapel Street)
1940	No records available	No records available	No records available	<i>Chapel Street</i> 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 <i>Portrush Road</i>
1950	<i>Glen Osmond Road</i> 8 Flavel A E (packer) 10 Stubbs, Mrs, A. N 10 Lynch, Mrs C D Heuzenroeder Mrs H L 12 Bennet, Miss M <i>Spence Ave</i>	No records available	<i>Barr Smith Ave</i> Ridge Park Recreation Grounds City Bricks Ltd Carmelite Monastery <i>Cross Road</i>	<i>Chapel Street</i> 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) <i>Portrush Road</i>
1960	<i>Glen Osmond Road</i> 8 Flavel K A 10 Gower S K 12 Hawson A L (grazier) <i>Spence Ave</i>	<i>Glen Osmond Road</i> 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 <i>Pitcairn Avenue</i>	<i>Barr Smith Ave</i> Ridge Park Recreation Grounds City Bricks Ltd Carmelite Monastery <i>Cross Road</i>	<i>Chapel Street</i> 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 <i>Portrush Road</i>

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	<p><i>Glen Osmond Road</i> 4 Andreson Mrs E S 6 Sutton I L 8 Flavel K A 10 Tucker J B L (Manager) 12 Munro Mrs H D <i>Spence Avenue</i></p>	<p><i>Glen Osmond Road</i> 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 <i>Pitcairn Avenue</i></p>	<p><i>Barr Smith Avenue</i> 1914-1919 War Memorial Ridge Park Recreational Ground City Bricks Ltd Carmelite Monastery Carmel Pottery <i>Cross Road</i></p>	<p><i>Chapel Street</i> 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 <i>Portrush Road</i></p>
1973 (Final Edition)	<p><i>Glen Osmond Road</i> 4 Anderson Annie E 6 Sutton I L 8 Flavel K A 10 Tucker J B L (Manager) 12 Urwin B M <i>Spence Avenue</i></p>	<p><i>Glen Osmond Road</i> 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 <i>Pitcairn Avenue</i></p>	<p><i>Barr Smith Avenue</i> 1914-1919 War Memorial Ridge Park Recreational Ground City Bricks Ltd Carmelite Monastery <i>Cross Road</i></p>	<p><i>Chapel Street</i> 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 <i>Portrush Road</i></p>

Appendix F: Historical Aerials



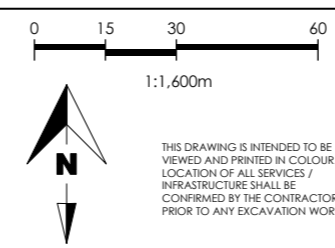
1949 AERIAL



1959 AERIAL



Legend
 Site Boundary



SCALE: 1:1,600 m	SHEET SIZE: A3
DATE: 08 Oct 2025	DRAWN: BH
COORDINATES: GDA2020 MGA Zone 54	CHECKED: DS
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:
0512.08_SCC	003	A



1968 AERIAL

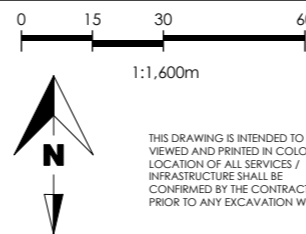


1979 AERIAL

Legend
 Site Boundary



www.ennovo.com.au



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: 08 Oct 2025	DRAWN: BH
COORDINATES: GDA2020 MGA Zone 54	CHECKED: DS
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. 0512.08_SCC	SHEET No. 004	REV: A
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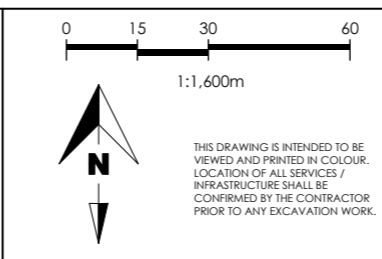
1989 AERIAL



1999 AERIAL



Legend
 Site Boundary



SCALE: 1:1,600 m	SHEET SIZE: A3
DATE: 08 Oct 2025	DRAWN: BH
COORDINATES: GDA2020 MGA Zone 54	CHECKED: DS
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:
0512.08_SCC	005	A



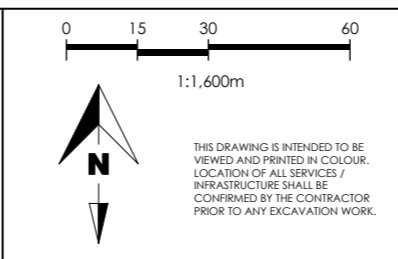
2005 AERIAL



2015 AERIAL



Legend
 Site Boundary



SCALE: 1:1,600 m	SHEET SIZE: A3
DATE: 08 Oct 2025	DRAWN: BH
COORDINATES: GDA2020 MGA Zone 54	CHECKED: DS
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:
0512.08_SCC	006	A



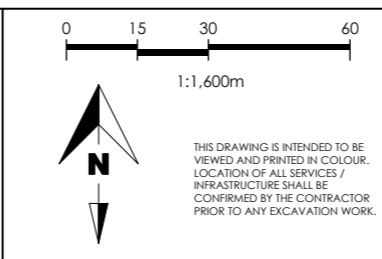
2020 AERIAL



2025 AERIAL



Legend
 Site Boundary



SCALE: 1:1,600 m	SHEET SIZE: A3
DATE: 08 Oct 2025	DRAWN: BH
COORDINATES: GDA2020 MGA Zone 54	CHECKED: DS
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:
0512.08_SCC	007	A

Appendix G: Government Search Information



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

A handwritten signature in black ink that reads 'JTieste'.

Janet Tieste
MANAGER
LICENSING UNIT
SAFEWORK SA

Handwritten initials in black ink, possibly 'JL' or similar.



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 <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land? | NO |
| b) | details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land? | NO |
| c) | details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land? | NO |
| d) | details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land? | NO |
| e) | details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land? | NO |
| f) | details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land? | NO |
| g) | details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land? | NO |
| h) | details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land? | NO |

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)? | NO |
|----|--|----|

- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-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 <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

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



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GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
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Country areas 1800 623 445

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161 Ward Street
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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 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*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

- | | | |
|------|--|----|
| 8.8 | Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination). | NO |
| 8.9 | Section 103P - Notation of site contamination audit report in relation to the land. | NO |
| 8.10 | Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land. | NO |

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- | | | |
|----|---|----|
| a) | details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land? | NO |
| b) | details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land? | NO |
| c) | details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land? | NO |
| d) | details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land? | NO |
| e) | details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land? | NO |
| f) | details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land? | NO |
| g) | details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land? | NO |
| h) | details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land? | NO |

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)? | NO |
|----|--|----|

- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-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 <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

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



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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 <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
----	--	----

- | | | |
|----|--|------------|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | YES |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | YES |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-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 <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

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.

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: Statement of Site Suitability

SITE CONTAMINATION DECLARATION FORM

Council area: **City of Unley**

Regarding the land comprised in Certificate(s) of Title Register Book **Volume 6210 Folio 195 – Allotment 1** in deposited plan 118577, **Volume 5218 Folio 958 – Allotment 62** in filed plan 15598, and **Volume 5825 Folio 902 – Allotment 63** in deposited plan 15598

I **Ben Dearman**, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

Preliminary Site Investigation Carmelite Aged Care – Stage 2, Glen Osmond Road and Cross Road, Myrtle Bank, South Australia (0512.08_SCC_Preliminary Site Investigation_RPT01_RevA), Ennovo. Dated 24 October 2025

(b) Investigations were conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

Yes

~~Part 2—Site contamination unlikely to exist (for the purposes of planning consent)*~~

~~(a) A potentially contaminating activity (as defined in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on the subject land*;~~

~~(b) A class 1 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on adjacent land*.~~

Part 3—Site contamination exists or may exist*

(a) site contamination exists or 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, class 3 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*), or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) including where such a notification exists on adjacent land*; **Yes**

(b) the site contamination or potential site contamination originated or is likely to have originated—

(i) on the subject land*—

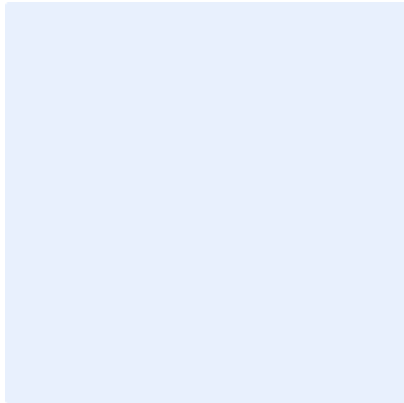
(A) as a result of the following activities carried on there

- **A former cemetery was located in the western portion of the site. All human remains have been removed and relocated off-site. While this significantly reduces the likelihood of associated contaminants being present, it is unknown whether residual contamination remains in the area.**
- **A previous soil investigation in 2023 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, provided the hotspot in the vicinity of BH06 is excavated and disposed off-site**

*Delete whichever is not applicable

appropriately. Noting that additional soil sampling and testing may be required to classify soils requiring off-site disposal.

(B) at the following location:



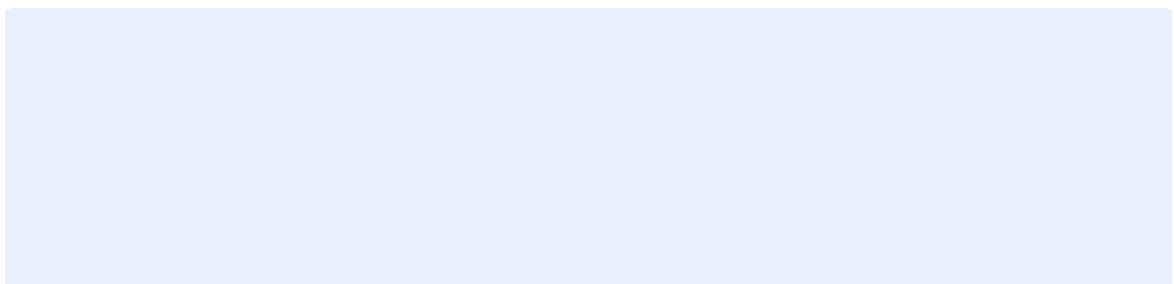
or

(ii) on adjacent land (i.e. class 1 activity or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas))*— **Yes**

(A) as a result of the following activities carried on there:

A petrol station is located adjacent (~50 m across Glen Osmond Road) to the site which is considered a Class 1 activity. The petrol station is in the inferred up-gradient and has a known S83A notification associated with its operation. A previous report undertaken in 2017 by Environmental Projects determined no groundwater contamination in the on-site well. Whilst all groundwater results were below the adopted screening criteria or below laboratory LOR, the groundwater well has not been re-sampled since 2017.

(B) at the following location:



(C) the subject site is impacted by a notification of site contamination of underground water originating from adjacent land*:

[Click here to enter text.](#)

Part 4—Observations*

The subject land* is located on land within a [select any that apply]—

*Delete whichever is not applicable

- groundwater prohibition area (as shown on the South Australian Property and Planning Atlas)
- subject of a notation under section 103P of the *Environment Protection Act 1993* on the relevant title that a site contamination audit report has been prepared in respect of the land.



Signed: Ben Dearman

Date: 24/10/2025

- If being lodged electronically please tick to indicate agreement to this declaration.

Name of company or business / accreditation body and number

Ennovo

Note 1—Investigations found the existence of ‘fill or soil importation’ on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA’s Industry Guideline on ‘*Construction environmental management plans (CEMP)*’ provides assistance on meeting the obligations of the *Environment Protection Act 1993*.

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: \$20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016*.

Note 3—The “subject land” is the land the subject of the subject development application.

Note 4—“Adjacent land” is defined in section 3(1) of the *Planning, Development and Infrastructure Act 2016* to mean “in relation to other land, means land that is no more than 60 metres from the other land”.

*Delete whichever is not applicable

