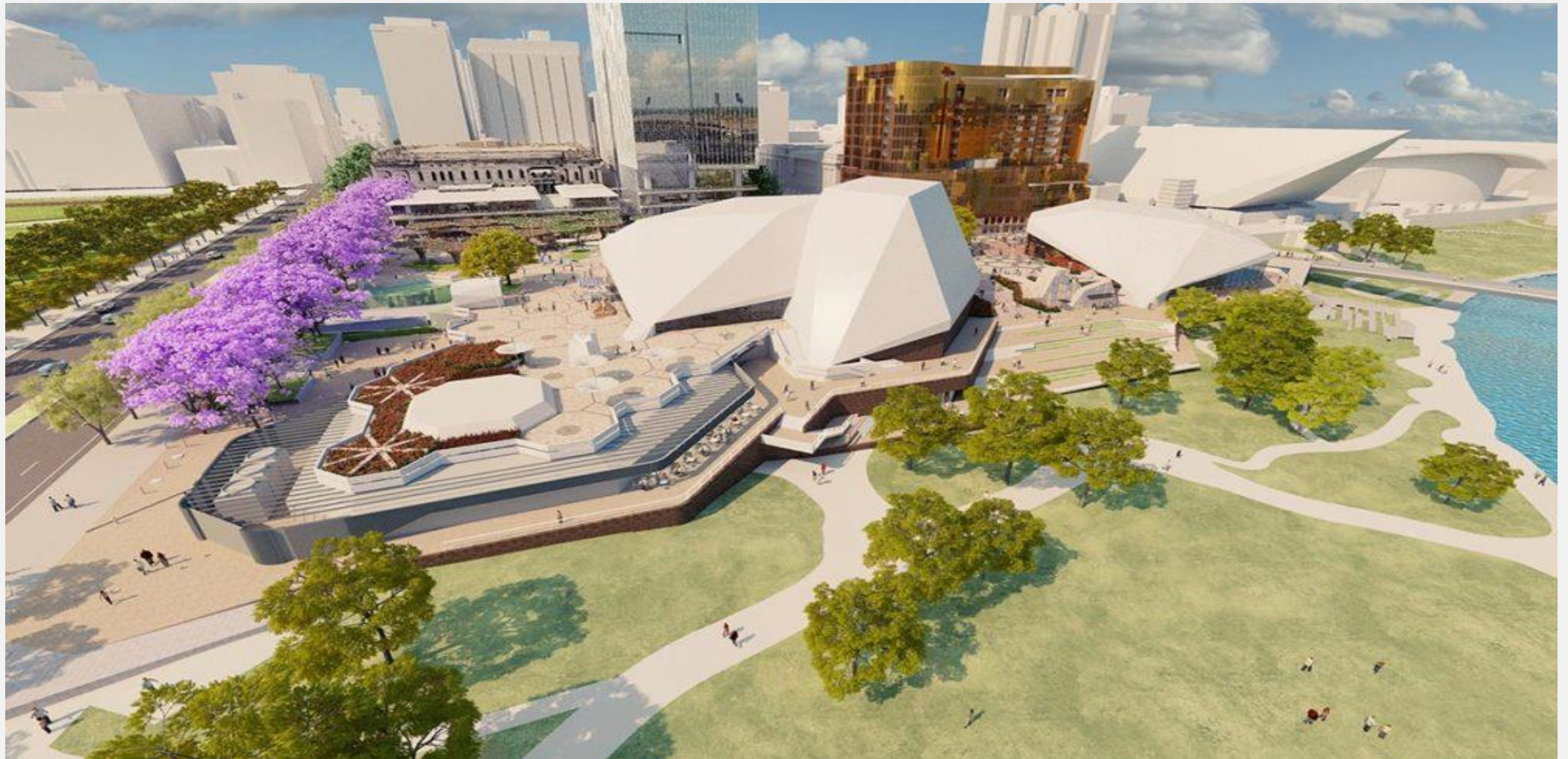


Adelaide Riverbank Precinct complex 3D Land Tenure, visualisation utilising BIM, GIS and digital data

Alexander
Symonds
Surveying
Consultants



Riverbank Precinct

- The riverbank precinct is all contained within the Adelaide Parklands
- This area of parklands was set aside for institutional use instead of recreational use in the 1850's, but this still caused controversy.
- In the 1980s the Adelaide Station Environs Redevelopment (ASER property trust) project brought unprecedented land uses; the Adelaide Casino, Hyatt Hotel and Convention Centre were granted long-term leases, the first major and overt commercial activities tolerated in the parklands. This ASER is now changed to allow for the new development and is now called the Riverbank Act
- A new Adelaide Parklands Preservation Association was formed in 1987 to oppose further intrusion.

Land Tenure

- The mode of holding or occupying land (Burke 1976, p.323).
- Torrens Title system captures all interests in a property, including
 - Owner
 - Mortgages
 - Leases
 - Easements
 - Caveates
 - Encumbrances
- There can be restrictions on the use of the land or rights to the land imposed through Acts of Law which are not necessarily reflected on Certificates of Title
 - Community Titles Act
 - Electricity Corporations Act
 - Riverbank Act
 - Adelaide Parklands Act

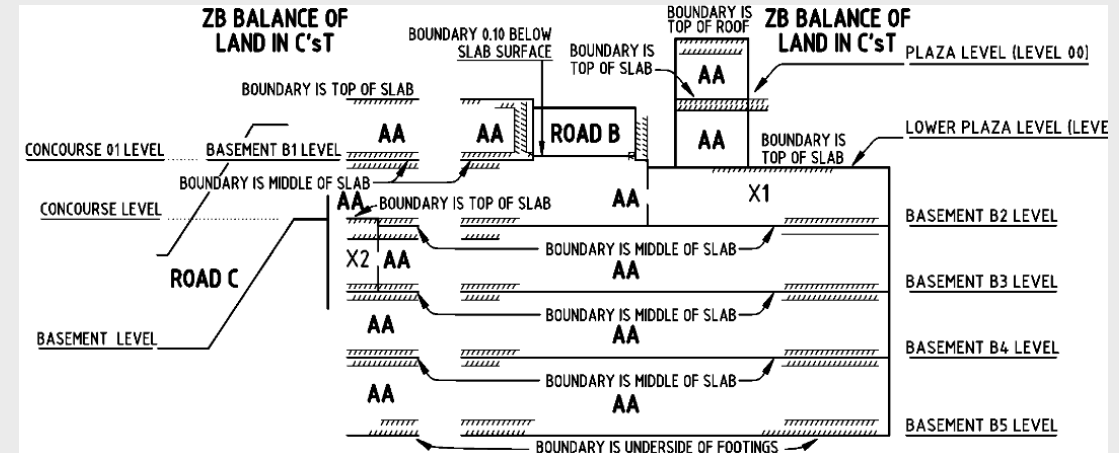
Cadastre

- Cadastre - an official register showing details of ownership and boundaries
- Cadastral map - displays how boundaries subdivide land into units of ownership.
- Digital Cadastral DataBases (DCDBs) and SAPPAs are good examples of modern cadastral maps and links to Title Information such as SAILIS provide us with a digital cadastre

3D Cadastral Boundaries

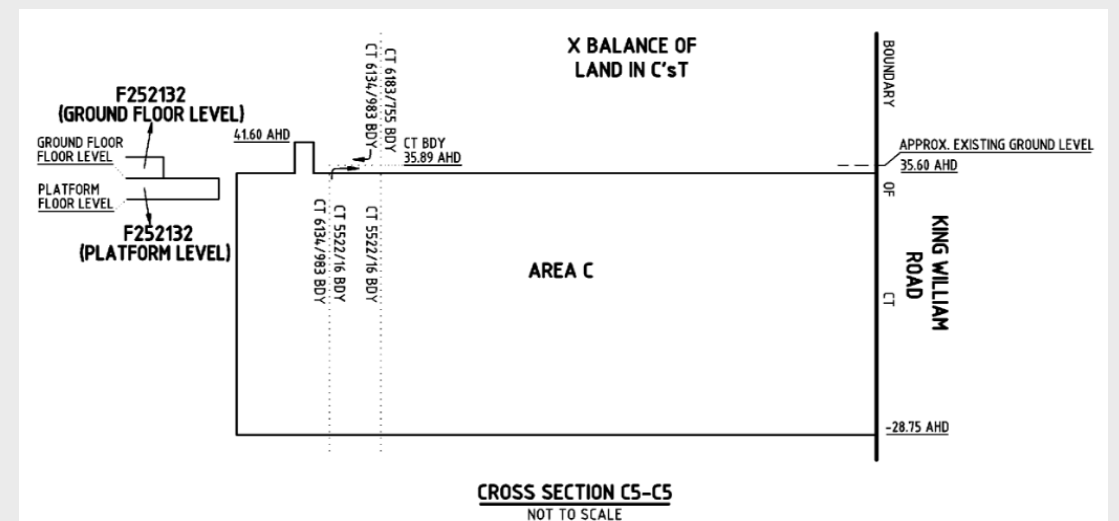
DEFINED BY MONUMENT

- Leases
- Community Strata



DEFINED BY DATA (AHD)

- Stratum Division
- Easements Limited in Height
- Leases



Titles

Certificate of Title - Volume 6134 Folio 983

Parent Title(s) CT 5853/305
 Creating Dealing(s) DDA 12097070
 Title Issued 28/03/2014 Edition 13 Edition Issued 09/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

URBAN RENEWAL AUTHORITY
 OF L 16 11 WAYMOUTH STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT COMPRISING PIECES 1, 2 AND 3 DEPOSITED PLAN 46426 IN THE AREA NAMED ADELAIDE HUNDRED OF ADELAIDE

PORTIONS OF PIECE 1 MARKED J.K.L.M.N.P.Q AND R HAVE HEIGHT LIMITATIONS AS DESCRIBED IN DP 46426

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED W TO TRANSADELAIDE (RTC 8442297)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED HH (TG 9112164)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER PIECES 7 AND 8 AND ALLOTMENT 9 IN DP 46426

TOGETHER WITH RIGHT(S) OF SUPPORT OVER THE LAND MARKED D APPURTENANT ONLY TO PIECE 1 (RTC 8442297)

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED BB APPURTENANT ONLY TO THE LAND MARKED X (LAND GRANT VOL.4401 FOLIO 880)

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED BB APPURTENANT TO THE WITHIN LAND EXCEPT THAT PORTION MARKED X (LAND GRANT VOL.4401 FOLIO 881)

Schedule of Dealings

Dealing Number	Description
8536716E	LEASE TO SKYCITY ADELAIDE PTY. LTD. (ACN: 082 362 061) COMMENCING ON 30/06/1998 AND EXPIRING ON 05/03/2025 OF PORTION TOGETHER WITH AND RESERVING CERTAIN RIGHTS
8536717A	LEASE TO GRAND WILLOW DEVELOPMENT (PTC) LTD. COMMENCING ON 30/6/1998 AND EXPIRING ON 2/7/2083 OF PORTION TOGETHER WITH AND RESERVING CERTAIN RIGHTS
8536718A	UNDERLEASE OF PORTION OF LAND IN LEASE 8536717 A TO ASER SERVICES CORPORATION COMMENCING ON 30/6/1998 AND EXPIRING ON 29/6/2083 (H3 CENTRAL PLANT ROOM AND H4 SUBSTATION IN GP 248/1998) TOGETHER WITH CERTAIN RIGHTS

8536718B	LEASE TO EVOLUTION TRUSTEES LTD. (ACN: 611 839 519) COMMENCING ON 30/06/1998 AND EXPIRING ON 02/07/2083 OF PORTION TOGETHER WITH AND RESERVING CERTAIN RIGHTS - SUBSTITUTED BY LEASE 13689755 PURSUANT TO SECTION 26 OF THE RIVERBANK ACT 1997
8536719A	UNDERLEASE OF PORTION OF LAND IN LEASE 8536718 B TO ASER SERVICES CORPORATION COMMENCING ON 30/6/1998 AND EXPIRING ON 29/6/2083 (P18 PLANT ROOM P19 FIRE CONTROL ROOM S3 SWITCHROOM S4 SWITCHROOM S8 TRANSFORMER ROOM AND S18 IN GP 248/1998) TOGETHER WITH CERTAIN RIGHTS
8536720	LEASE TO MINISTER FOR INDUSTRY, TRADE AND TOURISM COMMENCING ON 30/6/1998 AND EXPIRING ON 2/7/2083 OF PORTION TOGETHER WITH AND RESERVING CERTAIN RIGHTS
8536722	LEASE TO MINISTER FOR INDUSTRY, TRADE AND TOURISM COMMENCING ON 19/2/1990 AND EXPIRING ON 30/6/2083 OF PORTION TOGETHER WITH AND RESERVING CERTAIN RIGHTS
8536723	UNDERLEASE OF PORTION OF LAND IN LEASE 8536720 TO ASER SERVICES CORPORATION COMMENCING ON 30/6/1998 AND EXPIRING ON 29/6/2083 (N2 FIRE CONTROL N3 PUMP ROOM N4 FIRE TANK N5 N6 FIRE TANK N8 SUBSTATION N9 SWITCHROOM N13 SUMP ROOM N24 SWITCHROOM N35 SERVICES N44 SERVICES N45 N46 S13 PUMPS AND TANKS S26 WATER MAINS AND COOLING TOWER P9 (GP 248/1998) TOGETHER WITH CERTAIN RIGHTS
12603639	PARTIAL SURRENDER OF LEASE 8536717A
12677915	PARTIAL SURRENDER OF LEASE 8536716E
12731808	APPLICATION TO NOTE RIGHTS AND INTERESTS HAVE BEEN CREATED OR MODIFIED PURSUANT TO THE RIVERBANK ACT 1997
12773162	APPLICATION TO NOTE RIGHTS AND INTERESTS HAVE BEEN CREATED OR MODIFIED PURSUANT TO THE RIVERBANK ACT 1997
12982896	PARTIAL SURRENDER OF LEASE 8536716E
12972082	LEASE TO SKYCITY ADELAIDE PTY. LTD. (ACN: 082 362 061) COMMENCING ON 10/08/2018 AND EXPIRING ON 05/03/2025 OF PORTION (G7B IN F253545) TOGETHER WITH CERTAIN RIGHTS
12972083	LEASE TO SKYCITY ADELAIDE PTY. LTD. (ACN: 082 362 061) COMMENCING ON 25/07/2017 AND EXPIRING ON 04/03/2085 OF PORTION (A, J1, J2, T1, T2, T4, T5, T7 AND T10 IN F253546) TOGETHER WITH CERTAIN RIGHTS
13104886	LEASE TO SKYCITY ADELAIDE PTY. LTD. (ACN: 082 362 061) COMMENCING ON 18/04/2019 AND EXPIRING ON 05/03/2025 OF PORTION (P1B, P18B, PM5 & STAIRS A IN F253545, D IN G164/2002 & PM1 IN G249/1998)
13273207	LEASE TO SKYCITY ADELAIDE PTY. LTD. (ACN: 082 362 061) COMMENCING ON 02/08/2019 AND EXPIRING ON 05/03/2025 OF PORTION (P8 IN G249/1998)
13689755	LEASE TO EVOLUTION TRUSTEES LTD. (ACN: 611 839 519) COMMENCING ON 01/01/2021 AND EXPIRING ON 30/06/2083 OF PORTION TOGETHER WITH AND RESERVING CERTAIN RIGHTS - SUBSTITUTES LEASE 8536717B PURSUANT TO SECTION 26 OF THE RIVERBANK ACT 1997
13716685	UNDERLEASE OF LAND IN LEASE 8536718B TO MINISTER FOR INFRASTRUCTURE AND TRANSPORT COMMENCING ON 01/01/2021 AND EXPIRING ON 31/12/2030 OF PORTION (OFFICE GA, OFFICE GB, OFFICE PA, OFFICE PB, OFFICE 1A, OFFICE 2A, OFFICE 3A, OFFICE 4A, OFFICE 5A, OFFICE 6A, OFFICE 7A, OFFICE 8A, OFFICE 9A AND BALCONY 9B ON F256756)
13728181	LEASE TO WALKER RIVERSIDE (CARPARK) PTY. LTD. (ACN: 609 007 383) COMMENCING ON 02/06/2017 AND EXPIRING ON 04/03/2085 OF PORTION (AA IN F257300)
13728183	UNDERLEASE OF LAND IN LEASE 13728181 TO URBAN RENEWAL AUTHORITY COMMENCING ON 03/11/2021 AND EXPIRING ON 03/03/2085 OF PORTION (B1-ENTRY 1, B2-LOADING 4, B2-TANK 3 AND B2-UTILITY 1 IN F257301)

13728187 LEASE TO WALKER RIVERSIDE (OFFICE) PTY. LTD. (ACN: 607 975 397) COMMENCING ON 01/07/2018 AND EXPIRING ON 04/03/2085 OF PORTION (OLB & OLD IN F257302)

13772482 PARTIAL SURRENDER OF LEASE 12972083

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

APPROVED G12/2000
 APPROVED G14/2015
 PLAN FOR LEASE PURPOSES VIDE G139/2002
 PLAN FOR LEASE PURPOSES VIDE G149/1997
 PLAN FOR LEASE PURPOSES VIDE G164/2002
 PLAN FOR LEASE PURPOSES VIDE G232/2004
 PLAN FOR LEASE PURPOSES VIDE G248/1998
 PLAN FOR LEASE PURPOSES VIDE G249/1998
 PLAN FOR LEASE PURPOSES VIDE G458/1999
 PLAN FOR LEASE PURPOSES VIDE G569/2000
 TEXTUAL AMENDMENT VIDE 12419040
 TEXTUAL AMENDMENT VIDE 13710327
 APPROVED FILED PLAN FOR LEASE PURPOSES FX252132
 APPROVED FILED PLAN FOR LEASE PURPOSES FX252588
 APPROVED FILED PLAN FOR LEASE PURPOSES FX253545
 APPROVED FILED PLAN FOR LEASE PURPOSES FX253546
 APPROVED FILED PLAN FOR LEASE PURPOSES FX254605
 APPROVED FILED PLAN FOR LEASE PURPOSES FX256332
 APPROVED FILED PLAN FOR LEASE PURPOSES FX256756
 APPROVED FILED PLAN FOR LEASE PURPOSES FX257300
 APPROVED FILED PLAN FOR LEASE PURPOSES FX257301
 APPROVED FILED PLAN FOR LEASE PURPOSES FX257302
 APPROVED FILED PLAN FOR LEASE PURPOSES FX52973
 APPROVED FILED PLAN FOR LEASE PURPOSES FX53420
 APPROVED FILED PLAN FOR LEASE PURPOSES FX58177
 APPROVED D128028

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 28/05/1981

Leases

- Leased Premises
- Together with Rights
- Reserved Rights

FORM B.1
-Attach to inside
-Left hand corner

Page 24 of 26

To be completed by lodging party ANNEXURE to Memorandum of Lease dated Over Certificate of Title Volume 5522 Folio 12	NUMBER Office use 8536716E
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Those portions of the land and of the building erected upon the land comprised in Certificate of Title Register Book Volume 5522 Folio 12 which are delineated and marked F1, Plant F3, F4, Light & Plant F5, Balcony F6, Balcony F7, G1, G2, Hall G3, Bridge G4, Foyer G5, Canopy G6, Walkway G7, Road & Parking G8, Access G9, Terrace G13, G15, Plant G16, Lift L1, Lifts L2, Lift L3, Lifts L4, M1, M2, M3, P2, Corridor P3, P5, Corridor P6, Lobby P7, P9, P11, P13, P14, PM2, Stairs S1, Stairs S2, Stairs S5, Stairs S6, Stairs S7, Stairs S9, Stairs S10, Fire Escape Stairs S11, SF1, Plant SF3, Light and Plant SF4, SF5 Light Court, Light and Plant SF6, T1, Light Court T3, T4 Light Court, Light Court T5 on GP 249 of 1998 ("GP") (which premises described above together with the rights and subject to the reservations below are together referred to as the "Demised Premises")

TOGETHER WITH the right for the Lessee itself and its servants agents contractors invitees and other persons authorised by the Lessee appurtenant to this Lease and any renewal thereof (see clause 2.2.3 in respect of load limitations, where applicable) in common with the Lessor and those authorised by the Lessor:-

(a) at all times to pass and repass on foot only on in over across and along those portions of the land delineated and marked CD3, Corridor P10, P12 Corridor, Stairs S4 and Landing PM4 on the GP;

(b) at all times to pass and repass with or without vehicles over across and along those portions of the land delineated and marked Access CD9 and Road G12 on the GP and RD1, RD2, ~~RD3~~ on GP 248 of 1998; ~~and also over the existing right of way over BB~~

(c) at all times to temporarily stand and park vehicles but only for the purpose of loading and unloading in and upon those portions of the land delineated and marked Loading Zone CD7 on the GP subject to the reasonable directions and requirements of the Lessor in relation to periods of use and the location of standing and loading areas;

(d) at all times to dig and open up and remain upon with or without vehicles plant and equipment that portion of the land delineated and marked Compound CD8 on the GP for the purpose of installing inspecting repairing and maintaining an underground oil tank for the Lessee's use and benefit but only for such period or periods as shall be reasonably necessary therefor;

(e) at all times to pass and repass by foot only on over across and along those portions of the land delineated and marked Plaza PL1, Plaza PL2, PL3 Lower Plaza, Plaza PL4, Plaza Ground Level PL5, Plaza PL6, Plaza PL11, Plaza Landscaping PL12, P7, P20 Plaza Stairs, P23 Plaza Stairs, P24 Stairs, P25 Stairs, P12 Stairs, Driveway DR1, CA1, CA2, Driveway DR2, VP1, VP2, VP3 and VP4 on GP No. 248 of 1998; and

(f) to pass and repass by foot only on and over those portions of the land delineated and marked P21 Stairs, P22 Stairs and S12 Stairs on GP No. 248 of 1998 between the hours of 7.00am and 7.00pm Monday to Friday inclusive; and ~~to pass and repass by foot only on and over those portions of the land delineated and marked on DP 463/26~~ ~~to pass and repass by foot only on and over those portions of the land delineated and marked on DP 463/26~~ ~~and also over the existing right of way over BB as delineated on DP 463/26~~

AND RESERVING to the Lessor and those persons claiming through the Lessor:-

(a) the right at all times to pass and repass by foot only in over across and along those portions of the land delineated and marked Hall G3, Bridge G4, Foyer G5, Canopy G6, Walkway G7, Access G9 and Stairs S2 on the GP;

(*) in its capacity as registered proprietor of the land comprised in Certificate of Title Register Book Volume 5522 Folio 12 and was appurtenant thereto.

APPROVAL NO. 209

Lease Database

ASER Lease Rights-REVD.xlsx

Search (Alt+Q)

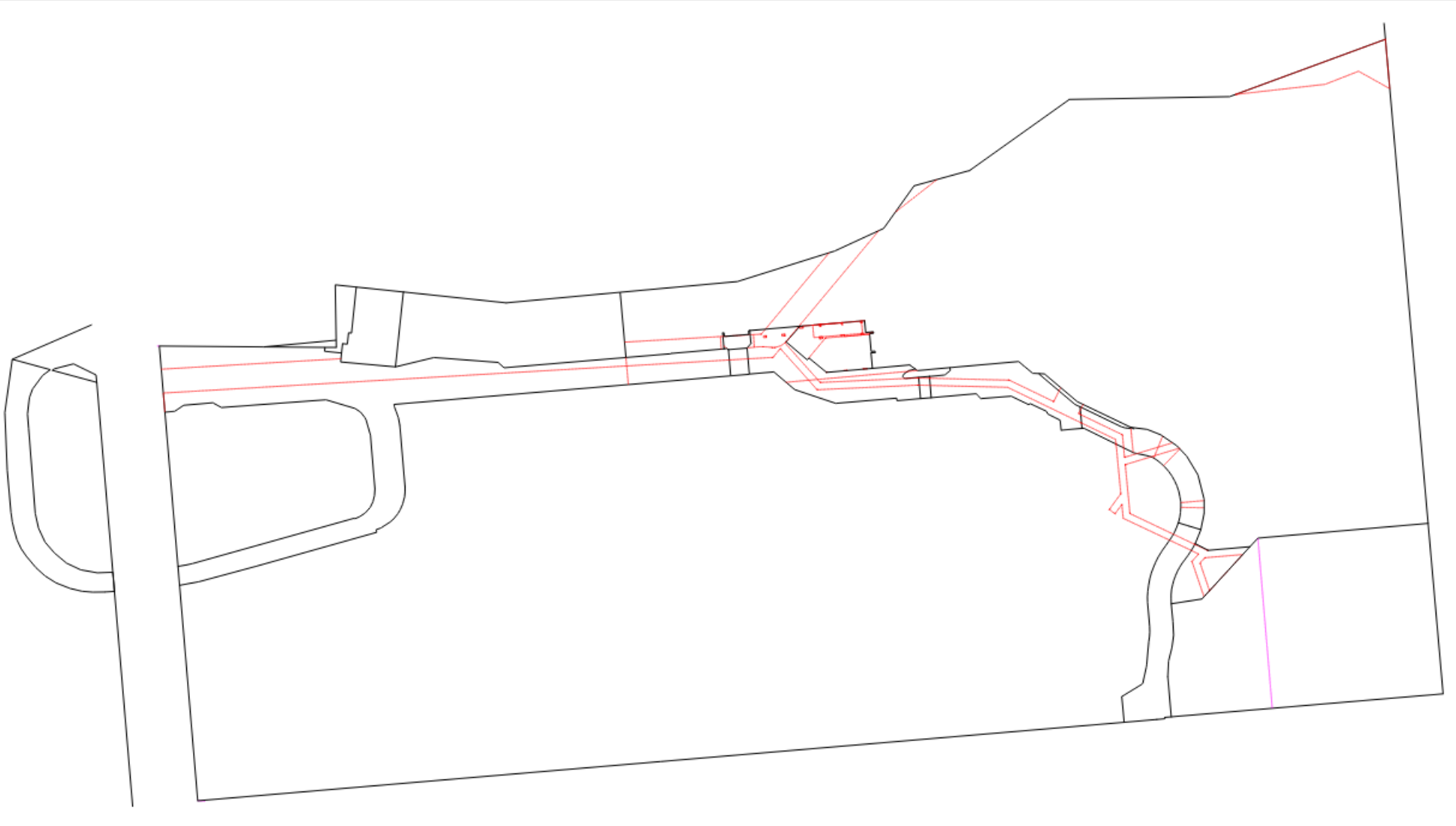
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Clipboard Font Alignment Number Styles Cells Editing Analysis Sensitivity Bluebeam

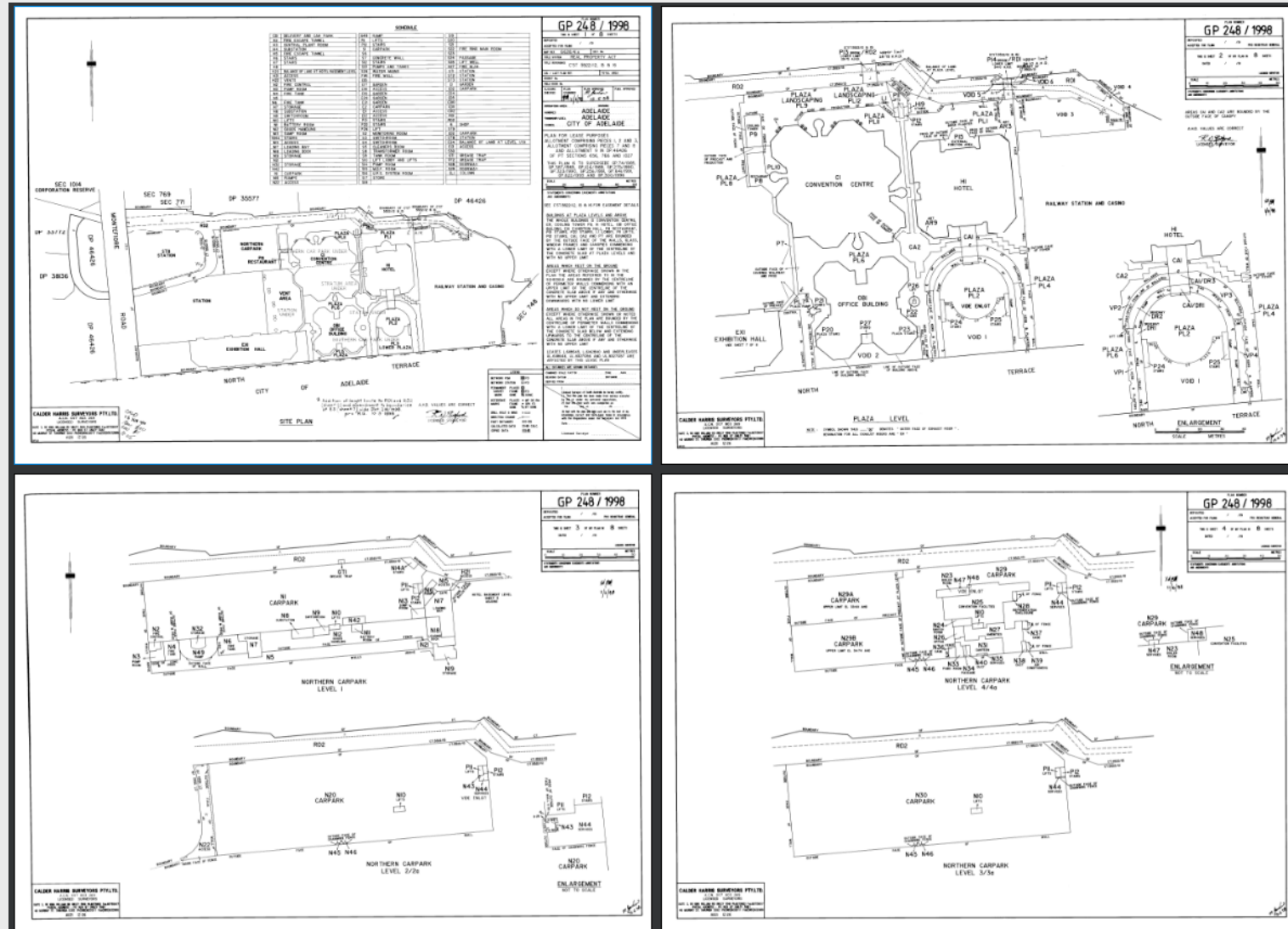
	A	B	C	D	E	F	G	H	I	J	K	L	M	
	SORT	LEASE_ID	Check	Plan Number	Identifier	Level	Attribute Description	Premise Type	Type of Right	Location	Lease Number	Lease Type	Lessee	
2		D46426-BB	#N/A	D46426	BB				Together With	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
3	3	G248/1998-CA1	G248/1998-CA1	G248/1998	CA1				Together With	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
4	4	G248/1998-CA2	G248/1998-CA2	G248/1998	CA2				Together With	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
5	5	G249/1998-CD3	G249/1998-CD3	G249/1998	CD3	Concourse			Together With	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
6	6	G249/1998-CD7	G249/1998-CD7	G249/1998	CD7	Concourse	Loading Zone		Together With	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
7	7	G249/1998-CD8	G249/1998-CD8	G249/1998	CD8	Concourse	Compound		Together With	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
8	8	G249/1998-CD9	G249/1998-CD9	G249/1998	CD9	Concourse			Together With	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
9	9	G248/1998-DR1	G248/1998-DR1	G248/1998	DR1		Driveway		Together With	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
10	10	G248/1998-DR2	G248/1998-DR2	G248/1998	DR2		Driveway		Together With	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
11	11	G249/1998-F1	G249/1998-F1	G249/1998	F1			Demised Premises	And Reserving	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
12	12	G249/1998-F3	G249/1998-F3	G249/1998	F3		Plant		Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
13	13	G249/1998-F4	G249/1998-F4	G249/1998	F4			Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
14	14	G249/1998-F5	G249/1998-F5	G249/1998	F5		Light & Plant		Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
15	15	G249/1998-F6	G249/1998-F6	G249/1998	F6		Balcony		Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
16	16	G249/1998-F7	G249/1998-F7	G249/1998	F7		Balcony		Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
17	17	G249/1998-G1	G249/1998-G1	G249/1998	G1			Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
18	18	G249/1998-G2	G249/1998-G2	G249/1998	G2			Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
19	19	G249/1998-G3	G249/1998-G3	G249/1998	G3		Hall		Demised Premises	And Reserving	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
20	20	G249/1998-G4	G249/1998-G4	G249/1998	G4		Bridge		Demised Premises	And Reserving	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
21	21	G249/1998-G5	G249/1998-G5	G249/1998	G5		Foyer		Demised Premises	And Reserving	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
22	22	G249/1998-G6	G249/1998-G6	G249/1998	G6		Canopy		Demised Premises	And Reserving	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
23	23	G249/1998-G7	G249/1998-G7	G249/1998	G7	Plaza	Walkway		Demised Premises	And Reserving	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
24	24	G249/1998-G8	G249/1998-G8	G249/1998	G8	Plaza	Road & Parking		Demised Premises	And Reserving	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
25	25	G249/1998-G9	G249/1998-G9	G249/1998	G9	Plaza	Access		Demised Premises	And Reserving	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
26	26	G249/1998-G12	G249/1998-G12	G249/1998	G12	Plaza & Concourse	Road		Demised Premises	Together With	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
27	27	G249/1998-G13	G249/1998-G13	G249/1998	G13	Plaza	Terrace		Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
28	28	G249/1998-G15	G249/1998-G15	G249/1998	G15			Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
29	29	G249/1998-G16	G249/1998-G16	G249/1998	G16		Plant		Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
30	30	G249/1998-L1	G249/1998-L1	G249/1998	L1		Lift		Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
31	31	G249/1998-L2	G249/1998-L2	G249/1998	L2		Lifts		Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
32	32	G249/1998-L3	G249/1998-L3	G249/1998	L3		Lift		Demised Premises	And Reserving	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
33	33	G249/1998-L4	G249/1998-L4	G249/1998	L4		Lifts		Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd
34	34	G249/1998-M1	G249/1998-M1	G249/1998	M1			Demised Premises	And Reserving	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
35	35	G249/1998-M2	G249/1998-M2	G249/1998	M2			Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	
36	36	G249/1998-M3	G249/1998-M3	G249/1998	M3			Demised Premises	Demised Premises	Casino	8536716E	HL	Skycity Adelaide Pty Ltd	

Lease Schedule Revision GIS_Leases

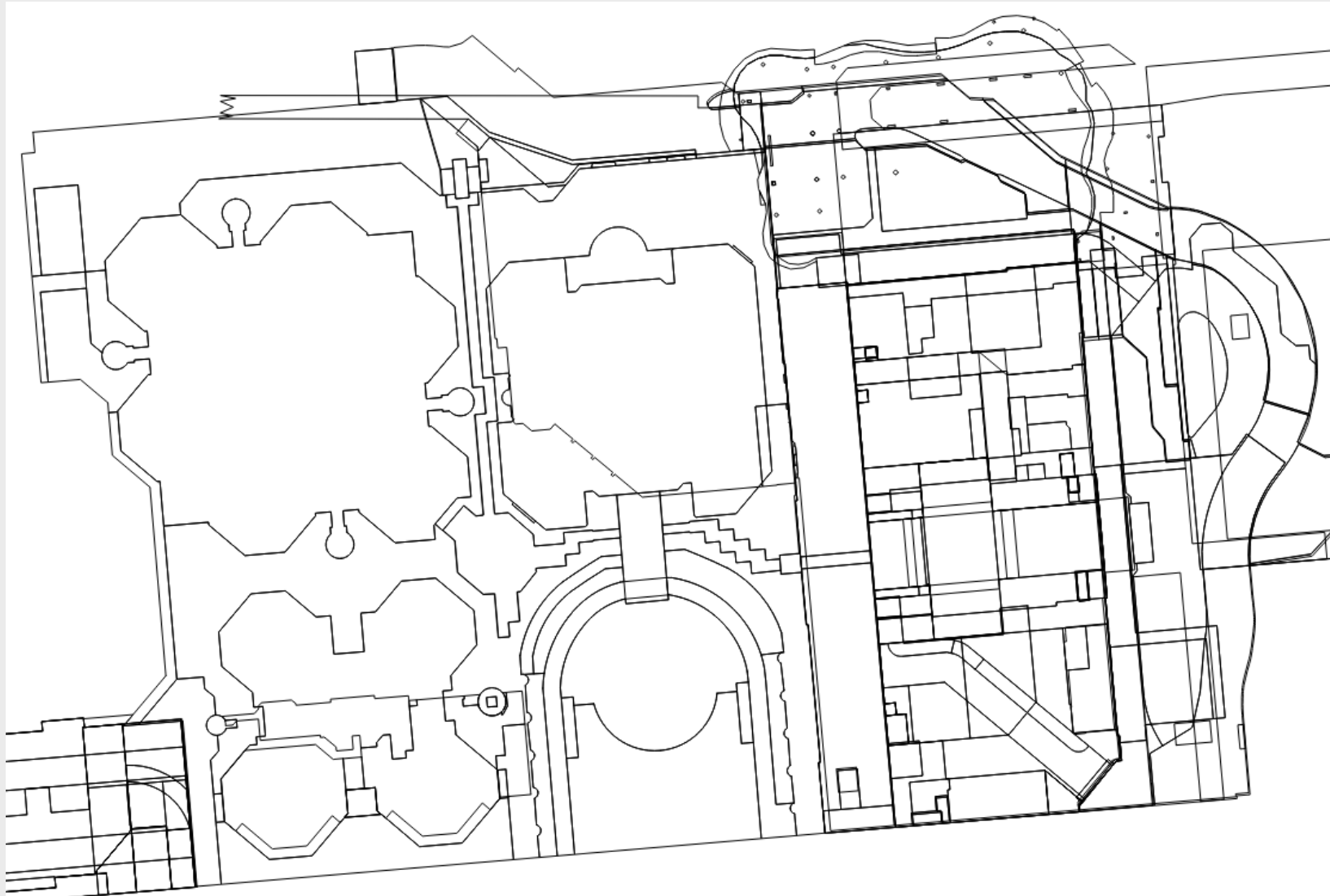
Title Boundaries and Easements



Lease Parcels



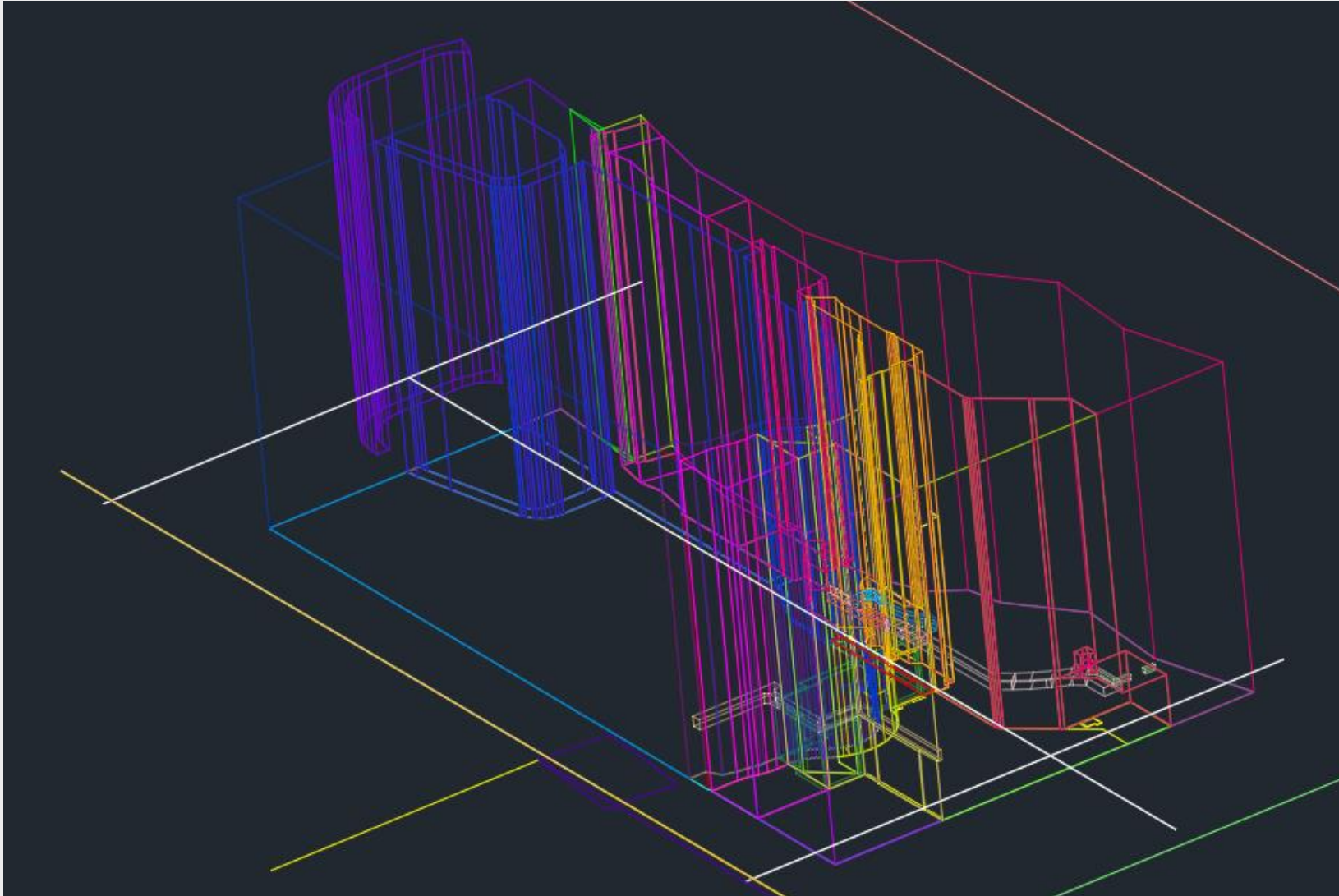
2D – CAD Polygons



3D – Attributes for regular strata

OBJECTID	PLAN_NUMBE	ATTRIBUTE	LEASE_ID	RL_LOWER_1	RL_UPPER_1	Z	Location	LEVEL_PLAN
1	G248/1998	P18	G248/1998-P18	32	35	3	Office Building	LOWER PLAZA
2	G248/1998	P17	G248/1998-P17	32	35	3	Plaza front of Hotel	LOWER PLAZA
3	G248/1998	P19	G248/1998-P19	32	35	3	Office Building	LOWER PLAZA
4	G248/1998	S12	G248/1998-S12	32	35	3	Convention Centre	LOWER PLAZA
5	G248/1998	N45	G248/1998-N45	34	37	3	Convention Centre	NORTHERN CARPARK LEVEL 2/2a
6	G248/1998	N46	G248/1998-N46	34	37	3	Convention Centre	NORTHERN CARPARK LEVEL 2/2a
7	G248/1998	N44	G248/1998-N44	34	37	3	Convention Centre	NORTHERN CARPARK LEVEL 2/2a
8	G248/1998	N2	G248/1998-N2	31	34	3	Convention Centre	NORTHERN CARPARK LEVEL 1
9	G248/1998	N3	G248/1998-N3	31	34	3	Convention Centre	NORTHERN CARPARK LEVEL 1
10	G248/1998	N4	G248/1998-N4	31	34	3	Convention Centre	NORTHERN CARPARK LEVEL 1
11	G248/1998	N6	G248/1998-N6	31	34	3	Convention Centre	NORTHERN CARPARK LEVEL 1
12	G248/1998	N8	G248/1998-N8	31	34	3	Convention Centre	NORTHERN CARPARK LEVEL 1
13	G248/1998	N9	G248/1998-N9	31	34	3	Convention Centre	NORTHERN CARPARK LEVEL 1
14	G248/1998	N5	G248/1998-N5	31	34	3	Convention Centre	NORTHERN CARPARK LEVEL 1
15	G249/1998	S5	G249/1998-S5	43.5	46.5	3	Casino	GROUND MEZZANINE FLOOR
16	G249/1998	PM2	G249/1998-PM2	32.7	35.7	3	Casino	CONCOURSE 01 LEVEL
17	G249/1998	L3	G249/1998-L3	32.7	35.7	3	Casino	CONCOURSE 01 LEVEL
18	G249/1998	S11	G249/1998-S11	32.7	35.7	3	Casino	CONCOURSE 01 LEVEL
19	G249/1998	L1	G249/1998-L1	32.7	35.7	3	Casino	CONCOURSE 01 LEVEL
20	G249/1998	SF1	G249/1998-SF1	51.7	54.7	3	Casino	SECOND FLOOR
21	G249/1998	S7	G249/1998-S7	54.7	57.7	3	Casino	THIRD FLOOR

3D Surface Models for complex parcels



GIS Data Structure

2D

Layers

- Allotments
- Easements
- Leases

Filter Attributes

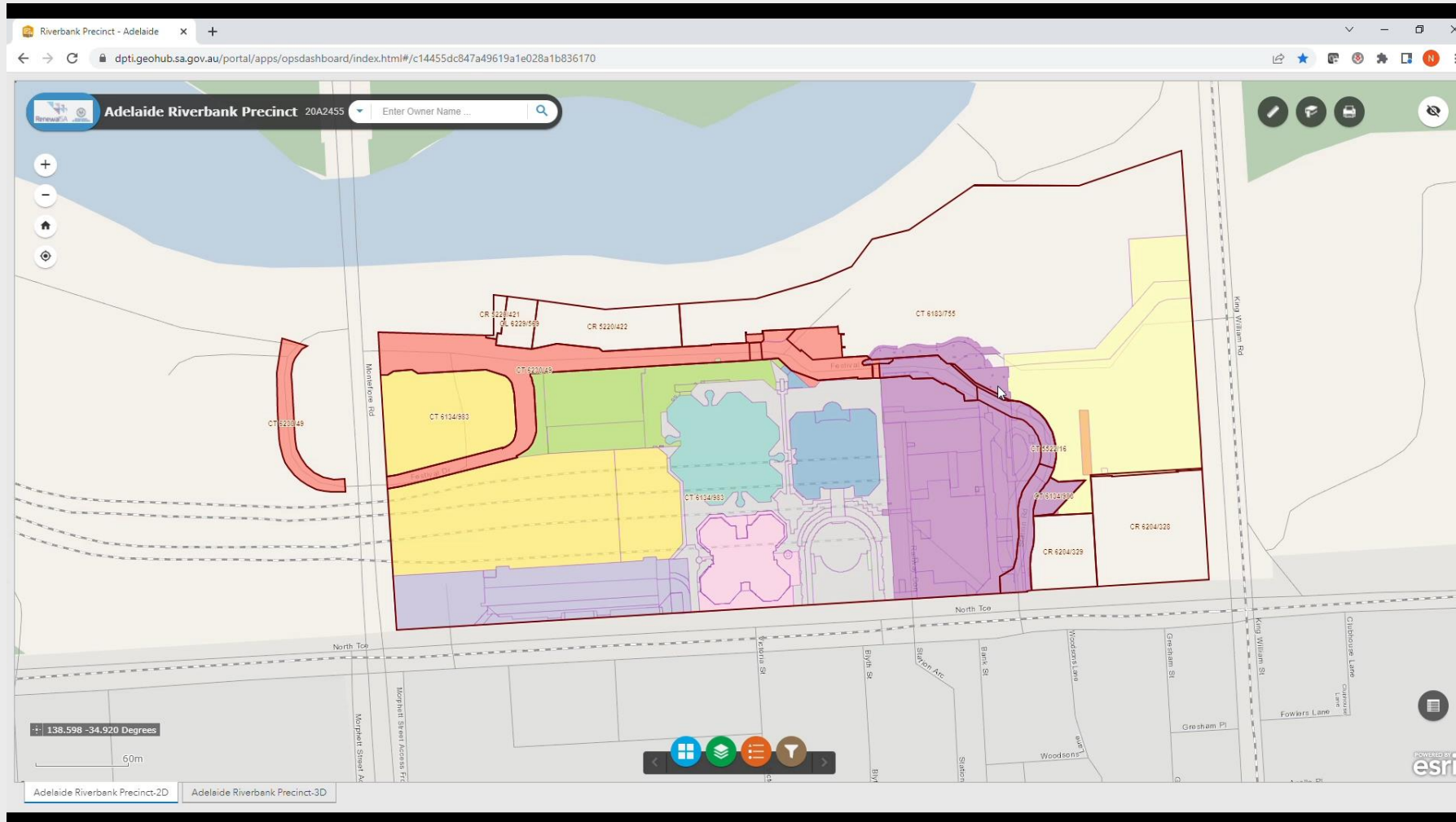
- Building
- Levels
- Plan number
- Parcel Identifier
- Lease Number

3D

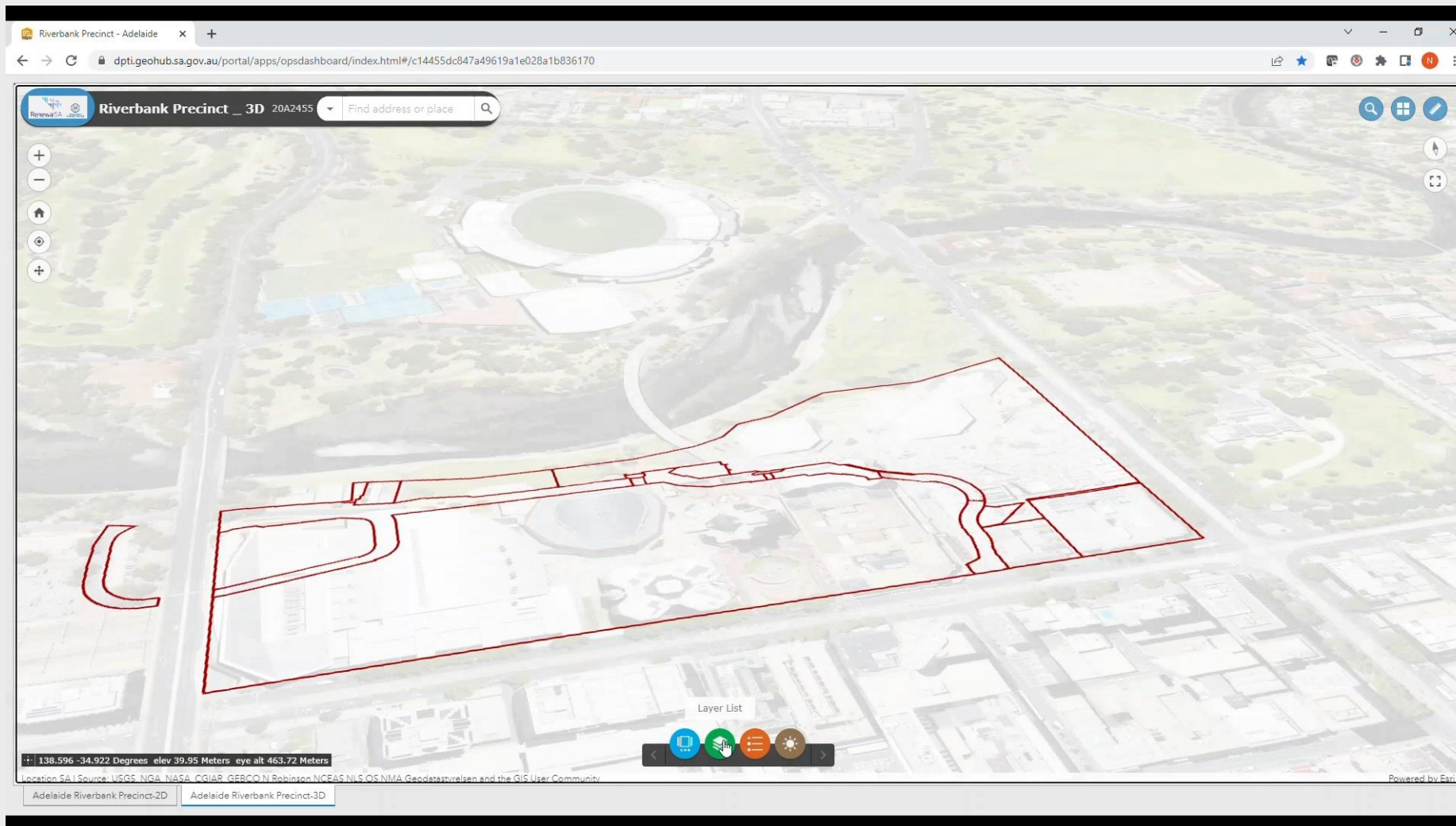
Layers

- Allotments
 - Individual Allotments
- Easements
 - Individual Easements
- Lease Buildings
 - Building Levels

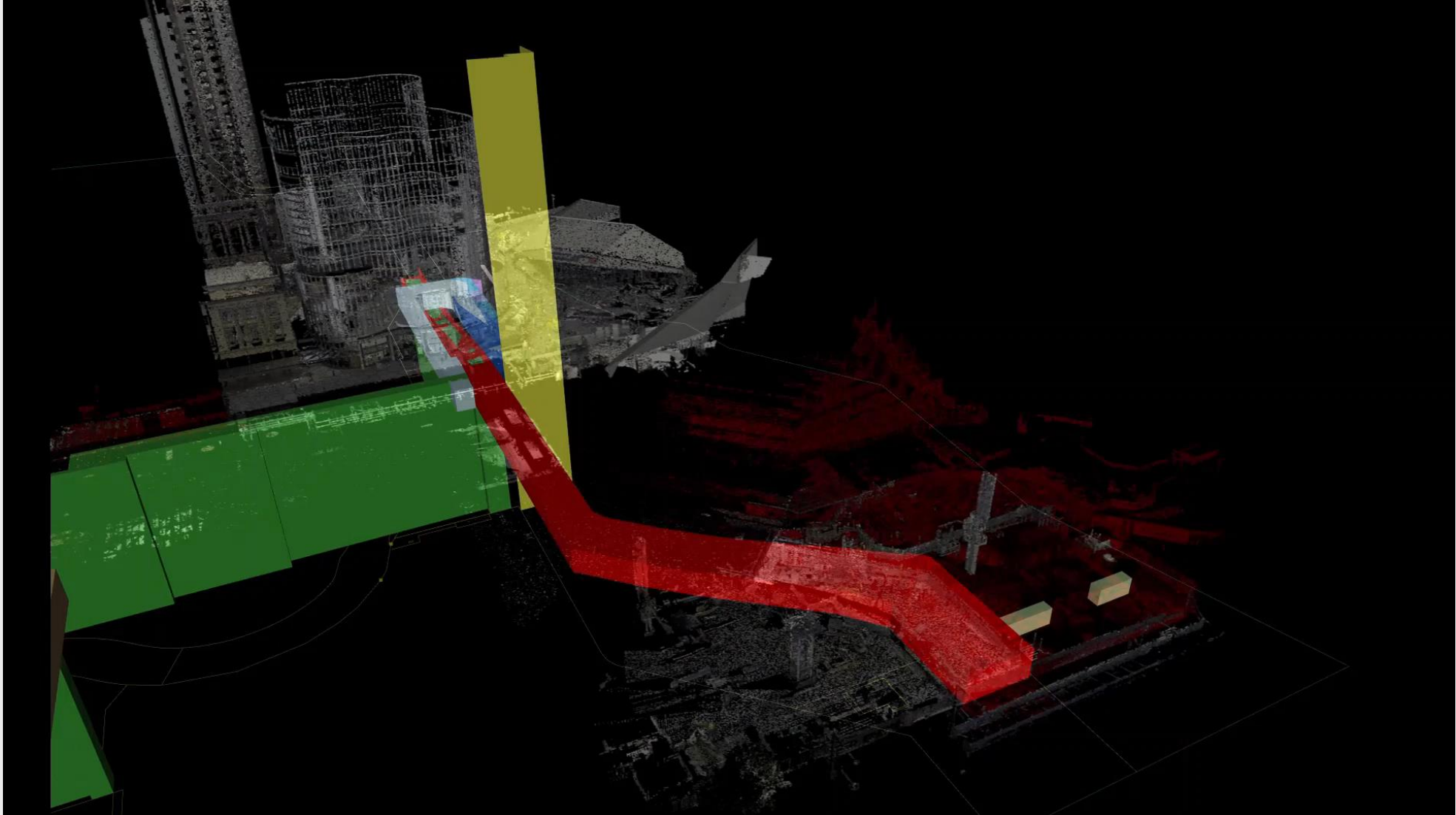
2D GIS




3D GIS



Scan Point Cloud with 3D Easement Model



APPROVED - NOT YET DEPOSITED

PURPOSE:	DIVISION AND REDESIGNATION OF PARCELS	AREA NAME:	ADELAIDE	RE-APPROVED:	 D128908
MAP REF:	6628/41/E	COUNCIL:	THE CORPORATION OF THE CITY OF ADELAIDE	28/03/2022	
LAST PLAN:		DEVELOPMENT NO:		DEPOSITED:	SHEET 1 OF 18
					109109_text_01_v09_Version_9

AGENT DETAILS:	ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099	SURVEYORS CERTIFICATION:	I Noel Ralfe Gehren , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by a person other than a licensed surveyor under my personal supervision and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 27th day of August 2021 25th day of March 2022 Noel Ralfe Gehren Licensed Surveyor
AGENT CODE:	ALSY		
REFERENCE:	20A2455LTO13(G)		

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6183	755		ALLOTMENT(S)	301	D	114111 ADELAIDE		
CT	5522	16		ALLOTMENT(S)	9	D	46426 ADELAIDE		
CT	6134	983		ALLOTMENT(S) COMPRISING PIECES	(1*,2*,3*)	D	46426 ADELAIDE		
CR	6204	329		ALLOTMENT(S)	302	D	114111 ADELAIDE		
CR	6204	328		ALLOTMENT(S)	303	D	114111 ADELAIDE		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	601	SERVICE	EASEMENT(S)	A	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA
EXISTING		LONG	RIGHT(S) OF WAY	BB		601. 602. 603. 604*. 605*. 606*	LAND GRANT VOL. 4401 FOL. 880
EXISTING		LONG	RIGHT(S) OF WAY	BB		604*. 605*. 606*. 607	LAND GRANT VOL. 4401 FOL. 881
EXISTING	608	LONG	EASEMENT(S)	B.C		DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	TG 12187472
EXISTING	601. OTHER LAND	LONG	EASEMENT(S)	D		604*	RTC 8442297
EXISTING	604*	LONG	EASEMENT(S)	HH			TG 9112164



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SHEET 2 OF 18

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EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	601	LONG	EASEMENT(S)	M			RTC 9523699
EXISTING		SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	P		601.602.603.604*.605*.606*.607	
EXISTING	601	LONG	EASEMENT(S)	S			RTC 9523699
EXISTING	604*.605*	LONG	EASEMENT(S)	WW			RTC 8442297
EXISTING	607	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	CC		601.602.603.604*.605*.606*. OTHER LAND	
EXISTING	606*. 607	SERVICE	EASEMENT(S)	AS	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA
EXISTING	604*	SERVICE	EASEMENT(S)	BS	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA
NEW	601	LONG	EASEMENT(S) WITH LIMITATIONS	CA	FOR MAINTENANCE PURPOSES	602	
NEW	603	LONG	EASEMENT(S) WITH LIMITATIONS	FC	FOR ACCESS AND MAINTENANCE PURPOSES	601	
NEW	603	LONG	EASEMENT(S) WITH LIMITATIONS	FD	FOR ACCESS AND MAINTENANCE PURPOSES	601	
NEW	601	SHORT	EASEMENT(S)	GA	PARTY WALL RIGHTS	GB	
NEW	603	SHORT	EASEMENT(S)	GB	PARTY WALL RIGHTS	GA	
NEW	601	LONG	EASEMENT(S) WITH LIMITATIONS	SA	FOR ACCESS AND MAINTENANCE PURPOSES	603	
NEW	601	LONG	EASEMENT(S) WITH LIMITATIONS	VA	FOR MAINTENANCE PURPOSES	603	



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SHEET 3 OF 18

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EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
NEW	603	LONG	EASEMENT(S) WITH LIMITATIONS	VB	FOR MAINTENANCE PURPOSES	601	
NEW	603	LONG	EASEMENT(S) WITH LIMITATIONS	FB	FOR ACCESS AND MAINTENANCE PURPOSES	601	
PROPOSED	602.603.604*.606*.607.608	SHORT	EASEMENT(S) WITH LIMITATIONS	E	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	
PROPOSED	603.604*.607	LONG	EASEMENT(S) WITH LIMITATIONS	FA	FOR ACCESS AND MAINTENANCE PURPOSES	601	
PROPOSED	604*.607	LONG	RIGHT(S) OF WAY WITH LIMITATIONS	KA		608.609	
PROPOSED	608	LONG	RIGHT(S) OF WAY WITH LIMITATIONS	KB		602.609	
PROPOSED	602	LONG	RIGHT(S) OF WAY WITH LIMITATIONS	KC		609	
PROPOSED	602	LONG	EASEMENT(S) WITH LIMITATIONS	KD	FOR ACCESS AND MAINTENANCE PURPOSES	609	
PROPOSED	607	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS	RA		601.602.603.604*.605*.606*	
PROPOSED	603	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS	RB		601.602.604*.605*.606*.607	
PROPOSED	604*	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS	RC		601.602.603.607	
PROPOSED	602	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS	RD		601.603.604*.605*.606*.607	
PROPOSED	603.607	LONG	EASEMENT(S) WITH LIMITATIONS	FE	FOR ACCESS	601	

ANNOTATIONS: NO OCCUPATION ON SURVEYED BOUNDARIES UNLESS OTHERWISE SHOWN.
 PORTION OF ALLOTMENT 601 MARKED H1 EXISTS BELOW A LEVEL OF 29.96 METRES AHD.



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SHEET 4 OF 18

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PORTION OF ALLOTMENT 601 MARKED H2 EXISTS BELOW A LEVEL OF 30.25 METRES AHD.
 PORTION OF ALLOTMENT 601 MARKED H3 EXISTS BELOW A LEVEL OF 29.04 METRES AHD.
 PORTION OF ALLOTMENT 601 MARKED H4 EXISTS BELOW A LEVEL AS SHOWN IN CROSS SECTION C18.
 PORTION OF ALLOTMENT 602 MARKED H5 EXISTS BELOW A LEVEL OF 35.80 METRES AHD.
 PORTION OF PIECE 604 MARKED H6 EXISTS BELOW A LEVEL OF 29.75 METRES AHD.
 PORTION OF PIECE 604 MARKED H7 EXISTS ABOVE A LEVEL OF 34.10 METRES AHD.
 PORTION OF ALLOTMENT 607 MARKED H7 EXISTS BELOW A LEVEL OF 34.10 METRES AHD.
 PORTION OF PIECE 604 MARKED H8 EXISTS ABOVE A LEVEL OF 34.25 METRES AHD.
 PORTION OF ALLOTMENT 607 MARKED H8 EXISTS BELOW A LEVEL OF 34.25 METRES AHD.
 PORTION OF PIECE 604 MARKED H9 EXISTS ABOVE A LEVEL OF 34.70 METRES AHD.
 PORTION OF ALLOTMENT 607 MARKED H9 EXISTS BELOW A LEVEL OF 34.70 METRES AHD.
 PORTION OF PIECE 604 MARKED H10 EXISTS ABOVE A LEVEL OF 35.33 METRES AHD.
 PORTION OF ALLOTMENT 607 MARKED H10 EXISTS BELOW A LEVEL OF 35.33 METRES AHD.
 PORTION OF PIECE 604 MARKED H11 EXISTS ABOVE A LEVEL OF 35.89 METRES AHD.
 PORTION OF ALLOTMENT 607 MARKED H11 EXISTS BELOW A LEVEL OF 35.89 METRES AHD.
 PORTION OF PIECE 604 MARKED H12 EXISTS ABOVE A LEVEL OF 36.18 METRES AHD.
 PORTION OF ALLOTMENT 607 MARKED H12 EXISTS BELOW A LEVEL OF 36.18 METRES AHD.
 PORTION OF PIECE 604 MARKED H13 EXISTS ABOVE A LEVEL OF 36.80 METRES AHD.
 PORTION OF ALLOTMENT 607 MARKED H13 EXISTS BELOW A LEVEL OF 36.80 METRES AHD.
 -
 PORTION OF ALLOTMENT 601 MARKED H14 EXISTS ABOVE A LEVEL OF 31.10 METRES AHD. (SEE CROSS SECTION D10,E10,A11)
 PORTION OF ALLOTMENT 602 MARKED H14 EXISTS BELOW A LEVEL OF 31.10 METRES AHD. (SEE CROSS SECTION D10,E10,A11)
 PORTION OF ALLOTMENT 601 MARKED H15 EXISTS ABOVE A LEVEL OF 43.10 METRES AHD. (SEE CROSS SECTION D10,E10)
 PORTION OF ALLOTMENT 602 MARKED H15 EXISTS BELOW A LEVEL OF 43.10 METRES AHD. (SEE CROSS SECTION D10,E10)
 PORTION OF ALLOTMENT 601 MARKED H16 EXISTS BETWEEN A LEVEL OF 31.10 AND 35.87 METRES AHD. (SEE CROSS SECTION E10)
 PORTION OF ALLOTMENT 602 MARKED H16 EXISTS BELOW A LEVEL OF 31.10 AND BETWEEN 35.87 AND 43.10 METRES AHD. (SEE CROSS SECTION E10)
 PORTION OF ALLOTMENT 601 MARKED H17 EXISTS ABOVE A LEVEL OF 35.87 METRES AHD. (SEE CROSS SECTION E10)
 PORTION OF ALLOTMENT 602 MARKED H17 EXISTS BELOW A LEVEL OF 35.87 METRES AHD. (SEE CROSS SECTION E10)
 PORTION OF ALLOTMENT 603 MARKED H18 EXISTS ABOVE A LEVEL OF 34.65 METRES AHD. (SEE CROSS SECTION C11)
 PORTION OF ALLOTMENT 601 MARKED H18 EXISTS BELOW A LEVEL OF 34.65 METRES AHD. (SEE CROSS SECTION C11)
 PORTION OF ALLOTMENT 603 MARKED H19 EXISTS ABOVE A LEVEL OF 29.50 METRES AHD. (SEE CROSS SECTION B12)
 PORTION OF ALLOTMENT 602 MARKED H19 EXISTS BELOW A LEVEL OF 29.50 METRES AHD. (SEE CROSS SECTION B12)
 PORTION OF ALLOTMENT 603 MARKED H20 EXISTS ABOVE A LEVEL OF 29.82 METRES AHD. (SEE CROSS SECTION C12)
 PORTION OF ALLOTMENT 602 MARKED H20 EXISTS BELOW A LEVEL OF 29.82 METRES AHD. (SEE CROSS SECTION C12)
 PORTION OF ALLOTMENT 603 MARKED H21 EXISTS ABOVE A LEVEL OF 36.50 METRES AHD. (SEE CROSS SECTION C12)
 PORTION OF ALLOTMENT 602 MARKED H21 EXISTS BELOW A LEVEL OF 36.50 METRES AHD. (SEE CROSS SECTION C12)



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SHEET 5 OF 18

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-
ALLOTMENT(S) COMPRISING PIECES 604*, 605*, 606* (CT 6134/983) DOES NOT FORM PART OF THE DIVISION PROCESS.
ALLOTMENT(S) 607 (CT 5522/16) DOES NOT FORM PART OF THE DIVISION PROCESS.
ALLOTMENT(S) 608 (CR 6204/329) DOES NOT FORM PART OF THE DIVISION PROCESS.
ALLOTMENT(S) 609 (CR 6204/328) DOES NOT FORM PART OF THE DIVISION PROCESS.
PARTY WALL(S) IS OCCUPIED
PLAN PURPOSE IS INCORRECT AND SHOULD BE - PURPOSE: DIVISION, EASEMENT AND REDESIGNATION OF PARCELS.

D128908

SHEET 6 OF 18

109109_pland_1_V04_Version_9

BEARING DATUM: MGA 2020 ZONE 54
DERIVATION: PM 6628/45640 to PM 6628/13218

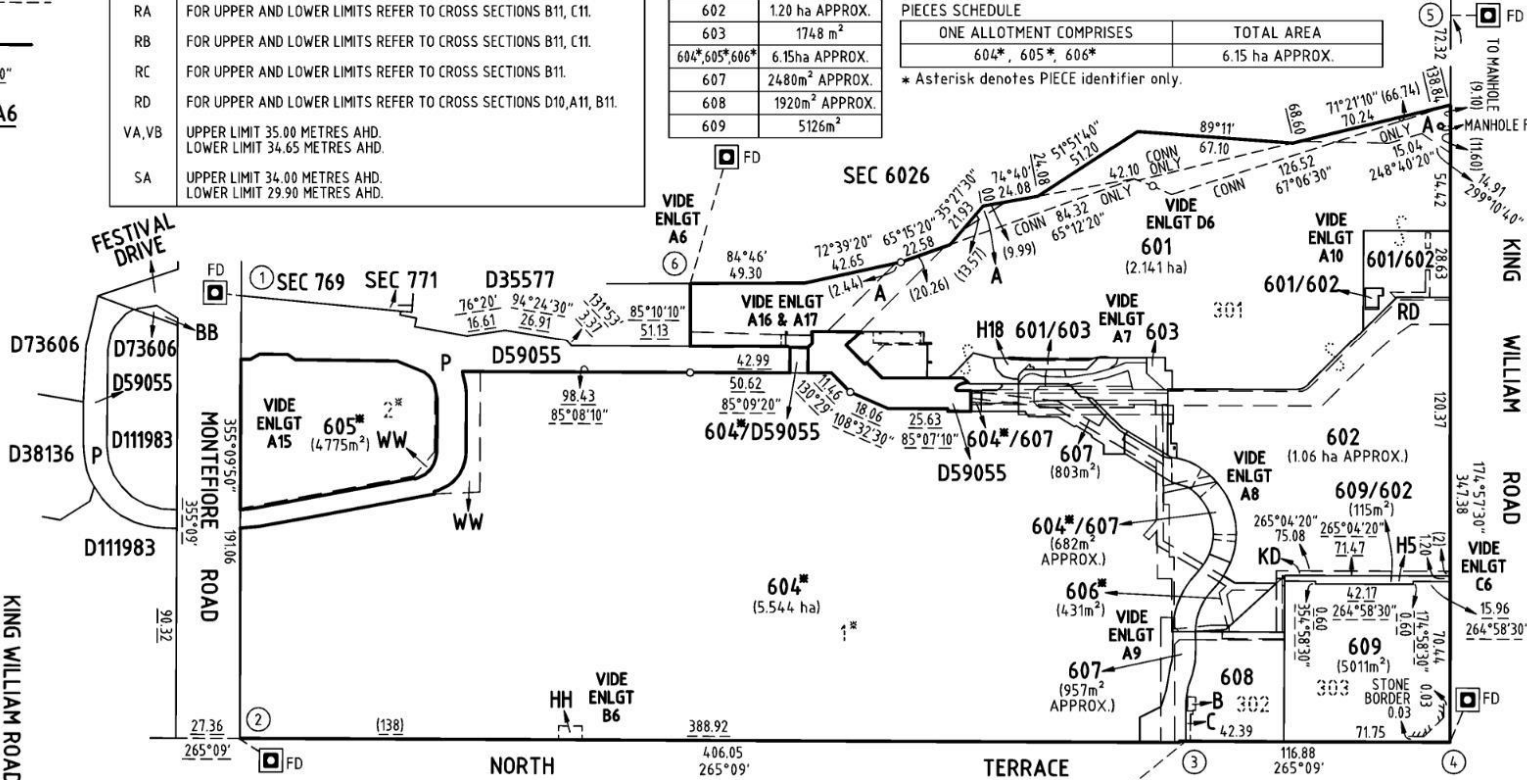
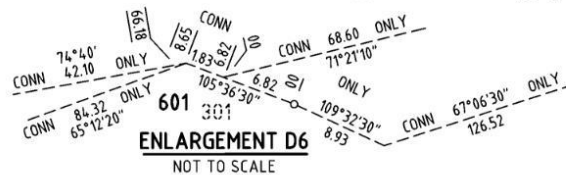
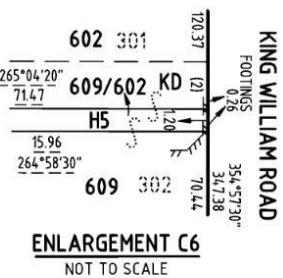
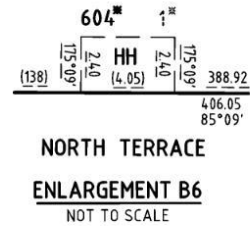
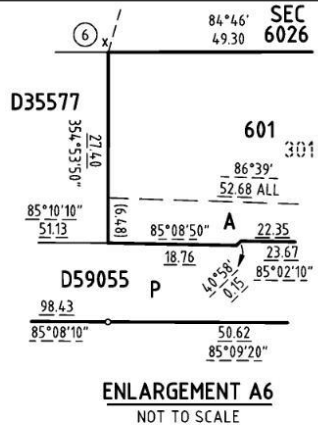
EASEMENT LIMITATION(S) SCHEDULE	
IDENTIFIER	HEIGHT LIMITATION
CA	UPPER LIMIT 34.10 METRES AHD. LOWER LIMIT 31.10 METRES AHD.
E	FOR UPPER LIMITS REFER TO CROSS SECTIONS B11, C11, B12, C12, D11.
FA	UPPER LIMIT 34.00 METRES AHD. LOWER LIMIT 29.00 METRES AHD, EXCEPT WHERE LIMITED TO 29.50 AHD AS SHOWN IN CROSS SECTION B12.
FB, FC, FD, FE	UPPER LIMIT 34.00 METRES AHD. LOWER LIMIT 29.00 METRES AHD.
KA, KB, KC, KD	UPPER LIMIT 41.40 METRES AHD. LOWER LIMIT 35.40 METRES AHD.
RA	FOR UPPER AND LOWER LIMITS REFER TO CROSS SECTIONS B11, C11.
RB	FOR UPPER AND LOWER LIMITS REFER TO CROSS SECTIONS B11, C11.
RC	FOR UPPER AND LOWER LIMITS REFER TO CROSS SECTIONS B11.
RD	FOR UPPER AND LOWER LIMITS REFER TO CROSS SECTIONS D10, A11, B11.
VA, VB	UPPER LIMIT 35.00 METRES AHD. LOWER LIMIT 34.65 METRES AHD.
SA	UPPER LIMIT 34.00 METRES AHD. LOWER LIMIT 29.90 METRES AHD.

REFERENCE MARKS				
CNR	BEARING	FROM	DIST	PM NO
1	90°27'	PM FD	1.03	6628/38510
2	272°14'	PM FD	3.07	6628/45640
3	4°15'	PM FD	58.04	6628/13216
4	183°04'	PM FD	4.28	6628/13218
5	264°57'	PM FD	0.60	6628/12794
6	196°02'30"	PM FD	199.48	6628/26181

AREA SCHEDULE	
ALLOTMENT	TOTAL AREA
601	2.345 ha
602	1.20 ha APPROX.
603	1748 m ²
604*, 605*, 606*	6.15ha APPROX.
607	2480m ² APPROX.
608	1920m ² APPROX.
609	5126m ²

PIECES SCHEDULE	
ONE ALLOTMENT COMPRISES	TOTAL AREA
604*, 605*, 606*	6.15 ha APPROX.

* Asterisk denotes PIECE identifier only.



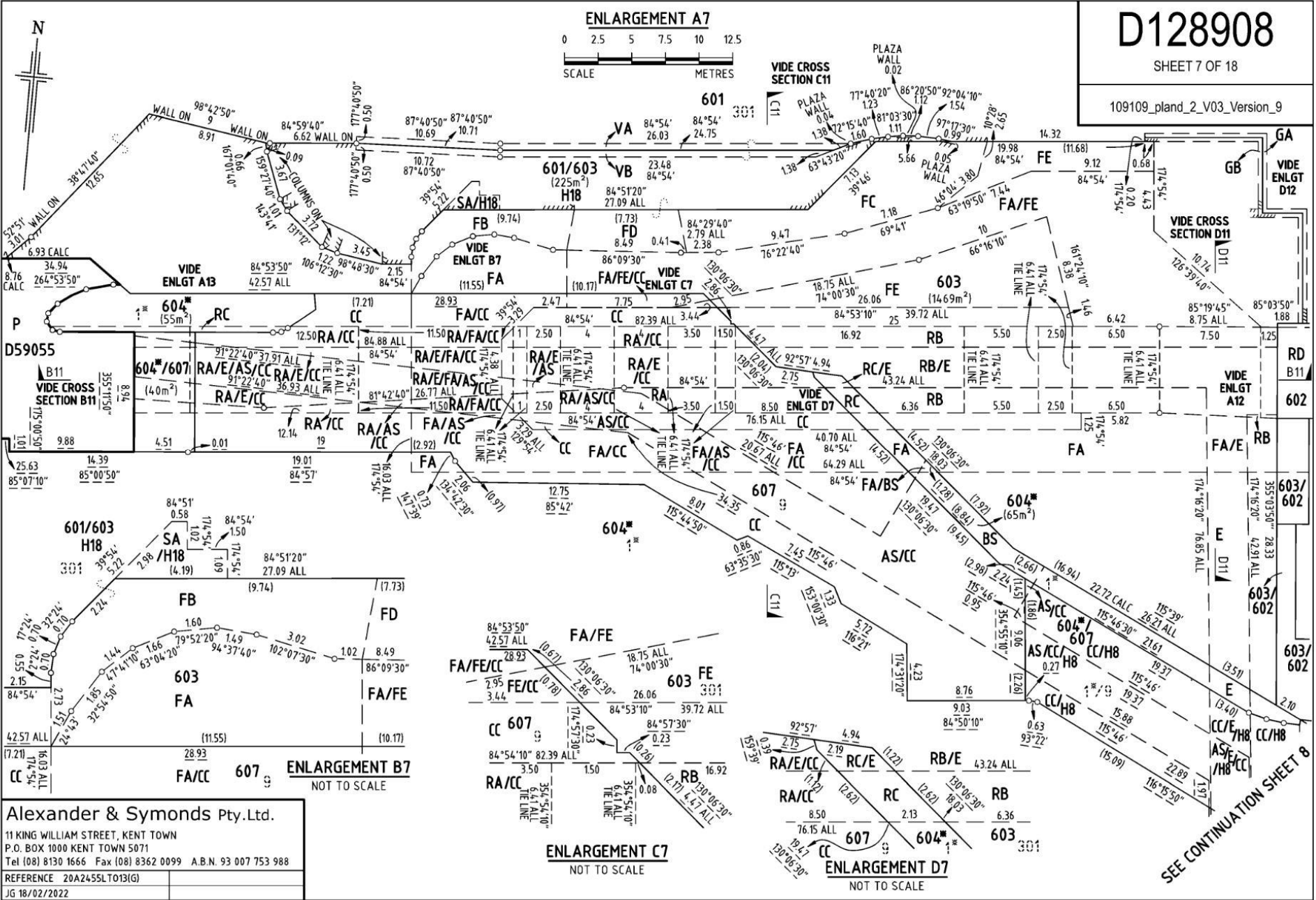
Alexander & Symonds Pty.Ltd.

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

REFERENCE 20A2455LTO13(G)

JG 18/02/2022



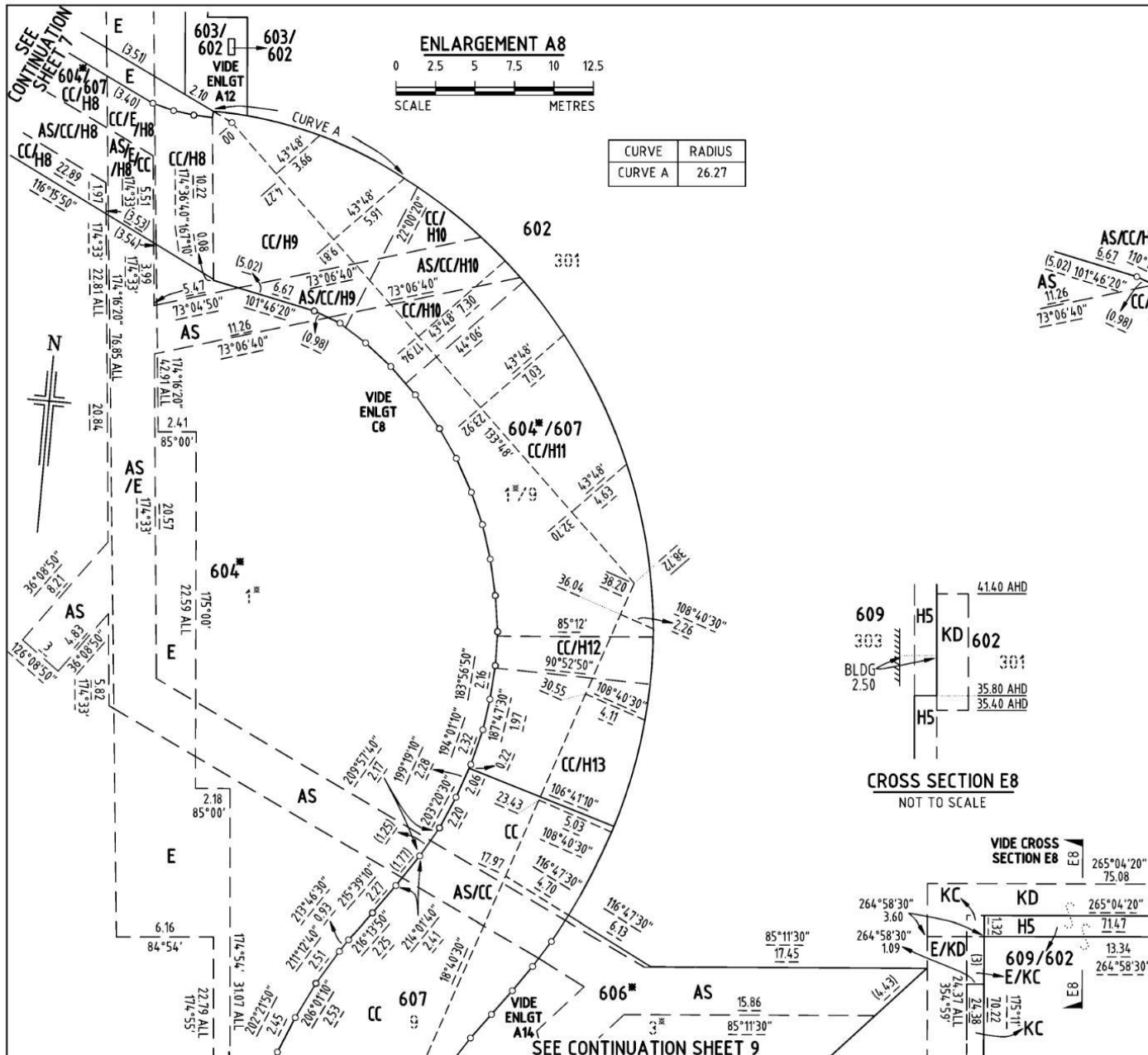


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 REFERENCE 20A2455LT013(G)
 JG 18/02/2022

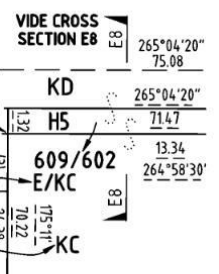
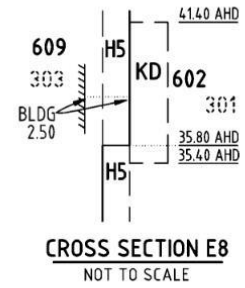
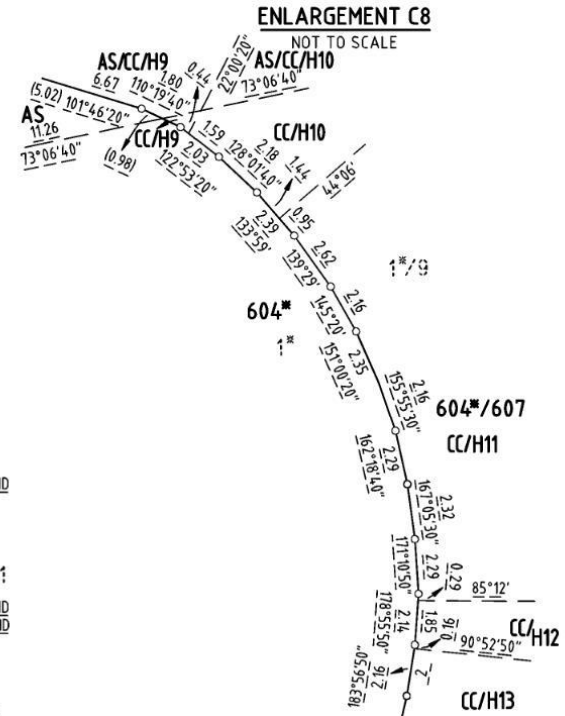
ENLARGEMENT C7
NOT TO SCALE

ENLARGEMENT D7
NOT TO SCALE

SEE CONTINUATION SHEET 8



CURVE	RADIUS
CURVE A	26.27



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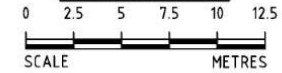
SEE CONTINUATION SHEET 9

D128908

SHEET 9 OF 18

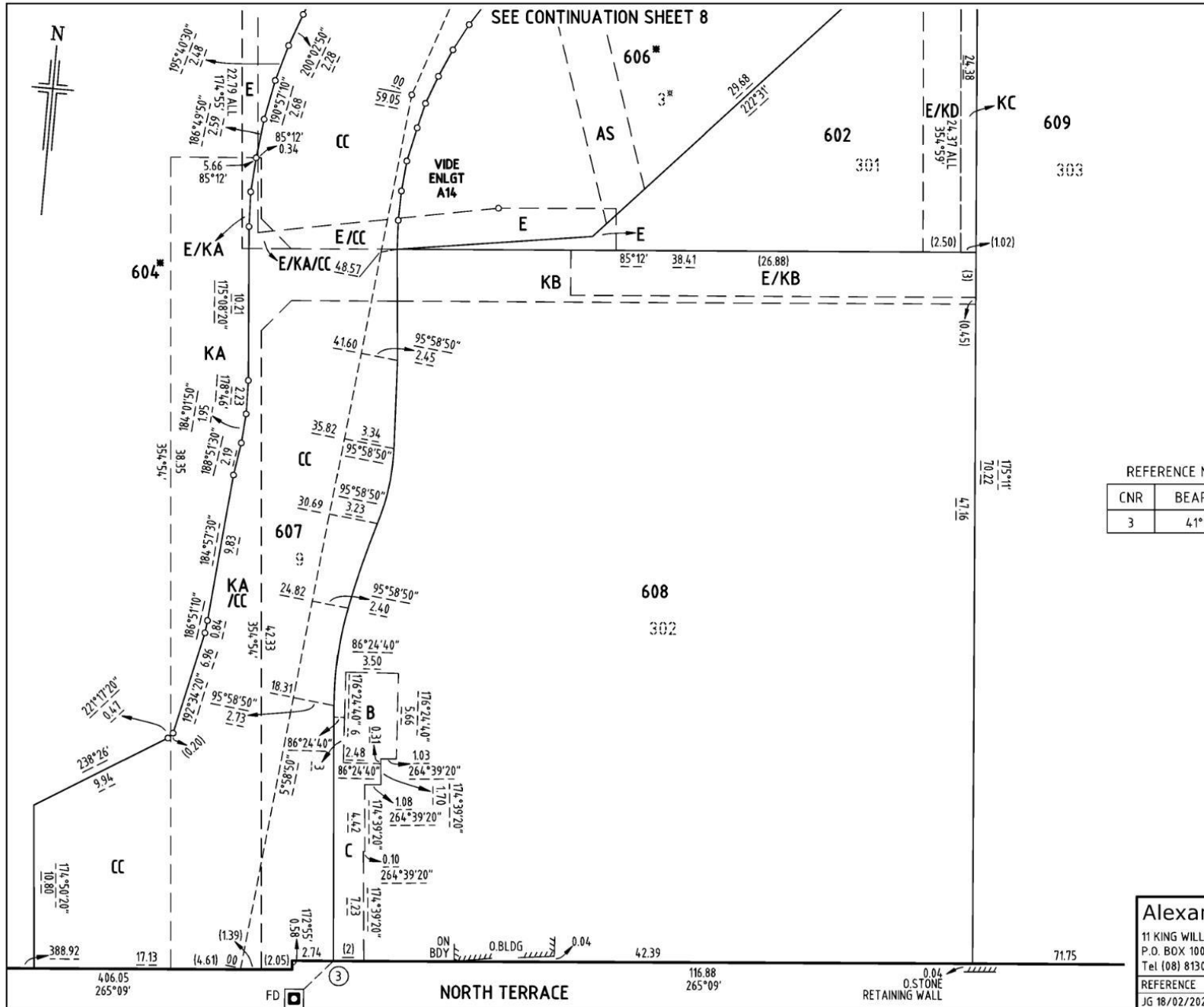
109109_pland_4_V02_Version_9

ENLARGEMENT A9



REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
3	41°15'	PM FD	58.04	6628/13216

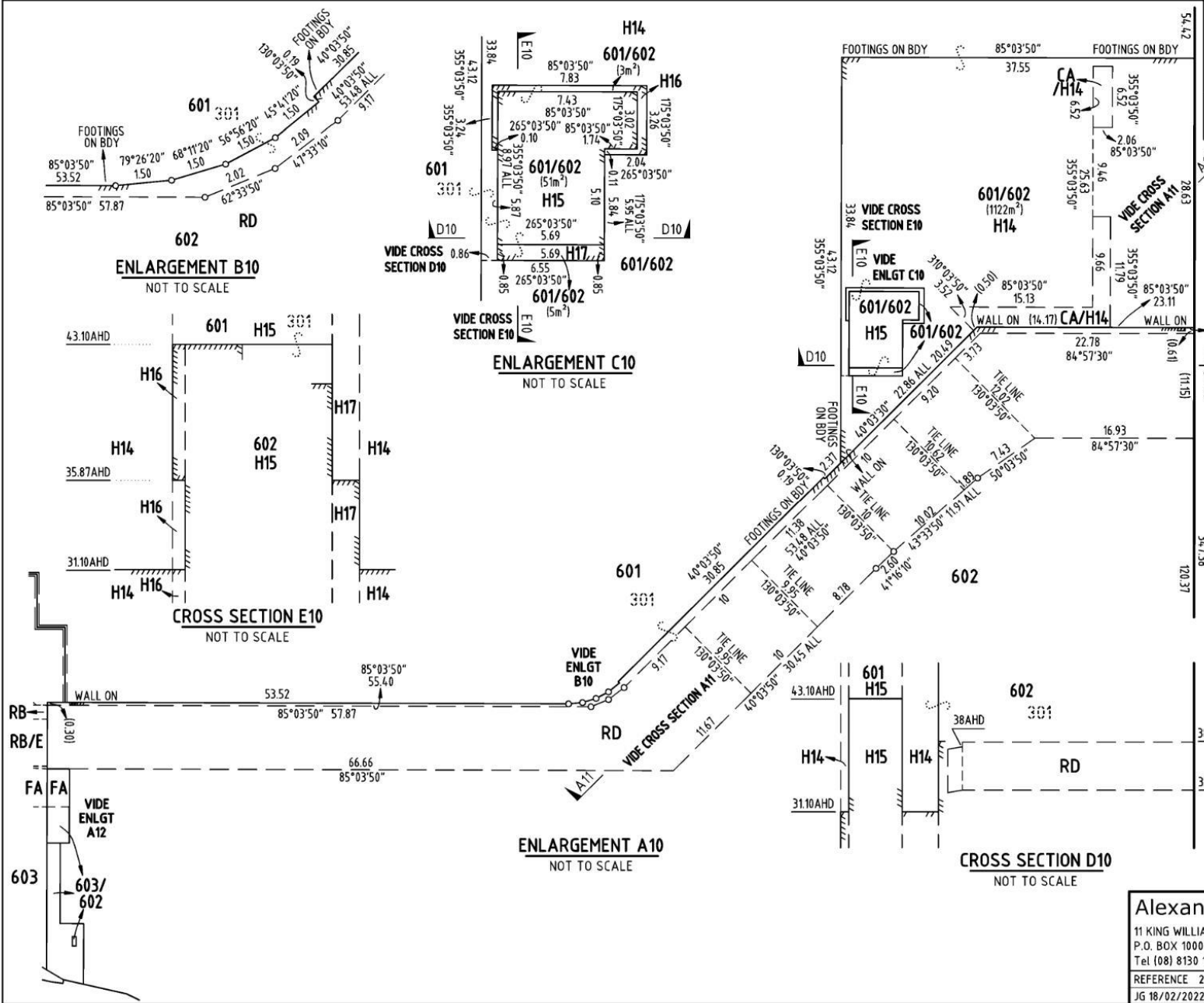


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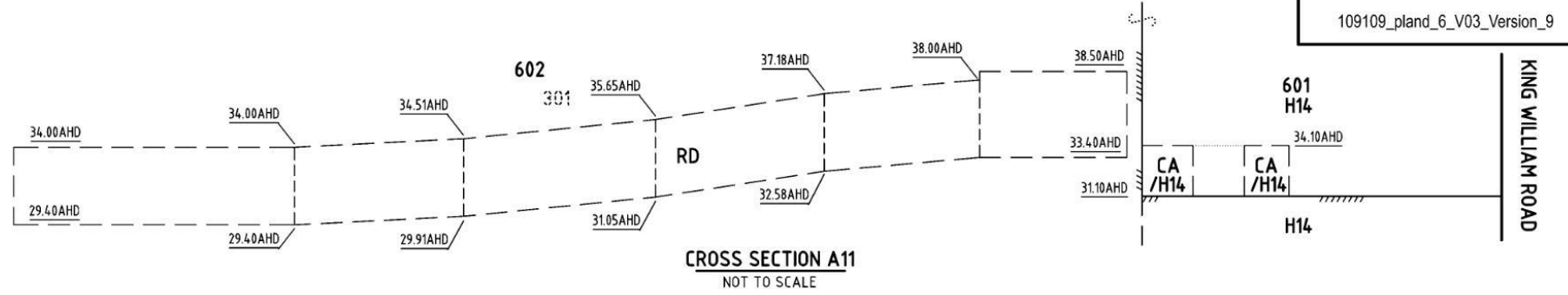
D128908

SHEET 10 OF 18

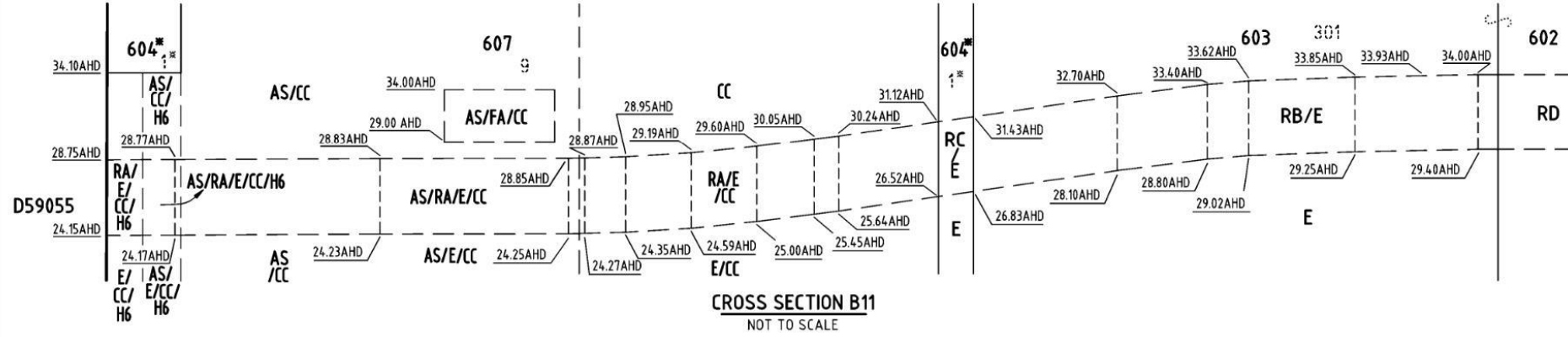
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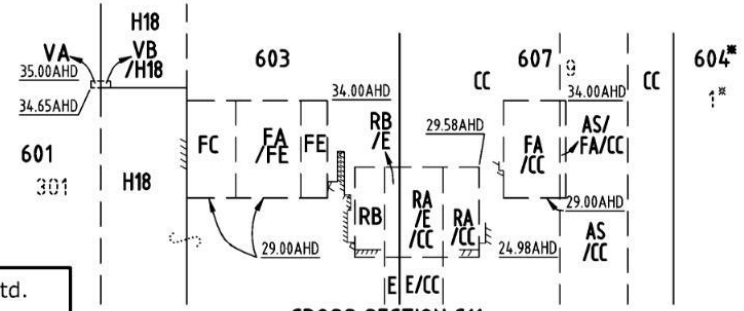
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 JG 18/02/2022



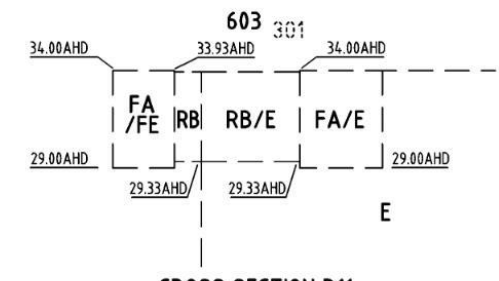
CROSS SECTION A1
NOT TO SCALE



CROSS SECTION B1
NOT TO SCALE



CROSS SECTION C1
NOT TO SCALE



CROSS SECTION D1
NOT TO SCALE

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REFERENCE 20A2455LT013(G)
JG 18/02/2022

Alexander
Symonds

Surveying
Consultants

