

PRELIMINARY SITE INVESTIGATION

**Affected Area at
4 to 16 Banfield Road
Goolwa North**

**Code Amendment and Future
Expansion of Residential
Park**

Submitted to:

Goolwa Tourist Resort ty Ltd
C/- Lakeside Goolwa
1 Banfield Road
Goolwa North SA 5214

Reference No:

22011J-001B

Date:

11 January 2024

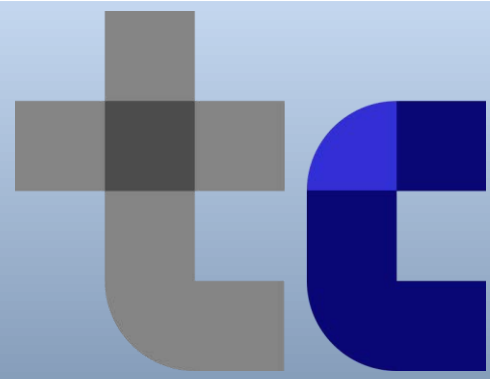


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APPENDICES

Appendix A: Lotsearch EnviroPro Report LS051336 EP

Appendix B: Lotsearch historical title search and summary

1.0 INTRODUCTION

1.1 Background

Goolwa Tourist Resort Pty Ltd ('GTR') has engaged Ekistics Pty Ltd ('Ekistics') to prepare a proponent-initiated Code Amendment, seeking to rezone the land located at 4 to 16 Banfield Road, Goolwa North ('the Affected Area') to facilitate the proposed expansion of the Lakeside Goolwa Residential Park (a retirement living development) and support its ongoing operations. The Minister for Planning approved the 'Proposal to Initiate' on 5 December 2023. The Proposal to Initiate included (amongst other things) the following scope for investigation:

- *A Preliminary Site Analysis will be undertaken to determine the likelihood of contamination, and whether any further investigations or measures are required to remediate the land so that it is suitable for the proposed residential use (as a more sensitive use is proposed).*

Alexandrina Council also provided the following comment on the Proposal to Initiate:

- *Potential Site Contamination: given the potential previous uses of the land, it is recommended that a site contamination report be prepared prior to rezoning the land to ensure that it is appropriate for the establishment of more sensitive land uses.*

With the above in mind, and on the basis that the Code Amendment is successful, GTR will subsequently be required to obtain Development Approval for the proposed use. The current use of the Affected Area is (if not considered vacant) agricultural. In accordance with the Table 1 - Land Use Sensitivity Hierarchy ('Table 1') presented in Practice Direction 14 - Site Contamination Assessment ('the Practice Direction'), this would constitute an 'Item 6' and 'Primary Production' use, being "*farming, horticulture and intensive animal husbandry*". The proposed use likely comprises an 'Item 1' use being 'Residential Class 1'. The Application, therefore, will propose a change to a more sensitive use.

In accordance with the *Planning, Development and Infrastructure Act 2016* ('the PDI Act') and related Statutory Instruments, an application which proposes a change to a more sensitive use must include a Site Contamination Declaration Form (refer to Schedule 2 of the Practice Direction) substantiated and accompanied by (as a minimum) a PSI. GTR has therefore engaged Toby Carter Consulting (TCC) to prepare a PSI for the Affected Area.

1.2 Objectives

With the above in mind, the objective of the work is as follows:

- The ultimate objective of the investigation is to identify and report on contamination within the Affected Area (if any), and to determine whether it can be made suitable for future development in accordance with the desired outcomes of the proposed 'Residential Park' zone.
- Subject to the above, the objective is to highlight additional assessment that may be required in support of the Code Amendment and in turn, the approval pathway (as it relates to site contamination) for the Development Approval.
- Subject to the above, and if practical based on the findings of the PSI alone, the objective is to prepare a PSI that can be used to address the requirements of the Code Amendment and, with only minor revision and the addition of a Declaration, can also be lodged with the subsequent Development Application for use, should the Code Amendment be approved by the Minister.

1.3 Assessment Framework

1.3.1 Environment Protection Act 1994 and related Statutory Instruments and Guidance

In South Australia, the assessment, management and remediation of site contamination is legislated by the *Environment Protection Act 1993* (the 'EP Act') and the *Environment Protection Regulations 2009*. The requirements of the EP Act have been considered in preparation of this PSI.

Further, the primary reference and guidance for the practical assessment and management of site contamination in South Australia is the SA EPA (2018) *Guidelines for the assessment and remediation of site contamination*, updated November 2019 (the 'GAR'). The requirements of the GAR has been considered in preparation of this DSI, and in particular the guidance included in the following, also referenced in the GAR:

- The National Environment Protection (Assessment of Site Contamination) Measure ('ASC NEPM, 2013').

1.3.2 Planning, Development and Infrastructure Act 2016 and related Statutory Instruments

From 19 March 2021 and in general accordance with the PDI Act, the planning system in South Australia includes a standardised framework for the assessment and management of potential site contamination risks to better enable the safe development and use of land.

The PDI Act is supported by numerous statutory instruments including the *Planning, Development and Infrastructure (General) Regulations 2017* ('the PDI Regs'), Planning and Design Code ('the Code') and the Practice Direction.

The requirements of the PDI Act and the related statutory instruments were considered in preparation of the PSI; in particular, the following:

- Part 1, Paragraph 3(1), which defines adjacent land as "...in relation to other land.... land that is no more than 60 metres from the other land...".
- The Practice Direction (Version 4, published 20 October 2023) and notably the Class 1, Class 2 and Class 3 activities included in Schedule 1.

1.4 Summary of scope

The scope of work included the following:

Activity	Data obtained / comment
Site walkover	<ul style="list-style-type: none"> ▪ Field observations of the Affected Area and surrounding land use
Review of Lotsearch Enviro Pro report (Appendix A) obtained for the Affected Area.	<p>Amongst other things, the following key data sets:</p> <ul style="list-style-type: none"> ▪ The SA EPA Site Contamination Index, Environmental Protection Orders, Authorisations and Assessment Areas ▪ Historical aerial imagery and maps ▪ Where available, business directory listings ▪ Environmental setting data including soil, geology and hydrogeological information <p>A complete list of data sets is included in the Lotsearch report.</p>
Review of historical Titles and summary (Appendix B)	<ul style="list-style-type: none"> ▪ Summary of historical Title reference ▪ Summary of name of owner and occupation (if listed and an individual)
Research anecdotal information	<ul style="list-style-type: none"> ▪ Seek additional information from persons with relevant historical knowledge of the Affected Area
Report preparation	<ul style="list-style-type: none"> ▪ Documentation and interpretation of the findings relative to the assessment objectives outlined previously

1.5 Reviewed and attached source data

The Lotsearch environmental risk and planning report included in Appendix A (ref: LS051336 EP) and historical Title search documents in Appendix B have been optimised to reduce file size to that more easily transmitted via email. This optimisation, has, however, resulted in a reduction in image quality. A copy of the original reports with higher resolution imagery can be provided on request.

2.0 LOCATION AND SETTING

2.1 Location of the Affected Area

The Affected Area is located in Goolwa North, approximately 40 km southeast of the Adelaide CBD. It has frontage to both Banfield Road and Fidock Road, with vehicle access provided via both street frontages to the various allotments. The Affected Area comprises a number of large, semi-rural lifestyle allotments and currently contains a dwelling, various outbuildings, water tanks and some vegetation. The Affected Area location and layout are presented in the images¹ shown below and highlighted by the pink and red boundaries.

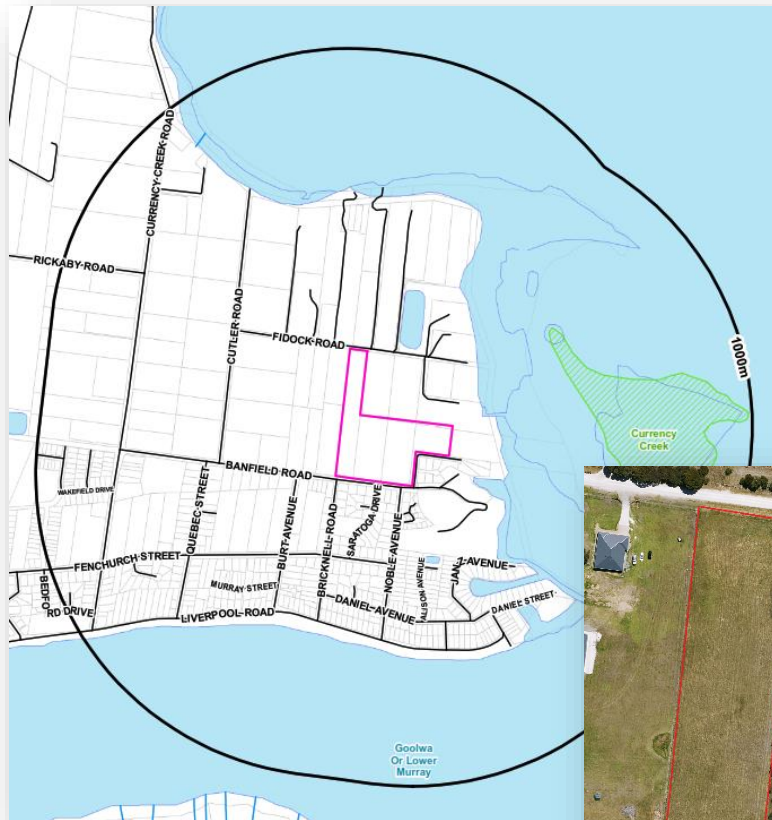


Figure 1: General Site Location

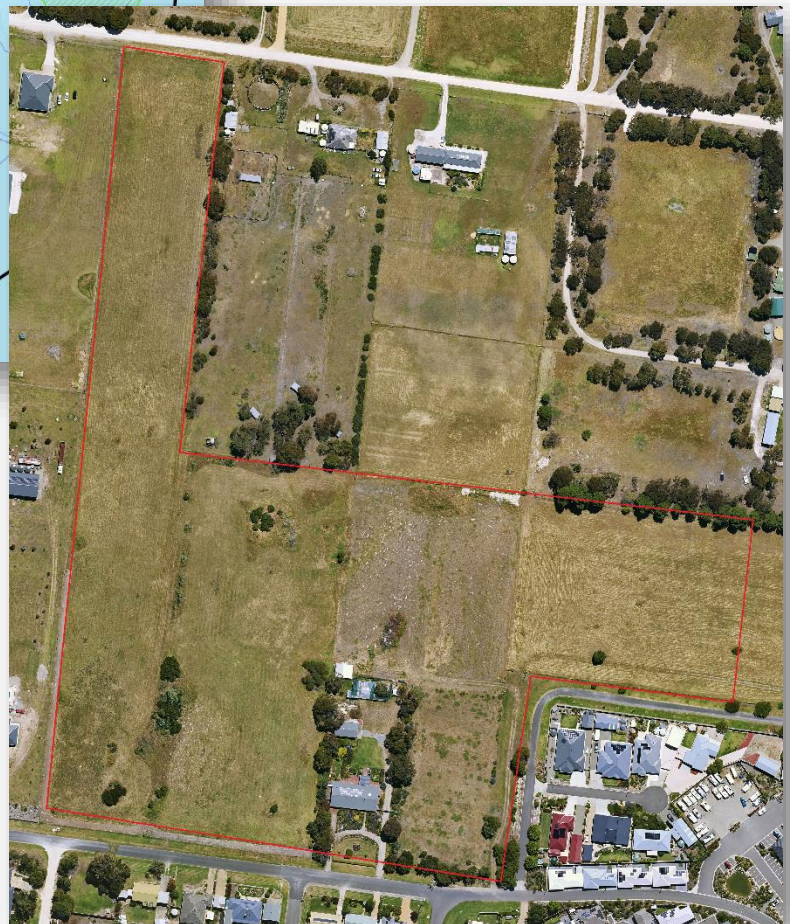


Figure 2: Approximate location of Affected Area

¹ Site location plans and imagery supplied by Lotsearch Pty Ltd as presented in Appendix A

2.2 Affected Area Details

The Affected Area comprises the following four individual properties.

Address	12 Banfield Road, Goolwa North	4 Banfield Road, Goolwa North	6 to 8 Banfield Road, Goolwa North	16 Banfield Road, Goolwa North
Parcel	D13542AL106	D89165AL54	D13542AL107	D13542AL103
Title	CT5692/583	CT6095/954	CT5062/315	CT5693/461

General details are also presented below.

Approximate area of the Affected Area	8 ha
Current Planning Policy	Rural Living (RuL)
Local Government Authority	Alexandrina Council
Current use	Residential, agriculture and vacant
Current Land Use Sensitivity²	Item 1 – Residential Class 1 and Item 6 – Primary Production or ‘no current use’
Proposed future use	Item 1 – Residential Class 1

² In accordance with State Planning Commission Practice Direction 14

3.0 WALKOVER OF THE AFFECTED AREA


3.1 Anecdotal Information

Mr Andy Ward or GTR provided the following information to TCC over the phone on 9 January 2024:

- Lakeside Goolwa, the existing 'Residential Park' located to the south of the Affected Area, is owned and operated by Goolwa Lifestyle Village Pty Ltd which shares all common Directors as GTR (i.e. they are related entities).
- Lakeside Goolwa has been operating on the adjacent land since 2010. Since that time, Mr Ward stated there had been no 'agricultural use' occurring at the Affected Area, other than some growing of vegetables by the private persons residing in the residential dwelling located at the Affected Area.
- GTR acquired the Affected Area in 2022. Since that time it has maintained the Affected Area through slashing of grass and vegetation and has also moved some small piles of rocks in to a single larger stockpile on the northern boundary.

3.2 Walkover

A site walkover was completed by a representative of TCC on 2 January 2024. The site walkover comprised a walk around of the Affected Area. Key observations are provided below.

Summary of item	Observation	Photo
General condition and use	<p>The majority of the Affected Area comprises of vacant land with the exception of a residential dwelling located on the southern boundary.</p> <p>The vacant areas comprised of vegetated land – primarily grassed and scrub - with some areas of more heavily vegetated areas. There was no obvious evidence of recent agricultural use.</p>	
Existing residence	<p>An existing residence is located on the southern boundary of the Affected Area. It comprised an existing, occupied brick exterior residence. It was not possible to enter the residence at the time of the site walkover, but based on observations made from the adjacent land, the outdoor areas appeared to be tidy and well kept.</p>	

Summary of item	Observation	Photo
<p>Outcropping rock</p>	<p>Rock was observed to be at surface across portions of the Affected Area, assumed to be calcreted calcarenite of the Bridgewater Formation which underlies the majority of the Affected Area (refer Section 6).</p>	
<p>Stockpile</p>	<p>There were a number of stockpiles located across the Affected Area, the largest appearing to be boulders of calcreted calcarenite. Other stockpiles appeared to comprise of waste vegetation.</p>	

3.3 Current land use features



Outcropping rock

Occupied residential dwelling

Boulder stockpile

3.4 Current surrounding land use features

- As shown in the figure below, properties within 150 metres of the Affected Area to the north, east and west are primarily large, rural residential blocks typically with some agricultural activity occurring also. This included an olive grove (approximately 70 m west of the Affected Area) and keeping of horses (immediately adjacent the Affected Area).
- Land to the south of the Affected Area comprises of denser residential dwellings including 'Myrtle Close', a community titled, low rise residential development, and Lakeside Goolwa Residential Park, a retirement living village.



3.5 Current land use summary

3.5.1 Practice Direction Schedule 1 Activities – On-site

The table below summarises the PCAs, and where relevant the Class 1, Class 2 and Class 3 activities (as per Schedule 1 of the Practice Direction) identified as a result of the walkover, as occurring or having the potential to have occurred on the Affected Area.

Class of activity (Schedule 1 of the Practice Direction or other)	On-site use observed
Class 1	Nil
Class 2	Nil
Class 3	Nil
Other	Nil

3.5.2 Practice Direction Schedule 1 Activities – Off-site

The table below summarises the PCAs, and where relevant the Class 1, 2 and 3 activities (as per Schedule 1 of the Practice Direction) positively identified as occurring in the surrounding land uses and specifically within 60 m of the Affected Area (i.e., on adjacent land), as a result of the walkover.

Class of activity (Schedule 1 of the Practice Direction or other)	Within 60 m or less (i.e., on adjacent land)	Noted beyond 60 m
Class 1	Nil	Nil
Class 2	Nil	Nil
Class 3	Nil	Nil
Other	Agricultural use (including horticulture)	Agricultural use (including horticulture)

4.0 ADDITIONAL INFORMATION – ENVIRONMENTAL AUTHORITIES REGISTER

4.1 Summary of search results

A search of the Environmental Authorities Register was completed by Lotsearch, the findings of which are presented in the Lotsearch report in Appendix A. A summary is presented below.

Category	Item	On-site	Off-site 60 m or less (i.e., adjacent land)	Off-site and within 1 km of the site
EPA Public Register	Site Contamination Index	Not included in the register / database	Not included in the register / database	Not included in the register / database
EPA Public Register	EPA Environment Protection and Clean Up Orders	Not included in the register / database	Not included in the register / database	Not included in the register / database
EPA Public Register	EPA Authorisations and Applications	Not included in the register / database	Not included in the register / database	Not included in the register / database
EPA Assessment Areas	N/A	Not included in the register / database	Not included in the register / database	Not included in the register / database
Groundwater Prohibition Areas (GPAs)	N/A	Not included in the register / database	Not included in the register / database	Not included in the register / database
PFAS Investigation and Management Programs	Defence PFAS Investigation and Management Program - Investigation Sites	Not included in the register / database	Not included in the register / database	Not included in the register / database
PFAS Investigation and Management Programs	Defence PFAS Investigation and Management Program - Management Sites	Not included in the register / database	Not included in the register / database	Not included in the register / database

Category	Item	On-site	Off-site 60 m or less (i.e., adjacent land)	Off-site and within 1 km of the site
PFAS Investigation and Management Programs	Airservices Australia National PFAS Management Program	Not included in the register / database	Not included in the register / database	Not included in the register / database
Defence Sites	Defence 3 Year Regional Contamination Investigation Program	Not included in the register / database	Not included in the register / database	Not included in the register / database
Waste Management and Liquid Fuel Facilities	National Waste Management Site Database	Not included in the register / database	Not included in the register / database	Not included in the register / database
Waste Management and Liquid Fuel Facilities	EPA Approved Container Collection Depots	Not included in the register / database	Not included in the register / database	Not included in the register / database
Waste Management and Liquid Fuel Facilities	National Liquid Fuel Facilities	Not included in the register / database	Not included in the register / database	Not included in the register / database

4.2 Search Summary

4.2.1 Practice Direction Schedule 1 Activities – On-site

The table below summarises the PCAs, and where relevant the Class 1, Class 2 and Class 3 activities (as per Schedule 1 of the Practice Direction) identified as a result of the register search only, as occurring or having the potential to have occurred on the Affected Area.

Class of activity (Schedule 1 of the Practice Direction)	On-site use observed
Class 1	Nil
Class 2	Nil
Class 3	Nil
Other	Nil

4.2.2 Practice Direction Schedule 1 Activities – Off-site

The table below summarises the PCAs, and where relevant the Class 1, 2 and 3 activities (as per Schedule 1 of the Practice Direction) positively identified as occurring in the surrounding land uses, including within 60 m of the Affected Area (i.e., on adjacent land), as a result of the register search.

Class of activity (Schedule 1 of the Practice Direction)	Within 60 m or less (i.e., on adjacent land)	Greater than 60 m and up to 200 m
Class 1	Nil	Nil
Class 2	Nil	Nil
Class 3	Nil	Nil
Other	Nil	Nil

5.0 HISTORICAL REVIEW

5.1 Historical imagery

Primary data provided by Lotsearch (as summarised below) is presented in Appendix A.

Item	On-site	Off-site
Historical aerial photos ³	<ul style="list-style-type: none"> ▪ The earliest aerial photograph (1945) shows the Affected Area to be vacant, with no structures and no obvious signs of agriculture (i.e. plough lines etc). ▪ There is little to no obvious change from 1945 to 1967 other than that some vehicle tracks can be seen. ▪ The 1976 aerial photograph shows the majority of the Affected Area continues to be vacant, other than the eastern most portion where there is evidence of planting of trees (likely olives or fruit trees). ▪ The 1986-1989 aerial photograph clearly shows olive or fruit trees as present in the eastern portion of the Affected Area, evident from the regular planting and size of the vegetation. The remainder of the Affected remains vacant. ▪ A residential dwelling (along with outbuildings) can be observed in the 1997 aerial photograph, located on the southern boundary of the Affected Area. The remainder of the Affected Area remains unchanged other than it now appears to be four individual lots (based on distinct differences in the vegetation cover). ▪ The 2004 aerial photograph shows a number of regular 'patches' of heavier vegetation located on the western portion of the Affected Area. ▪ The 2010 aerial photograph shows that the olive or fruit trees in the eastern portion of the Affected Area have been removed. Plough lines are now evident over the majority of the Affected Area. ▪ There is little to no change until present, other than a few small 'polytunnels' being evident in the southern portion of the Affected Area, immediately east of the residential dwelling, in 2018 and 2020. 	<ul style="list-style-type: none"> ▪ The earliest aerial photograph (1945) shows the surrounding area to be vacant, with no notable structures and no obvious signs of agriculture (i.e. no plough lines etc). ▪ There is little to no notable change from 1945 to 1956. ▪ In the 1967 aerial photograph, there is evidence of what is likely ploughing of the land or earthworks immediately to the north of the Affected Area, with some occasional structures (sheds and dwellings) located in the surrounding area. ▪ The 1976 aerial photograph shows earthworks associated with construction of a road immediately south of the Affected Area, along with evidence of planting of trees (likely olives or fruit trees) immediately to the east. ▪ The 1986-1989 aerial photograph clearly shows olive or fruit trees as present to the east of the Affected Area. Residential dwellings are also now evident to the south and southeast. ▪ Between 1997 and 2004 there is evidence of ongoing residential development, denser to the south of the Affected Area and on larger, rural blocks to the east, west and north of the Affected Area. ▪ Olive trees (confirmed through the site visit) are evident approximately 70 m west of the Affected Area in the 2010 aerial. ▪ Development of residential dwellings continues through to present with no other notable changes in the surrounding area.

³ Aerial imagery available from 1945, 1949, 1956, 1967, 1976, 1986-1989, 1997, 2004, 2010, 2014, 2018, 2020, 2023

Item	On-site	Off-site
Historical maps	<ul style="list-style-type: none"> Historical maps provide no notable information regarding the Affected Area. 	<ul style="list-style-type: none"> Historical maps provide no notable information regarding the surrounding land use.

5.2 Historical Business Directories

5.2.1 On-site businesses

The Lotsearch EnviroPro report did not return any business listings for the Affected Area.

5.2.2 Off-site businesses

A number of historical businesses were identified off-site; however, none were of note and none would constitute an activity as described in Schedule 1 of the Practice Direction.

5.3 Certificates of Title

Historical Titles relating to the Affected Area were obtained and reviewed, copies of which are included in Appendix B along with a tabulated list of ownership history. A summary is presented below:

- Record of ownership extended back to 1878.
- Ownership history from 1878 to 1950 was the same across the Affected Area, comprising largely of ownership by individuals being farmers and graziers.
- Beyond 1950 the land appears to have been subdivided with various owners across the various Lots created; however, none are of note and comprise largely private individuals.
- GTR acquired all the Affected Area in 2022.

5.4 Site History Summary

5.4.1 Practice Direction Schedule 1 Activities – On-site

The table below summarises the PCAs, and where relevant the Class 1, Class 2 and Class 3 activities (as per Schedule 1 of the Practice Direction) identified as a result of the historical review, as occurring or having the potential to have occurred on the Affected Area.

Class of activity (Schedule 1 of the Practice Direction)	On-site use observed
Class 1	Nil
Class 2	Nil
Class 3	Nil
Other	Agricultural use (including horticulture)

5.4.2 Practice Direction Schedule 1 Activities – Off-site

The table below summarises the PCAs, and where relevant the Class 1, 2 and 3 activities (as per Schedule 1 of the Practice Direction) positively identified as occurring in the surrounding land uses, including within 60 m of the Affected Area (i.e., on adjacent land), as a result of the historical review.

Class of activity (Schedule 1 of the Practice Direction)	Within 60 m or less (i.e., on adjacent land)	Greater than 60 m and within 200 m
Class 1	Nil	Nil
Class 2	Nil	Nil
Class 3	Nil	Nil
Other	Agricultural use (including horticulture)	Agricultural use (including horticulture)

6.0 ENVIRONMENTAL SETTING

Primary data provided by Lotsearch (as marked below) is presented in Appendix A. Additional sources of data are noted where relevant.

Item and source	Short description	Further description
Topography (site walkover)	Flat and between 0 m and 10 m AHD	The Affected Area was observed to be low lying and very flat, potentially with a very slight slope from the northwest down to the southeast towards Currency Creek. The Affected Area is likely between 0 m AHD and 10 m AHD.
Surface water (LocationSA Viewer ⁴)	Currency Creek 150 m east	Surface water runoff is likely to be to the south / southeast towards Currency Creek (150 m east) and in turn the Lower Murray. Currency Creek feeds into the Goolwa or Lower Murray river approximately 700 m southeast of the Affected Area.
Surface geology (Lotsearch)	Calcreted calcarenite of the Bridgewater Formation with some Blanchetown Clay	The majority of the Affected Area is likely underlain by the Bridgewater Formation, which at this location would likely comprise calcreted calcarenite (i.e. limestone). This can be seen to be outcropping at surface in parts of the Affected Area. Stockpiles of limestone boulders were also present at the Affected Area. Some parts of the Affected Area may also be underlain by Blanchetown Clay.
Presence of PASS and AASS (Lotsearch)	Low probability of PASS or AASS	There is a low probability of occurrence of PASS or AASS at the Affected Area (5% to 70% chance of occurrence).
Depth to groundwater (Lotsearch and DEW)	Likely 5 m depth or less	Groundwater beneath the Affected Area is likely to be encountered in the calcrete of the Bridgewater Formation and will likely be at 5 m depth or less and hydraulically connected to the adjacent Currency Creek.
Groundwater flow direction	Likely east-southeast	Groundwater flow direction is likely to be towards Currency Creek and / or the Goolwa or Lower Murray river.
Groundwater use (Lotsearch)	Low use and varied salinity	There are only eight registered wells within 2 km of the Affected Area, indicating that groundwater is not a well-used resource in the area. Only two wells are listed as operational, the nearest being >500m northeast and listed as an irrigation well. TDS levels in the wells within 2 km varies between <1000 mg/L up to >6,000 mg/L indicating variable groundwater quality.

⁴ <http://location.sa.gov.au>

7.0 SUMMARY OF KEY FINDINGS

7.1 Current use of the Affected Area

- The Affected Area comprises vacant, former agricultural land including a single residential dwelling.
- No current PCAs listed in Schedule 1 of the Practice Direction were observed at the Affected Area.

7.2 Site history

- The history of the Affected Area is relatively well understood.
- The Affected Area is likely to have been vacant land and/or potentially used for broadacre agriculture or grazing of livestock until the late 1970s. A portion of the Affected Area was used for the growing of fruit or olive trees from this time potentially until 2010. Since 2010 the Affected Area appears to have been vacant (with the exception of the residential dwelling).
- The residential dwelling was constructed at the Affected Area in the 1990s.
- There is no evidence to suggest that any activities have historically occurred at the Affected Area that would warrant consideration as a Class 2 Agricultural activity as described in Schedule 1 of the Practice Direction.
- While the historic growing of fruit or olive trees at the Affected Area can be considered a PCA, based on the update to Version 2 of the Practice Direction (June 2022) and removal of "...*agricultural activities (including horticulture)*..." from the Class 3 list of activities, it is not considered to be a PCA for the purpose of the Practice Direction.

7.3 Surrounding area use and history

- The area surrounding the Affected Area (and within 200 m) was observed to have been largely vacant land and/or potentially used for broadacre agriculture or grazing of livestock, similar to the Affected Area. This has included the occasional growing of olive or fruit trees from the 1970s.
- Residential development commenced in the surrounding area in the 1970s and this has continued to current day, with denser housing to the south of the Affected Area.
- In particular, no PCAs listed in Schedule 1 of the Practice Direction were identified on adjacent land (i.e. within 60 m) or within 200 m of the Affected Area.

7.4 Summary of PCAs

7.4.1 Practice Direction Schedule 1 Activities – On-site

The table below summarises the PCAs, and where relevant the Class 1, Class 2 and Class 3 activities (as per Schedule 1 of the Practice Direction) identified.

Class of activity (Schedule 1 of the Practice Direction)	On-site use observed
Class 1	Nil
Class 2	Nil
Class 3	Nil
Other	Agricultural use (including horticulture)

7.4.2 Practice Direction Schedule 1 Activities – Off-site

The table below summarises the PCAs, and where relevant the Class 1, 2 and 3 activities (as per Schedule 1 of the Practice Direction) positively identified.

Class of activity (Schedule 1 of the Practice Direction)	Within 60 m or less (i.e., on adjacent land)	Of note greater than 60 m
Class 1	Nil	Nil
Class 2	Nil	Nil
Class 3	Nil	Nil
Other	Agricultural use (including horticulture)	Agricultural use (including horticulture)

8.0 PRELIMINARY CONCEPTUAL SITE MODEL

This preliminary site-specific conceptual site model (CSM) summarises and links the various findings of the PSI as they relate to the sources, pathways and receptors (if any) and to activities located on the Affected Area or on adjacent land only. The intention is to simplify and assist in understanding whether, through potential or actual source-pathway-receptor linkages, site contamination may exist at the Affected Area due to on- and off-site historical activities and current practices. It also intends to highlight key gaps that may inform additional investigation.

8.1 On-site sources

On-site Activity	Potentially contaminating activity in Practice Direction?	Known or potential? (i.e., impact confirmed through detailed investigation)?	Affected media	Key chemicals of concern	Pathways	Receptors	Likelihood of complete source-pathway-receptor linkage	Risks associated with site contamination
Agricultural use (horticulture)	No	Potential	Shallow soil	Metals and pesticides	Direct exposure (i.e., ingestion, inhalation and absorption)	Construction workers Maintenance workers Future site occupants	Low given the following: <ul style="list-style-type: none"> No evidence of storage of chemicals on site. No evidence of intensive or inappropriate application of agricultural chemicals beyond being in accordance with manufacturer's instructions – if used at all. The period of time over which the chemicals may have been used and given that these chemicals are not typically persistent. 	Low

8.2 Off-site sources within 60 m

Off-site Activity	Potentially contaminating activity in Practice Direction?	Known or potential? (i.e., impact confirmed through detailed investigation)?	Affected media	Key chemicals of concern	Pathways	Receptors	Likelihood of complete source-pathway-receptor linkage	Risks associated with site contamination
Agricultural use (low risk activities only)	No	Potential	Shallow soil	Metals and pesticides	Indirect exposure (i.e., ingestion, inhalation and absorption of groundwater impacted by the activity)	Future site occupants	Risk to groundwater low, plus likelihood of use of groundwater at the Affected Area is low.	Low

9.0 CONCLUSIONS AND RECOMMENDATIONS

9.1 Code Amendment Considerations

9.1.1 Suitability of the Affected Area

- While the PSI has highlighted prior activities at the Affected Area (agricultural use) that represent potentially contaminating activities (PCAs), these PCAs are considered to be of low risk with respect to site contamination.
- With the above in mind, the land is considered suitable for a Code Amendment that supports the proposed Residential Park policy and associated uses.

9.1.2 Conditions for approval of the Code Amendment

- As described in more detail below (refer Section 11.2.2), the introduction of the *Planning, Development and Infrastructure Act 2016* and related statutory instruments (including the Practice Direction) have resulted in a formalised process for assessing site contamination at Development Application stage for both land division and/or a change in use.
- In light of conclusions regarding suitability of the Affected Area for the proposed Code Amendment (Section 9.1.1) and that contamination will be considered in accordance with the above referenced 'formalised process' at Development Application stage, no further contamination investigations are proposed in support of the Code Amendment.

9.2 Future assessment and Development Approval

- Assuming the Code Amendment is successful, GTR will need to obtain Development Approval for both land division (if required) and/or the change in use.
- If not considered vacant, the current use of the Affected Area would be considered *Item 6: Primary Production* in accordance with the Table 1 in the Practice Direction. The proposed Residential Park use, in accordance with the Practice Direction, would be considered *Item 1: Residential Class 1*. Further, *Item 1: Residential Class 1* is considered a 'sensitive use' in accordance with the Practice Direction.
- On the basis of the above and in accordance with the requirements of the PDI Act 2016 and its related Statutory Instruments, for lodgement the Development Application may propose both:
 - a change in the use of land to a more sensitive use; and
 - in the case of land division, a sensitive use.

Lodgement documents will therefore need to include a Site Contamination Declaration Form (Schedule 2 of Practice Direction 14) substantiated and accompanied by (as a minimum) a Preliminary Site Investigation Reports ('PSI).

- The information included herein (with minor revision) can be used for lodgement if accompanied by a Site Contamination Declaration form. Further, should any further investigation be undertaken in the meantime (e.g. a geotechnical assessment), the results of this information could be used to supplement the findings of the PSI and further substantiate the Site Contamination Declaration.
- No issues have been identified that would result in referral of the Application to SA EPA with respect to a proposed change in land use or land division.

10.0 LIMITATIONS

- This report is provided for use solely by Toby Carter Consulting's Client and persons acting on their behalf. Toby Carter Consulting has no responsibility and offers no reliance to any other person who relies or makes decisions based upon this report or who makes any other use of this report.
- This report has been prepared in the context of meeting the objectives described in it. Toby Carter Consulting accepts no responsibility for use of the report to meet any other objectives.
- The passage of time may affect the accuracy and applicability of the assessment and advice documented in this report. The report is based upon the information and other circumstances that existed and were known when the assessment was undertaken, and this report was prepared.



APPENDIX A

Lotsearch EnviroPro Report LS051336 EP



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 28 Dec 2023 15:48:40

Reference: LS051336 EP

Address: 4-16 Banfield Road, Goolwa North, SA 5214

Disclaimer:

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

Dataset Listing

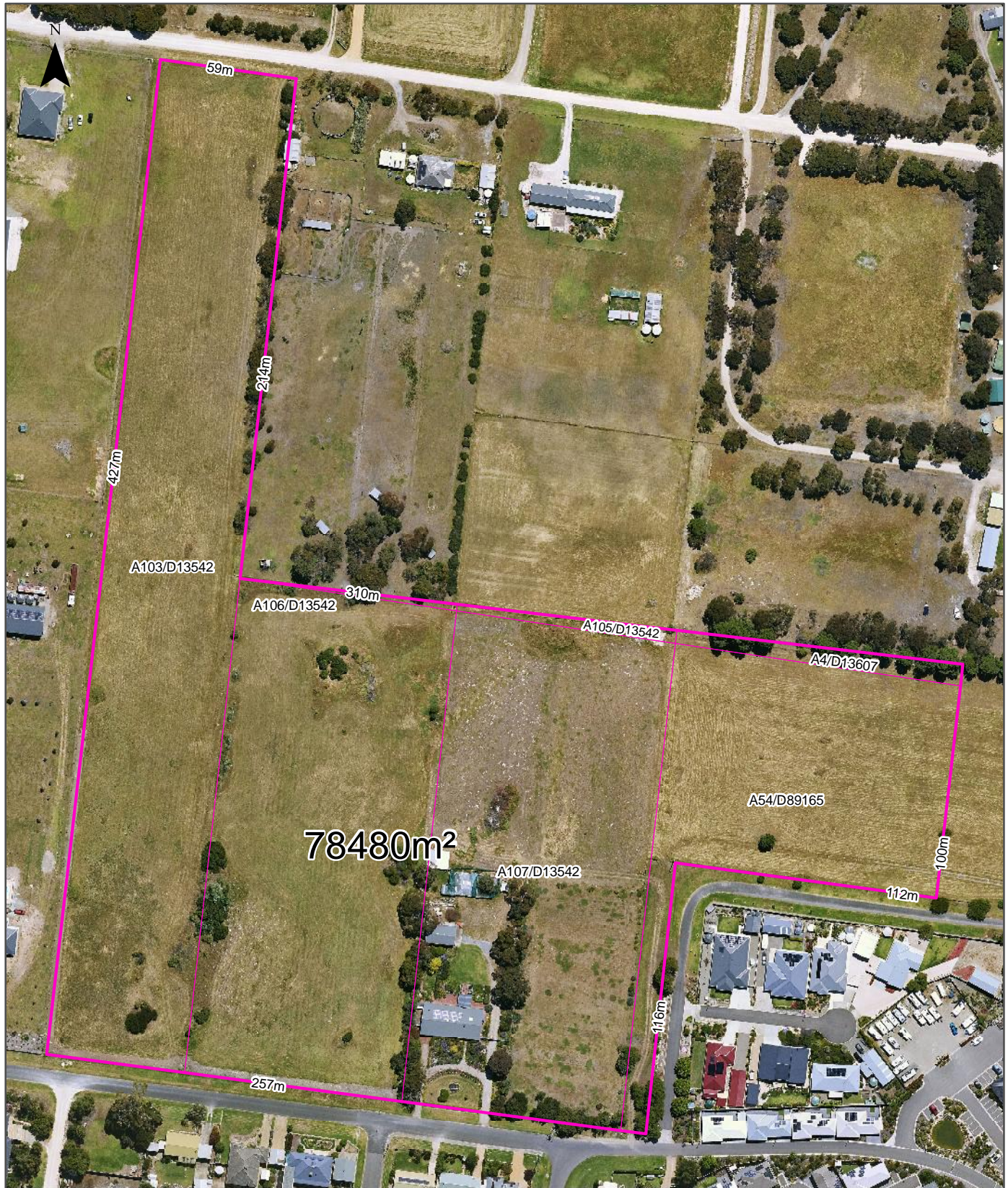
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastral Boundaries	Precisely	23/03/2023	23/03/2023	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	27/11/2023	27/11/2023	Monthly	1000m	0	0	0
EPA Environmental Protection Orders	EPA South Australia	24/11/2023	24/11/2023	Monthly	1000m	0	0	0
EPA Environmental Authorisations	EPA South Australia	24/11/2023	24/11/2023	Monthly	1000m	0	0	0
Contamination Assessment Areas	EPA South Australia	27/11/2023	27/11/2023	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	EPA South Australia	27/11/2023	20/08/2022	Monthly	1000m	0	0	0
EPA PFAS Site Investigations	EPA South Australia	27/11/2023	22/08/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	28/11/2023	28/11/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	28/11/2023	28/11/2023	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	28/11/2023	28/11/2023	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	19/10/2023	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
EPA Collection Depots	EPA South Australia	27/11/2023	20/08/2022	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	0
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	150m	0	2	2
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	150m	-	3	3
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	500m	-	0	0
Mines and Mineral Deposits	Department for Energy and Mining	18/10/2023	18/10/2023	Quarterly	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	20/03/2023	19/08/2019	Annually	1000m	1	1	1
Groundwater Aquifers	Department for Environment and Water	16/06/2023	01/01/2008	Annually	1000m	1	2	2
Drillholes	Department for Environment and Water	18/10/2023	18/07/2023	Quarterly	2000m	0	0	8
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	Annually	1000m	2	3	3
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	Annually	1000m	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	Annually	1000m	0	1	3
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	Annually	1000m	4	5	8
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	Annually	1000m	1	2	2

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Acid Sulfate Soil Potential	Department for Environment and Water	25/05/2023	18/02/2020	Annually	1000m	1	1	2
Soil Salinity - Watertable Induced	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	2	3	4
Soil Salinity - Non-watertable	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	2	3	4
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	2
Planning and Design Code - Zones	Attorney-General's Department	30/11/2023	12/10/2023	Monthly	1000m	2	5	6
Planning and Design Code - Subzones	Attorney-General's Department	30/11/2023	29/06/2023	Monthly	1000m	0	1	1
Land Use Generalised 2020	Department of Planning, Transport and Infrastructure	04/12/2023	05/05/2023	Annually	1000m	3	5	11
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
State Heritage Areas	Department for Environment and Water	26/05/2023	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	Department for Environment and Water	20/11/2023	23/09/2021	Quarterly	1000m	0	0	0
Aboriginal Land	Department for Energy and Mining	26/05/2023	26/09/2022	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	Attorney-General's Department	30/11/2023	30/11/2023	Monthly	1000m	2	2	2
Bushfires and Prescribed Burns History	Department for Environment and Water	25/05/2023	24/02/2020	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	Attorney-General's Department	30/11/2023	30/11/2023	Monthly	1000m	2	2	2
Native Vegetation Floristic Areas - NVIS - State-wide	Department for Environment and Water	21/03/2023	14/02/2022	Annually	1000m	0	0	14
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	05/06/2023	01/06/2023	Annually	1000m	0	0	5
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	05/06/2023	01/06/2023	Annually	1000m	0	0	13
Ramsar Wetland Areas	Department for Environment and Water	09/05/2023	01/11/2022	Annually	1000m	0	0	1

Site Diagram

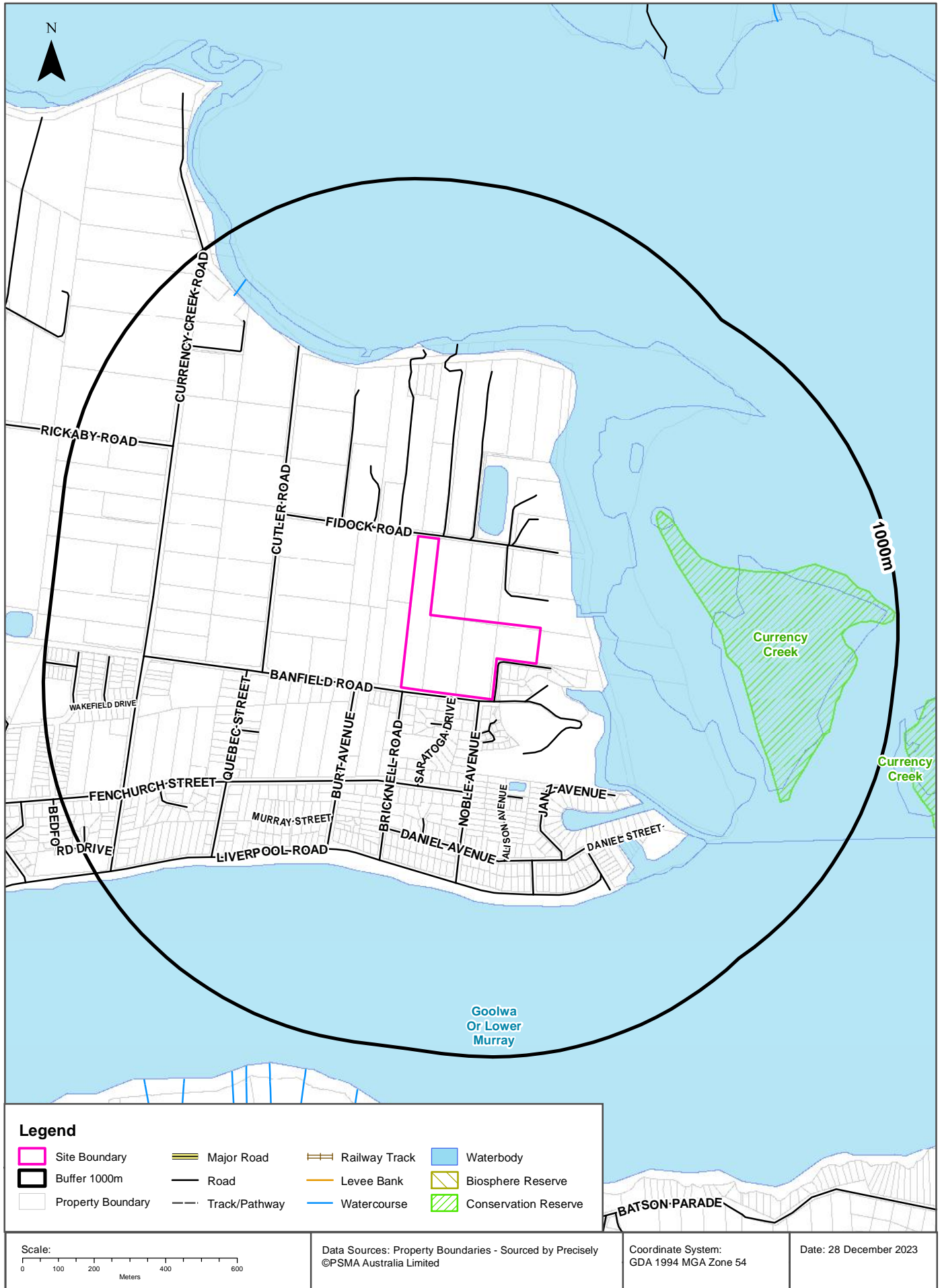
4-16 Banfield Road, Goolwa North, SA 5214



<p>Legend</p> <ul style="list-style-type: none"> Site Boundary Internal Parcel Boundaries 	<p>Total Area: 78480m²</p> <p>Total Perimeter: 1.6km</p> <p>Disclaimers:</p> <p>Measurements are approximate only and may have been simplified or smaller lengths removed for readability.</p> <p>Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.</p>	<p>Scale:</p> <p>Data Source Aerial Imagery: © Aerometrex Pty Ltd</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Coordinate System: GDA 1994 MGA Zone 54</td> <td style="width: 50%;">Date: 28 December 2023</td> </tr> </table>	Coordinate System: GDA 1994 MGA Zone 54	Date: 28 December 2023
Coordinate System: GDA 1994 MGA Zone 54	Date: 28 December 2023			

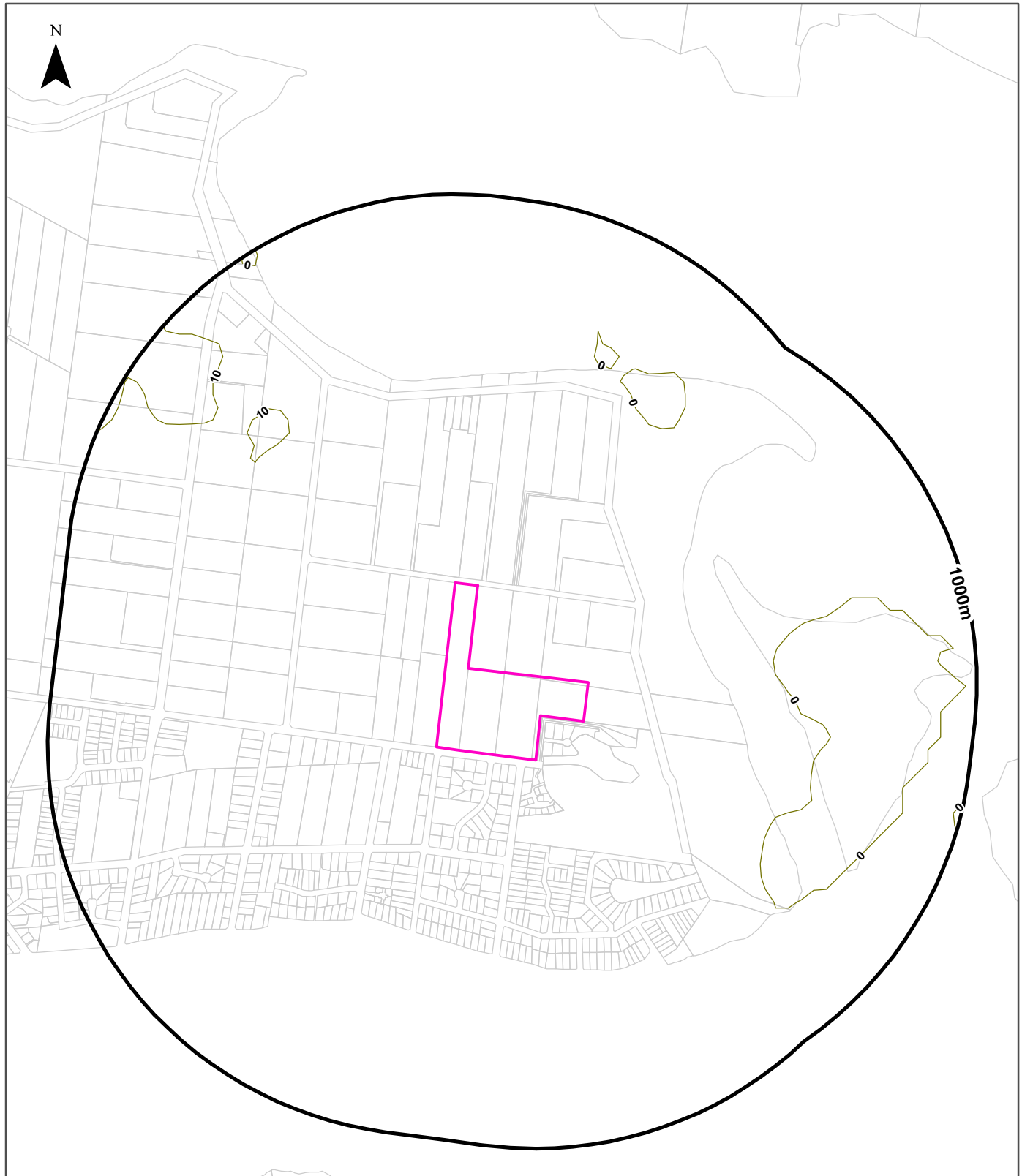
Topographic Features

4-16 Banfield Road, Goolwa North, SA 5214



Elevation Contours

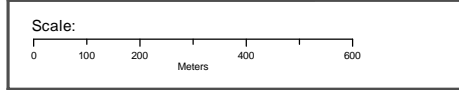
4-16 Banfield Road, Goolwa North, SA 5214



Legend

- Site Boundary
- Buffer 1000m
- Property Boundaries
- Elevation Contour 10m

10m contours derived from SRTM-derived 1 second digital elevation model, supplied by Geoscience Australia. The smoothed digital elevation model (DEM-S) represents ground surface topography, excluding vegetation features, and has been smoothed to reduce noise and improve the representation of surface shape. An adaptive smoothing process applied more smoothing in flatter areas than hilly areas, and more smoothing in noisier areas than in less noisy areas. This DEM-S supports calculation of local terrain shape attributes such as slope, aspect and curvature that could not be reliably derived from the unsmoothed 1 second DEM because of noise.



Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023

EPA Contaminated Land

4-16 Banfield Road, Goolwa North, SA 5214

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
N/A	No records in buffer						

Site Contamination Index Data Source: EPA South Australia

EPA Public Register

4-16 Banfield Road, Goolwa North, SA 5214

EPA Environment Protection and Clean Up Orders

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

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
N/A	No records in buffer								

Authorisations Data Source: EPA South Australia

EPA Public Register

4-16 Banfield Road, Goolwa North, SA 5214

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
N/A	No records in buffer								

Authorisations Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

4-16 Banfield Road, Goolwa North, SA 5214

Contamination Assessment Areas

Contamination Assessment Areas published by the EPA within the dataset buffer:

Map Id	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A						

Assessment Areas Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

4-16 Banfield Road, Goolwa North, SA 5214

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

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

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

4-16 Banfield Road, Goolwa North, SA 5214

EPA PFAS Site Investigations

Sites identified by the EPA as requiring PFAS contamination investigation within the dataset buffer:

Record ID	Site Name	Document Link	Location Confidence	Distance	Direction
N/A	No records in buffer				

EPA PFAS Site Investigations Custodian: EPA South Australia

Defence PFAS Investigation & Management Program Investigation Sites

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

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

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

Defence PFAS Investigation & Management Program Management Sites

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

4-16 Banfield Road, Goolwa North, SA 5214

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

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

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

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

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

Waste Management and Liquid Fuel Facilities

4-16 Banfield Road, Goolwa North, SA 5214

National Waste Management Site Database

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

Site Id	Owner	Name	Address	Suburb	Class	Revised Date	Location Confidence	Distance	Direction
N/A	No records in buffer								

Waste Management Facilities Data Source: Australian Government Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
N/A	No records in buffer					

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

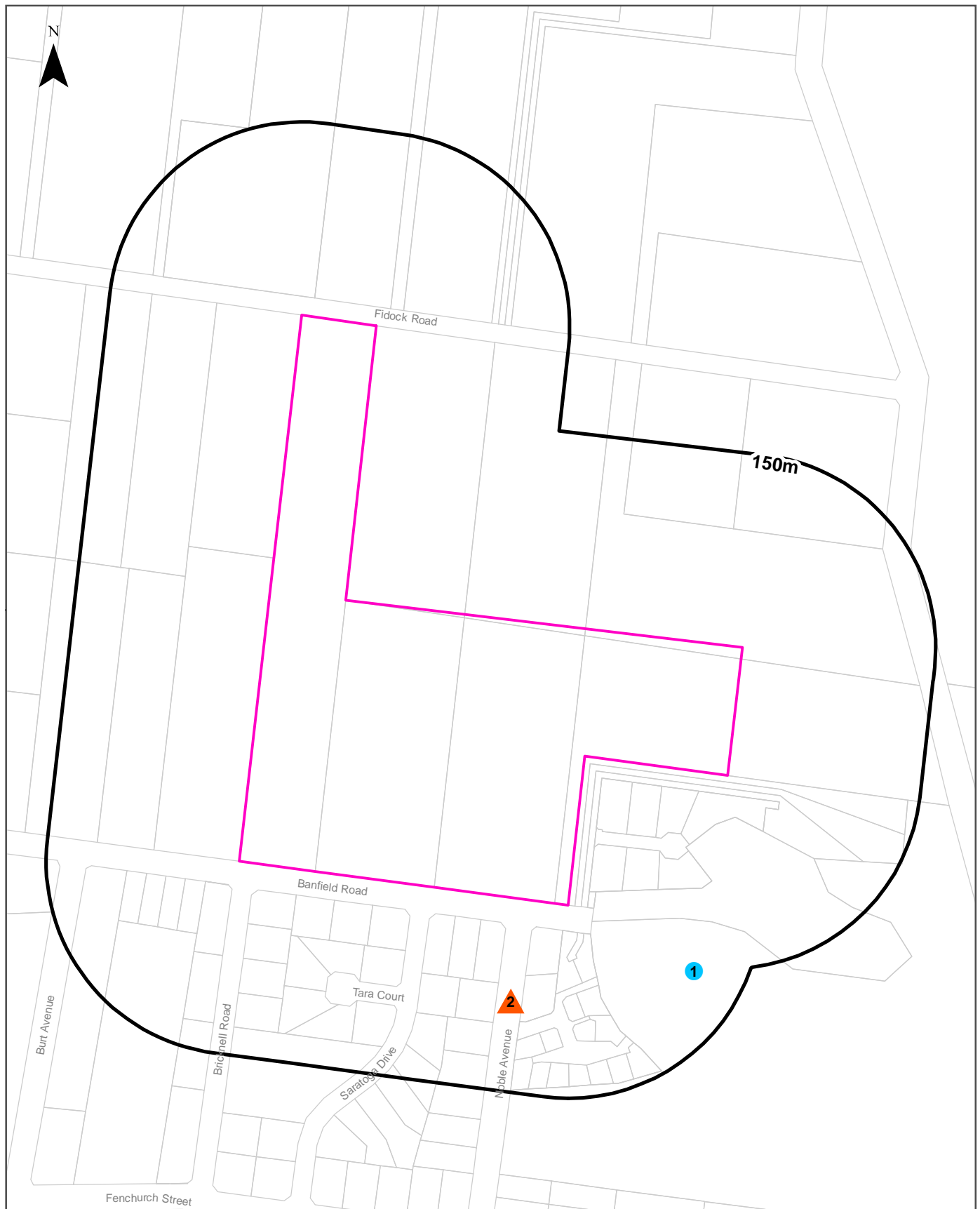
National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Historical Business Directories

4-16 Banfield Road, Goolwa North, SA 5214



Legend <ul style="list-style-type: none"> Site Boundary Buffer 150m Property Boundary 1 Business directory records mapped to a specific premise ■ Business directory records mapped to a road intersection ▲ Business directory records mapped to a road corridor Business directory records mapped to a general area 		Scale: 	Coordinate System: GDA 1994 MGA Zone 54 Date: 28 December 2023
Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Sands & McDougall's Directory - Digitised by State Library Victoria Property Boundaries - Sourced by Precisely. ©PSMA Australia Limited 2023 www.psm.com.au/psma-data-copyright-and-disclaimer			

Historical Business Directories

4-16 Banfield Road, Goolwa North, SA 5214

Business Directory Records 1910-1991 Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	FISH BAIT SUPPLIERS.	Goolwa Caravan Park, Noble Ave. Goolwa	4534	1991	Premise Match	22m	South East
	CAMPING GROUNDS &/OR CARAVAN PARKS.	Goolwa Caravan Park, Noble Ave., Goolwa	4492	1991	Premise Match	22m	South East

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of South Australia

Business Directory Records 1910-1991 Road or Area Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
2	CONVENTION & CONFERENCE VENUES.	Rivers End Resort Motel, Noble Ave . Goolwa	4507	1991	Road Match	9m
	MOTELS.	Rivers End Resort Motel, Noble Ave. Goolwa	4592	1991	Road Match	9m
	RESTAURANTS	Rivers End Restaurant, Noble Ave., Goolwa	4685	1991	Road Match	9m

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of South Australia

Historical Business Directories

4-16 Banfield Road, Goolwa North, SA 5214

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of South Australia

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of South Australia

Aerial Imagery 2023

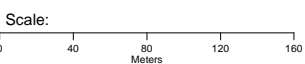
4-16 Banfield Road, Goolwa North, SA 5214



150m

Legend

- Site Boundary
- Buffer 150m



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023



Aerial Imagery 2020

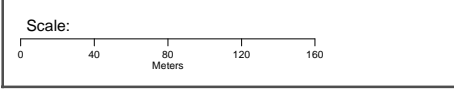
4-16 Banfield Road, Goolwa North, SA 5214



150m

Legend

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 54



Date: 28 December 2023

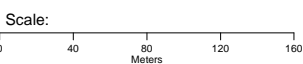
Aerial Imagery 2018

4-16 Banfield Road, Goolwa North, SA 5214



Legend

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54



Date: 28 December 2023

Aerial Imagery 2014

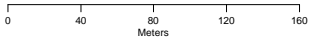
4-16 Banfield Road, Goolwa North, SA 5214



Legend

-  Site Boundary
-  Buffer 150m

Scale:



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Coordinate System:
GDA 1994 MGA Zone 54



Date: 03 January, 2024

Aerial Imagery 2010

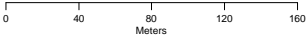
4-16 Banfield Road, Goolwa North, SA 5214



Legend

-  Site Boundary
-  Buffer 150m

Scale:



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Coordinate System:
GDA 1994 MGA Zone 54

Date: 03 January, 2024

Aerial Imagery 2004

4-16 Banfield Road, Goolwa North, SA 5214



Legend	
	Site Boundary
	Buffer 150m



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Coordinate System:
GDA 1994 MGA Zone 54



Date: 03 January, 2024

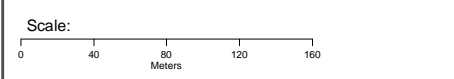
Aerial Imagery 1997

4-16 Banfield Road, Goolwa North, SA 5214



Legend

-  Site Boundary
-  Buffer 150m



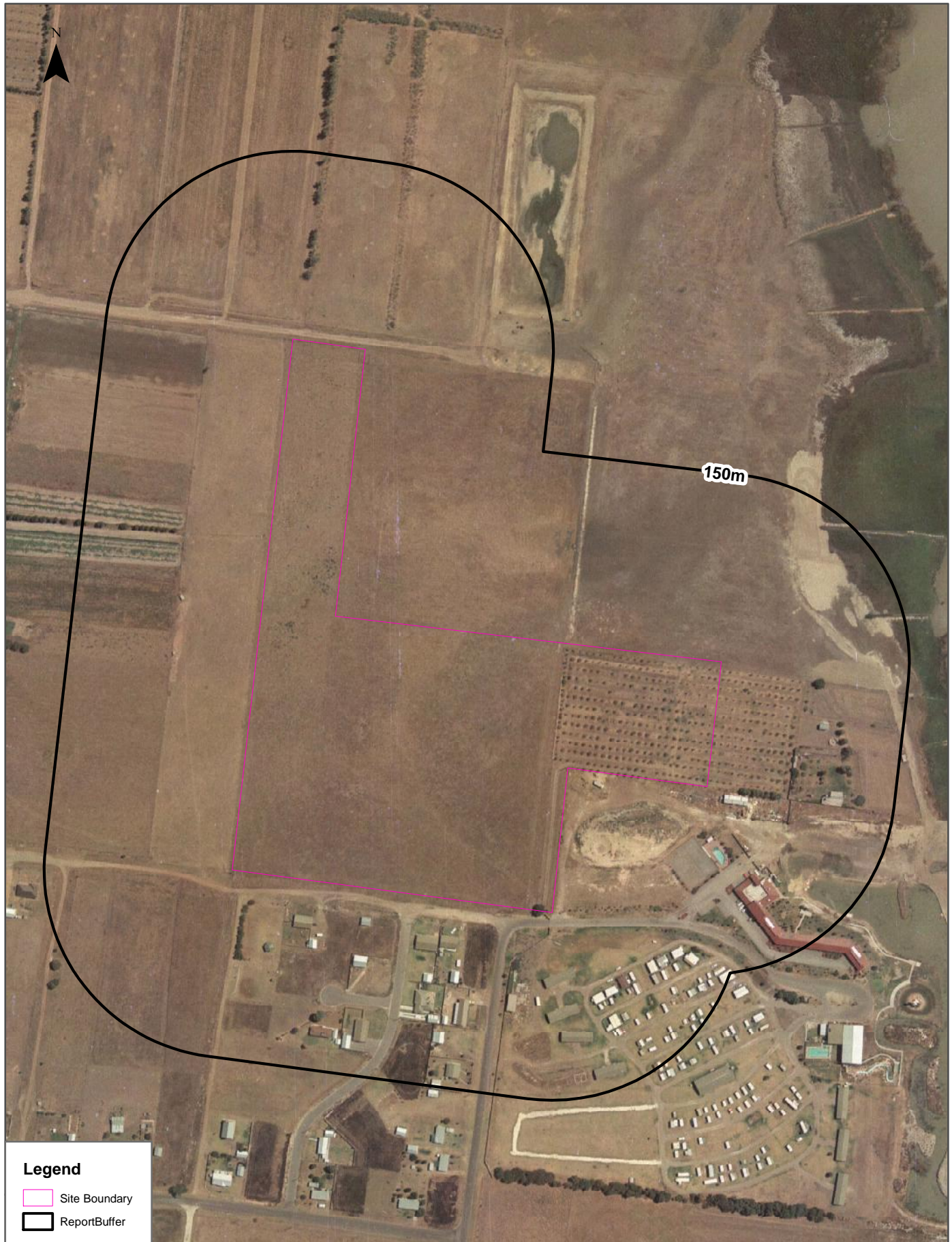
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54



Date: 03 January 2024

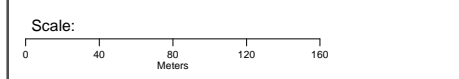
Aerial Imagery 1986-1989

4-16 Banfield Road, Goolwa North, SA 5214



Legend

-  Site Boundary
-  Report Buffer



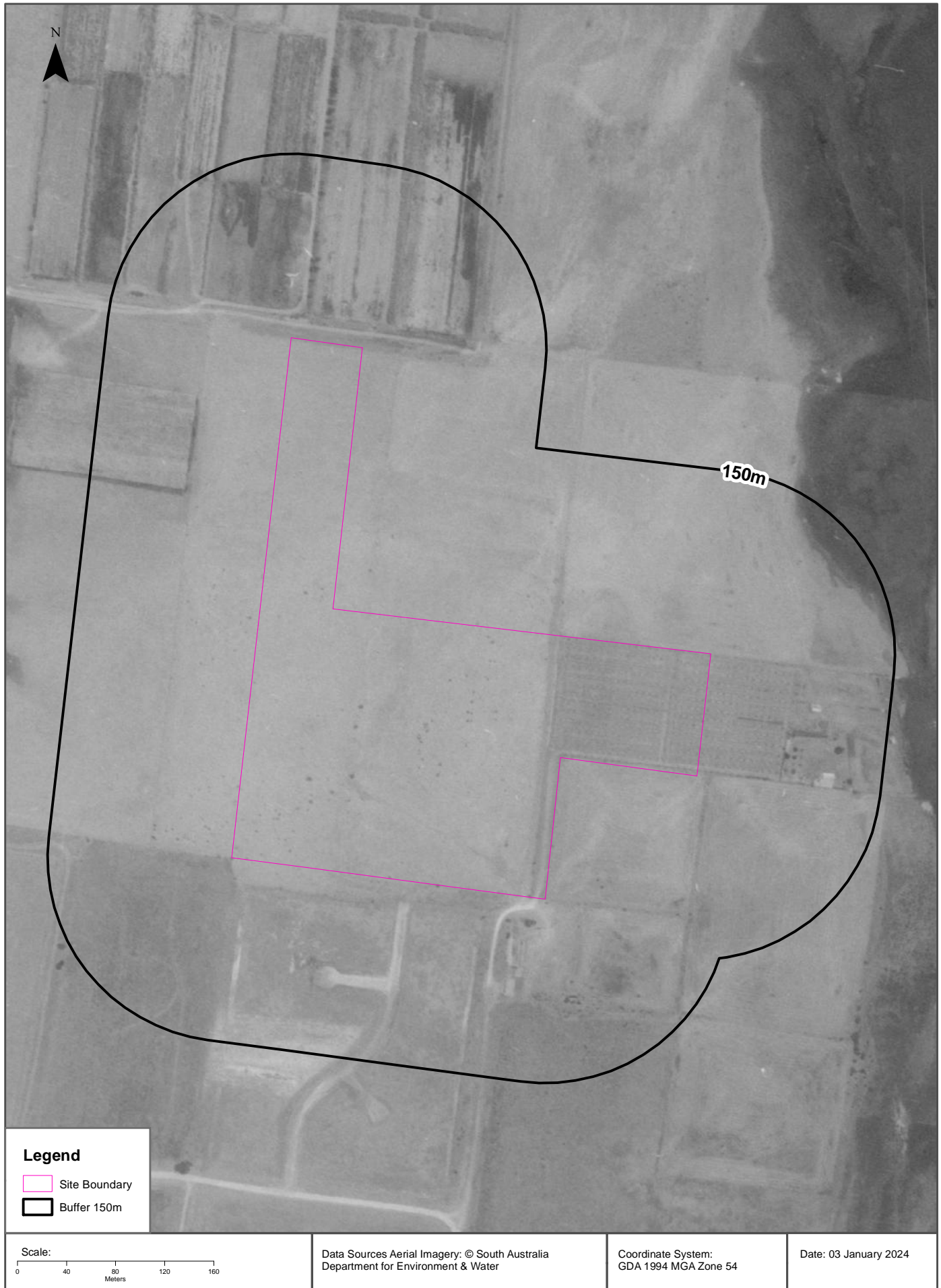
Data Sources: Aerial Imagery:
© South Australia Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023

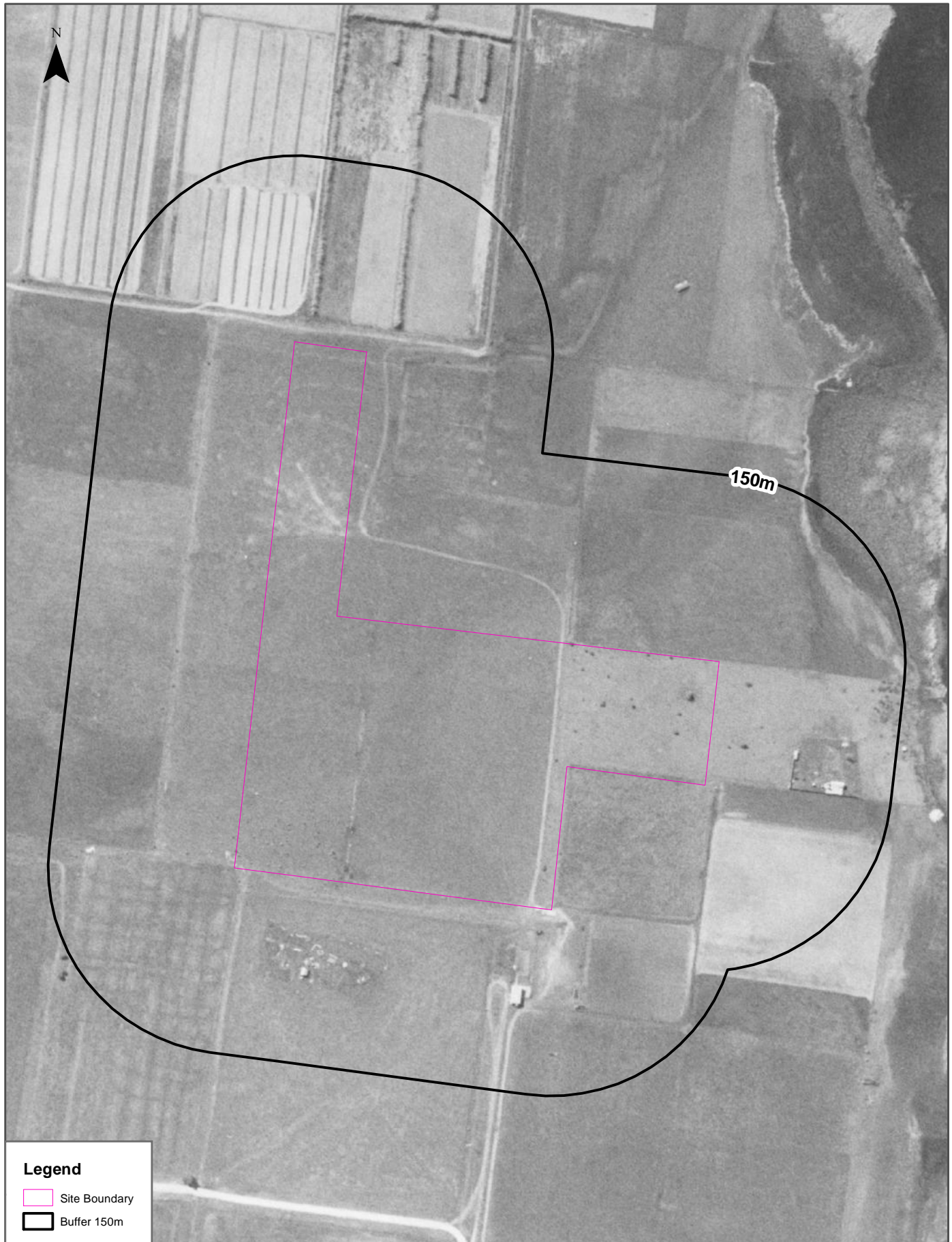
Aerial Imagery 1976

4-16 Banfield Road, Goolwa North, SA 5214





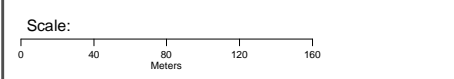
Aerial Imagery 1967

4-16 Banfield Road, Goolwa North, SA 5214



Legend

-  Site Boundary
-  Buffer 150m



Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54



Date: 03 January 2024

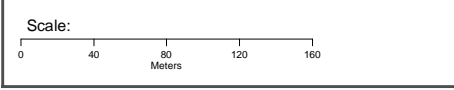
Aerial Imagery 1956

4-16 Banfield Road, Goolwa North, SA 5214



Legend

-  Site Boundary
-  Buffer 150m



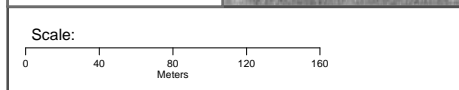
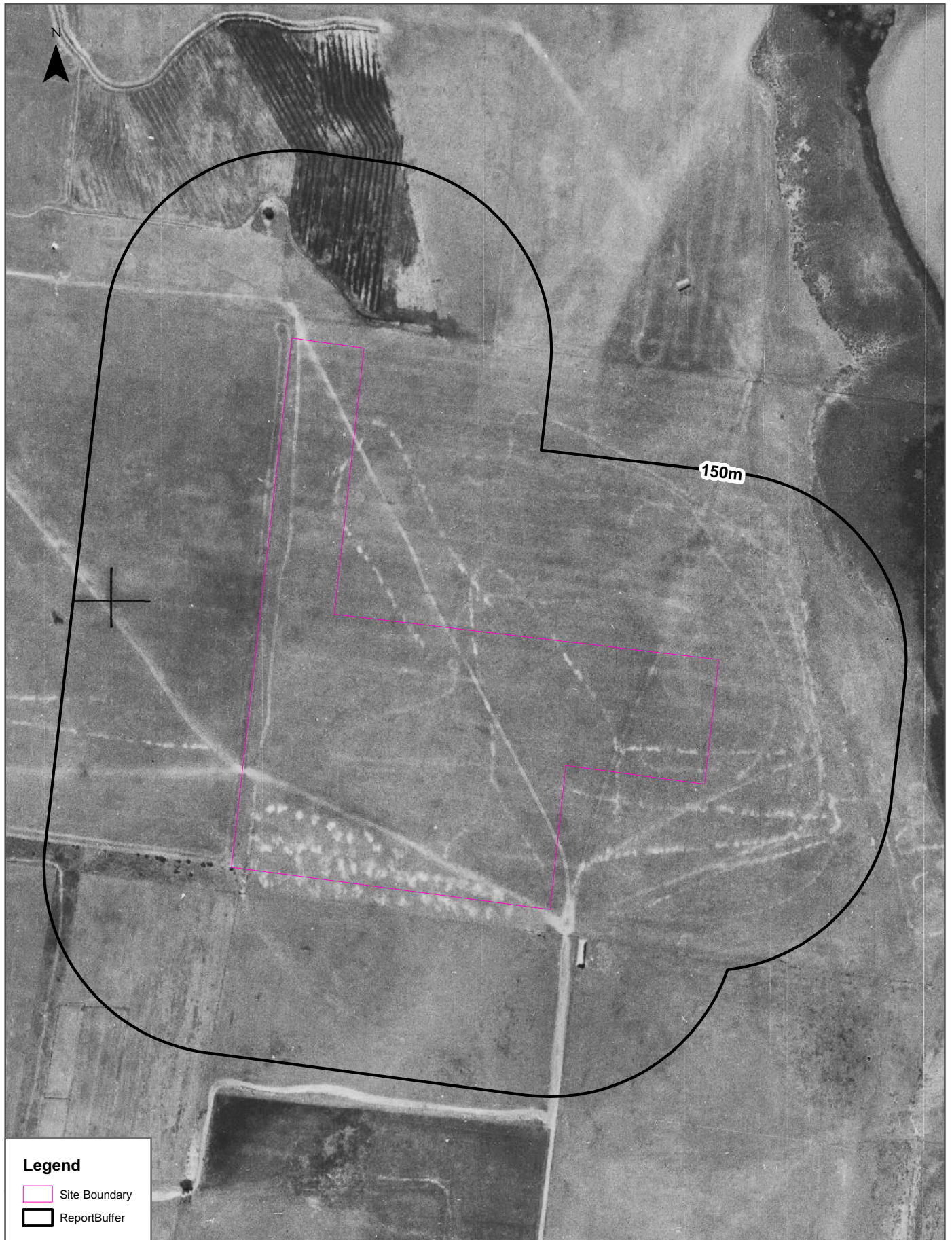
Data Sources Aerial Imagery: © South Australia Department for Environment & Water

Coordinate System: GDA 1994 MGA Zone 54

Date: 03 January 2024

Aerial Imagery 1949

4-16 Banfield Road, Goolwa North, SA 5214



Data Sources: Aerial Imagery:
© South Australia Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023

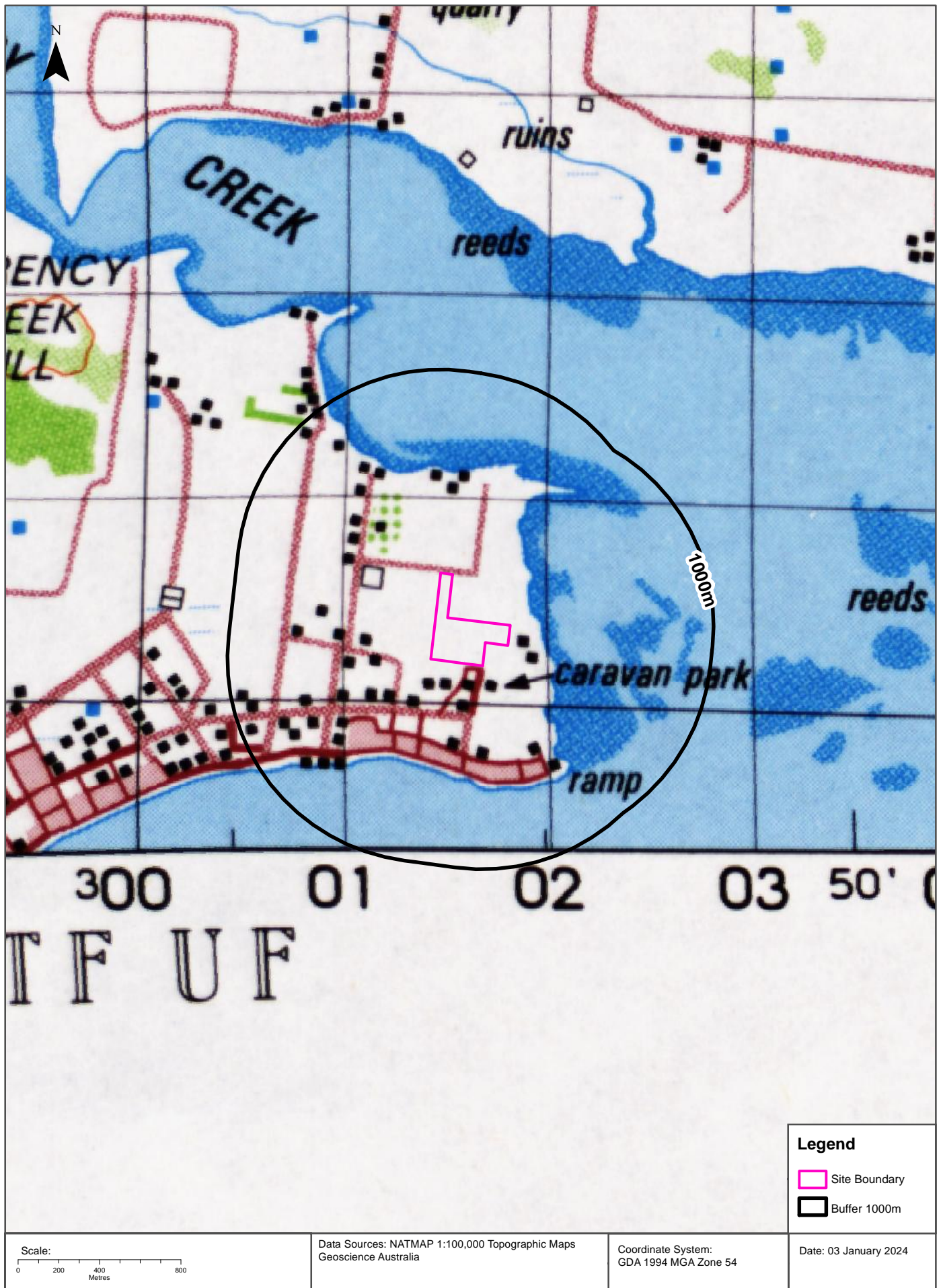
Aerial Imagery 1945

4-16 Banfield Road, Goolwa North, SA 5214



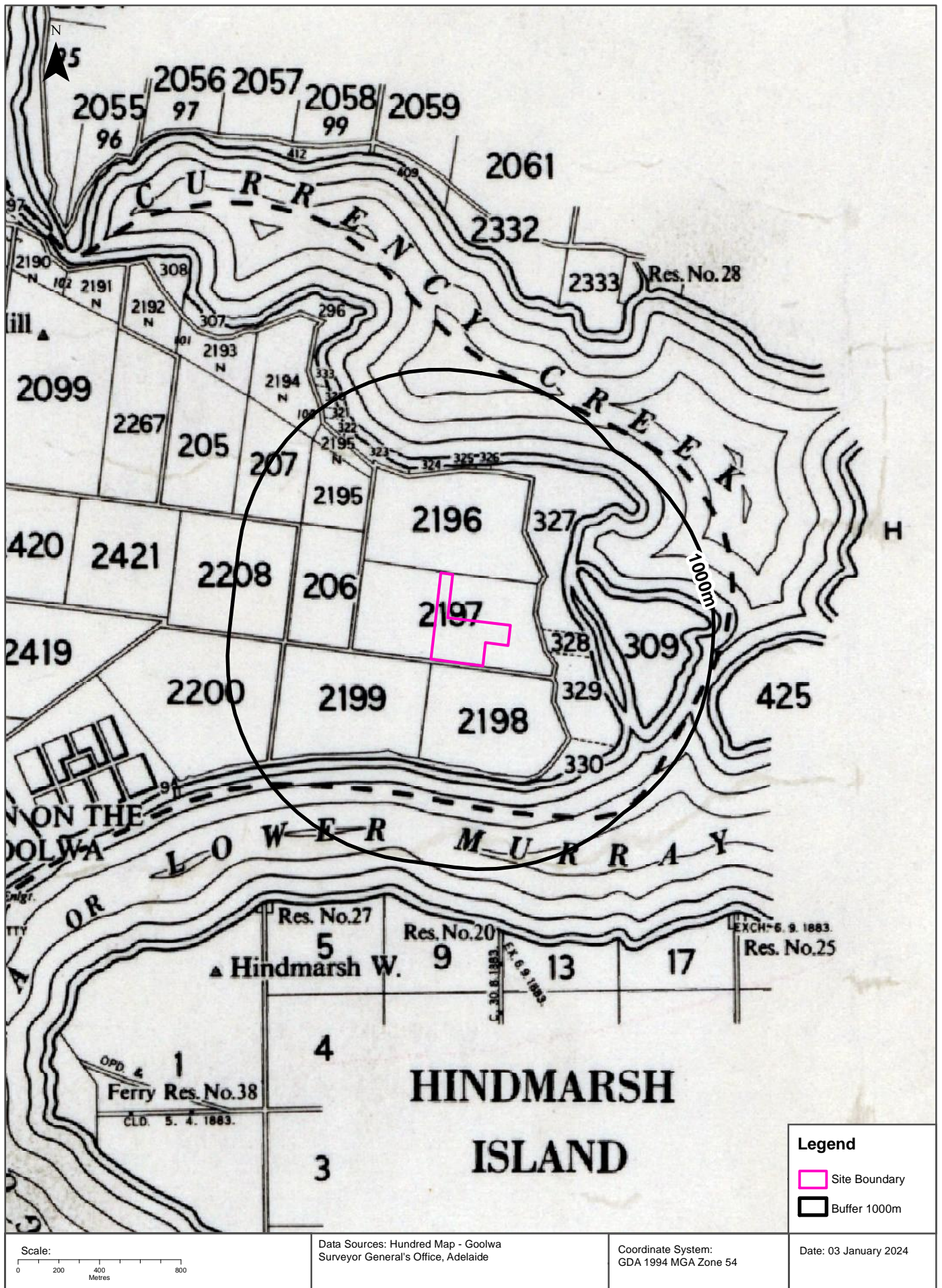
Historical Map 1982

4-16 Banfield Road, Goolwa North, SA 5214



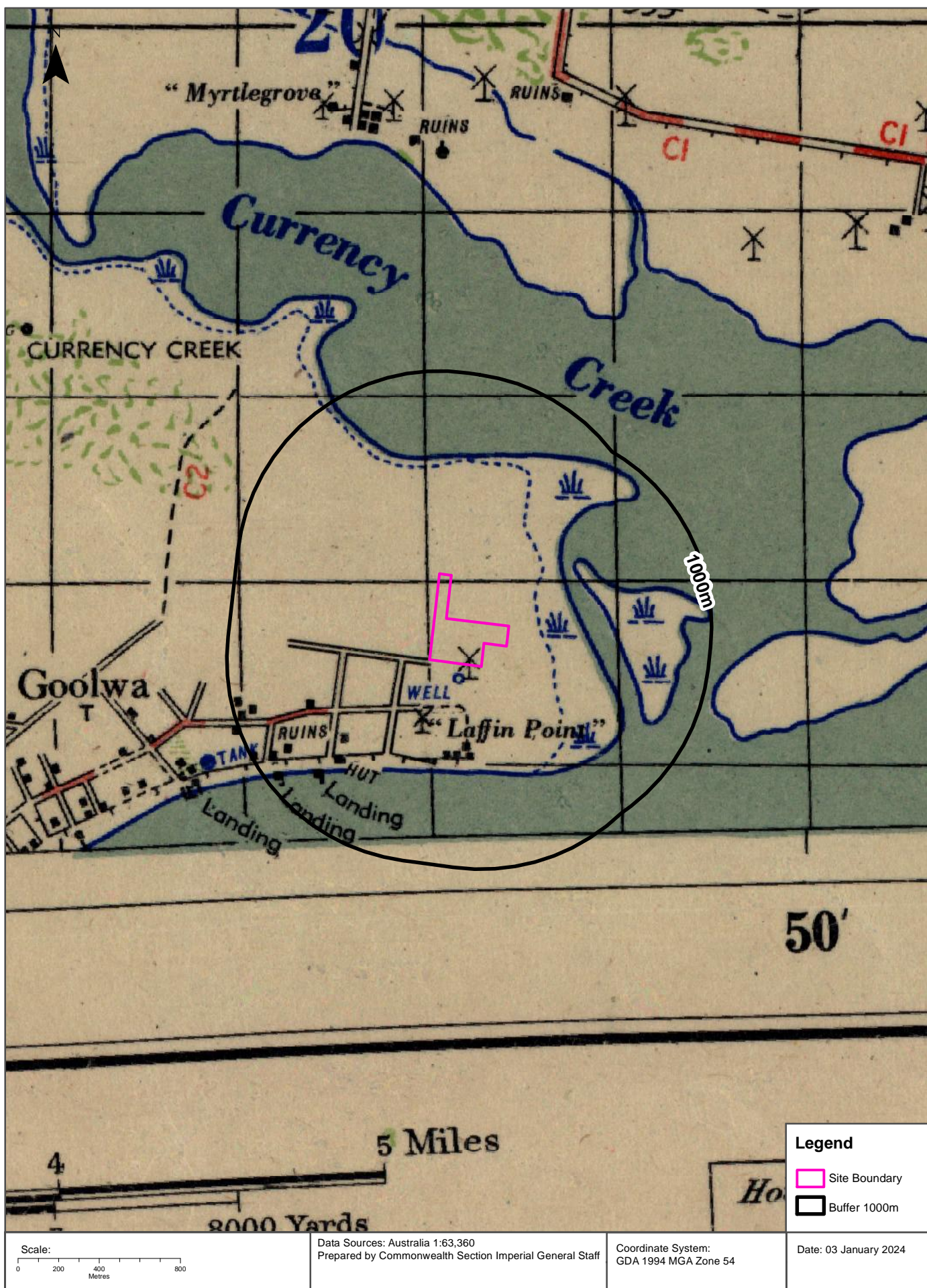
Historical Map 1961

4-16 Banfield Road, Goolwa North, SA 5214



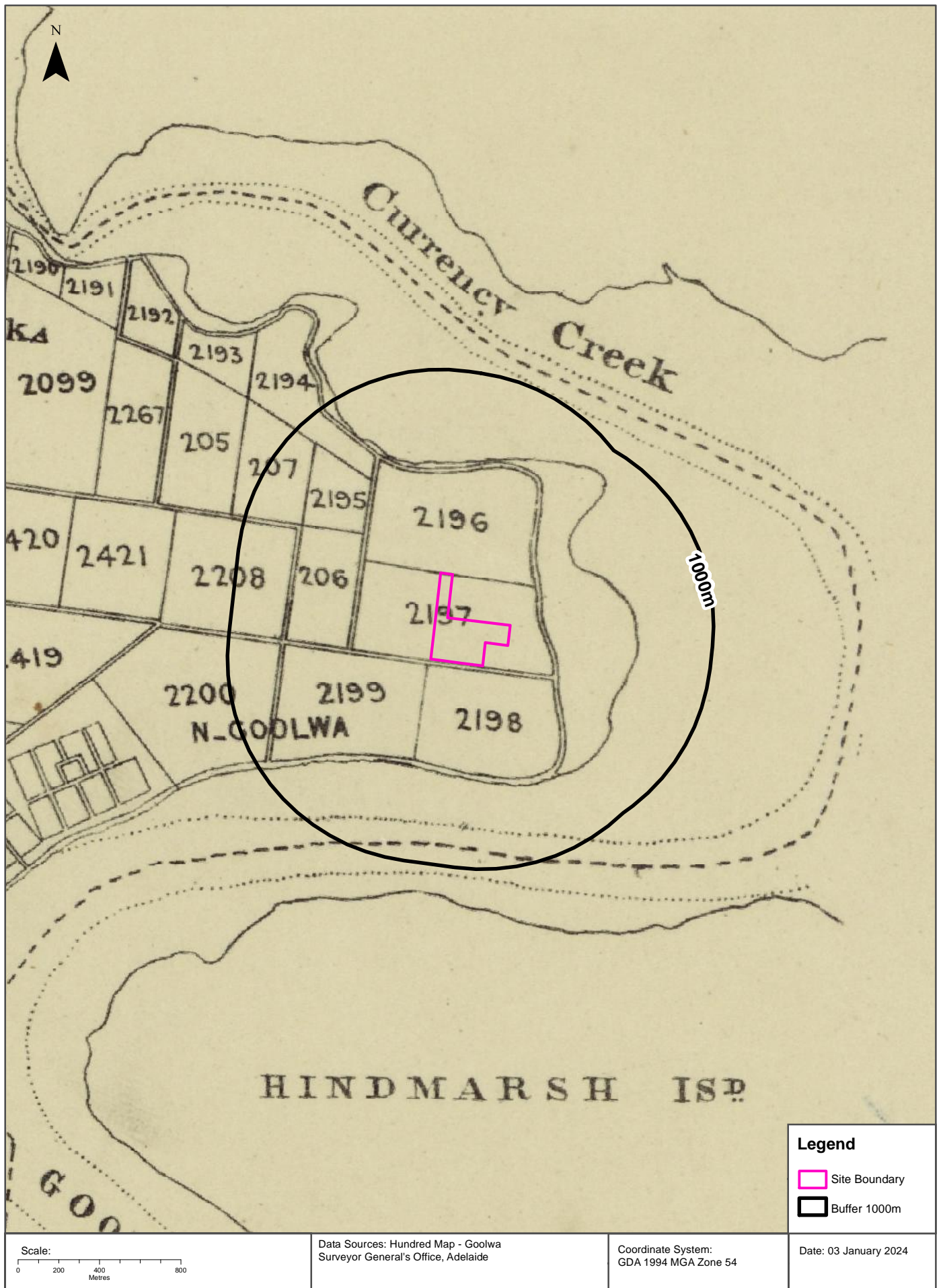
Historical Map c.1942

4-16 Banfield Road, Goolwa North, SA 5214



Historical Map 1876

4-16 Banfield Road, Goolwa North, SA 5214



Mining

4-16 Banfield Road, Goolwa North, SA 5214

Mines and Mineral Deposits

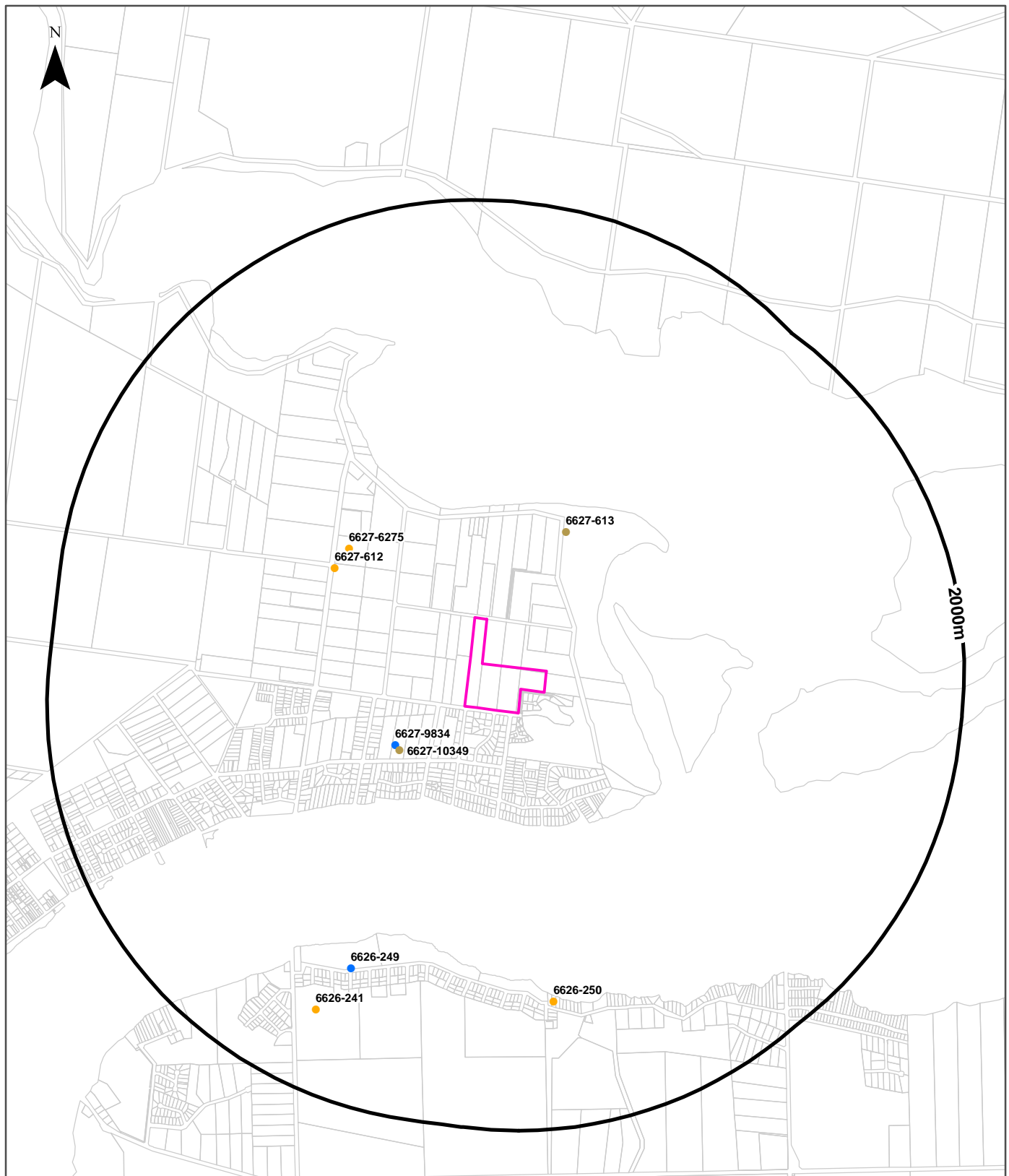
Mines and mineral deposits within the dataset buffer:

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

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

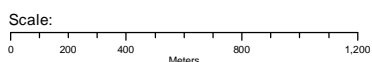
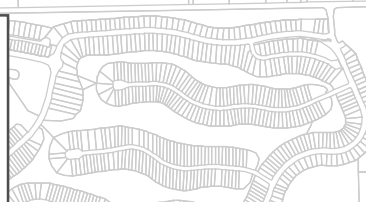
Drillholes

4-16 Banfield Road, Goolwa North, SA 5214



Legend

- Site Boundary
- Buffer 2000m
- Property Boundary
- Domestic
- Drainage
- Investigation
- Irrigation
- Monitoring
- Observation
- Other



Data Sources: Property Boundaries - Sourced by Precisely
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023

Hydrogeology & Groundwater

4-16 Banfield Road, Goolwa North, SA 5214

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
Creative Commons 4.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0>

Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

Aquifer Code	Description	Distance	Direction
20	Sedimentary Rocks - basins include limestone, often cavernous, sandstone, sand shale and clay	0m	On-site
100	ocean	30m	South East

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

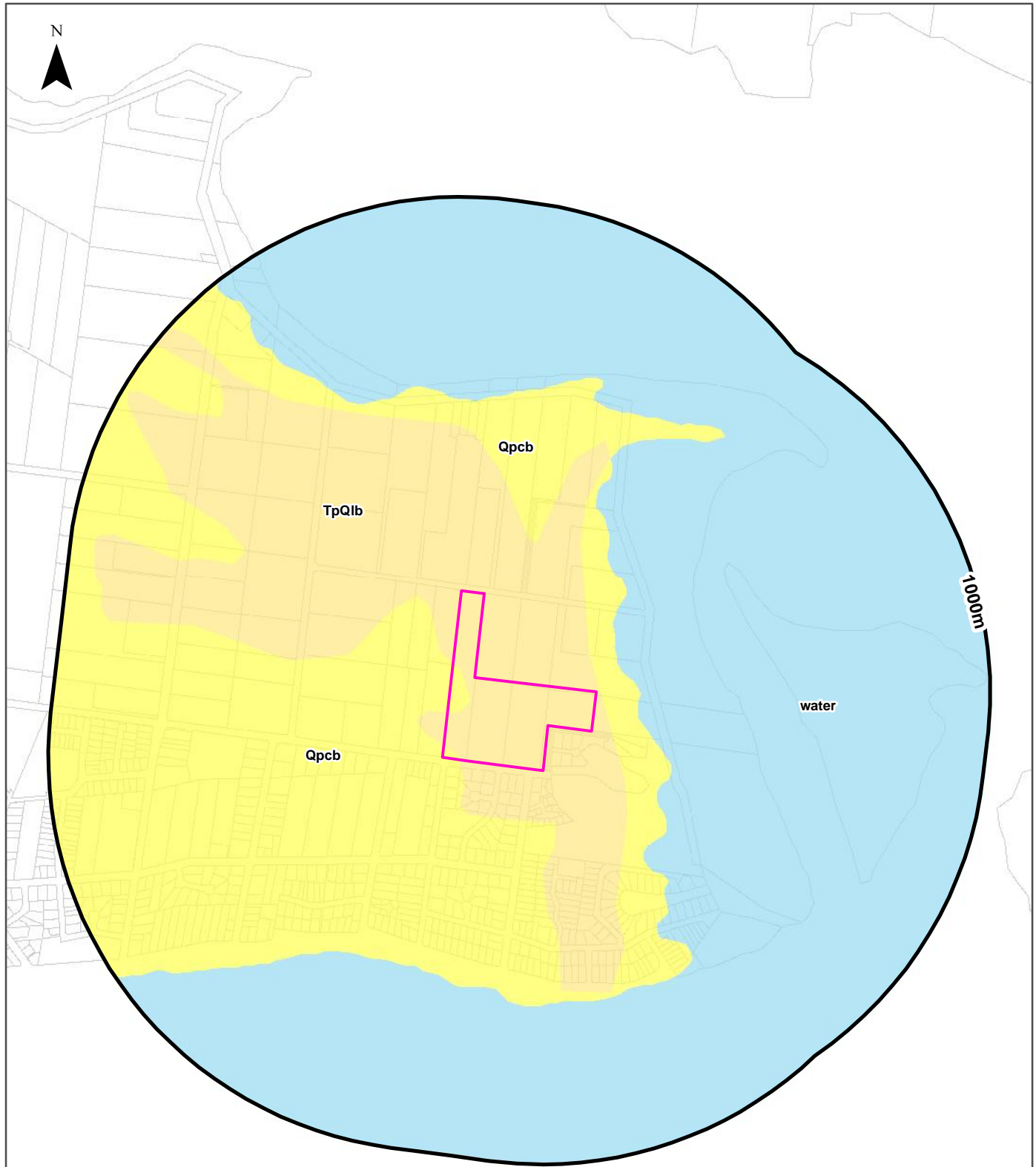
Drillholes within the dataset buffer:

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6627-10349	182198			Irrigation	1996-12-16	18.00		3.03		29663	46000	1.5000	4.00	4.00	-0.97	378m	South West
6627-9834	169375			Domestic	1998-06-10	9.00		2.83		6481	11310	0.5000	2.50	2.50	0.33	383m	South West
6627-613	39033		Operational	Irrigation		60.96		4.18		1571	2834					563m	North East
6627-6275	44695				1978-03-13	20.00		6.66				1.2500	3.50	3.50	3.16	686m	North West
6627-612	39032					1.83		5.04	6.50	855	1551					712m	North West
6626-249	38329		Operational	Domestic; Stock	1985-04-03	17.00		3.58	7.30	3758	6678	0.7500	14.40	14.40	-10.82	1371m	South West
6626-250	38330		Backfilled		1984-12-13	12.20		5.85					7.00	7.00	-1.15	1394m	South
6626-241	38321				1984-12-12	6.00		8.38	7.30	5039	8880	0.2000	2.50	2.50	5.88	1622m	South West

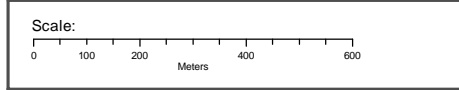
Drillholes Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Geology 1:100,000

4-16 Banfield Road, Goolwa North, SA 5214



Legend		Linear Feature	
Site Boundary	Alluvial fan	Joint	
Buffer 1000m	Dyke	Lineament	
Property Boundary	Fault	Open cut quarry	
	Fold	Shear zone	
	Gilgai	Other Linear Feature	



Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023

Geology

4-16 Banfield Road, Goolwa North, SA 5214

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qpcb	Bridgewater Formation	Coastal barrier and shallow sub-tidal sediments: bioclastic and aeolian cross-bedded calcarenite, palaeosol horizons, often capped by calcrete.	Unnamed GIS Unit - see description	COASTAL QUATERNARY	PLEISTOCENE	Pleistocene	Pleistocene	0m	On-site
TpQlb	Blanchetown Clay	Clay, greenish grey, sandy; limestone, thin; and quartz sand; clay, green-grey, mottled, sandy.	Unnamed GIS Unit - see description	MURRAY BASIN	PLIOCENE- PLEISTOCENE	Pleistocene	Pliocene, Late	0m	On-site
water								81m	East

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

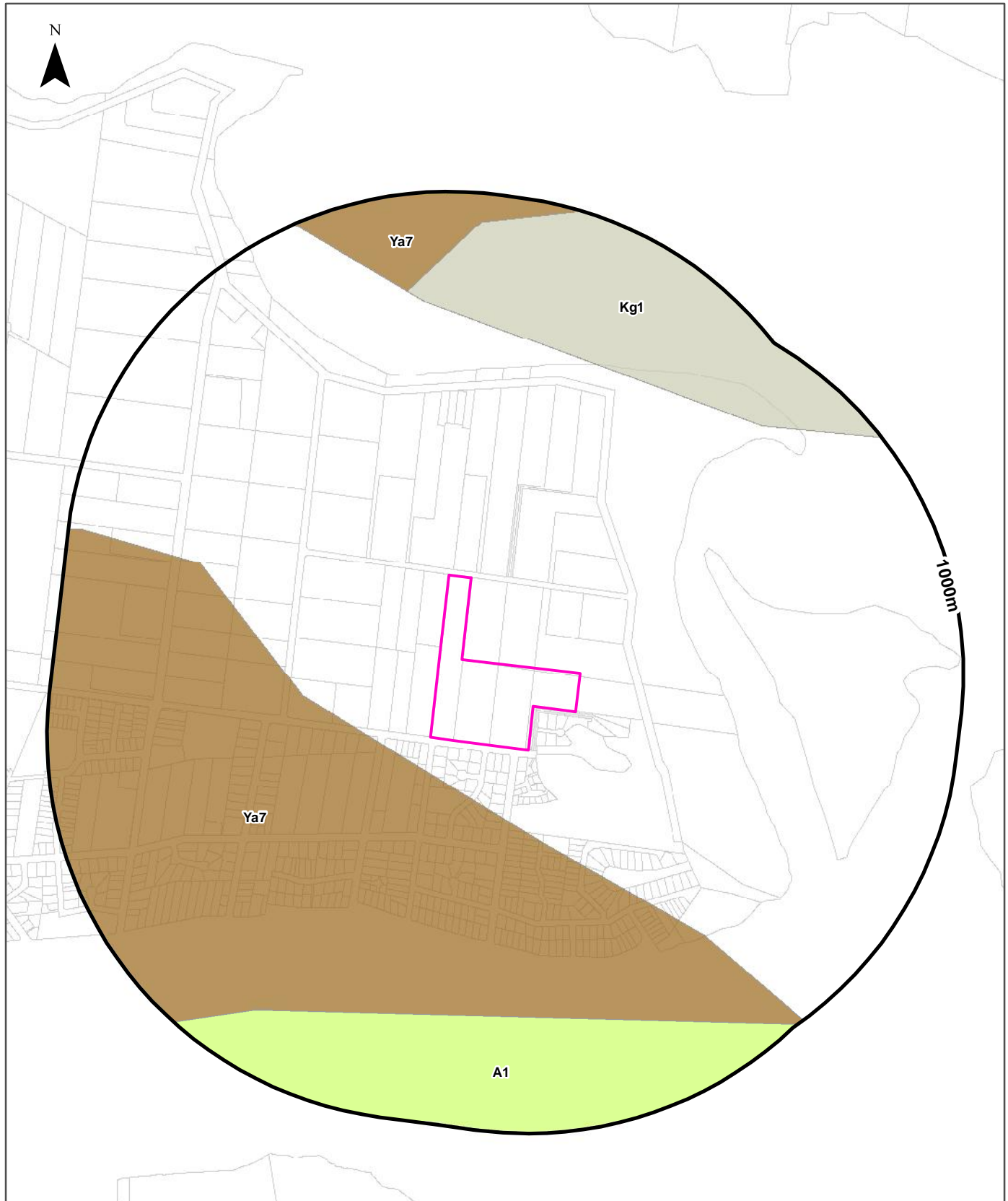
Linear geological structures within the dataset buffer:

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

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

Atlas of Australian Soils

4-16 Banfield Road, Goolwa North, SA 5214



Legend Site Boundary Buffer 1000m Property Boundary		Australian Soil Classification Orders <table border="0"> <tr> <td> Anthroposol</td> <td> Dermosol</td> <td> Kandosol</td> <td> Podosol</td> <td> Tenosol</td> <td> No Data</td> </tr> <tr> <td> Calcarosol</td> <td> Ferrosol</td> <td> Kurosol</td> <td> Rudosol</td> <td> Vertosol</td> <td></td> </tr> <tr> <td> Chromosol</td> <td> Hydrosol</td> <td> Organosol</td> <td> Sodosol</td> <td> Lake</td> <td></td> </tr> </table>						Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		Chromosol	Hydrosol	Organosol	Sodosol	Lake	
Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data																				
Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol																					
Chromosol	Hydrosol	Organosol	Sodosol	Lake																					
Scale: 		Data Sources: Property Boundaries - Sourced by Precisely ©PSMA Australia Limited		Coordinate System: GDA 1994 MGA Zone 54		Date: 28 December 2023																			

Soils

4-16 Banfield Road, Goolwa North, SA 5214

Atlas of Australian Soils

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

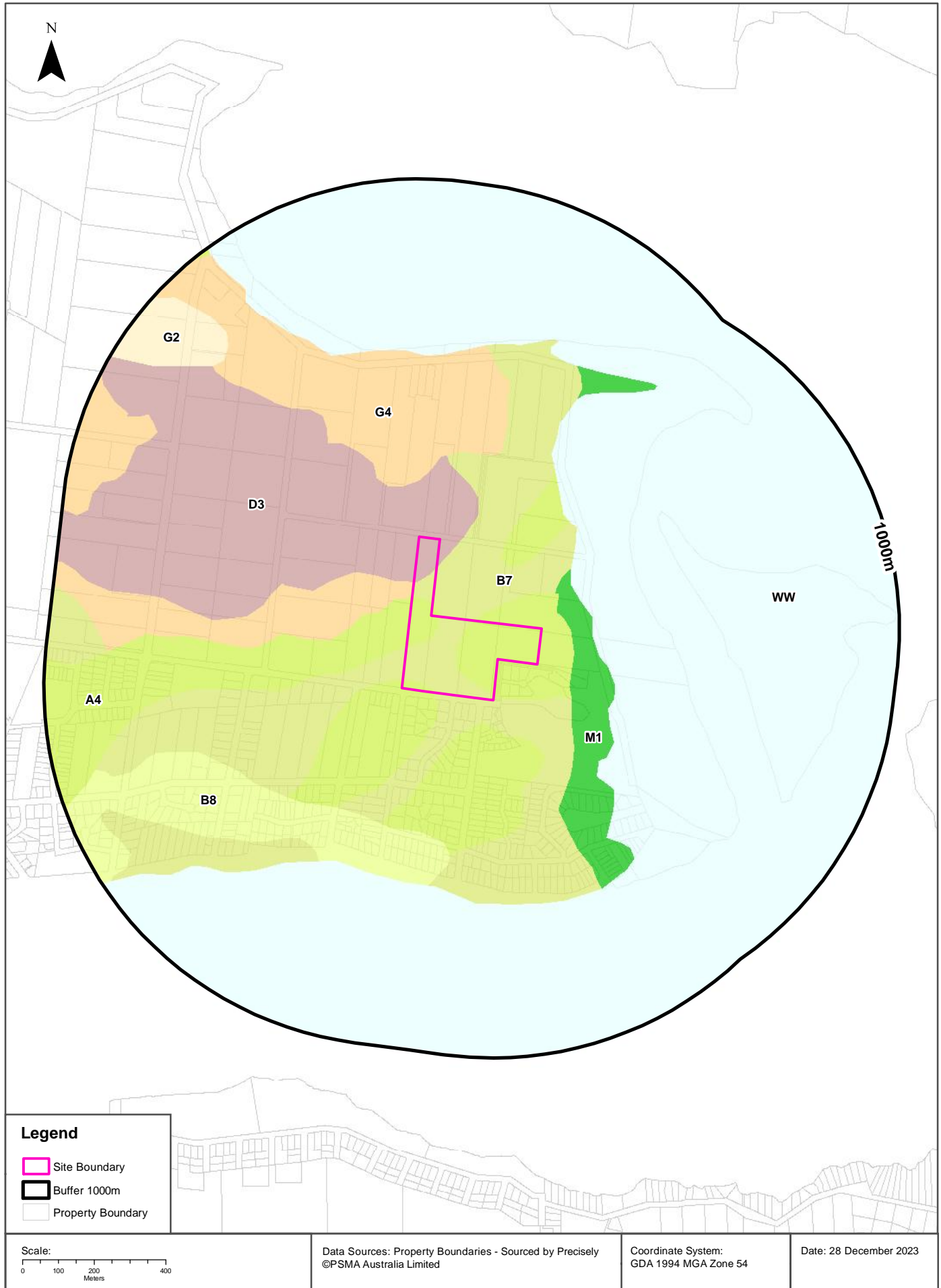
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Ya7	Sodosol	Plains with tracts of dunes: plains of sandy alkaline yellow mottled soils (Dy5.43) and related soils (Dy5) and (Dy3.4) with small areas of (Dr2.23 and Dr2.33), (Gc1.12), (Uc6.13), and (Ug5.2) with various saline (unclassified) in the lower-lying situations; dunes of leached sands (Uc2.2) and (Uc6.13). Area has substrata of both limestone and clay.	83m	South West
Kg1	Vertosol	Lakeside plains: saline dark clays (Ug5.17) below which buried soil materials occur at shallow depths. Includes also small areas of soils common to adjacent soil areas (map units).	634m	North
A1	Rudosol	Coastal dune formations with small plains: dunes of deep calcareous sands (Uc1.11)--drifting and non-drifting phases; smaller areas of shallow red-brown sandy soils (Uc6.13) on dune limestones; small areas of siliceous sands (Uc1.22) and plains of deep calcareous sands (Uc1.11) some of which have peaty surfaces in favoured low-lying situations.	695m	South

Atlas of Australian Soils Data Source: CSIRO

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Soil Types

4-16 Banfield Road, Goolwa North, SA 5214



Soils

4-16 Banfield Road, Goolwa North, SA 5214

Soil Types

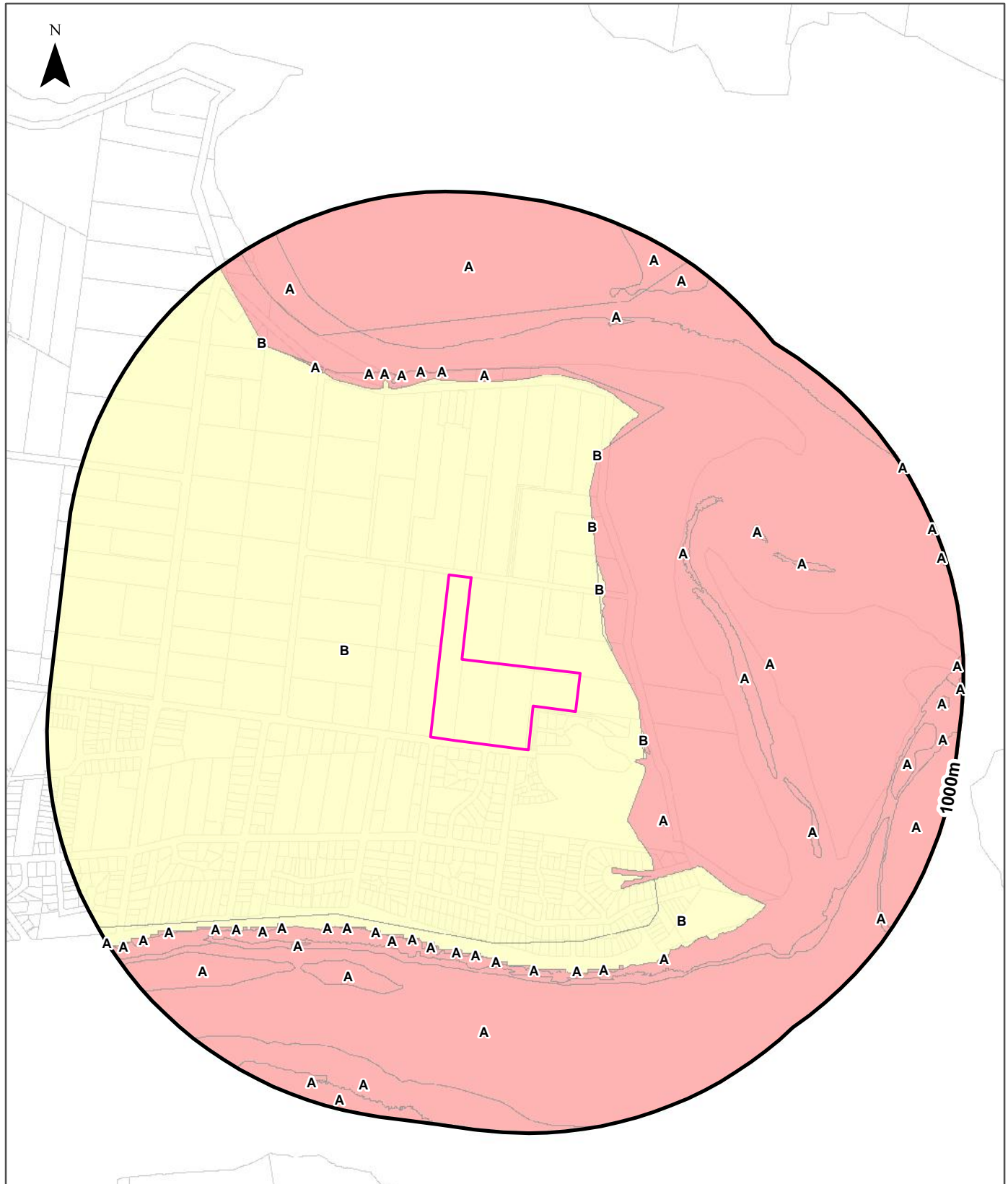
Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
A4	Calcareous loam	0m	On-site
B7	Shallow sand over clay on calcrete	0m	On-site
D3	Loam over poorly structured red clay	0m	On-site
G4	Sand over poorly structured clay	0m	On-site
M1	Deep sandy loam	61m	South East
WW	Water	132m	East
B8	Shallow sand on calcrete	373m	South West
G2	Bleached sand over sandy clay loam	735m	North West

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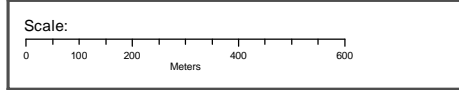
Atlas of Australian Acid Sulfate Soils

4-16 Banfield Road, Goolwa North, SA 5214



Legend

Site Boundary	Probability of occurrence of Acid Sulfate Soils	
Buffer 1000m	A. High (>70%)	C. Extremely Low (1-5%)
Property Boundary	B. Low (6-70%)	D. No Chance (0%)



Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023

Acid Sulfate Soils

4-16 Banfield Road, Goolwa North, SA 5214

Atlas of Australian Acid Sulfate Soils

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

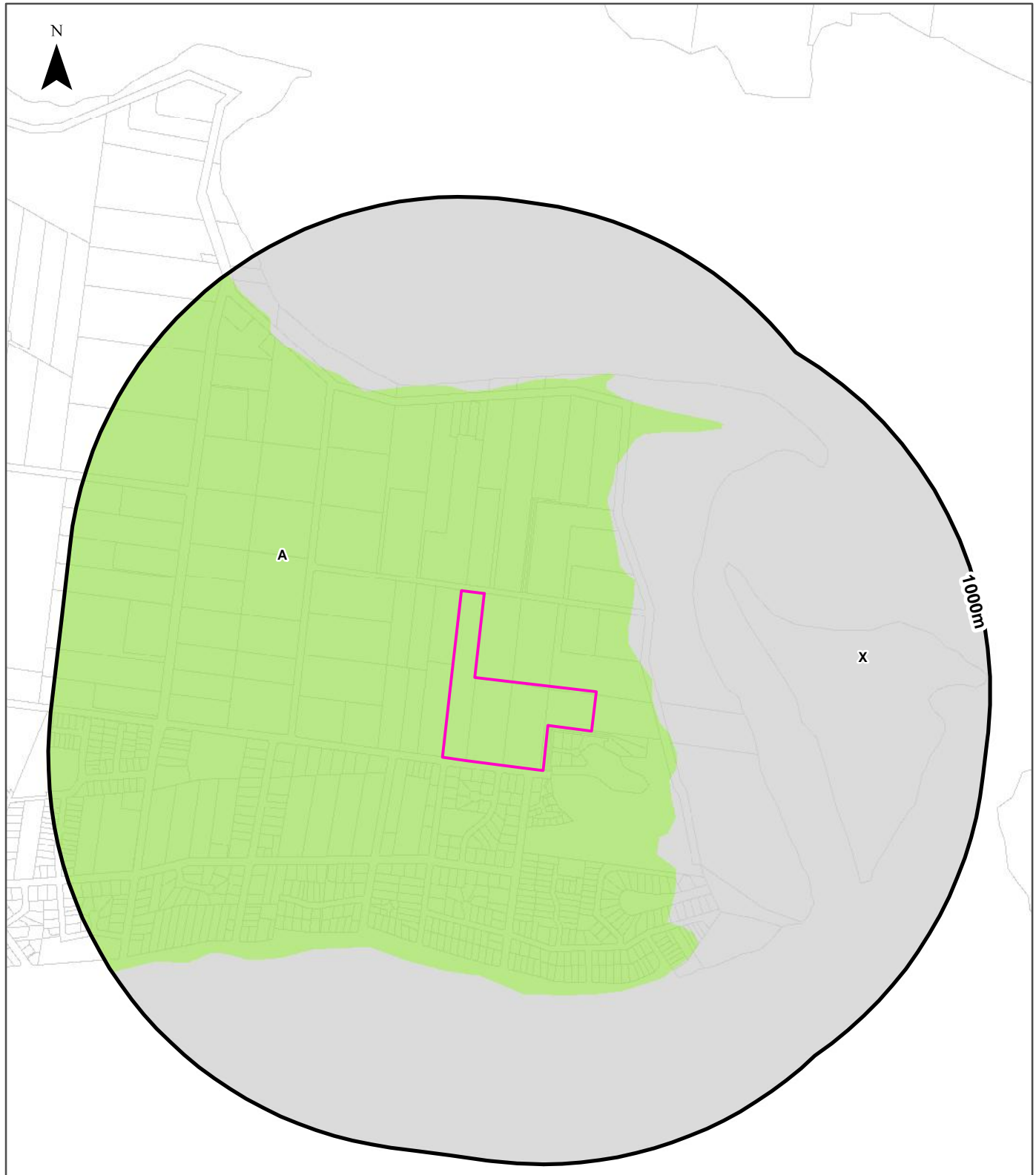
Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
A	High Probability of occurrence. >70% chance of occurrence.	98m	East

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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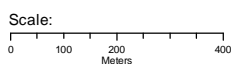
Acid Sulfate Soils Potential

4-16 Banfield Road, Goolwa North, SA 5214



Legend

- | | | |
|-------------------|------------|--|
| Site Boundary | Negligible | 30-60% |
| Buffer 1000m | 1-10% | More than 60% |
| Property Boundary | 10-30% | Incomplete data (usually wet inland areas) |
| | | Not applicable - No assessment/analysis |



Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023

Acid Sulfate Soils

4-16 Banfield Road, Goolwa North, SA 5214

Acid Sulfate Soil Potential

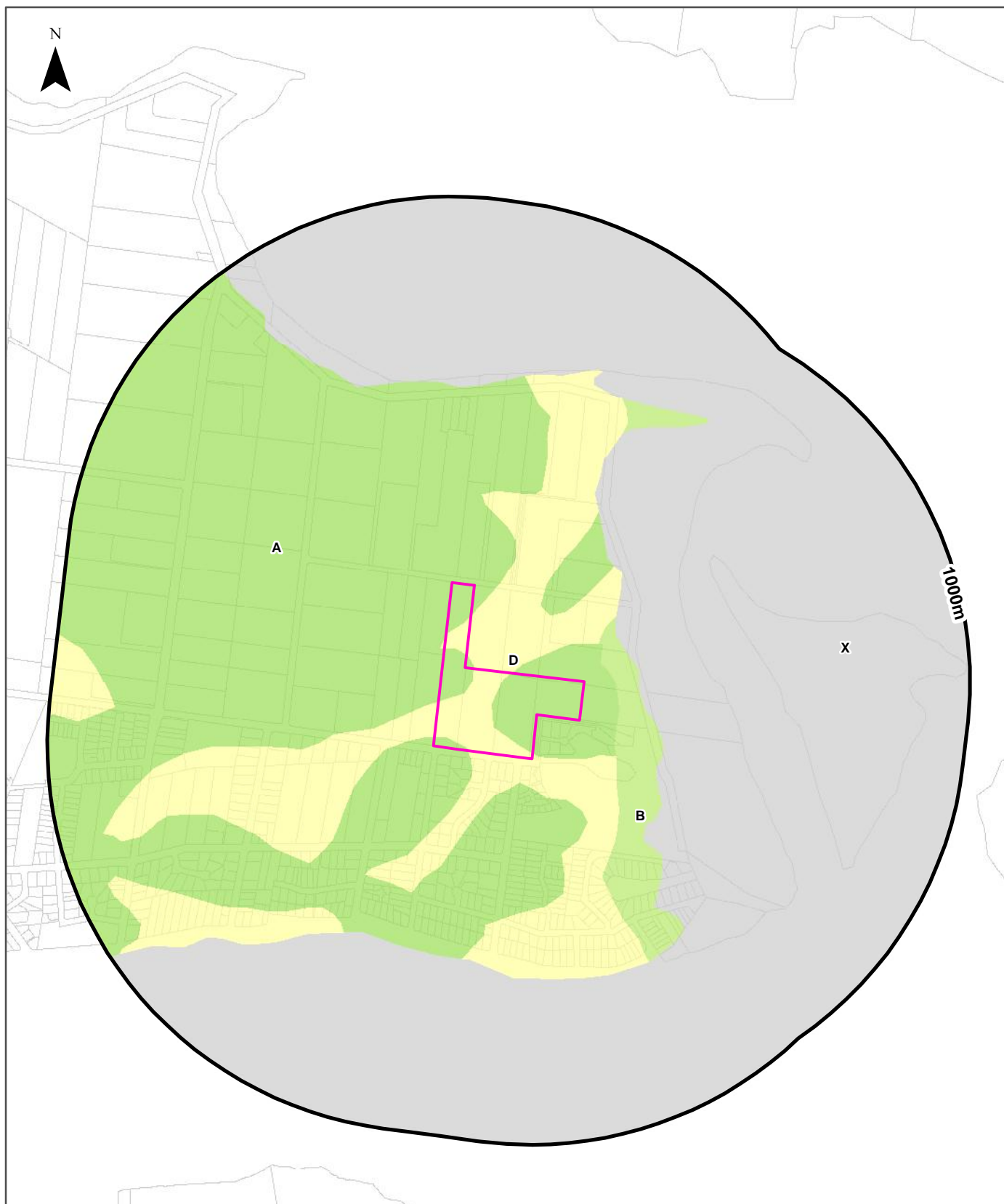
Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
A	Negligible	0m	On-site
X	Not applicable - No assessment/analysis undertaken	132m	East

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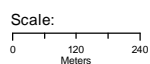
Soil Salinity - Watertable Induced

4-16 Banfield Road, Goolwa North, SA 5214



Legend

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



Data Sources: Property Boundaries - Sourced by Precisely
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Date: 28 December 2023

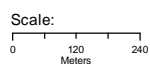
Soil Salinity - Non-watertable

4-16 Banfield Road, Goolwa North, SA 5214



Legend

- | | | |
|-------------------|-------------------|----------------------------|
| Site Boundary | A. Low | D. Moderately high to high |
| Buffer 1000m | B. Moderately low | X. Not applicable |
| Property Boundary | C. Moderate | |



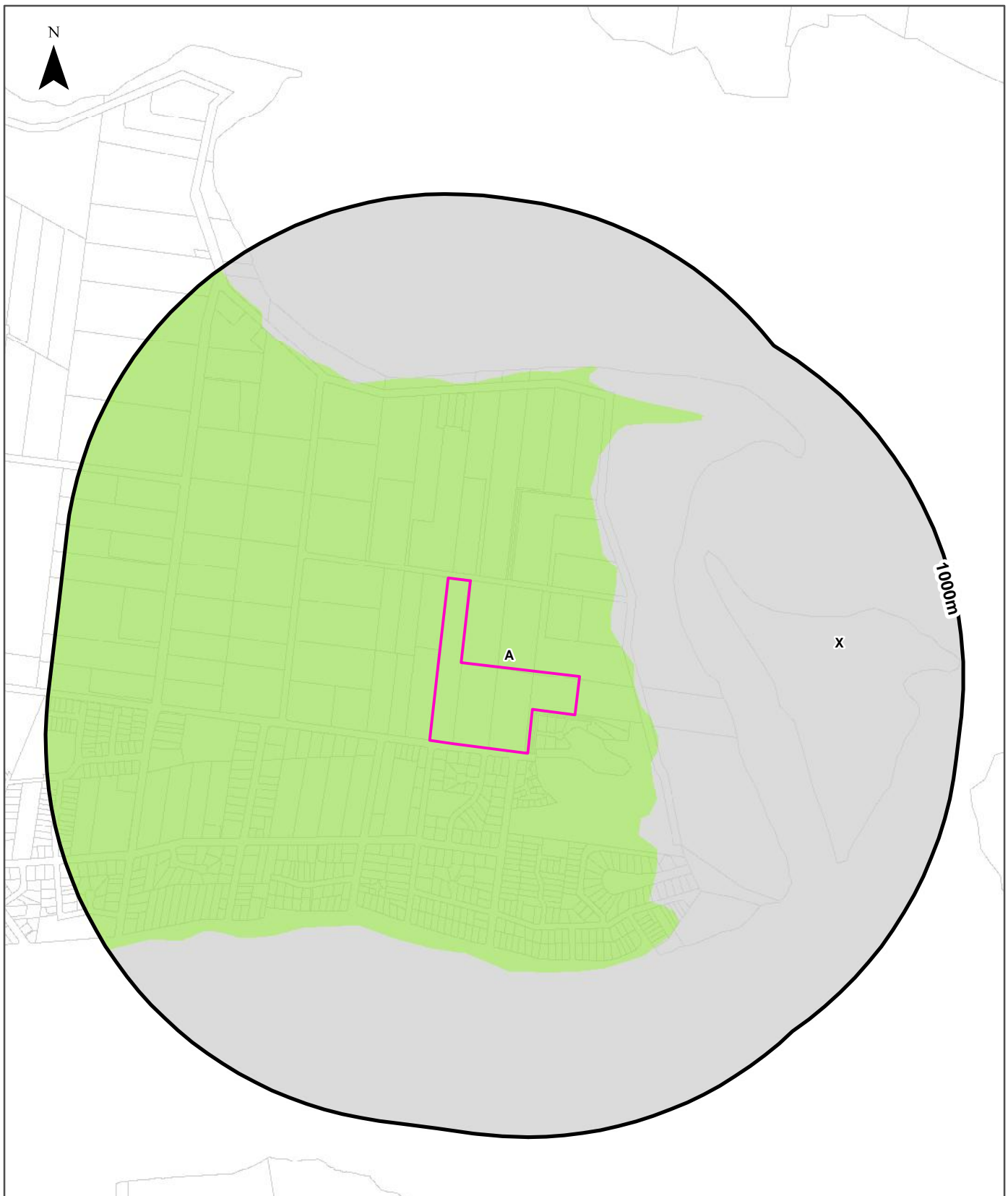
Data Sources: Property Boundaries - Sourced by Precisely
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023

Soil Salinity - Non-watertable (Magnesia Patches)

4-16 Banfield Road, Goolwa North, SA 5214



Legend	
Site Boundary	Proportion of land affected by magnesia patches
Buffer 1000m	A. Negligible
Property Boundary	C. 2-10%
	B. Up to 2%
	D. 10-50%
	E. More than 50%
	X. Not applicable

Scale: 	Data Sources: Property Boundaries - Sourced by Precisely ©PSMA Australia Limited	Coordinate System: GDA 1994 MGA Zone 54	Date: 28 December 2023
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Soil Salinity

4-16 Banfield Road, Goolwa North, SA 5214

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
A	Negligible	0m	On-site
D	Moderately high salinity, or 10-30% of land affected by highly saline seepage	0m	On-site
B	Moderately low salinity, or less than 2% of land affected by highly saline seepage	61m	South East
X	Not applicable - No assessment/analysis undertaken	132m	East

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

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
B	Moderately low	2-4	4-8	0m	On-site
C	Moderate	4-8	8-16	0m	On-site
A	Low	<2	<4	61m	South East
X	Not applicable - No assessment/analysis undertaken			132m	East

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

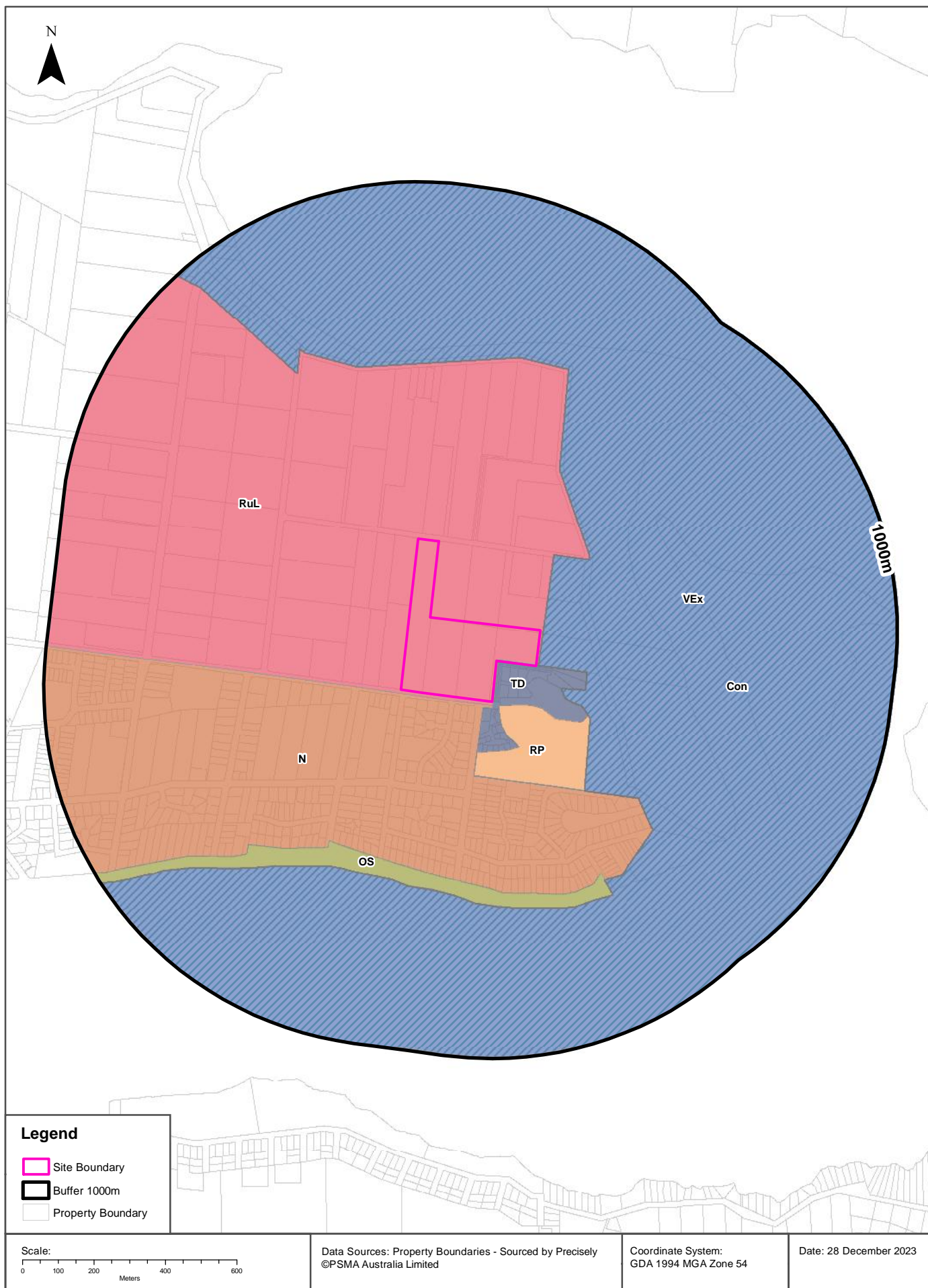
Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
A	Negligible	0m	On-site
X	Not applicable - No assessment/analysis undertaken	132m	East

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

4-16 Banfield Road, Goolwa North, SA 5214



Planning

4-16 Banfield Road, Goolwa North, SA 5214

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
RuL	Z5405	Rural Living	19/03/2021		0 0m	On-site
TD	Z6004	Tourism Development	19/03/2021		0 0m	On-site
Con	Z0904	Conservation	19/03/2021		0 3m	East
N	Z4201	Neighbourhood	19/03/2021		0 11m	South West
RP	Z5403	Residential Park	19/03/2021		0 22m	South East
OS	Z4501	Open Space	19/03/2021		0 467m	South

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

Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
VEx	S6601	Visitor Experience	19/03/2021		0 3m	East

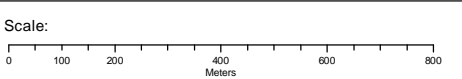
Planning and Design Code Subzones Data Source: Attorney-General's Department - South Australia
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Land Use Generalised

4-16 Banfield Road, Goolwa North, SA 5214



Legend	No Description	Forestry	Non Private Residential	Retail Commercial
	Site Boundary	Golf	Public Institution	Rural Residential
Buffer 1000m	Commercial	Horticulture	Recreation	Utilities or Industry
Property Boundary	Education	Livestock	Reserves	Vacant
	Food Industry	Mining or Quarrying	Residential	Vacant Urban Land



Data Sources: Property Boundaries - Sourced by Precisely ©PSMA Australia Limited

Coordinate System: GDA 1994 MGA Zone 54

Date: 28 December 2023

Planning

4-16 Banfield Road, Goolwa North, SA 5214

Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Vacant	0m	On-site
Rural Residential	0m	On-site
Residential	0m	On-site
Non Private Residential	20m	South East
Vacant Urban Land	20m	South West
Recreation	128m	South
Reserves	224m	South
Horticulture	282m	North West
Utilities or Industry	367m	South East
Livestock	399m	North West
Public Institution	563m	South East

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

4-16 Banfield Road, Goolwa North, SA 5214

Commonwealth Heritage List

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

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

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

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

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

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

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

State Heritage Areas within the dataset buffer:

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

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

SA Heritage Places within the dataset buffer:

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

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

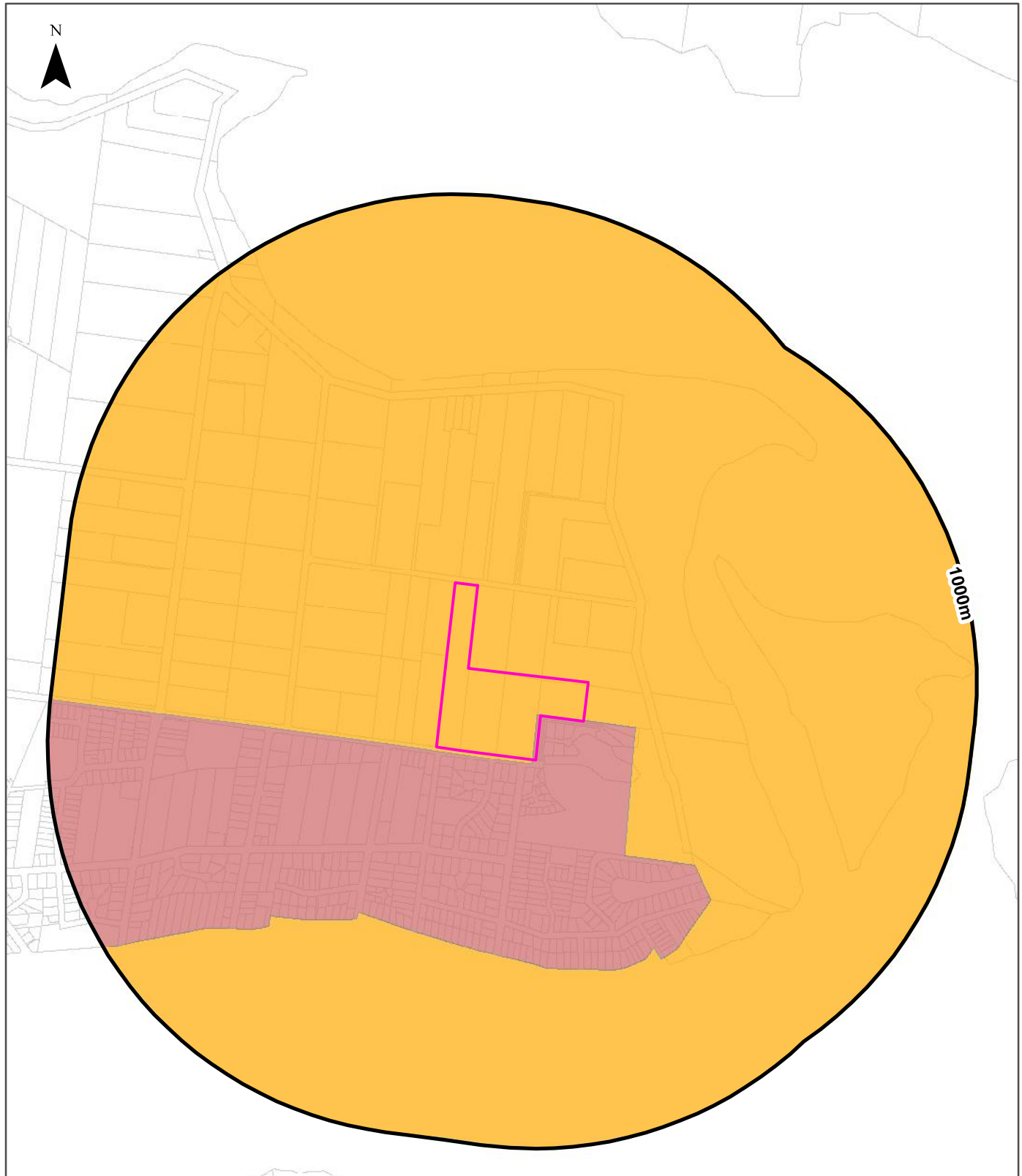
Aboriginal Land within the dataset buffer:

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

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

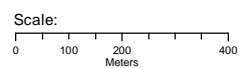
Natural Hazards - Bushfire

4-16 Banfield Road, Goolwa North, SA 5214



Legend

- | | | |
|-------------------|---|-----------------|
| Site Boundary | Planning and Design Code Bushfire Overlays | |
| Buffer 1000m | High Risk | Urban Interface |
| Property Boundary | Medium Risk | Outback |
| Bushfire History | General | Regional |



Data Sources: Property Boundaries - Sourced by Precisely
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023

Natural Hazards

4-16 Banfield Road, Goolwa North, SA 5214

Bushfire Overlays

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

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
O2408	Hazards (Bushfire - Medium Risk)	The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency	19/03/2021		0m	On-site
O2408	Hazards (Bushfire - Urban Interface)	The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuati	19/03/2021		0m	On-site

Bushfire Overlays Data Source: Attorney-General's Department - South Australia

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Bushfires and Prescribed Burns History

Bushfires and prescribed burns within the dataset buffer:

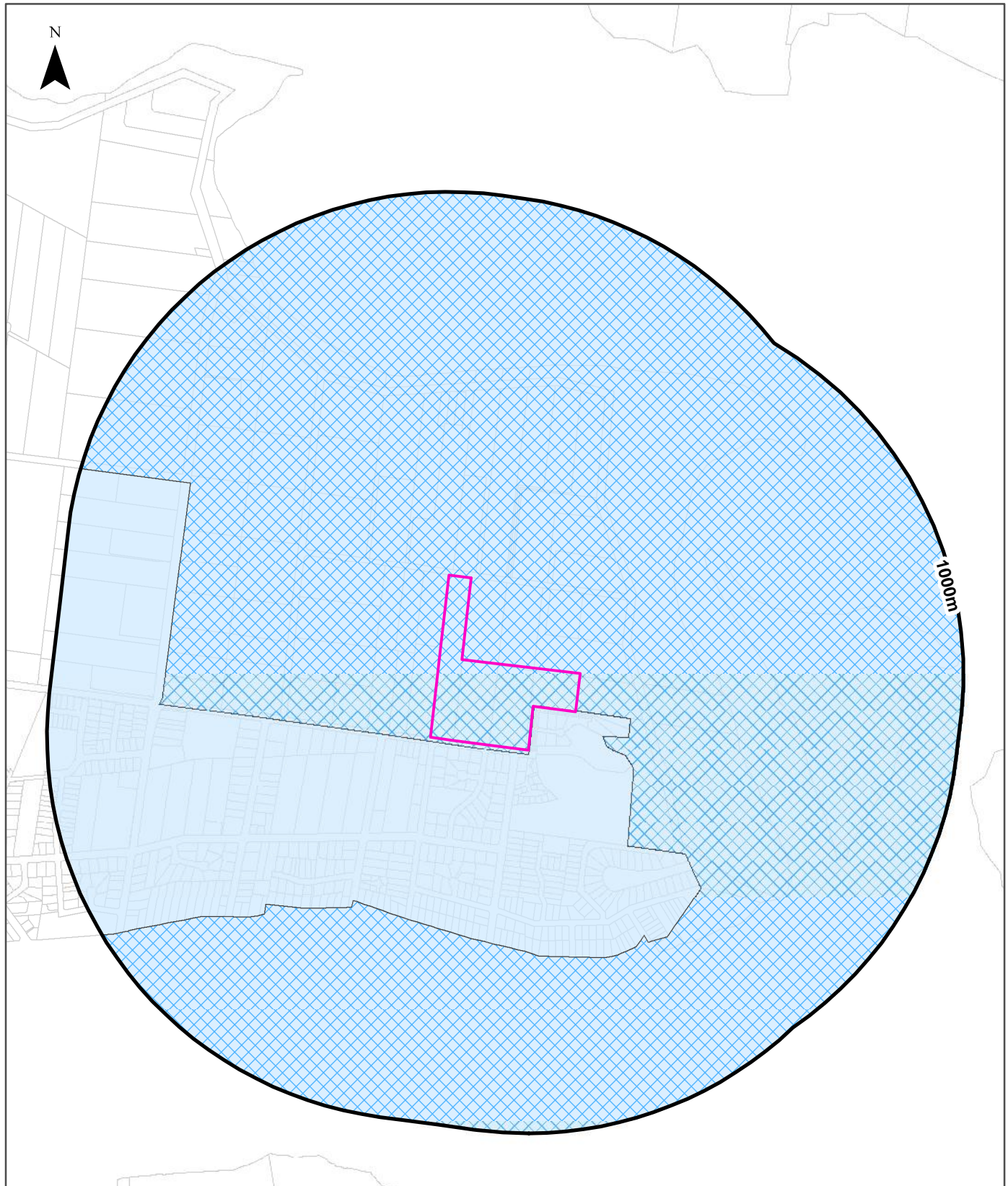
Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
N/A	No records in buffer						

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

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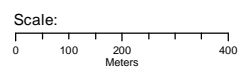
Natural Hazards - Flood

4-16 Banfield Road, Goolwa North, SA 5214



Legend

- | | | |
|-------------------|------------------------------|-------------------------------------|
| Site Boundary | Flooding | Coastal Flooding |
| Buffer 1000m | Flooding - General | River Murray Flood Plain Protection |
| Property Boundary | Flooding - Evidence Required | |



Data Sources: Property Boundaries - Sourced by Precisely ©PSMA Australia Limited

Coordinate System: GDA 1994 MGA Zone 54

Date: 28 December 2023

Natural Hazards

4-16 Banfield Road, Goolwa North, SA 5214

Flooding Overlays

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

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2416	Hazards (Flooding - Evidence Required)	The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.	10/11/2022		0m	On-site
O5402	River Murray Flood Plain Protection Area	The River Murray Flood Plain Protection Area Overlay seeks to conserve and enhance the riverine environment, provide for environmental water flows, protect life and property against flood risk and recognise the riverine environment as an important tourism	19/03/2021		0m	On-site

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

4-16 Banfield Road, Goolwa North, SA 5214



Ecological Constraints

4-16 Banfield Road, Goolwa North, SA 5214

Native Vegetation

Record ID	Vegetation Group	Vegetation Group Percentage	Structural Formation Description	Species and Stratum Details	Description of the Environment	Ground Truth Methodology	Capture Scale	Distance	Direction
49335	RM2902	60	grassland	Phragmites australis +/-Typha domingensis +/-Schoenoplectus validus tall closed grassland	Swamps, lakes and plains; variety of soils, all including clay and/or loam	Not Visited	20000	111m	North East
	RM3501	40	rushland/sedgeland	Gahnia filum+/-Gahnia trifida+/-Juncus kraussii mid sedgeland	Data from 4 sites: swamp, plain, open and drainage depressions; soils medium clays, sandy clay loam and clay loam sandy	Not Visited	20000	111m	North East
137649	RM2902	100	grassland	Phragmites australis +/-Typha domingensis +/-Schoenoplectus validus tall closed grassland	Swamps, lakes and plains; variety of soils, all including clay and/or loam	Not Visited	20000	408m	North East
49717	RM2902	100	grassland	Phragmites australis +/-Typha domingensis +/-Schoenoplectus validus tall closed grassland	Swamps, lakes and plains; variety of soils, all including clay and/or loam	Not Visited	20000	412m	East
142450	RM2902	100	grassland	Phragmites australis +/-Typha domingensis +/-Schoenoplectus validus tall closed grassland	Swamps, lakes and plains; variety of soils, all including clay and/or loam	Not Visited	20000	434m	East
41981	RM2902	60	grassland	Phragmites australis +/-Typha domingensis +/-Schoenoplectus validus tall closed grassland	Swamps, lakes and plains; variety of soils, all including clay and/or loam	Not Visited	20000	451m	East
	RM3501	40	rushland/sedgeland	Gahnia filum+/-Gahnia trifida+/-Juncus kraussii mid sedgeland	Data from 4 sites: swamp, plain, open and drainage depressions; soils medium clays, sandy clay loam and clay loam sandy	Not Visited	20000	451m	East
25072	RM2902	100	grassland	Phragmites australis +/-Typha domingensis +/-Schoenoplectus validus tall closed grassland	Swamps, lakes and plains; variety of soils, all including clay and/or loam	Not Visited	20000	481m	North East
33786	RM2902	100	grassland	Phragmites australis +/-Typha domingensis +/-Schoenoplectus validus tall closed grassland	Swamps, lakes and plains; variety of soils, all including clay and/or loam	Not Visited	20000	482m	North East
106787	RM3501	100	rushland/sedgeland	Gahnia filum+/-Gahnia trifida+/-Juncus kraussii mid sedgeland	Data from 4 sites: swamp, plain, open and drainage depressions; soils medium clays, sandy clay loam and clay loam sandy	Not Visited	20000	503m	North West
32520	RM3701	100	rushland/sedgeland	Typha domingensis tall open sedgeland	Swamps; soils mostly silty clay loams, all soils recorded include clay and/or loam	Not Visited	20000	518m	North
26686	RM2902	100	grassland	Phragmites australis +/-Typha domingensis +/-Schoenoplectus validus tall closed grassland	Swamps, lakes and plains; variety of soils, all including clay and/or loam	Not Visited	20000	519m	East

Record ID	Vegetation Group	Vegetation Group Percentage	Structural Formation Description	Species and Stratum Details	Description of the Environment	Ground Truth Methodology	Capture Scale	Distance	Direction
25146	RM2902	100	grassland	Phragmites australis +/-Typha domingensis +/-Schoenoplectus validus tall closed grassland	Swamps, lakes and plains; variety of soils, all including clay and/or loam	Not Visited	20000	522m	East
121903	RM3701	100	rushland/sedgel and	Typha domingensis tall open sedgeland	Swamps; soils mostly silty clay loams, all soils recorded include clay and/or loam	Not Visited	20000	526m	North West

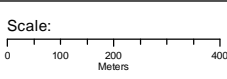
Department for Environment and Water Data Source: Native Vegetation Floristic Areas - NVIS - State-wide
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Ecological Constraints - Groundwater Dependent Ecosystems Atlas

4-16 Banfield Road, Goolwa North, SA 5214



Legend	
Site Boundary	High potential GDE - from national assessment
Buffer 1000m	Moderate potential GDE - from national assessment
Property Boundaries	Low potential GDE - from regional studies
High potential GDE - from regional studies	Known GDE - from regional studies
Moderate potential GDE - from regional studies	Unclassified potential GDE - from national assessment
Low potential GDE - from national assessment	Unclassified potential GDE - from regional studies



Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 December 2023

Ecological Constraints

4-16 Banfield Road, Goolwa North, SA 5214

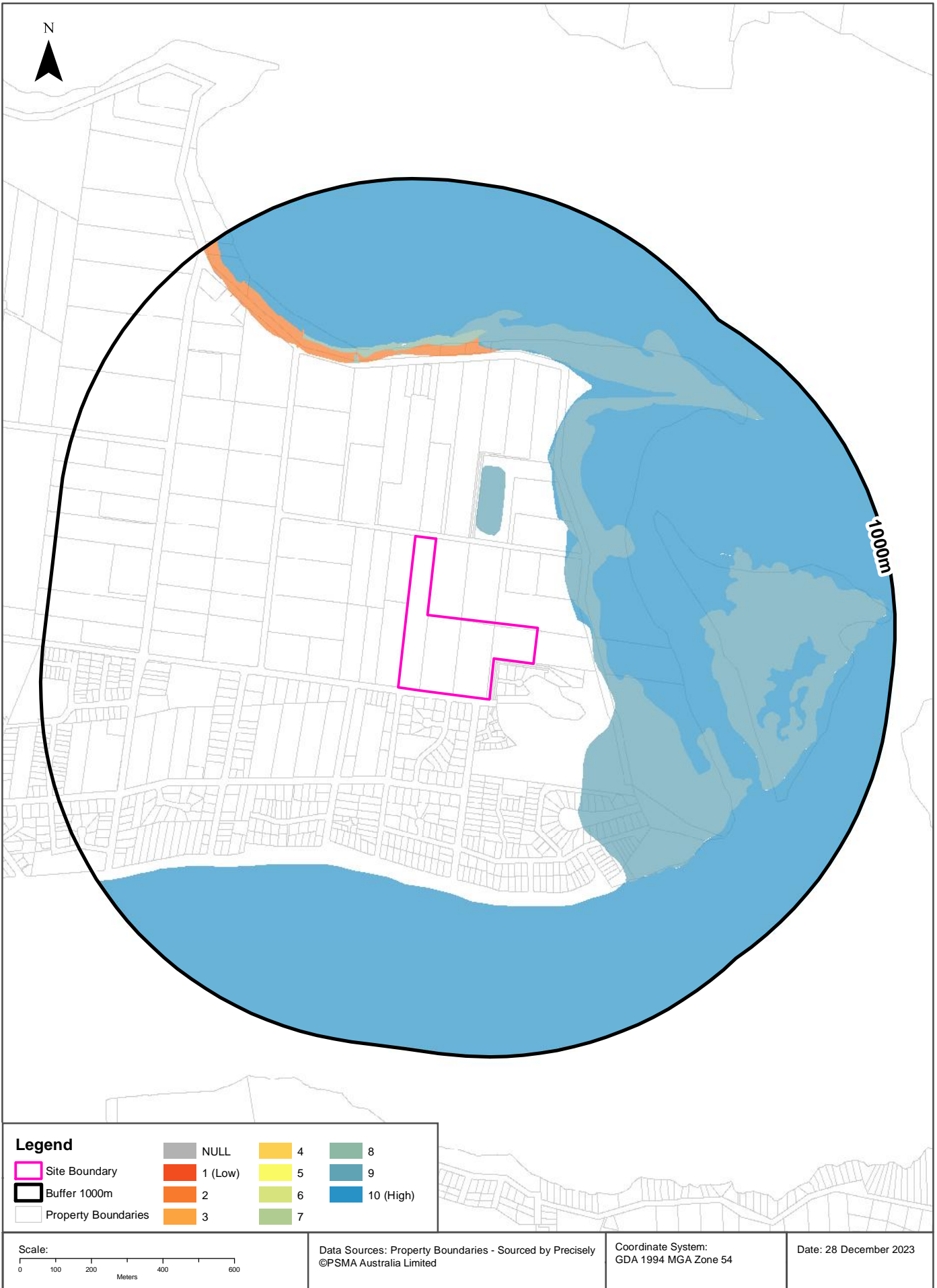
Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		High potential GDE - from national assessment	Coastal barrier, lagoons and limestone dunes.	Vegetation		111m	North East
Aquatic		High potential GDE - from national assessment	Coastal barrier, lagoons and limestone dunes.	Wetland		115m	North
Aquatic		Known GDE - from regional studies	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	124m	East
Aquatic		Known GDE - from regional studies	Coastal barrier, lagoons and limestone dunes.	River	Fractured & consolidated sedimentary	408m	East
Aquatic		High potential GDE - from national assessment	Coastal barrier, lagoons and limestone dunes.	River		763m	South

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

4-16 Banfield Road, Goolwa North, SA 5214



Ecological Constraints

4-16 Banfield Road, Goolwa North, SA 5214

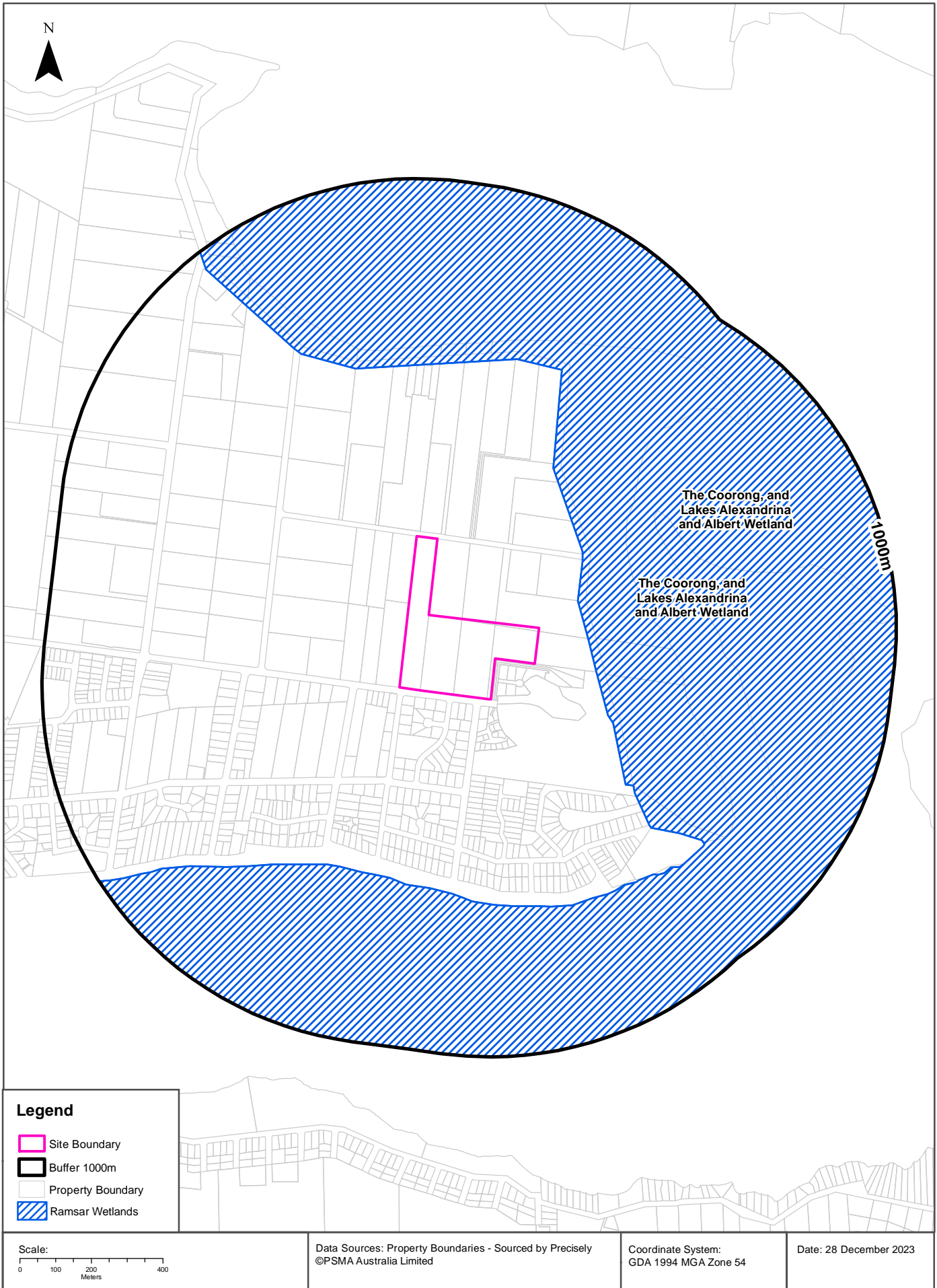
Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		10	Coastal barrier, lagoons and limestone dunes.	Vegetation		111m	North East
Aquatic		9	Coastal barrier, lagoons and limestone dunes.	Wetland		115m	North
Aquatic		9	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	124m	East
Aquatic		10	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	170m	North East
Aquatic		10	Coastal barrier, lagoons and limestone dunes.	River	Fractured & consolidated sedimentary	408m	East
Terrestrial		9	Coastal barrier, lagoons and limestone dunes.	Vegetation		451m	East
Aquatic		8	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	503m	North
Terrestrial		2	Coastal barrier, lagoons and limestone dunes.	Vegetation		503m	North West
Terrestrial		8	Coastal barrier, lagoons and limestone dunes.	Vegetation		518m	North
Aquatic		10	Coastal barrier, lagoons and limestone dunes.	Wetland		527m	South
Aquatic		2	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	620m	North West
Aquatic		10	Coastal barrier, lagoons and limestone dunes.	River		763m	South
Aquatic		2	Coastal barrier, lagoons and limestone dunes.	River	Fractured & consolidated sedimentary	805m	North West

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

4-16 Banfield Road, Goolwa North, SA 5214



Ecological Constraints

4-16 Banfield Road, Goolwa North, SA 5214

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
The Coorong, and Lakes Alexandrina and Albert Wetland	125m	East

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading "LC" or "LocConf". These codes lookup to the following location confidences:

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

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APPENDIX B

Historical Title search and summary



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Re: - LS051336 EP - 4-16 Banfield Road, Goolwa North, SA 5214

Description: - Allotment 54 D.P. 6095, Allotments 107 & 106 D.P. 13542

As regards the whole of the subject lands

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.05.1878 & 31.10.1878 (1878 to 1878)	Thomas Allen (Farmer) Samuel Allen (Farmer) Guy Allen (Farmer)	Volume 279 Folio 25 & Volume 292 Folio 97
20.12.1878 (1878 to 1888)	Stephen Cole (Stockowner)	Volume 279 Folio 25 & Volume 292 Folio 97
25.06.1888 (1888 to 1899)	Anne Frances Lilburn Cole (Married Woman) (& her deceased estate)	Volume 279 Folio 25 & Volume 292 Folio 97
18.04.1899 (1899 to 1912)	Charles Albert Pitt (Farmer)	Volume 279 Folio 25 & Volume 292 Folio 97 Now Volume 774 Folio 4
13.03.1912 (1912 to 1919)	Eliezer Hainsworth Dodd (Trader)	Volume 774 Folio 4
05.05.1919 (1919 to 1924)	Hugo Charles Cave (Grazier)	Volume 774 Folio 4
06.04.1924 (1924 to 1927)	Carl Friedrich Fiedler (Farmer)	Volume 774 Folio 4
12.07.1927 (1927 to 1929)	William Pexton Pexton (Grazier)	Volume 774 Folio 4
15.02.1929 (1929 to 1931)	Henry Clements (Farmer)	Volume 774 Folio 4 Now Volume 1571 Folio 75
12.06.1931 (1931 to 1950)	Hugo Charles Cave (Grazier)	Volume 1571 Folio 75
22.03.1950 (1950 to 1950)	Pastures Limited	Volume 1571 Folio 75



ABN: 36 092 724 251
 Ph: 02 9099 7400
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Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

Continued as regards Allotment 54 D.P. 6095 – 4 Banfield Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.07.1950 (1950 to 1959)	Percy Edward Clarence Daniel (Farmer & Grazier)	Volume 1571 Folio 75 Then Volume 2181 Folio 25 Now Volume 2627 Folio 157
18.06.1959 (1959 to 2000)	George Morcombe Raven (Salesman)	Volume 2627 Folio 157 Then Volume 2681 Folio 81 Volume 4220 Folio 84 Now Volume 5468 Folio 408
28.08.2000 (2000 to 2022)	Silvestro Capurso Meredith Ann Capurso	Volume 5468 Folio 408 Now Volume 6095 Folio 954
10.02.2022 (2022 to 2022)	Meredith Ann Capurso	Volume 6095 Folio 954
30.03.2022 (2022 to date)	# Goolwa Tourist Resort Pty Ltd	Volume 6095 Folio 954

Denotes current registered proprietor

Leases: -

- Various leases were found from 1st January 1889 that have since expired or have been surrendered – not investigated.

Easements: -

- 20.10.1983 Subject to easement(s) over the land marked B (T 5123553).
- Subject to easement(s) over the land marked T for the Transmission of Electricity by underground cable (RTC 11764021).

Continued as regards Allotment 107 D.P. 13542 – 6 to 8 Banfield Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.07.1950 (1950 to 1958)	Percy Edward Clarence Daniel (Farmer & Grazier)	Volume 1571 Folio 75 Then Volume 2181 Folio 25 Now Volume 2627 Folio 157
14.03.1958 (1958 to 1967)	Horace Clement McCauley (Grazier) (& his deceased estate) Ivy Melva McCauley (Married Woman)	Volume 2627 Folio 157 Now Volume 2671 Folio 8
30.06.1967 (1967 to 1973)	John William Wheeler (Farmer) Gwenda Wheeler (Married Woman)	Volume 2671 Folio 8 Then Volume 3535 Folio 78 Now Volume 3608 Folio 134



ABN: 36 092 724 251
 Ph: 02 9099 7400
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Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

Continued as regards Allotment 107 D.P. 13542 – 6 to 8 Banfield Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.07.1973 (1973 to 1980)	Richard Sydney Henley (Accountant) (& his deceased estate) Patricia John Henley (Married Woman, now Widow)	Volume 3608 Folio 134 Now Volume 4021 Folio 451
01.05.1980 (1980 to 1984)	P.J, Henely Nominees Pty Ltd (Pursuant to the Trustee Act 1936 to 1974) Patricia John Henley (Widow)	Volume 4021 Folio 451 Then Volume 4212 Folio 397 Now Volume 4220 Folio 86
08.12.1984 (1984 to 1992)	Donald George Byrnes (Pastoral Inspector) Beverley Grace Byrnes (Teacher)	Volume 4220 Folio 86 Then Volume 4238 Folio 809 Now Volume 5062 Folio 315
13.02.1992 (1992 to 2015)	Robert James Parramore Pamela Glenda Parramore	Volume 5062 Folio 315
24.08.2015 (2015 to 2015)	Pamela Glenda Parramore	Volume 5062 Folio 315
24.08.2015 (2015 to 2022)	Theodoros Theodorou Kalogeropoulos Christina Jennifer Kalogeropoulos	Volume 5062 Folio 315
05.05.2022 (2022 to date)	# Goolwa Tourist Resort Pty Ltd	Volume 5062 Folio 315

Denotes current registered proprietor

Leases: -

- Various leases were found from 1st January 1889 that have since expired or have been surrendered – not investigated.

Easements: -

- 20.10.1983 Subject to easement(s) over the land marked B (T 51235534).

Continued as regards Allotment 106 D.P. 13542 – 12 Banfield Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.07.1950 (1950 to 1958)	Percy Edward Clarence Daniel (Farmer & Grazier)	Volume 1571 Folio 75 Then Volume 2181 Folio 25 Now Volume 2627 Folio 157
14.03.1958 (1958 to 1967)	Horace Clement McCauley (Grazier) (& his deceased estate) Ivy Melva McCauley (Married Woman)	Volume 2627 Folio 157 Now Volume 2671 Folio 8
30.06.1967 (1967 to 1973)	John William Wheeler (Farmer) Gwenda Wheeler (Married Woman)	Volume 2671 Folio 8 Then Volume 3535 Folio 78 Now Volume 3608 Folio 134



ABN: 36 092 724 251
 Ph: 02 9099 7400
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Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

Continued as regards Allotment 106 D.P. 13542 – 6 to 8 Banfield Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.07.1973 (1973 to 1980)	Richard Sydney Henley (Accountant) (& his deceased estate) Patricia John Henley (Married Woman, now Widow)	Volume 3608 Folio 134 Now Volume 4021 Folio 451
01.05.1980 (1980 to 1984)	P.J, Henely Nominees Pty Ltd (Pursuant to the Trustee Act 1936 to 1974) Patricia John Henley (Widow)	Volume 4021 Folio 451 Then Volume 4212 Folio 397 Now Volume 4220 Folio 86
08.12.1984 (1984 to 1985)	Donald George Byrnes (Pastoral Inspector) Beverley Grace Byrnes (Teacher)	Volume 4220 Folio 86 Now Volume 4238 Folio 808
02.12.1985 (1985 to 2007)	John Young Dowie (Market Manager) Denisse Marta Dowie (Teacher)	Volume 4238 Folio 808 Now Volume 5692 Folio 583
19.10.2007 (2007 to 2022)	Denisse Marta Dowie	Volume 5692 Folio 583
21.03.2022 (2022 to date)	# Goolwa Tourist Resort Pty Ltd	Volume 5692 Folio 583

Denotes current registered proprietor

Easements: - NIL

Leases: -

- Various leases were found from 1st January 1889 that have since expired or have been surrendered – not investigated.

Continued as regards Allotment 103 D.P. 13542 – 16 Banfield Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.07.1950 (1950 to 1958)	Percy Edward Clarence Daniel (Farmer & Grazier)	Volume 1571 Folio 75 Then Volume 2181 Folio 25 Now Volume 2627 Folio 157
14.03.1958 (1958 to 1967)	Horace Clement McCauley (Grazier) (& his deceased estate) Ivy Melva McCauley (Married Woman)	Volume 2627 Folio 157 Now Volume 2671 Folio 8
30.06.1967 (1967 to 1973)	John William Wheeler (Farmer) Gwenda Wheeler (Married Woman)	Volume 2671 Folio 8 Then Volume 3535 Folio 78 Now Volume 3608 Folio 134
03.07.1973 (1973 to 1980)	Richard Sydney Henley (Accountant) (& his deceased estate) Patricia John Henley (Married Woman, now Widow)	Volume 3608 Folio 134 Now Volume 4021 Folio 451



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

Continued as regards Allotment 103 D.P. 13542 – 16 Banfield Street

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.07.1950 (1950 to 1958)	Percy Edward Clarence Daniel (Farmer & Grazier)	Volume 1571 Folio 75 Then Volume 2181 Folio 25 Now Volume 2627 Folio 157
	<u>Continued as regards the southern half</u>	
01.05.1980 (1980 to 1983)	P.J, Henely Nominees Pty Ltd (Pursuant to the Trustee Act 1936 to 1974) Patricia John Henley (Widow)	Volume 4021 Folio 451 Then Volume 4212 Folios 396 & 397 Now Volume 4220 Folio 86
08.12.1983 (1983 to 1984)	Donald George Byrnes (Pastoral Inspector) Beverley Grace Byrnes (Teacher)	Volume 4220 Folio 86
	<u>Continued as regards the northern half</u>	
01.05.1980 (1980 to 1983)	P.J, Henely Nominees Pty Ltd (Pursuant to the Trustee Act 1936 to 1974) Patricia John Henley (Widow)	Volume 4021 Folio 451 Then Volume 4212 Folios 396 & 397 Now Volume 4220 Folio 85
08.12.1983 (1983 to 1984)	Esmond Gerald Kruse (Contractor) William John Edwards (Public Servant)	Volume 4220 Folio 85
	<u>Continued as regards the whole of Lot 103 D.P. 13542</u>	
20.11.1984 (1984 to 1985)	Donald George Byrnes (Pastoral Inspector) Beverley Grace Byrnes (Teacher) Esmond Gerald Kruse (Contractor) William John Edwards (Public Servant)	Volume 4220 Folios 85 & 86 Now Volume 4238 Folio 805
31.01.1985 (1985 to 1986)	Frank Boudewyn Edward Vanderharst (Business Proprietor) Maatje Maria Catharina Vanderharst (Business Proprietor)	Volume 4238 Folio 805
06.03.1986 (1986 to 2012)	Benito Iasiello (Milk Pasturizer) Angelina Iasiello (Nurse's Aid) Pellegrino Iasiello (Laborer) Elisa Iasiello (Married Woman)	Volume 4238 Folio 805 Now Volume 5693 Folio 461
10.12.2012 92012 to 2018)	Pellegrino Iasiello (Laborer) (# his deceased estate) Elisa Iasiello (Married Woman)	Volume 5693 Folio 461
17.12.2018 (2018 to 2022)	Elisa Iasiello (Married Woman) Teresa Maria Camerelli Alberico Iasiello Liliana Anna Pancione	Volume 5693 Folio 461
07.03.2022 (2022 to date)	# Goolwa Tourist Resort Pty Ltd	Volume 5693 Folio 461

Denotes current registered proprietor

Easements: - NIL

Continued over.



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards Allotment 103 D.P. 13542 – 16 Banfield Street

Leases: -

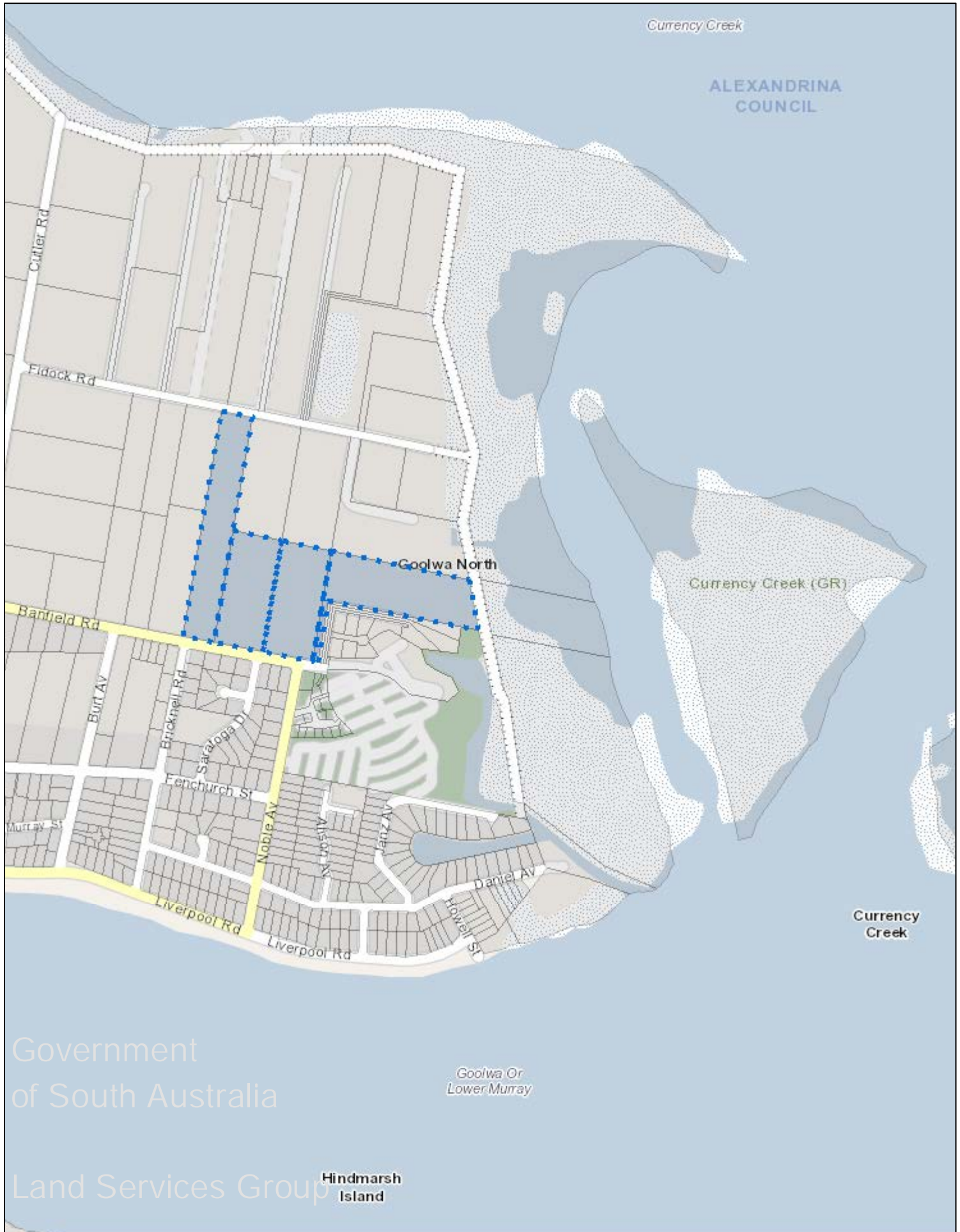
- Various leases were found from 1st January 1889 that have since expired or have been surrendered – not investigated.
-

Yours Sincerely
Mark Groll
7 January 2024

SAPPA Report

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

Date created:
January 7, 2024



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

SAPPA Report

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

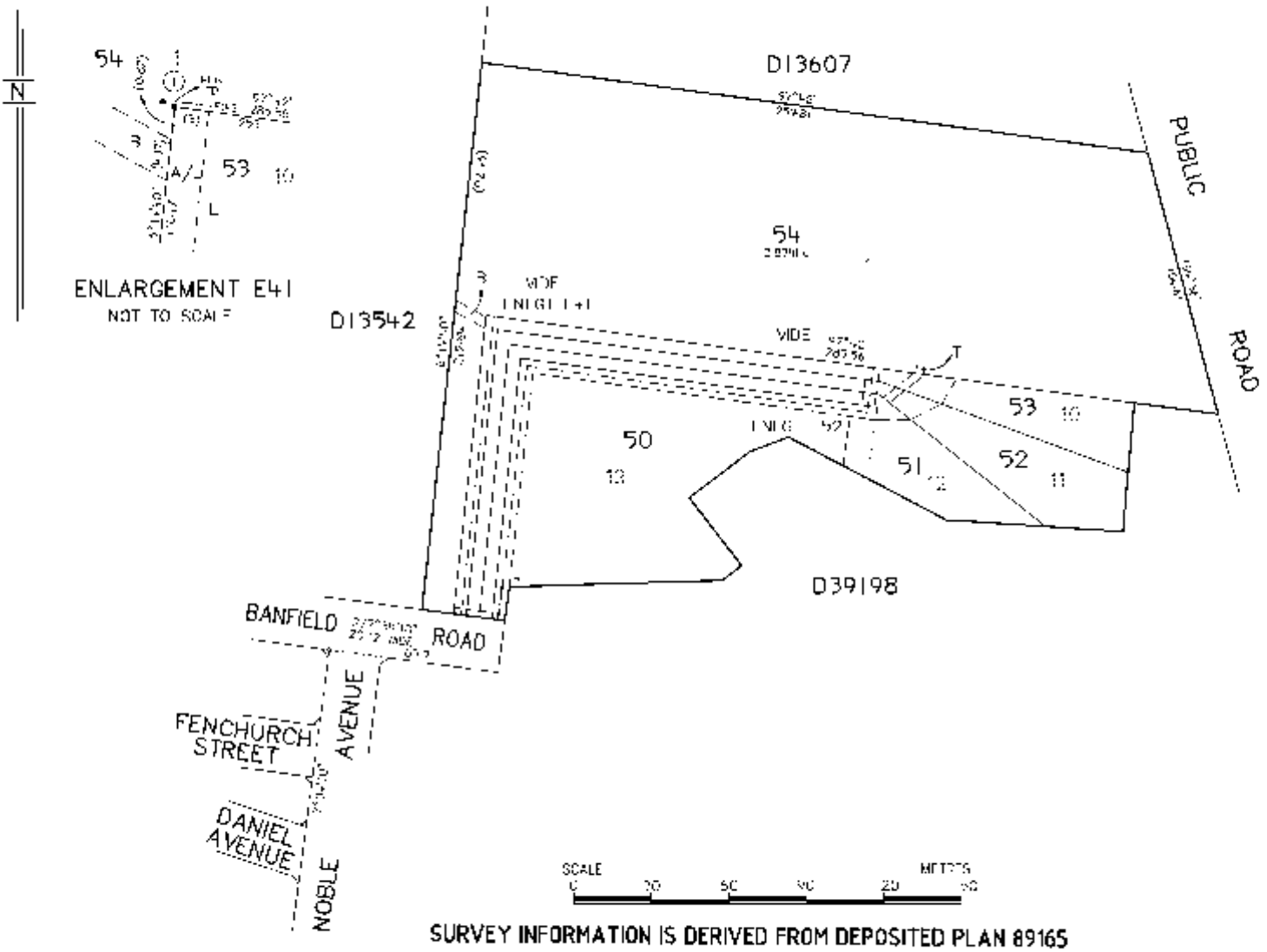
Date created:
January 7, 2024

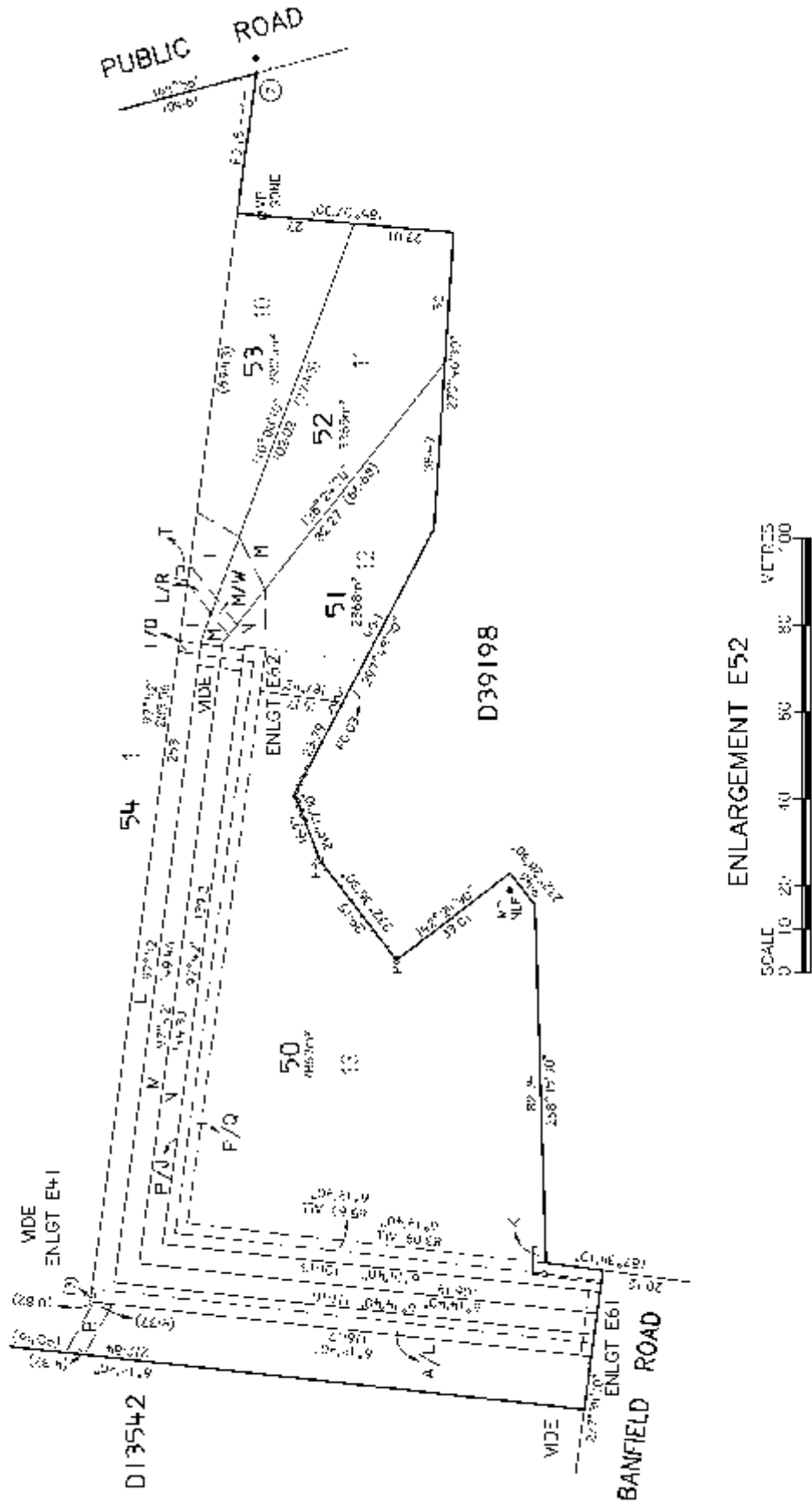


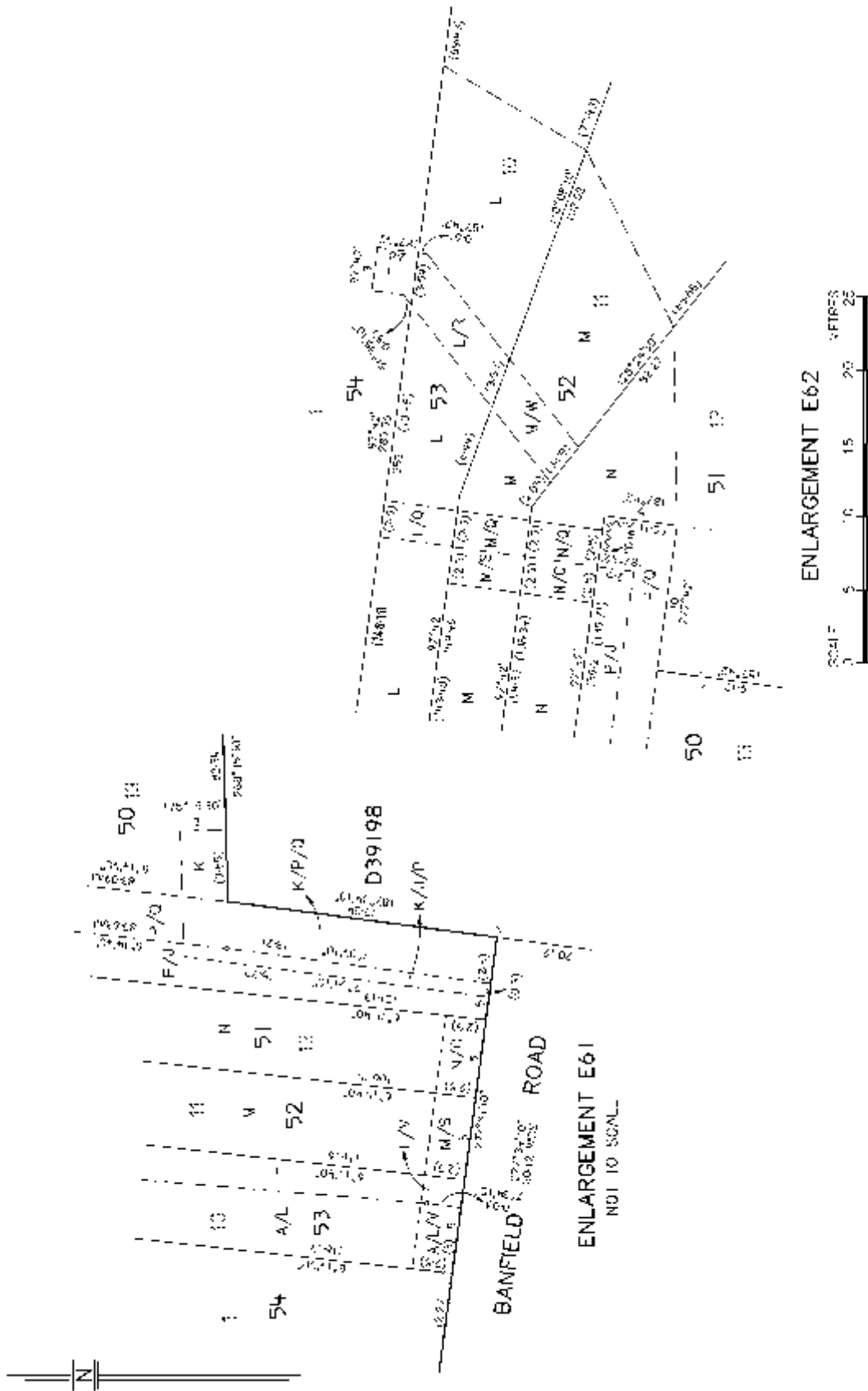
Government
of South Australia

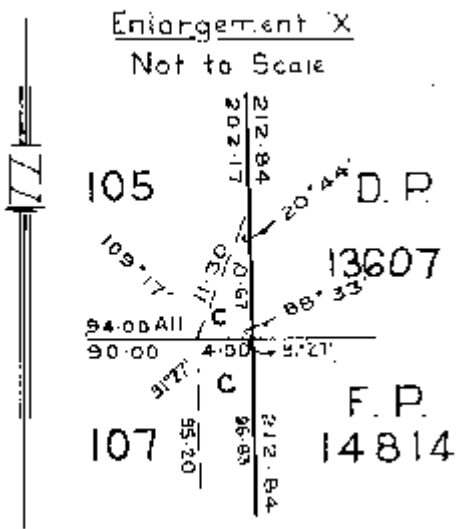
Land Services Group

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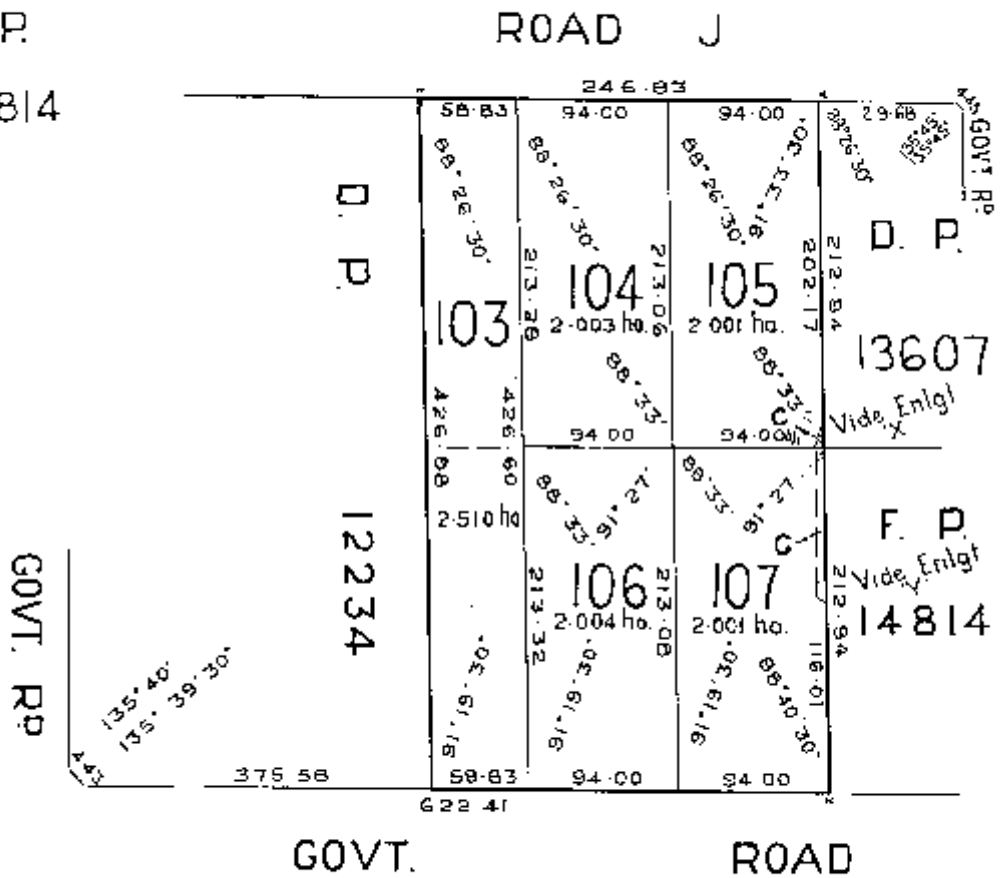
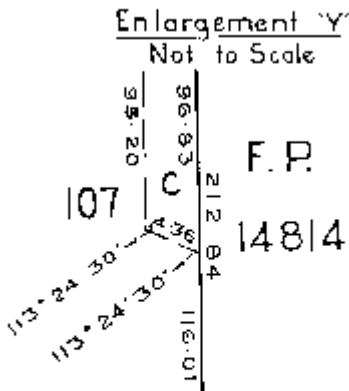
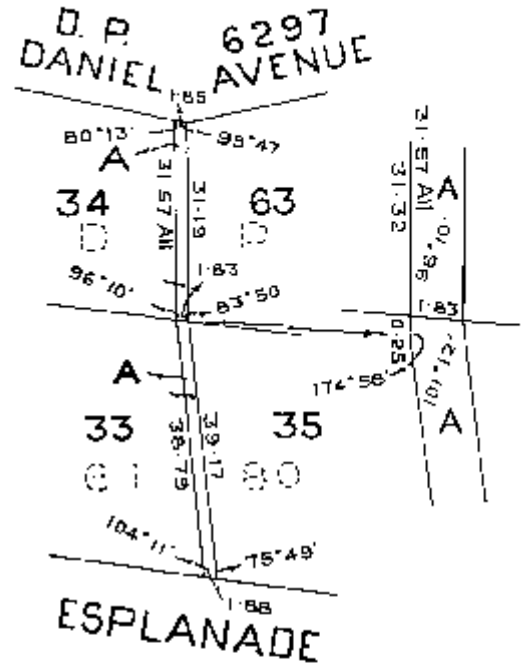




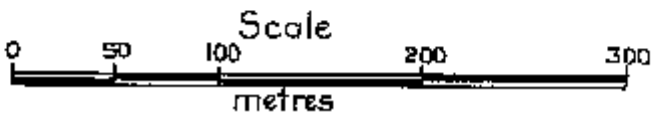
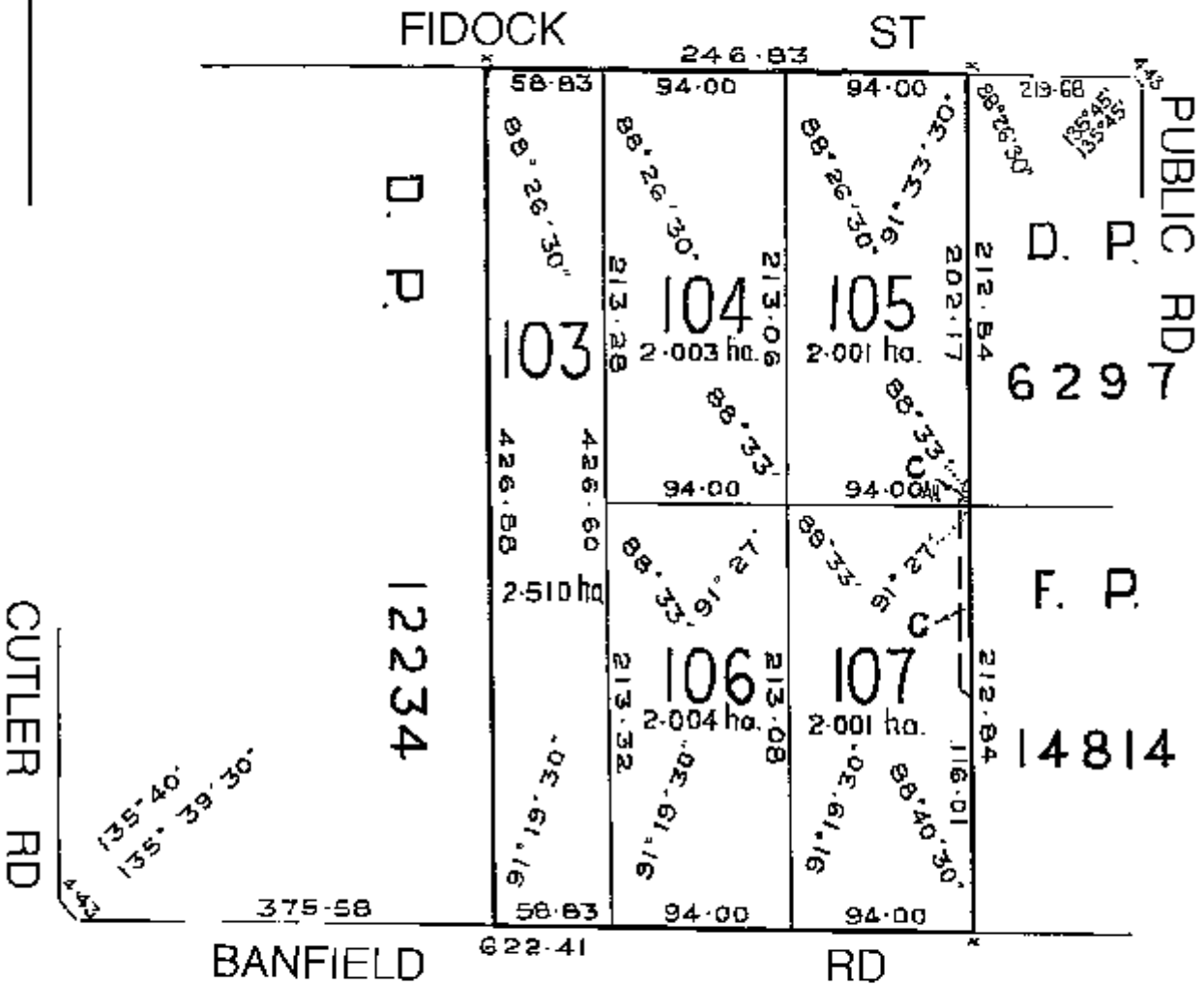
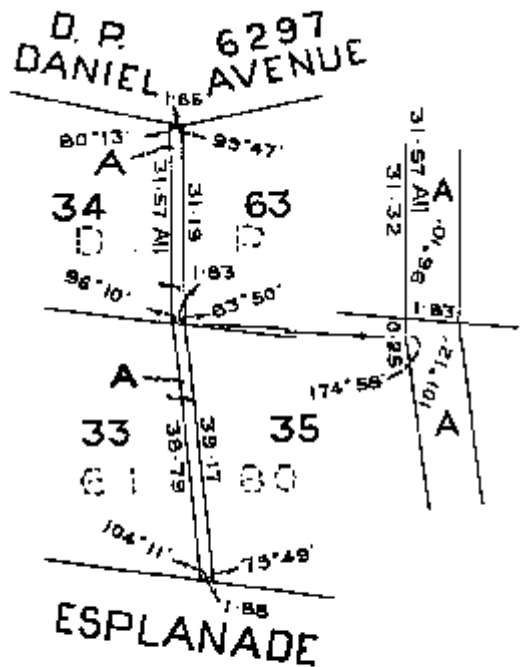




Easement diagram & enlargement
not to scale



Easement diagram & enlargement
not to scale



CUTLER RD

D. P.

12234

D. P.
6297

F. P.
14814

PUBLIC RD

FIDOCK ST

BANFIELD RD

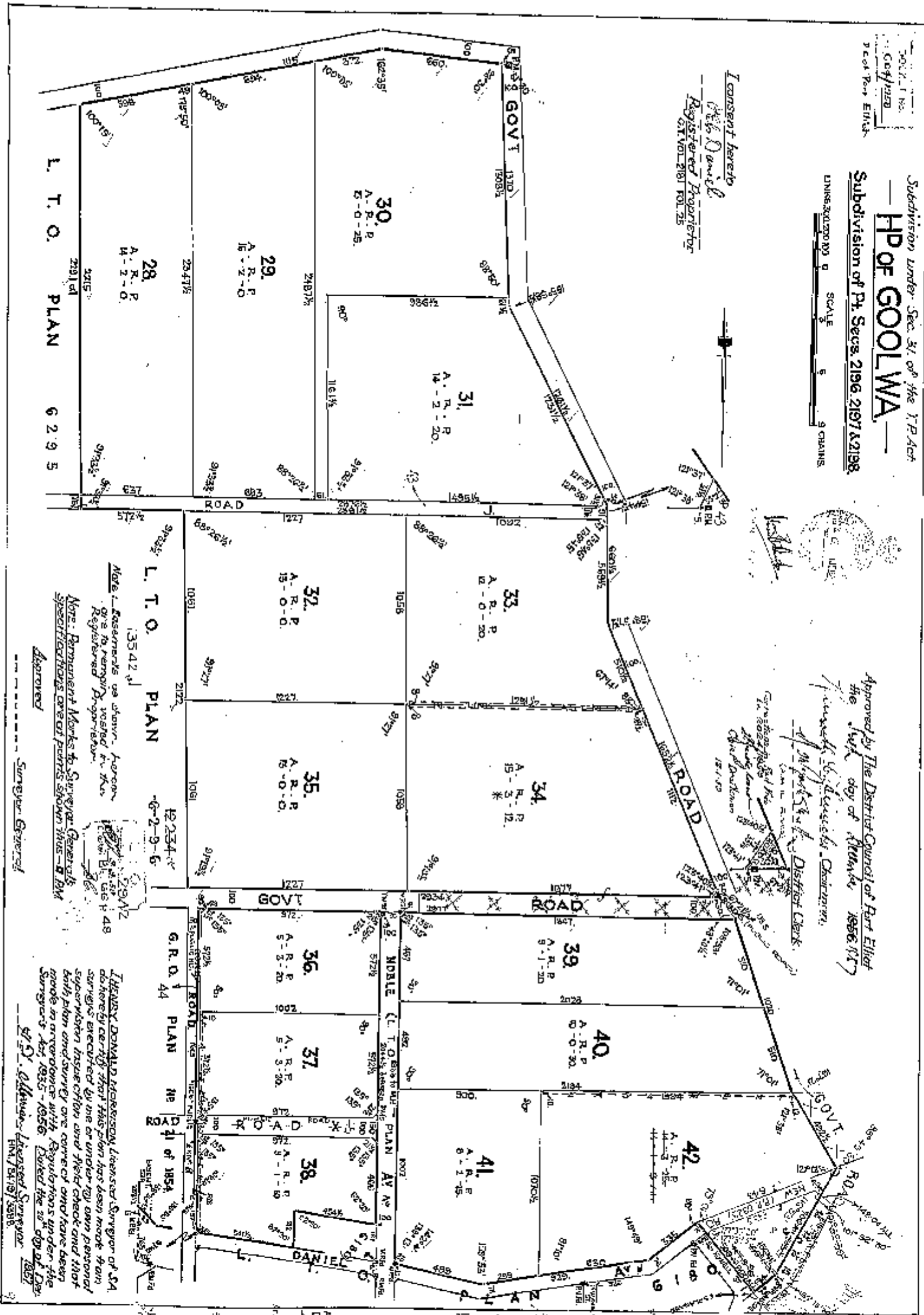
LARGE PLAN

2022 L.T.O. No. 6297

Subdivision under Sec. 31 of the T.P. Act
— HP of GOOLWA —
Subdivision of Pt. Secs. 2196, 2197 & 2198

UNITS: 30420000 D SCALE 5 9 GRAMS

I consent hereto
Helo David
Registered Proprietor
of Vol. 2191 Fol. 25



Approved by The District Council of Port Elliot
the 1st day of March, 1956 (17)
Francis W. Lewis, Chairman
District Clerk

L.T.O. PLAN
3542
Note: Assessments as shown hereon
are to remain valid for the
Registered Proprietor.
Note: Permanent Marks to Surveyor-General's
Specifications are of points shown thus: Δ BM
Approved
Surveyor-General

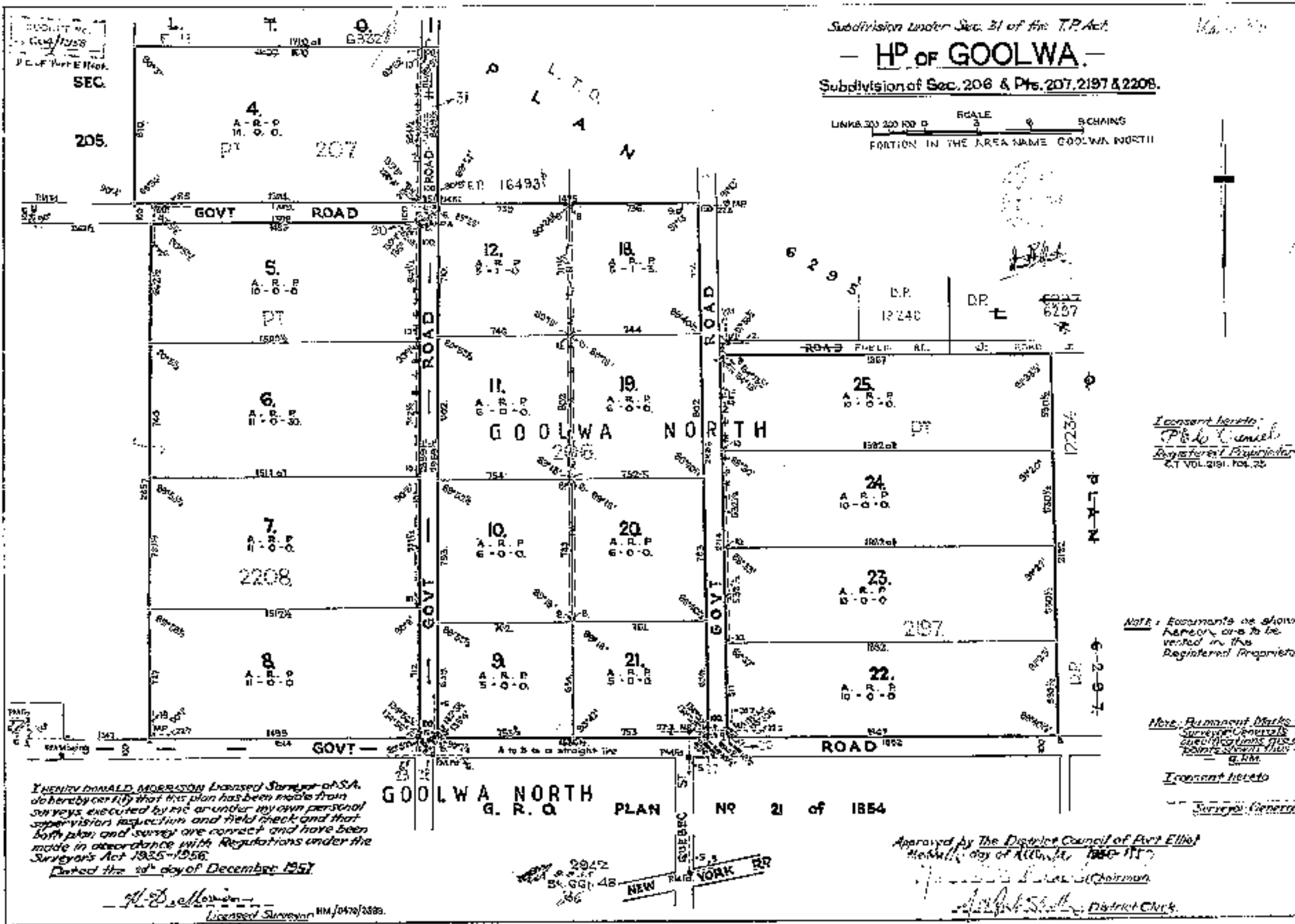
L.T.O. PLAN
6297
THE HON. DONALD HARRISON, Minister-Surveyor of SA
do hereby certify that this plan has been made from
surveys executed by me or under my own personal
supervision in accordance with the provisions of the
Act and that the same are correct and have been
made in accordance with the provisions of the
Act. Dated the 20th day of Dec.
1956.
D. H. Harrison, Licensed Surveyor

6297

MICROFILMED
10.9.92

ACCIDENTAL AGREEMENT
Additional data to closed road vide
Dkt 414/1955 pro. 10.0. 2-9-55
From of Lot 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LARGE PLAN



Subdivision Under Sec. 31 of the T.P. Act.
HP OF GOOLWA.
 Subdivision of Sec. 206 & Pts. 207, 2197 & 2208.

LINKS 300 200 100 0 SCALE 1:240 CHAINS
 PORTION IN THE AREA NAME GOOLWA NORTH

6296

Date Deposited: 22-12-57

To Record Clerk

John Williams
 Record Clerk

John Williams
 Record Clerk

Registered Proprietor

ADDITIONAL ALLOTMENT NUMBERS
 VICE DKT. 4161-275
 Pro R.S. 17-6-57

Approved by Area Roads and
 Area Name Boundary on 14/1/58
 (S.A. Statute B. 1947 pg 110)
 pro R.S. 6/2/58

Philip C. Smith
 Registered Proprietor
 C.T. VOL. 2191, Fol. 25

Note: Easements as shown
 hereon are to be
 vested in the
 Registered Proprietor.

Note: Permanent Marks to
 Surveyor-General's
 specifications must be
 placed at
 points shown thus -
 g.N.M.

In witness whereof
 Surveyor-General

Henry Donald Morrison Licensed Surveyor of S.A.
 do hereby certify that this plan has been made from
 surveys executed by me or under my own personal
 supervision inspection and field check and that
 both plan and survey are correct and have been
 made in accordance with Regulations under the
 Surveyor's Act 1935-1956.
 Dated the 20th day of December 1957

H. D. Morrison
 Licensed Surveyor HM/0470/2329

Approved by The District Council of Port Elliot
 Meeting day of 11/1/58
John Williams Chairman
John Williams District Clerk

2942
 24. 601. 48
 36
 NEW YORK RD



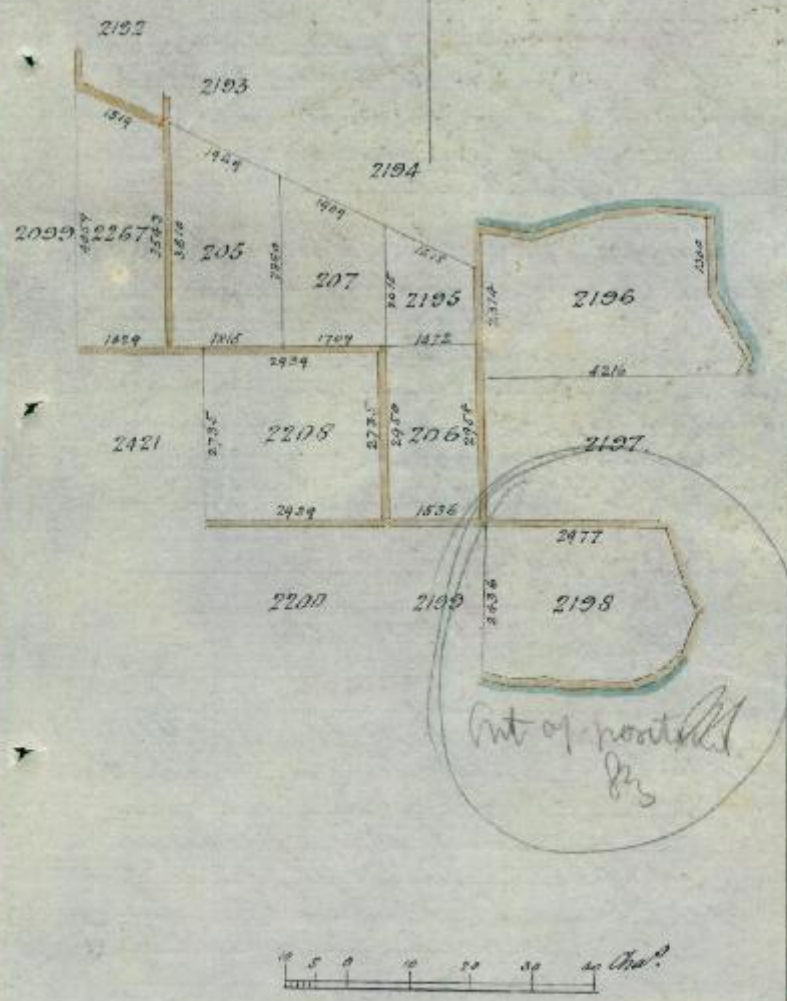
Binding Copy
(C)

In pursuance of the registration of Transfer No 8566 from John Beetham to Thomas Allen Samuel Allen and Guy Allen all of Highland year 1878 a now seized of an estate in fee simple, subject nevertheless to such incumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon in: Three sections of land situated on the Hundred of Beelwa bounded towards the north by the section 2196 containing forty four acres three roods and five perches towards the east by the section 2198 containing eighty one acres and three roods and towards the south by the section 2197 containing fifty four acres three roods and bounded as appears the plan in the margin hereof

which said Sections are delineated in the public map of the said Hundred deposited in the office of the Surveyor-General, and were originally granted sections 2196 and 2198 on the 17th day of December 1856 section 2197 by James Moore and section 2198 to John Moore on the 17th day of June 1857 and the said sections 2196 and 2198 on the 22nd day of December 1856 to Thomas and John Allen sections 2197 and 2198 on the 22nd day of December 1856 to Thomas and John Allen sections 2196 and 2198 on the 1st day of July 1863 to Christian Muller under the hand and seal of John Moncrieff Surveyor-General in chief of the said province.

In witness whereof, I have hereunto signed my name and affixed my seal this eleventh day of May one thousand eight hundred and seventy eight in presence of

M. M. M. M.
Registrar-General.



Mortgage No 83500 from John Beetham made to the Williams produced and entered in Register Book by John Beetham on the 20th day of December 1878 at 2 pm
M. M. M. M. Dep. Registrar-General

Transfer No 95005 from Thomas Allen Samuel Allen and Guy Allen to Stephen Cole of Woodlands was first Willed Stockowner of the above land, produced the 20th day December 1878 at 2 pm
M. M. M. M. Dep. Registrar-General

Discharge of the above Mortgage No 83500 by Walter entered in the 1st day November 1878. Entered the 20th day December 1878 at 2 pm
M. M. M. M. Dep. Registrar-General

Mortgage No 93166 from Stephen Cole to Thomas Allen Samuel Allen and Guy Allen of the above land, was first made the 26th day March 1878 produced the 20th day December 1878 at 2 pm
M. M. M. M. Dep. Registrar-General

Mortgage No 95170 (including also other property) from Stephen Cole to Nathaniel Alexander Wood and Edward Carter produced the 12th day February 1879 at 11 am
M. M. M. M. Dep. Registrar-General

Transfer No 222620

Pursuant to application No 335405

Sole to Anne Frances Lillburn Cole
to wife of the within bond for her
separate use. Produced for registration
the 25 day March 1897 at 3 pm
Manufacture Dept

Charles Townsend Hargrave the
younger of Adelaide Solicitor is proprietor
of an estate in fee simple in the
within land as the Executor named
in the will dated the 13 day May 1897
(with Codicil thereto dated the 18 day
May 1897) of the will in named Anne
Frances Lillburn Cole who died on
the 23 day June 1897 as appears by
Probate dated the 18 day September 1897
Produced for registration the 1 day December
1898 at 11.30 am
J. Heath Depy Genl

Discharge of the above Mortgage No 229691 by
receipt endorsed thereon. Produced for registration
the 10 day May 1899 at 2.35 pm
Manufacture Dept

Discharge of the within Mortgage No 246742
by receipt endorsed thereon. Produced for registration
the 18 day April 1899 at 3 pm
J. Heath Depy Genl

Lease No 229691 (Including also other
property) from Anne Frances Lillburn
Cole to John Paul & the above land.
Term of years from the 1st day of January 1897
subject to registration the 14 day May
1897 at 2.15 pm
Manufacture Dept

Transfer No 337808 from Charles
Townsend
Hargrave the younger to Charles Albert Pitt
both of Adelaide Solicitors of an estate in
fee simple in the within land. Produced
for registration the 18 day April 1899 at 3 pm
J. Heath Depy Genl

Mortgage No 276573 (Including also
other property) from Anne Frances Lillburn
Cole to Nathaniel Alexander Knox Edward Castro
Gwynne and Charles Townsend Hargrave
Produced for registration the 20 day November
1898 at 2.45 pm
J. Heath Depy Genl

Mortgage No 337809 from Charles
Albert Pitt the younger to Charles Townsend
Hargrave the younger. Produced for registration the 18
day April 1899 at 3 pm (including other property)
J. Heath Depy Genl

Discharge of the within Mortgage
No 276573 by receipt endorsed
thereon. Produced for registration
the 15 day February 1899 at 12.25 pm
J. Heath Depy Genl

Transfer of the within Mortgage No 337809
from Charles Townsend Hargrave
to Nathaniel Alexander Knox and
Edward Castro Gwynne both of
Adelaide Solicitors as appears by Subven-
ient thereon. Produced for registration
the 20 day June 1899 at 2.15 pm
J. Heath Depy Genl

Mortgage No 296944 (Including
also other property) from Anne
Frances Lillburn Cole to
Nathaniel Alexander Knox Edward
Castro Gwynne and Charles
Townsend Hargrave. Produced
for registration the 18 day October
1898 at 1.25 pm
J. Heath Depy Genl

DISCHARGE OF THE WITHIN MORTGAGE
No 339809 BY RECEIPT ENDORS'D
THEREON PRODUCED FOR REGISTRATION
THE 4 day April 1902
AT 2.45 pm
J. Heath Depy Genl

Surrender of the within Lease No
229691 by endorsement thereon dated the
28 day March 1895. Produced for
registration the 21 day November 1895 at
2.50 pm
J. Heath Depy Genl

Lease No 380704 from Charles Albert
Pitt to Anne Frances Lillburn &
the within land. Term for years
from the 25 March 1892. Produced
for registration the 2 day May 1902
May (including other land)
Mr Thomas Depy Genl

Lease No 298987 (Including also
other property) from Anne Frances
Lillburn to Robert William Grayfield
of the within land. Term of years
from the 1 day April 1895. Produced
for registration the 21 day November
1895 at 2.50 pm
J. Heath Depy Genl

CANCELLED
AND A BALANCE CERTIFICATE OF TITLE
ISSUED (to be better 788 of 1907)
VOL 774 FOL 4
J. Heath Depy Genl
DEP. REG. GENL



Pursuant to Application No. 16682

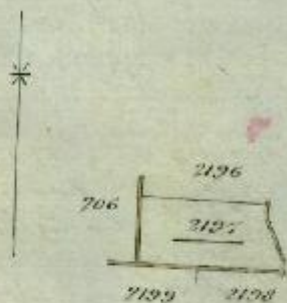
Thomas Allen, Samuel Allen and Guy Allen all of 31 1/2 acres near Scotchman's Pasture, now seized of an estate in fee simple, subject nevertheless to such incumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon in State Section of lands situated in the Parishes of Scotchman's Pasture and Connington, containing the area of about seven acres or thereabouts and bounded as appears on the plan of the said section

which said Section is delineated in the public map of the said Parishes, deposited in the office of the Surveyor-General, and was originally granted to the said Thomas Allen under the hand and seal of the Governor-General of South Australia on the 25th day of June 1875

In witness whereof, I have hereunto signed my name and affixed my seal this twenty first day of October one thousand eight hundred and seventy ninth in presence of W. McCulloch

W. McCulloch

Registrar-General.



Mortgage from John Graham Neale to John Millay of registered in the General Land Office No. 24 Book 306
W. McCulloch Registrar-General

Transfer No. 93118 from Thomas Allen and Guy Allen to Stephen Cole of Woodlands near Fort Gilbert Stockhouse of the above land Produced the 20th day December 1878
W. McCulloch Registrar-General

M Discharge of the above land, as appears by reconveyance registered No. 30 Book 306 Produced and entered the 12th day of February 1879 at 11 am
W. McCulloch Registrar-General

Mortgage No. 95170. (Including also other property) from Stephen Cole to Nathaniel Alexander Knox and Edward Castro Gwynne. Produced the 12th day February 1879 at 11 am
W. McCulloch Registrar-General

Transfer No. 222620 from Stephen Cole to Anne Frances Lilburn Cole as wife of the within lands for her separate use Produced for registration the 25th day June 1878 at 11 am
W. McCulloch Registrar-General

Discharge of the within Mortgage No 229170 by receipt endorsed thereon. Produced for registration the 14 day of May 1897 at 2.35 p.m.

J. Heath Esq. Reg. Genl.

Lease No 229691. (Including also other property) from Anne Frances Lilburn Cole to John Price of the within land. Term 7 years from the 1st day January 1899. Produced for registration the 14 day of May 1897 at 2.35 p.m.

J. Heath Esq. Reg. Genl.

Mortgage No 276573 (Including also other property) from Anne Frances Lilburn Cole to Nathaniel Alexander Knox, Edward Castro Gwynne and Charles Townsend Hargrave. Produced for registration the 21 day November 1897 at 2.10 p.m.

J. Heath Esq. Reg. Genl.

Discharge of the within Mortgage No 276573 by receipt endorsed thereon produced for registration the 16 day of April 1899 at 12.25 p.m.

J. Heath Esq. Reg. Genl.

Mortgage No 296944 (including also other property) from Anne Frances Lilburn Cole to Nathaniel Alexander Knox, Edward Castro Gwynne and Charles Townsend Hargrave. Produced for registration the 15 day of April 1899 at 12.25 p.m.

J. Heath Esq. Reg. Genl.

Surrender of the within lease No 229691 by endorsement thereon dated the 20 day March 1898. Produced for registration the 21 day November 1897 at 2.10 p.m.

J. Heath Esq. Reg. Genl.

Lease No 298987 (Including also other property) from Anne Frances Lilburn Cole to Herbert William Mayfield of the within land. Term 5 years from the 1 day April 1898. Produced for registration the 21 day November 1897 at 2.10 p.m.

J. Heath Esq. Reg. Genl.

Discharge of the within Mortgage No 276573

Surrender to application No 335405

Charles Townsend Hargrave the younger of Adelaide Solicitor as proprietor of an estate in fee simple in the within land as the executor named in the will dated the 17 day May 1897 with Codicil thereto dated the 18 day May 1897 of the within named Anne Frances Lilburn Cole who died on the 23 day June 1897 as appears by probate dated the 18 day September 1897. Produced for registration the 1 day Decr 1898 at 11.30 a.m.

J. Heath Esq. Reg. Genl.

Discharge of the within Mortgage No 276944 by receipt endorsed thereon produced for registration the 18 day April 1899 at 3 p.m.

J. Heath Esq. Reg. Genl.

Transfer No 339808 from Charles Townsend Hargrave the younger to Charles Albert Pitt of Currency Creek Farmers of an estate in fee simple in the within land. Produced for registration the 18 day April 1899 at 3 p.m.

J. Heath Esq. Reg. Genl.

Mortgage No 339809 from Charles Albert Pitt to Charles Townsend Hargrave. Produced for registration the 18 day April 1899 at 3 p.m. (Including other property)

J. Heath Esq. Reg. Genl.

Transfer of the within Mortgage No 339809 from Charles Townsend Hargrave to Nathaniel Alexander Knox and Edward Castro Gwynne both of the within land. Produced for registration the 20 day June 1899 at 2.10 p.m.

J. Heath Esq. Reg. Genl.

DISCHARGE OF THE WITHIN MORTGAGE. NO 339809 BY RECEIPT ENDORS D THEREON PRODUCED FOR REGISTRATION THE 14 DAY April 19 02 AT 2.40 p.m. SEP. REG. GENL.

Lease No 380704 from Charles Albert Pitt to James Muir Gordon of the within land term five years from the 25 day March 1898 produced for registration the 20 day May 1902 at 11 a.m. (Including other land)

M. Thomson Esq. Reg. Genl.

CANCELLED AND A NEW CERTIFICATE OF TITLE ISSUED, FIDE LETTER NO. 789 OF 19 07 VOL 774 FOL 4

Wm. Thomson Esq. Reg. Genl.

N. 1008786
 BY RECEIPT ENROLLED THEREON PRODUCED
 FOR REGISTRATION THE 21 DAY OF
 March 1902 AT NOON
 W. H. M. WOOD
 DEP. REG. GENL.

South Australia.

(CERTIFICATE OF TITLE.)

DISCHARGE OF THE *within* MORTGAGE
 No. 1007726
 BY MEMORANDUM No. 1093110
 PRODUCED FOR REGISTRATION THE 21 DAY OF
 March 1902 AT NOON
 W. H. M. WOOD
 DEP. REG. GENL.



Register Book,
 Vol. 774 Folio 4

New Certificates of Title from Vol 279 Folio 25 and Vol 292 Folio 97

Charles Albert Pitt of Currency Creek Farmer is
 the proprietor of an estate in fee simple

subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in
 These SECTION of land situated in the Hundred of *Goedwa* COUNTY of *Stindmarsh*
16th 205 containing fifty eight acres 206 containing forty four acres
207 containing forty one acres 2195 containing twenty three acres 2196 containing
ninety three acres 2197 containing ninety seven acres 2198 containing eighty one
acres 2208 containing eighty acres and 2267 containing fifty four acres be
 the said several contents a little more or less

and bounded as appears in the plan in the margin hereof
 which said Section *16th* delineated in the public map of the said *Hundred* deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this *Twenty sixth* day of *November* 1907

Signed the *26th* day of *November*
 1907 in the presence of

W. H. M. Wood

W. H. M. Wood
 Registrar-General



CANCELLED
 AND NEW
 CERTIFICATE OF TITLE ISSUED
 VIDE Section 1246 of 1900
 VOL 1571, FOL 75
 W. H. M. WOOD
 DEP. REG. GENL.

Lease 16 380704 from Charles Albert Pitt to James Murray Gordon of the within land Term for years from the 25 day March 1902 Produced for registration the 20 day May 1902 at 11. a.m. (Including other land)

W. H. M. Wood
 Reg. Genl.

The Term of the above lease 16 380704 is extended until the 25 day of March 1909 as per current notice published in the Government Gazette for the 20th day of March 1909 at 3 p.m.

Transfer No. 556 191

from Charles Albert Pitt to Thayer Samworth Dodd of Collyer River Trader of an estate in fee simple in the within land Produced for registration the 13 day of March 1912 by Thayer Samworth Dodd



Scale 1:10000

*New OT requested
 No 1093111 31/11/30*

Mortgage No 556192 from Transfer No 7905133 from Hugo Charles Baine to Elizer Sainsworth Dodd & Charles Albert Pitt Produced for registration the 13 day of March 1912 at 3pm
 Vermont Edwards Dep Reg Genl

The above Mortgage No. 556192 is discharged from the sum of seven hundred and two pounds as appears by endorsement thereon produced for registration the 7 day of March 1914 at 11am
 Vermont Edwards Dep Reg Genl

The above Mortgage No. 556192 is extended until the first day of March 1917 with certain additional covenant as appears by the memorandum the 7 day of March 1917 at 11am
 Vermont Edwards Dep Reg Genl

DISCHARGE OF THE MORTGAGE NO. 556192 BY RECEIPT ENDORSED THEREON PRODUCED FOR REGISTRATION THE 7 DAY OF MARCH 1914 AT 11 AM
 W. H. Wood Dep Reg Genl

Mortgage No 905134 from Carl Friedrich Siedler to Charles Baine Produced for registration the 6 day of October 1912 at 11am
 W. H. Wood Dep Reg Genl

Transfer No 1007725 from Carl Friedrich Siedler to William Pexton Pexton of Currency Bank Broker of an estate in fee simple in the within land Produced for registration the 12 day of July 1917 at 2.30pm
 W. H. Wood Dep Reg Genl

Mortgage No 1007726 from William Pexton Pexton to Carl Friedrich Siedler Produced for registration the 12 day of July 1917 at 2.30pm
 W. H. Wood Dep Reg Genl

Mortgage No 1008786 from Carl Friedrich Siedler to Albert Orme and Alfred Lewis Dore of the above Mortgage No 1007726 Produced for registration the 21 day of July 1927 at 2.40pm
 W. H. Wood Dep Reg Genl

The within Mortgage No. 905134 is discharged from the sum of two hundred pounds as appears by endorsement thereon Produced for registration the 15 day of February 1929 at 2.45pm
 P. Mosley Dep Reg Genl

Transfer No 716602 from Elizer Sainsworth Dodd to Hugo Charles Baine of Vector Harbor grazier of an estate in fee simple in the within land produced for registration the 5 day of May 1919 at 3pm
 W. H. Wood Dep Reg Genl

Mortgage No 716603 from Hugo Charles Baine to Elizer Sainsworth Dodd Produced for registration the 5 day of May 1919 at 3pm (including other land)
 W. H. Wood Dep Reg Genl

DISCHARGE OF THE MORTGAGE NO. 716603 BY RECEIPT ENDORSED THEREON PRODUCED FOR REGISTRATION THE 30 DAY OF APRIL 1921 AT 11 AM
 W. H. Wood Dep Reg Genl

TRANSFER No. 1060321 FROM William Pexton Pexton to Henry Clements of Goolwa of AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND. PRODUCED FOR REGISTRATION THE 15 DAY OF February 1929 at 2.45pm
 P. Mosley Dep Reg Genl

Extension The time for payment of the within Mortgage No. 905134 is extended until the 24 day of September 1931 as appears by Memorandum No. 1076894 Produced for registration the 16 day of August 1929 at 2.55pm
 W. H. Wood Dep Reg Genl

return of



New Certificate of Title for the whole of the land in Vol. 774 Folio 4

HENRY CLEMENTS of Goolwa Farmer is

the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THOSE SECTIONS of land situated in the HUNDRED of GOOLWA COUNTY of HINDMARSH

and two roads
No. 205 containing fifty eight acres 206 containing forty four acres 207 containing forty one acres 2195 containing twenty three acres 2196 containing ninety three acres 2197 containing ninety seven acres 2198 containing eighty one acres 2208 containing eighty one and two roads and 2267 containing fifty four acres be the said several contents a little more or less

and bounded as appears in the plan in the margin hereof which said Section s are delineated in the public map of the said Hundred deposited in the Lands and Survey Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this twenty second day of April 1930.

Signed the 22nd day of April 1930, in the presence of H. Brown

J. Dumas Registrar-General



Mortgage No. 905134 from Carl Friedrich Fiedler to Hugo Charles Cave Produced for registration the 6 day of October 1924 at 1 p.m. (Including other land)

J. Dumas Reg. Genl.

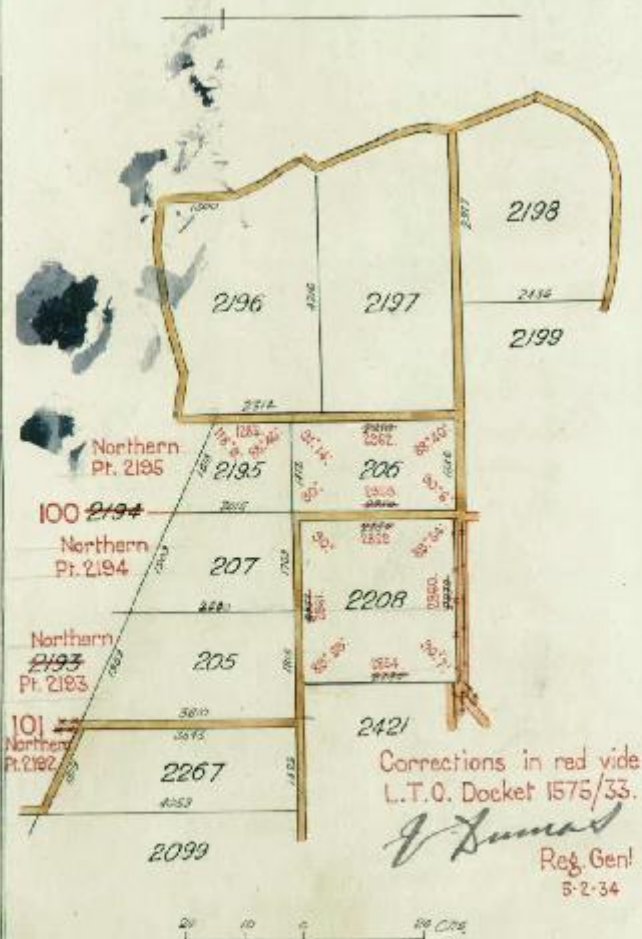
The within Mortgage No. 905134 is discharged from the sum of Two hundred pounds as appears by endorsement thereon Produced for registration the 15 day of February 1929 at 2.45 p.m.

J. Dumas Reg. Genl.

Extension The time for payment of the within Mortgage No. 905134 is extended until the 24 day of September 1931 as appears by Memorandum No. 1076884 Produced for registration the 16 day of August 1929 at 2.55 p.m.

J. Dumas Reg. Genl.

Extension. The time for payment of the within Mortgage No. 905134 is extended until the 25 day of September 1931 with interest at the rate of seven pounds per centum per annum from the 24 day of March 1930 as appears by Memorandum No. 1093111. Produced for registration the 21 day of March 1930 at noon



Corrections in red vide L.T.O. Docket 1575/33.

J. Dumas Reg. Genl. 5-2-34

(over)

MORTGAGE No. 1093112 FROM
 Henry Clements
 to Hugo Charles Cave 21 DAY OF
 PRODUCED FOR REGISTRATION THE 21 DAY OF
 March 1930 AT noon (Including other
 land)
W. W. Woodward
 DEP. REG. GENL.

MORTGAGE No. 1093113 FROM
 Henry Clements
 to Carl Friedrich Fiedler 21 DAY OF
 PRODUCED FOR REGISTRATION THE 21 DAY OF
 March 1930 AT noon (Including
 other land)
W. W. Woodward
 DEP. REG. GENL.

Foreclosure No 3532
Foreclosure Order No 1170638
 dated the 12 day of June 1931 in favor
 of Hugo Charles Cave of Victor
 Harbor Grazier subject to Mortgage No 905134
 Entered the 12 day of June 1931 at 11 am
W. W. Woodward Dep. Reg. Genl.
 D905134

DISCHARGE OF THE WITHIN MORTGAGE
 No. 905134
 BY ENDORSEMENT THEREON
 PRODUCED FOR REGISTRATION THE 17 DAY OF
 June 1931 AT 22:30 pm
W. W. Woodward
 DEP. REG. GENL.

LEASE No. 1485003 FROM
 Hugo Charles Cave to John Cecil Watson
 and James Holland Black
 OF THE WITHIN LAND. TERM Two years from
 the 1 day of July 1946
 PRODUCED FOR REGISTRATION THE 9 DAY OF
 December 1946 AT 11:30 am
 (including other land)
W. W. Woodward DEP. REG. GENL.

TRANSFER No. 1613918 FROM
 Hugo Charles Cave to
 Pastures Limited
 of 326 main street Adelaide
 AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
 PRODUCED FOR REGISTRATION THE 23 DAY OF
 March 1950 AT 12:45 PM
W. W. Woodward DEP. REG. GENL.

7169408 71629409 71629410
71629411 71629412

TRANSFER No. 1629408 FROM
 Pastures Limited to Sinclair
 Land Fatch of Goodwa Dairy Farmer
 of Porton Section 2208
 PRODUCED FOR REGISTRATION THE 7 DAY OF
 July 1950 AT 11:50 am
W. W. Woodward DEP. REG. GENL.

CANCELLED AS REGARDS LAND & TRANSFER
 No. 1629408 AND NEW CERTIFICATE
 OF TITLE ISSUED VOL. 2181 FOLIO 22
W. W. Woodward DEP. REG. GENL.

TRANSFER No. 1629409 FROM
 Pastures Limited to William Arthur
 Stanton and Ella Jane Stanton
 OF THE WITHIN Section 2267
 PRODUCED FOR REGISTRATION THE 4 DAY OF
 July 1950 AT 11:50 am
W. W. Woodward DEP. REG. GENL.

CANCELLED AS REGARDS LAND & TRANSFER
 No. 1629409 AND NEW CERTIFICATE
 OF TITLE ISSUED VOL. 2181 FOLIO 23
W. W. Woodward DEP. REG. GENL.

TRANSFER No. 1629410 FROM
 Pastures Limited to Eric James
 McKinlay and John Eric McKinlay a minor
 OF THE WITHIN Section 205
 at Strants in house
 PRODUCED FOR REGISTRATION THE 4 DAY OF
 July 1950 AT 11:50 am
W. W. Woodward DEP. REG. GENL.

CANCELLED AS REGARDS LAND & TRANSFER
 No. 1629410 AND NEW CERTIFICATE
 OF TITLE ISSUED VOL. 2181 FOLIO 24
W. W. Woodward DEP. REG. GENL.

TRANSFER No. 1629411 FROM
 Pastures Limited to Percy Edward
 Lawrence Daniel of the balance
 OF THE WITHIN land
 PRODUCED FOR REGISTRATION THE 4 DAY OF
 July 1950 AT 11:50 am
W. W. Woodward DEP. REG. GENL.

CANCELLED AS REGARDS LAND & TRANSFER
 No. 1629411 AND NEW CERTIFICATE
 OF TITLE ISSUED VOL. 2181 FOLIO 25
W. W. Woodward DEP. REG. GENL.

South Australia.

(CERTIFICATE OF TITLE.)



Register Book, Vol. 2181 Folio 25

Pursuant to Memorandum of Transfer No. 1629411 Registered on Vol. 1571 Folio 75

PERCY EDWARD CLARENCE DANIEL of Cleve Farmer and Grazier

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THOSE PIECES of land situated in the HUNDRED OF GOOLWA COUNTY OF HINDMARSH being the SECTIONS 206 containing forty four acres and two roads 207 containing forty one acres, 2195 containing twenty three acres 2196 containing ninety three acres, 2197 containing ninety seven acres 2198 containing eighty one acres, and PORTION OF SECTION 2208 containing forty three acres and thirty perches be the said several contents a little more or less WHICH said piece of land is more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

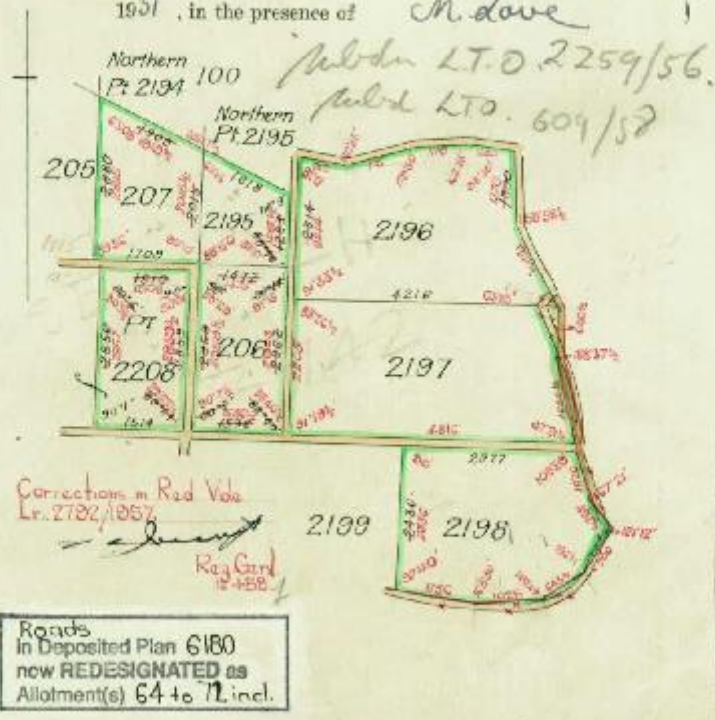
Reg. Genl. 15158

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

In witness whereof I have hereunto signed my name and affixed my seal this tenth day of December 1951

Signed the 10th day of December 1951, in the presence of M. Dove

[Signature]



MORTGAGE No. 1629412 FROM Percy Edward Clarence Daniel TO THE STATE BANK OF SOUTH AUSTRALIA PRODUCED FOR REGISTRATION THE 4 DAY OF July 1950 AT 11:50 am (Including other plans)

ENDORSEMENT OF THE WITHIN MORTGAGE No. 1629412 BY ENFORCEMENT THEREON PRODUCED FOR REGISTRATION THE 11 DAY OF March 1953 AT 11:55 am G. E. Crosswell DEP. REG. GENL.

MORTGAGE No. 1769957 FROM Percy Edward Clarence Daniel TO THE STATE BANK OF SOUTH AUSTRALIA PRODUCED FOR REGISTRATION THE 11 DAY OF March 1953 AT 11:55 am (Including other plans) G. E. Crosswell DEP. REG. GENL.

Roads in Deposited Plan 6180 now REDESIGNATED as Allotment(s) 64 to 71 incl.

1769959 4/4/57

THE WITHIN LAND IS DISCHARGED FROM THE WITHIN MORTGAGE NO. 1769959 AS APPEARS BY ENDORSEMENT THEREON. PRODUCED FOR REGISTRATION THE 4 DAY OF April 1957 at 2:20 pm
W. H. ...
DEP. REG. GENL.

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (IN NOW IN PLAN No. 6180) AND A NEW CERTIFICATE OF TITLE ISSUED VIDE L.T.O. 2229 OF 1957 VOL 2565 FOL 196

1957 *W. H. ...*
DEP. REG. GENL.
Portion of THE WITHIN LAND *Street Avenue Road + Esplanade* VESTED IN THE District Council of Port Elliot BY VIRTUE OF SEC. 1 & 313 SEC. 1 OF ACT 12 OF 1925 VIDE L.T.O. DOCKET No. 2229 OF 1957
W. H. ...
DEP. REG. GENL.

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND NOW IN PLAN No. 2338) AND NEW CERTIFICATE OF TITLE ISSUED VIDE L.T.O. DOCKET 2021 OF 1958 VOL 2627 FOL 157
W. H. ...
DEP. REG. GENL.

Plan of Port Elliot 2633/62.

CANCELLED as regards portion of section 2198 AND NEW CERTIFICATE OF TITLE ISSUED VIDE *letter 2639 1962*
B. H. ...
DEP. REG. GENL.

South Australia.

(CERTIFICATE OF TITLE.)



Register Book,

Vol. 2627

Folio 157

New Certificate of Title for the whole of the Land in Vol.1538 Folio 106 and portion of the Land in Vol.2181 Folio 25

PERCY EDWARD CLARENCE DANIKL of Goolwa Farmer and Grazier

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THOSE PIECES of land situated in the HUNDRED OF GOOLWA COUNTY OF HINDMARSH being FIRSTLY the ALLOTMENTS X.X.3.13.14.15.16.17.26.27.43 and 44 and ROADS F.H.J and L of the subdivision of Section 2195 and other land and bounded as appears in the plan deposited in the Lands Titles Registration Office No.6295 SECONDLY the ALLOTMENTS 4.5.6.7.8.9.10.11.12.18.19.20.21.22.23.24 and 25 and ROADS A.B.C.D.E and H of the subdivision of Section 206 and other land and bounded as appears in the plan deposited in the Lands Titles Registration Office No.6296 THIRDLY the ALLOTMENTS 28.29.30.31.32.33.34.35.36.37.38.39.40.41 and 42 and ROADS G.I.K and X of the subdivision of portion of Section 2196 and other land and bounded as appears in the plan deposited in the Lands Titles Registration Office No.6297

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

In witness whereof I have hereunto signed my name and affixed my seal this fourteenth day of November 1958

Signed the 14th day of November 1958, in the presence of E. L. Smithland

E. L. Smithland Acting Registrar-General. Seal: REGISTRAR-GENERAL SOUTH AUSTRALIA

Resub. Sec. 15 TP. 2523/1958 (lot 24)

Resubdivision Approved under Sec. 15 T.P. Act 1929-1957 Vide Docket 3524 of 1958

Resubdivision Approved under Sec. 15 T.P. Act 1929-1957 Vide Docket 3524 of 1958

Resubdivision Approved under Sec. 11 T.P. Act 1929-1957 Vide LTO Docket 3546 of 1958

(lot 42)

(lot 29)

Resubdivision Approved under Sec. 11 P. Act 1929-1957 Vide LA 25/1959 (lot 1)

Resubdivision Approved under Sec. 15 P. Act 1929-1957 Vide LA 367/1959 (lot 30)

Resubdivision Approved under Sec. 11 T.P. Act 1929-1957 Vide

Subdiv Allot 37 LTO. 186/61

TRANSFER No. 2047081 FROM Percy Edward Clarence Daniel to Grace Clement & Co. Builders and Ivy Selva & Co. Builders OF THE WITHIN lots 22, 23, 24, 25, 27, 28, 32, 35, 39, 40, 41 PRODUCED 14-3-1958 AT/for and Portion of lots 29 and 42 W. Bennett DEP. REG. GEN. CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED VOL. 2671 FOL 8 W. Bennett DEP. REG. GEN.

TRANSFER No. 2131938 FROM Percy Edward Clarence Daniel to Edith Myrtle of portion OF THE WITHIN lot 29 PRODUCED 12/6 1959 AT 12.15 pm. W. Bennett DEP. REG. GEN. CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED VOL 2674 FOL 163 W. Bennett DEP. REG. GEN.

T-212750

TRANSFER No. 2132728 FROM
 Percy Edward Clarence Daniel
 to George Morrison Be Haven of
 the Balance
 OF THE WITHIN lot 34
 PRODUCED 19.6.1959 AT 12.10 pm.
 W. B. Bennett
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 2681 FOL 81
 W. B. Bennett DEP. REG. GEN.

T-2145976 T-2145978

TRANSFER No. 219644 FROM
 Percy Edward Clarence Daniel to
Andra Visentin
 of the Balance
 OF THE WITHIN lot 29
 PRODUCED 26/7 1960 AT 2 pm
 W. B. Bennett
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 2786 FOL 168
 W. B. Bennett DEP. REG. GEN.

T-2233013

TRANSFER No. 2145976 FROM
 Percy Edward
 Clarence Daniel to Healey
 Holdings Limited
 Balance of Lot 42
 OF THE WITHIN Lot 42
 PRODUCED 1959 AT 11.5 am
 W. B. Bennett
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 2691 FOL 23
 W. B. Bennett DEP. REG. GEN.

TRANSFER No. 2233013 FROM
 Percy Edward Clarence Daniel to
Alexander Dudley Wright
 OF THE WITHIN lot 57
 PRODUCED 24/1 1960 AT 12.40 pm.
 W. B. Bennett
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 2803 FOL 178
 W. B. Bennett DEP. REG. GEN.

T-226276

TRANSFER No. 2145978 FROM
 Percy Edward
 Clarence Daniel to James Sam
 Hamilton Jarman and
Jessie Helen Jarman
 OF THE WITHIN lot 44
 PRODUCED 1959 AT 11.5 am
 W. B. Bennett
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 2691 FOL 24
 W. B. Bennett DEP. REG. GEN.

TRANSFER No. 2266276 to Healey
Holdings Limited
 OF THE WITHIN Lot 15
 PRODUCED 23/2/1961 AT 12.20 pm
 E. H. Wainwright
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 2889 FOL 142
 W. B. Bennett DEP. REG. GEN.

T-215156

TRANSFER No. 2155656 FROM
 Percy Edward
 Clarence Daniel to Francis John Hamblett Jarman
Jessie Helen Jarman and
Bill Jarman
 OF THE WITHIN lot 4
 PRODUCED 2/10 1959 AT 2.10 pm
 W. B. Bennett
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 2704 FOL 1
 W. B. Bennett DEP. REG. GEN.

T-2297114 (4435)

TRANSFER No. 2297114
 to John Benton
 OF THE WITHIN lot 38
 PRODUCED 28.7.1961 AT 1.40 pm
 L. H. Anderson
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 2982 FOL 14
 W. B. Bennett DEP. REG. GEN.

NEW CERTIFICATES OF TITLE IN COURSE
 OF MASS PRODUCTION — REFER TO
 CHIEF DRAFTSMAN VIDE CERT 2668/1596
 No. 36.

TRANSFER No. 2164031 FROM
 Percy Edward Clarence Daniel
 to William Raymond Thompson
 and Hazel Joan Thompson of Porton
 OF THE WITHIN lot 1
 PRODUCED 12.11.1959 AT 12.30 pm
 W. B. Bennett
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 2714 FOL 24
 W. B. Bennett DEP. REG. GEN.

CANCELLED
 AND 26 new and a Balance
 ISSUED VIDE Letter 2068/1961
 W. B. Bennett
 CERTIFICATE OF TITLE
 VOL 2982 FOL 15 to 41
 DEP. REG. GEN.

CAVEAT No. 2181189 LODGED BY William Raymond Thompson and Hazel Joan Thompson
 PORTION OF
 WITHIN LAND PRODUCED 9/1/60 AT 1.00 pm
 W. B. Bennett DEP. REG. GEN.

CAVEAT No. 2183796

CAVEAT No. 2183796 LODGED BY Armin Meister
 LOTS 9 10 11 16 17 18 19 20 21 26
 OVER WITHIN LAND PRODUCED 14/4 60 AT 2.50 pm
 W. B. Bennett DEP. REG. GEN.

U

South Australia.

(CERTIFICATE OF TITLE.)



Register Book,

Vol. 2681 Folio 81

Pursuant to Memorandum of Transfer No. 2132728 Registered on Vol. 2627 Folio 157

GEORGE MRCOMBE RAVEN of Naracoorte Salesman

is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT piece of land situate in the HUNDRED of COOLWA COUNTY of HINDMARSH being PORTION OF ALLOTMENT 34 containing seven acres or thereabouts of the subdivision of portion of Section 2196 and other land and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green WHICH said Allotment is bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6297

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

In witness whereof I have hereunto signed my name and affixed my seal this Twenty First day of July 19 57

Signed the 21st day of July 19 57. in the presence of P. D. Lyons

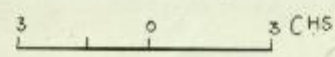
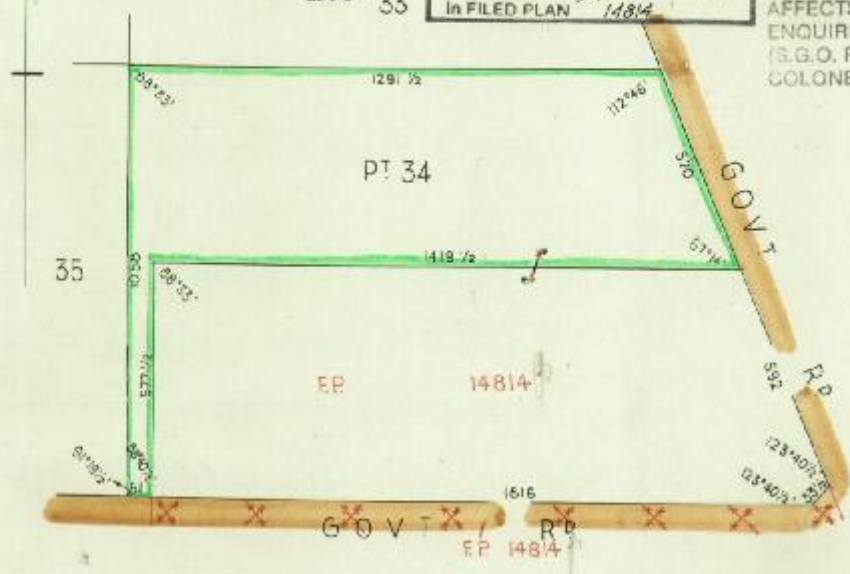
F.P. 11345 APPROVED

Registrar-General seal and signature

Closed Road Vide Road Plan 7616 ABUTTAL VIDE V. 4680152

The land in this Certificate is REDESIGNATED ALLOTMENT 34 / In FILED PLAN 14814

ROAD PLAN 7616 AFFECTS THIS C.T. ENQUIRIES ON 4TH FLOOR (S.G.O. ROAD SECTION) COLONEL LIGHT CENTRE.



OVER

Transfer 5123533 to
Domenico Cavino

of an EASEMENT
OVER PORTION OF THE WITHIN LAND, PRODUCED 2010-1983
AT 11-50am



CANCELLED AS REGARDS ABOVE LAND AND NEW C.S.
ISSUED
VOL. 4220 FOL. 79.



CANCELLED

AND Balance CERTIFICATE OF TITLE
ISSUED VIDE 5123533 FILED PLAN No. 17814
VOL. 4220 FOL. 84



**ORIGINAL
CERTIFICATE OF TITLE**

South Australia

Register Book,
Volume 4220 Folio 84



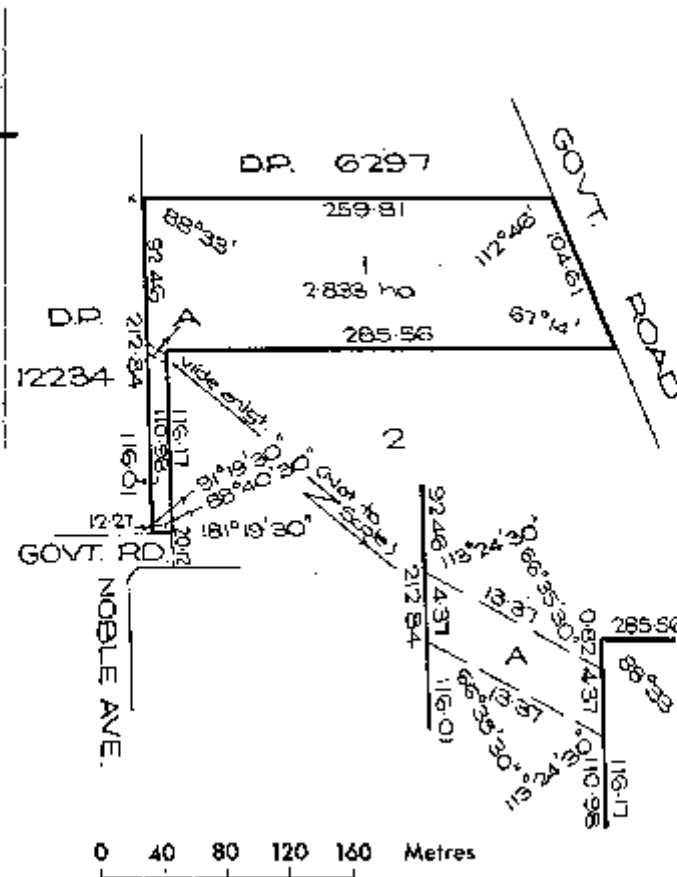
New Certificate for the balance of the Land in Vol.2681 Folio 81

GEORGE MORCOMBE RAVEN of Maracoorte 5271 Salesman is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 1 of portion of Section 2197 HUNDRED OF GOOLWA in the area named NORTH GOOLWA (L.T.R.O. FILED PLAN No.14814) and delineated on the plan hereon by bold black lines SUBJECT to the easement more particularly set forth in Transfer 5123553 in and over that portion marked A hereon

In witness whereof I have signed my name and affixed my seal this 5 day of March 1984
Signed the 5 day of March
1984, in the presence of [Signature]

[Signature]

Deputy Registrar-General



CANCELLED
CONVERTED TO A COMPUTERISED TITLE



RP.

Certificate of Title

Title Reference: CT 5468/408
Status: CANCELLED
Parent Title(s): CT 4220/84
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 07/11/1997
Title Cancelled: 26/06/2012
Child Title(s): CT 6095/951, CT 6095/952, CT 6095/953, CT 6095/954
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
23/05/2012	27/06/2012	11764021	CERTIFIED APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION	REGISTERED	GEOFFREY LEONARD HODGE
29/06/2007	26/07/2007	10739550	MORTGAGE	REGISTERED	BANK OF WESTERN AUSTRALIA LTD.
29/06/2007	26/07/2007	10739548A	DISCHARGE OF MORTGAGE	REGISTERED	9786879
17/02/2004	02/03/2004	9786879	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
17/02/2004	02/03/2004	9786877	DISCHARGE OF MORTGAGE	REGISTERED	9235097
11/12/2001	09/01/2002	9235097	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
11/12/2001	09/01/2002	9235096	DISCHARGE OF MORTGAGE	REGISTERED	8937880
02/08/2000	28/08/2000	8937880	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
02/08/2000	28/08/2000	8937879	TRANSFER	REGISTERED	SILVESTRO CAPURSO, MEREDITH ANN CAPURSO

Certificate of Title

Title Reference: CT 6095/954
Status: CURRENT
Parent Title(s): CT 5468/408
Dealing(s) Creating Title: RTC 11764021
Title Issued: 26/06/2012
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
21/03/2022	30/03/2022	13746942	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
21/03/2022	30/03/2022	13746941	TRANSFER	REGISTERED	GOOLWA TOURIST RESORT PTY. LTD. (ACN: 141 262 740)
21/03/2022	30/03/2022	13746940	DISCHARGE OF MORTGAGE	REGISTERED	11806801
10/02/2022*	15/02/2022	13689516	TRANSFER	REGISTERED	MEREDITH ANN CAPURSO
10/02/2022	15/02/2022	13722591	WITHDRAWAL OF CAVEAT	REGISTERED	13688057
20/12/2021	23/12/2021	13688057	CAVEAT	REGISTERED	CHRISTIAN CAPURSO
16/08/2012	31/08/2012	11806801	MORTGAGE	REGISTERED	BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)
16/08/2012	31/08/2012	11806800	DISCHARGE OF MORTGAGE	REGISTERED	10739550
29/06/2007	26/07/2007	10739550	MORTGAGE	REGISTERED	BANK OF WESTERN AUSTRALIA LTD.

REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6095 Folio 954

Parent Title(s) CT 5468/408
Creating Dealing(s) RTC 11764021
Title Issued 26/06/2012 **Edition** 5 **Edition Issued** 30/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

GOOLWA TOURIST RESORT PTY. LTD. (ACN: 141 262 740)
OF PO BOX 329 GOOLWA SA 5214

Description of Land

ALLOTMENT 54 DEPOSITED PLAN 89165
IN THE AREA NAMED GOOLWA NORTH
HUNDRED OF GOOLWA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B (T 5123553)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED T FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (RTC 11764021)

Schedule of Dealings

Dealing Number	Description
13746942	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

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

South Australia

(CERTIFICATE OF TITLE)



Register Book,

Vol. 2671

Folio 8

Pursuant to Memorandum of Transfer No. 2049081 Registered on Vol. 2627 Folio 157

HORACE CLEMENT McCAULEY of 68 George Street Moonta Grazier and IVY MELVA McCAULEY his wife

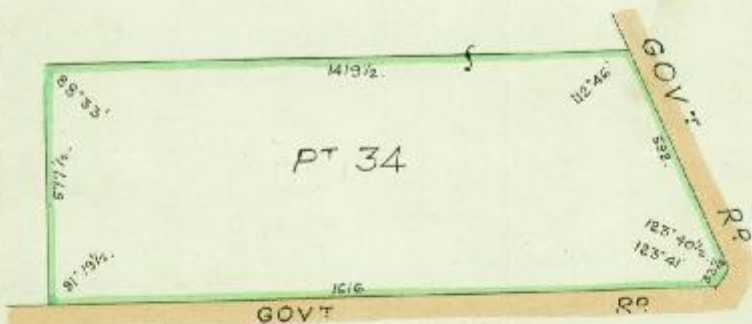
are the proprietor s of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THOSE PIECES of land situated in the HUNDRED OF GOOLWA COUNTY OF HINDMARSH being FIRSTLY the ALLOTMENT 27 of the subdivision of Section 2195 and other land and bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6295 SECONDLY the ALLOTMENTS 22, 23, 24 and 25 of the subdivision of Section 206 and other land and bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6296 and THIRDLY the ALLOTMENTS 28, 32, 35, 39, 40 and 41 and PORTION OF ALLOTMENTS 34 and 42 of the subdivision of portion of Section 2196 and other land WHICH said Allotments thirdly above described are bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6297 WHICH said portion of Allotment 34 contains eight acres three roods and twelve perches or thereabouts and portion of Allotment 42 contains twelve acres two roods and twenty perches or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green Which said Section s are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

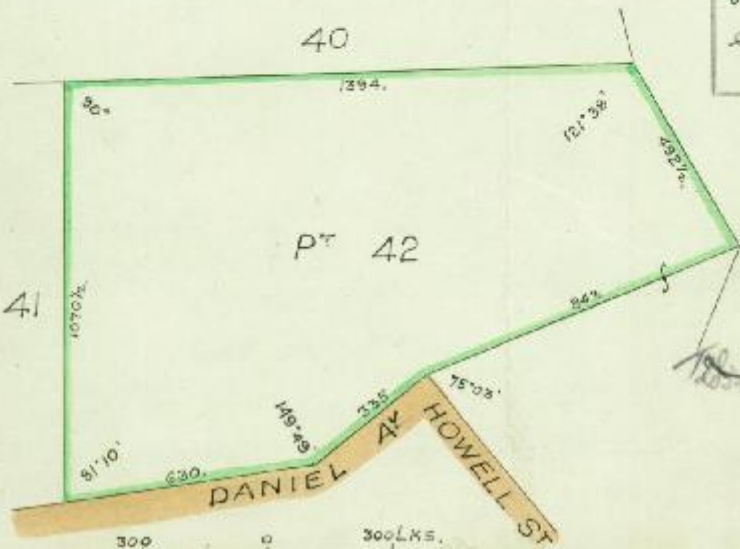
In witness whereof I have hereunto signed my name and affixed my seal this Fourth day of June 1953

Signed the 4TH day of June 1953, in the presence of L. D. Anderson

[Signature]
Registrar-General.
7-1-1953



TRANSFER No. 2148307 FROM Horace Clement McCauley to and Ivy Melva McCauley to the said Horace Clement McCauley Farmer and Ivy Melva McCauley as tenants in common of the WITHIN LAND. PRODUCED 28.8.1953 AT noon
[Signature]
DEP. REG. GEN.



2438152
One undivided moiety in APPLICATION No. 2438152 THE WITHIN LAND IS TRANSFERRED TO L. D. Anderson McCauley of 68 George Street Moonta Grazier, being a partnership of Weston and McCauley of 107 1/2' of Haitland, both of which business AS THE EXECUTORS NAMED IN THE WILL DATED 2.11.1960 OF Horace Clement McCauley WHO DIED 28.1.1961 VIDE PROBATE DATED 2.8.1961, PRODUCED 21.5.1963 AD.
L. D. Anderson
DEP. REG. GEN.

[Signature]
OVER

TRANSFER No. 2834428 to John
William Wheeler of Goolwa
John and Genevieve
Wheeler his wife
OF THE WITHIN LAND. PRODUCED 30.6.1967 AT 3.29 PM
Goslee DEP. REG. GENL.

TRANSFER No. 2834429 to Charles
Gordon Marr and
Gordon John Marr
OF THE WITHIN lots 27 and 28 and portion
PRODUCED 30.6.67 of 325 ft of lots 22, 23, 24 and 25
Goslee DEP. REG. GENL. 50.1.1968
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED see above
William Marr DEP. REG. GENL.

CANCELLED
AND Balance CERTIFICATE OF TITLE
ISSUED VIDE VOL. 3585 FOL. 78
William Marr DEP. REG. GENL.

South Australia

(CERTIFICATE OF TITLE)



Register Book,

Vol. 3535

Folio 78

Balance Certificate of Title from Vol. 2671 Folio 8

JOHN WILLIAM WHEELER of Goolwa 5214 Farmer and GWENDA WHEELER his wife

are the proprietors of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THOSE PIECES of land situated in the HUNDRED OF GOOLWA COUNTY OF HINDMARSH being FIRSTLY PORTION OF ALLOTMENTS 22, 23, 24 and 25 of the subdivision of Section 206 and other land WHICH said Allotments are bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6296 and SECONDLY the Allotments 32, 35, 39, 40 and 41 and PORTION OF ALLOTMENTS 34 and 42 of the subdivision of portion of Section 2196 and other land WHICH said Allotments secondly above described are bounded as appears in the plan deposited in the Lands Titles Registration Office No. 6297 WHICH said portion of Allotments firstly and secondly above described are more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

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

In witness whereof I have herunto signed my name and affixed my seal this 13th day of December 1967

Signed the 13th day of December 1967, in the presence of L. de Vries

R. J. Collins

Registrar-General



M. 2834430. mortgage No. 2834430. to Iva Melva M. Cauley as to the sum of \$16,000.00 and to Iva Melva M. Cauley, Cecily May Shipworth and Nancy Moore Pease as to the sum of \$16,000.00. Produced 30.6.1967 at 3.25pm

J. S. Shell Dep. Reg. Genl

2969799

THE WITHIN NAME 2969799 Iva Melva M. Cauley is altered to Iva Melva M. Cauley of George Street, Mount Pleasant, Adelaide. WIFE APPLICATION No. 2969799 PRODUCED 24.12.1968 at 11.10am. Dep. Reg. Genl.

J. S. Shell

OVER

CANCELLED

AND

New

CERTIFICATE OF TITLE

ISSUED VIDE

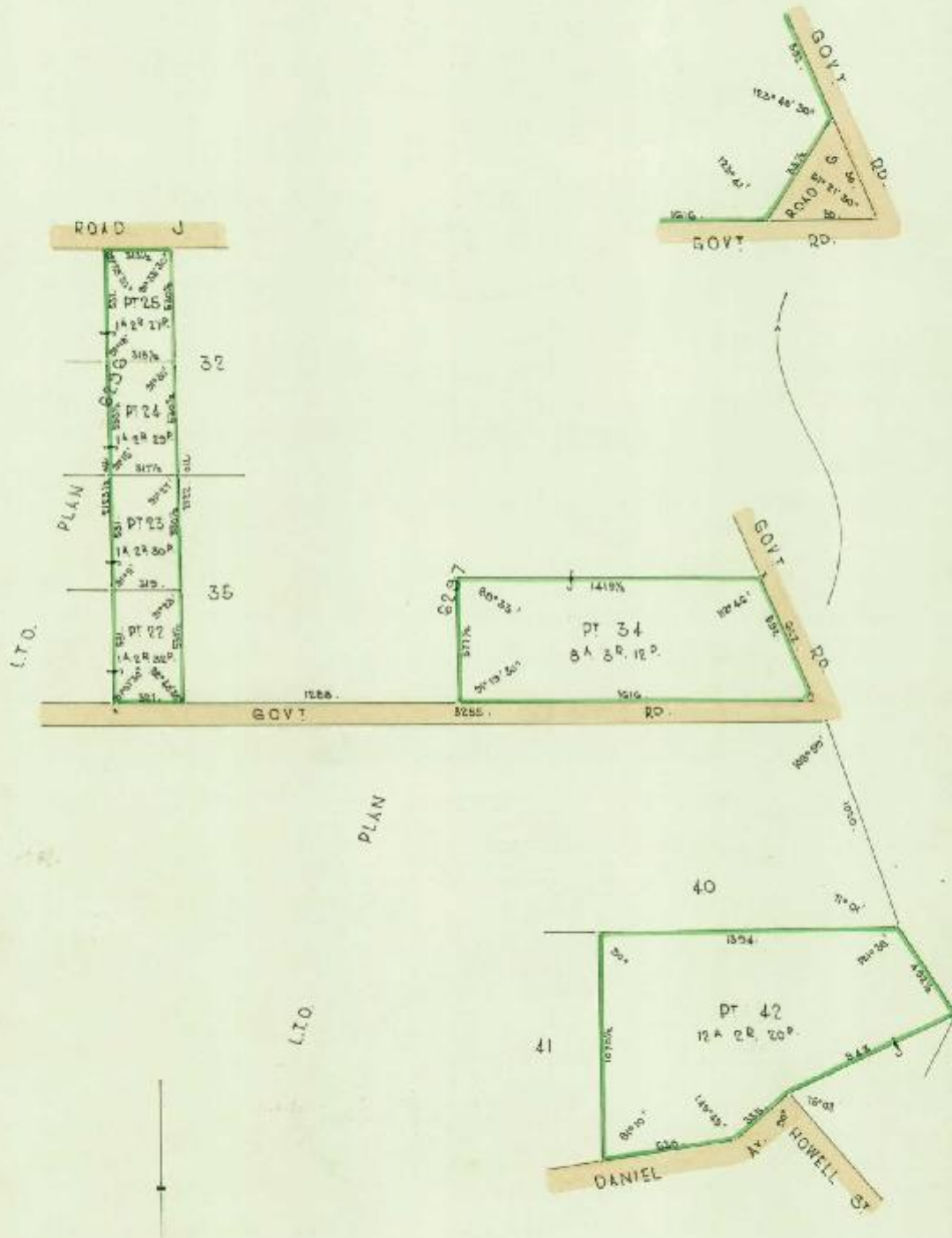
2969799

VOL *3608*

FOL *124*

K. Bondon

DEP. REG. GENL.



L.T.O.

PLAN

L.T.O.



M.W.

South Australia

(CERTIFICATE OF TITLE)



Register Book, Vol. 3608 Folio 134

Pursuant to Memorandum of Transfer No.2969799 Registered on Vol.2978 Folios 130 and 131 and New Certificate of Title for the whole of the Land in Vol.3535 Folio 78

JOHN WILLIAM WHEELER of Goolwa 5214 Farmer and Grazier and GWENDA WHEELER his wife

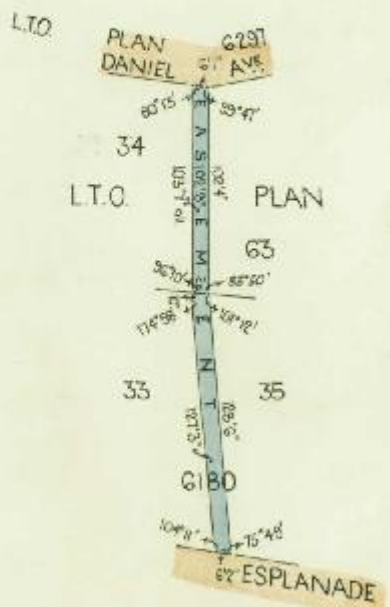
are the proprietors of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THOSE PIECES of land situated in the HUNDRED OF GOOLWA COUNTY OF HINDMARSH being FIRSTLY PORTION OF ALLOTMENTS 22,23,24 and 25 of the subdivision of Section 206 and other land WHICH said Allotments are bounded as appears in the plan deposited in the Lands Titles Registration Office No.6296 and SECONDLY the ALLOTMENTS 32,35,39,40 and 41 and PORTION OF ALLOTMENTS 34 and 42 of the subdivision of portion of Section 2196 and other land WHICH said Allotments secondly above described are bounded as appears in the plan deposited in the Lands Titles Registration Office No.6297 WHICH said portion of Allotments firstly and secondly above described are more particularly delineated, and bounded as appears in the plan in the margin hereof and therein colored green TOGETHER with the right of way and easement more particularly described and set forth in the abovementioned Memorandum of Transfer for the purpose of laying down and maintaining pipes in and over that piece of land as delineated in the said plan and therein colored blue and marked Easement

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

In witness whereof I have hereunto signed my name and affixed my seal this 18th day of February, 1969.

Signed the 18th day of February, 1969, in the presence of W. Bennett

R. J. Collins Registrar-General

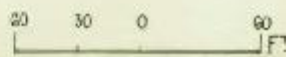


of portion of the within land Mortgage No.2834430, to Ivy Melva McCauley AS TO THE SUM OF \$16000.00 and to Ivy Melva McCauley Cicily May Skipworth and Nancy Moore Pearce AS TO THE SUM OF \$16000.00 Produced 30.6.1967 at 3.25 p.m.

R. J. Collins Reg. Genl.

M. 2969800 MORTGAGE No. 2969800 TO Ivy Melva McCauley as to the sum of \$16,000.00, and to Ivy Melva McCauley, Cicily May Skipworth and Nancy Moore Pearce as to the sum of \$16,000.00 of portion of the within land of the within Right of Way and Easement Produced 24.12.1968 at 11.10 am. J. J. Bohman Dep. Reg. Gen.

DISCHARGE OF MORTGAGE No. 2834430 BY ENDORSEMENT THEREON PRODUCED 2/6/1972 AT 3.04 PM L. J. Bohman DEP. REG. GEN.



TRANSFER No. 3480595 To
 Richard Sydney Hanley of Jackson Avenue
 Strathallyn 5255 Accountant and Patricia
 Joan Hanley his wife
 OF THE WITHIN LAND PRODUCED 5.2.1973 AT 11:50am
 DEP. REG. GEN.
D. J. Shorman pro

MORTGAGE No. 3480596
 TO THE COMMERCIAL BANK OF AUSTRALIA LIMITED
 PRODUCED 3.2.1973 AT 11:50am
 DEP. REG. GEN.
D. J. Shorman pro

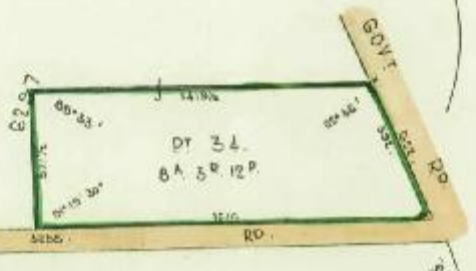
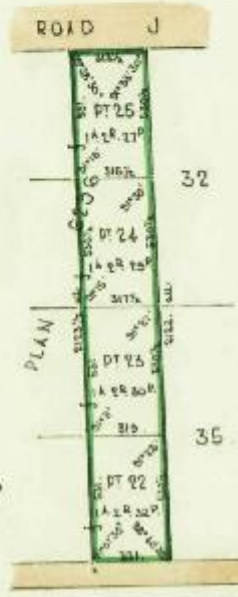
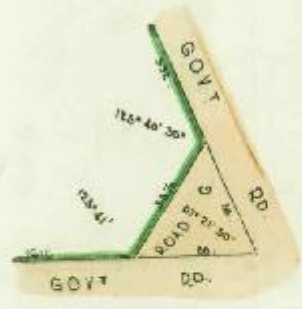
~~P/O 3562826 73562827 M3562828~~
~~7362826~~
 M 3562828 to withdrawn vide 2704KT.
 3625/1974.

Just Hughes. *Dep. Reg. Gen.*
 12/10/1974.
 Together with a Right of Way
 Pt. Lot 42 and Easement

THE WITHIN ~~LAND~~ IS DISCHARGED FROM MORTGAGE
 No. 3480596 VIDE 3562826
 PRODUCED 8.1.1974 AT 11am
 DEP. REG. GEN.
D. J. Randell

TRANSFER No. 3862827 To
 Dorothy Eileen Selway
 OF THE WITHIN Pt Lot 42 together with a Right
 PRODUCED 8.1.1974 AT 11am Way and Easement
 DEP. REG. GEN.
D. J. Randell
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 4021 FOL 450
Just Hughes. DEP. REG. GEN.

CANCELLED
 AND A New BALANCE CERTIFICATE OF TITLE
 ISSUED VIDE VOL 4021 FOL 451 to 455 *mutexp*
Just Hughes. DEP. REG. GEN.



ORIGINAL

South Australia

Register Book,

Volume 4021 Folio 451

CERTIFICATE OF TITLE



New Certificate for portion of the Land in Vol. 3608 Folio 134

RICHARD SYDNEY HENLEY of Jackson Avenue Stretthalbyn 5255 Accountant and PATRICIA JOAN HENLEY his wife are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in PORTION OF ALLOTMENTS 22,23,24 and 25 of Section 206 and other land HUNDRED OF GOOLWA (L.T.R.O. Plan deposited No.6296) and delineated by bold black lines on the plan hereon and ALLOTMENTS 32 and 35 of portion of Section 2196 and other land in the said Hundred (L.T.R.O. Plan deposited No.6297) TOGETHER with the easement more particularly set forth in Transfer 2969799 in and over the land marked Easement as delineated hereon

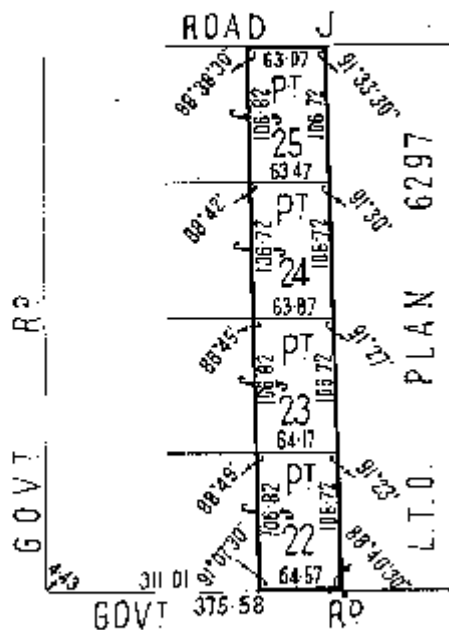
In witness whereof I have signed my name and affixed my seal this 31st day of July 1974
Signed the 31st day of July 1974, in the presence of *M. J. Jarnett*

B. Nairn

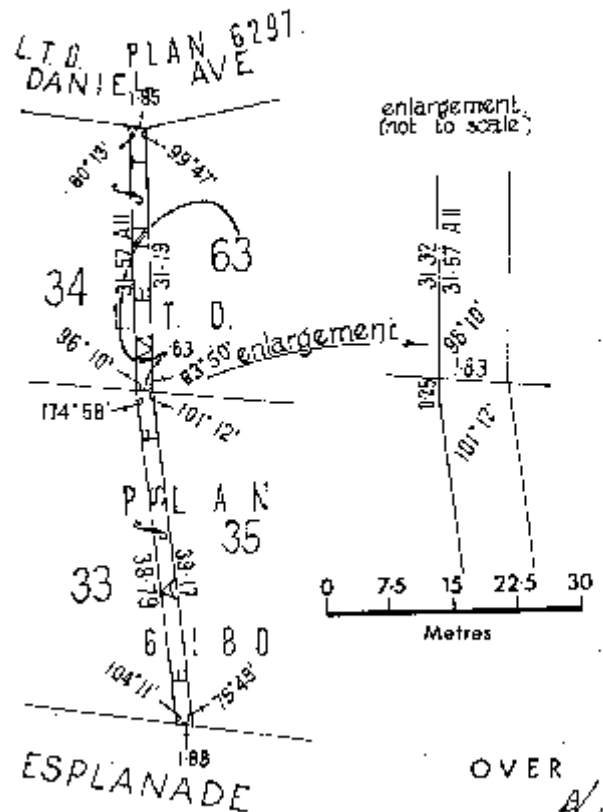
Deputy Registrar-General



F.P. 11345 APPROVED



Total Area = 2.727 ha
0 50 100 150 200 Metres



OVER

MORTGAGE 3480596 to THE COMMERCIAL BANK OF AUSTRALIA LIMITED Produced 3.7.1973 at 11.25 a.m. (including other land)

B.S. Nairn

Dep. Reg. Genl.

MA 3480596 (24.2.77)

DISCHARGE of Mortgage 3480596 by endorsement thereon -Produced 24.2.1977 at 2.35 p.m.

~~SL 4362516~~

~~TA 4362517~~



A substituted Certificate was issued on the 27 day of April 1979 on proof to the satisfaction of the Registrar-General that the duplicate had been lost or destroyed (Application 4362516)



APPLICATION 4362517 ONE UNDIVIDED MOIETY in the within land is transmitted to PATRICIA JOAN HENLEY of C/- Independent Fuel Distributors Ashbourne Road Strathalbyn 5255 Widow as the Executrix named in the Will dated 10.2.1975 of Richard Sydney Henley who Died 30.7.1977 vide Probate dated 15.9.1977 Produced 10.4.1979 at 3.20 p.m.

~~NT 4547417 - NT 4547418~~



MEMORANDUM OF APPOINTMENT 4547417 ONE UNDIVIDED FOURTH PART in the within land is now vested in P.J. HENLEY NOMINEES PTY. LTD. of 63 Fullarton Road Kent Town 5067 pursuant to the Trustee Act 1936-1974 Produced 1.5.1980 at 11 a.m.



MEMORANDUM OF APPOINTMENT 4547418 ONE UNDIVIDED FOURTH PART in the within land is now vested in P.J. HENLEY NOMINEES PTY. LTD. of 63 Fullarton Road Kent Town 5067 pursuant to the Trustee Act 1936-1974 Produced 1.5.1980 at 11 a.m.



RT 5065968 (3P/234)

CANCELLED

AND NEW

5065968

ISSUED VIDE ~~5065968~~

VOL 4212

FOL ~~395~~ 395 - 397

CERTIFICATE OF TITLE

FILED PLAN NO ~~12137~~



F.P. 11345

ORIGINAL
CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4212 Folio 396



New Certificate for portion of the Land in Vol.4021 Folio 451

P.J. HENLEY NOMINEES PROPRIETARY LIMITED of 63 Fullarton Road Kent Town 5067 AS REGARDS ONE UNDIVIDED MOIETY PURSUANT TO THE TRUSTEE ACT 1936 as amended and PATRICIA JOAN HENLEY of care of Independent Fuel Distributors Ashbourne Road Strathalbyn 5255 Widow AS REGARDS THE OTHER UNDIVIDED MOIETY are the proprietors of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 101 of portion of Section 2197 HUNDRED OF GOOLWA in the area named NORTH GOOLWA (L.T.R.O. DEPOSITED PLAN No.12234) and delineated on the plan hereon by bold black lines TOGETHER with the easement more particularly set forth in Transfer 2969799 in and over the land marked A hereon

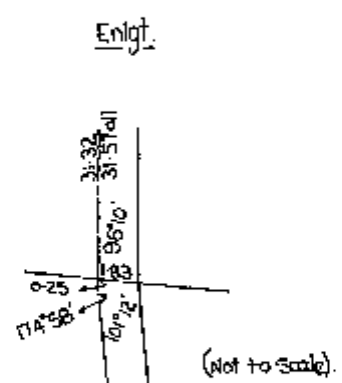
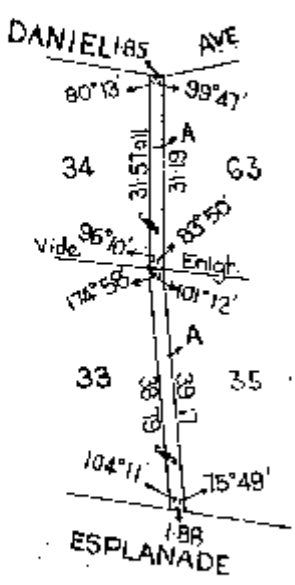
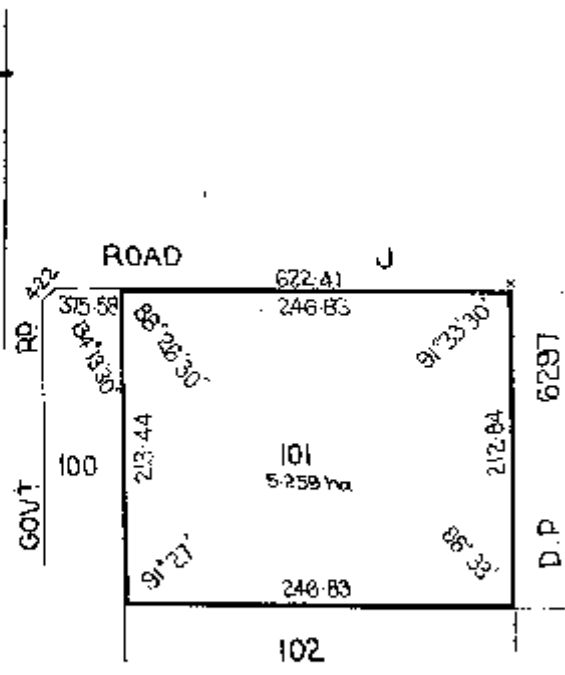
In witness whereof I have signed my name and affixed my seal this *2nd* day of *September* 1983

Signed the *2nd* day of *September* 1983, in the presence of *Maurice*

A.J. Sherman
Deputy Registrar-General



F.P. 11345.
APPROVED



0 40 80 120 160 Metres

0 10 20 30 40 Metres

Arthur J. Sherman

T. 5123554 75149061

VOL 4212 FOL 396

TRANSFER 5123554 to DOMENICO COVINO of an
Easement over PORTION of the within land
Produced 20.10.1983 at 11.50 a.m.



CANCELLED as regards above land and new G.T.
issued Vol. 4220 Fol. 79



CANCELLED

AND Balance

CERTIFICATE OF TITLE

ISSUED VIDE 5123554 VOL. 4220 FOL. 85



ORIGINAL
CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4212 Folio 397



New Certificate for the balance of the Land in Vol.4021 Folio 451

P.J. HENLEY NOMINEES PROPRIETARY LIMITED of 63 Fullarton Road Kent Town 5067 AS REGARDS ONE UNDIVIDED MOIETY PURSUANT TO THE TRUSTEE ACT 1936 as amended and PATRICIA JOAN HENLEY of care of Independent Fuel Distributors Ashbourne Road Strathalbyn 5255 Widow AS REGARDS THE OTHER UNDIVIDED MOIETY are the proprietors of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 102 of portion of Section 2197 HUNDRED OF GOOLWA in the area named NORTH GOOLWA (L.T.R.O.-DEPOSITED PLAN No.12234) and delineated on the plan hereon by bold black lines TOGETHER with the easement more particularly set forth in Transfer 2969799 in and over the land marked A hereon

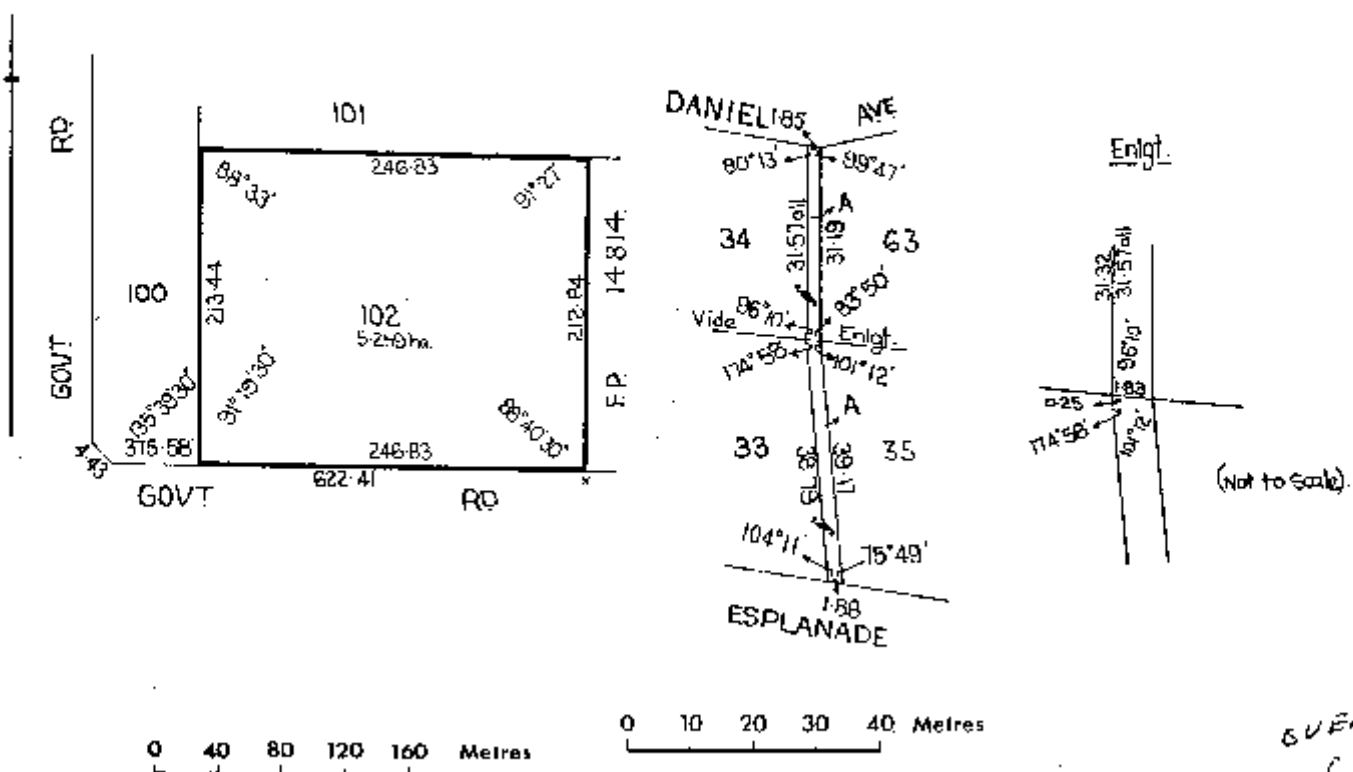
In witness whereof I have signed my name and affixed my seal this *2nd* day of *September* 1983

Signed the *2nd* day of *September* 1983, in the presence of *M. Lawrence*

A.J. Sherman
Deputy Registrar-General



F.P. 11345
APPROVED



T5123554 T5149060

VOL 4212 FOL 397

TRANSFER 5123554 to DOMENICO COVINO of an
Easement over PORTION of the within land
Produced 20.10.1983 at 11.50 a.m.



CANCELLED as regards above land and new G.T.
issued Vol. 4220 Fol. 79



CANCELLED

AND Balance

CERTIFICATE OF TITLE

ISSUED VIDE 5123554 VOL. 4220 FOL. 86



**ORIGINAL
CERTIFICATE OF TITLE**

South Australia

Register Book,
Volume 4220 Folio 85



New Certificate for the balance of the Land in Vol.4212 Folio 396

P.J. HENLEY NOMINEES PROPRIETARY LIMITED of 63 Fullarton Road Kent Town 5067 AS REGARDS ONE UNDIVIDED MOIETY PURSUANT TO THE TRUSTEE ACT 1936 as amended and PATRICIA JOAN HENLEY of care of Independent Fuel Distributors Ashbourne Road Strathalbyn 5255 Widow AS REGARDS THE OTHER UNDIVIDED MOIETY are the proprietors of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 101 of portion of Section 2197 HUNDRED OF GOOLWA in the area named NORTH GOOLWA (L.T.R.O. DEPOSITED PLAN No.12234) and delineated on the plan hereon by bold black lines SUBJECT to the easement more particularly set forth in Transfer 5123554 in and over that portion marked A hereon TOGETHER with the easement more particularly set forth in Transfer 2969799 in and over the land marked B hereon

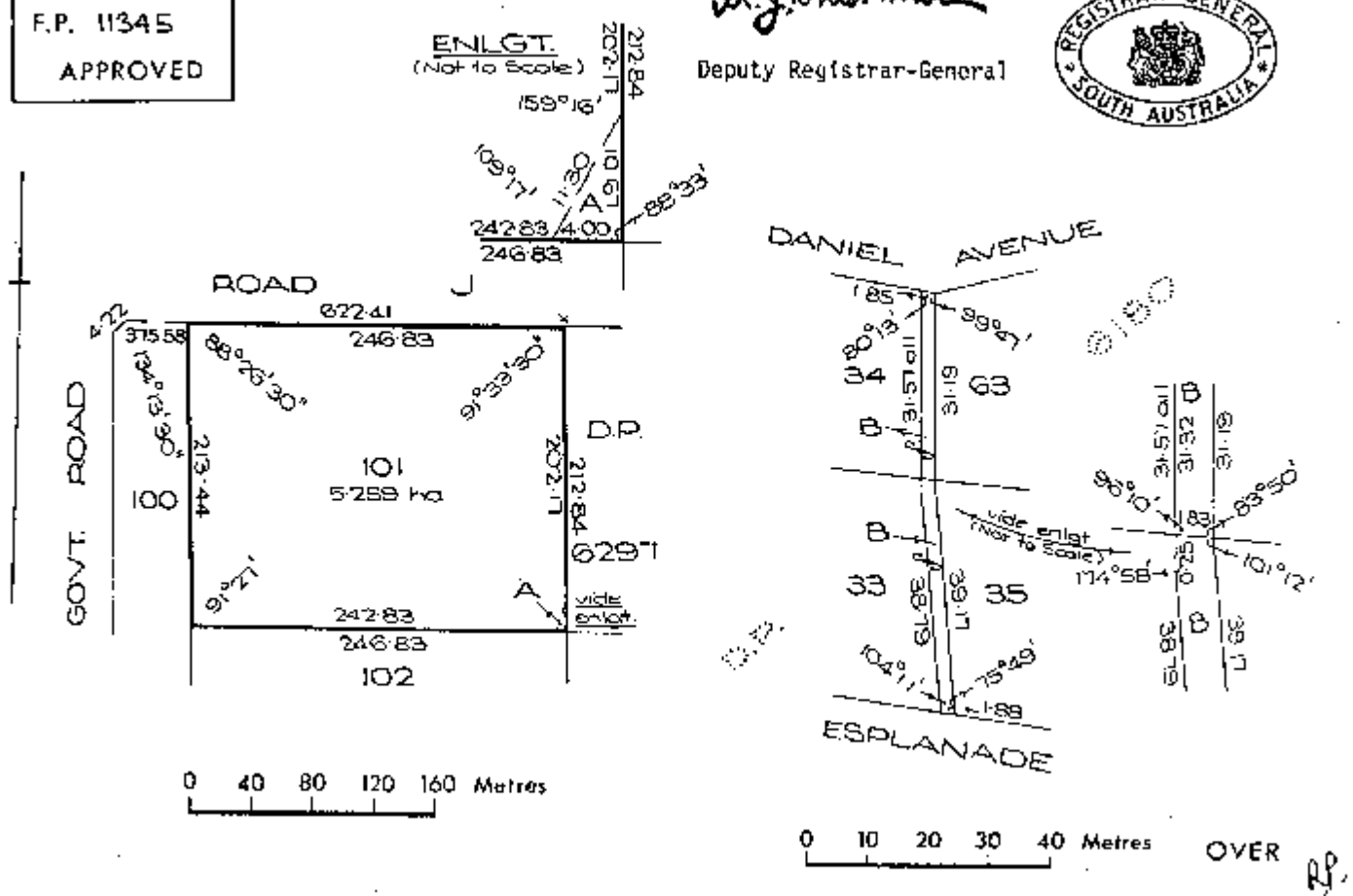
In witness whereof I have signed my name and affixed my seal this 5th day of March 1984
Signed the 5th day of March

1984, in the presence of *Spicker*

A.J. Sherman
Deputy Registrar-General



F.P. 11345
APPROVED



TRANSFER 5149061 to ESMOND GERALD KRUSE of 82
Narina Avenue Cumberland Park 5041 Contractor
and WILLIAM JOHN EDWARDS of 20 Stuart Road
South Plympton 5038 Public Servant of the
within land AS TENANTS IN COMMON Produced
8.12.1983 at Noon



RT5224073-(22/3542)--

F-5338212-

THE WHOLE OF THE WITHIN LAND IS NOW
COMPRISED IN DEPOSITED PLAN 13542
VIDE APPLICATION R.T. 5224073



TRANSFER 5338212 to DONALD GEORGE BYRNES and
BEVERLEY GRACE BYRNES OF ONE UNDIVIDED MOIETY
in PORTION of the within land Together with the
within Easement. Produced 20.11.1984 at Noon.



CANCELLED as regards above Land and new C.T.
Issued Vol.4238 Fol.80S



CANCELLED

AND A NEW AND BALANCE CERTIFICATE OF TITLE
ISSUED VIDE 8338212 DEPOSITED PLAN No.13542
VOL4238 FOL80S to 807 incl.



ORIGINAL
CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4220 Folio 86



New Certificate for the balance of the Land in Vol.4212 Folio 397

P.J. HENLEY NOMINEES PROPRIETARY LIMITED of 63 Fullarton Road Kent Town 5067 AS REGARDS ONE UNDIVIDED MOIETY PURSUANT TO THE TRUSTEE ACT 1936 as amended and PATRICIA JOAN HENLEY of care of Independent Fuel Distributors Ashbourne Road Strathalbyn 5255 Widow AS REGARDS THE OTHER UNDIVIDED MOIETY are the proprietors of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 102 of portion of Section 2197 HUNDRED OF GOOLWA in the area named NORTH GOOLWA (L.T.R.O. DEPOSITED PLAN No.12234) and delineated on the plan hereon by bold black lines SUBJECT to the easement more particularly set forth in Transfer 5123554 in and over that portion marked A hereon TOGETHER with the easement more particularly set forth in Transfer 2969799 in and over the land marked B hereon

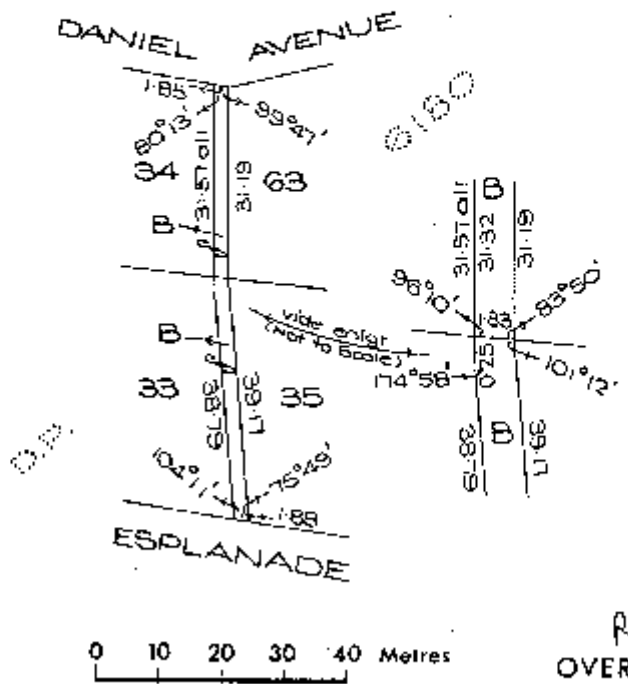
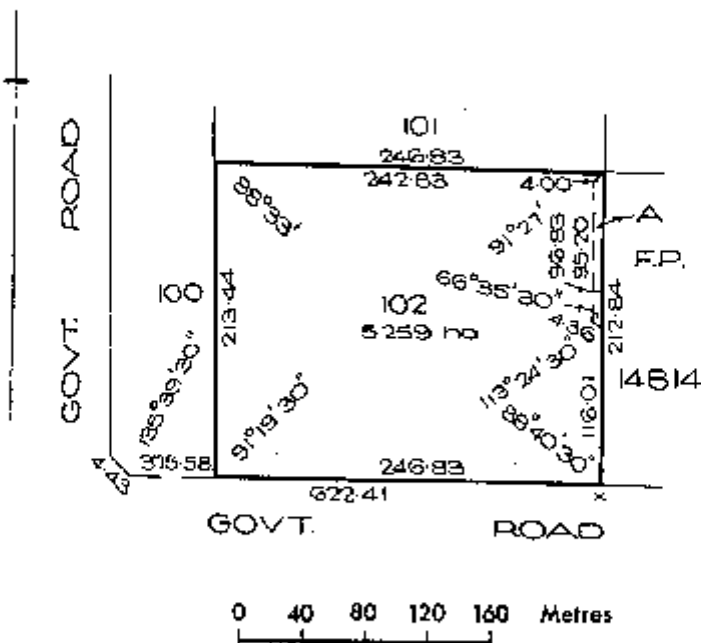
In witness whereof I have signed my name and affixed my seal this 5th day of march 1984
Signed the 5th day of march

1984, in the presence of Spaden

F.P. 11345
APPROVED

A.J. Sharman

Deputy Registrar-General



OVER.

TRANSFER 5149060 to DONALD GEORGE BYRNES
Pastoral Inspector and SEVERLEY GRACE BYRNES
Teacher both of Balhannah Road Littlehampton
5250 of the within land Produced 8.12.1984
at Noon



~~R.T. 5224073 (3P/13542)~~

~~T. 5338213~~

THE WHOLE OF THE WITHIN LAND IS NOW
COMPRISED IN DEPOSITED PLAN 13542
VIDE APPLICATION R.T. 5224073



TRANSFER 5338213 to ESMOND GERALD KRUSE and
WILLIAM JOHN EDWARDS OF ONE UNDIVIDED MOIETY
in PORTION of the within land Together with the
within Easement AS TENANTS IN COMMON Produced
20.11.1984 at 2.45 p.m.



CANCELLED as regards above land and new C.T.
issued Vol. 4238 Fol. 80S.



CANCELLED

AND 2 NEW AND BALANCE CERTIFICATE OF TITLE
ISSUED VIDE 5338213 DEPOSITED PLAN No. 13542
VOL 4238 FOL 80S, 808 and 80



**ORIGINAL
CERTIFICATE OF TITLE**

South Australia

Register Book,
Volume 4238 Folio 809



New Certificate for the balance of the Land in Vol.4220 Folio 86

DONALD GEORGE BYRNES Pastoral Inspector and BEVERLEY GRACE BYRNES Teacher both of Balhannah Road Littlehampton 5250 are the proprietors of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 107 of portion of Section 2197 HUNDRED OF GOOLWA in the area named NORTH GOOLWA (L.T.R.O. DEPOSITED PLAN No.13542) SUBJECT to the easement more particularly set forth in Transfer 5123554 in and over that portion marked C on the said Deposited Plan TOGETHER with the easement more particularly set forth in Transfer 2969799 in and over the land marked A on the said Deposited Plan

In witness whereof I have signed my name and affixed my seal this 30th day of January 1985

Signed the 30th day of January 1985, in the presence of *A. J. Sherman* }

F.P. 11345.
APPROVED

A. J. Sherman

Deputy Registrar-General



CANCELLED
CONVERTED TO A COMPUTERISED TITLE



-M-6064642
MORTGAGE 6064642 to ESANDA LIMITED
Produced 9.8.1985 at 11:45 (Including Other Land)



P.A.6284389
The within land is discharged from Mortgage 6064642 vide 7009641 Produced 8.11.1990 at 11:05



MORTGAGE 7145361 to AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. Produced 29.7.1991 at 10:00



C. J. ...

Certificate of Title

Title Reference: CT 5062/315
Status: CURRENT
Parent Title(s): CT 4238/809
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 10/02/1992
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/04/2022	05/05/2022	13774022	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
28/04/2022	05/05/2022	13774021	TRANSFER	REGISTERED	GOOLWA TOURIST RESORT PTY. LTD. (ACN: 141 262 740)
28/04/2022	05/05/2022	13774020	WITHDRAWAL OF CAVEAT	REGISTERED	13656991
28/04/2022	05/05/2022	13774019	DISCHARGE OF MORTGAGE	REGISTERED	12371418
15/11/2021	18/11/2021	13656991	CAVEAT	REGISTERED	DAVID JOHN HUTCHINS
29/07/2015	24/08/2015	12371418	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
29/07/2015	24/08/2015	12371417	TRANSFER	REGISTERED	THEODOROS THEODOROU KALOGEROPOULOS, CHRISTINA JENNIFER KALOGEROPOULOS
29/07/2015	24/08/2015	12371416	APPLICATION TO NOTE DEATH	REGISTERED	ROBERT JAMES PARRAMORE (DECD), PAMELA GLENDA PARRAMORE
29/07/2015	24/08/2015	12371415	DISCHARGE OF MORTGAGE	REGISTERED	7211632
03/12/1991	13/02/1992	7211632	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
03/12/1991	13/02/1992	7211631	TRANSFER	REGISTERED	ROBERT JAMES PARRAMORE, PAMELA GLENDA PARRAMORE
03/12/1991	13/02/1992	7211630	DISCHARGE OF MORTGAGE	REGISTERED	7145361
29/07/1991	04/09/1991	7145361	MORTGAGE	REGISTERED	

REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5062 Folio 315

Parent Title(s) CT 4238/809
Creating Dealing(s) CONVERTED TITLE
Title Issued 10/02/1992 **Edition** 5 **Edition Issued** 05/05/2022

Estate Type

FEE SIMPLE

Registered Proprietor

GOOLWA TOURIST RESORT PTY. LTD. (ACN: 141 262 740)
OF 1 BANFIELD ROAD GOOLWA NORTH SA 5214

Description of Land

ALLOTMENT 107 DEPOSITED PLAN 13542
IN THE AREA NAMED GOOLWA NORTH
HUNDRED OF GOOLWA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C (T 5123554)
TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A (T 2969799)

Schedule of Dealings

Dealing Number	Description
13774022	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

APPROVED F11345

Administrative Interests	NIL
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**ORIGINAL
CERTIFICATE OF TITLE**

South Australia

Register Book,
Volume 4238 Folio 808



New Certificate for portion of the Land in Vol.422D Folio 86

DONALD GEORGE BYRNES Pastoral Inspector and BEVERLEY GRACE BYRNES Teacher both of Balhannah Road Littlehampton 5250 are the proprietors of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 106 of portion of Section 2197 HUNDRED OF GOOLWA in the area named NORTH GOOLWA (L.T.R.O. DEPOSITED PLAN No.13542) TOGETHER with the easement more particularly set forth in Transfer 2969799 in and over the land marked A on the said Deposited Plan

In witness whereof I have signed my name and affixed my seal this 30th day of January 1985

Signed the 30th day of January

1985, in the presence of *R. G. Gowan*

A. J. Shannon

Deputy Registrar-General



CANCELLED
CONVERTED TO A COMPUTERISED TITLE



~~TC 121945 46 21946 47 21947~~

TRANSFER 6121945 to JOHN YOUNG DOWIE Market Manager and DENISSE MARTA DOWIE Teacher both of 26 MacKinnon Parade North Adelaide 5006 of the within land Produced 2.12.1985 at 12:25



MORTGAGE 6121946 to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Produced 2.12.1985 at 12:25



MORTGAGE 6121947 to WARRICK CO-OPERATIVE CREDIT UNION LIMITED Produced 2.12.1985 at 12:25



DISCHARGE of Mortgage 6121947 vide 6938407 Produced 27.6.1990 at 12:35 (Dup. C.T. not Prod.)



Allen J.

Certificate of Title

Title Reference: CT 5692/583
Status: CURRENT
Parent Title(s): CT 4238/808
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 16/09/1999
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/03/2022	21/03/2022	13742292	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
15/03/2022	21/03/2022	13742291	TRANSFER	REGISTERED	GOOLWA TOURIST RESORT PTY. LTD. (ACN: 141 262 740)
16/10/2007	19/10/2007	10816087	APPLICATION TO NOTE DEATH	REGISTERED	JOHN YOUNG DOWIE (DECD), DENISSE MARTA DOWIE
16/10/2007	19/10/2007	10816086	DISCHARGE OF MORTGAGE	REGISTERED	6121946
02/12/1985	09/01/1986	6121946	MORTGAGE	REGISTERED	

REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5692 Folio 583

Parent Title(s) CT 4238/808
Creating Dealing(s) CONVERTED TITLE
Title Issued 16/09/1999 **Edition** 3 **Edition Issued** 21/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

GOOLWA TOURIST RESORT PTY. LTD. (ACN: 141 262 740)
OF PO BOX 329 GOOLWA SA 5214

Description of Land

ALLOTMENT 106 DEPOSITED PLAN 13542
IN THE AREA NAMED GOOLWA NORTH
HUNDRED OF GOOLWA

Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A (T 2969799)

Schedule of Dealings

Dealing Number	Description
13742292	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 12257758

Administrative Interests NIL

**ORIGINAL
CERTIFICATE OF TITLE**

South Australia

Register Book,
Volume 4238 Folio 805



Pursuant to Transfers 5338212 Registered on Vol.4220 Folio 85 and
5338213 Registered on Vol.4220 Folio 86 and New Certificate for
portion of the Land in Vol.4220 Folios 85 and 86

ESMOND GERALD KRUSE of 81 Narinna Avenue Cumberland Park 5041 Contractor and WILLIAM JOHN EDWARDS of 20 Stuart Road South Plympton 5038 Public Servant EACH AS REGARDS ONE UNDIVIDED 4th PART and DONALD GEORGE BYRNES Pastoral Inspector and BEVERLEY GRACE BYRNES Teacher both of Balhannah Road Littlehampton 5250 AS REGARDS THE REMAINING TWO UNDIVIDED 4th PARTS are the proprietors of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 103 of portion of Section 2197 HUNDRED OF GOOLWA in the area named NORTH GOOLWA (L.T.R.O. DEPOSITED PLAN No.13542) TOGETHER with the easement more particularly set forth in Transfer 2969799 in and over the land marked A on the said Deposited Plan

In witness whereof I have signed my name and affixed my seal this 30th day of January 1985

Signed the 30th day of January

1985, in the presence of *A. J. Shannon* }

A. J. Shannon

Deputy Registrar-General



~~5375624~~

TRANSFER 5375624 to FRANK BOUDEWYN EDWARD VANDERHARST and MAATJE MARIA CATHARINA VANDERHARST both of High Street Echunga 5153 Business Proprietors of the within land Produced 31.1.1985 at 2.40 p.m.



~~6161836~~

TRANSFER 6161836 to BENITO IASIELLO Milk Pasturizer and ANGELINA IASIELLO Nurse's Aid both of 209 Beulah Road Beulah Park 5067 OF ONE UNDIVIDED MOIETY PELLEGRINO IASIELLO Labourer of 15 Osborne Avenue Beulah Park 5067 Labourer and ELISA IASIELLO his wife OF ONE UNDIVIDED MOIETY in the within land Produced 6.3.1986 at 15:40



CANCELLED
CONVERTED TO A COMPUTERISED TITLE



Arthur J.

Certificate of Title

Title Reference: CT 5693/461
Status: CURRENT
Parent Title(s): CT 4238/805
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 20/09/1999
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/02/2022	07/03/2022	13732538	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
28/02/2022	07/03/2022	13732537	TRANSFER	REGISTERED	GOOLWA TOURIST RESORT PTY. LTD. (ACN: 141 262 740)
30/11/2018	17/12/2018	13029046	TRANSFER	REGISTERED	TERESA MARIA CAMERELLI, ALBERICO IASIELLO, LILIANA ANNA PANCIONE
30/11/2018	17/12/2018	13029045	TRANSMISSION APPLICATION	REGISTERED	PELLEGRINO IASIELLO (DECD), TERESA MARIA CAMERELLI (EXEC), ALBERICO IASIELLO (EXEC), LILIANA ANNA PANCIONE (EXEC)
23/11/2012	10/12/2012	11852928	TRANSFER	REGISTERED	PELLEGRINO IASIELLO, ELISA IASIELLO

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

TRANSFER

FORM APPROVED BY THE REGISTRAR-GENERAL

Orig. **T 13029046**



09:00 30-Nov-2018
2 of 2

PRIORITY NOTICE ID	
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BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

SERIES NO	PREFIX
2	T

AGENT CODE

LODGED BY: Treloar & Treloar TREL

CORRECTION TO: Gaetano Anthony Alella TREL

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

1.
2.
3.
4.
5.

ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS:

1.
2.
3.
4.
5.

CORRECTION	PASSED
	<i>M</i>

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©
Document ID: _____
Revenue/DARA Bundle Num: 200306995
Orig/Copy 1 of/with 0 copies
Consideration/Value/Security: \$ 0.00
SA Proportion (if applicable): \$ -
SD: \$ - LTO Fees: \$ -
Int: \$ - Pen/Add Tax: \$ -
Signature: *[Signature]* Date: 21/11/18

REGISTERED	17 DEC 2018
<i>Mattings</i>	
PRO	

TRANSFER

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

LAND DESCRIPTION

Whole of the land comprised in Certificate of Title Register Book Volume 5693 Folio 461

ESTATE & INTEREST

In fee simple as to one undivided fourth part

TRANSFEROR (Full name and address)

TERESA MARIA CAMERELLI OF 27B RICHARDSON AVENUE TRANMERE SA 5073, ALBERICO IASIELLO OF 15 OSBORN AVENUE BEULAH PARK SA 5067 AND LILIANA ANNA PANCIONE OF 214 GORGE ROAD NEWTON SA 5074 as executors of the estate of PELLEGRINO IASIELLO deceased

CONSIDERATION (Words and figures)

Pursuant to the terms of the Will of Pellegrino Iasiello deceased

TRANSFeree (Full name, address and mode of holding)

The within named TERESA MARIA CAMERELLI OF 27B RICHARDSON AVENUE TRANMERE SA 5073, ALBERICO IASIELLO OF 15 OSBORN AVENUE BEULAH PARK SA 5067 AND LILIANA ANNA PANCIONE OF 214 GORGE ROAD NEWTON SA 5074 as tenants in common

THE TRANSFEROR ACKNOWLEDGING RECEIPT OF THE CONSIDERATION TRANSFERS TO THE TRANSFeree THE ESTATE AND INTEREST SPECIFIED IN THE LAND DESCRIBED.

DATED

20/11/18

Transferee(s)

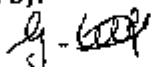
*The Prescribed Person has taken reasonable steps to verify the identity of the transferee.

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

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

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

Signed By:



Gaetano Anthony Aiello
Solicitor

for: Treloar & Treloar

on behalf of the Transferee

CERTIFICATION **Delete the inapplicable*

Transferor(s)

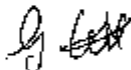
*The Prescribed Person has taken reasonable steps to verify the identity of the transferor.

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

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

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

Signed By:



Gaetano Anthony Aiello
Solicitor

for: Treloar & Treloar

on behalf of the Transferor

in relation to:

LAND: Whole of the land comprised in Certificate of Title Register Book Volume 5693 Folio 461

CONSIDERATION: Pursuant to the terms of the Will of Pellegrino Iasiello deceased

TRANSFEROR: TERESA MARIA CAMERELLI OF 27B RICHARDSON AVENUE TRANMERE SA 5073, ALBERICO IASIELLO OF 15 OSBORN AVENUE BEULAH PARK SA 5067 AND LILIANA ANNA PANCIONE OF 214 GORGE ROAD NEWTON SA 5074 as executors of the estate of PELLEGRINO IASIELLO deceased

TRANSFeree: The within named TERESA MARIA CAMERELLI OF 27B RICHARDSON AVENUE TRANMERE SA 5073, ALBERICO IASIELLO OF 15 OSBORN AVENUE BEULAH PARK SA 5067 AND LILIANA ANNA PANCIONE OF 214 GORGE ROAD NEWTON SA 5074 as tenants in common

T 13732537

Lodged: 28 February 2022 11:56:01 AM
1 OF 2

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Registered: 07 March 2022 02:14:03 PM

Form T1
Version 40.3



TRANSFER

Stamp Duty Document ID:	202825979	ELN Lodgement Case ID:	403866755
Duty Determination Date:	22 FEBRUARY 2022	ELN Workspace ID:	7199506
Responsible Subscriber:	DENIGONS AUSTRALIA (=L - PEXA) (E100326)	Consideration/Value:	5775,000.00
Customer Reference:	A14533	Stamp Duty:	536,455.00
		Interest:	\$0.00
		Penalty Tax:	\$0.00
		Foreign Ownership Surcharge:	\$0.00
		LTO Code:	

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

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 5693 FOLIO 461

ESTATE & INTEREST

FEE SIMPLE

TRANSFEROR (Full name and address)

BENITO IASIELLO OF 209 BEULAH RD BEULAH PARK SA 5067
ANGELINA IASIELLO OF 209 BEULAH RD BEULAH PARK SA 5067
TERESA MARIA CAMERELLI OF 27B RICHARDSON AV TRANMERE SA 5075
ALBERICO IASIELLO OF 15 OSBORN AV BEULAH PARK SA 5067
LILIANA ANNA PANCIONE OF 214 GORGE RD NEWTON SA 5074
ELISA IASIELLO OF 15 OSBORNE AV BEULAH PARK SA 5067

CONSIDERATION

SEVEN HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS (\$775,000.00) PAID BY THE TRANSFEROR AS TRUSTEE FOR GOOLWA TOURIST RESORT TRUST

TRANSFeree (Full name, address and mode of holding)

GOOLWA TOURIST RESORT PTY LTD ACN 141262740 OF PO BOX 328 GOOLWA 5214 SA

THE TRANSFEROR ACKNOWLEDGING RECEIPT OF THE CONSIDERATION TRANSFERS TO THE TRANSFeree THE ESTATE AND INTEREST SPECIFIED IN THE LAND DESCRIBED

DATED 28 FEBRUARY 2022

CERTIFICATION

Transferor

The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.

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

The Certifier has retained the evidence supporting this Registry Instrument or Document.

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

Costantino Melino

Practitioner Certifier

For: COSTANTINO MELINO

On behalf of: BENITO IASIELLO, ANGELINA IASIELLO, TERESA MARIA CAMERELLI, ALBERICO IASIELLO, LILIANA ANNA PANCIONE, ELISA IASIELLO

Transferee

The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

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

The Certifier has retained the evidence supporting this Registry Instrument or Document.

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

Stephen Panko

Practitioner Certifier

For: ADELAIDE CONVEYANCING

On behalf of: GOOLWA TOURIST RESORT PTY LTD

This is a representation of an instrument that was electronically lodged



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5693 Folio 461

Parent Title(s) CT 4238/805
Creating Dealing(s) CONVERTED TITLE
Title Issued 20/09/1999 **Edition** 5 **Edition Issued** 07/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

GOOLWA TOURIST RESORT PTY. LTD. (ACN: 141 262 740)
OF PO BOX 329 GOOLWA SA 5214

Description of Land

ALLOTMENT 103 DEPOSITED PLAN 13542
IN THE AREA NAMED GOOLWA NORTH
HUNDRED OF GOOLWA

Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A (T 2969799)

Schedule of Dealings

Dealing Number	Description
13732538	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 12257758

Administrative Interests NIL

Toby Carter Consulting

+61 414 297980

toby@tc-consulting.com.au

ABN: 39894510195

