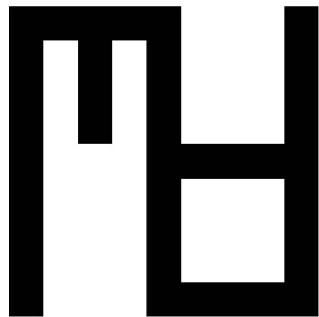


APPENDIX 5. INVESTIGATIONS – PRELIMINARY SITE INVESTIGATION



**MUD
ENVIRONMENTAL**

**PRELIMINARY SITE
INVESTIGATION**

Ambo Pty Ltd

Goolwa North Code Amendment

11 September 2023

Mud Ref.: ME-536.R1.1


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Report approved by:


Adrian Webber
BE(CE) CEnvP SC
Director



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EXECUTIVE SUMMARY

Mud Environmental was engaged by Ambo Pty Ltd c/- Future Urban to complete a Preliminary Site Investigation ('PSI', or site history) of the site referred to as the Goolwa North Code Amendment, South Australia ('the site'). The site location and investigation boundaries are shown in **Figure 1** in **Appendix A**.

It is understood that the PSI will be used as a reference for a Code Amendment and will be reviewed by the Environment Protection Authority (EPA) and the Department for Trade and Investment against *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*.

The objectives of the assessment were:

- To identify Potentially Contaminating Activities ('PCA's') within the proposed Code Amendment area, and to provide a qualitative risk ranking in regards contamination and likely future land uses.
- Where necessary, highlight area specific constraints that may impact on the indicative land uses and provide recommendations regarding assessment or approvals that may be required to mitigate unacceptable constraints.

A PSI is a forensic study that considers multiple lines of evidence to build an understanding of the use of the site over time. Particular activities are identified that are considered to have the potential to cause site contamination, termed Potentially Contaminating Activities ('PCA's'). Chemical substances that are known to be associated with these activities are considered and documented. It is important to note that this PSI is qualitative (i.e. are based on professional judgement and experience). Often once quantified through sampling and testing of relevant media (soils, groundwater, soil vapour etc.), potential contamination issues identified in the PSI do not result in actual site contamination.

In this instance, qualitative risk rankings have been provided for the identified potentially contaminating activities to prioritise future investigations that are required to confirm whether actual site contamination exists.

Most of the site has been used for broad acre agricultural uses (livestock grazing, minor cropping) since the early 1900's. No evidence of intensive agricultural activities have been identified in the research to date. It is considered that these land uses present a low risk of contamination that would significantly impact on the proposed Code Amendment. Two farm storage and work areas are located in the southern part of the land.

Some activities identified within the Code Amendment in the PSI present a moderate or high risk of contamination, as discussed in detail in **Table 11** and presented in **Figure 1**, and summarised below:

High risk:

1. *Sheep dip* at one location on-site

Moderate risk:

2. *Fill or soil importation* around buildings;
3. *Waste burial areas*, including animal carcasses at various locations;
4. *Liquid chemical substances storage* in sheds near shearing sheds on the eastern and western parts of the site;

The following activities were identified off-site that are considered to have the potential to impact on the subject site, as discussed in detail in **Table 11** and presented in **Figure 1**:

Moderate risk:

1. *Rail yard* located adjacent the central southern boundary; and
2. *Rail line* that runs through the middle of the site.

It is considered that these areas warrant intrusive quantitative investigations to confirm the presence / absence of site contamination in the context of the proposed land use(s). In accordance with SA EPA guidelines and terminology, these investigations should be in the form of a Detailed Site Investigation, which will determine whether remediation is required in the context of the proposed land use(s). This work is required to be undertaken at planning consent stage in accordance with *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*.

This report and the opinions expressed above are subject to the limitations presented in **Section 7**. It is important that the reader make themselves aware of these limitations.

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1 INTRODUCTION

Mud Environmental was engaged by Ambo Pty Ltd c/- Future Urban to complete a Preliminary Site Investigation ('PSI', or site history) of the site referred to as the Goolwa North Code Amendment, South Australia ('the site'). The site location and investigation boundaries are shown in **Figure 1** in **Appendix A**.

It is understood that the PSI will be used as a reference for a Code Amendment and will be reviewed by the Environment Protection Authority (EPA) and the Department for Trade and Investment against *Practice Direction 14 - Site Contamination Assessment 2021*.

The site boundary and surrounding land was previously subject to a Development Plan Amendment ('DPA') which did not proceed to approval stage. Part of the information used in the DPA has informed this assessment.

1.1 What is a PSI?

A PSI is a forensic study that considers multiple lines of evidence to build an understanding of the use of the site over time. Particular activities are identified that are considered to have the potential to cause site contamination. Chemical substances that are known to be associated with these activities are considered and documented.

It is important to note that PSI's are typically qualitative (i.e. are based on professional judgement and experience) but may also be quantitative through sampling and testing of relevant media (soils, groundwater, soil gas etc.). Any potential contamination issues identified in the PSI may not necessarily result in actual site contamination. In this instance, qualitative risk rankings have been provided for the identified potentially contaminating activities to assess the likelihood of any potential contamination existing at the site as well as quantitative testing of soil samples for relevant chemicals of interest.

In addition, the 'Class' of each activity as defined in *Practice Direction 14 - Site Contamination Assessment 2021* issued by the State Planning Commission under Sections 42 and 127 of the *Planning, Development and Infrastructure Act, 2016* is included so that a Site Contamination Declaration Form (provided under separate cover) can be provided.

1.2 Objectives

The objectives of the assessment were:

- To identify Potentially Contaminating Activities ('PCA's') within the proposed Code Amendment area, and to provide a qualitative risk ranking in regards contamination and likely future land uses.
- Where necessary, highlight area specific constraints that may impact on the indicative land uses and provide recommendations regarding assessment or approvals that may be required to mitigate unacceptable constraints.

1.3 The Site

Site details are presented in **Table 1** below.

Table 1 – Site Details

Category	Details
Street Address	Goolwa Growth Areas Code Amendment, Goolwa, SA 5214
Certificates of Title	Certificates of Title: <ul style="list-style-type: none">▪ Volume 5413 Folio 829, Allotment 4 Deposited Plan 22658▪ Volume 5463 Folio 531, Section 2400▪ Volume 5463 Folio 532, Section 2403▪ Volume 5463 Folio 529, Section 2417▪ Volume 5463 Folio 531, Section 2418

Category	Details
	<ul style="list-style-type: none"> ▪ Volume 6071 Folio 445, Section 2419 ▪ Volume 5463 Folio 530, Section 2420 <p>in the Area named Goolwa Hundred of Goolwa</p> <p>Copies of the current and historical Certificates of Title are included in Appendix B. A copy of the Property Location Browser map and associated summary table identifying the street addresses which match the above Certificates of Title is provided in Appendix C.</p>
Owner(s)	Ambo Pty Ltd
Area of Site	Approximately 2.41km ² (241 hectares)
Municipality	Alexandrina Council
Zoning and Land Use	Rural (Ru) The zoning and land use plans for the site are included in Appendix D .
Current Use	It is understood that the site is predominantly occupied by farmland.
Proposed Future Use	Various land uses likely, including residential, recreational / open space and commercial uses.

2 REGULATORY FRAMEWORK

2.1 Legislation + Guidance

In South Australia, the assessment, management and remediation of site contamination is governed by the *Environment Protection Act, 1993* and the *Environment Protection Regulations, 2009*. The *Environment Protection Act, 1993* defines site contamination as follows:

Section 5B – Site Contamination

- (1) For the purposes of this Act, site contamination exists at a site if—
 - (a) chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and
 - (b) the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and
 - (c) the presence of the chemical substances in those concentrations has resulted in—
 - (i) actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or
 - (ii) actual or potential harm to water that is not trivial; or
 - (iii) other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.
 - (2) For the purposes of this Act, environmental harm is caused by the presence of chemical substances—
 - (a) whether the harm is a direct or indirect result of the presence of the chemical substances; and
 - (b) whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.
 - (3) For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.
-

A key aspect in the definition of site contamination, is whether chemical substances have been added to the site through an activity and whether these substances are above background concentrations. This is what the PSI, and any subsequent targeted site investigations aim to assess (if completed). Where chemical substances have been determined to be present due to an activity above background concentrations, the targeted soil investigations determine whether these concentrations have resulted in actual or potential harm to the health or safety of human beings or the environment that is not trivial.

If site contamination is determined to be present at a site, the *Environment Protection Act, 1993* provides mechanisms to assign responsibility for the contamination and appropriate assessment and remediation / management of the site contamination.

The primary reference for the assessment and management of site contamination in South Australia are the SA EPA (2018) '*Guidelines for the assessment and remediation of site contamination*', updated November 2019 (herein referred to as the 'GAR').

Other key documents referenced in the GAR include:

- EPA '*Guidelines for the site contamination audit system*' (2019).
- EPA '*Guideline for the assessment of background concentrations*' (2018).
- EPA '*Site contamination policy: certification of practitioners*' (2018).
- EPA '*Site contamination: regulatory and orphan site management framework*' (2017).
- EPA '*Site contamination: honesty in reporting*' (2008).
- *PFAS National Environmental Management Plan* (Version 2.0, updated January 2020).
- *National Environment Protection (Assessment of Site Contamination) Measure*, 1999 (as amended 2013 ('ASC NEPM')).
- NHMRC '*Australian Drinking Water Guidelines*' (2011, updated November 2018).
- WHO '*Guidelines for drinking water quality*' (updated 2022).
- NHMRC '*Guidelines for Managing Risks in Recreational Water*' (2008).

- ANZG 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality' (August 2018).

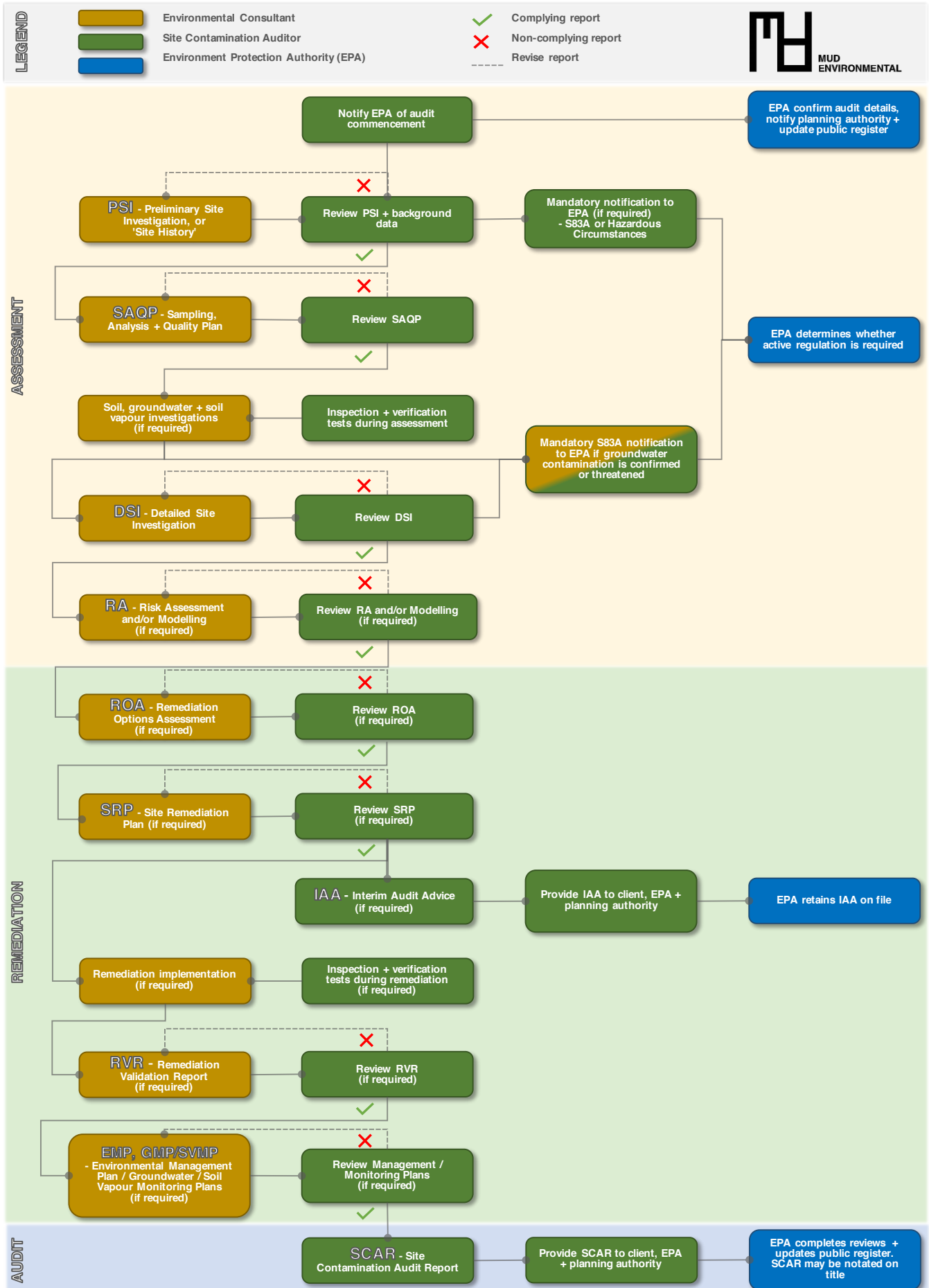
In addition, the following relevant South Australian publications, guidelines and Australian Standards were referenced in relation to potentially contaminating activities in preparation of this PSI report:

- Schedule 3 of the Environment Protection Regulations, 2009;
- Australian Standard AS4482.1-2005 '*Guide to the investigation and sampling of sites with potentially contaminated soil, Part 1: Non-volatile and semi-volatile compounds*'; and
- Edwards J.W., Van Alphen M and Langley A. '*Identification and Assessment of Contaminated Land: Improving Site History Appraisal*' Contaminated Sites monograph Series No 3, SA Health Commission, Adelaide (1994).

2.2 Assessment, Remediation + Auditing of Site Contamination in South Australia

The flowchart presented as **Chart 1** overleaf outlines a typical assessment, remediation and audit project in South Australia, including the various tasks completed by the assessment consultant, auditor and EPA. The PSI is fundamental in this process as it is the foundation upon which all intrusive investigations (if deemed warranted) should be built.

Chart 1 – Assessment, Remediation + Auditing of Site Contamination in South Australia



3 PRELIMINARY SITE INVESTIGATION

3.1 Approach

The site is a large rural landholding of 241 hectares located on the outskirts of Goolwa. Most of the land is farming land owned by a single entity.

Access was granted to most of the land, however due to commercial arrangements not all of the land was inspected in detail. Two detailed reports were provided by the majority landholders of the previous DPA, which are appended to this report.

On this basis, the PSI aimed to complete searches of all readily available public information, complete a site inspection and drive-by and review of existing reports into an ASC NEPM compliance PSI format. It is envisaged that this report will be used as the foundation of future environmental investigations to ensure that known areas and chemicals of interest are contemplated should the site be redeveloped in the future.

3.2 Sources of Information

Table 2 presents the lines of evidence considered as part of this investigation, and how they add value to the considerations of source areas and activities.

Table 2 – Sources of Information

Information	How is this information useful?	Section
Physical environment	Topography and drainage, geology and hydrogeology are important to understand how any contamination might behave in the environment. Existing site features both on the site and surrounding the site provide an indication of potentially contaminating activities on the site and surrounds.	3.3
Use of site and surrounds	The site inspection and land use often identifies areas and chemicals of interest based on the professional experience and judgement of the person involved. Qualified and experience personnel from Mud Environmental have inspected the site.	3.4
Business Directories	Similar to ownership, business directories provide an indication of business activities on the site and surrounds over time.	3.5
Historical Ownership	Historical ownership provides an understanding of which entities owned the land during certain historical activities.	3.6
Historical Aerial Photographs	Historical aerial photographs provide an indication of activities and land use over time. This visual information can be used to identify higher risk activities and inform targeted assessment works.	3.7
Historical maps	Identifies certain historical activities that may be useful.	3.8
Interviews / Anecdotal information	Interviews with persons having relevant historical knowledge of the site (where available) is often invaluable in identifying potentially contaminating activities.	3.9
EPA Information	Information from the EPA Public Register, Site Contamination Index and Section 7 searches identifies confirmed contamination issues in the area.	3.10
PFAS Information	Information from AirServices Australia and Department of Defence websites identifies PFAS contamination in the area.	3.11
Previous investigations	Existing environmental reports in the area can provide an understanding of the nature and extent of soil, groundwater and soil vapour impacts can be combined with other knowledge such as groundwater flow direction to determine the source zones	3.12

3.3 Physical Environment

3.3.1 Topography, Drainage, Geology, Hydrogeology

Information was obtained from various sources relating to the physical environment of the site. This information is presented in **Table 3** overleaf.

3.4 Use of the Site + Surrounds

3.4.1 Site Layout + Current Use

A site inspection was originally completed by an experienced environmental scientist from Mud Environmental on 11 August 2020, and a subsequent update inspection on 27 July 2023.

Photographs collected during the site inspections are included in **Appendix G**.

A summary of site features observed during the site inspection are presented in **Table 4** overleaf.

Table 3 – Topography + Drainage, Geology, Hydrogeology

Information	Source	Why this is useful	Site specific information
Topography + Drainage	Site inspection	Topography and drainage provide an indication of the likely direction of movement of surface and subsurface contamination, especially in respect to any nearby sensitive human or ecological receptors.	<p>Available aerial imagery indicates that the site is predominantly utilised for agricultural purposes, with a small number of associated buildings (sheds).</p> <p>Surface elevation at the site rises from approximately 2m Australian Height Datum (mAHD) on the south eastern site boundary to approximately 22m AHD in the north / north west corner of the site.</p> <p>Surface water runoff is likely to be to the south / south east towards the Goolwa or Lower Murray and which is located between 700 to 1000m to the south east of the sites south eastern boundary. There is also potential for run off towards Currency Creek located a similar distance to the north east of the site. Currency Creek feeds into the Goolwa or Lower Murray river.</p> <p>Appendix E presents the topographical features surrounding the site.</p>
	DEWNR		
	Lotsearch Report		
Geology	DEWNR 1:100 000 Geological Map	The geological conditions at a site help understand how contamination moves in the environment, particularly risks to groundwater associated with surface releases or contamination issues.	<p>The geology underlying the majority of the site comprises the Bridgewater Formation, comprising coastal barrier and shallow subtidal sediments: bioclastic and aeolian cross-bedded calcarenite, palaeosol horizons, often capped by calcrete.</p> <p>A section along the northern boundary of the site is recorded as comprising undifferentiated Quaternary rocks.</p> <p>The vast majority of soils at the site are considered to be negligible when considering watertable induced soil salinity parameters, with the exception of a small portion of the south eastern site boundary where moderately high / very high levels have been recorded.</p> <p>The vast majority of soils at the site are considered to be moderately low when considering non-watertable induced soil salinity parameters, with the exception of a number of independent areas where moderate levels are recorded.</p> <p>The soils beneath the entire site are considered to be negligible when considering non-watertable (magnesia patches) induced soil salinity parameters.</p> <p>The majority of the soils are classified as Sodosol soils comprising: plains with tracts of dunes: plains of sandy alkaline yellow mottled soils and related soils with various saline (unclassified) in the lower-lying situations; dunes of leached sands substrata of both limestone and clay.</p> <p>A review of the acid sulphate soils map indicated the majority of the site is located in an area of low to extremely low probability of acid sulphate soil occurrence</p>
	DEWNR Atlas of Australian Soils		
	DEWNR Atlas of Australian Acid Sulphate Soils		
Hydrogeology	DWLBC Report (2006) ' <i>Overview of the hydrogeology of the Adelaide metropolitan area</i> '	Hydrogeological information includes an assessment of the likely depth to groundwater and the corresponding water quality. This information assists with the determination of the risk to ground or surface water and the likely impact this may have on its beneficial use.	<p>The site is outside of the study boundary.</p> <p>The groundwater aquifer beneath the site is considered to be within Quaternary sediments.</p> <p>A search of licensed groundwater wells within a 2 kilometre radius of the site was undertaken.</p> <p>36 wells were identified at the locations shown on the plan included in Appendix F. Of these where recorded, sixteen (16) was installed to depths of 20m or greater, which suggests that the remaining wells are installed in shallower aquifers.</p> <p>Where recorded, the shallower wells (less than 20m) returned standing water level (SWL) measurements of between 0.53m and 14.40m bgl with total dissolved solids (TDS, or salinity) concentrations of between 855 mg/L and 29,663 mg/L, indicating that the groundwater in the area of the site was of very low to very high salinity. The SA EPA (2018) <i>Guidelines for the Assessment and Remediation of Groundwater Contamination</i> considers that groundwater with TDS concentration less than 1,200 mg/L is suitable as a potential drinking water supply. Only two (2) of the shallower wells are listed as being both operational and for domestic purposes. These wells are located between 1629m south east and 1646m south west of the site respectively.</p> <p>A number of irrigation boreholes are highlighted within the site boundary, but all are recorded as being backfilled.</p>
	The Department of Water (DEW) WaterConnect Database (refer to Appendix G)		
	Local setting		
			The area is part of a dynamic system influenced by the flow of River Murray water from Lake Alexandrina via barrage releases and tidal movement from the Southern Ocean.

Table 4 – Site Layout + Current Use

Item	Detail
Status	<ul style="list-style-type: none"> ▪ The site was generally flat to slightly undulating farmland. ▪ A number of buildings are present on the Narrows land: <ul style="list-style-type: none"> ▪ Two small sheds (disused) with concrete floors containing numerous empty chemical containers. The northern shed also contains large quantities of netting; ▪ a dilapidated shearing shed with timber slatted floor and associated spray dip; ▪ cattle yards; ▪ a former shed with only minor parts of the frame and corrugated iron remaining next to the hay bales storage area; and ▪ an implement shed (in use). ▪ The following additional observations were made: <ul style="list-style-type: none"> ▪ A stockpile of soil, rock and concrete fragments is present north of the shearing shed which is heavily covered in vegetation. ▪ The south-eastern boundary is lined by a drainage swale. <p>The locations of each of these areas is shown in Figure 1 in Appendix A.</p>
Utility services	<ul style="list-style-type: none"> ▪ Due to the size of the site it is not feasible to obtain detailed Dial Before You Dig plans. Locations of most services are however available on the Location SA website. Figure 2 in Appendix A shows the location of the following services within the site: <ul style="list-style-type: none"> ▪ SA Power Networks ▪ Water mains ▪ The following services were not included in the site area on the plan: <ul style="list-style-type: none"> ▪ Wastewater and stormwater (as these are run by Council the plans are not included in the state datasets) ▪ Gas ▪ Telecommunications
Security	<ul style="list-style-type: none"> ▪ The site is defined by typical farm fencing along all boundaries.
Surface condition and observations	<ul style="list-style-type: none"> ▪ No visual or olfactory evidence of odours or staining. ▪ The site is mostly unsealed farmland used for grazing except for areas around farm buildings where some fill material is present.

3.4.2 Surrounding Land Uses

The surrounding land uses noted from the site inspection and aerial photograph review are presented in **Table 5**.

Table 5 – Surrounding Land Uses

Direction	Detail
North	Undeveloped / agricultural
East	Residential / Goolwa
South	Residential / Goolwa / undeveloped / agricultural / railway yard and line
West	Undeveloped / agricultural

Most of the surrounding land is considered low risk, however the rail yard and railway line located adjacent the southwestern part of the site has the potential to cause contamination that may impact on the subject site. This is discussed further in **Section 5**.

3.5 Business Directories

A review of available Historical Business Directories within a 150m buffer of the site has been undertaken as part of the PSI. Copies of the Historical Business Directories are included in **Appendix H**.

No potentially contaminative businesses or activities were identified within the site boundary.

However, a number of historical off-site potentially contaminative businesses were identified in the 1991 directory listing:

- A fertilizer suppliers / garden supplies business is identified 84m south of the site.
- Two motor garages and service stations were identified in proximity to the site (109m south and 421m south respectively). One of these sites is listed as being a currently operational Caltex petrol station in Goolwa (421m south).
- A motor clutch specialist / motor steam cleaners was also identified 144m south of the site.

Due to proximity, it is considered unlikely that possible contamination from the above activities would impact on the Code Amendment site.

It is also noted that an operational rail yard and rail line is located adjacent the southwestern part of the site. These areas are discussed further in **Section 5**.

3.6 Historical Ownership

The historical site ownership can provide some information on owner occupied businesses and is sometimes useful in understanding site uses over time. A summary of ownership history over time is presented in **Table 6** and **7** below.

Table 6 – Site Ownership History (Lot 3 Alexandrina Road)

CT Reference	Date	Owner	Occupation
CT 5463 / 531	27 October 1997	▪ Ambo Pty Ltd	▪ Not known
CT 5463 / 530	27 October 1997	▪ Ambo Pty Ltd	▪ Not known
CT 5463 / 529	27 October 1997	▪ Ambo Pty Ltd	▪ Not known
CT 5413 / 829	18 April 1997	▪ Ambo Pty Ltd	▪ Not known
CT 5285 / 517	10 August 1995	▪ Narrinyeri Farm (cancelled)	▪ Farmer
CT 5285 / 516	10 August 1995	▪ Narrinyeri Farm (cancelled)	▪ Farmer
CT 5285 / 515	10 August 1995	▪ Narrinyeri Farm (cancelled)	▪ Farmer
CT 4318 / 395	11 July 1988	▪ Brian Lock Skewes, Barbara Jessie Skewes and Colin Francis Ferguson	▪ Farmers and accountant

CT Reference	Date	Owner	Occupation
CT 4303 / 71	17 September 1987	▪ Brian Lock Skewes, Barbara Jessie Skewes and Colin Francis Ferguson	▪ Farmers and accountant
CT 3903 / 24	2 February 1973	▪ Cedric Dundas Scott	▪ Grazier
CT 2164 / 145	10 September 1951	▪ Edith Celia Dundas Scott	▪ Spinster
CT 1199 / 125	14 May 1921	▪ William Arthur Lackington	▪ Farmer
LG 853 / 129	1 December 1910	▪ Alexander Ross Gordon (land grant)	▪ Agent
CT 779 / 16	12 March 1908	▪ Richard Henry Sunman	▪ Farmer
CT 613 / 120	13 October 1896	▪ Ermine Grant Ogilvie Francis	▪ Wife of master mariner
CT 535 / 73	10 December 1887	▪ Ermine Grant Ogilvie Barnes	▪ Spinster
CT 468 / 23	23 December 1884	▪ Thomas Richard Sumner	▪ Auctioneer
CT 467 / 177	19 December 1884	▪ Henry Hodgson	▪ Gentleman
LG 222 / 132	2 March 1876	▪ Sir Anthony Musgrave (land grant)	▪ Not known

Table 7 – Site Ownership History (Lot 2403 North Road)

CT Reference	Date	Owner	Occupation
CT 6071 / 445	31 January 2011	▪ Ambo Pty Ltd	▪ Not known
CT 5463 / 533	27 October 1997	▪ Alexandrina Council / Ambo Pty Ltd (cancelled)	▪ Council owned
CT 5285 / 519	10 August 1995	▪ Narrinyeri Farm (cancelled)	▪ Farmer
CT 311 / 224	9 July 1879	▪ Robert Thornber and Charles Wilson Lotman	▪ Gentleman

From the first issue of title in 1876, the sites have been owned by a number of individuals/entities whose occupations include farmers, accountants, graziers, spinsters, auctioneers and council owned.

3.7 Historical Aerial Photograph

Historical aerial photographs and maps area were obtained and reviewed as part of the PSI.

A total of eleven aerial photographs were obtained for the site between 1956 and 2018. A summary of the findings from the historical aerial photograph review is presented in **Table 7** below, with copies of the aerial photographs also included in **Appendix I**.

Table 8 – Historical Aerial Photographs

Date	Site Use	Surrounding Land Use
1949	<ul style="list-style-type: none">Black and white aerial photographs exist for the land from 1949.The rail line and roads exist and most of the land appears in use for broad acre agricultural usesLow lying depressions are visible in the eastern part of the site which appear to hold water in some photographs.The Investigator College and skate park do not yet exist.	<ul style="list-style-type: none">The establishing town of Goolwa is located to the south / east.The land immediately surrounding the site is used for broad acre agricultural activities (predominantly grazing)
1956	<ul style="list-style-type: none">One black and white photograph exists from 1956 and shows that the land use is almost identical to the 1949 photos.	<ul style="list-style-type: none">Similar to the 1949 aerial photographs.
1967	<ul style="list-style-type: none">One black and white photograph exists from 1956 and shows that the land use is almost identical to the 1949 photos.A number of sheds have been constructed in the two areas of the site – one in the west opposite the dwelling and one in the east	<ul style="list-style-type: none">Further development of the town of Goolwa observed.
1976	<ul style="list-style-type: none">One black and white photograph exists from 1956 and shows that the land use is almost identical to the 1967 photos.	<ul style="list-style-type: none">Further development of the town of Goolwa observed.
1989	<ul style="list-style-type: none">One colour aerial photograph exists from 1989Little or no change from the previous image	<ul style="list-style-type: none">Further development of the town of Goolwa observed including up to the southern most boundary of the site and a number of small buildings / dwellings along the north western site boundary.The rail yards are visible on the southern boundary
1997	<ul style="list-style-type: none">Two colour aerial photographs exist from 1997Little or no change from the previous imageConstruction activities are visible to the south west of the site, which is presumed to be the Investigator College	<ul style="list-style-type: none">Further development of the town of Goolwa observed
2005	<ul style="list-style-type: none">Little or no change from the previous image.The Investigator College is complete.	<ul style="list-style-type: none">Surrounding land use to the north and west is observed to be largely undeveloped / agricultural. The town of Goolwa is present to the immediate south / south east of the site.
2010	<ul style="list-style-type: none">Little or no change from the previous image.	<ul style="list-style-type: none">Little or no change from the previous image.
2014	<ul style="list-style-type: none">Little or no change from the previous image.	<ul style="list-style-type: none">Little or no change from the previous image.
2017	<ul style="list-style-type: none">Little or no change from the previous image.	<ul style="list-style-type: none">Little or no change from the previous image.

3.8 Historical Maps

Six historical maps were obtained for the site, dating between 1876 and 1982.

The area now covered by the site was shown as being undeveloped in the earliest two map series with the exception of a number of roads or tracks, most notably Main Road and which bisects the site from the north west to the south east.

No significant change is recorded in the remaining map series. It is noted that a sewage treatment plant is shown to the southwest of the site in the 1982 map.

Copies of the historical site maps are included in **Appendix K**.

3.9 Anecdotal Information

Anecdotal information provided during the course of site inspections is included in **Section 3.4**.

The report provided by the major landholder (refer **Appendix L**) provides anecdotal evidence of site activities, which is summarised in **Section 3.12**.

3.10 EPA Information

Information able to be obtained from SA EPA records is presented in **Table 8** below.

Table 9 – SA EPA Information

Information	Source	Why this is useful	Site specific information
SA EPA Site Contamination Index	http://www.epa.sa.gov.au/what_we_do/public_register_directory/site_contamination_index	The Site Contamination Index is a web based search by suburb name that provides information on S83A notifications of groundwater contamination and audit notifications and terminations. This information is useful to identify any contaminated sites located in the vicinity of the subject site.	<ul style="list-style-type: none"> There are no site contamination index listings within the site boundary or a 1km buffer around the site.
SA EPA Public Register	https://www.epa.sa.gov.au/our_work/public_register	<p>Legislation requires the EPA to have a public register and to make information available for the public to inspect. The register is a wide range of information relating to EPA operations including:</p> <ul style="list-style-type: none"> environmental authorisations new applications development authorisation referrals completed prosecutions and civil penalties site contamination environmental protection orders or EPOs 	<p>There are no records associated with environmental authorisations and / or applications within the site boundary. However, a total of six (6) sites were noted within a 1 kilometre radius of the site. These sites and the associated information are listed as follows:</p> <ul style="list-style-type: none"> Council owned site. Kessell Road, Goolwa SA 5214, 20m south west of the site. License issued for a Sewage treatment works or septic tank effluent disposal schemes (discharge other than to marine waters or a Water Protection Area). Shirdi Sai Ram Pty Ltd. 36 Cadell Street, Goolwa SA 5214, 421m south of the site. License issued for the operation of a petrol station. Alan Brian Edwards and Elizabeth Alison Livingston. Section 2458, Liverpool Road, Hundred of Goolwa, SA. 584m to the south east of the site. License issued for a marina and boating facilities. Robyn Lennox Maul and Tammy Michelle Maul-Dunn. Allotment 452, Dowdodd Crescent, Goolwa SA 5214.916m south of the site. License issued for a Waste or recycling depots (for disposal of liquid waste) (other than winery wastewater treatment works) Michael Veenstra and Bianca Veenstra. The Captain Sturt Marina, Liverpool Road, GOOLWA SA located 9325m south east of the site. License issued for marinas and boating facilities. EG FeulCo (Australia) Ltd. 137 Beach Road, Goolwa Beach SA 5214, 945m south of the site. License issued for the operation of a petrol station. <p>No records associated with environmental prosecutions or assessment areas were identified</p>

Information	Source	Why this is useful	Site specific information
			<p>within a 1 kilometre radius of the site. However, three (3) environmental protection orders were identified. The information relating to these sites is presented below:</p> <ul style="list-style-type: none"> Site immediately to the east of the site (address listed as Hundred of Goolwa) and relating to an unlicensed depot for the reception, storage, treatment or disposal of waste including concrete, green waste, timber, plastic, furniture, metal wastes, general hard waste and other waste, without an environmental authorisation. Site 923m to the south west of the site on Port Elliot Road, Goolwa Beach SA 5214. Activity recorded as being failure to submit a Landfill Environment Management Plan as required by a licence condition. A further EPO is recorded but without an address or distance / direction from site. Notation states that the operator failed to ensure that the dairy effluent lagoons constructed after June 1997 had a maximum in-situ permeability not exceeding 0.1 millimetre per day. <p>The site is not within or adjacent to a site on the National Waste Management Database or an Approved Container Collection Depot.</p>

Copies of the Site Contamination Index and Public Register are included in **Appendix J**.

3.11 Potential PFAS Information

Information able to be obtained from SA EPA records is presented in **Table 9** below.

Table 10 – AirServices Australia + Department of Defence Information

Information	Source	Why this is useful	Site specific information
AirServices Australia National PFAS Management Program Data + Defence PFAS Investigation & Management Program	http://www.airserviceaustralia.com/environment/national-pfas-management-program/ + http://www.defence.gov.au/environment/pfas/	To determine if there are any sites being investigated or managed by AirServices Australia or the Department of Defence for PFAS contamination within a 2km radius of the site.	The site is not within or adjacent to areas of PFAS investigation or management (either Defence or AirServices Australia programs).
Department of Defence: 3-Year Regional Contamination Investigation Program	http://www.defence.gov.au/id/derp/Default.asp	To determine if there are any sites within a 2km radius that are listed on the Defence 3-Year Regional Contamination Investigation Program (RCIP)	The site is not within or adjacent to a site linked to the Defence 3 Year Regional Contamination Investigation Program.

A copy of AirServices Australia and Department of Defence information is included in **Appendix L**.

3.12 Previous Environmental Investigations

A report relating to the site was provided to Mud Environmental as follows:

- Site and Environmental History. AMBO Pty Ltd Land – ‘Narrows’ and dated March 2020.

The report states that Alexandrina Council commenced a Development Plan Amendment for the Goolwa North Growth Area and which included farmland owned by Ambo Pty Ltd (‘Narrows’). The landowner was requested to provide a site and environmental history on the potential contamination issues associated with past and present land use.

A summary of the pertinent environmental information contained within is presented below and a full copy of the report included as **Appendix L**.

‘Narrows’ Land

The Narrows land comprises an area of approximately 287 hectares and have been farming it since 1997 for cropping and cattle breeding. It is reported that approximately 66 hectares of their land has been nominated in the Planning Strategy for future township growth (note the revised site boundary is slightly less than 66 hectares).

A number of buildings are present on the Narrows land:

- an old hay shed (reportedly disused);
- a dilapidated shearing shed (reportedly never used by current land owners); and
- an old equipment shed.

It is reported that there are no stockpiles of building waste located on the property.

The report goes on to identify potential sources of site contamination at the site. These include the following:

- general farm chemical and fertiliser usage;
- a former sheep dipping area; and
- a sheep shearing area.

The report concludes that there is a low likelihood of potentially significant soil contamination and that no areas would require extensive remediation prior to redevelopment.

3.13 Summary of Site History

Most of the site has been used for broad acre agricultural uses (livestock grazing, minor cropping) since the early 1900’s. No evidence of intensive agricultural activities have been identified in the research to date. It is considered that these land uses present a low risk of contamination that would significantly impact on the proposed Code Amendment, with exception of the former sheep dip area.

4 POTENTIALLY CONTAMINATING ACTIVITIES

Potentially contaminating activities ('PCA's') are activities identified based on the historical research that are considered to have the potential to cause site contamination. Whilst some of these activities are defined in the *Environment Protection Regulations, 2009*¹, others are based on professional judgement and experience in the assessment of site contamination in South Australia.

The PCAs outlined in **Table 11** below (as defined in the EP Regulations) were identified at the site or surrounds.

Table 11 – Potentially Contaminating Activities (EP Regulations, 2009)

Activity	Definition
On-Site	
Fill or soil importation	Importation, to premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place.
Off-Site	
Railway operations	Railway operations within the meaning of Schedule 1 Part A clause 7(2) of Act

It is noted that agricultural activities are specifically excluded in the EP Regulations, for routine spraying, in accordance with manufacturers' instructions, of pesticides used in broad-acre farming. This exclusion is considered to apply to the subject site.

Table 12 overleaf presents a summary of the PCA's identified both on-site and off-site. The chemical substances associated with each PCA are primarily based on AS4482.1-2005 and the ASC NEPM, 1999 as amended 2013. Also presented is the evidence relied upon in identifying the activity. A qualitative risk ranking has been given to each activity on the likelihood of contamination having occurred.

In March 2021 the planning scheme in South Australia was modified to incorporate site contamination. **Table 12** also includes the 'Class' of each activity as defined in *Practice Direction 14 - Site Contamination Assessment 2021* issued by the State Planning Commission under Sections 42 and 127 of the *Planning, Development and Infrastructure Act, 2016*.

The locations of the areas of interest are included on **Figure 1** in **Appendix A**.

¹ <http://www.legislation.sa.gov.au/LZ/C/R/Environment%20Protection%20Regulations%202009.aspx>

Table 12 – Areas and Chemicals of Interest

Potentially contaminating activities	PD14 Class	Confirmed or suspected	Locations	Potentially affected media	Potential contaminants ²	Area of interest and risk ranking
On-site						
Fill or soil importation	No	Suspected	Built up areas near buildings	Soil	Typically metals, hydrocarbons (TRH ³ , BTEX ⁴ , PAH ⁵) and/or pesticides (OCP ⁶ , OPP ⁷)	1-01 – moderate risk
Sheep dips	Class 2	Confirmed	Near former shearing shed on Narrows land (refer Figure 1)	Soil, groundwater	Typically arsenic, but sometimes other metals, PAHs and/or pesticides (OCP, OPP)	1-02 – high risk
Waste burial areas including animal carcasses	Class 2	Suspected	Various locations across site	Soil	Nutrients and /or biological parameters	1-03 – moderate risk
Liquid chemical substances storage	No	Confirmed	Chemical Storage Areas near former shearing shed	Soil, groundwater	Typically metals, hydrocarbons (TRH, BTEX, PAH), herbicides (triazine, phenoxy acid) and/or pesticides (OCP, OPP)	1-04 – moderate risk
Motor vehicle / farm implement repair or maintenance	No	Suspected	Possible maintenance shed areas	Soil, groundwater, vapour	Hydrocarbons (TRH, BTEX, PAH) and/or lead	1-06 – low risk
Asbestos containing materials	No	Suspected	Site buildings	Soil	Asbestos in soils	1-07 – moderate risk
Termite treatments	No	Suspected	Beneath buildings	Soil	Metals and/or pesticides (OCP)	1-09 – low risk
Off-site						
Railyard	Class 1	Confirmed	Adjacent to central southern part of the site	Soil, groundwater	Arsenic based weedicides, asbestos from older brake linings, hydrocarbons from lubricants and fuel storage	1-11 – moderate risk
Rail line	Class 1	Confirmed	Through the central part of the site	Soil	Arsenic based weedicides, asbestos from older brake linings, hydrocarbons from lubricants	1-12 – moderate risk

² Potential contaminants based on chemicals of interest as listed in AS4482-2005.

³ Total Petroleum Hydrocarbons

⁴ Benzene, Toluene, Ethyl benzene and Total Xylenes

⁵ Polycyclic Aromatic Hydrocarbons

⁶ Organochlorine Pesticides

⁷ Organophosphorous Pesticides

5 PRELIMINARY CONCEPTUAL SITE MODEL

5.1 Preamble

A Conceptual Site Model ('CSM') uses available information to determine the presence of plausible complete exposure pathways from contamination sources to receptors such as humans or the environment. For an identifiable risk to exist, an exposure pathway must be present which requires each of the following to be identified: presence of substances that may cause harm (source); presence of a receptor which may be harmed (receptor); and existence of a means of exposing a receptor to the source (exposure route).

As outlined in the ASC NEPM, a detailed CSM should include information on:

1. *Sources* - known and potential sources of contamination and contaminants of concern including the mechanism(s) of contamination (e.g. 'top down' spill or sub-surface release from corroded tank or pipe), including the nature and extent of site contamination;
2. *Media* - potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air);
3. *Receptors* - human and ecological receptors; and
4. *Exposure pathways* - potential and complete exposure pathways to relevant receptors.

A CSM is generally a written description of the site that is accompanied by a schematic, graphical interpretation that depicts what is known or has been inferred about the site, and will be presented in the Detailed Site Investigation report, however an overview of each item is discussed below.

5.2 Sources

No known sources of contamination have been identified within the subject site as part of this Preliminary Site Investigation, however it is noted that no quantitative assessment has been undertaken.

5.3 Media

Soil, groundwater and soil vapour are considered to be the media of interest should site contamination exist at the site.

5.4 Receptors

5.4.1 Human

The nearest human receptors are those associated with the rural dwellings within the site boundary. Further off-site residential premises are also present immediately to the south and east of the site. The majority of the land is used for agricultural purposes (grazing of livestock).

On this basis, the following potential human receptors have been identified:

On-site

- Current sensitive users (residents, students);
- Current non-sensitive users (agricultural workers);
- Future sensitive users (residents including children); and
- Future non-sensitive users (recreational users of public open space, commercial / industrial workers and construction and maintenance workers).

Off-Site

- Current sensitive users (residents including children) to the north, east and south;
- Current non-sensitive users (commercial / industrial workers) to the west;
- Users of extracted groundwater.

5.4.2 Ecological

The following potential ecological receptors have been identified:

- Native flora and fauna - that would naturally inhabit the site in the absence of the chemical contamination e.g. flowering plants, ferns and terrestrial, subterranean or arboreal fauna.
- Introduced flora and fauna - are not native to Australia but which are desired to inhabit the site e.g. wildlife, domestic animals, flowering plants, conifers and ferns;
- Transitory or permanent wildlife - lives permanently or spends part of their life cycle on the site in question (e.g. the site may be part of a bird's territory);
- Air – possible air impacts e.g. from ACM, soil contaminants including volatile contaminants.
- Groundwater – from leaching or migration of contaminants from soil to groundwater.
- Surface water receptors – i.e. groundwater discharge to surface water bodies.

The Goolwa or Lower Murray and which is located between 700m to 1000m to the south east of the sites south eastern boundary. Currency Creek located a similar distance to the north east of the site. Currency Creek feeds into the Goolwa or Lower Murray River.

5.5 Exposure Pathways

Human

Exposure pathways for potential human receptors include the following:

- Direct dermal contact with, or ingestion of contaminated soil, or inhalation of dust;
- Consumption of garden produce grown in contaminated soils;
- Extraction of groundwater for domestic use or irrigation resulting in ingestion or dermal contact; and
- Inhalation of volatile organic compounds emanating from impacted soil, groundwater or soil vapour (if present), or inhalation of asbestos fibres (if present).

Ecological

Exposure pathways for potential ecological receptors include the following:

- Airborne particles from winds and unsealed surfaces or volatilisation;
- Direct contact with contaminated soil or groundwater;
- Migration of contaminated groundwater;
- Impacted surface water run-off; and
- Extraction and use of contaminated groundwater for irrigation.

6 CONCLUSIONS + RECOMMENDATIONS

Most of the site has been used for broad acre agricultural uses (livestock grazing, minor cropping) since the early 1900's. No evidence of intensive agricultural activities have been identified in the research to date. It is considered that these land uses present a low risk of contamination that would significantly impact on the proposed Code Amendment. Two farm storage and work areas are located in the southern part of the land.

Some activities identified within the Code Amendment area in the PSI present a moderate or high risk of contamination, as discussed in detail in **Table 11** and presented in **Figure 1**, and summarised below:

High risk:

1. *Sheep dip* at one location on-site

Moderate risk:

2. *Fill or soil importation* around buildings;
3. *Waste burial areas*, including animal carcasses at various locations;
4. *Liquid chemical substances storage* in sheds near shearing sheds on the eastern and western parts of the site;

The following activities were identified off-site that are considered to have the potential to impact on the subject site, as discussed in detail in **Table 11** and presented in **Figure 1**:

Moderate risk:

1. *Rallyard* located adjacent the central southern boundary; and
2. *Rail line* that runs through the middle of the site.

It is considered that these areas warrant intrusive quantitative investigations to confirm the presence / absence of site contamination in the context of the proposed land use(s). In accordance with SA EPA guidelines and terminology, these investigations should be in the form of a Detailed Site Investigation, which will determine whether remediation is required in the context of the proposed land use(s). This work is required to be undertaken at planning consent stage in accordance with *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*.

This report and the opinions expressed above are subject to the limitations presented in **Section 7**. It is important that the reader make themselves aware of these limitations.

7 LIMITATIONS

Scope of Services

This Preliminary Site Investigation ('the report') has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between Ambo Pty Ltd c/- Future Urban and Mud Environmental ('scope of services'). In some circumstances, the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

Reliance on Data

In preparing the report, Mud Environmental has relied upon data, surveys, analyses, designs, plans and other information provided by Ambo Pty Ltd c/- Future Urban and other individuals and organisations, most of which are referred to in the report ('the data'). Except as otherwise stated in the report, Mud Environmental has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ('conclusions') are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Mud Environmental will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Mud Environmental.

Desktop Environmental Conclusions

In accordance with the scope of services, Mud Environmental has relied upon the data and has conducted desktop site history research in the preparation of the report. The nature and extent of investigation conducted is described in the report.

No desktop investigation, no matter how thorough, can eliminate the possibility that not all potentially contaminating activities were identified, or provide sufficient confidence to determine the suitability of a site for a given use. The conclusions are based only upon the data and information available to Mud Environmental at the time of preparing this report.

Within the limitations imposed by the scope of services, the investigation and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of Ambo Pty Ltd c/- Future Urban

The report has been prepared for the benefit of Ambo Pty Ltd c/- Future Urban and no other party. Mud Environmental assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of Mud Environmental or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

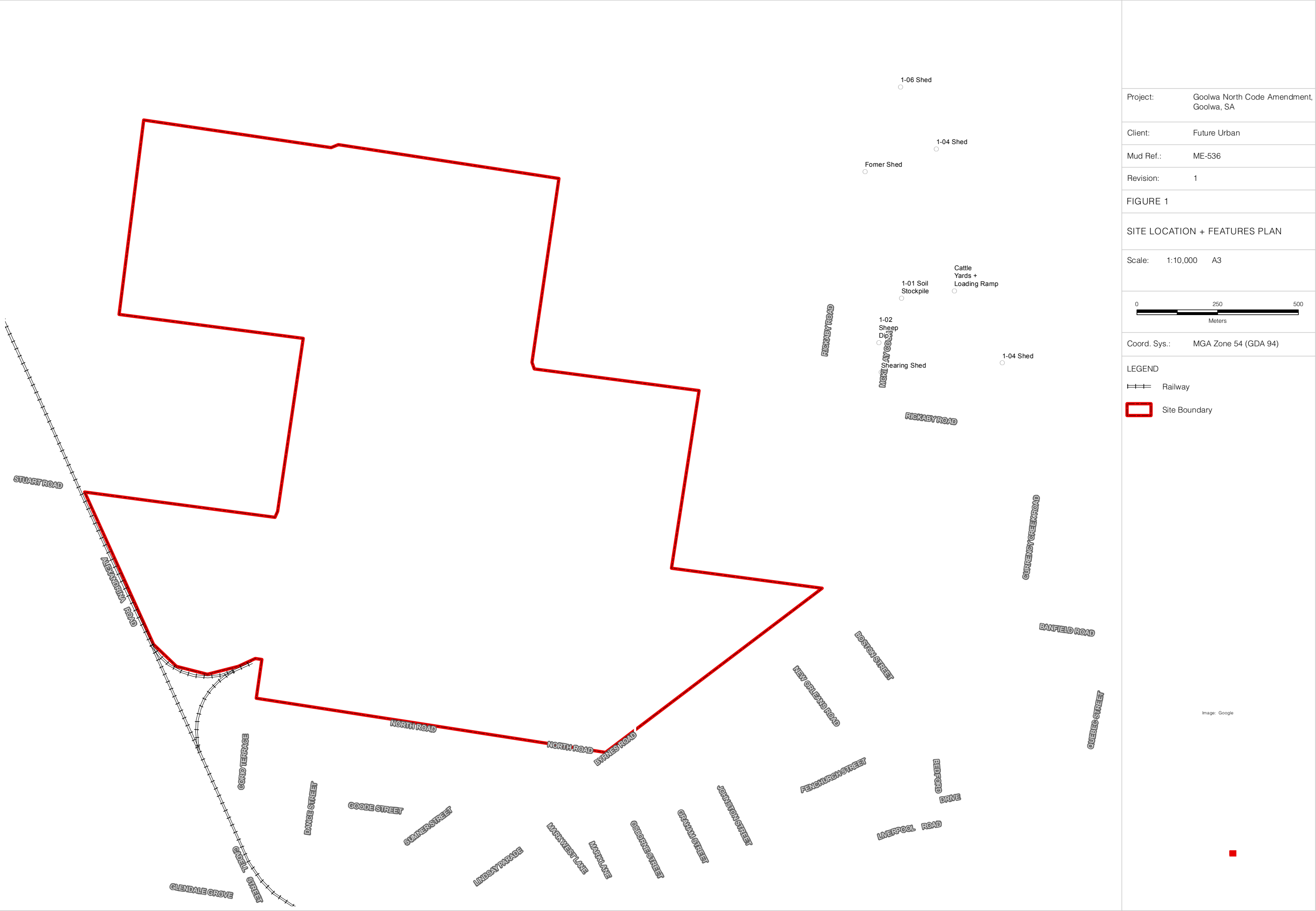
Other Limitations

Mud Environmental will not be liable to update or revise the report to consider any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.



APPENDIX A

Figures



Project: Goolwa North Code Amendment, Goolwa, SA

Client: Future Urban

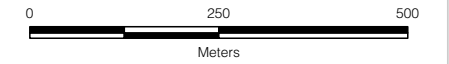
Mud Ref.: ME-536

Revision: 1

FIGURE 1

SITE LOCATION + FEATURES PLAN

Scale: 1:10,000 A3



Coord. Sys.: MGA Zone 54 (GDA 94)

LEGEND

== Railway

Site Boundary



APPENDIX B

Current and Historical Certificates of Title

REAL PROPERTY ACT, 1886



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 5413 Folio 829

Parent Title(s) CT 4318/395
Creating Dealing(s) CONVERTED TITLE
Title Issued 18/04/1997 **Edition** 5 **Edition Issued** 29/01/2007

Estate Type

FEE SIMPLE

Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

Description of Land

ALLOTMENT 4 DEPOSITED PLAN 22658
IN THE AREA NAMED GOOLWA
HUNDRED OF GOOLWA

Easements

NIL

Schedule of Dealings

NIL

Notations

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



Certificate of Title

Title Reference: CT 5413/829

Status: CURRENT

Parent Title(s): CT 4318/395

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 18/04/1997

Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
16/01/2007	29/01/2007	10624654	TRANSFER	REGISTERED	AMBO PTY. LTD. (ACN: 066 036 333)
31/10/2006	11/01/2007	10575595	TRANSFER	REGISTERED	DAVID BRIAN SKEWES, PATRICIA MARGARET SKEWES, JEREMY JAMES MOORE
07/05/2004	15/06/2004	9840686	LEASE	REGISTERED	DAVID BRIAN SKEWES, PATRICIA MARGARET SKEWES
04/03/1997	25/06/1997	8256946	TRANSFER	REGISTERED	DAVID BRIAN SKEWES, BRIAN LOCK SKEWES, BARBARA JESSIE SKEWES

Register Book,
Volume 4318 Folio 395

CONVERTED TO A COMPUTERISED TITLE



BRIAN LOCK SKEWES of care of Post Office Box 34 Goolwa 5214 Farmer BARBARA JESSIE SKEWES his wife and COLIN FRANCIS FERGUSON of 172 North Terrace Adelaide 5000 Accountant are the proprietors of an estate in fee simple WITH NO SURVIVORSHIP subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 4 of portion of Section 2377 and other land HUNDRED OF GOOLWA in the area named GOOLWA (L.T.R.O. DEPOSITED PLAN No.22658) and delineated on the plan hereon

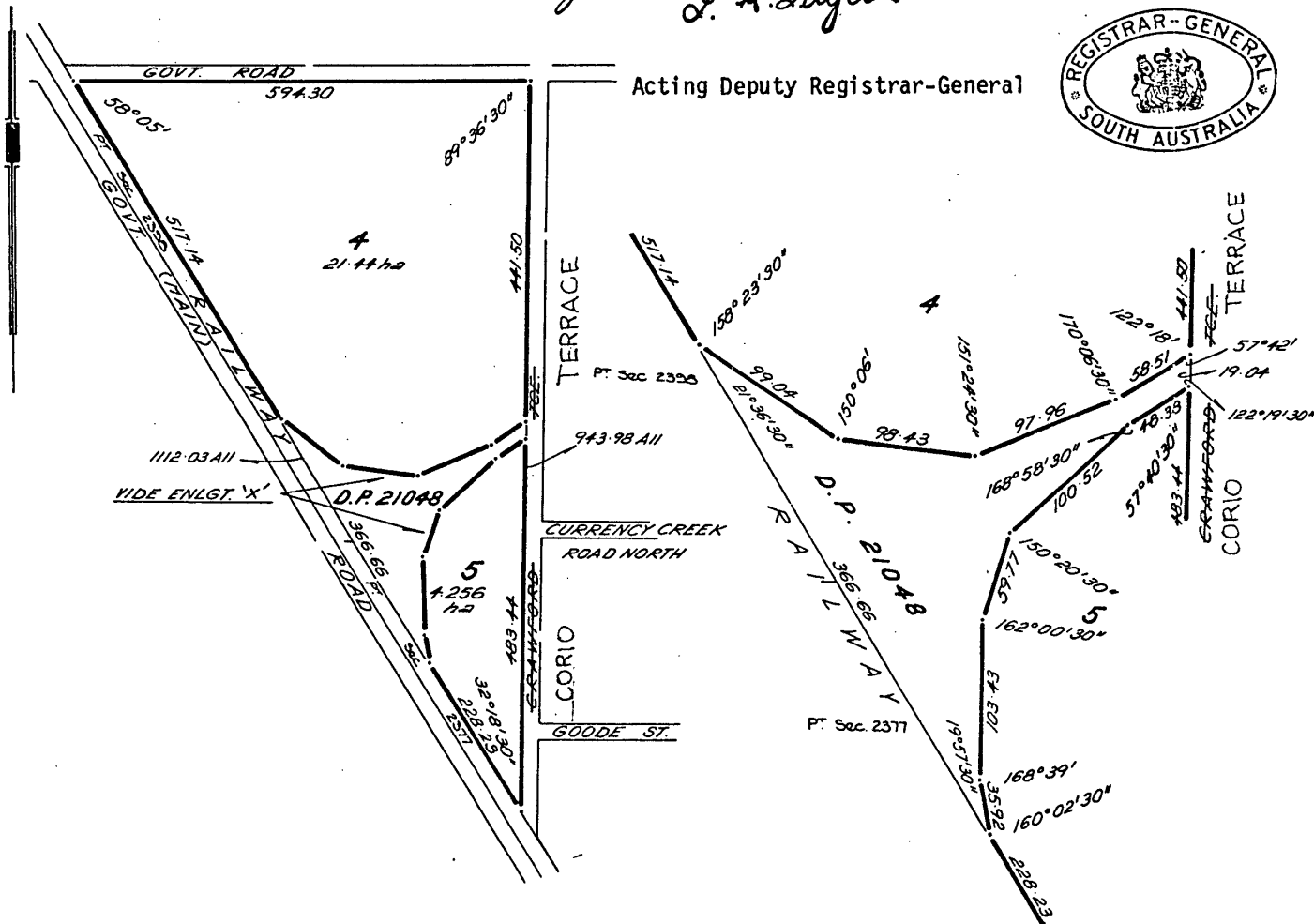
In witness whereof I have signed my name and affixed my seal this 11 day of July 1988

Signed the  day of July

1988, in the presence of

uly
L. Varadachari I. H. Taylor

Acting Deputy Registrar-General



CORIO TERRACE VIDE DKT. 164/1993

SCALE 0 100 200 300 400 500 metres

IRF



ORIGINAL
CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4303 Folio 71



(Comprising 2 Sheets)

New Certificate for portion of the Land in Vol.3903 Folio 24

BRIAN LOCK SKEWES of care of Post Office Box 34 Goolwa 5214 Farmer and BARBARA JESSIE SKEWES his wife and COLIN FRANCIS FERGUSON of 172 North Terrace Adelaide 5000 Accountant are the proprietors of an estate in fee simple WITH NO SURVIVORSHIP subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in that ALLOTMENT comprising the PIECES 1 and 3 of portion of Section 2377 and other land HUNDRED OF GOOLWA in the area named GOOLWA (L.T.R.O. DEPOSITED PLAN No.21048) and delineated on the plan hereon by bold black lines

In witness whereof I have signed my name and affixed my seal this 17th day of September 1987

Signed the 17th day of September

1987, in the presence of

L. Fleethwood

J. H. Taylor

Acting Deputy Registrar-General



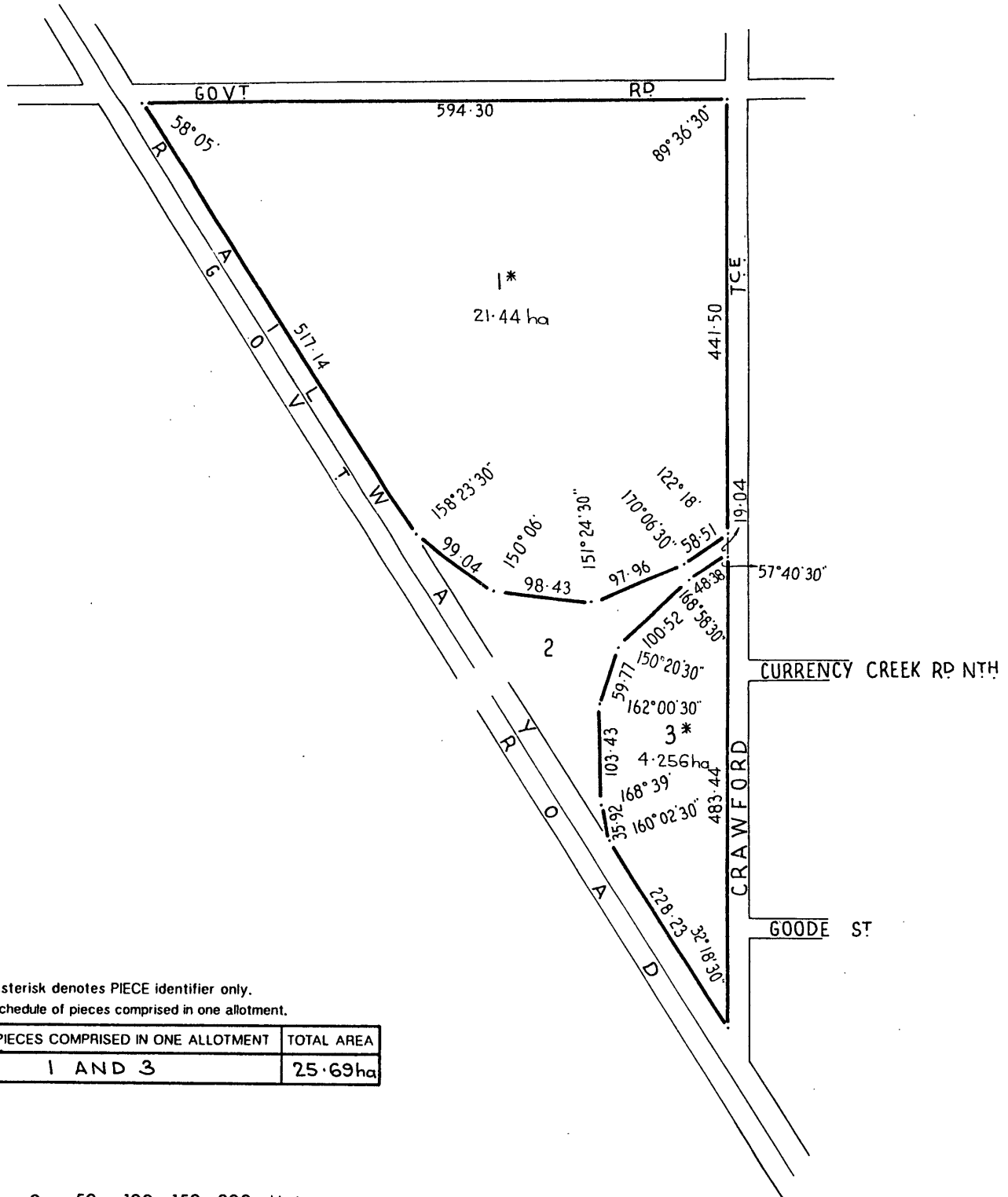
Cancelled as regards that portion of the within
land comprised in Deposited Plan 22658 (R.T. 6481757)
and new Certificates issued

Vol.4318 Folios 395 & 396



VOL4303 FOL 71

Sheet 2



*Asterisk denotes PIECE identifier only.

*Schedule of pieces comprised in one allotment.

PIECES COMPRISED IN ONE ALLOTMENT	TOTAL AREA
1 AND 3	25.69ha

VOL 4303 FOL 71

South Australia

(CERTIFICATE OF TITLE)



Register Book,

Vol. 3903 Folio 24

Pursuant to Memorandum of Transfer No. 3372296 Registered on Vol. 2164 Folio 145

CEDRIC DUNDAS SCOTT of Currency Creek 5251 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
THAT PIECE of land containing ~~one hundred and thirty eight~~ ^{sixty six} acres one rood and twenty six perches or thereabouts situated
in the HUNDRED OF GOOLWA COUNTY OF HINDMARSH being PORTION OF SECTIONS 2377 and 2398 more
particularly delineated and bounded as appears in the plan in the margin hereof by bold black lines

Vide Lr. 2858/1973

B. Nelson Hayler
Deputy Reg. Genl.
17.4.1973

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 2nd day of February 1973
Signed the 2nd day of February 1973, in the presence of *Maurice*

B. L. Nairn

Deputy Registrar-General



TA4673792 F4107754

APPLICATION No. 4073792 THE WITHIN land
IS TRANSMITTED TO Anthony Cedric Dundas Scott of
"Merrilbank" Goolwa 5214 Grazier and Neville John Brown
of High Street, Willunga 5172 Company Director
AS THE EXECUTORS NAMED IN THE WILL DATED 26.7.1974
OF Cedric Dundas Scott WHO DIED 19.3.1975
VIDE PROBATE DATED 8.4.1976 PRODUCED 28.7.1977 AT 10.20am



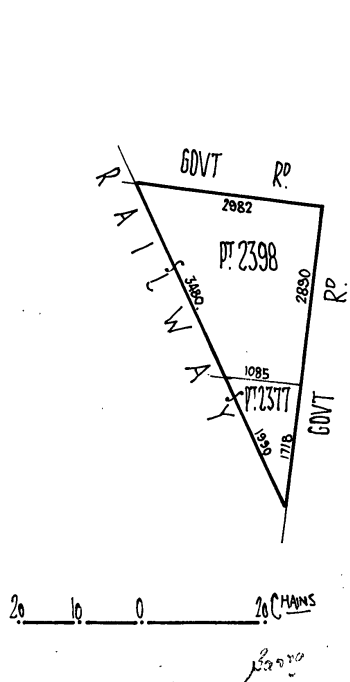
TRANSFER No. 4107754 to
the within named Anthony Cedric Dundas Scott
OF THE WITHIN LAND. PRODUCED 20.10.1977 AT 10.10am



MORTGAGE No. 4173956 TO
EXECUTOR TRUSTEE AND AGENCY COMPANY OF SOUTH
AUSTRALIA LIMITED.
PRODUCED 21.3.1978 AT 2.25 P.M.
INCLUDING OTHER LAND



on 4302955



over

DISCHARGE OF MORTGAGE NO. 4173956 BY
ENDORSEMENT THEREON VIDE NO. 4302955
PRODUCED 6.12.1978 AT 11.50 am



FF330842

TRANSFER No. 4330842 To
Douglas Leonard Newell of Goolwa 5214
Farmer and Yvonne Deirdre Newell his
wife

OF THE WITHIN LAND. PRODUCED 8.2.1978 AT 2.10 pm



F 4817376.

TRANSFER No. 4817376 To
Brian Lock Skewes of Post Office Box 34
Goolwa 5214 Farmer and Barbara Jessie
Skewes his wife and Colin Francis Ferguson
of 172 North Terrace Adelaide 5000
Accountant

OF THE WITHIN Land with no survivorship.

PRODUCED 30.11.1981 AT 12.10 pm



RT6353368 (DP21048) TB363369

Cancelled as regards that portion of the within
land comprised in Deposited Plan 21048 (R.T. 6353368)
and new Certificates issued

Vol. 4303 Folios 71 and 72



South Australia.

(CERTIFICATE OF TITLE.)



Register Book,
Vol. 2164 Folio 145

New Certificate of Title for the whole of the Land in Vol. 467 Folio 177
Vol. 468 Folio 23 and Vol. 779 Folio 16

EDITH CELIA DUNDAS SCOTT of Currency Creek Spinster

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 COUNTY OF HINDMARSH being FIRSTLY PORTION OF SECTION 2377 containing eight acres three roods and twenty six perches or thereabouts and PORTION OF SECTION 2398 containing fifty seven acres and two roods or thereabouts situated in the HUNDRED OF GOOLWA and SECONDLY the SOUTHERLY HALF OF SECTION 2036 and NOD. 75 containing forty acres or thereabouts situated in the HUNDREDS OF GOOLWA and NANGKITA WHICH said pieces of land 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 maps of the said Hundreds deposited in the Land Office at Adelaide.

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

Signed the 10th day of September 1951, in the presence of

M. Love

Registrar-General.



Mortgage No. 1556106 from Edith Celia Dundas Scott to The Savings Bank of South Australia Produced for registration the 30 day of November 1948 at 11.30 a.m. (Including other land)

Reg. Genl.

The within Mortgage No. 1556106 is discharged from the sum of £564.9.6 as appears by Memorandum No. 1681269 Produced for registration the 20 day of June 1951 at 11.30 a.m.

Reg. Genl.

MARRIAGE. The within named Edith Celia Dundas Scott was married to Walter William Henry of Currency Creek, Grazier on the 29 day of September 1950 at Adelaide as appears by Certified Copy of Certificate of Marriage No. 1692979 Entered the 13 day of September 1951 at 3P m. Produced for registration the 3 day of September 1951 at 11.30am

S. R. Rogers Dep. Reg. Genl.

DISCHARGE OF THE WITHIN MORTGAGE

No. 1556106
BY ENDORSEMENT THEREON
PRODUCED FOR REGISTRATION THE 13 DAY OF
September 1955 AT 1 pm
Fuller DEP. REG. GENL.

MORTGAGE No. 1910211. FROM

Edith belia Dundas Henty
to John Basil McLaw.
PRODUCED FOR REGISTRATION THE 13 DAY OF
September 1955 AT 1 pm.
(Including other land)
Fuller DEP. REG. GENL.

TRANSFER No. 1982988 FROM

John Basil McLaw to
Ernest Beaumont Stone of
Nitor Harbour grazier
OF THE WITHIN Mortgage No 1910211
PRODUCED FOR REGISTRATION THE 29 DAY OF
January 1957 AT 1.40 pm
Fuller DEP. REG. GENL.

MORTGAGE No. 2122891 FROM
Edith belia Dundas Henty
to Angus Borrett
PRODUCED 29.4.1959 AT 1 pm
(Including other land)
Bennett DEP. REG. GENL.

DISCHARGE OF MORTGAGES No. 1910211 BY ENDORSEMENT
THEREON. PRODUCED 19/9/1960 AT 12.30 pm.
B.H. Nairn DEP. REG. GEN.

MORTGAGE No. 2232159 FROM
Edith belia Dundas Henty to
Angus Borrett.
PRODUCED 19/9/1960 AT 12.30 pm. (Including other land)
B.H. Nairn DEP. REG. GEN.

MORTGAGE No. 2300235 to
Strathalbyn Finance Limited
PRODUCED 14/8/1961 AT 11.35 am
(Including other land)
Bennett DEP. REG. GEN.

DISCHARGE OF MORTGAGE No. 2300235 BY
ENDORSEMENT THEREON. PRODUCED 4.10.1963 AT
2.40 pm B.H. Nairn DEP. REG. GEN.

MORTGAGE No. 2473575
to Executor Trustee and Agency
Company of South Australia Limited
PRODUCED 4.10.1963 AT 2.40 pm.
(INCLUDING OTHER LAND)
B.H. Nairn DEP. REG. GEN.

MORTGAGE No. 2473575
to Strathalbyn Finance
Proprietary Limited
PRODUCED 4.10.1963 AT 2.40 pm.
(INCLUDING OTHER LAND)
B.H. Nairn DEP. REG. GEN.

DISCHARGE OF MORTGAGE No. 2473576 BY ENDORSEMENT
THEREON. PRODUCED 19/10/1965 AT 11.10 am
g.b. steel DEP. REG. GEN.

MORTGAGE No. 2670482

TO THE BANK OF ADELAIDE, PRODUCED 19/10/1965 AT 11.10 am
(INCLUDING OTHER LAND)
g.b. steel DEP. REG. GEN.

APPLICATION No. 2871237 THE WITHIN land
IS TRANSMITTED TO Executor Trustee and Agency
Company of South Australia Limited of 22
Grenfell Street Adelaide and Roy Dundas Scott
of "The Grange" 2001 Wattle Street
AS THE EXECUTORS NAMED IN THE WILL DATED 17.8.1965
OF Edith belia Dundas Henty WHO DIED 13.3.1967
VIDE PROBATE DATED 12.7.1967 PRODUCED 22.11.1967 AT 2.50 pm
Logbock DEP. REG. GEN.

DISCHARGE OF MORTGAGE No. 2670482 BY
ENDORSEMENT THEREON. PRODUCED 16.10.1972 AT 11 am
J.H. Hughes DEP. REG. GEN.

MORTGAGE No. 2473575 IS DISCHARGED FROM THE SUM
OF \$5000 AND the within land
IS THEREBY DISCHARGED. VIDE No. 3372295 PRODUCED
16.10.1972 AT 11 am
J.H. Hughes DEP. REG. GEN.

TRANSFER No. 3372296
to Cedric Dundas Scott
OF THE WITHIN Part Sections 2377 and 2398
PRODUCED 16.10.1972 AT 11 am
J.H. Hughes DEP. REG. GEN.
CANCELLED AS REGIONS ABOVE LAND AND NEW C.T. ISSUED
VOL 3903 FOL 24
K. London DEP. REG. GEN.

CANCELLED
Balance CERTIFICATE OF TITLE
ISSUED VIDE VOL 3903 FOL 25.
K. London DEP. REG. GEN.

CANCELLED

AND *New*
CERTIFICATE OF TITLE ISSUED
DATE *L.T.O. Lator 1784/1951*
VOL. *2164* VOL. *145*



Register Book,

Vol. *779* Folio *16*

Pursuant to Memorandum of Transfer No. H6H861

Richard Henry Sunman 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
That piece of land situated in the Hundreds of Goolwa and Nangkita County of Hindmarsh
being the southerly half of Section 2036 To. 75 containing forty acres or thereabouts and more
particularly delineated and bounded as appears in the plan in the margin hereof and therein
colored green

which said Section *is* delineated in the public maps of the said *hundreds* deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this *June 4th* day of *March* 1908

Signed the *12th* day of *March*
1908, in the presence of

E. P. Pearson

M. G. Lister
Registrar-General.



40 20 0 40 CHS

Mortgage No. 536103
(Including other land) from
Richard Henry Sunman
to Robert Plummer Produal
for registration the 7 day of
June 1911 at 3pm
by authority of the Registrar-General

The time for payment of the within
Mortgage No. 536103 is extended
until the 1 day of June 1921 as
appears by Memorandum No. 639274
Produced for registration the 9 day of
June 1916 at 3pm
N. H. Salter *D. P. Lister*

DISCHARGE OF THE *above* MORTGAGE
NO. *536103* BY RECEIPT ENDORSED
THEREON, PRODUCED FOR REGISTRATION
THE *4* DAY OF *June*
1916 AT *3pm*
N. H. Salter
DEP. REG. GENL.

TRANSMISSION APPLICATION No. **1146890**

Executor Trustee and Agency Company of South Australia Limited of 22 Grenfell Street Adelaide is PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTOR NAMED IN THE WILL DATED THE 19 DAY OF November 1935 and died on the date of the 12 day of November 1935 OF THE ABOVE NAMED Richard Henry Sumner WHO DIED ON THE 12 DAY OF October 1935 AS APPEARS BY PROBATE DATED THE 16 DAY OF November 1935 PRODUCED FOR REGISTRATION THE 28 DAY OF January 1935 AT 11 AM

W. H. McClelland DEP. REG. GENL.

TRANSFER No. **1209942** FROM

Executor Trustee and Agency Company of South Australia Limited to Donald Jeffrey Gordon of Currency Creek Farmer OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.

PRODUCED FOR REGISTRATION THE 7 DAY OF April 1936 AT 12.10 pm

G. H. McIntosh DEP. REG. GENL.

MORTGAGE No. **1209943** FROM

Donald Jeffrey Gordon to Benjamin Plummer

PRODUCED FOR REGISTRATION THE 7 DAY OF April 1936 AT 12.10 pm (including other land)

G. H. McIntosh DEP. REG. GENL.

TRANSMISSION APPLICATION No. **1300632**

Executor Trustee and Agency Company of South Australia Limited of 22 Grenfell Street Adelaide and Charlotte Amelia Gordon of Gordon's widow are PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTORS NAMED IN THE WILL DATED THE 20 DAY OF March 1933 OF THE ABOVE NAMED Donald Jeffrey Gordon WHO DIED ON THE 25 DAY OF November 1935 AS APPEARS BY PROBATE DATED THE 26 DAY OF April 1939 PRODUCED FOR REGISTRATION THE 18 DAY OF August 1939 AT 11 AM

G. H. McIntosh DEP. REG. GENL.

DISCHARGE OF THE WITHIN MORTGAGE No. **1209943** BY MEMORANDUM No. **1313348** PRODUCED FOR REGISTRATION THE 6 DAY OF March 1940 AT 11 AM

G. H. McIntosh DEP. REG. GENL.

TRANSFER No. **1317661** FROM

Executor Trustee and Agency Company of South Australia Limited and Charlotte Amelia Gordon To Helen Lesley Gebhardt of Glenelg Home Duties

PRODUCED FOR REGISTRATION THE 7 DAY OF May 1940 AT 11 AM

W. H. McClelland DEP. REG. GENL.

MORTGAGE No. **1317662** FROM

Helen Lesley Gebhardt To Charlotte Amelia Gordon

PRODUCED FOR REGISTRATION THE 7 DAY OF May 1940 AT 11 AM (including other land)

W. H. McClelland DEP. REG. GENL.

DISCHARGE OF THE WITHIN MORTGAGE No. **1317662** BY ENDORSEMENT THEREON PRODUCED FOR REGISTRATION THE 24 DAY OF September 1942 AT 11.45 AM

W. H. McClelland DEP. REG. GENL.

TRANSFER No. **1556105** FROM

Helen Lesley Gebhardt to Edith Elia Dundas Scott of Currency Creek Spinster OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.

PRODUCED FOR REGISTRATION THE 30 DAY OF November 1948 AT 11.30 am

W. H. McClelland DEP. REG. GENL.

MORTGAGE No. **1556106** FROM

Edith Elia Dundas Scott TO THE SAVINGS BANK OF SOUTH AUSTRALIA.

PRODUCED FOR REGISTRATION THE 30 DAY OF November 1948 AT 11.30 am (including other land)

W. H. McClelland DEP. REG. GENL.

MORTGAGE No. **1556107** FROM

Edith Elia Dundas Scott to Goldstrange Scott and Company Limited

PRODUCED FOR REGISTRATION THE 30 DAY OF November 1948 AT 11.30 am (including other land)

W. H. McClelland DEP. REG. GENL.

The within mortgage No. 1556106 is discharged from the sum of £564-9-6 as appears by memorandum No. 1681269 produced for registration the 20 day of June 1951 at 11.30 am *W. H. McClelland* DEP. REG. GENL.

DISCHARGE OF THE WITHIN MORTGAGE No. **1556107** as regards the within land BY ENDORSEMENT THEREON PRODUCED FOR REGISTRATION THE 20 DAY OF June 1951 AT 11.30 am

W. H. McClelland DEP. REG. GENL.

A/m 1692979

The original Certificate being full of endorsements a new Certificate of Title will be required before any further dealing.

all true

A/m 1672979

South Australia.

(CERTIFICATE OF TITLE.)

(C)

CANCELLED

Register Book,



Vol. CCCCXVIII Folio 23

Now
L.T.O. Letter 1784/1951
2164 POL. 45
DEP. REG. GENL.

Thomas Richard Sumner of Geolwa Auctioneer is 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
That piece of land situated in the Hundred of Geolwa County of Hindmarsh being portion
of the Section No 2374 and bounded as appears in the plan in the margin hereof
and therein colored green. Which said piece of land contains eight acres and three
roods and twenty six perches or thereabouts and is the whole of the said Section
except such portion as has been conveyed for the purposes of the Railway as
delineated in the said plan and therein colored pink and marked Railway.

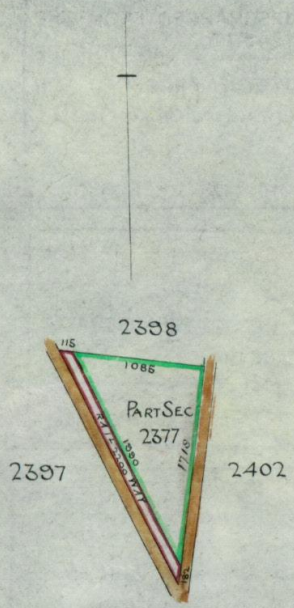
which said Section is delineated in the public map of the said Hundred, deposited in the office of the Surveyor-General.

In witness whereof, I have hereunto signed my name and affixed
my seal this Twenty Third day of December
one thousand eight hundred and eighty-four in
presence of

W.A. Howard

W.A. Howard

Registrar-General.



Pursuant to application No 379171
Junct Sumner of Currency
Creek Widow Joseph Albert
Bowley of Petersburg Telegraph
Station Manager and Raymond
Lauriston Driver of Port Adelaide
Clerk

an PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN
LAND.
AS THE EXECUT. OR NAT. IN THE WILL DATED THE 30
DAY OF December 1898 OF THE WITHIN NAMED
Thomas Richard Sumner
WHO DIED ON THE 26 DAY OF October
1901 AS APPEARS BY PROBATE DATED THE 24 DAY OF
December 1901 PRODUCED FOR REGISTRATION
THE 8 DAY OF April 1902 AT 5.20 pm
E. J. Heath
Dep. Reg. Genl.

The above named Junct Sumner
and Joseph Albert Bowley
died on the 1 day of January
1916 and the 12 day of February
1916 respectively as appears by
Office Copy of Certificate
of Deaths No 656993 Produced
for registration the 26 day
of April 1916 at 11.10 am
28 Montagu Dep Reg Genl

over

*Transfer No 658543 from Raymond Lauriston
 Courier to Joseph Samuel Orr of
 Goolwa Baker of an estate in fee
 simple in the within land. Produced
 for registration the 26 day of May
 1916 at noon
 W. H. Salkers Dep. Reg. Genl.*

*Transfer No 961113 from Joseph
 Samuel Orr to
 James Thomas Byrnes and Samuel
 Henry Lovell both of Goolwa Bakers
 of an estate in fee simple in the
 within land as Tenants in Common
 Produced for registration the 28 day
 of April 1926 at 2.30 pm
 W. H. Salkers Dep. Reg. Genl.*

TRANSMISSION APPLICATION No. 1205469

THE within mortgage No. 1103177 WAS TRANS-
 MITTED TO *Bagots Executor and Trustee*
Granny Limited of 170 North Terrace
 AS THE EXECUT. AT. NAMED IN THE WILL DATED THE
 13 day of November 1913 and codicil thereto dated
 the 20 day of November 1923 OF THE WITHIN
 NAMED *John Harris*
 WHO DIED ON THE *16* DAY OF *May*
 1924 AS APPEARS BY PROBATE DATED THE *15*
 DAY OF *June* 1924 PRODUCED FOR REGIS-
 TRATION THE *3* DAY OF *February* 1926 AT *2.45 pm*
G. H. Pentelow DEP. REG. GENL.

DISCHARGE OF THE within MORTGAGE
 No. 1103177
 BY ENDORSEMENT THEREON
 PRODUCED FOR REGISTRATION THE *3* DAY OF
February 1926 AT *2.45 pm*
G. H. Pentelow DEP. REG. GENL.

TRANSFER No. 1041861 FROM
James Thomas Byrnes and Samuel Henry Lovell
 TO *Edith Belia Dundas Scott of Goolwa Spinster*
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.
 PRODUCED FOR REGISTRATION THE *5* DAY OF
July 1928 AT *noon*
W. H. Salkers DEP. REG. GENL.

MORTGAGE No. 1205470 FROM
Edith Belia Dundas Scott to
Goldsbrough Mort and Company
Limited
 PRODUCED FOR REGISTRATION THE *3* DAY OF
February 1926 AT *2.45 pm* including other
 Land.
G. H. Pentelow DEP. REG. GENL.

MORTGAGE No. 1041862 FROM
Edith Belia Dundas Scott
 TO *James Thomas Byrnes*
 PRODUCED FOR REGISTRATION THE *5* DAY OF
July 1928 AT *noon* (including other
 Land)
W. H. Salkers DEP. REG. GENL.

THE WITHIN LAND IS DISCHARGED FROM THE
 WITHIN MORTGAGE No. 1205470 AS APPEARS
 BY ENDORSEMENT THEREON. PRODUCED FOR
 REGISTRATION THE *30* DAY OF *November* 1928
 at *11.30 am*
W. H. Salkers DEP. REG. GENL.

DISCHARGE 1041862 M1103177

DISCHARGE OF THE within MORTGAGE
 No. 1041862
 BY ENDORSEMENT THEREON
 PRODUCED FOR REGISTRATION THE *22* DAY OF
July 1930 AT *2.25 pm*
W. H. Salkers DEP. REG. GENL.

MORTGAGE No. 1556106 FROM
Edith Belia Dundas Scott
 TO THE SAVINGS BANK OF SOUTH AUSTRALIA.
 PRODUCED FOR REGISTRATION THE *30* DAY OF
November 1928 AT *11.30 am*
 including other Land)
W. H. Salkers DEP. REG. GENL.

MORTGAGE No. 1103177 FROM
Edith Belia Dundas Scott
 TO *John Harris*
 PRODUCED FOR REGISTRATION THE *22* DAY OF
July 1930 AT *2.25 pm*
W. H. Salkers DEP. REG. GENL.

MORTGAGE No. 1556107 FROM
Edith Belia Dundas Scott to
Goldsbrough Mort and Company Limited
 PRODUCED FOR REGISTRATION THE *30* DAY OF
November 1928 AT *11.30 am*
 including other Land)
W. H. Salkers DEP. REG. GENL.

A1205470 M1103177 M1556107

DISCHARGE OF THE WITHIN MORTGAGE
 No. 1556107 as regards the within Land
 BY ENDORSEMENT THEREON
 PRODUCED FOR REGISTRATION THE *30* DAY OF
June 1931 AT *11.30 am*
W. H. Salkers DEP. REG. GENL.

M1556106 M1556107
 The within mortgage No. 1556106 is
 discharged from the ten of 1556106 & as
 appears by the memorandum No. 1681269
 Produced for registration the 21 day
 of June 1931 at 11.30 am
W. H. Salkers Dep. Reg. Genl.

The original Certificate being full
 of endorsements a new Certificate of
 Title will be required before any
 further dealing.

A/m 1692979

South Australia.

(C) DISCHARGE OF THE WITHIN MORTGAGE
No. 1556107 as regards the within land
BY ENFORCEMENT THEREON
PRODUCED FOR REGISTRATION THE 20 DAY
June 1957 AT 11.30 am
Melbourne
DEF. REG. GENL.



(CERTIFICATE OF TITLE.)

Register Book.

Vol. CCCCLXVII Folio 177

Pursuant to Memorandum of Transfer No. 129,170.

Henry Hodgson of Port Victor Gentleman is 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 that piece of land situated in the Hundred of Goolwa County of Hindmarsh being a portion of the Section No. 2398 and bounded as appears in the plan in the margin hereof and therein colored green. Which said piece of land contains fifty seven acres and two rods or thereabouts and is the whole of the said Section except such portion as has been conveyed for the purposes of the Railway as delineated in the said plan and therein colored pink and marked "Railway"

which said Section is 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 14th day of December one thousand eight hundred and eighty-four in presence of

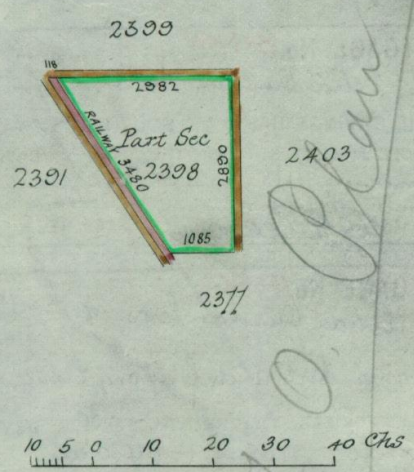
W. Andrews

CANCELLED

AND NEW
CERTIFICATE OF TITLE ISSUED
VIDE L.T.O. Letter 1784/1951
VOL. 2164 FOL. 145

W. Andrews

Registrar-General.



Plan 1419

Transfer No 431814 from Henry Hodgson to Joseph Samuel Orr of Goolwa Farmer of an estate in fee simple in the within land Produced for registration the 4 day of January 1906 at 11 am by Wilfred Anthony Deputy Genl

Mortgage No 434210 from Joseph Samuel Orr to Charles Albert Pitt Produced for registration the 8 day of March 1906 at 11 am by Vernon Edwards Deputy Genl

DISCHARGE OF THE ABOVE MORTGAGE
NO. 434210
BY RECEIPT ENDORSED THEREON PRODUCED
FOR REGISTRATION THE 20 DAY OF
January 1912 AT 11.30 M.
Wilfred Anthony
DEF. REG. GENL.

Mortgage No 613419 from Joseph Samuel Orr to Charles Albert Pitt Produced for registration the 29 day of April 1912 at 11 am by Vernon Edwards Deputy Genl

THE above Mortgage NO. 613419 WAS TRANS-
MITTED TO Herbert Roy Pitt of Currency Exchange farmer
and John Murray Gray of Haughmore brother business
AS THE EXECUT. ... NAMED IN THE WILL DATED THE

19 DAY OF October 1925 OF THE above
NAMED Charles Albert Pitt
WHO DIED ON THE 16 DAY OF December
1921 AS APPEARS BY PROBATE DATED THE 7
DAY OF February 1922 PRODUCED FOR REGIS-
TRATION THE 3 DAY OF February 1922 AT 3 PM
NO. 962239

DISCHARGE OF THE above MORTGAGE

NO. 613419 BY ENDORSEMENT

NO. 962240 PRODUCED FOR

REGISTRATION THE 5 DAY OF February

1922 AT 3 PM

DEP. REG. GENERAL

Transfer No 961113 from Joseph Samuel Orr to
James Thomas Byrnes and Samuel Henry Lovell both of Goodwa Bakers
of estate in fee simple in the within
land as Tenants in Common produced
for registration the 28 day of April
1926 at 2 30 pm

TRANSFER No. 1041861 FROM
James Thomas Byrnes and Samuel Henry Lovell
TO Edith Elia Dundas Scott of Goodwa
Spinoke
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.

PRODUCED FOR REGISTRATION THE 5 DAY OF
July 1928 AT noon

DEP. REG. GENL.

MORTGAGE No. 1041862 FROM
Edith Elia Dundas Scott
TO James Thomas Byrnes

PRODUCED FOR REGISTRATION THE 5 DAY OF
July 1928 AT noon (including other
land)

DEP. REG. GENL.

DISCHARGE OF THE within MORTGAGE
No. 1041862
BY ENDORSEMENT THEREON
PRODUCED FOR REGISTRATION THE 2 DAY OF
July 1930 AT 2 30 pm

DEP. REG. GENL.

MORTGAGE No. 1103177 FROM
Edith Elia Dundas Scott to
John Harris
PRODUCED FOR REGISTRATION THE 2 DAY OF
July 1926 AT 2 30 pm (including
other land)

DEP. REG. GENL.

TRANSMISSION APPLICATION No. 1205469

THE within mortgage NO. 1103177 WAS TRANS-
MITTED TO Bagote Executors and Trustee
Company Limited of 170 North Terrace Adelaide
AS THE EXECUT. ... NAMED IN THE WILL DATED THE
20 DAY OF November 1933 and Admitted to the estate
the 20 DAY OF November 1933 OF THE WITHIN

NAMED John Harris
WHO DIED ON THE 16 DAY OF May

1924 AS APPEARS BY PROBATE DATED THE 15
DAY OF June 1924 PRODUCED FOR REGIS-
TRATION THE 5 DAY OF February 1926 AT 2 30 pm

DEP. REG. GENL.

DISCHARGE OF THE within MORTGAGE

No. 1103177

BY ENDORSEMENT THEREON

PRODUCED FOR REGISTRATION THE 3 DAY OF
February 1936 AT 2 45 pm

DEP. REG. GENL.

MORTGAGE No. 1205470 FROM

Edith Elia Dundas Scott to
Goldsbrough Mort and Company
Limited
PRODUCED FOR REGISTRATION THE 3 DAY OF
February 1936 AT 2 45 pm (including other
land)

DEP. REG. GENL.

THE WITHIN LAND IS DISCHARGED FROM THE
WITHIN MORTGAGE No. 1205470 AS APPEAR
BY ENDORSEMENT THEREON, PRODUCED FOR
REGISTRATION THE 30 DAY OF November 1948
at 11 30 am

DEP. REG. GENL.

MORTGAGE No. 1556106 FROM

Edith Elia Dundas Scott

TO THE SAVINGS BANK OF SOUTH AUSTRALIA
PRODUCED FOR REGISTRATION THE 30 DAY OF
November 1948 AT 11 30 am

(including other land)

DEP. REG. GENL.

MORTGAGE No. 1556107 FROM

Edith Elia Dundas Scott to

Goldsbrough Mort and Company Limited

PRODUCED FOR REGISTRATION THE 30 DAY OF
November 1948 AT 11 30 am

(including other land)

DEP. REG. GENL.

The within mortgage No. 1556106 is discharged
from the sum of £ 154-9-6 as appears by
Memorandum No. 1681269 produced for
registration the 30 day of June 1967 at
11 30 am

The original Certificate being full
of endorsements a new Certificate of
Title will be required before any
further dealing.

REAL PROPERTY ACT, 1886



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 5463 Folio 529

Parent Title(s)	CT 5285/515			
Creating Dealing(s)	SC 8315765			
Title Issued	27/10/1997	Edition	3	Edition Issued 22/05/2001

Estate Type

FEE SIMPLE

Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

Description of Land

SECTION 2417
HUNDRED OF GOOLWA
IN THE AREA NAMED GOOLWA

Easements

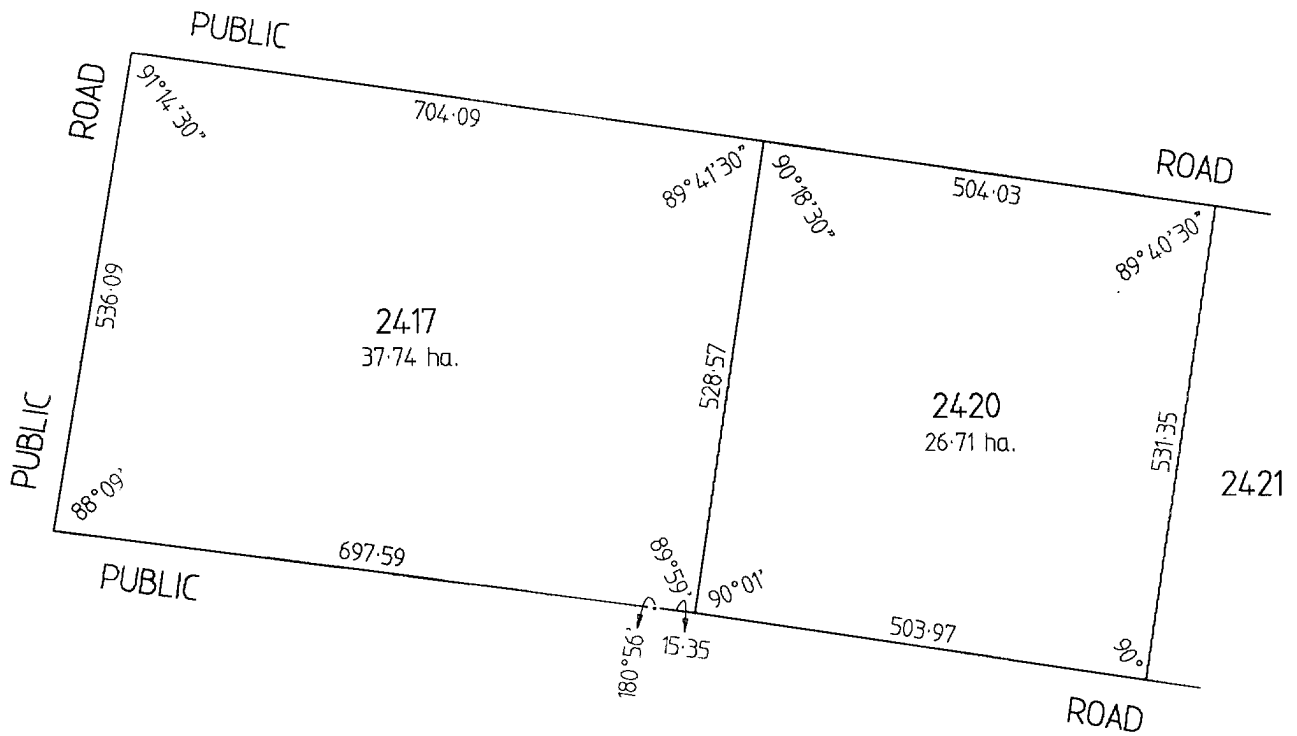
NIL

Schedule of Dealings

NIL

Notations

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



Certificate of Title

Title Reference: CT 5463/529
Status: CURRENT
Parent Title(s): CT 5285/515
Dealing(s) Creating Title: SC 8315765
Title Issued: 27/10/1997
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/05/2001	24/05/2001	9098237	AMENDMENT TO PROPRIETORS HIP DETAILS	REGISTERED	AMBO PTY. LTD. (ACN: 066 036 333)
18/04/2001	07/05/2001	9081732	TRANSFER	REGISTERED	AMBO PTY. LTD. (ACN: 066 036 333)
23/06/1997	04/11/1997	8315766	EXTENSION OF LEASE	REGISTERED	7315439
18/06/1992	13/10/1992	7315439	LEASE	REGISTERED	TOLDEROL PTY. LTD. (ACN: 007 739 522), THOMAS HEATH VERCO

Certificate of Title

Title Reference: CT 5285/515

Status: CANCELLED

Parent Title(s): CT 222/132

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 10/08/1995

Title Cancelled: 27/10/1997

Edition: 2

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 5463/529	CURRENT	FEE SIMPLE	H150400 SECTION 2417	NARRINYERI FARM PTY. LTD.

Certificate of Title

Title Reference: CT 5285/515

Status: CANCELLED

Parent Title(s): CT 222/132

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 10/08/1995

Title Cancelled: 27/10/1997

Edition: 2

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 5463/529	CURRENT	FEE SIMPLE	H150400 SECTION 2417	NARRINYERI FARM PTY. LTD.

1865

Ad. Aurnh

Surveyor General

Amman

Ph6

Reg. Genl
5-7-62

By Command

The Playford

Commissioner of Crown Lands
and Immigration

do hereby in the name and on behalf of Her Majesty Grant unto the said
Thomas Wilson Fleming

Ninety three acres and one rod All that Section of land containing
be the same a little more or less and numbered 247 Situate in the Hundred
of Goshara County of Hindmarch
and delineated in the Public Maps deposited in the Survey Office at Adelaide
and in the Plan on the margin hereof together with all Timber Minerals and
Appurtenances **To Hold** unto the said Thomas Wilson Fleming His

His and Assigns for ever In witness whereof I the said Governor have
 hereunto set my hand and the Public Seal of the said Province
 at Adelaide this fourth day of March
 One thousand Eight hundred and eighty six

Signed sealed and delivered in the presence of

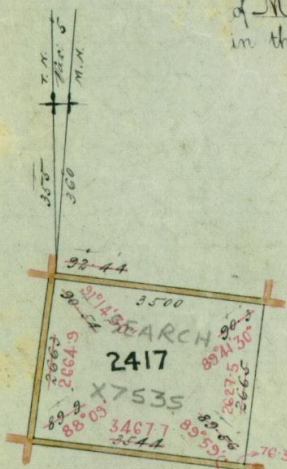
I acknowledge to have received from the above
mentioned Thomas Wilson Fleming the before
mentioned sum of Ninety three pounds

Signed by the Treasurer this Second day
of March 1876
in the presence of _____

A. M. S. G. M. S. R.

Wm. C. C. C.
Treasurer

Mr. Stubbins



Corrections in red vide Lr. 3088/62

R. Collins

Reg. Genl.
5-7-62

Transfer No 62456

James Penn Boucaut of Adelaide witness of the above said. Witness my hand & seal the 1st day March 1876 at New York.

Transfer n° 483707

James M. Boucous
to William Arthur Ackington
of Goolwa Farmer of an estate
in fee simple in the within
land Produced for registration
the 19 day of February 1909
at 12.30 p.m.
G. M. J. S. Anthony Dep. Registrar

OVER

TRANSMISSION APPLICATION No. 178418

FROM Echel May Field of 43 Fisher
Myrtle Victoria Brooke of Goolwa Married Woman
 PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN
 LAND AS THE EXECUT RICE NAMED IN THE WILL DATED
 THE 7 DAY OF April 1951
 OF THE ABOVE
 NAMED William Arthur Lockington
 WHO DIED ON THE 5 DAY OF January
 1947 AS APPEARS BY PROBATE DATED THE 22
 DAY OF April 1947 PRODUCED FOR REGISTRATION
 THE 30 DAY OF October 1947 AT 3 P.M.
W. P. Beccars DEP. REG. GENL.

TRANSFER No. 1518419 FROM

FROM Echel May Field and Myrtle
Victoria Brooke to the said
Echel May Field and Myrtle
Victoria Brooke
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
as tenants in common
 PRODUCED FOR REGISTRATION THE 30 DAY OF
October 1947 AT 3 P.M.
W. P. Beccars DEP. REG. GENL.

TRANSMISSION APPLICATION No. 1650120

FROM William Charles Robert Brooke of 5 Church Road
Upper Mitcham, Engineers one undivided moiety in
 PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN
 LAND AS THE ADMINISTRATOR OF THE ESTATE OF THE
 ABOVE NAMED Myrtle Victoria Brooke
 WHO DIED ON THE 9 DAY OF March 1950
 INTESTATE AS APPEARS BY LETTERS OF ADMINISTRATION
dated the 19th day of June 1950 by William Charles
dated the 14th day of October 1950
 DATED THE 14 DAY OF October 1950
 PRODUCED FOR REGISTRATION THE 14 DAY OF
November 1950 AT 11.45 A.M.
W. P. Beccars DEP. REG. GENL.

LEASE No. 1758437 FROM

FROM Echel May Field and William Charles Robert Brooke
to Henry Benjamin Turner
 OF THE WITHIN LAND. TERM 5 years from
the 1 day of April 1954
 PRODUCED FOR REGISTRATION THE 15 DAY OF
December 1954 AT 12.40 P.M.
(including other land)
W. P. Beccars DEP. REG. GENL.

TRANSFER No. 1997969 FROM

FROM William Charles Robert Brooke
to the said William Charles Robert Brooke
and Myrtle Victoria Brooke of 388 Glen Eira Road
Baulthard Vic. Married Woman
in one undivided moiety
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
as tenants in common
 PRODUCED FOR REGISTRATION THE 6 DAY OF
May 1957 AT 12.10 P.M.
W. P. Beccars DEP. REG. GENL.

LEASE No. 2029997 FROM

FROM Echel May Field, William Charles Robert
Brooke and Joyce Echel Price
to Henry Benjamin Turner
 OF THE WITHIN LAND. TERM 5 years from
the 1 day of April 1957
 PRODUCED FOR REGISTRATION THE 13 DAY OF
November 1957 AT 2.55 P.M.
(including other land)
W. P. Beccars DEP. REG. GENL.

72285532

TRANSFER No. 2285532 FROM

FROM Echel May
Field to William Charles Robert Brooke
of 5 Church Road, Upper Mitcham
Engineers and Joyce Echel Price of 388
Glen Eira Road, Baulthard, Victoria
Married Woman of one undivided moiety in
OF THE WITHIN LAND as tenants in common
 PRODUCED 5 1961 AT 11.25 A.M.
W. P. Beccars DEP. REG. GENL.

T-2352984

TRANSFER No. 2352984

to Narringeri Farm Limited
of Goolwa
 OF THE WITHIN LAND. PRODUCED 14.5 1962 AT 4.25 P.M.
W. P. Beccars DEP. REG. GENL.

LEASE No. 1315439 TO

TO Talderal Pty. Ltd. and Thomas
Heath Vero As Joint Tenants
 OF THE WITHIN LAND. TERM of 3 years
Commencing on 27.4.1992
 PRODUCED 18.6.1992 AT 11.20

CANCELLED

CONVERTED TO AGO. REGISTERED TITLE

REAL PROPERTY ACT, 1886



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 5463 Folio 530

Parent Title(s) CT 5285/516
Creating Dealing(s) SC 8315765
Title Issued 27/10/1997 **Edition** 3 **Edition Issued** 22/05/2001

Estate Type

FEE SIMPLE

Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

Description of Land

SECTION 2420
HUNDRED OF GOOLWA
IN THE AREA NAMED GOOLWA

Easements

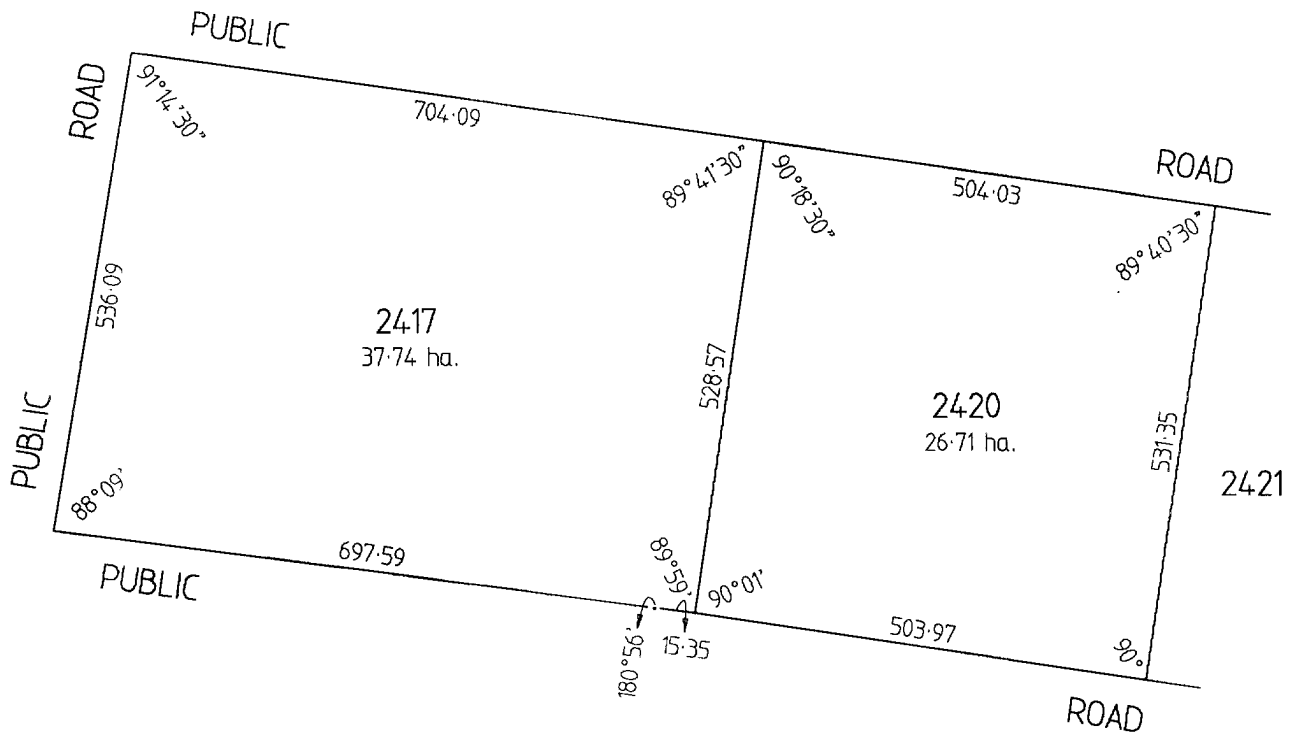
NIL

Schedule of Dealings

NIL

Notations

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



Certificate of Title

Title Reference: CT 5463/530
Status: CURRENT
Parent Title(s): CT 5285/516
Dealing(s) Creating Title: SC 8315765
Title Issued: 27/10/1997
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/05/2001	24/05/2001	9098237	AMENDMENT TO PROPRIETORS HIP DETAILS	REGISTERED	AMBO PTY. LTD. (ACN: 066 036 333)
18/04/2001	07/05/2001	9081732	TRANSFER	REGISTERED	AMBO PTY. LTD. (ACN: 066 036 333)
23/06/1997	04/11/1997	8315766	EXTENSION OF LEASE	REGISTERED	7315439
18/06/1992	13/10/1992	7315439	LEASE	REGISTERED	TOLDEROL PTY. LTD. (ACN: 007 739 522), THOMAS HEATH VERCO

Certificate of Title

Title Reference: CT 5285/516

Status: CANCELLED

Parent Title(s): CT 613/120

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 10/08/1995

Title Cancelled: 27/10/1997

Edition: 2

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 5463/530	CURRENT	FEE SIMPLE	H150400 SECTION 2420	NARRINYERI FARM PTY. LTD.

TRANSMISSION APPLICATION No. 1518418

FROM Ethel May Field of 43 Fisher Terrace N. 16 Sup. Victoria
 PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUT. ADMIN. NAMED IN THE WILL DATED THE 7 DAY OF April 1921
 OF THE ABOVE NAMED William Arthur Laing WHO DIED ON THE 5 DAY OF January 1947 AS APPEARS BY PROBATE DATED THE 22 DAY OF April 1947 PRODUCED FOR REGISTRATION THE 30 DAY OF October 1947 AT 2.30 P.M.
A. J. Brennan DEP. REG. GENL.

TRANSFER No. 1518419

FROM Ethel May Field and Myrtle Victoria, Brooke to the said Ethel May Field and Myrtle Victoria Brooke
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS tenants in common PRODUCED FOR REGISTRATION THE 30 DAY OF October 1947 AT 3 P.M.
A. J. Brennan DEP. REG. GENL.

TRANSMISSION APPLICATION No. 1650120

FROM William Charles Robert Brooke of 5 Church Road Upper Mitcham Engineer
 PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE ADMIN. IN 209 OF THE E-STATE OF THE ABOVE NAMED Myrtle Victoria Brooke WHO DIED ON THE 4 DAY OF March 1929 INTEREST AS APPEARS BY THE DEED OF ADMINISTRATION DATED THE 16 DAY OF October 1926 PRODUCED FOR REGISTRATION THE 14 DAY OF October 1947 AT 11.45 A.M.
W. L. H. H. H. DEP. REG. GENL.

LEASE No. 1758767

FROM Ethel May Field and William Charles Robert Brooke
 TO Henry Benjamin Turner
 OF THE WITHIN LAND. TERM 5 years from the 1 day of April 1957
 PRODUCED FOR REGISTRATION THE 15 DAY OF December 1957 AT 12.40 P.M. (including other land)
A. J. Brennan DEP. REG. GENL.

TRANSFER No. 1997969

FROM William Charles Robert Brooke
 TO the said William Charles Robert Brooke and Joyce Ethel Price of 388 Glen Eira Road Caulfield Vic. Married Woman on one undivided moiety
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS tenants in common PRODUCED FOR REGISTRATION THE 6 DAY OF May 1957 AT 12.10 P.M.
A. J. Brennan DEP. REG. GENL.

L-2029997

LEASE No. 2029997

FROM Ethel May Field, William Charles Robert Brooke and Joyce Ethel Price
 TO Henry Benjamin Turner
 OF THE WITHIN LAND. TERM 5 years from the 1 day of April 1957
 PRODUCED FOR REGISTRATION THE 13 DAY OF November 1957 AT 2.55 P.M. (including other land)
A. J. Brennan DEP. REG. GENL.

TRANSFER No. 2285532

FROM Ethel May Field to William Charles Robert Brooke of 5 Church Road, Upper Mitcham Engineer and Joyce Ethel Price of 388 Glen Eira Road, Caulfield, Victoria Married Woman of one undivided moiety
 OF THE WITHIN LAND AS tenants in common PRODUCED 30.5.1961 AT 11.45 A.M.
L. H. H. H. DEP. REG. GENL.

TRANSFER No. 2352984

TO Narringer Farm Limited of Geelong
 OF THE WITHIN LAND. PRODUCED 14.5.1961 AT 2.25 P.M.
A. J. Brennan DEP. REG. GENL.

LEASE No. 7315439

TO Tatler Pty. Ltd. and Thomas Heath Verco As Joint Tenants in
 OF THE WITHIN LAND. TERM of 3 years commencing on 27.4.1992
 PRODUCED 18.6.1992 AT 11.20

CANCELLED

CONVERTED TO A COMPUTERISED TITLE



Pursuant to Memorandum of Transfer No 234239

Ermine Grant Ogilvie Barnes of Blinman Spinster
is the proprietor of an estate in fee simple for her separate use

subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in
Those sections of land situated in the County of Hindmarsh County of being Firstly
Section 2420 containing sixty three acres or thereabouts situated in the Hundred
of Goolwa and Secondly Section 29 containing two acres or there-
abouts situated in the Town of the Goolwa and bounded as appears in
the plan in the margin hereof

which said Sections are delineated in the public maps of the said Hundred and Town deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this Tenth day of December 1897.

Signed the Tenth day of December
1897 in the presence of

M H Sacks

Mam Cuth

Registrar-General.



The within named Ermine
Grant Ogilvie Barnes was married
on the 14 day January 1890 to William
Francis at Blinman as appears
by Certificate of marriage No 265712.
produced for registration the 1 day
December 1897 at 11.30 am
E. D. Heath Dep. Reg. Genl.

Transfer No 265713 from
Ermine Grant Ogilvie Francis to

Sophia Martha Richards wife of
Edmund Alastair Richards of
Goolwa engineer of the within Sec
29 produced for registration
the 1 day December 1897 at 11.30 am
E. D. Heath Dep. Reg. Genl.

Cancelled as regards Sec 29

A new Certificate of Title issued for

Sec 29 Vol 568 fol 160.

Cancelled and a Balance

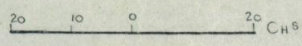
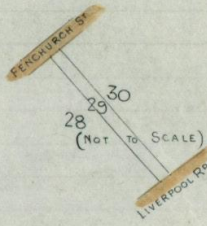
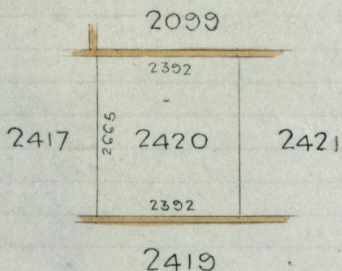
Certificate of Title issued

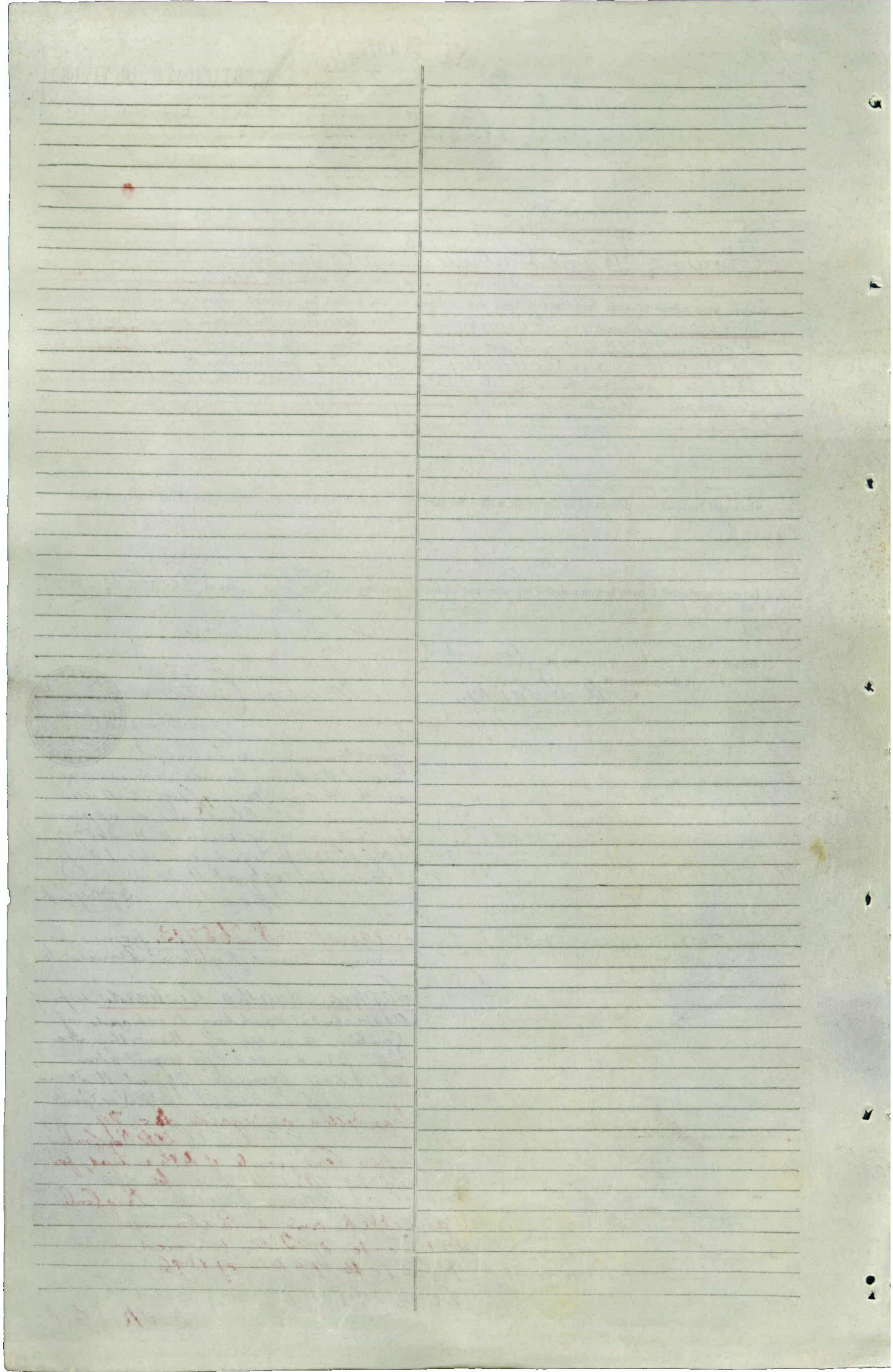
Vide Letter No 412 of 1896

Vol 613 fol 120.

E. D. Heath

Dep. Reg. Genl.





REAL PROPERTY ACT, 1886



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 5463 Folio 531

Parent Title(s) CT 5285/517

Creating Dealing(s) SC 8315765

Title Issued 27/10/1997

Edition 3

Edition Issued

22/05/2001

Estate Type

FEE SIMPLE

Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

Description of Land

SECTIONS 2400 AND 2418
HUNDRED OF GOOLWA
IN THE AREA NAMED GOOLWA

Easements

NIL

Schedule of Dealings

NIL

Notations

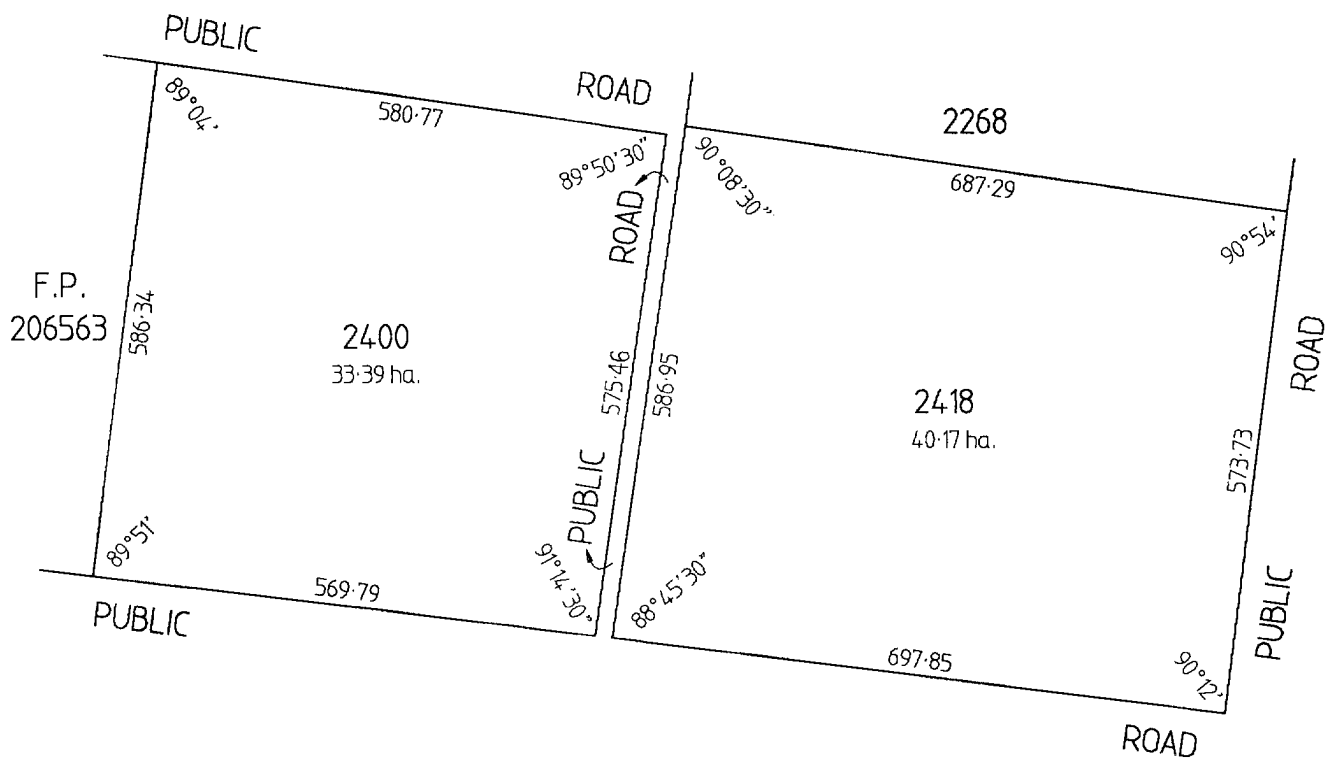
Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL



Certificate of Title

Title Reference: CT 5463/531
Status: CURRENT
Parent Title(s): CT 5285/517
Dealing(s) Creating Title: SC 8315765
Title Issued: 27/10/1997
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/05/2001	24/05/2001	9098237	AMENDMENT TO PROPRIETORS HIP DETAILS	REGISTERED	AMBO PTY. LTD. (ACN: 066 036 333)
18/04/2001	07/05/2001	9081732	TRANSFER	REGISTERED	AMBO PTY. LTD. (ACN: 066 036 333)
18/04/2001	07/05/2001	9081731	DISCHARGE OF MORTGAGE	REGISTERED	4609497
23/06/1997	04/11/1997	8315766	EXTENSION OF LEASE	REGISTERED	7315439
18/06/1992	13/10/1992	7315439	LEASE	REGISTERED	TOLDEROL PTY. LTD. (ACN: 007 739 522), THOMAS HEATH VERCO
03/09/1980	10/09/1980	4609497	MORTGAGE	REGISTERED	

Certificate of Title

Title Reference: CT 5285/517

Status: CANCELLED

Parent Title(s): CT 1199/125

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 10/08/1995

Title Cancelled: 27/10/1997

Edition: 2

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 5463/531	CURRENT	FEE SIMPLE	H150400 SECTION 2400 H150400 SECTION 2418	NARRINYERI FARM PTY. LTD.



Register Book,

Vol. **1199**

Folio **125**

Balance Certificate of Title from Vol. 552 folio 129

William Arthur Laskington of Adelaide 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

Reg. Genl. 5-7-62
These SECTION of land situated in the hundred of Goolwa COUNTY of Windmarsh
2400 containing richly two acres and two rods of hereabouts and 2418 containing
richly nine acres of hereabouts

and bounded as appears in the plan in the margin hereof
Except and reserved unto His Majesty His heirs and successors all gold silver copper tin and other metals ore minerals and other substances
containing metals and all gems and precious stones coal and mineral oil in and upon such land and all incidental powers as provided for in
"The Crown Lands Act 1903" Which said Sections 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 fourteenth day of May 1921

Signed the 14th day of May
1921, in the presence of

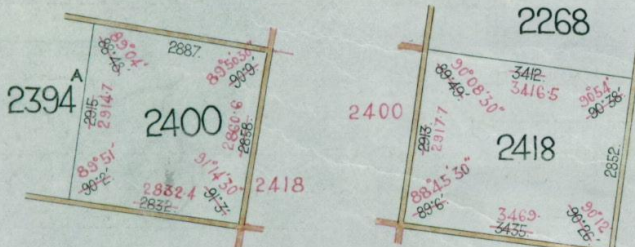
W. B. Shaw

G. J. P. Anthony

Registrar-General.



EXCEPT MINERALS



~~A460120 T460120~~

TRANSMISSION APPLICATION No. **1650120**

William Charles Robert Brooke of 5 Church Road
Upper Kutcham Engineers one undivided moiety in
 PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN
 LAND AS THE ADMINISTRATOR OF THE ESTATE OF THE
 ABOVE NAMED Myrtle Victoria Brooke
 WHO DIED ON THE 9 DAY OF March 1922
 INTEREST AS APPEARS BY LETTERS OF ADMINISTRATION
 dated the 14 day of June 1959 with will annexed
 DATED THE 14 DAY OF October 1926
 PRODUCED FOR REGISTRATION THE 14 DAY OF
November 1959 AT 11.40 a.m.

W. R. G. GENL.

MORTGAGE No. **4609497** TO
 AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
 PRODUCED 3.9.1980 AT 10.10 am



LEASE No. **7315439** To
Tolderol Pty. Ltd. and Thomas
Heath Verco As Joint Tenants in
 of THE WITHIN LAND. TERM of 3 years
 commencing on 27.4.1992
 PRODUCED 18.6.1992 AT 11.20



CANCELLED

CONVERTED TO A COMPUTERISED TITLE



LEASE No. **1758757** FROM
Ethel May Field and William Charles Robert Brooke
to Henry Benjamin Turner
 OF THE WITHIN LAND. TERM 5 years from
 the 1 day of April 1957

PRODUCED FOR REGISTRATION THE 15 DAY OF
December 1957 AT 12.40 pm
W. R. G. GENL. (including other land)

TRANSFER No. **179797369** FROM

William Charles Robert Brooke
to the said William Charles Robert Brooke
and Joyce Ethel Price of 388 Glen Eira Road
Caulfield Vic. Married Woman
 in one undivided moiety
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
 AS PART OF COMMON
 PRODUCED FOR REGISTRATION THE 6 DAY OF
May 1957 AT 12.10 pm
W. R. G. GENL.

See X 1535

LEASE No. **2029997** FROM
Ethel May Field, William Charles Robert
Brooke and Joyce Ethel Price to
Henry Benjamin Turner
 OF THE WITHIN LAND. TERM 5 years from
 the 1 day of April 1957

PRODUCED FOR REGISTRATION THE 13 DAY OF
November 1957 AT 2.55 pm
W. R. G. GENL. (including other land)

TRANSFER No. **2285532** FROM Ethel May Field
to William Charles Robert Brooke of 5
Church Road, Upper Kutcham. Engineer and
Joyce Ethel Price of 388 Glen Eira
Road, Caulfield Victoria. Married Woman.
 of one undivided moiety in
 OF THE WITHIN LAND. AS TENANTS IN COMMON
 PRODUCED 30 1961 AT 11.40 am
W. R. G. GENL.

TRANSFER No. **2352984**
 to Narrunyeri Farm Limited
 of Goolwa
 OF THE WITHIN LAND. PRODUCED 14.5 1962 AT 12.55 pm
W. R. G. GENL.

Ray. H. Bosanquet

South Australia.



Register Book,

Vol. 853 Folio 129

W. H. Miles

Registrar-General.

Land Grant.

[IN DUPLICATE.]

His Excellency the Governor in consideration of

Seventy nine pounds and ten shillings

sterling heretofore paid to the Treasurer as appears by the receipt at foot by

Alexander Ross Gordon of Millmont Agent

hereinafter called the Grantee doth hereby in the name and on behalf of His Majesty Grant unto the

Grantee All those sections of land containing Two hundred and twelve acres

or thereabouts situate in the

Hundred of Goolwa County of Hindmarsh

and numbered 200, 2400 and 2418

and delineated in the public maps deposited in the Survey Office at Adelaide and in the plan in the margin hereof Except and reserved unto His Majesty His Heirs and Successors all gold silver copper tin and other metals ore minerals and other substances containing metals and all gems precious stones coal and mineral oil in and upon such land and all incidental powers as provided for in "The Crown Lands Act 1903"

To hold unto and to the use of the Grantee and the Heirs of the Grantee for ever.

Given under the hand of the Governor and the Public Seal of South Australia this

First day of December one thousand nine hundred and ten

BY COMMAND,

Commissioner of Crown Lands.

Received

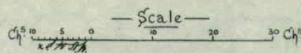
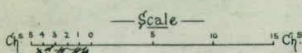
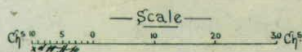
Seventy nine pounds and ten shillings

£79 :10:0

sterling

purchase-money as before expressed.

Treasurer.



Transfer No 533860 from
Alexander Ross Gordon
to William Arthur Lackington
of Goolwa Farmer of an
estate in fee simple in
the within land produced
for registration the 6 day
of May 1911 at 11.5 am
J. W. P. Dumas Dep Reg Genl

Transfer No 781392 from William
Arthur Lackington to Samuel
Henry Lovell of Goolwa Butcher
of an estate in fee simple in
the within land produced for

Transfer No 781392 from William
Arthur Lackington to Samuel
Henry Lovell of the within see 200.
Produced for registration the 11
day of April 1921 at 2.10 pm
J. W. P. Dumas Dep Reg Genl

Cancelled as regards the within
see 200 and new certificate of title
issued therefor

Vol 1198 2c 49
J. W. P. Dumas Dep Reg Genl

CANCELLED
AND Balance
ISSUED CERTIFICATE OF TITLE
VOL 1199 FOL 125
J. W. P. Dumas Dep Reg Genl

REAL PROPERTY ACT, 1886



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 5463 Folio 532

Parent Title(s) CT 5285/518
Creating Dealing(s) SC 8315765
Title Issued 27/10/1997 **Edition** 3 **Edition Issued** 22/05/2001

Estate Type

FEE SIMPLE

Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

Description of Land

SECTION 2403
HUNDRED OF GOOLWA
IN THE AREA NAMED GOOLWA

Easements

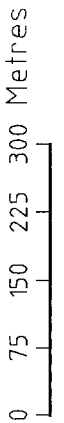
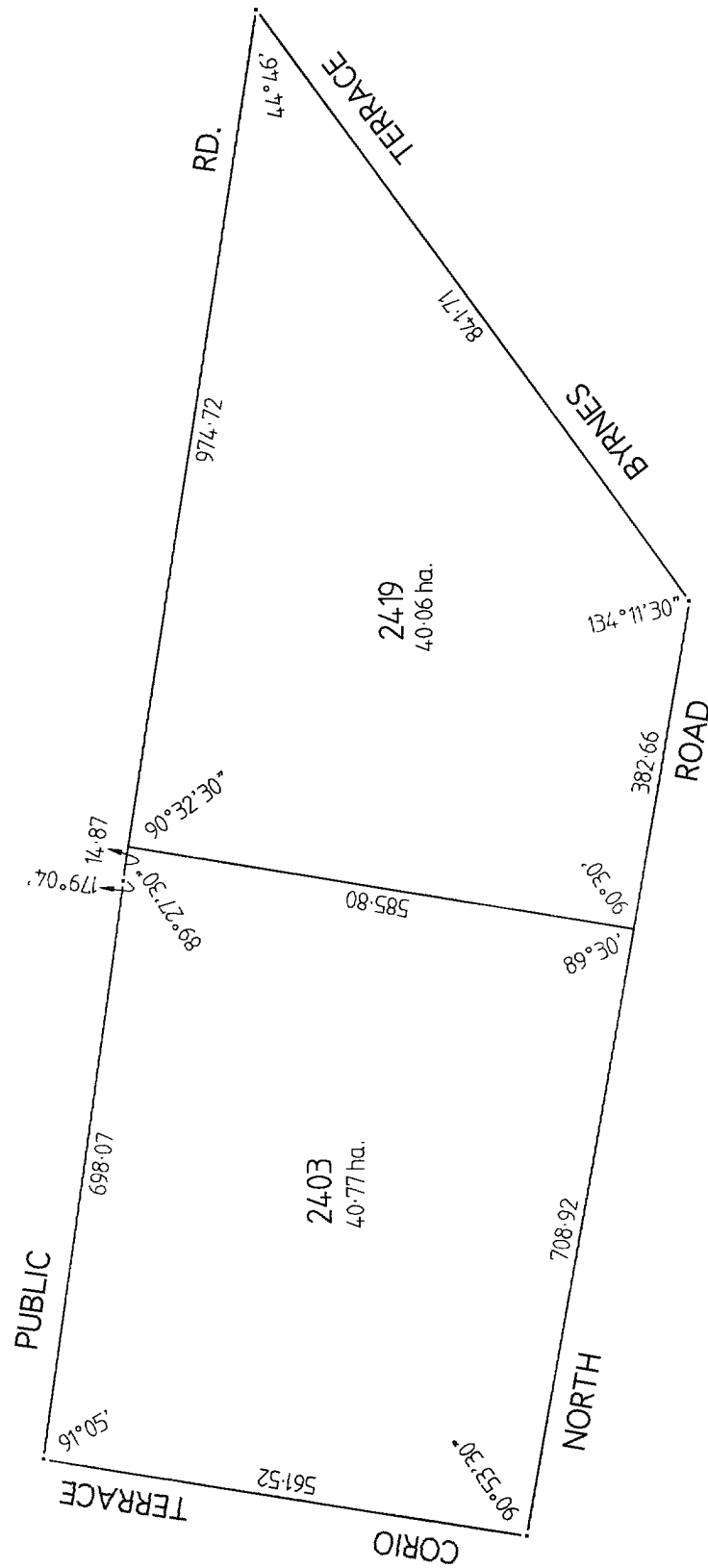
NIL

Schedule of Dealings

NIL

Notations

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



Certificate of Title

Title Reference: CT 5463/532
Status: CURRENT
Parent Title(s): CT 5285/518
Dealing(s) Creating Title: SC 8315765
Title Issued: 27/10/1997
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/05/2001	24/05/2001	9098237	AMENDMENT TO PROPRIETORS HIP DETAILS	REGISTERED	AMBO PTY. LTD. (ACN: 066 036 333)
18/04/2001	07/05/2001	9081732	TRANSFER	REGISTERED	AMBO PTY. LTD. (ACN: 066 036 333)
23/06/1997	04/11/1997	8315766	EXTENSION OF LEASE	REGISTERED	7315439
18/06/1992	13/10/1992	7315439	LEASE	REGISTERED	TOLDEROL PTY. LTD. (ACN: 007 739 522), THOMAS HEATH VERCO

Certificate of Title

Title Reference: CT 5285/518

Status: CANCELLED

Parent Title(s): CT 4398/3

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 10/08/1995

Title Cancelled: 27/10/1997

Edition: 2

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 5463/532	CURRENT	FEE SIMPLE	H150400 SECTION 2403	NARRINYERI FARM PTY. LTD.

ORIGINAL
CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4398 Folio 3



New Certificate for the whole of the Land in Vol.305 Folio 244

NARRINYERI FARM LTD. of Goolwa 5214 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 SECTION 2403 HUNDRED OF GOOLWA and delineated on the diagram hereon

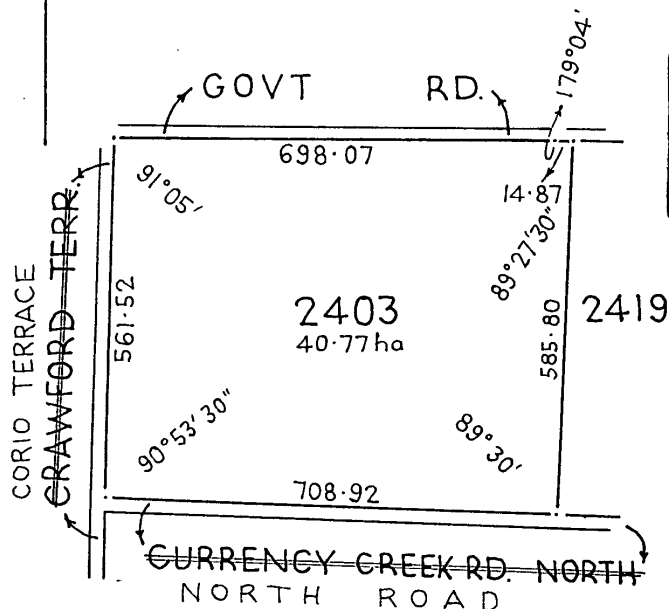
Registrar-General

Dated 16 September 1992



NORTH ROAD & CORIO TERRACE
VIDE DKT. 164/1993.

LEASE 7315439 to TOLDEROL PTY. LTD. and THOMAS
HEATH VERO AS JOINT TENANTS in the within land
Term of 3 years commencing on 27.4.1992
Produced 18.6.1992 at 11:20



CANCELLED

CONVERTED TO A COMPUTERISED TITLE



0 100 200 300 400 Metres

South Australia.

(CERTIFICATE OF TITLE.)

(C) CANCELLED
 AND NEW
 ISSUED VIDE 7315439
 VOL 4398 FOL 3
 REGISTER BOOK, Vol. CCCV Folio 244

Pursuant to Memorandum of Transfer N^o 97285

George Johnston of Coolwa Master Mariner is

now seized 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 section of land situated in the Hundred of Coolwa County of
Hindmarsh N^o 2403 containing one hundred and three acres and three roods
and bounded as appears in the plan in the margin hereof

which said Section is delineated in the public map of the said Hundred deposited in the office of the Surveyor-General.

M. J. Audius

Registrar-General.



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

M. J. Audius

Pursuant to Application N^o 267063. Alexander Andrew

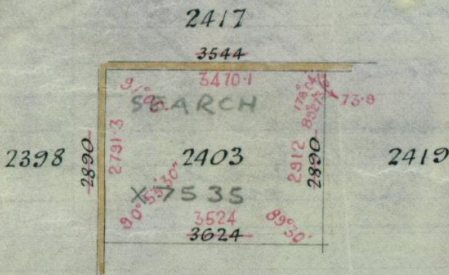
Scott of Freemantle Importer and
Agent is proprietor of an estate
in fee simple in the within
land as the same is contained
in the 10th edition of the
Register of the 30th day
December 1897 of the within
volume of George Johnston who
deceased the 29th day May 1897
as appears by Probate dated the
12th day July 1897. Produced for
registration the 25th day June
1897 at 2.15 p.m.

E. J. Heath
Power of Attorney deposited the 19th day 1897
E. J. Heath

Mortgage N^o 298273 (Including
also other property) from Alexander
Andrew Scott to William Longbottom
and James Scott. Produced for
registration the 30th day October 1897 at
11.30 a.m.

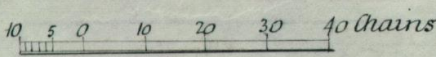
E. J. Heath
Transfer N^o 298275 from Alexander
Andrew Scott
to George Johnston of Port Pirie Master
Mariner and Peter George Johnston
of Coolwa Engineer of an estate in fee
simple in the within land. Produced for
registration the 29th day October 1897 at 11.30 a.m.

E. J. Heath



Connections in red vide Lt. 3088/62

P. J. Collins
 Reg. Genl.
 5-7-62



The above named Peter George Johnston died on the 1 day June 1900 as appears by death dated the Memorandum No. 403618. Produced for registration the 23 day February 1904 at 3pm
J. Heath Dep. Reg. Genl.

The within Mortgage No. 298273 is discharged from the sum of £64-0-0 and the within Land is discharged from the whole of the principal sum thereby secured as appears by endorsement thereon. Produced for registration the 23 day February 1904 at 3pm
J. Heath Dep. Reg. Genl.

Transfer No. 405619 from George Johnston to George Alfred Maidment of Ashbourne. Grazier of an estate in fee simple in the within Land. Produced for registration the 23 day February 1904 at 3pm
J. Heath Dep. Reg. Genl.

DISCHARGE OF THE MORTGAGE No. 298273 BY MEMORANDUM No. 405619 PRODUCED FOR REGISTRATION THE 23 DAY OF FEBRUARY 1904 AT 3 PM
J. Heath Dep. Reg. Genl.

Transfer No. 438030 from George Alfred Maidment to William Arthur Lackington Godiva Baker of an estate in fee simple in the within Land. Produced for registration the 1 day of June 1906 at 3pm
Vernon Edwards Dep. Reg. Genl.

TRANSMISSION APPLICATION No. 1518418 Ethel May Field of 43, Fisher Avenue Hill End to Widow and Myrtle Victoria Brooke of Godiva married Woman PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTRICES NAMED IN THE WILL DATED THE 7 DAY OF APRIL 1931 OF THE ABOVE NAMED William Arthur Lackington WHO DIED ON THE 5 DAY OF JANUARY 1927 AS APPEARS BY PROBATE DATED THE 27 DAY OF APRIL 1927 PRODUCED FOR REGISTRATION THE 30 DAY OF OCTOBER 1947 AT 3 PM
Vernon Edwards Dep. Reg. Genl.

TRANSFER No. 1518419 FROM Ethel May Field and Myrtle Victoria Brooke to the said Ethel May Field and Myrtle Victoria Brooke OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND as tenants in common PRODUCED FOR REGISTRATION THE 30 DAY OF OCTOBER 1947 AT 3 PM
Vernon Edwards Dep. Reg. Genl.

TRANSMISSION APPLICATION No. 1650170 William Charles Robert Brooke of 5 Church Road, Upper Latcham, Engineers PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE ADMINISTRATOR OF THE ESTATE OF THE ABOVE NAMED North Victoria Brooke WHO DIED ON THE 15 DAY OF NOVEMBER 1930 INTESTATE AS APPEARS BY LETTERS OF ADMINISTRATION DATED THE 12 DAY OF DECEMBER 1930 PRODUCED FOR REGISTRATION THE 15 DAY OF DECEMBER 1957 AT 12.40 PM
J. Heath Dep. Reg. Genl.

LEASE No. 1758757 FROM Ethel May Field and William Charles Robert Brooke to Henry Benjamin Turner OF THE WITHIN LAND. TERM 5 years from the 1 day of April 1957. PRODUCED FOR REGISTRATION THE 15 DAY OF DECEMBER 1957 AT 12.40 PM (Including other land)
J. Heath Dep. Reg. Genl.

TRANSFER No. 1997969 FROM William Charles Robert Brooke to the said William Charles Robert Brooke and Joyce Ethel Price of 388 Glen Eira Road, Caulfield Vic. Married Woman. OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND as tenants in common PRODUCED FOR REGISTRATION THE 6 DAY OF MAY 1957 AT 12.10 PM
J. Heath Dep. Reg. Genl.

LEASE No. 2029997 FROM Ethel May Field, William Charles Robert Brooke and Joyce Ethel Price to Henry Benjamin Turner OF THE WITHIN LAND. TERM 5 years from 1 day of April 1957. PRODUCED FOR REGISTRATION THE 13 DAY OF NOVEMBER 1957 AT 2.55 PM (Including other land)
J. Heath Dep. Reg. Genl.

T 2285532 TRANSFER No. 2285532 FROM Ethel May Field to William Charles Robert Brooke of 5 Church Road, Upper Latcham, Engineers and Joyce Ethel Price of 388 Glen Eira Road, Caulfield, Victoria Married Woman. OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND as tenants in common PRODUCED 30.5.1961 AT 11.40 AM
J. Heath Dep. Reg. Genl.

TRANSFER No. 2352984 to Narrinyeri Farm Limited OF THE WITHIN LAND. PRODUCED 14.5.1962 AT 2 PM
J. Heath Dep. Reg. Genl.

REAL PROPERTY ACT, 1886



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 6071 Folio 445

Parent Title(s) CT 5463/533
Creating Dealing(s) TG 11497720
Title Issued 31/01/2011 **Edition** 1 **Edition Issued** 31/01/2011

Estate Type

FEE SIMPLE

Registered Proprietor

AMBO PTY. LTD. (ACN: 066 036 333)
OF 76 NORTHGATE STREET UNLEY PARK SA 5061

Description of Land

SECTION 2419
HUNDRED OF GOOLWA
IN THE AREA NAMED GOOLWA

Easements

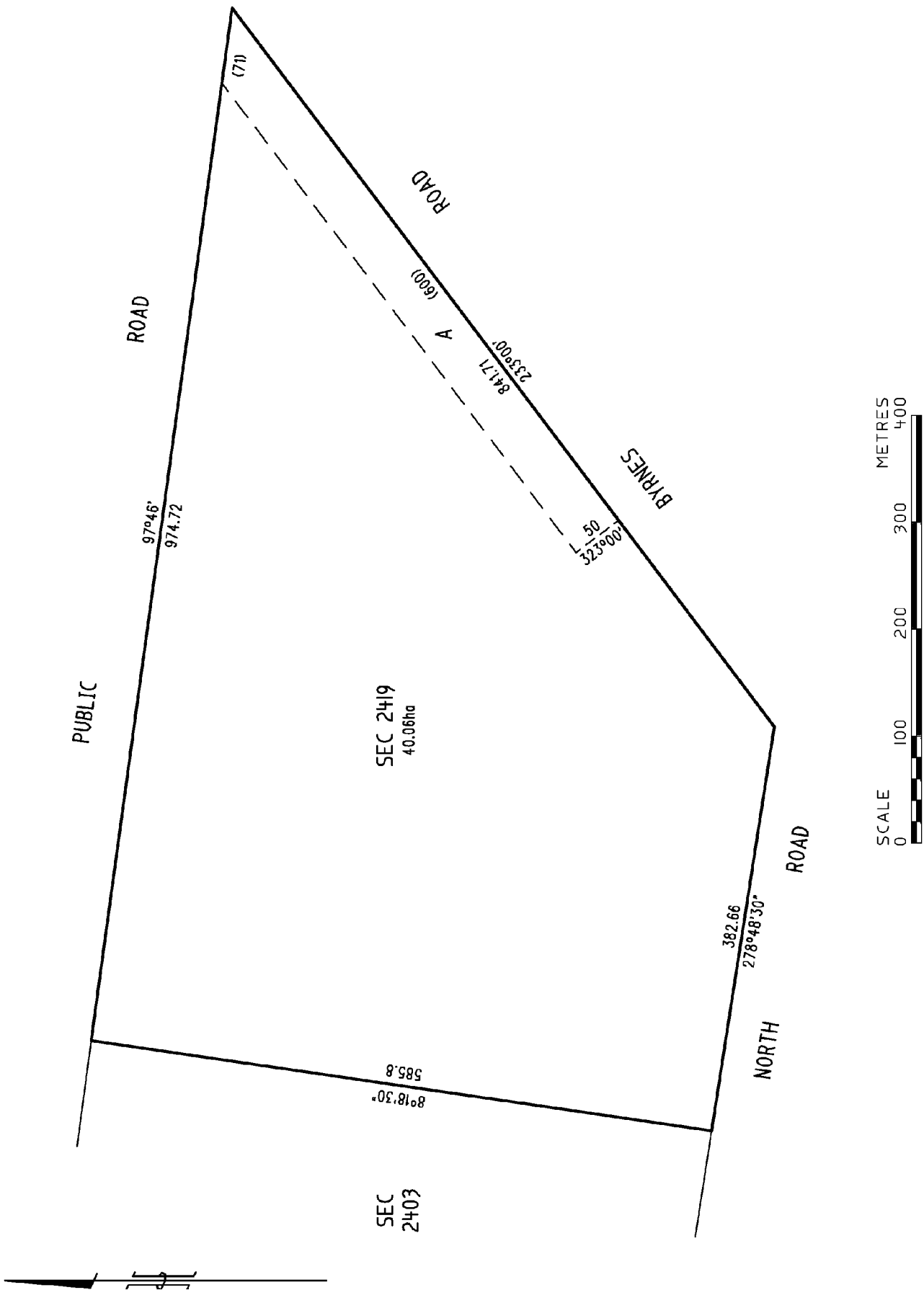
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA (TG 11497720)

Schedule of Dealings

NIL

Notations

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



Certificate of Title

Title Reference: CT 6071/445
Status: CURRENT
Parent Title(s): CT 5463/533
Dealing(s) Creating Title: TG 11497720
Title Issued: 31/01/2011
Edition: 1

Dealings

No lodged Dealings found.

Certificate of Title

Title Reference: CT 5463/533

Status: CANCELLED

Parent Title(s): CT 5285/519

Dealing(s) Creating Title: SC 8315765

Title Issued: 27/10/1997

Title Cancelled: 31/01/2011

Edition: 3

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 6071/444	CURRENT	EASEMENT ONLY	H150400 SECTION 2419	ALEXANDRINA COUNCIL
CT 6071/445	CURRENT	FEE SIMPLE	H150400 SECTION 2419	AMBO PTY. LTD.

Certificate of Title

Title Reference: CT 5285/519

Status: CANCELLED

Parent Title(s): CT 311/224

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 10/08/1995

Title Cancelled: 27/10/1997

Edition: 2

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 5463/533	CANCELLED	FEE SIMPLE	H150400 SECTION 2419	NARRINYERI FARM PTY. LTD.

(C)

South Australia.

(CERTIFICATE OF TITLE.)



Register Book Vol. CCCXI Folio 224
311-224

Pursuant to Application No. 17326
Robert Thornber and Charles Wilson Colman of Goolwa Gentlemen are
as tenants in common

now seized 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 Section of land situated in the Hundred of Goolwa County of Hindmarsh
71° 24' 19" containing ninety nine acres or thereabouts and bounded as follows in the plan
with margin hereof

Reg. Genl.
5-7-02

which said Section is delineated in the public map of the said Hundred deposited in the office of the Surveyor-General and was originally granted to the said Henry Edward Fox Young Lieutenant Governor of the said Province by John

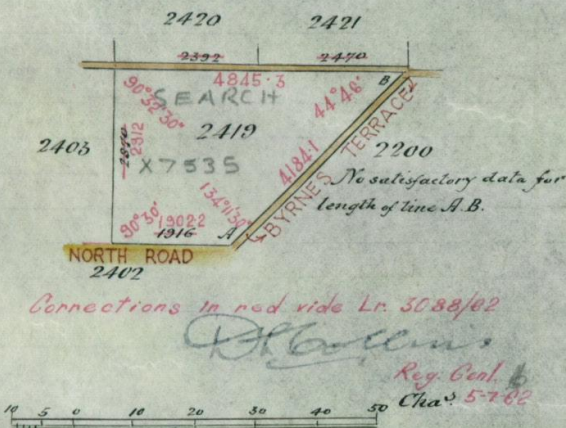
M. H. H. H. H.

Registrar-General.



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

NORTH ROAD & BYRNES TERRACE
VIDE DKT. 164/1993



Transfer No. 420483 from
Robert Thornber and Charles Wilson Colman to
William Arthur Lackington
of Goolwa Baker of an estate
in fee simple in the within
land produced for registration
the 9 day of March 1905 at 3pm
Vernon Edwards Reg. Genl.

TRANSMISSION APPLICATION No. 1518418
Edith May Field of Goolwa
widow and executrix of the
last will and testament of
Myrtle Victoria Brooke of Goolwa
PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN
LAND AS THE EXECUTRIX NAMED IN THE WILL DATED
THE 7 DAY OF April 1901 OF THE ABOVE
NAMED William Arthur Lackington
WHO DIED ON THE 5 DAY OF January
1907 AS APPEARS BY PROBATE DATED THE 22
DAY OF April 1907 PRODUCED FOR REGISTRATION
THE 30 DAY OF October 1907 AT 3 P.M.
W. H. H. H. H. DEP. REG. GENL.

TRANSFER No. 1518419 FROM
Edith May Field and
Myrtle Victoria Brooke to
Edith May Field
and Myrtle Victoria Brooke
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
PRODUCED FOR REGISTRATION THE 30 DAY OF
October 1907 AT 3 P.M.
W. H. H. H. H. DEP. REG. GENL.

TRANSMISSION APPLICATION No. **1650120**

William Charles Robert Brooke of 5 Church Road
Upper Mitcham Engineer as one undivided moiety in
 PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN
 LAND AS THE ADMINISTRATOR OF THE ESTATE OF THE
 ABOVE NAMED Jill Victoria Brooke
 WHO DIED ON THE 9 DAY OF March 1920
 INTEREST AS APPEARED BY LETTERS OF ADMINISTRATION
dated the 19 day of June 1955 with Will annexed
 DATED THE 14 DAY OF October 1956
 PRODUCED FOR REGISTRATION THE 14 DAY OF
November 1956 AT 11.20 a.m.

William
 DEP. REG. GENL.

LEASE No. **7315439**

To
 Tolderal Pty. Ltd. and Thomas
 Heath Verco As Joint Tenants in
 of THE WITHIN LAND. TERM of 3 years
 commencing on 27.4.1992
 PRODUCED 18.6.1992 AT 11.20



CANCELLED

CONVERTED TO A COMPUTERISED TITLE

LEASE No. **1758737**

FROM
Ethel May Field and William Charles Robert Brooke
to Henry Benjamin Turner
 OF THE WITHIN LAND. TERM 5 years from
the 1 day of April 1957

PRODUCED FOR REGISTRATION THE 15 DAY OF
December 1957 AT 12.40 pm
(including other land)
W. H. Rogers
 DEP. REG. GENL.

TRANSFER No. **1997969**

FROM
William Charles Robert Brooke
to the said William Charles Robert Brooke
and Joyce Ethel Price of 388 Glen Eira Road
Caulfield Vic. Married Woman
as one undivided moiety
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
as tenants in common
 PRODUCED FOR REGISTRATION THE 6 DAY OF
May 1957 AT 12.10 pm

W. H. Rogers
 DEP. REG. GENL.

LEASE No. **2029997**

FROM
Ethel May Field, William Charles Robert
Brooke and Joyce Ethel Price to
Henry Benjamin Turner
 OF THE WITHIN LAND. TERM 5 years from
the 1 day of April 1957

PRODUCED FOR REGISTRATION THE 13 DAY OF
November 1957 AT 2.55 pm
(including other land)
W. H. Rogers
 DEP. REG. GENL.

TRANSFER No. **2285532** FROM Ethel May
Field to William Charles Robert Brooke
of 5 Church Road, Upper Mitcham
Engineer and Joyce Ethel Price of 388
Glen Eira Road, Caulfield, Victoria Married
Woman of one undivided moiety in
 OF THE WITHIN LAND. As tenants in common
 PRODUCED 19.5 1961 AT 11.25 am

L. D. Anderson
 DEP. REG. GENL.

TRANSFER No. **3352984**

to Narrinyeri Farm Limited
of 6000
 OF THE WITHIN LAND. PRODUCED 4.5 1961 AT 12.25 p.m.

W. H. Rogers
 DEP. REG. GENL.



APPENDIX C

Property Location Browser Information

SAPPA Report

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

Date created:
August 24, 2023

Government
of South Australia

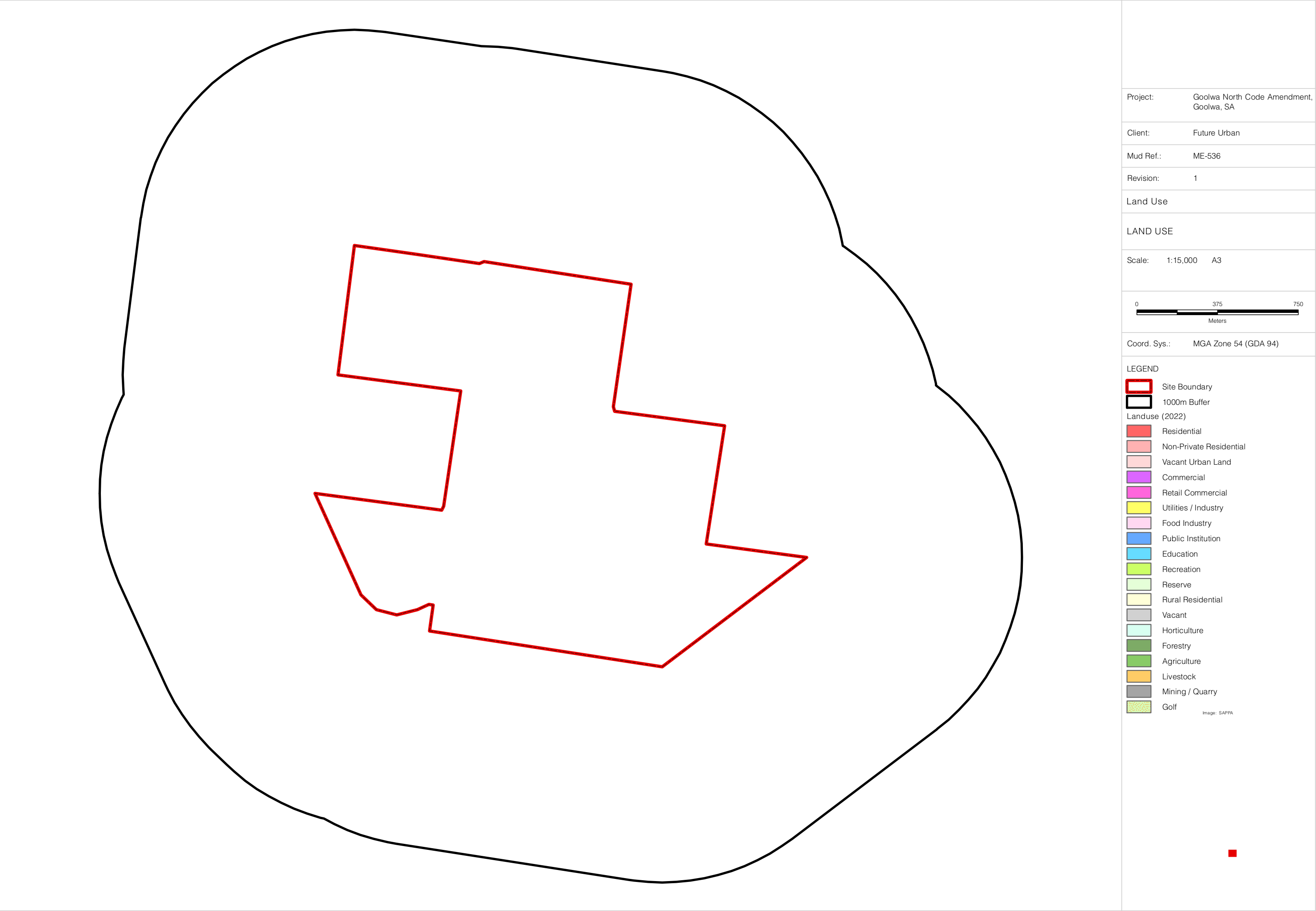
Land Services Group

PARCEL IDENTIFIER	TITLE	CROWN REF	PROPERTY UNIT	PROPERTY HOUSE	PROPERTY ST NAME	PROPERTY ST TYPE	PROPERTY SUBURB	VALUATION NO
H150400SE2418	CT5463/531			LOT3	ALEXANDRINA	RD	GOOLWA	453974700*
H150400SE2403	CT5463/532			LOT2403	NORTH	RD	GOOLWA	4541161008
H150400SE2420	CT5463/530			LOT3	ALEXANDRINA	RD	GOOLWA	453974700*
H150400SE2419	CT6071/445			LOT2403	NORTH	RD	GOOLWA	4541161008
H150400SE2417	CT5463/529			LOT3	ALEXANDRINA	RD	GOOLWA	453974700*
H150400SE2400	CT5463/531			LOT3	ALEXANDRINA	RD	GOOLWA	453974700*
D22658AL4	CT5413/829			LOT4	ALEXANDRINA	RD	GOOLWA	4541058051



APPENDIX D

Local Council Zoning Plans + Land Use Information



Project: Goolwa North Code Amendment, Goolwa, SA

Client: Future Urban

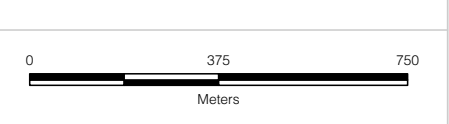
Mud Ref.: ME-536

Revision: 1

Land Use

LAND USE

Scale: 1:15,000 A3



Coord. Sys.: MGA Zone 54 (GDA 94)

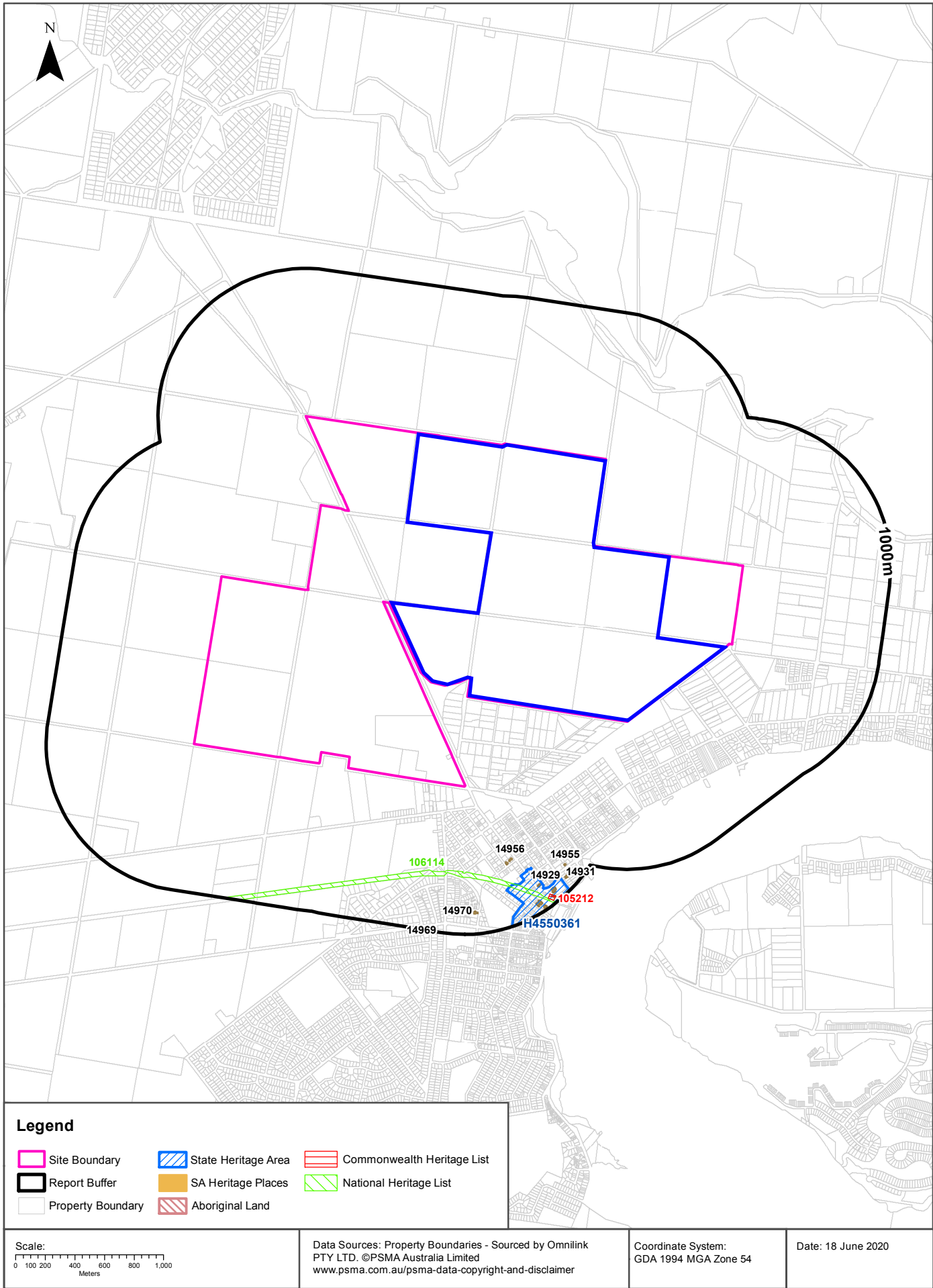
LEGEND

- Site Boundary
- 1000m Buffer

Landuse (2022)

- Residential
- Non-Private Residential
- Vacant Urban Land
- Commercial
- Retail Commercial
- Utilities / Industry
- Food Industry
- Public Institution
- Education
- Recreation
- Reserve
- Rural Residential
- Vacant
- Horticulture
- Forestry
- Agriculture
- Livestock
- Mining / Quarry
- Golf

Image: SAPPA



Heritage

Goolwa Growth Areas DPA, Goolwa, 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
105212	Goolwa Post Office	Goolwa Tce, Goolwa SA	3/09/086/0031	Historic	Ineligible Place		929m	South

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

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
106114	Goolwa to Port Elliot Right of Way	Goolwa SA	3/09/086/0050	Historic	Nomination now ineligible for PPAL		574m	South West

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

State Heritage Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
H4550361	Goolwa	705m	South

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
14956	Cadell & Farquhar Streets GOOLWA	State	Religious Building	Holy Evangelist Anglican Church & Hall		577m	South
14929	2 Cadell Street GOOLWA	State	Business: Commercial/Retail	Two-storey Shop		830m	South
14970	Collingwood Street GOOLWA	State	Religious Building	Goolwa Uniting (former Wesleyan Methodist) Church		844m	South
14955	246 Liverpool Road GOOLWA	State	House	Dwelling ('Birchell House')		851m	South East
14931	Goolwa Terrace GOOLWA	State	Police Station	Goolwa Police Station and Courthouse, including Cells and Stables		906m	South
14974	12 Brooking Street GOOLWA	State	House	Dwelling - Captain Richie's Cottage		910m	South East
14971	Goolwa Terrace GOOLWA	State	Hotel - Motel - Inn	Corio Hotel, Bottle Shop (former Stable) and Stone Wall		918m	South

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
14937	Laurie Lane GOOLWA	State	Restaurant - Cabaret - Nightclub	RSL Clubrooms (former Goolwa - Port Elliot Railway Horse Stables)		937m	South
14972	Goolwa Terrace GOOLWA	State	Hotel - Motel - Inn	The Australasian Circa 1858		965m	South
14932	Lot 236 B. F. Laurie Lane GOOLWA	State	House	Dwelling (former Goolwa Railway Superintendent's Residence)		976m	South
14969	5 Port Elliot Road GOOLWA	State	House	Dwelling ('Thornbury')		995m	South
14958	Chrystal Street GOOLWA	State	Historic Sites (unclassified)	Former Chart House of Abraham Graham's Patent Slip and Ironworks		1000m	South East

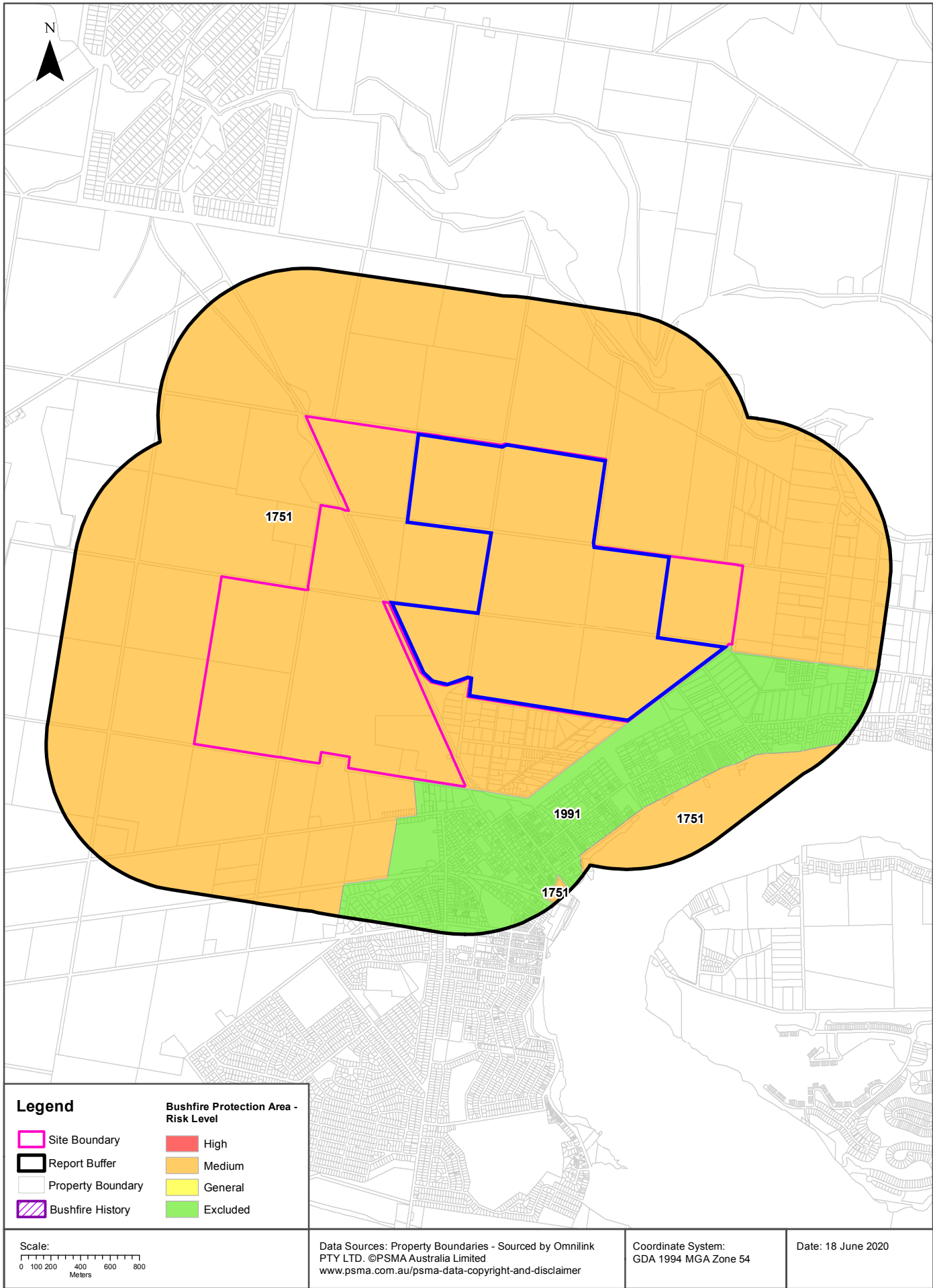
Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

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

Goolwa Growth Areas DPA, Goolwa, SA 5214

Bushfire Protection Areas

Bushfire Protection Areas within the dataset buffer:

Map Id	Bushfire Risk Code	Development Plan Code	Additional Development Criteria	Distance	Direction
1751	Medium	ALEX		0m	On-site
1991	Excluded	ALEX		9m	South

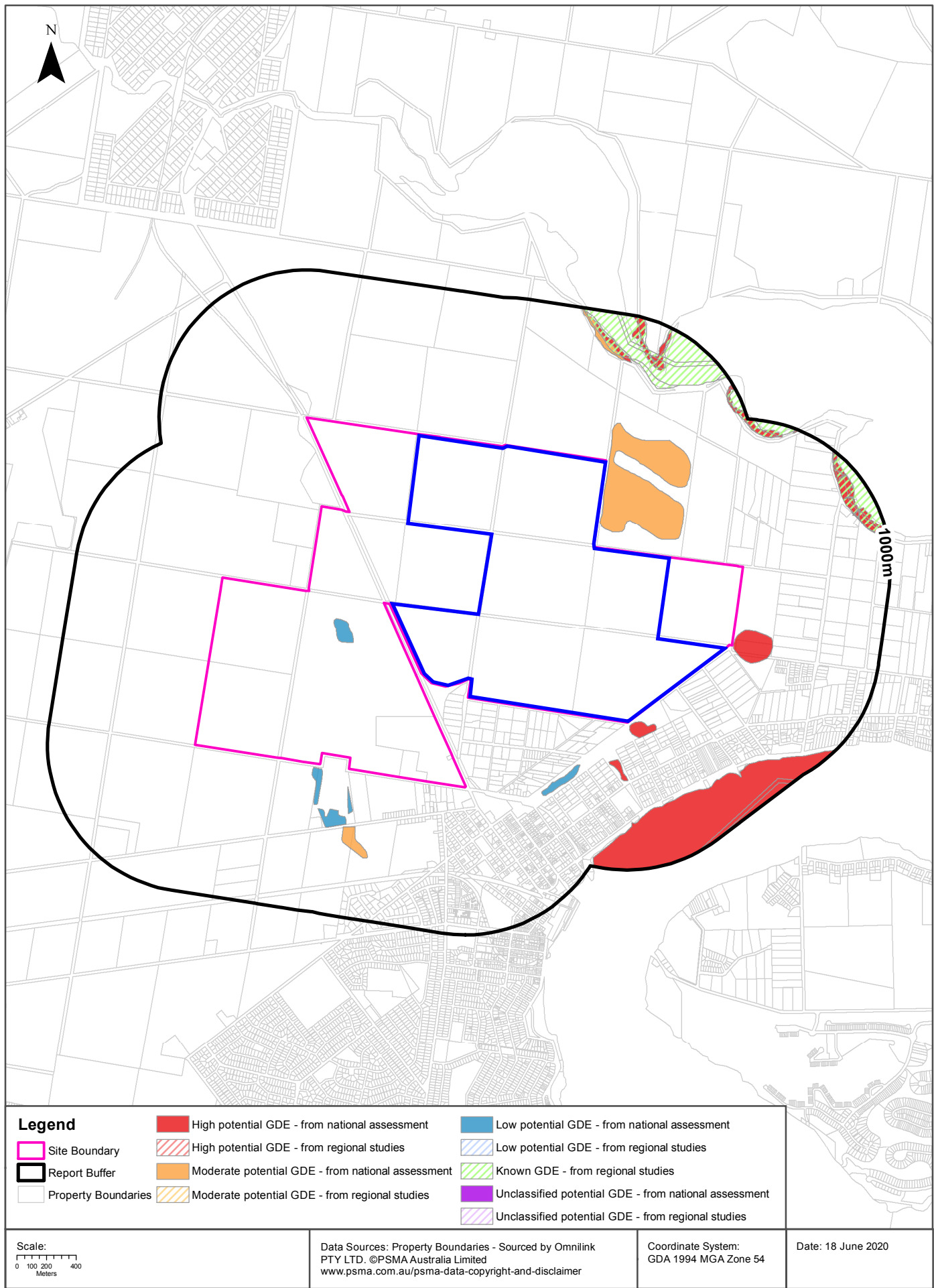
Bushfire Protection Areas Data Source: Dept of Planning, Transport and Infrastructure - South Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

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	Distance	Direction
N/A	No records in buffer						

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



Ecological Constraints

Goolwa Growth Areas DPA, Goolwa, SA 5214

Groundwater Dependent Ecosystems Atlas

GDEs within the dataset buffer:

MapID	Type	Name	GDE Potential	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
146574	Terrestrial		Low potential GDE - from national assessment	6	Coastal barrier, lagoons and limestone dunes.	Vegetation		0m
24254	Aquatic		High potential GDE - from national assessment	9	Coastal barrier, lagoons and limestone dunes.	Wetland		6m
88477	Terrestrial		Moderate potential GDE - from national assessment	7	Coastal barrier, lagoons and limestone dunes.	Vegetation		13m
14887	Aquatic		High potential GDE - from national assessment	8	Coastal barrier, lagoons and limestone dunes.	Wetland		23m
42213	Aquatic		Low potential GDE - from national assessment	8	Coastal barrier, lagoons and limestone dunes.	Wetland		26m
41796	Aquatic		Low potential GDE - from national assessment	6	Coastal barrier, lagoons and limestone dunes.	Wetland		117m
47647	Aquatic		High potential GDE - from national assessment	8	Coastal barrier, lagoons and limestone dunes.	Wetland		256m
46979	Aquatic		Low potential GDE - from national assessment	6	Coastal barrier, lagoons and limestone dunes.	Wetland		291m
13735	Aquatic		Low potential GDE - from national assessment	9	Coastal barrier, lagoons and limestone dunes.	Wetland		334m
146688	Terrestrial		Moderate potential GDE - from national assessment	6	Coastal barrier, lagoons and limestone dunes.	Vegetation		377m
3748	Aquatic		Known GDE - from regional studies	10	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	598m
55794	Aquatic		High potential GDE - from national assessment	10	Coastal barrier, lagoons and limestone dunes.	Wetland		605m
3757	Aquatic		Known GDE - from regional studies	10	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	649m
146390	Terrestrial		High potential GDE - from national assessment	10	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	Vegetation		683m
124155	Terrestrial		Moderate potential GDE - from national assessment	10	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	Vegetation		688m
102308	Terrestrial		High potential GDE - from national assessment	9	Coastal barrier, lagoons and limestone dunes.	Vegetation		707m
3878	Aquatic		Known GDE - from regional studies	10	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River	Fractured rock	708m

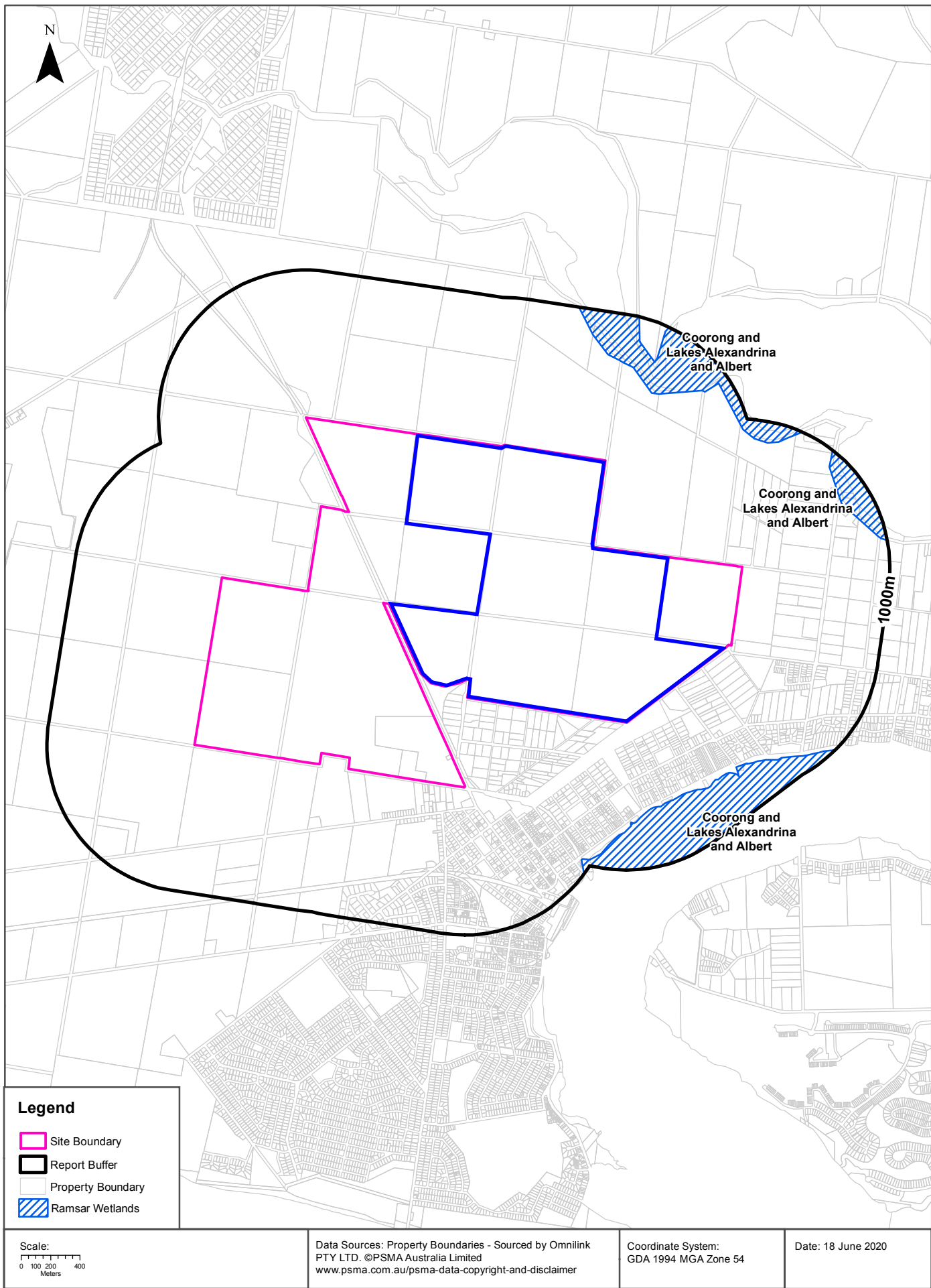
MapID	Type	Name	GDE Potential	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
100228	Terrestrial		High potential GDE - from national assessment	4	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	Vegetation		709m
3758	Aquatic		Known GDE - from regional studies	10	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	720m
73853	Aquatic		Known GDE - from regional studies	1	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River	Fractured & consolidated sedimentary	772m
2299	Aquatic		Known GDE - from regional studies	10	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	815m
100484	Terrestrial		High potential GDE - from national assessment	2	Coastal barrier, lagoons and limestone dunes.	Vegetation		815m
2262	Aquatic		Known GDE - from regional studies	2	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	821m
365	Aquatic		Known GDE - from regional studies	9	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River	Fractured rock	822m
3788	Aquatic		Known GDE - from regional studies	10	Coastal barrier, lagoons and limestone dunes.	River	Fractured & consolidated sedimentary	830m
24263	Aquatic		Known GDE - from regional studies	2	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	836m
81663	Terrestrial		High potential GDE - from national assessment	10	Coastal barrier, lagoons and limestone dunes.	Vegetation		848m
3830	Aquatic		Known GDE - from regional studies	2	Coastal barrier, lagoons and limestone dunes.	River	Fractured & consolidated sedimentary	849m
3692	Aquatic		Known GDE - from regional studies	2	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	852m
23613	Aquatic		Known GDE - from regional studies	10	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	872m
3274	Aquatic		Known GDE - from regional studies	9	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	890m
146421	Terrestrial		High potential GDE - from national assessment	10	Coastal barrier, lagoons and limestone dunes.	Vegetation		892m
70350	Aquatic		High potential GDE - from national assessment	10	Coastal barrier, lagoons and limestone dunes.	River		915m
3974	Aquatic		Known GDE - from regional studies	10	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	920m
73768	Aquatic		Known GDE - from regional studies	10	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	934m
3961	Aquatic		Known GDE - from regional studies	2	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	951m
73857	Aquatic		Known GDE - from regional studies	10	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	963m
3225	Aquatic		Known GDE - from regional studies	8	Coastal barrier, lagoons and limestone dunes.	River	Fractured rock	965m

MapID	Type	Name	GDE Potential	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
2251	Aquatic		Known GDE - from regional studies	10	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River	Fractured rock	973m

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

Goolwa Growth Areas DPA, Goolwa, SA 5214



Ecological Constraints

Goolwa Growth Areas DPA, Goolwa, SA 5214

Ramsar Wetlands

Ramsar Wetlands within the dataset buffer:

Wetland	Distance	Direction
Coorong and Lakes Alexandrina and Albert	553m	South East

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

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

LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

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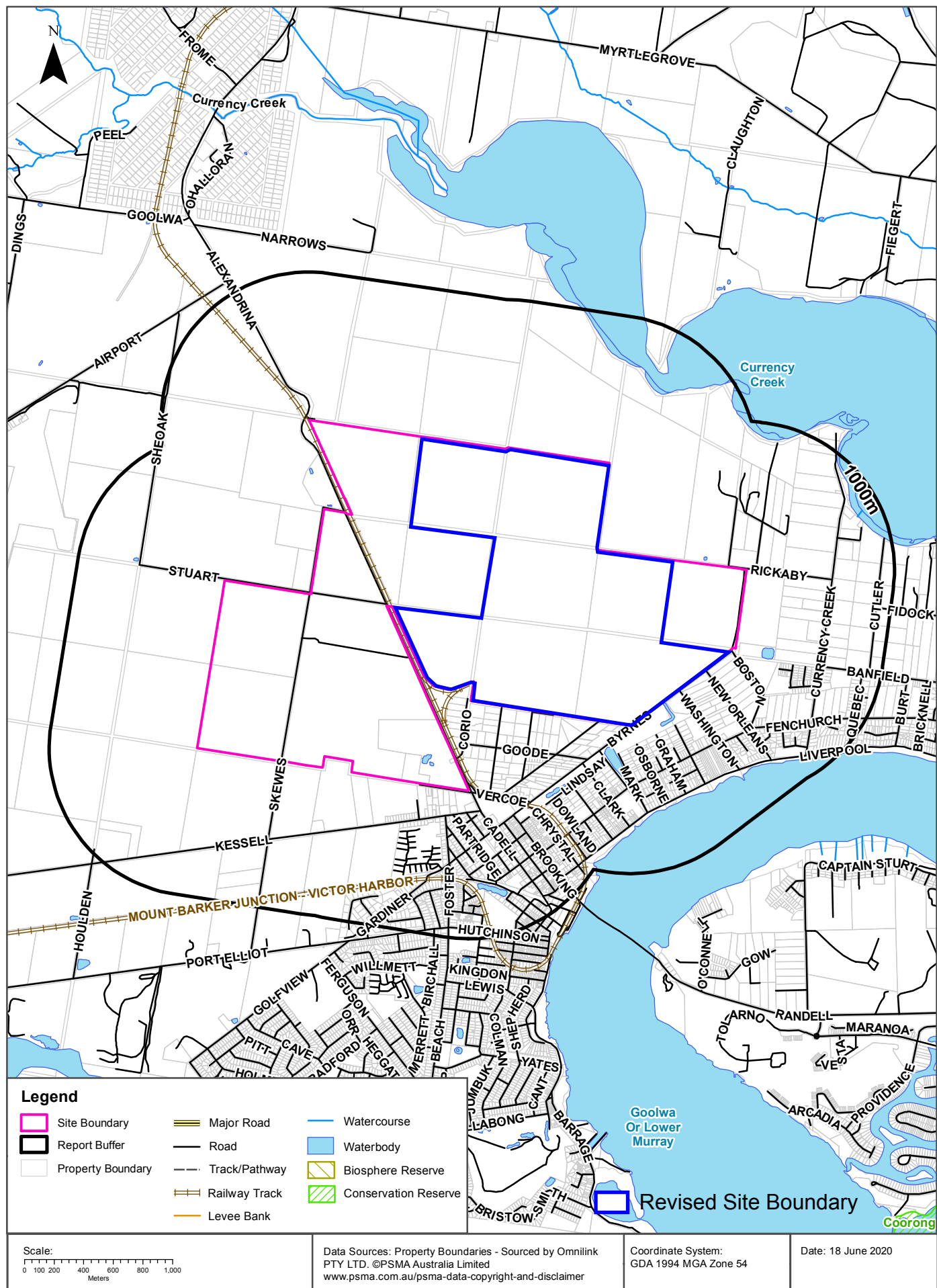
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APPENDIX E

Topographical + Geological + Soil Maps

Goolwa Growth Areas DPA, Goolwa, SA 5214



Mining

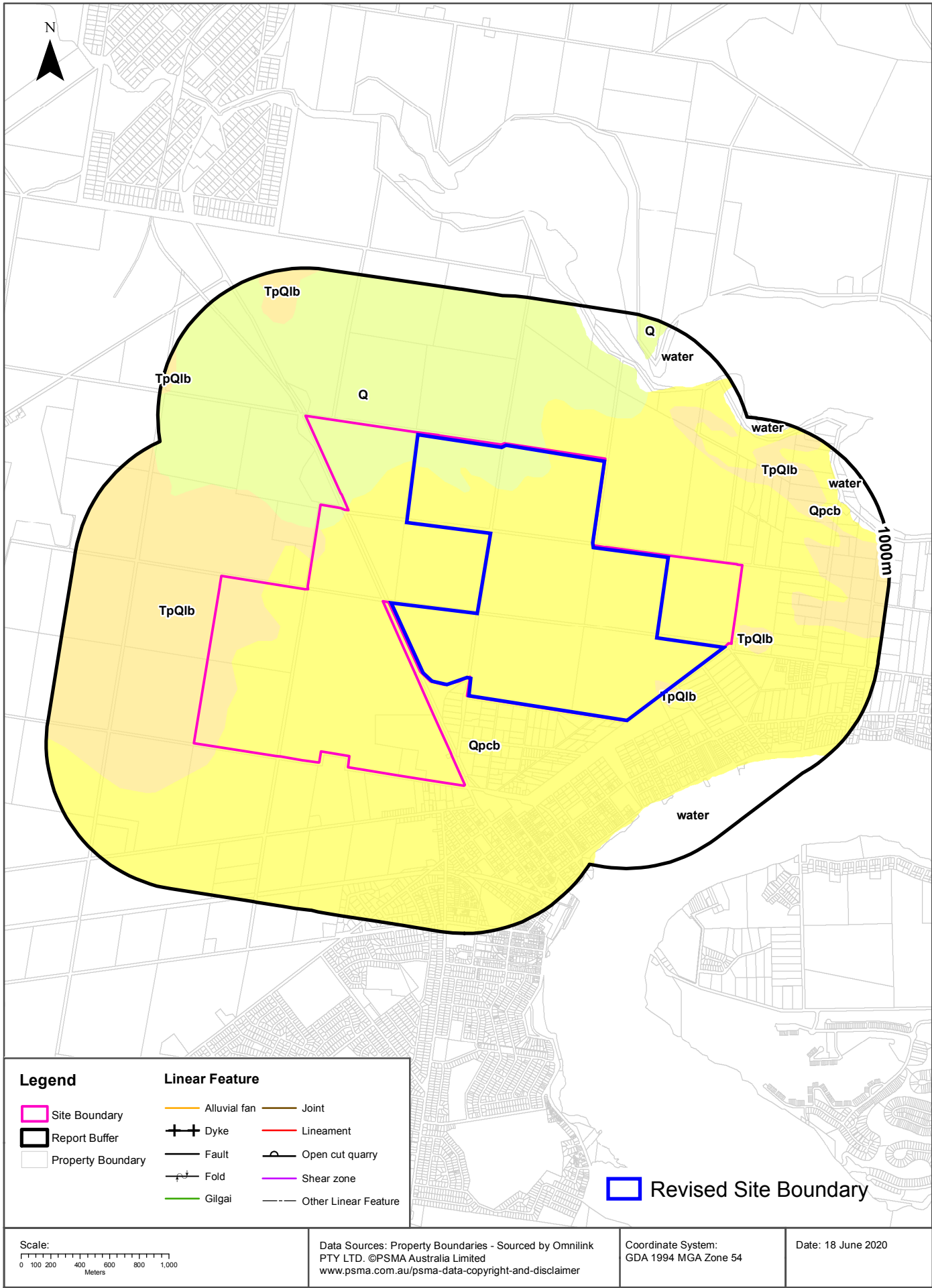
Goolwa Growth Areas DPA, Goolwa, SA 5214

Mines and Mineral Deposits

Mines and mineral deposits within the dataset buffer:

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

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

Goolwa Growth Areas DPA, Goolwa, 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	Distance
Q	Unnamed GIS Unit - see description	Undifferentiated Quaternary rocks.		UNKNOWN	PLEISTOCENE-HOLOCENE	Quaternary	Quaternary	0m
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
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
water								528m

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

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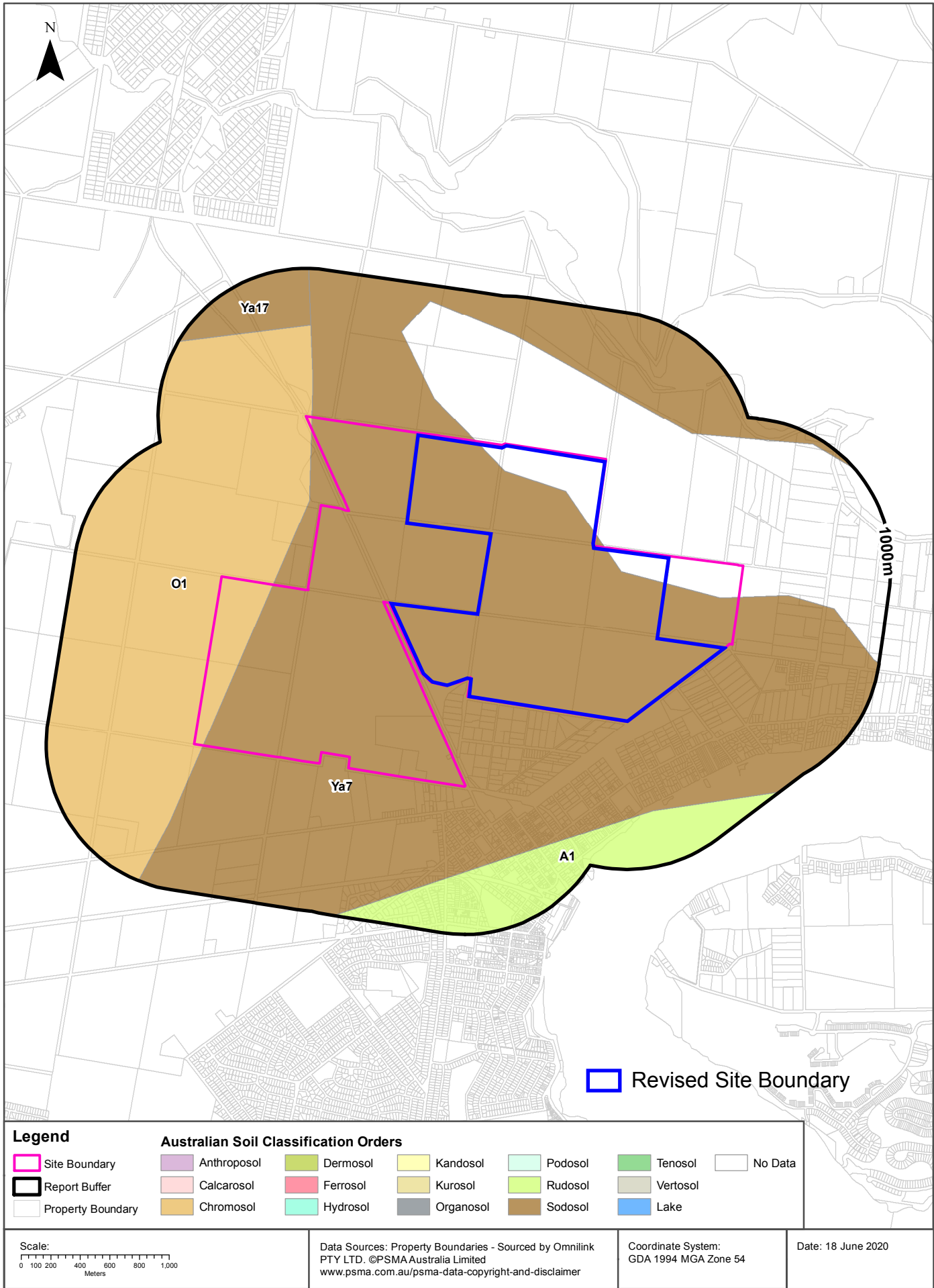
Linear Structures 1:100,000

Linear geological structures within the dataset buffer:

Map Code	Description	Distance
N/A	No features in buffer	

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

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Soils

Goolwa Growth Areas DPA, Goolwa, SA 5214

Atlas of Australian Soils

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

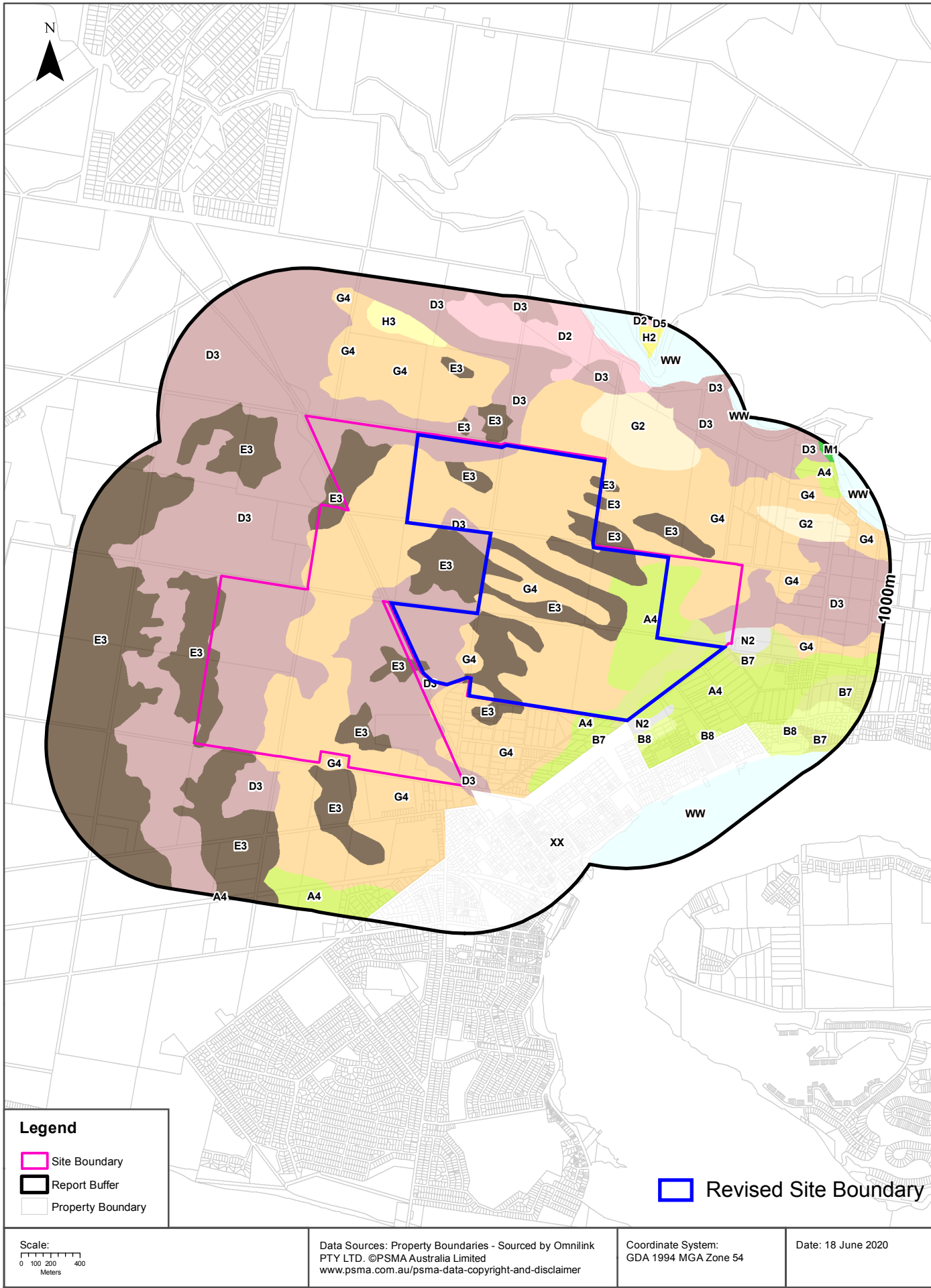
Map Unit Code	Soil Order	Map Unit Description	Distance
O1	Chromosol	Outwash plains: hard alkaline red soils (Dr2.23 with small areas Dr2.33); small areas cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), also hard alkaline yellow mottled soils (Dy3.43); minor areas (Um6.21) and (Uf6.11); various alluvial soils (unclassified) in the stream valleys.	0m
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.	0m
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.	547m
Ya17	Sodosol	Undulating: sandy alkaline yellow mottled soils (Dy5.43) with hard alkaline yellow mottled soils (Dy3.43) and small areas of hard alkaline red soils (Dr2.23 and Dr2.33).	607m

Atlas of Australian Soils Data Source: CSIRO

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Soil Types

Goolwa Growth Areas DPA, Goolwa, SA 5214



Soils

Goolwa Growth Areas DPA, Goolwa, SA 5214

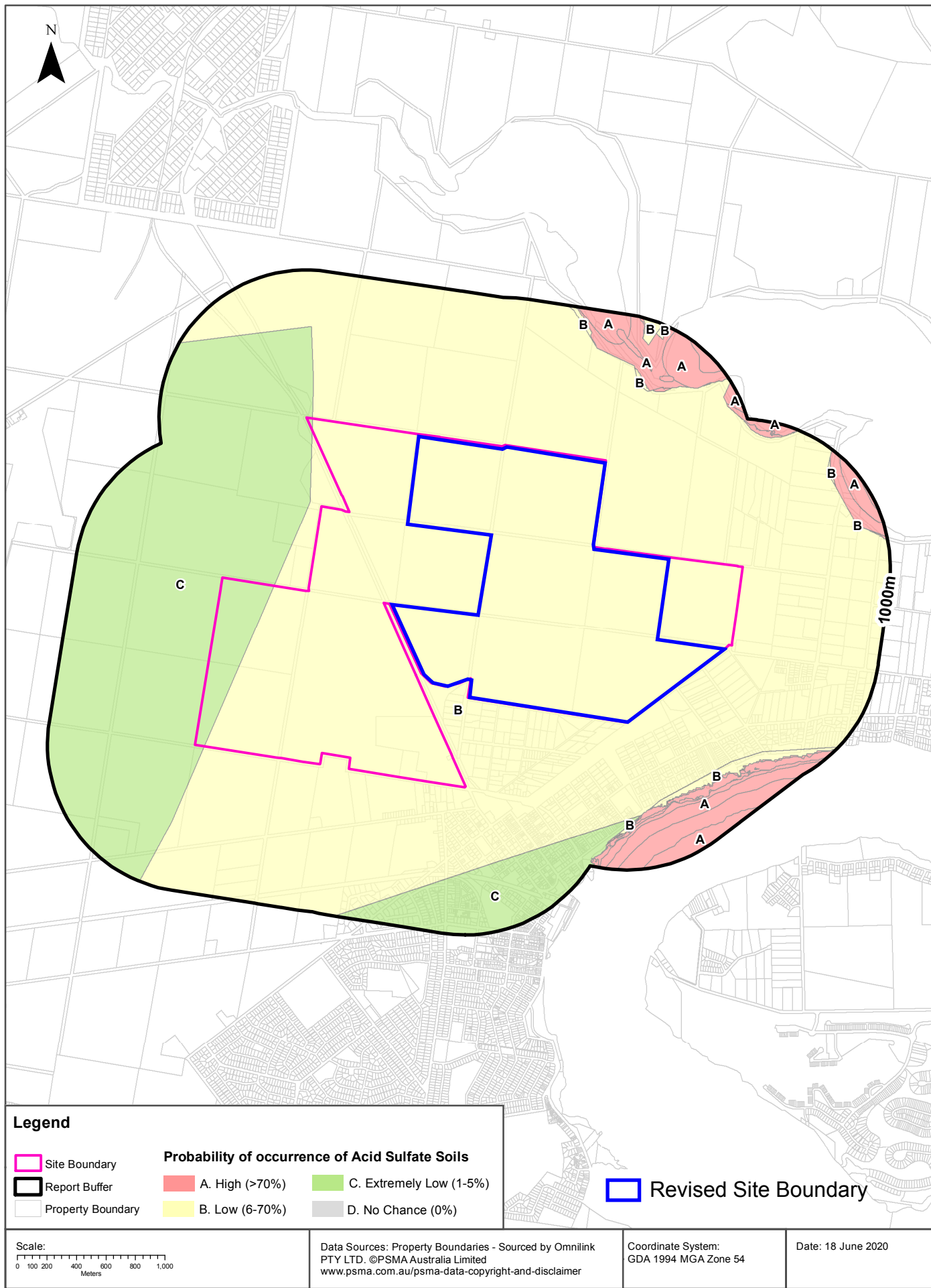
Soil Types

Soil types within the dataset buffer:

Map category code	Soil type description	Distance
E3	Brown or grey cracking clay	0m
A4	Calcareous loam	0m
D3	Loam over poorly structured red clay	0m
N2	Saline soil	0m
G4	Sand over poorly structured clay	0m
B7	Shallow sand over clay on calcrete	0m
XX	Not applicable - No assessment/analysis undertaken	4m
G2	Bleached sand over sandy clay loam	83m
B8	Shallow sand on calcrete	99m
D2	Loam over red clay	466m
WW	Water	576m
H3	Bleached siliceous sand	589m
H2	Siliceous sand	739m
M1	Deep sandy loam	917m
D5	Hard loamy sand over red clay	976m

Soil Types Data Source: Dept of Environment, Water and Natural Resources - South Australia

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Acid Sulfate Soils

Goolwa Growth Areas DPA, Goolwa, SA 5214

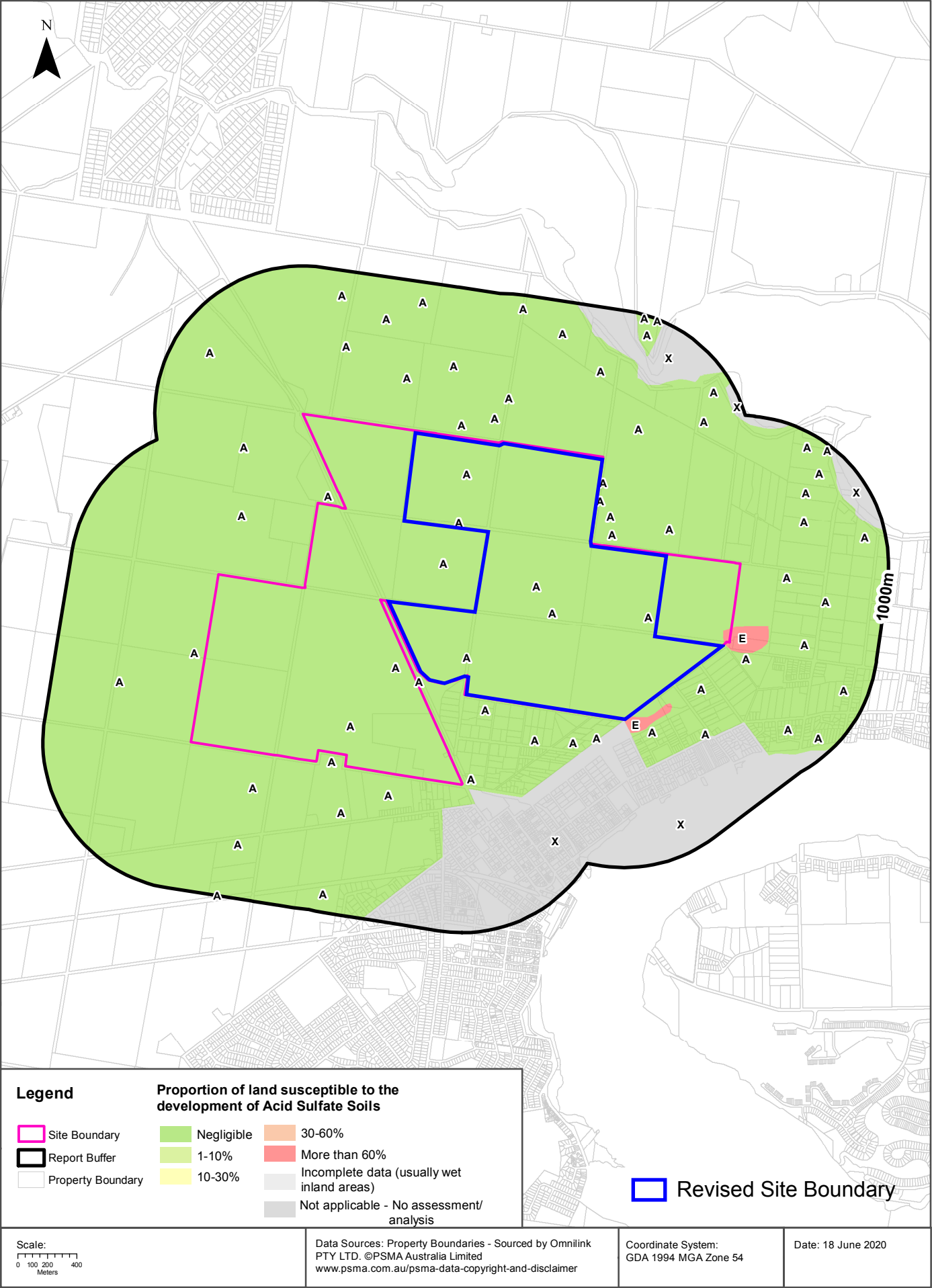
Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m
A	High Probability of occurrence. >70% chance of occurrence.	555m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Acid Sulfate Soils

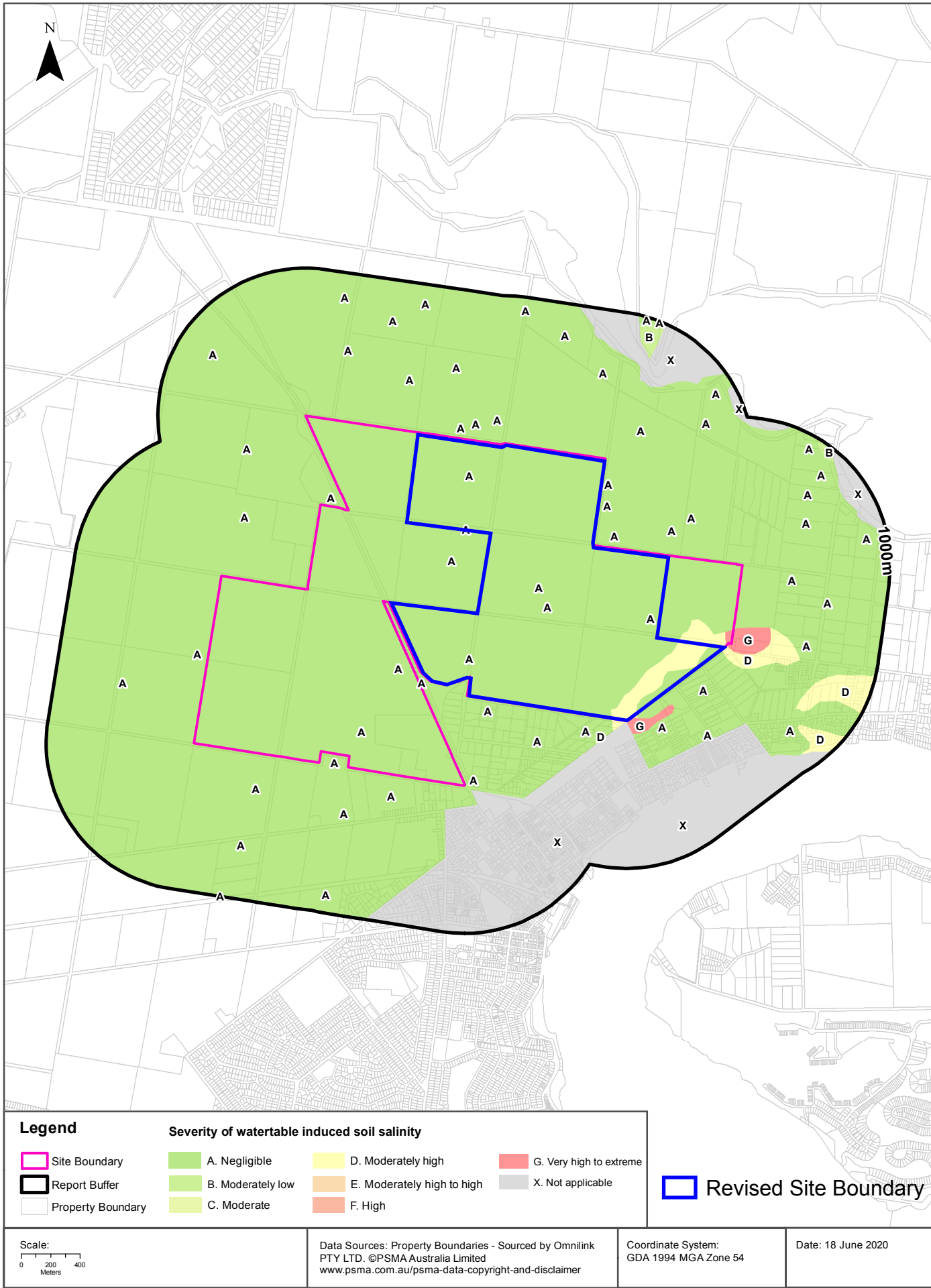
Goolwa Growth Areas DPA, Goolwa, SA 5214

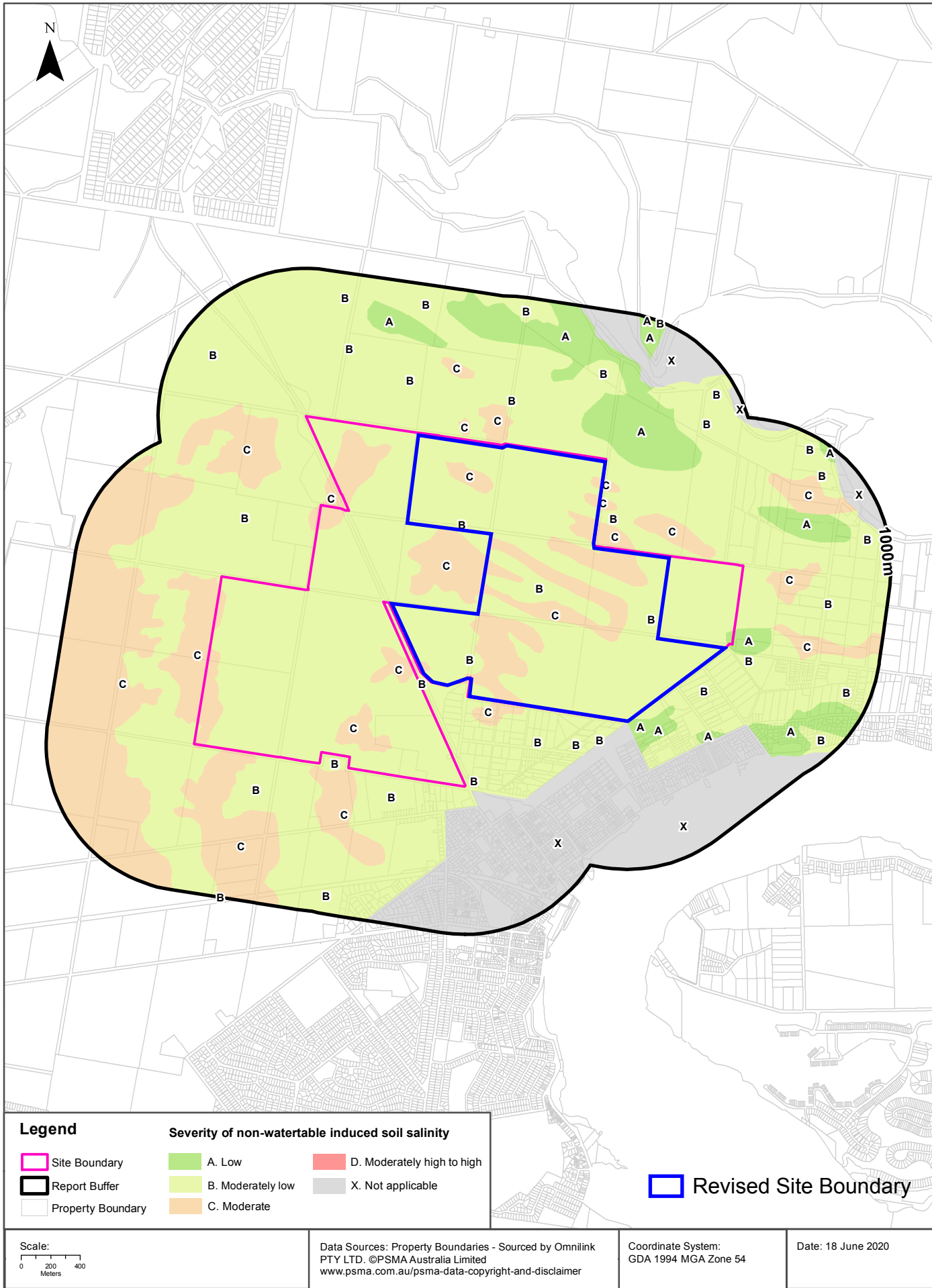
Acid Sulfate Soil Potential

Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance
E	More than 60%	0m
A	Negligible	0m
X	Not applicable - No assessment/analysis undertaken	4m

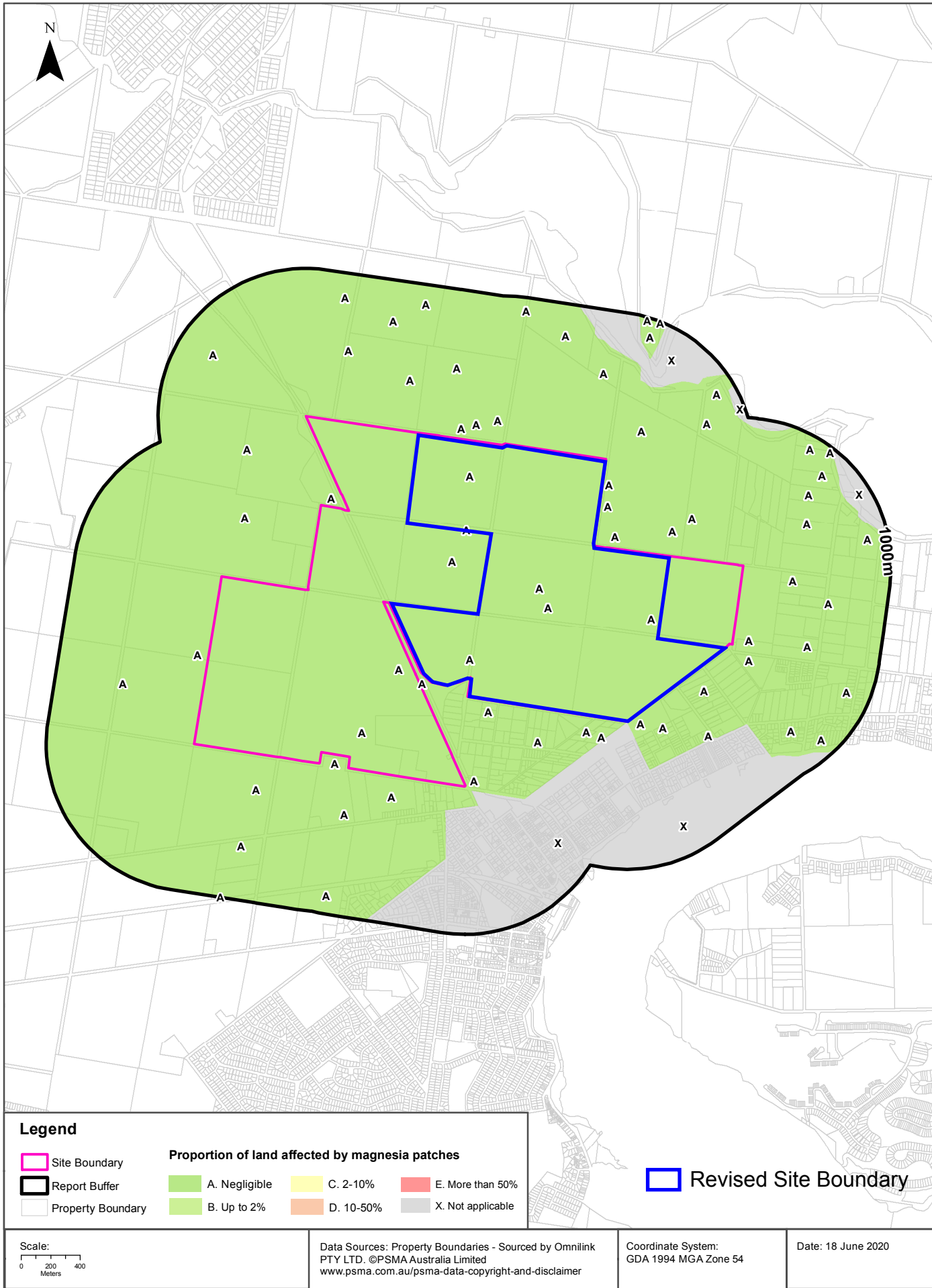
Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-watertable (Magnesia Patches)

Goolwa Growth Areas DPA, Goolwa, SA 5214



Soil Salinity

Goolwa Growth Areas DPA, Goolwa, SA 5214

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance
D	Moderately high salinity, or 10-30% of land affected by highly saline seepage	0m
A	Negligible	0m
G	Very high to extreme salinity (mainly primary)	0m
X	Not applicable - No assessment/analysis undertaken	4m
B	Moderately low salinity, or less than 2% of land affected by highly saline seepage	739m

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
A	Low	<2	<4	0m
B	Moderately low	2-4	4-8	0m
C	Moderate	4-8	8-16	0m
X	Not applicable - No assessment/analysis undertaken			4m

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
A	Negligible	0m
X	Not applicable - No assessment/analysis undertaken	4m

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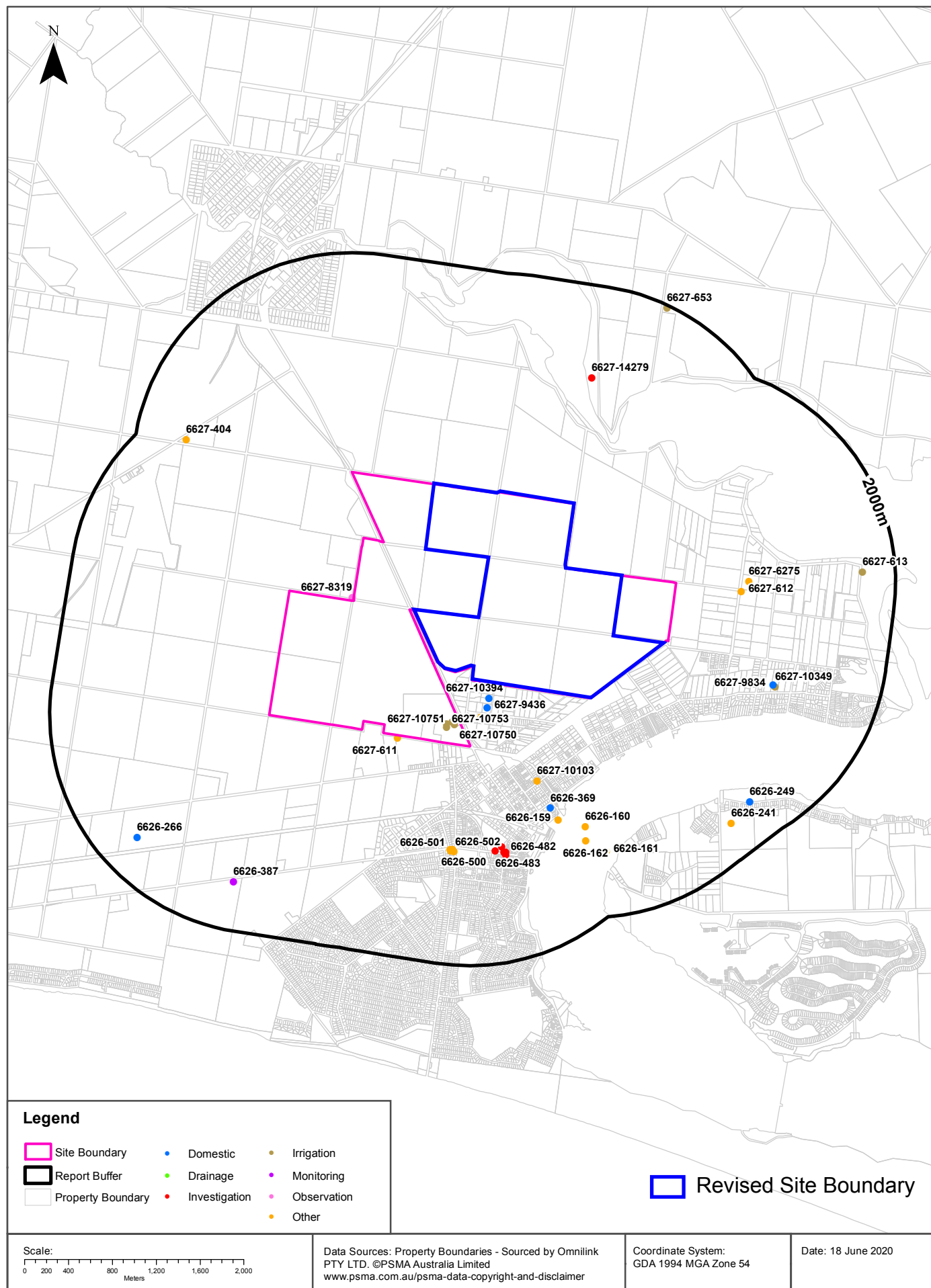


APPENDIX F

DEW WaterConnect Database Information

Drillholes

Goolwa Growth Areas DPA, Goolwa, SA 5214



Groundwater and Drillholes

Goolwa Growth Areas DPA, Goolwa, SA 5214

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	Onsite
100	ocean	314m	West

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	Groun d Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6627-10753	195523	SITE 4	Backfilled	Irrigation		21.00		10.26				0.2500				0m	Onsite
6627-10751	195521	SITE 2	Backfilled	Irrigation		9.00		10.39								0m	Onsite
6627-10750	195519	SITE 1	Backfilled	Irrigation		20.00		10.21								0m	Onsite
6627-10752	195522	SITE 3	Backfilled	Irrigation		21.00		10.42				0.2500				0m	Onsite
6627-8319	46739		Operational	Observation	1990-12-11	25.50	13.54	13.61	7.50	2680	4800	0.0000	11.69	11.76	1.85	16m	West
6627-611	39031		Operational		1973-06-22	27.43		9.95	7.00	7621	13200		7.90	7.90	2.05	29m	South West
6627-10394	184046			Domestic	2000-12-12	22.00		11.17		11383	19290	1.5000	6.00	6.00	5.17	146m	South
6627-10212	178678			Stock	1999-12-04	20.00		10.57		10477	17850	1.5000	9.00	9.00	1.57	193m	South
6627-9436	162901		Operational	Domestic	1996-12-16	22.00		10.84		11004	18714	1.5000	11.00	11.00	-0.16	234m	South
6627-612	39032					1.83		5.04	6.50	855	1551					597m	East
6627-6275	44695				1978-03-13	20.00		6.66				1.2500	3.50	3.50	3.16	662m	East
6627-10103	38238				1961-01-01	1.52		3.54		4098	7269		1.37	1.37	2.17	688m	South East
6626-369	174583		Abandoned	Domestic	1999-03-22	6.00		4.83		6717	11700					926m	South East
6626-500	306323			Environmental	2017-10-26	9.00										959m	South
6626-502	306469			Environmental	2017-10-27	8.50										961m	South
6626-484	274844	GW 11		Investigation	2013-03-07	2.40							1.40	1.40		961m	South
6626-499	306322			Environmental	2017-10-26	8.50										970m	South
6626-501	306324			Environmental	2017-10-27	8.50										970m	South
6626-483	274843	GW 10		Investigation	2013-03-07	3.40							1.40	1.40		985m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6626-481	274841	GW 8		Investigation	2013-03-07	4.80							2.00	2.00		1014 m	South
6626-480	274840	GW 7		Investigation	2013-03-06	4.80							2.00	2.00		1021 m	South
6627-9834	169375			Domestic	1998-06-10	9.00		2.83		6481	11310	0.5000	2.50	2.50	0.33	1034 m	East
6626-482	274842	GW 9		Investigation	2013-03-06	4.80							2.30	2.30		1045 m	South
6626-159	38239	GOOLWA W 3	Unknown		1958-02-17	24.08		4.88								1047 m	South East
6627-10349	182198			Irrigation	1996-12-16	18.00		3.03		29663	46000	1.5000	4.00	4.00	-0.97	1063 m	East
6627-14279	259063	UCC P3		Investigation	2009-05-02	2.38	1.21	0.64					1.10	0.53	0.11	1154 m	North East
6626-160	38240	GOOLWA W 5	Unknown		1958-02-24	23.93		3.50								1172 m	South East
6626-162	38242	GOOLWA E 5	Unknown		1958-03-05	19.05		3.81								1302 m	South East
6626-161	38241	GOOLWA E 1	Unknown		1958-02-28	25.60		3.63								1407 m	South East
6627-404	38824		Unknown	Stock		34.14		30.72		4731	8357		27.43	27.43	3.29	1539 m	North West
6626-387	189241			Monitoring	2001-11-15	12.50		6.38		921	1670		4.35	4.35	2.03	1562 m	South 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	1629 m	South East
6626-266	38346		Operational	Domestic; Stock	1988-09-22	55.00		5.21		2471	4430	6.2500	9.00	9.00	-3.79	1646 m	South West
6626-241	38321				1984-12-12	6.00		8.38	7.30	5039	8880	0.2000	2.50	2.50	5.88	1686 m	South East
6627-613	39033		Operational	Irrigation		60.96		4.18		1571	2834					1701 m	East
6627-653	39073		Operational	Irrigation		42.67		9.94		3927	6975					1974 m	North East

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

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APPENDIX G

Site Photographs



1. Narrows shearing shed.



2. Narrows shearing shed.



3. Narrows shearing shed.



4. Narrows shearing shed.



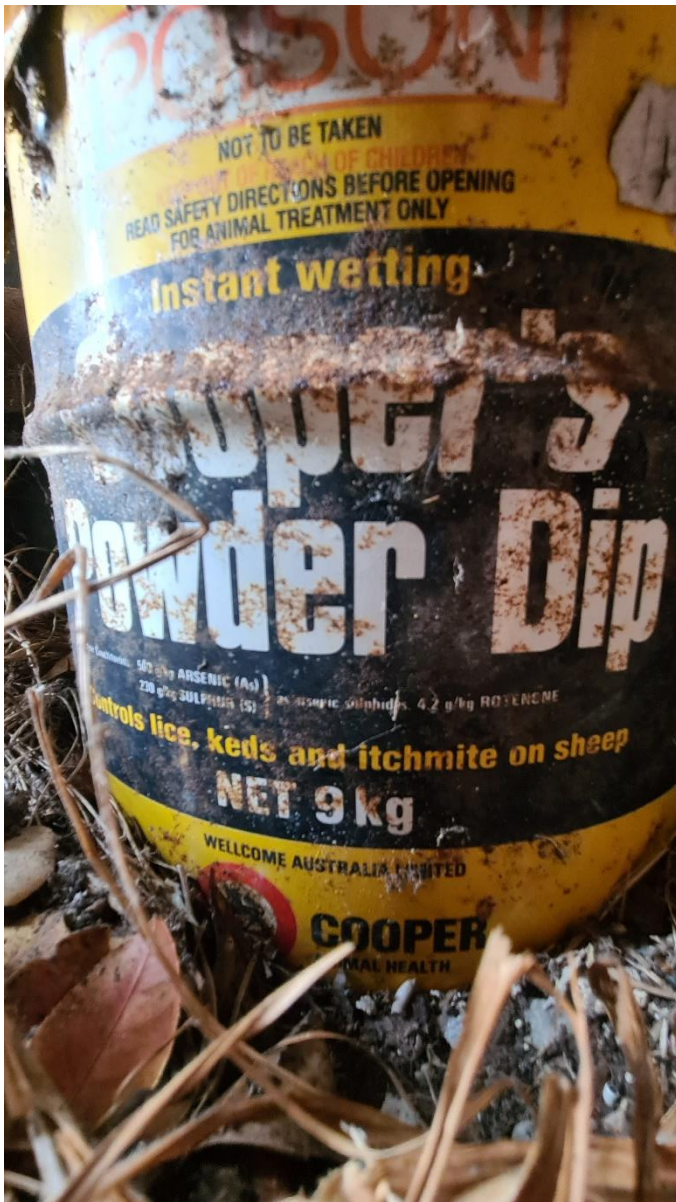
5. Looking northwest across Narrows land showing minor depression.



6. Narrows sheep dip pump shed.



7. Narrows sheep dip pump shed.



8. Narrows sheep dip chemical container (contains arsenic)



9. Narrows sheep dip yard area and sump.



10. Narrows sheep dip sump.



11. Narrows spray sheep dip.



12. Narrows former shed, hay area and soil stockpile in background.



13. Narrows cattle.



14. Narrows machinery shed.



15. Narrows machinery shed.



16. Narrows machinery shed.



17. Narrows chemical store shed.



18. Narrows chemical store shed.



19. Narrows cattle loading area.



20. Narrows cattle yards.



21. Narrows chemical containers in storage shed.



22. Narrows chemical container.



23. Narrows chemical container.



24. Narrows storage shed.

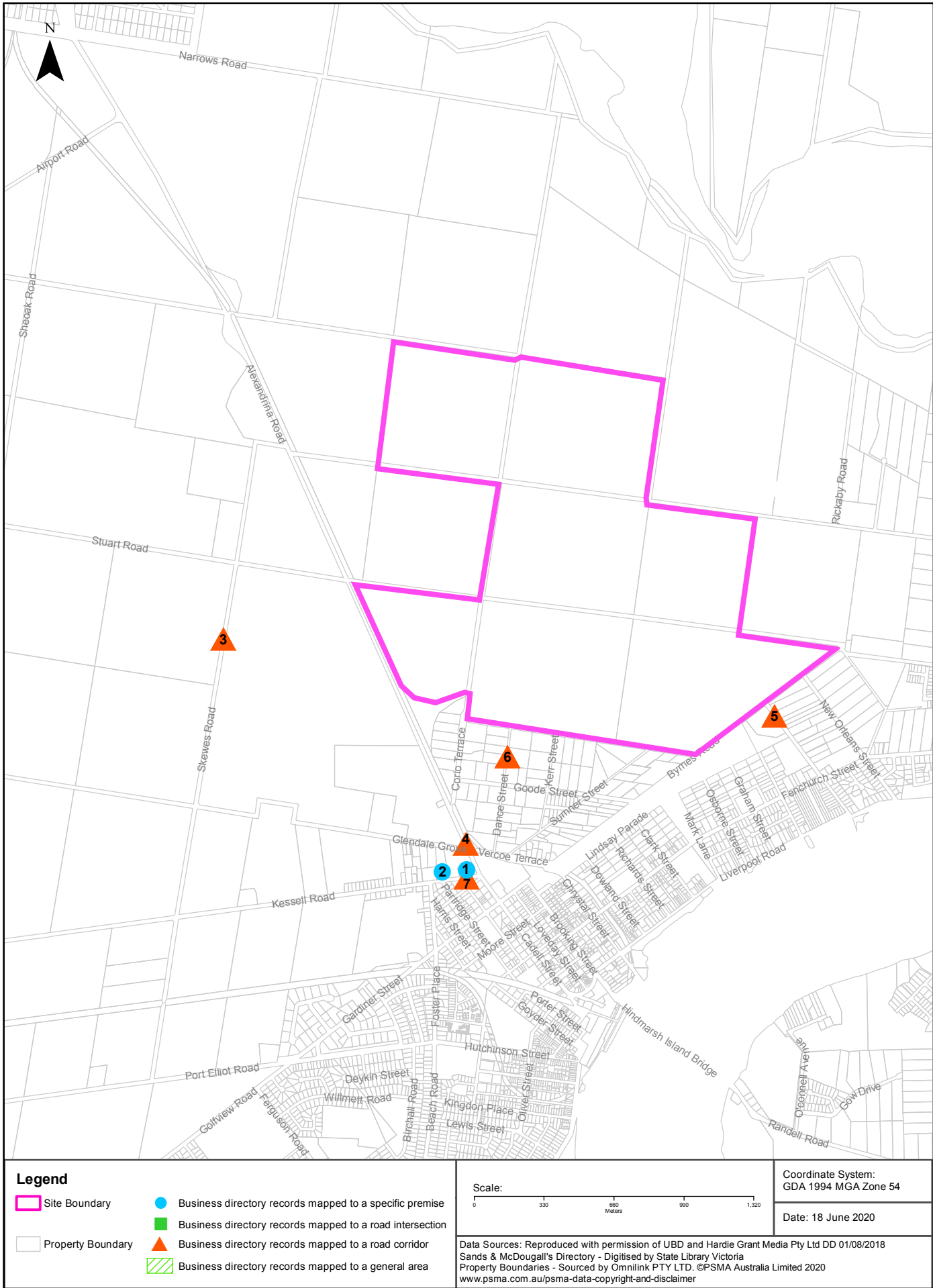


APPENDIX H

Historical Business Directories Information

Historical Business Directories

Goolwa Growth Areas DPA, Goolwa, SA 5214



Historical Business Directories

Goolwa Growth Areas DPA, Goolwa, 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	FERTILIZER MFRS. &/OR SUPPLIERS,	Ibis Siding, Lot 2, Kessell Rd.. Goolwa	4531	1991	Premise Match	84m	South
	SOAPS-RETAIL,	Ibis Siding, Lot 2. Kassell Rd.. Goolwa	4695	1991	Premise Match	84m	South
	SOUVENIR SHOPS.	Ibis Siding, Lot 2. Kessall Rd.. Goolwa	4697	1991	Premise Match	84m	South
	GIFT WRAPPINGS & ACCESSORIES.	Ibis Siding, Lot 2. Kessell Rd Goolwa	4546	1991	Premise Match	84m	South
	APIARISTS.	Ibis Siding, Lot 2. Kessell Rd.. Goolwa	4422	1991	Premise Match	84m	South
	GARDEN SUPPLIES-RETAIL	Ibis Siding, Lot 2. Kessell Rd.. Goolwa	4543	1991	Premise Match	84m	South
	GIFT SHOPS.	Ibis Siding, Lot 2. Kessell Rd.. Goolwa	4545	1991	Premise Match	84m	South
	HONEY MERCHANTS	Ibis Siding, Lot 2. Kessell Rd.. Goolwa	4570	1991	Premise Match	84m	South
	NURSERYMEN,	Ibis Siding, Lot 2. Kessell Rd.. Goolwa	4658	1991	Premise Match	84m	South
	GARDEN SUPPLIES-RETAIL	Ibis Siding, Lot 2. Kessell Road.. Goolwa Goolwa	4542	1991	Premise Match	84m	South
2	TRUCK &/OR BUS REPAIRS.	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kessell Rd., Goolwa	4721	1991	Premise Match	109m	South
	MOTOR STEAM CLEANERS.	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kessell Rd., Goolwa	4643	1991	Premise Match	109m	South
	AIR CONDITIONING-AUTOMOTIVE.	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kessell Rd.. Goolwa	4416	1991	Premise Match	109m	South
	MOTOR EXHAUST SYSTEMS &/OR MUFFLERS MFRS. &/OR DIST. &/OR FITTERS.	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kessell Rd.. Goolwa	4616	1991	Premise Match	109m	South
	MOTOR OIL &/OR SPIRIT MERCHANTS.	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kessell Rd.. Goolwa	4635	1991	Premise Match	109m	South
	MOTOR WHEEL ALIGNING & BALANCING SERVICES.	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kessell Rd.. Goolwa	4654	1991	Premise Match	109m	South
	MOTOR CLUTCH SPECIALISTS.	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kessell Rd.. Goolwa	4603	1991	Premise Match	109m	South
	MOTOR FOUR WHEEL DRIVE SPECIALISTS.	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kessell Rd.. Goolwa	4618	1991	Premise Match	109m	South
	MOTOR TUNING SPECIALISTS.	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kassall Rd.. Goolwa	4652	1991	Premise Match	109m	South
	MOTOR RADIATOR SPECIALISTS &/OR REPAIRERS.	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kessell Rd.. Goolwa	4637	1991	Premise Match	109m	South
	MOTOR TRANSMISSION SPECIALISTS,	Supreme FX Pty. Ltd., (Trading as Joe's Garage), 14 Kessell Rd.. Goolwa	4650	1991	Premise Match	109m	South
	MOTOR CYCLE DEALERS &/OR REPAIRERS.	Supreme FX Pty. Ltd., (Trading as Joe's Garage). 14 Kessell Rd.. Goolwa	4605	1991	Premise Match	109m	South
	MOTOR IGNITION SPECIALISTS,	Supreme FX Pty. Ltd., (Treding as Joe's Garage), 14 Kessell Rd.. Goolwa	4631	1991	Premise Match	109m	South

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	MOTOR BRAKE LINING MFRS. &/OR DISTS.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage), 14 Kassell Rd.. Goolwa	4596	1991	Premise Match	109m	South
	MOTOR TOWING SERVICES.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage), 14 Kessell Rd., Goolwa	4648	1991	Premise Match	109m	South
	MOTOR GARAGES & SERVICE STATIONS.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage), 14 Kessell Rd., Goolwa	4625	1991	Premise Match	109m	South
	MOTOR OIL, SPIRIT & GREASE MFRS. &/OR IMPS. &/OR DISTS.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage), 14 Kessell Rd., Goolwa	4633	1991	Premise Match	109m	South
	MOTOR SHOCK ABSORBER SPECIALISTS.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage), 14 Kessell Rd., Goolwa	4639	1991	Premise Match	109m	South
	MOTOR CARBURETTOR SPECIALISTS	Supreme FX Pty. Ltd.. (Trading as Joe's Garage), 14 Kessell Rd.. Goolwa	4601	1991	Premise Match	109m	South
	MOTOR ENGINEERS.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage), 14 Kessell Road.. Goolwa Goolwa	4609	1991	Premise Match	109m	South
	MOTOR BRAKE SPECIALISTS	Supreme FX Pty. Ltd.. (Trading as Joe's Garage),14 Kassall Rd.. Goolwa	4598	1991	Premise Match	109m	South
	BATTERY SALES &/OR SERVICE.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage),14 Kessell Rd., Goolwa	4441	1991	Premise Match	109m	South
	MOTOR ENGINE RECONDITIONERS	Supreme FX Pty. Ltd.. (Trading as Joe's Garage),14 Kessell Rd., Goolwa	4608	1991	Premise Match	109m	South
	MOTOR ENGINEERS.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage),14 Kessell Rd.. Goolwa	4614	1991	Premise Match	109m	South
	MOTOR GAS (L.P.G.) CONVERSIONS,	Supreme FX Pty. Ltd.. (Trading as Joe's Garage),14 Kessell Rd.. Goolwa	4629	1991	Premise Match	109m	South
	MOTOR STEERING SPECIALISTS.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage),14 Kessell Rd.. Goolwa	4645	1991	Premise Match	109m	South
	MOTOR FRONT END SPECIALISTS.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage),14 Kessell Rd.. Goolwa	4620	1991	Premise Match	109m	South
	MOTOR SPARK PLUGS,	Supreme FX Pty. Ltd.. (Trading as Joe's Garage),14 Kessell Rd.. Goolwa	4641	1991	Premise Match	109m	South

Business Directory Content Derived from 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:

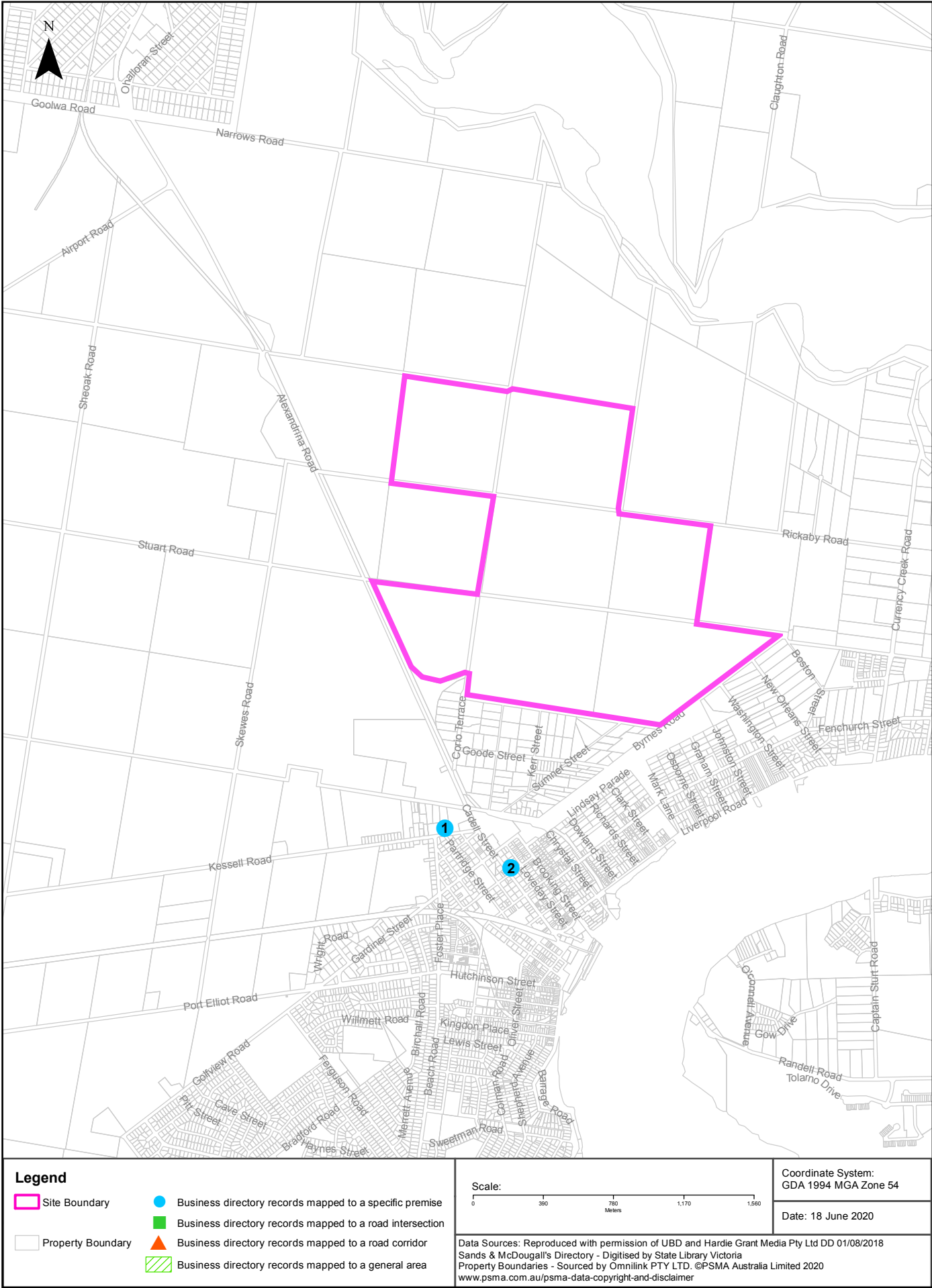
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Approx. Dist. to Road Corridor or Area
3	CAFES, TEA ROOMS &/OR COFFEE LOUNGES.	Malleebaa Woolshed, Skewes Rd. Goolwa	4487	1991	Road Match	0m
	TOURIST ATTRACTIONS.	Malleebaa Woolshed, Skewes Rd., Goolwa	4714	1991	Road Match	0m
4	LOCAL BODIES	District Council of Port Elliot & Goolwa, Cadell St.. Goolwa	4586	1991	Road Match	8m
	HEALTH CENTRES &/OR CLINICS,	Heritage Club, The. Cadell St Goolwa	4564	1991	Road Match	8m
	DENTISTS.	Higgins. R W & Associates, Cadell St.. Goolwa	4518	1991	Road Match	8m
	BOOKSELLERS-RETAIL.	Interchurch Book-Shop, Cadell St.. Goolwa	4473	1991	Road Match	8m
	POST OFFICES	Post Office, Cadell St.. Goolwa	4666	1991	Road Match	8m
	TOURIST INFORMATION CENTRE.	Tourist Information Centre, Cadell St.. Goolwa	4718	1991	Road Match	8m
	LAND AGENTS	Haren W E Cadell st Goolwa	36796	1973	Road Match	8m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Approx. Dist. to Road Corridor or Area
4	CAR, TRUCK, TRACTOR REPAIRS ETC.	J.D. Neaylon., Cadell Street, Goolwa Goolwa	23193	1950	Road Match	8m
	Storekeepers (General)	Goode, Thos, Cadell st, Goolwa	15954	1920	Road Match	8m
	Grocers and Provision Dealers	Goode, T, Cadell st, Goolwa	8145	1910	Road Match	8m
5	PAINTERS & DECORATORS	Chilton P A Washington st Goolwa	21917	1973	Road Match	9m
6	REFRIGERATOR DEALERS &/OR SERVICEMEN.	Goolwa Refrigeration Sales & Service, 20 Dance St. Goolwa	4678	1991	Road Match	10m
	AIR CONDITIONING SALES &/OR SERVICE.	Goolwa Refrigeration Sales & Service, 20 Dance St.. Goolwa	4417	1991	Road Match	10m
7	MOTOR CLUTCH SPECIALISTS.	Fleurieu Auto Gas Conversions, Kassall Rd., Goolwa	4602	1991	Road Match	144m
	MOTOR STEAM CLEANERS.	Fleurieu Auto Gas Conversions, Kassall Rd.. Goolwa	4642	1991	Road Match	144m

Business Directory Content Derived from Sands & McDougall's Directory of South Australia

Dry Cleaners, Motor Garages & Service Stations

Goolwa Growth Areas DPA, Goolwa, SA 5214



Historical Business Directories

Goolwa Growth Areas DPA, Goolwa, 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
1	MOTOR GARAGES & SERVICE STATIONS.	Supreme FX Pty. Ltd.. (Trading as Joe's Garage), 14 Kessell Rd., Goolwa	4625	1991	Premise Match	109m	South
2	MOTOR GARAGES & SERVICE STATIONS.	Ampol Goolwa, 36 Cadell St. Goolwa	4621	1991	Premise Match	421m	South

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

Goolwa Growth Areas DPA, Goolwa, SA 5214

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	Approx. Dist. to Road Corridor or Area
	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

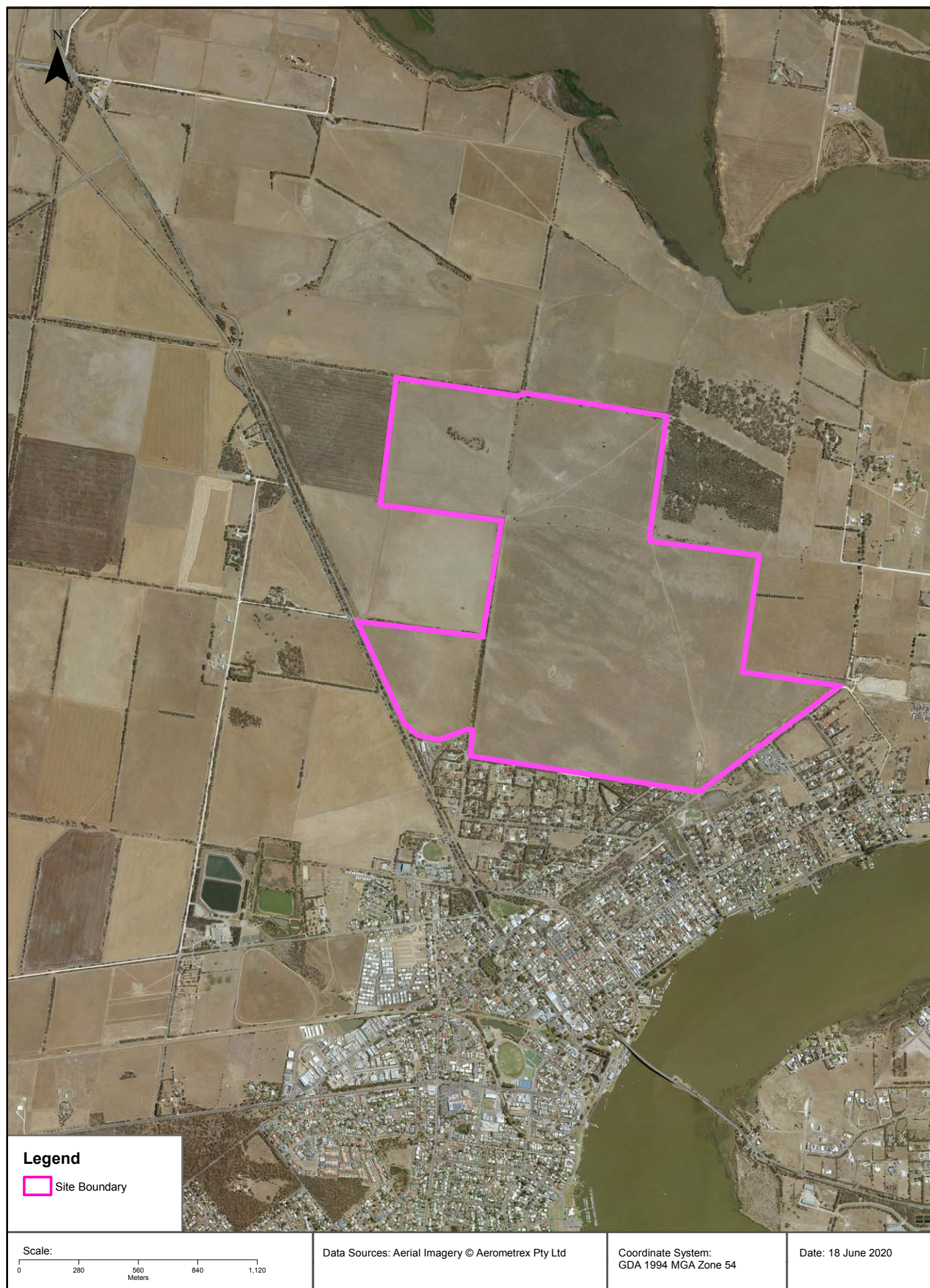


APPENDIX I

Aerial Photographs

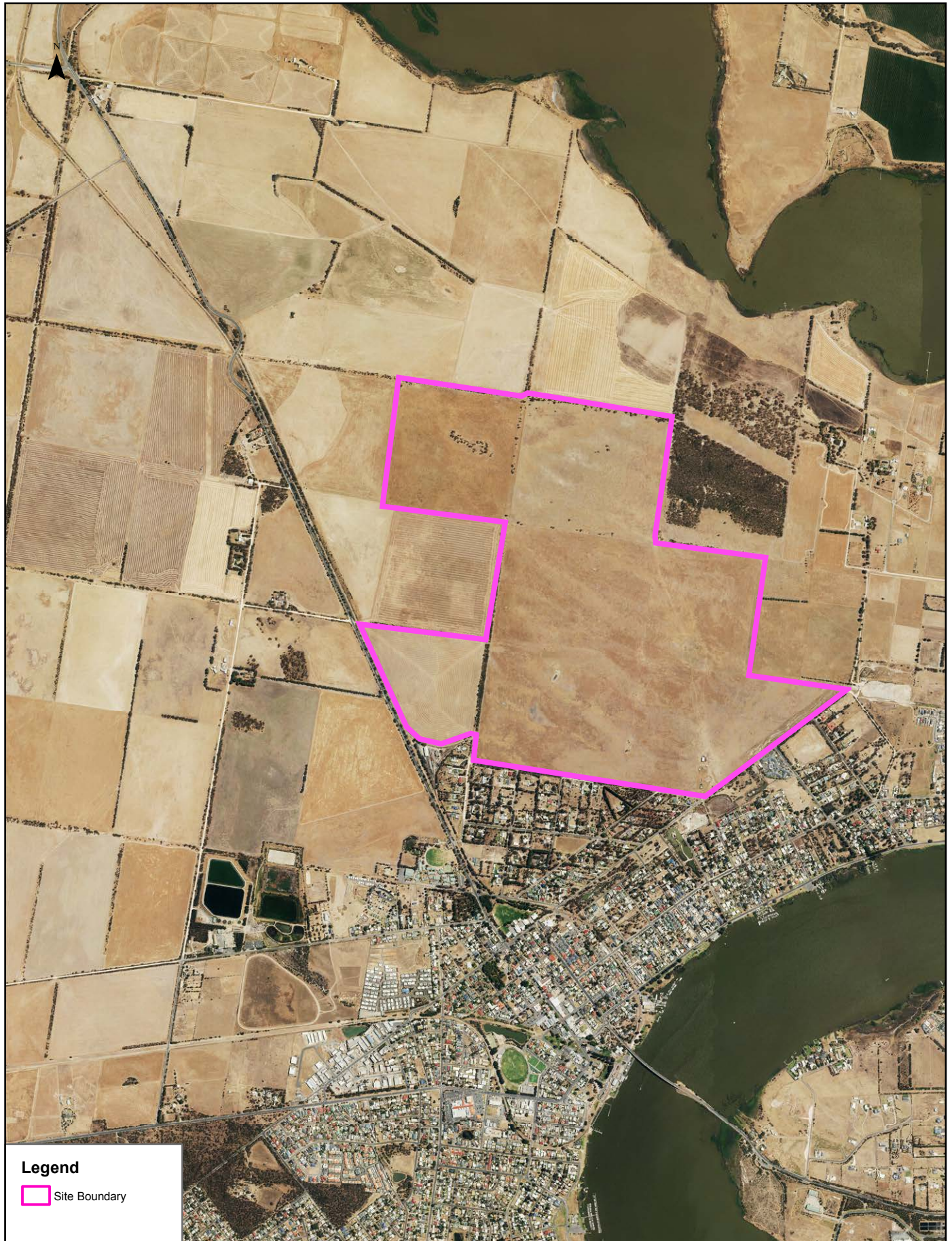
Aerial Imagery 2018

Goolwa Growth Areas DPA, Goolwa, SA 5214



Aerial Imagery 2014

Goolwa Growth Areas DPA, Goolwa, SA 5214



Legend

 Site Boundary

Scale:
0 280 560 840 1,120
Meters

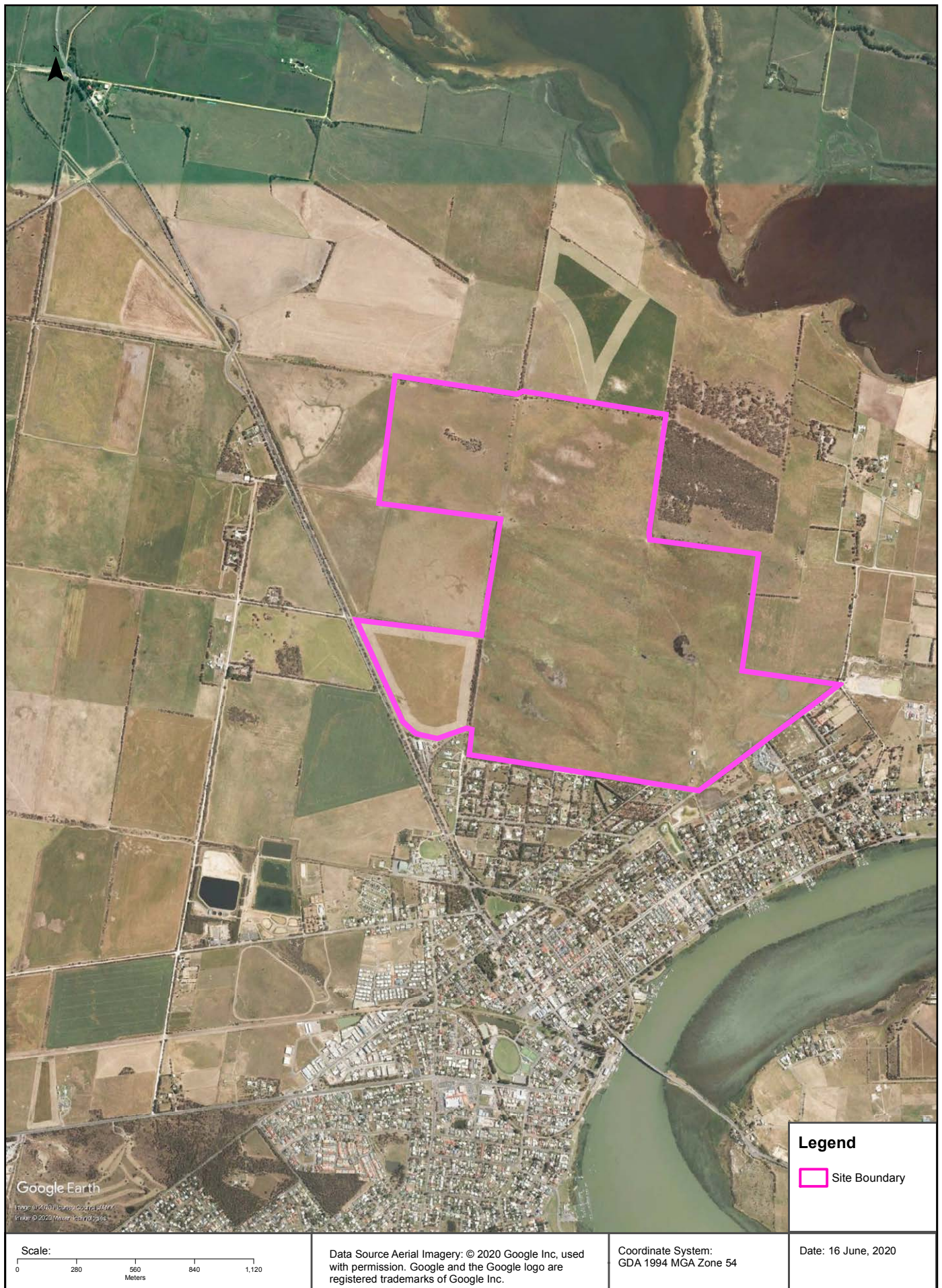
Data Sources Aerial Imagery: © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54

Date: 18 June 2020

Aerial Imagery 2010

Goolwa Growth Areas DPA, Goolwa, SA 5214



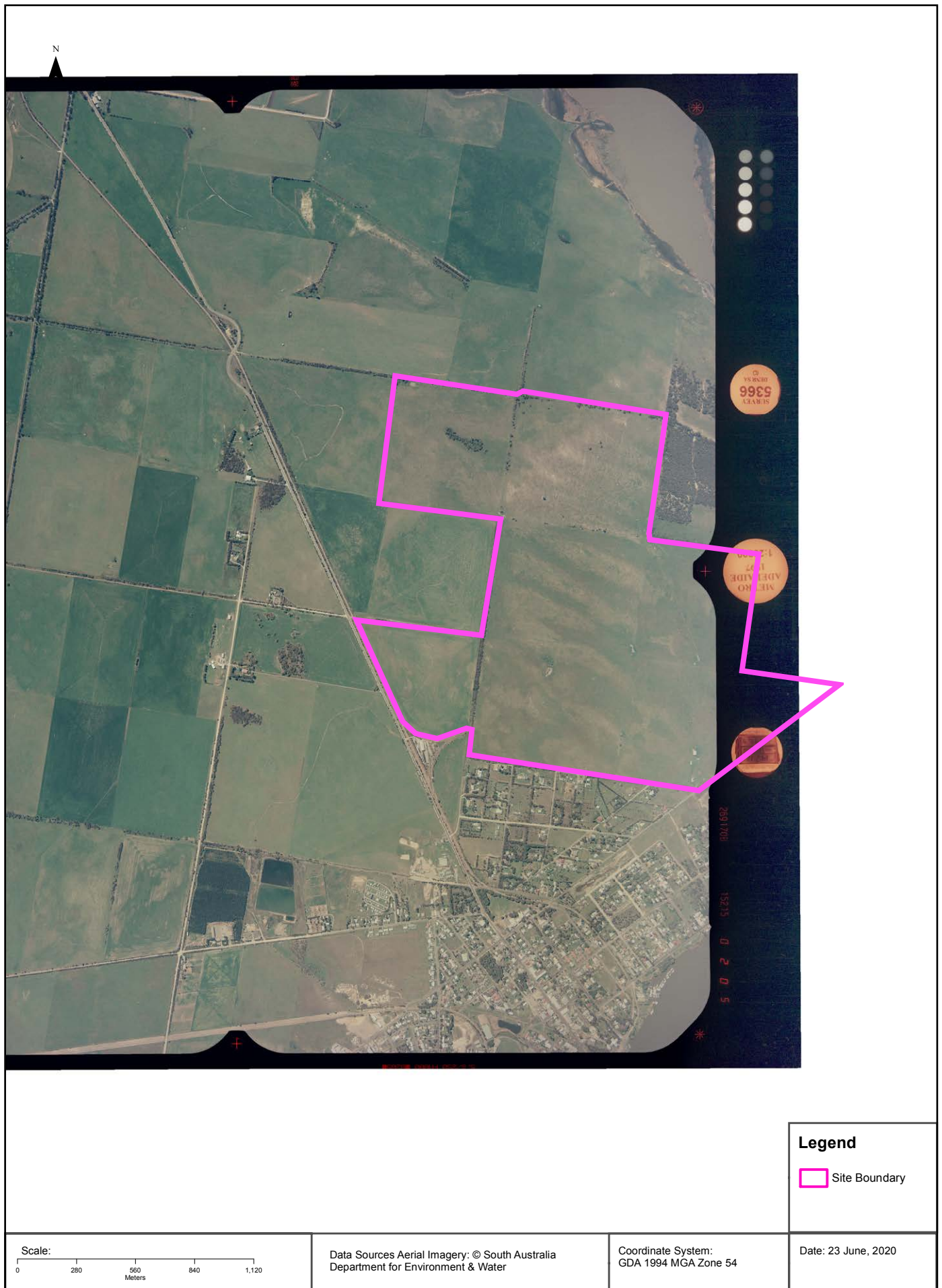
Aerial Imagery 2005

Goolwa Growth Areas DPA, Goolwa, SA 5214



Aerial Imagery 1997

Goolwa Growth Areas DPA, Goolwa, SA 5214



Aerial Imagery 1997

Goolwa Growth Areas DPA, Goolwa, SA 5214



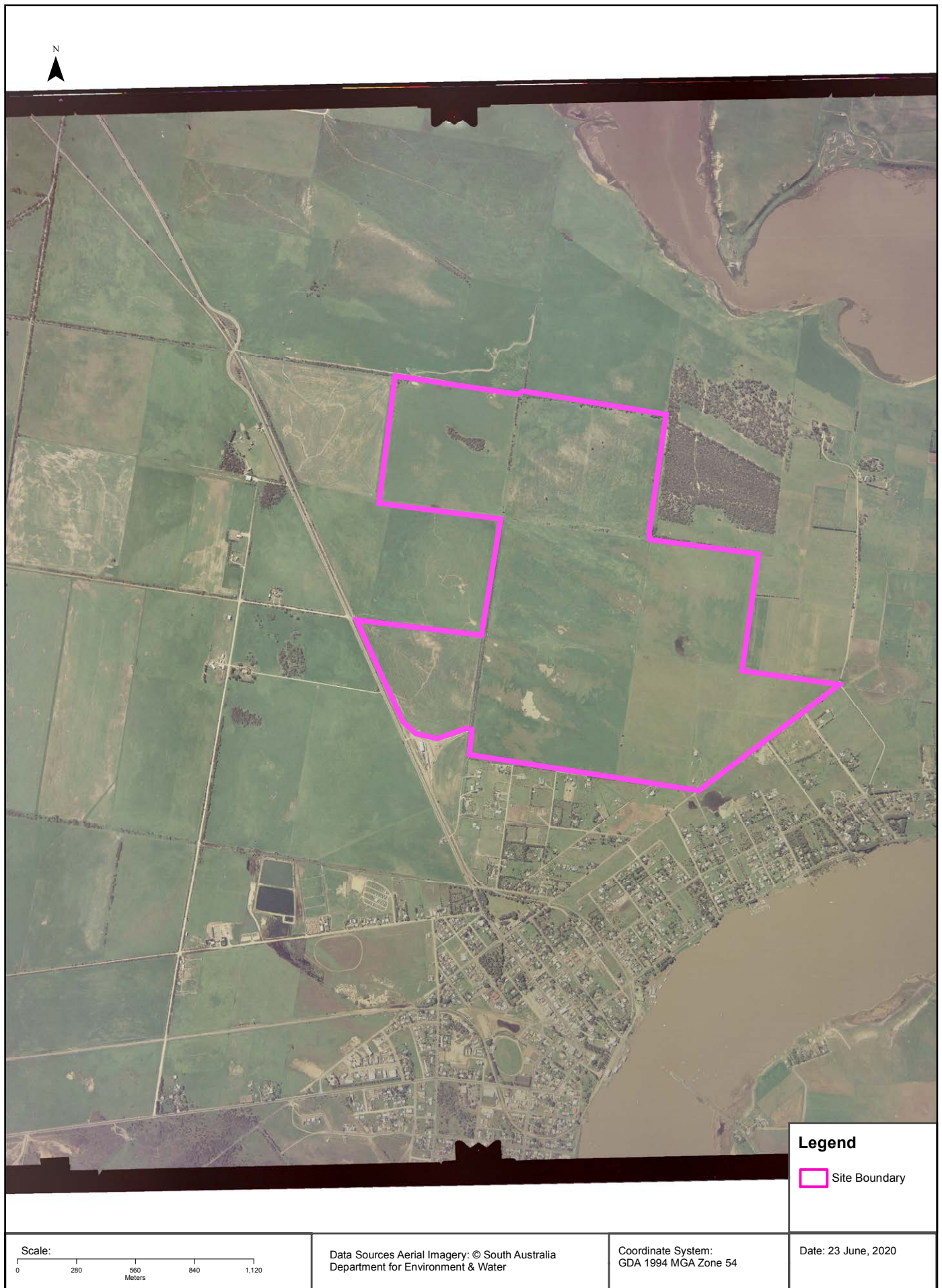
Legend

 Site Boundary

<p>Scale:</p> <p>0 280 560 840 1,120</p> <p>Meters</p>	<p>Data Sources Aerial Imagery: © South Australia Department for Environment & Water</p>	<p>Coordinate System: GDA 1994 MGA Zone 54</p>	<p>Date: 23 June, 2020</p>
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Aerial Imagery 1989

Goolwa Growth Areas DPA, Goolwa, SA 5214



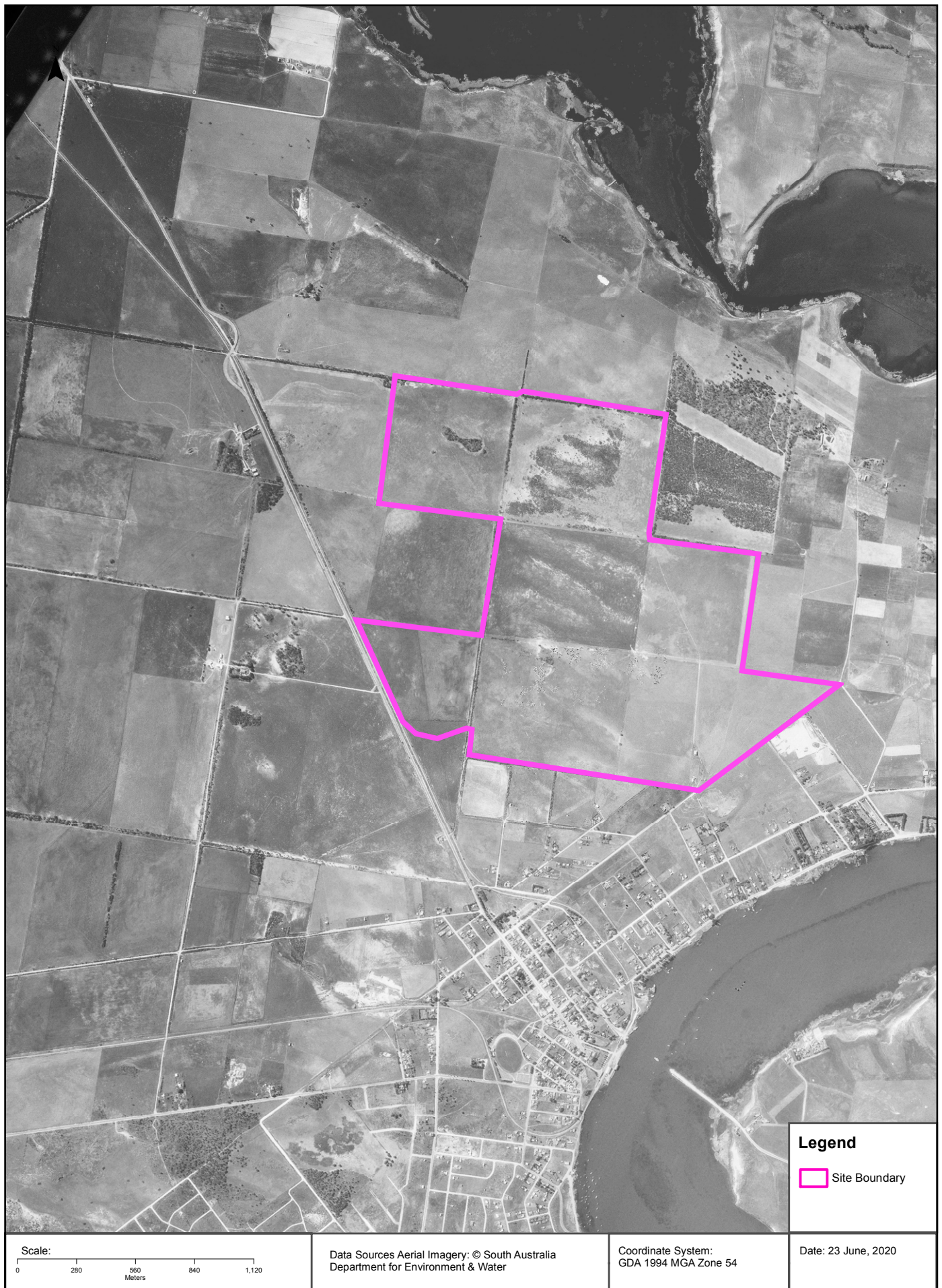
Aerial Imagery 1976

Goolwa Growth Areas DPA, Goolwa, SA 5214



Aerial Imagery 1967

Goolwa Growth Areas DPA, Goolwa, SA 5214



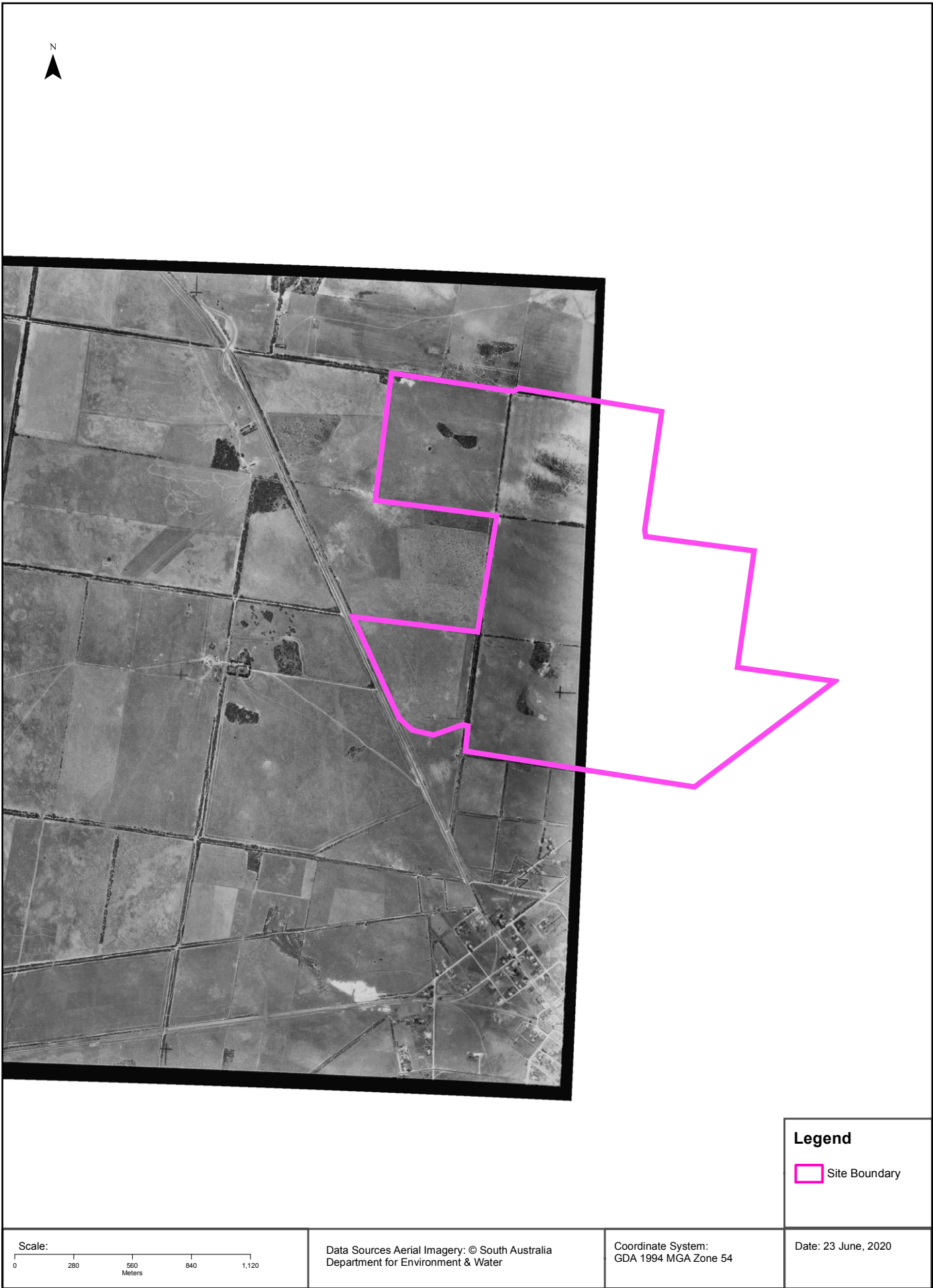
Aerial Imagery 1956

Goolwa Growth Areas DPA, Goolwa, SA 5214



Aerial Imagery 1949

Goolwa Growth Areas DPA, Goolwa, SA 5214



Aerial Imagery 1949

Goolwa Growth Areas DPA, Goolwa, SA 5214



Legend

 Site Boundary

Scale:
0 280 560 840 1,120
Meters

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

Coordinate System:
GDA 1994 MGA Zone 54

Date: 23 June, 2020



APPENDIX J

Historical Maps

EPA Contaminated Land

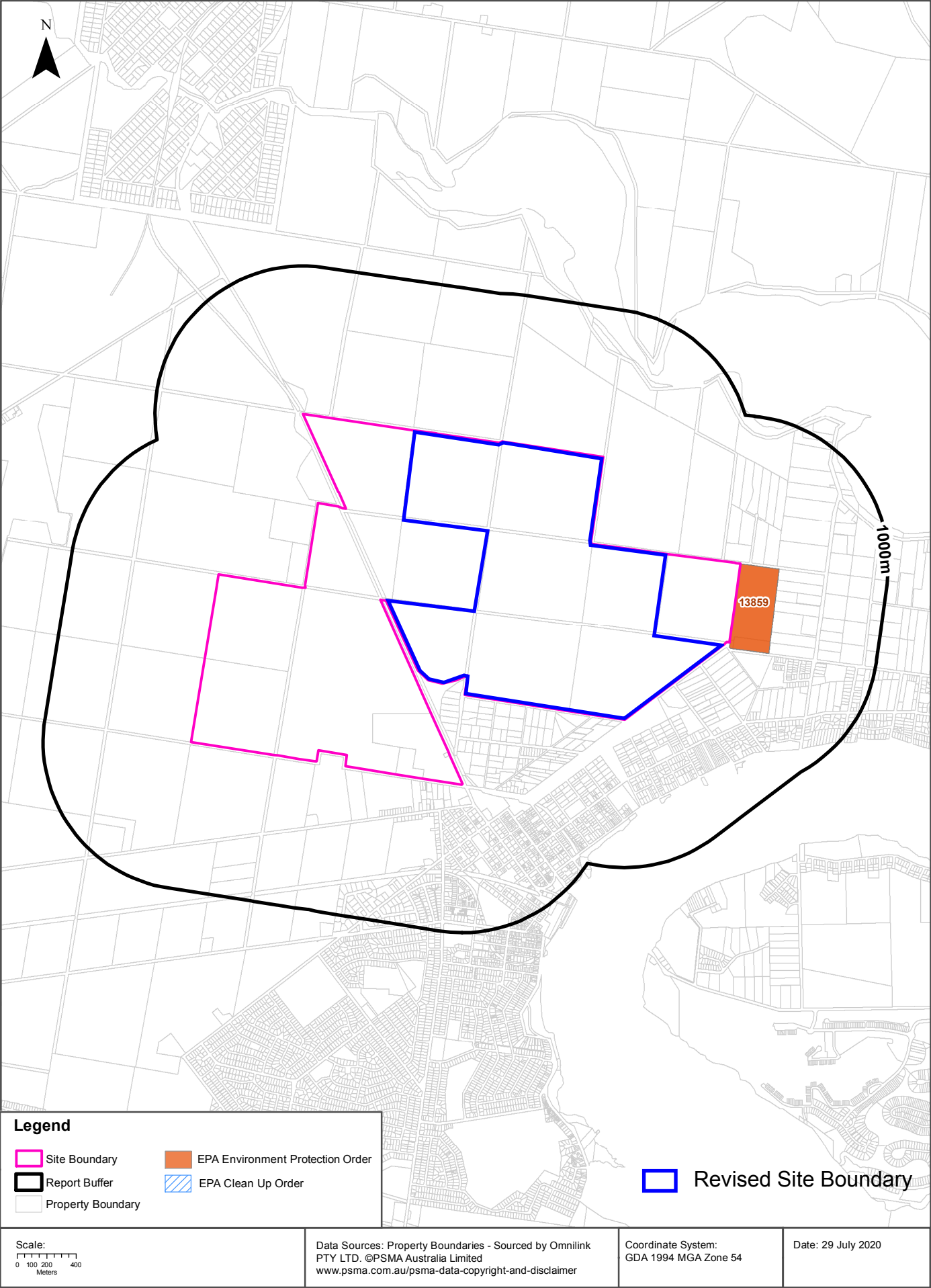
Goolwa Growth Areas DPA, Goolwa, SA 5214

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

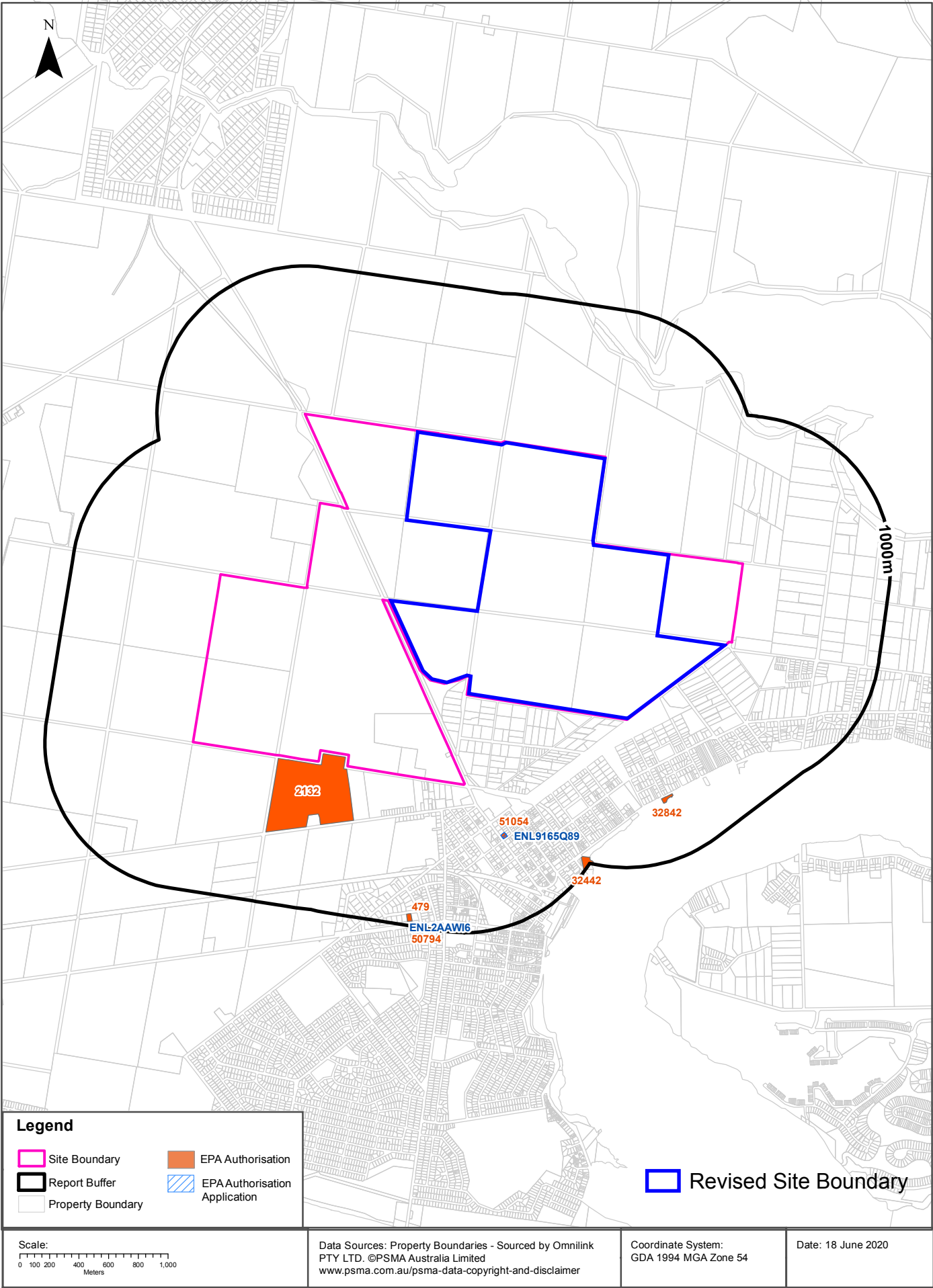
Goolwa Growth Areas DPA, Goolwa, SA 5214

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
13859	ENVIRONMENT PROTECTION ORDER	ISSUED		Hundred Of Goolwa	Conducted a depot for the reception, storage, treatment or disposal of waste including concrete, green waste, timber, plastic, furniture, metal wastes, general hard waste and other waste, without an environmental authorisation (licence).	Current EPA Register	Premise Match	0m	East

Authorisations Data Source: EPA South Australia



EPA Public Register

Goolwa Growth Areas DPA, Goolwa, 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
2132	LICENCE	Issued	ALEXANDRINA COUNCIL	Kessell Road, GOOLWA SA 5214	Sewage treatment works or septic tank effluent disposal schemes (discharge other than to marine waters or a Water Protection Area)	Current EPA Register	Premise Match	20m	South West
ENL91 65Q89	LICENCE APPLICATION	Authorisation Updated	SHIRDI SAI RAM PTY LTD	36 CADELL Street, GOOLWA SA 5214	Petrol stations	Current EPA Register	Premise Match	421m	South
51054	LICENCE	Issued	SHIRDI SAI RAM PTY LTD	36 CADELL Street, GOOLWA SA 5214	Petrol stations	Current EPA Register	Premise Match	421m	South
32842	LICENCE	Issued	Alan Brian Alan Brian Edwards, Elizabeth Alison Livingston	Section 2458, Liverpool Road Hundred of Goolwa, SA	Marinas and boating facilities	Current EPA Register	Premise Match	584m	South East
479	LICENCE	Issued	ROBYN LENNOX ROBYN LENNOX MAUL, TAMMY MICHELLE MAUL-DUNN	Allotment 452, Dowdodd Crescent, GOOLWA SA 5214	Waste or recycling depots (for disposal of liquid waste) (other than winery wastewater treatment works)	Current EPA Register	Premise Match	916m	South
32442	LICENCE	Issued	MICHAEL MICHAEL VEENSTRA, BIANCA VEENSTRA	The Captain Sturt Marina, Liverpool Road, GOOLWA SA	Marinas and boating facilities	Current EPA Register	Premise Match	932m	South East
ENL2A AWI6	LICENCE APPLICATION	Authorisation Updated	EG FUELCO (AUSTRALIA) LIMITED	137 Beach Road, GOOLWA BEACH SA 5214	Petrol stations	Current EPA Register	Premise Match	945m	South
50794	LICENCE	Issued	EG FUELCO (AUSTRALIA) LIMITED	137 Beach Road, GOOLWA BEACH SA 5214	Petrol stations	Current EPA Register	Premise Match	945m	South

Authorisations Data Source: EPA South Australia

EPA Assessment Areas

Goolwa Growth Areas DPA, Goolwa, SA 5214

EPA Assessment Areas

EPA Assessment Areas within the dataset buffer:

Map Id	Supplied Ref	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A	No records in buffer						

Assessment Areas Data Source: EPA South Australia

PFAS Investigation and Management Programs

Goolwa Growth Areas DPA, Goolwa, SA 5214

Defence PFAS Investigation and 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 and Management Program Data Source: Department of Defence, Australian Government

Defence PFAS Investigation and 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 and Management Program Data Source: 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

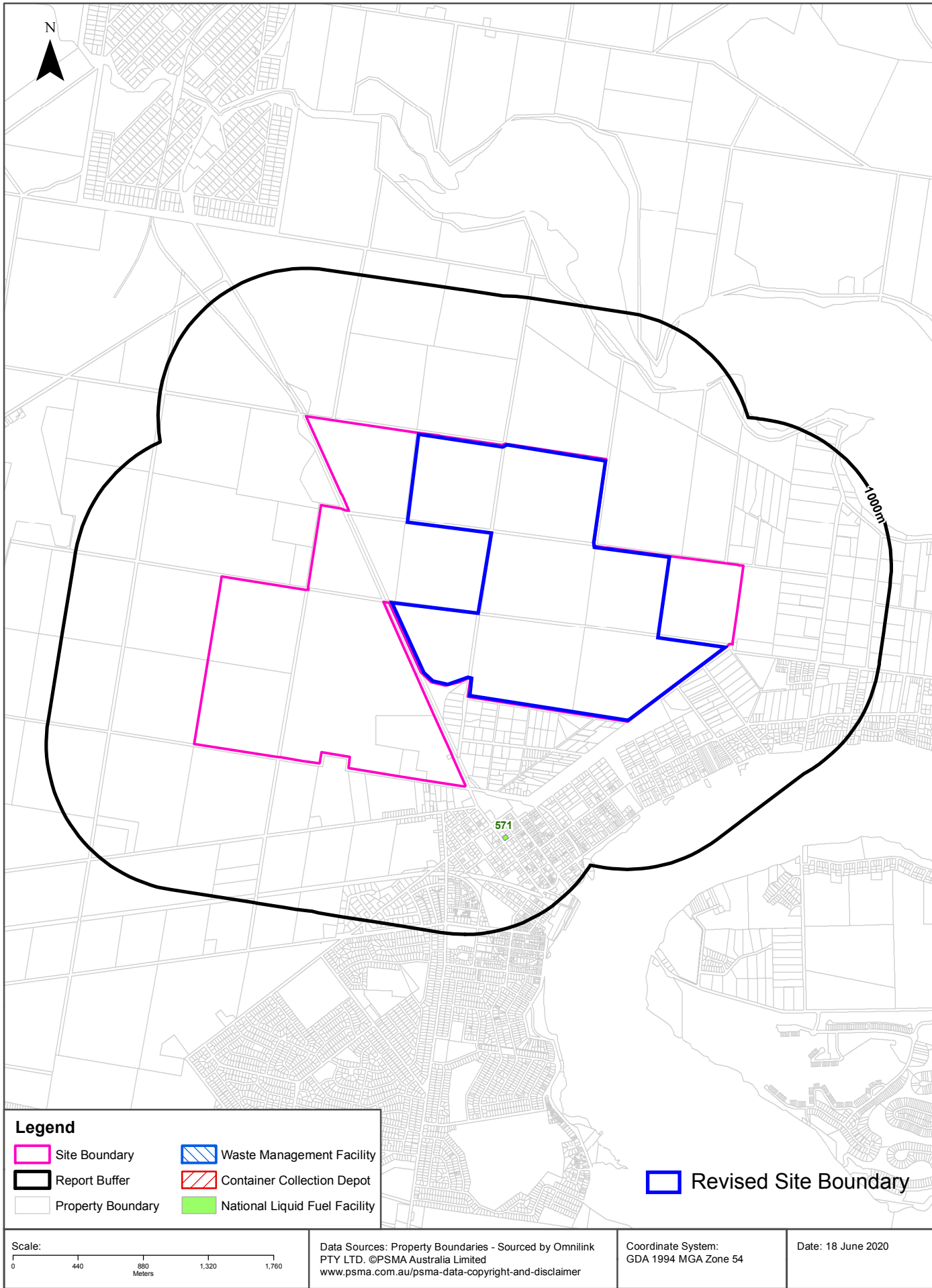
Goolwa Growth Areas DPA, Goolwa, SA 5214

Defence 3 Year Regional Contamination Investigation Program

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

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

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



Waste Management and Liquid Fuel Facilities

Goolwa Growth Areas DPA, Goolwa, 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 (m)	Dir
571	Caltex	Caltex Goolwa	6 Moore Street	Goolwa	Petrol Station	Operational		25/07/2011	Premise Match	421m	South

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>

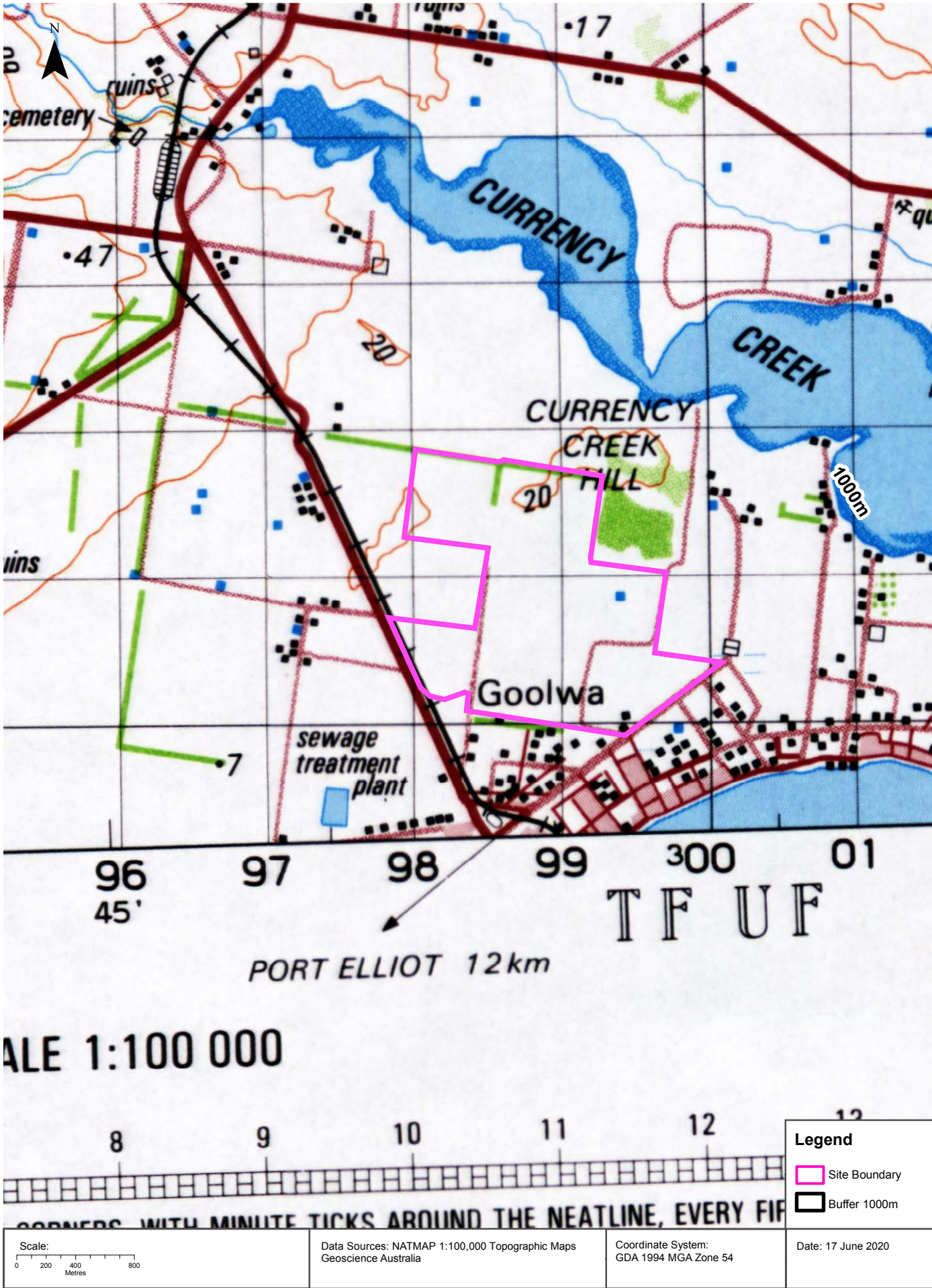


APPENDIX K

EPA Information

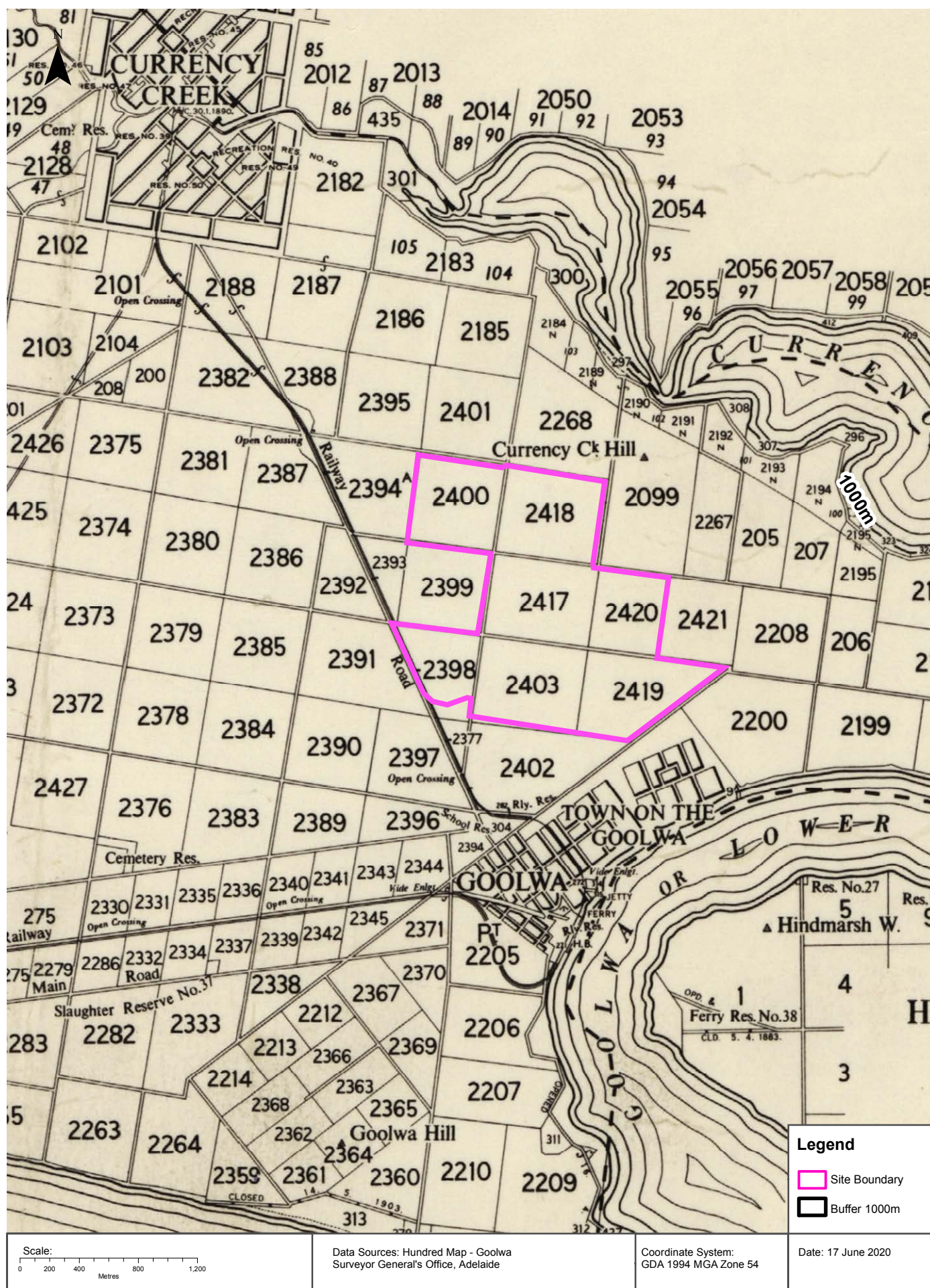
Historical Map 1982

Goolwa Growth Areas DPA, Goolwa, SA 5214



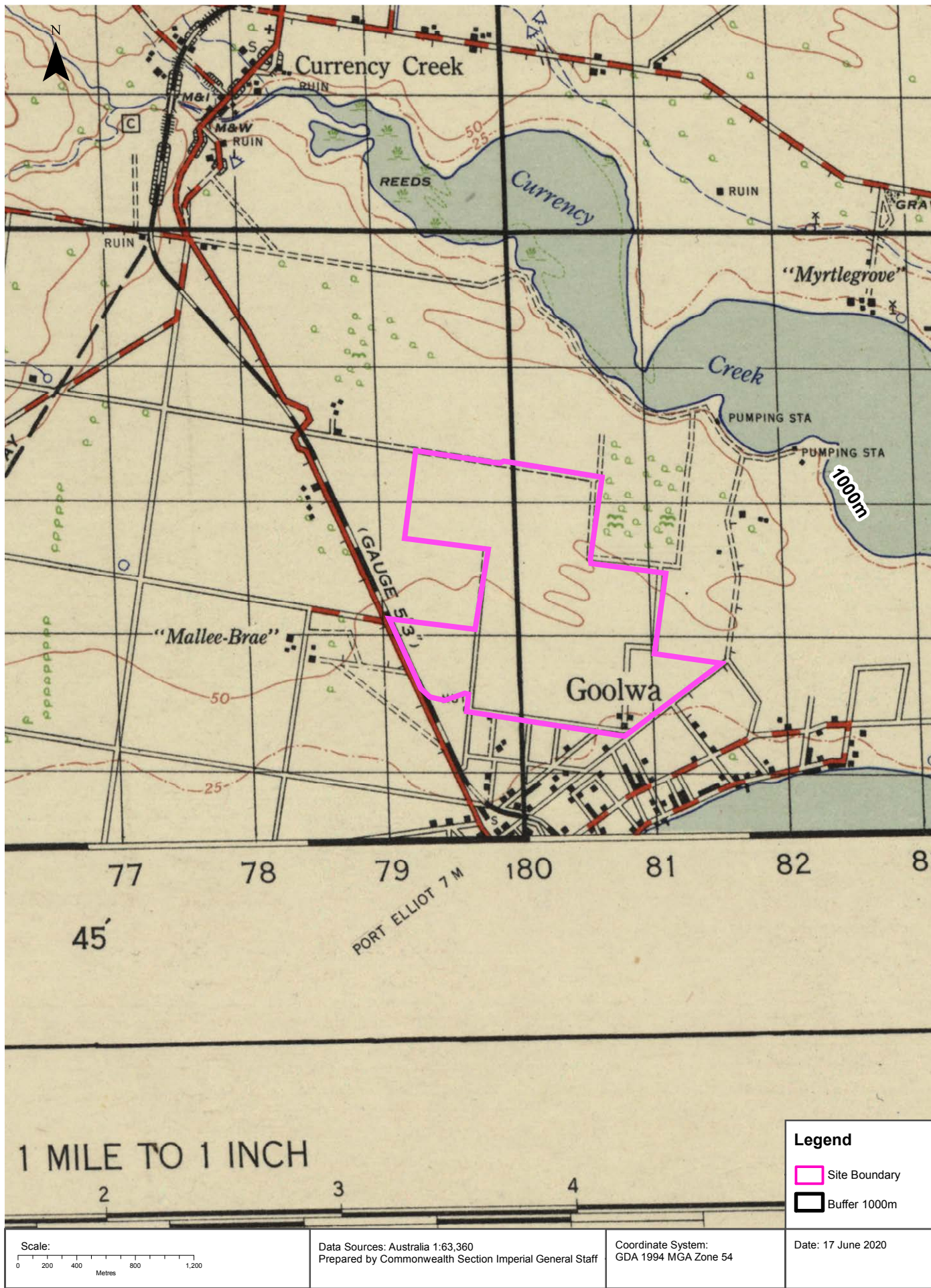
Historical Map 1961

Goolwa Growth Areas DPA, Goolwa, SA 5214



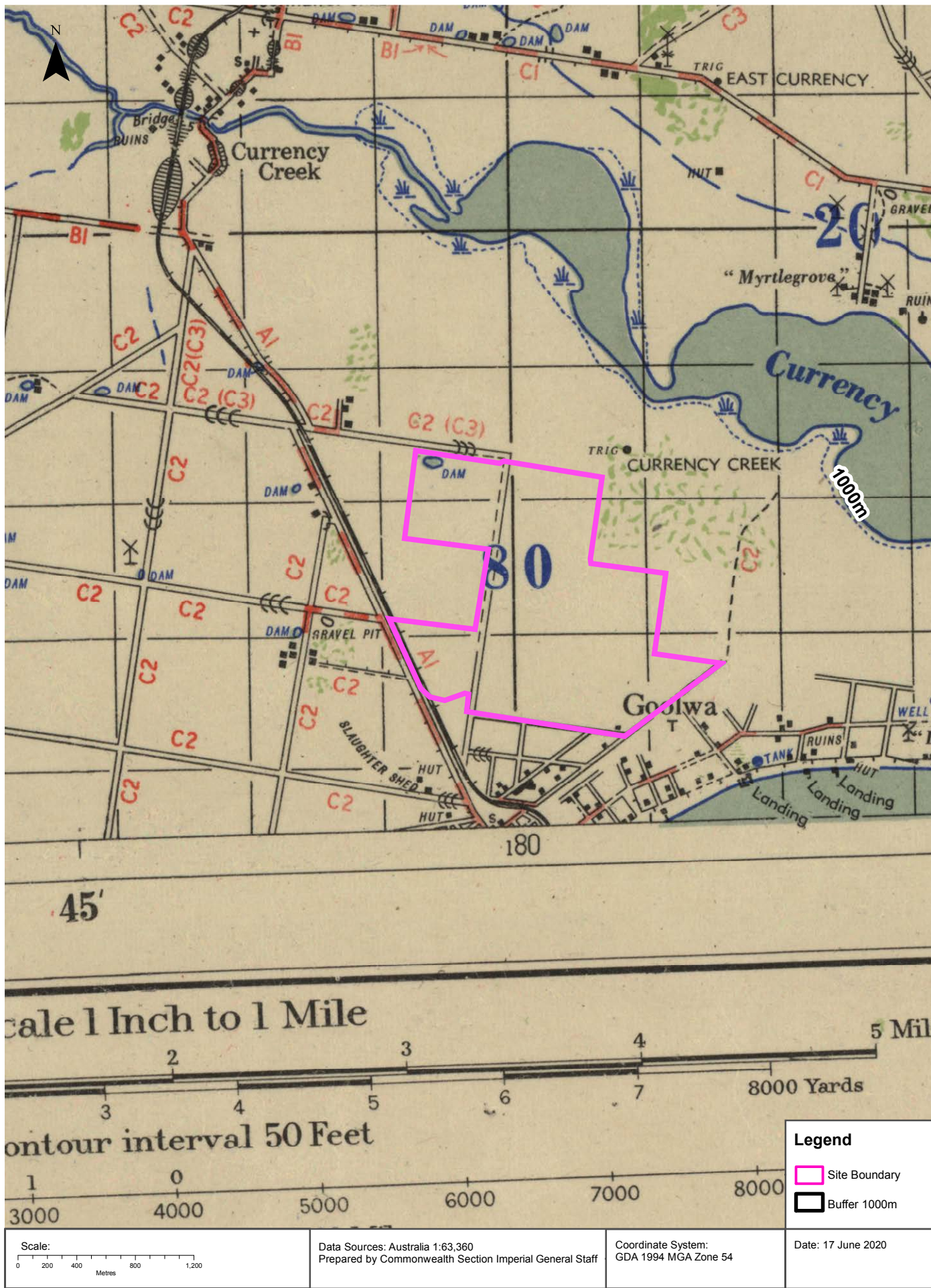
Historical Map c.1957

Goolwa Growth Areas DPA, Goolwa, SA 5214

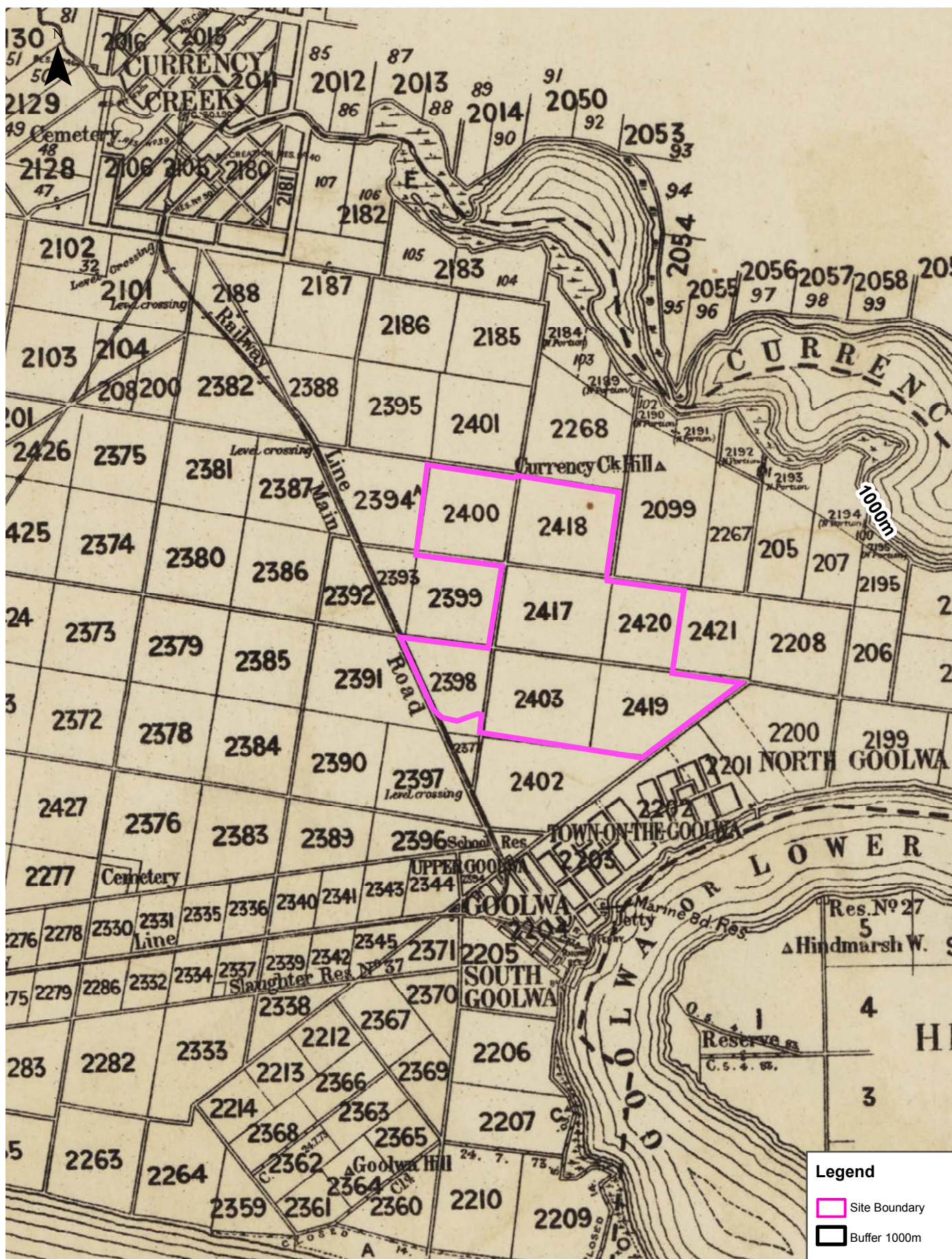


Historical Map c.1942

Goolwa Growth Areas DPA, Goolwa, SA 5214




Goolwa Growth Areas DPA, Goolwa, SA 5214



Legend

 Site Boundary

☐ Buffer 1000m

Scale: 

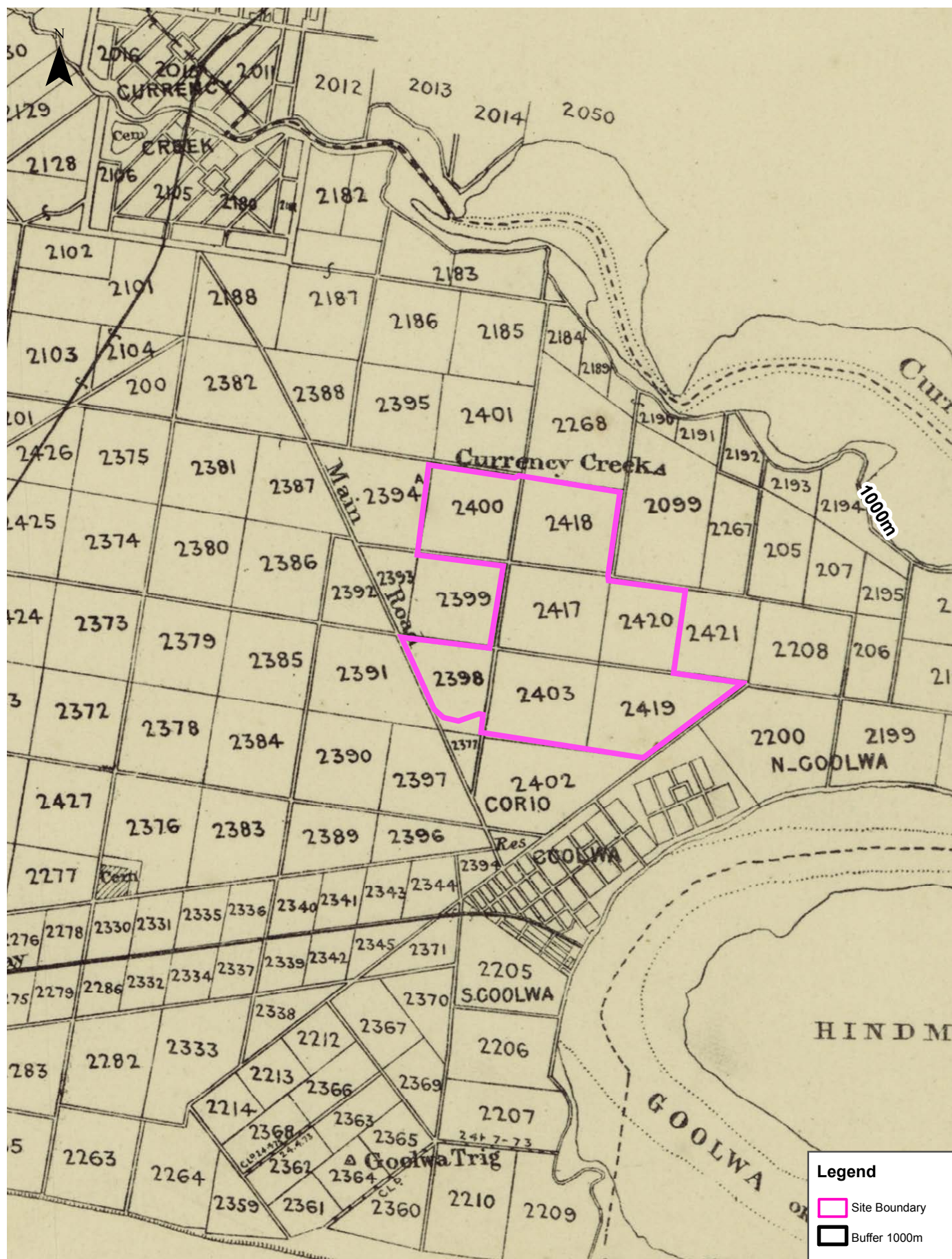
Data Sources: Hundred Map - Goolwa
Surveyor General's Office, Adelaide

Coordinate System:
GDA 1994 MGA Zone 54

Date: 17 June 2020

Historical Map 1876

Goolwa Growth Areas DPA, Goolwa, SA 5214



Legend

- Site Boundary
- Buffer 1000m

Scale:
0 200 400 800 1,200
Metres

Data Sources: Hundred Map - Goolwa
Surveyor General's Office, Adelaide

Coordinate System:
GDA 1994 MGA Zone 54

Date: 17 June 2020



APPENDIX L

Narrows report

SITE & ENVIRONMENTAL HISTORY (MARCH 2020)

AMBO PTY LTD LAND – “NARROWS”

Byrnes Road, Goolwa

Prepared by proprietor A

AMBO Pty Ltd

Introduction

The Alexandrina Council have commenced a Development Plan Amendment for the Goolwa North Growth Area proposed on part of farmland owned by AMBO Ptd Ltd representing the Lloyds.

The Lloyd family have been requested to provide a site and environmental history on the potential contamination issues associated with past and present land use in terms of possible future redevelopment. The area to be addressed is shown on the areas affected map below.

History

AMBO Pty Ltds are long term landholders to the north-east of the existing Goolwa township.

The Lloyds have farmed the land “Narrows” since 1997.

Bordering the recently developed rural living sector of Goolwa this site enjoys a pleasant outlook over the township. Only a short distance from Currency Creek it is ideally positioned to provide easy access to both public and private schools in Goolwa along with tourist attractions, cafes, beaches and popular Hindmarsh Island.

Approximately 66 hectares of this land is nominated in the Planning Strategy for future township Growth.

1

Site Details

1. Identification

“The Narrows” consists of section 2099,2400,2403,2417-2420 and Lot 3 pieces 1 and 2 of F.P 4029 in the hundred of Goolwa in Alexandrina Council. The total land area is 287 hectares on 7 freehold titles, volume 5463 folio’s 529-535.

The nominated site includes 66 hectares bounded by North & Byrnes roads, lots 2419 & Lot 2420 and the existing township.



2. Physical Setting

The site is located on Byrnes Road adjacent to the township of Goolwa. The location is unique with Currency Creek frontage on the northern side and the town of Goolwa on the southern side with access via a bitumen road. The property's northern boundary has over 800m frontage to Currency Creek, providing glorious views and an opportunity to expand the land that can be irrigated by drawing water from Currency Creek. Power is available at either end of the property.

3. Site Description and Current Land Use

The subject land has a total area of 287 hectares. The land is currently zoned "General Farming" with rainfall approx. 450 mm per year. There is an area of approx. 90 acres of natural scrub. There is also an area that has been irrigated prior to the Lloyd families purchase of the property and this was serviced with a mainline from the river on Liverpool Road and is on section 2419. Lot 3 and lot comprising pieces 1 and 2 are zoned "conservation" with the District Council of Alexandrina.

2

AMBO Pty Ltd Site History March 2020

The property is generally undulating in character and served by mains power, There are areas of native vegetation on the land and plantings along Section boundaries and roads, however the land is generally free of major trees and is utilised for cropping/grazing.

The majority of the land is zoned "general farming". Lot 3 and lot comprising pieces 1 and 2 are zoned "conservation" with the District Council of Alexandrina.

There is an existing DWR sump on section 2419 which is serviced by a 6" fibro mainline from a pump on the Liverpool Road river front.

AMBO Pty Ltd Site History March 2020

The buildings on the property consist of;

- One old hay shed in disuse
- One dilapidated shearing shed that has never been used in the Lloyd ownership
- One old Equipment shed.
- All were assumed to be built early in the 20th century and have never been utilized within our families 23 year ownership period.

Next to the shearing shed is a disused sheep tank.

AMBO Pty Ltd Site History March 2020

Soil Types

The soils consist of sandy loamy through to heavy flats. There is a friable base of limestone.

Potential Contamination

The area is broken up into 4 large paddocks, predominantly used for cattle breeding since Ambo Pty Ltd ownership. Approx. 80 acres on the north-western boundary are utilised every year for growing hay, the properties cattle and as such is fully utilised and remains on the property.

Farm chemicals and fertilizers applied to this property include;

The property is spread with single superphosphate every other year.

Furthermore, we maintain control of the weeds; African boxthorn and Sodom Apple, as recommended by our agronomist based at FP Ag, Victor Harbour.



Figure 1: Disused sheep tank



Figure 2: Dilapidated shearing shed



Figure 3: Disused sheep tank



Figure 4: Interior of Shearing shed

History of Ownership

The AMBO Pty Ltd “Narrows” has been in the ownership of one family since 1997 providing a high level of accuracy and long - term confidence with this site's history.

Conclusions

Potential sources of site contamination identified in this review and inspection includes;

- ★ Sheep dip not utilised for at least 40 years.
- ★ Use of weedicides and fertilisers as recommended.
- ★ One dilapidated shearing shed

There are no stockpiles of building waste located on the property.

It is considered that there is a low likelihood of potentially significant soil contamination at the property and that no areas would require extensive remediation for any site development.

For the purposes of the DPA further investigations, such as conducting any intrusive soil investigation, is not necessary.