

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

Orig. **AG 13580414**



11:19 29-Jul-2021
1 of 1

PRIORITY NOTICE ID	
STAMP DUTY DOCUMENT ID	

SERIES NO	PREFIX

AGENT CODE

LODGED BY:

CORRECTION TO: North East Conveyancers NELB

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

** Should be registered over
CT 6183-933 & 5819-595
refer to letter attached.*

CORRECTION	PASSED <i>PLA</i>
REGISTERED 16 AUG 2021 <i>Adley</i> REGISTRAR GENERAL SOUTH AUSTRALIA PRO	

TYPE OF DOCUMENT APPLICATION TO NOTE LAND MANAGEMENT AGREEMENT

(Pursuant to S193 of the *Planning, Development and Infrastructure Act 2016*)

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

To the Registrar-General:

1. **Adelaide Plains Council (Council)** of 2A Wasleys Road Mallala South Australia 5502 has entered into the attached Land Management Agreement dated 9/07/2021 (**Agreement**) with **Craven Land Holdings Pty Ltd** (ACN 100 131 075) of PO Box 296 Marden SA 5070 and **Nevarc Development Pty Ltd** (ACN 127 962 305) of PO Box 296 Marden SA 5070 and **Nives Gazzola** of Williams Road Two Wells SA 5501 pursuant to Section 193 of the Planning, Development and Infrastructure Act 2016 (**Act**) 6183
2. The Agreement relates to the whole of the land comprised in Certificates of Title Volume ~~6186~~ Folio 933 and Volume 5819 Folio 595 (**Land**)
3. The Council applies pursuant to Section 13 of the Act to note the Agreement against the Land

Date: 29/07/2021

Refer to Annexure for Execution of **Adelaide Plains Council**.

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

To be completed by lodging party

ANNEXURE to APPLICATION dated
over Certificate of Title Volume: 6183 Folio: 933 and
over Certificate of Title Volume 5819 Folio 595

Office Use Only

NUMBER

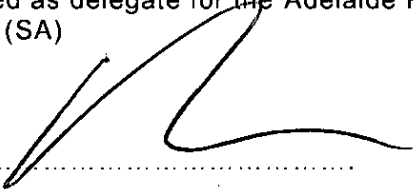
LAND: The whole of the land comprised in Certificate of Title Register Book Volume 6183 Folio 933 and the whole of the land comprised in Certificate of Title Register Book Volume 5819 Folio 595

DEALING: Application to Note Land Management Agreement between ADELAIDE PLAINS COUNCIL and CRAVEN LAND HOLDINGS PTY LTD and NEVARC DEVELOPMENT PTY LTD and NIVES GAZZOLA

APPLICANT: Adelaide Plains Council

EXECUTION

Signed as delegate for the Adelaide Plains Council under under section 44 of the *Local Government Act 1999 (SA)*



James Miller, Chief Executive Officer



(Witness signature)

Lucy Ryan

(Witness name)

9/7/2021

(Date)

Land Management Agreement

ADELAIDE PLAINS COUNCIL

(the Council)

And

CRAVEN LAND HOLDINGS PTY LTD (ACN: 100 131 075)

NEVARC DEVELOPMENT PTY LTD (ACN: 127 962 305)

NIVES GAZZOLA

(the Owner)

THIS LAND MANAGEMENT AGREEMENT is made the 9th day of July 2021

BETWEEN: ADELAIDE PLAINS COUNCIL of 2A Wasleys Road, Mallala South Australia 5502
(the Council)

AND: CRAVEN LAND HOLDINGS PTY LTD (ACN: 100 131 075) of PO BOX 296
Marden SA 5070

NEVARC DEVELOPMENT PTY LTD (ACN: 127 962 305) of PO BOX 296 Marden
SA 5070

NIVES GAZZOLA of Williams Road Two Wells SA 5501
(the Owner)

BACKGROUND

- A. Craven Land Holdings Pty Ltd (ACN: 100 131 075) and Nevarc Development Pty Ltd (ACN: 127 962 305) are the registered proprietors, as joint tenants, of land in Certificate of Title Register Book Volume 6183 Folio 933 known as Allotment 34 Dunlop Boulevard, Lewiston ("Allotment 34"). Nives Gazzola is the registered proprietor of land in Certificate of Title Register Book Volume 5819 Folio 595 comprising sections 250 and 251 and known as 41-53 Gawler River Road, Lewiston SA 5501 ("Sections 250 and 251"). Allotment 34 and Sections 250 and 251 are together referred to as "the Land".
- B. The Owner applied to the Council to divide the Land under the *Development Act 1993* by way of two development applications, DA 312/D042/18 for Section 250 and 251 and DA 312/D030/18 for Allotment 34 ("the Development Applications"). The Land is located in the Animal Husbandry Zone of the Adelaide Plains Council Development Plan (consolidated 8 October 2015) which was applicable to the Land at the time that the Development Applications were lodged.
- C. The Development Applications propose the creation of 85 rural living allotments and associated public roads. The Plans of Division for the Development Applications form **Annexure A** of this Agreement ("Plans of Division").
- D. The Development Applications, although lodged as separate development applications are to be developed concurrently and will, once approved, function as one overall development. For this reason, the Council has assessed the Development Applications concurrently.
- E. The Council intends to grant Development Plan consent to the Development Applications.
- F. The Council and the Owners have agreed that:

(a) particular proposed allotments will be subject to an easement for drainage purposes, labelled B on the Plans of Division, in favour of the Council. The drainage easement will be located on allotments 8, 15, 23-27, 38, 41-43, 57, 58, 62-64 and 67-69 in DA 312/D042/18 and allotments 101-110 and 114-117 in DA 312/D030/18; and

(b) development of the allotments will be contained to the building area identified on the Building Envelope Plans that have been prepared for the proposed allotments to ensure that development and construction on the respective allotments, accords with engineering limitations set out in the technical reports prepared by Southfront dated 21 June 2019 and Herriot Consulting Civil and Structural Engineers dated February 2020. A copy of the Building Envelope Plans form **Annexure B** to this Agreement. A copy of the Southfront and Herriot reports form **Annexure C** to this Agreement.

G. The parties have entered into this Land Management Agreement pursuant to section 193 of the *Planning, Development and Infrastructure Act 2016* ("the Act") to agree matters relating to the development, management, preservation or conservation of the Land, on the terms and conditions which follow.

DEFINITIONS AND INTERPRETATION

1. The parties acknowledge that the matters set out in the Background to this Agreement are true and accurate and agree that they form part of the terms of this Agreement.
2. In this Agreement:
 - 2.1 **Agreement** means this Agreement as executed by the parties
 - 2.2 **Act** means the Planning, Development and Infrastructure Act 2016 (SA).
 - 2.3 **Land** means the whole or any part of the land now comprised in Certificate of Title Register Book Volume 6183 Folio 933 and Certificate of Title Register Book Volume 5819 Folio 595.
 - 2.4 **Notice** means a notice, demand, consent, approval or communication issued under this Agreement.
 - 2.5 **Owner and/or Owners** means any person who is, or is entitled to become, the registered proprietor of an estate in fee simple of the Land, or any part of the Land, and includes a successor in title to an estate in fee simple to the Land.
3. In this Agreement unless the context otherwise requires:
 - 3.1 a term, other than a term defined in the Background or in Clause 2, has the same meaning as in a provision of the Act or the *Planning, Development and Infrastructure (General) Regulations 2017* ("the Regulations") as in force at the date of this Agreement. A term which is defined in the Background or in Clause 2 has the meaning there defined;
 - 3.2 headings do not affect interpretation;

- 3.3 the term "person" includes a corporate body, partnership, association, government body or other entity;
- 3.4 a reference to a party includes its executors, administrators, successors and permitted assigns;
- 3.5 singular includes plural and plural includes singular;
- 3.6 where two or more persons are bound by this Agreement to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and also severally;
- 3.7 a reference to any statute or subordinate legislation includes all statutes and subordinate legislation amending, consolidating or replacing the statute or subordinate legislation referred to; and
- 3.8 any clause headings or marginal notes are for reference purposes only and shall not be resorted to in the interpretation of this Agreement.
4. The requirements of this Agreement are to be construed as additional to any requirements upon either party in relation to the Land under the Act, the Regulations or any other legislation.
5. In the consideration of any further development application(s) for the Land under the Act, the provisions of this Agreement are to be afforded significant weight such that any proposed development which is contrary to this Agreement should be refused.
6. Where a clause or part of a clause in this Agreement would, but for this clause, be unenforceable:
 - 6.1 the clause or part of the clause shall be read down to the extent necessary to avoid that result; or
 - 6.2 where the clause or part of the clause cannot be read down, it may be severed from this Agreement and the remainder of the clause or of the Agreement shall continue in force, unless this would result in a material change to the intended effect of the Agreement.
7. This Agreement is governed by the law of South Australia.

OWNERS UNDERTAKINGS AND OBLIGATIONS UNDER THIS AGREEMENT

8. The Owners are liable to the Council for any act or omission on the part of an officer, employee, contractor, agent, invitee, lessee or licensee of the Owner which, if done or not done by the Owner would constitute a breach of this Agreement.
9. Where a person ceases to be an Owner, such person ceases to be a party to this Agreement, but without prejudice to rights or obligations already accrued.
10. The Owner warrants and represents that all persons with a legal interest in the Land consent to the Owner entering into this Agreement.

11. The Owner agrees the following in relation to the Land:

11.1 all development, including but not limited to the construction of future dwelling and easements, subject to obtaining the necessary approvals from the Council, shall be undertaken in accordance with the Plans of Division contained in **Annexure A** and the Building Envelope Plans contained in **Annexure B**.

COUNCIL'S POWERS AND OBLIGATIONS

12. The Council, including any employee or agent of the Council authorised by the Council, may at any reasonable time enter the Land for the purpose of:

12.1 inspecting the Land and any building or structure on the Land; or

12.2 exercising any other powers of the Council under this Agreement, or pursuant to any other law.

13. If the Owner is in breach of this Agreement, the Council may, by Notice served on the Owner specifying the nature of the breach, require the Owner to remedy the breach within such time as is specified in the Notice. If the Owner fails to comply with the Notice, the Council (or its servants or agents) may enter the Land and cause the works or requirements specified in the Notice to be carried out and may recover its costs of doing so against the Owner.

14. Without providing a Notice to the Owner, the Council may apply to the Registrar-General to note this Agreement against the Certificate of Title of the Land.

15. In the event of a breach or threatened breach of the Agreement by the Owner, the Council may (without limiting any other remedy available to the Council, including under the Act), obtain an injunction restraining the Owner from committing a breach of the Agreement without proving any actual damage has or will be sustained by the Council. The parties agree that a breach of this Agreement by the Owner may cause injury for which damages may not be an adequate remedy to the Council.

NOTICES

16. A Notice must be:

16.1 in writing, in English and signed by a person/party issuing the Notice; and

16.2 be hand delivered or sent by prepaid post or email to the recipient's address specified in this Agreement, or in respect of the Owners, to any address for service held by the Council in its rating assessment record pursuant to the *Local Government Act 1999*.

16.3 Address for delivery of Notices:

Owner: CRAVEN LAND HOLDINGS PTY LTD (ACN: 100 131 075) and NEVARC DEVELOPMENT PTY LTD (ACN: 127 962 305) at PO BOX 296 Marden SA 5070 or email at Phil.Craven@oakfordhomes.com.au or tom@cravengroup.com.au

NIVES GAZZOLA at Williams Road Two Wells SA 5501 or email at nivi1955@gmail.com

Council: 2A Wasleys Road, Mallala SA 5502 or email at info@apc.sa.gov.au

17. A Notice is deemed to be received:
 - 17.1 if hand delivered, on delivery; and
 - 17.2 if sent by prepaid mail, two Business Days after posting (or fourteen Business Days after posting if posting to or from a place outside Australia); and
 - 17.3 if sent by email, at the time and on the day the email enters the recipient's mail server, and the parties must use their reasonable endeavours to set up automatic receipt notifications to email correspondence between them,
 - 17.4 however, if the Notice is deemed to be received on a day that is not a Business Day or after 5:00pm, the Notice is deemed to be received at 9:00am on the next Business Day.
18. If two or more people comprise a party, providing a Notice to one is effective as notice to all.

OPERATION AND APPLICATION OF THE AGREEMENT

19. Upon execution, this Agreement is effective as a deed.
20. The parties intend that this Agreement will be effective as a Land Management Agreement pursuant to section 193 of the Act upon being registered under the *Real Property Act 1886* as a note against the instruments of title to the Land.
21. This Agreement is the whole agreement between the parties in relation to the matters contained within it. This Agreement may only be varied by a supplementary agreement executed by the Council and the Owners.

NOTING OF THIS AGREEMENT

22. Each party shall do and execute all such acts, documents and things necessary so that as soon as practicable following the execution of this Agreement by all parties, the Agreement is noted against the Certificates of Title for the Land pursuant to the provisions of section 193 of the Act in priority to any other registered instrument.

WAIVER

23. The Council may, conditionally or unconditionally, waive compliance by the Owners with the whole or any part of the Owners' past or future obligations under this Agreement.
24. To be effective, a waiver must be in writing and signed by the Council.
25. The failure, delay, relaxation or indulgence by a party in exercising a power or right under this Agreement is not a waiver of that power or right.

26. An exercise of a power or right under this Agreement does not preclude a further exercise of it or the exercise of another right or power.

THE COUNCIL

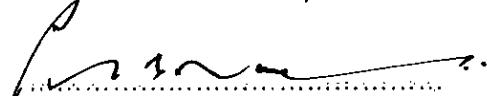
27. The Council may delegate any of its powers under this Agreement or pursuant to law.
28. The Council enters into this Agreement as a council acting under section 193 of the Act and not in any other capacity. This Agreement does not preclude or pre-empt the exercise by the Council of any other regulatory function or power.

COUNTERPARTS

29. This Agreement may be executed in any number of counterparts which together will constitute one instrument. A party may execute this Agreement by signing any counterpart.

EXECUTED as an Agreement

EXECUTED by CRAVEN LAND HOLDINGS PTY LTD (ACN: 100 131 075) in accordance with section 127 of the *Corporations Act 2001* (Cth)


Signature of Director


Signature of Director/Secretary

PHILLIP CRAVEN
Name (printed)

TOM CRAVEN
Name (printed)

17/6/21
Date

EXECUTED by NEVARC DEVELOPMENT PTY LTD (ACN: 127 962 305) in accordance with section 127 of the *Corporations Act 2001* (Cth)


Signature of Director


Signature of Director/Secretary

PHILLIP CRAVEN
Name (print)

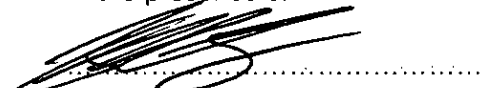
TOM CRAVEN
Name (print)

18TH JUNE 2021
Date

EXECUTED by NIVES GAZZOLA


Signature

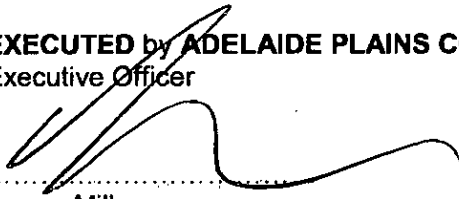
In the presence of:


Signature of Witness

GRAEME M GIBSON
Witness Name (print)

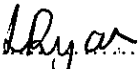
18 JUNE 2021
Date

EXECUTED by **ADELAIDE PLAINS COUNCIL** under delegated authority of the Chief Executive Officer



James Miller
Chief Executive Officer

In the presence of:


Signature of Witness

~~9 July~~ th Lucy Ryan
Witness Name (print)

9 July 2021
Date

ANNEXURE A

Plans of Division for Development Applications DA 312/D042/18 and DA 312/D030/18

LAND DIVISION PROPOSAL PLAN

Sheet 1 of 1

in the area named

LEWISTON

DA 312/D042/18
Adelaide Plains Council

CT Volume 5819 Folio 595 Sections 250 & 251 in the Hundred of Parl Cowler

AMENDED PLAN
27/07/2020

Notations

All Allotments have an area greater than 1ha.

Allotments 8, 15, 23-27, 38, 41-43, 57, 58, 62-64 and 67-69 marked B are to be subject to an easement for Drainage Purposes in favour of the Council. The extent of easement B is to coincide with the extent of the 1 in 100 year flood plain following proposed fill.

Cadastral and detail survey by Payer Leaker Surveying Services Ref: PL8777.

Contour datum AHD, interval 0.25m.

Roads are 15m wide unless otherwise shown.

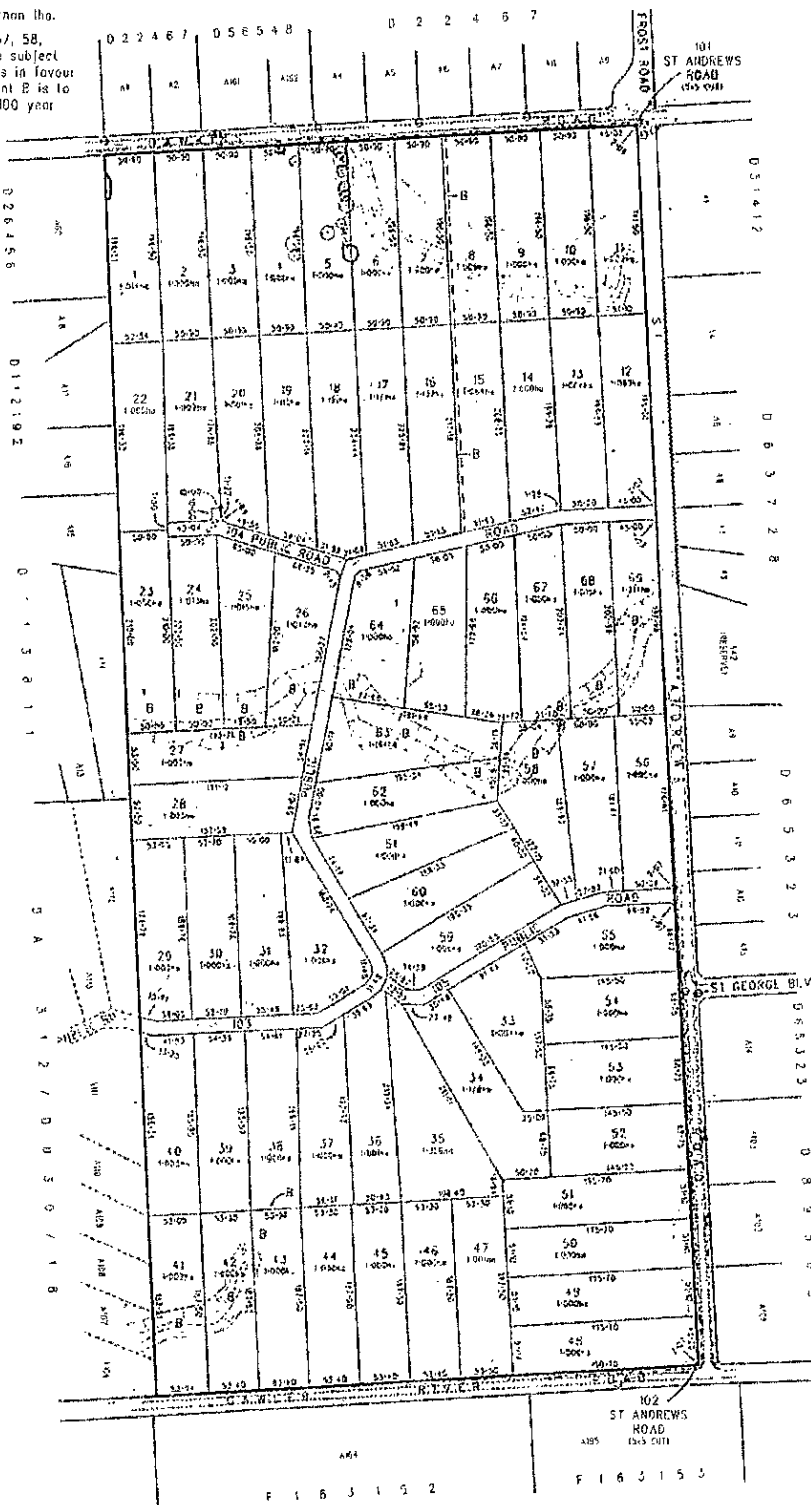
Subject to final engineering design.

The extent of proposed fill to establish building envelopes as per Southtrial flood report is shaded green.

The extent of 1:100 year flood following proposed fill as per Southtrial flood report is shaded red.

Total area: 73.06ha

67 new Allotments (69 total).



Andrew Davidson
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ACN 637 004 388
DATE: 27 July 2020
DWP REF: 1650-PT201v3



BANK - TOP	EDGE OF VEGETATION	INVERT PIPE	TREE
BANK BOTTOM	FENCE - CORRUGATED IRON	OVERHEAD POWER LINE	UNDERGROUND STORMWATER DRAIN
CONTOUR LINE	FENCE - POST AND WIRE	STONE POLE	WATER METER
EDGE OF ROAD FORMATION	FIRE PLUG/STOP VALVE	STREET SIGN	
EDGE OF TRACK	GATE	TELCO PILL	

LAND DIVISION PROPOSAL PLAN

Sheet 1 of 1

in the area named

LEWISTON

DA 312/D030/18
Adelaide Plains Council

AMENDED PLAN
27/07/2020

CT Volume 6183 Folio 933 - Allotment 34 in D113811

Notations:

All data is approximate and subject to survey.

Contour datum AHD, interval 0.25m.

Existing drainage easement B is to be varied to coincide with the extent of the 1 in 100 year flood plain following proposed fill.

Refer to Certificate of Title for existing Easement details.

Right of Way over the land marked C is to remain in favour of Allotment 116.

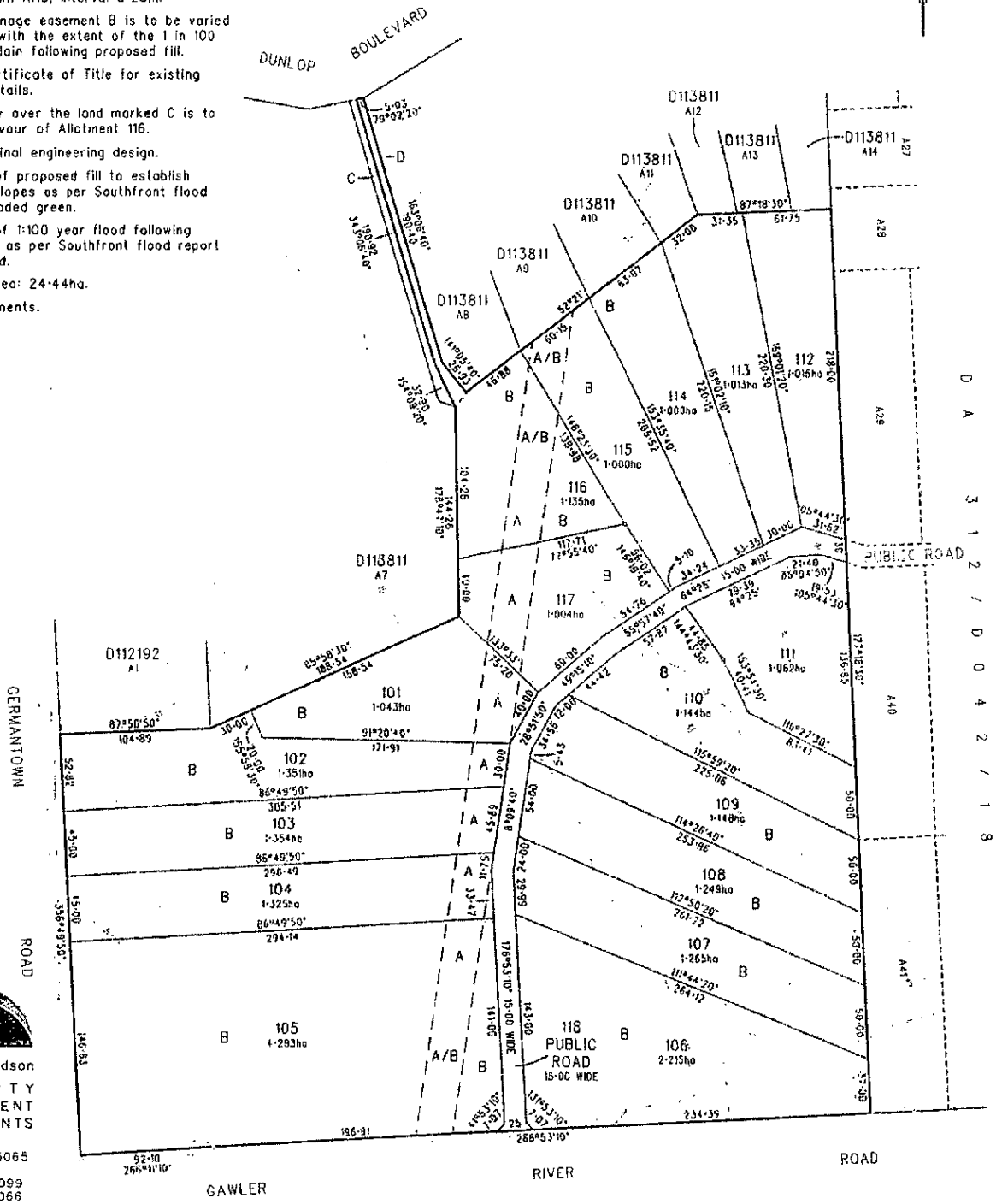
Subject to final engineering design.

The extent of proposed fill to establish building envelopes as per Southfront flood report is shaded green.

The extent of 1:100 year flood following proposed fill as per Southfront flood report is shaded red.

Total site area: 24.44ha.

16 new Allotments.



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ACN 007 904 396

DATE: 27 July 2020

OUR REF: 2879-PT201.v2



ANNEXURE B
Building Envelope Plans

BUILDING ENVELOPE PLAN

Sheet 1 of 1

Allotments 23-27, 41-43, 57, 58, 61-64 and 66-69 in DA 312/D042/18

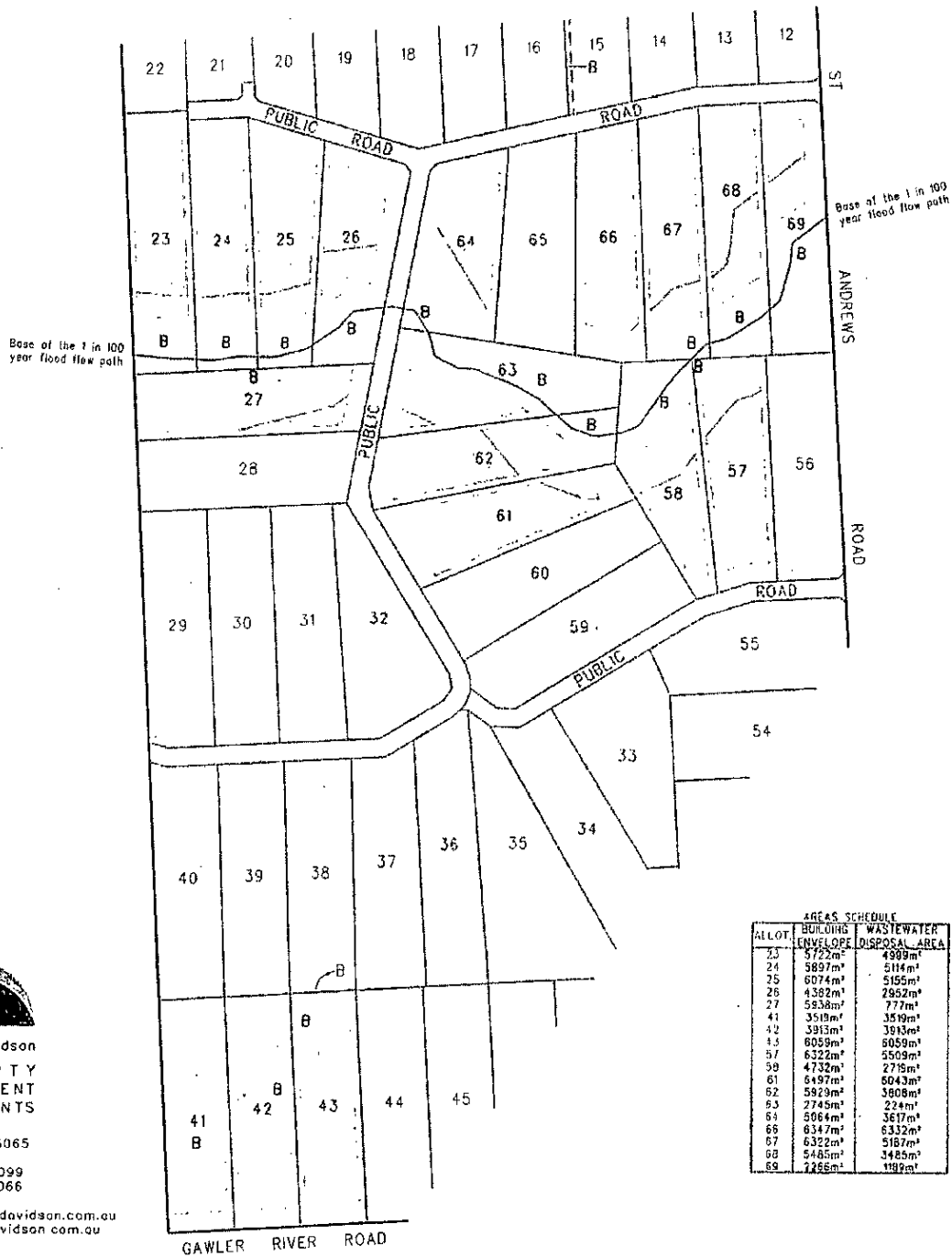
Building envelopes are defined by the following offsets:

- 15m from road boundary
- 5m from side boundary
- 25m rear boundary
- Coincidental with boundaries of drainage easement

Building envelopes are inclusive of wastewater disposal areas.

Wastewater disposal areas are setback 50m from the base of the 1 in 100 year flood flow path.

Easement B for drainage purposes is shown in red.



ALLOT	BUILDING ENVELOPE	WASTEWATER DISPOSAL AREA
23	5722m ²	4909m ²
24	3897m ²	5114m ²
25	6074m ²	5155m ²
26	4382m ²	2952m ²
27	5838m ²	777m ²
41	3519m ²	3519m ²
42	3913m ²	3913m ²
43	8059m ²	6059m ²
57	6322m ²	5509m ²
58	4732m ²	2759m ²
61	6497m ²	5043m ²
62	5829m ²	3808m ²
63	2745m ²	224m ²
64	5064m ²	3617m ²
66	6347m ²	6332m ²
67	6322m ²	5167m ²
68	5485m ²	3485m ²
69	1265m ²	1199m ²



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DATE: 27 July 2020

OUR REF: 1659-BE201.v3



BUILDING ENVELOPE PLAN

Sheet 1 of 1

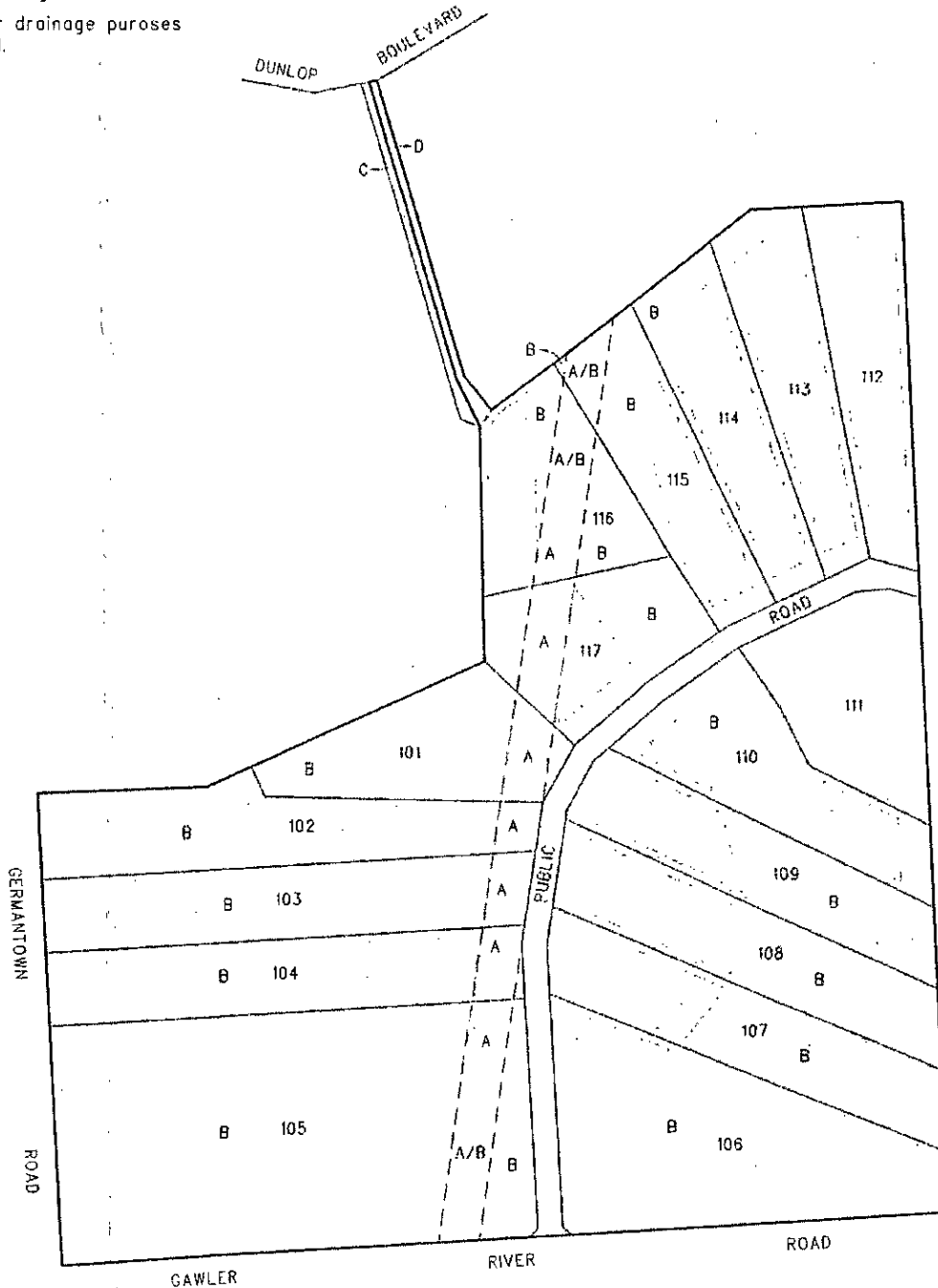
Allotments 101-110 and 112-117 in DA 312/D030/18

Building envelopes are defined by the following offsets:

- 15m from road boundary
- 5m from side boundary
- 20m rear boundary
- Coincidental with boundaries of drainage and gas easements.

Easement B for drainage purposes is shown in red.

ALLLOT	BUILDING ENVELOPE
101	375m ²
102	200m ²
103	2849m ²
104	2433m ²
105	1333m ²
106	1253m ²
107	3491m ²
108	4274m ²
109	3466m ²
110(A)	836m ²
110(B)	1436m ²
112	6488m ²
113	6580m ²
114	6300m ²
115	3856m ²
116	2446m ²
117	1890m ²



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ACN 007 904 396

DATE: 27 July 2020

OUR REF: 2879-BE201.v2



ANNEXURE C

Southfront and Herriot Consulting Civil and Structural Engineers Reports

Gazzola, Craven Land Holdings

Lewiston Land Developments

Stormwater and Flood Management Report



Gazzola, Craven Land Holdings

Lewiston Land Developments

Stormwater and Flood Management Report

Our Ref.: 18034-3A

Southfront

170 Greenhill Road Parkside SA 5063

Phone: 08 8172 1088 Email: enquiry@southfront.com.au

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Document Status

Revision	Date	Approved	Details
A	21 Jun 2019	DJ	Client Issue

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1 Introduction

1.1 Context

This advice has been prepared in relation to two (2) adjoining land division proposals, as follows:

- DA 312/D013/18, proposal plan dated 4 September 2018, referred to in this report as the 'Gazzola land'
- DA 312/D042/18, proposal plan dated 12 November 2018, referred to in this report as the 'Craven land'

These proposals on adjoining parcels of land have been considered together to ensure appropriate consistency and integration of any required measures. Previous Southfront advice issued in relation to each of the developments has been consolidated and updated in this report.

1.2 Scope

At the time of the original Development Application(s) the available flood plain mapping of the Gawler River (established in 2007) showed significant breakouts of floodwaters within the Lewiston area in the 1:100 year event, resulting in inundation across the southern portion of the subject land and thereby limiting its development potential. This flood plain mapping was later revised by the Gawler River Floodplain Management Authority (GRFMA) in 2015 to show a significantly reduced flood plain within the subject land as a result of spill from the Gawler River. Nonetheless stormwater flows generated by a local catchment continue to enter the subject land from the east, with the potential to cause inundation during large storm events.

This investigation has developed flood advice for the land divisions in the context of the latest flood plain mapping of the Gawler River and the potential inflows from the local catchment, to determine the feasibility of creating new allotments across the southern portion of the land division.

Further, this investigation considers the extent of appropriate stormwater management practices for the two developments.

2 Site Description

2.1 Site Description

2.1.1 Gazzola Land

Detailed engineering survey by Pyper Leaker (dated April 2018) shows that a natural watercourse meanders in a westerly direction along the shared boundary of Section 250 and Section 251, bisecting the Gazzola land. This watercourse receives stormwater flows from the upstream catchment via a drainage reserve between 12/14 St Andrews Road. The majority of Section 250 also grades in a south-westerly direction towards this watercourse, which continues to meander through the neighbouring property immediately to the west of the subject land (Craven land, Section 727).

The land to the south of the watercourse (Section 251) grades in a south-westerly direction to a depression located at the south-western corner of the site. Stormwater flows that drain via this depression will also enter the neighbouring property (Craven land, Section 727).

There is a natural ridge that runs in an east-west direction through Section 250, to the north of the watercourse, causing stormwater runoff from the northern-western portion of Section 250 to drain northwards to Dawkins Road.

A shallow depression bisects the north-eastern corner of the subject land, appearing to convey flows that may enter the site at the northern end of St Andrews Road through to Dawkins Road. The north-eastern corner of Section 250 has the potential to act as a trapped low point with a threshold level of 18.1 mAHD before flows would be able to continue in a westerly direction along Dawkins Road.

There are no known underground stormwater drains or structures on the Gazzola land.

2.1.2 Craven Land

Detailed engineering survey by Symonds Ryan & Cornish (dated January 2013) shows a natural depression that begins at the eastern site boundary (entering from the Gazzola land) which meanders through the southern portion of the subject land in a U-shape towards Gawler River Road and then Germantown Road.

An existing 600 mm wide by 375mm high box culvert is located at the southern boundary of the site, enabling low flows to be discharged beneath Gawler River Road. The invert level of this box culvert is 14.81 metres Australian Height Datum (mAHD).

Once the flow capacity of the box culvert is exceeded the crown level of Germantown Road governs the flood levels across the subject land. The lowest crown level is 14.99 mAHD, approximately 115 metres north of the intersection with Gawler River Road.

There are natural low points adjacent to the southern boundary (abutting Gawler River Road) and western boundary (abutting Germantown Road) that will result in ponding depths of up to 0.5 metres before flows can exit the subject land via the existing box culvert.

3 Flood Plain Assessment

3.1 Gawler River Flood Plain Assessment

The 2015 version of the 1:100 ARI Flood Inundation Map of the Gawler River (refer Appendix A) shows the expected flood depth across the Lewiston area under 'Current Conditions', including the two development land areas. The 2015 Flood Inundation Map predicts that flows will 'break-out' of the existing channel on the upstream side of St George Boulevard (to the east of the subject land) and travel overland in a south-westerly direction through the subject land to the depression located at the south-western corner of the site. Minor flows entering the Craven land from the Gazzola land will be contained within the U-shaped depression. The corresponding Flood Hazard Category is Low (refer Appendix A).

However, it appears as though the modelling that underpins the 2015 Flood Inundation Map has not accounted for the existing culvert that passes under St George Boulevard, as this culvert would be expected to convey these flows via the watercourse that bisects the subject land (refer Figure 3.1) rather than the flow 'break-out' from occurring as depicted.

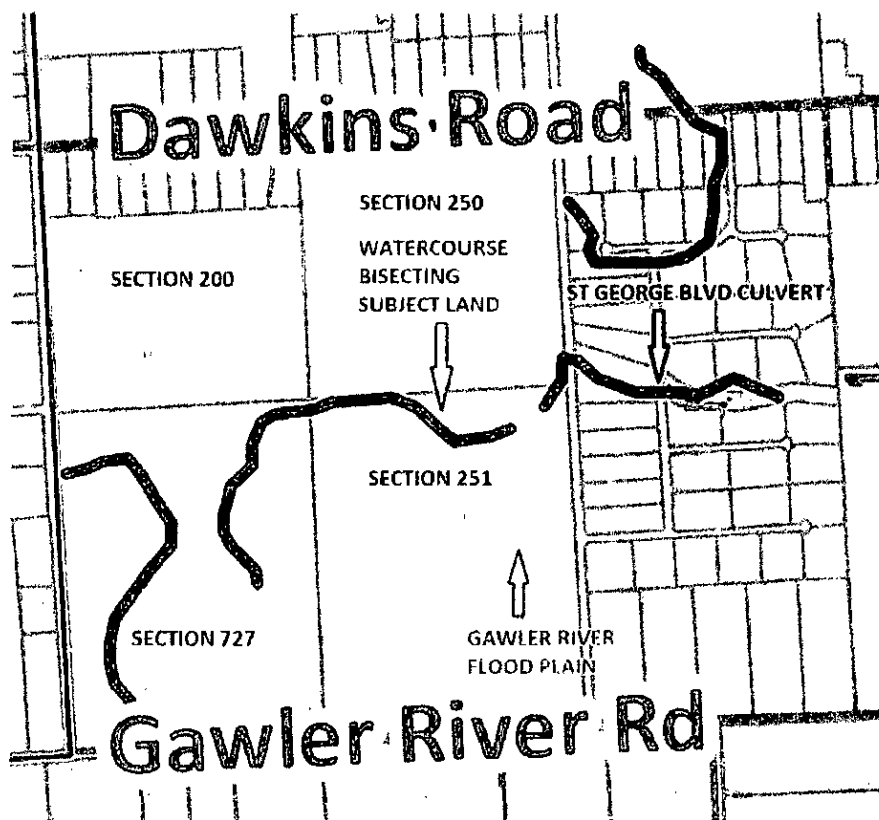


Figure 3.1 Gawler River Flood Map Excerpt

3.2 Local Catchment Flood Plain Assessment

A HEC-RAS backwater curve model has been compiled to define the extents of the 1:100 year flood plain of the watercourse through both development land areas when subject to flows from the local catchment. The HEC-RAS model includes the entire watercourse between Germantown Road and St Andrews Road.

Below is a summary of the key findings of this hydraulic modelling:

- The existing box culvert beneath Gawler River Road discharges flows in a southerly direction at approximately 0.2 m³/s;
- When the flow capacity of the box culvert is exceeded the crown level of Germantown Road governs the flood levels at the downstream end of the watercourse. The peak 1:100 year flood level across the southern and western portion of neighbouring Section 727 is 15.2 mAHD. This flood level causes spill to occur along much of the length of Germantown Road between the intersections with Gawler River Road and Coats Road. The greatest depth of spill across Germantown Road is 0.21 metres, occurring approximately 115 metres north of the intersection with Gawler River Road. This flood level also inundates the south-western corner of the subject land;
- The maximum depth of ponding is 1 metre at the low point adjacent to the western boundary (adjacent to Germantown Road);
- The 1:100 year flood plain is fairly well contained along the upper reach of the U-shaped depression, which traverses the eastern extents of the Craven land. The peak 1:100 year flood level across the eastern portion of the Craven land varies from 15.2 mAHD to 15.8 mAHD.
- The 1:100 year flood plain is fairly well contained along the upper reach of the watercourse, which traverses the eastern extents of neighbouring Section 727 before bisecting the subject land. There is a depression on the northern side of the watercourse, in the centre of the subject land, where flows are shown to 'back-up' during a 1:100 year event; and
- The peak 1:100 year flood level across the Gazzola land varies from 15.8 mAHD to 16.6 mAHD.

A CAD based plan has been prepared that shows the 1% AEP flood plain resulting from local catchment inflows on the detailed survey, and shows the estimated flood contours in 0.1 metre intervals to AHD (refer Appendix B).

3.3 Flood Plain Management Recommendations

1 Filling

The *Flood Plain Management Requirements Plan* enclosed in Appendix B assumes that the existing watercourse would be retained and that some adjoining areas would be filled to establish allotments and/or building envelopes, as the HEC-RAS model demonstrated that this would have a negligible impact on the flood plain and the 1:100 year flood levels across the subject land. There should generally be no filling elsewhere within the 1:100 year flood plain.

Filling is required within allotments 6 to 11 within the Gazzola land to ensure that these allotments are higher than the adjoining section of Dawkins Road along the front boundary of these allotments, which drain to a trapped low point in front of allotment 7 / 8. Dawkins Road has a threshold high point level of 18.1 mAHD before flows would be able to continue in a

westerly direction along Dawkins Road. A minimum floor level for allotments 6-11 have been set to allow for a nominal 100mm flow depth and 300mm freeboard to this threshold level.

It is also noted that Council's Development Plan requires that:

- Filling for driveways should be a maximum of 100 millimetres above natural surface level and no more than 5 metres wide; and
- Filling required to raise the finished floor level of a building should not extend more than 10 metres beyond the external walls of that building, and should be of good quality composition and compaction providing suitable ground stability in the event of flooding.

2 Culvert Crossings

New culverts are proposed where the watercourse crosses St Andrews Road and the internal roads within the both the Craven (two crossings) and Gazzola land areas (one crossing). Two options have been presented for these four (4) culvert crossings as follows:

- Option 1 - 4 x 2400mm wide x 450mm high box culverts with a deck level that is 0.7 metres above the upstream invert level of the culvert. Culvert capacity to cater for the 1:100 year flow of 6.4 m³/s with no overtopping; and
- Option 2 - 2 x 2400mm wide x 300mm high box culverts with a deck level that is 0.45 metres above the upstream invert level of the culvert, with overtopping permitted to a maximum flow depth of 0.15 metres in the 1:100 year event.

Further options could be considered as part of future detailed design, provided that an equivalent performance standard is achieved.

3 Floor Levels

The Development Plan requires that the *"finished floor level for dwellings....should be a minimum of 300 millimetres above the height of a 1-in-100 year average return interval flood event"*, and recommended minimum finished floor levels have been nominated for dwellings on proposed allotments that are adjacent to the 1:100 year flood plain of the watercourse. Recommended finished floor levels are listed in Table 3.1.

Table 3.1—Minimum Floor Levels

Allotment	Minimum Floor Level (mAHD)
Craven Land	
101, 102, 103, 104, 105	15.5
106, 107, 108, 109, 110	15.5
111	15.8
112, 113	16.1
114	16.0
115, 116	15.9
117	15.8

Allotment	Minimum Floor Level (mAHD)
Gazzola Land	
1, 2, 3, 4, 5	-
6, 7, 8, 9, 10, 11	18.5
12, 13, 14, 15, 16	-
17, 18, 19	16.5
20, 21, 22	-
23, 24	16.2
25, 26, 27	16.3
28	16.2
29	16.1
30 - 40	-
41, 42, 43	15.5
44 - 55	-
56	16.8
57, 58	16.7
59, 60, 61	-
62, 63, 64, 65, 66	16.6
67	16.7
68, 69	16.9



4 Stormwater Management

4.1 Council Requirements

We are not aware of any specific requirements that Council has stipulated regarding its expectations for stormwater management associated with the 2 proposed land developments. However, based on the limitations of the site with respect to unavailability of a downstream receiving stormwater system, and our recent experience with a similar land development proposal in Lewiston that was similarly constrained, we would expect the following requirement to apply:

- No increase in flow rates or flow volumes from the post development compared to pre-development for up to and including a one in 20 year Average Return Interval (ARI) rainfall event

4.2 Proposed Measures Overview

It is proposed that:

- Dwellings and structures within each allotment provide rainwater tank storage (beyond the 1kL mandatory minimum as required by South Australian Building rules) to capture and reuse roof runoff on site, reducing the volume of flow spilling to the road reserve; and that
- The road reserve drain to the watercourse that meanders through the two development sites; and that
- A drainage flow path be established from Dawkins Road to the internal watercourse, to enable drainage of the local trapped low point in the vicinity of Lots 6-11 (Gazzola land). The drain is nominated to be an underground drain, with a nominal minimum size of 375mm dia, for the purposes of providing a functional level of drainage performance at this location.
- The natural hollow formed by the watercourse through Lots 101-108 (Craven land) be utilised as a retention basin, receiving runoff from both development areas, be sized so as to promote infiltration and evaporation, such that it does not overflow via the existing culvert under Gawler River Road more than once in every 20 years on average. Some minor earthworks (excavation) is required within Lots 105 and 106 in order for stormwater to spill into the western portion of the storage area.
- Underground drainage within the land division, for the purposes of road drainage, has not been evaluated at this time. It is anticipated that the requirements for this would be assessed in association with detailed road design. Road drainage flow directions have been assessed at a conceptual level and it would appear feasible for all roads to drain via surface flows to the receiving watercourse that meanders through the sites.

These items shown diagrammatically on the Site Stormwater Management Plan enclosed in Appendix D.

4.3 Proposed Measures Assessment

A daily timestep MUSIC water balance model has been established to simulate the long term performance of the proposed arrangement, utilising the Two Wells long term daily rainfall record (1889-2016, Bureau of Meteorology rainfall gauge 023028).

The model arrangement represents the following developed catchment arrangement:

- An average of 200m² of impervious site area draining to a 45kL rainwater tank, per allotment. This totals 1.72ha (86 allotments).
- Spill from all tanks draining to the road reserve and draining through to the corresponding pond
- An average of 200m² of additional impervious area per allotment (1.72ha), and impervious area associated with the road reserve (50% impervious site coverage across 3.267ha of road reserve area). This totals 3.35ha of additional impervious area.

The following model parameters have been adopted:

- A permeability rate of 1.8mm/hr (5×10^{-7} m/s) has been adopted for the basin. This is based on soils at the site being classified on PIRSA mapping as "M2 - Deep friable gradational clay loam", which is interpreted to correlate with a medium clay
- Basin properties of 6,900 m³ capacity, 4.4ha surface area at culvert spill level of 14.81mAHD
- An average daily withdrawal of water from the rainwater tank of 100 L/day/allotment. This is based on an assumed demand of 70 L/day¹ (toilets) and a nominal outdoor demand of 30L/day

¹ Source: *Understanding and Predicting Household Water Use for Adelaide* (Goyder Institute for Water Research, 2014)

Key retention basin parameters are as follows:

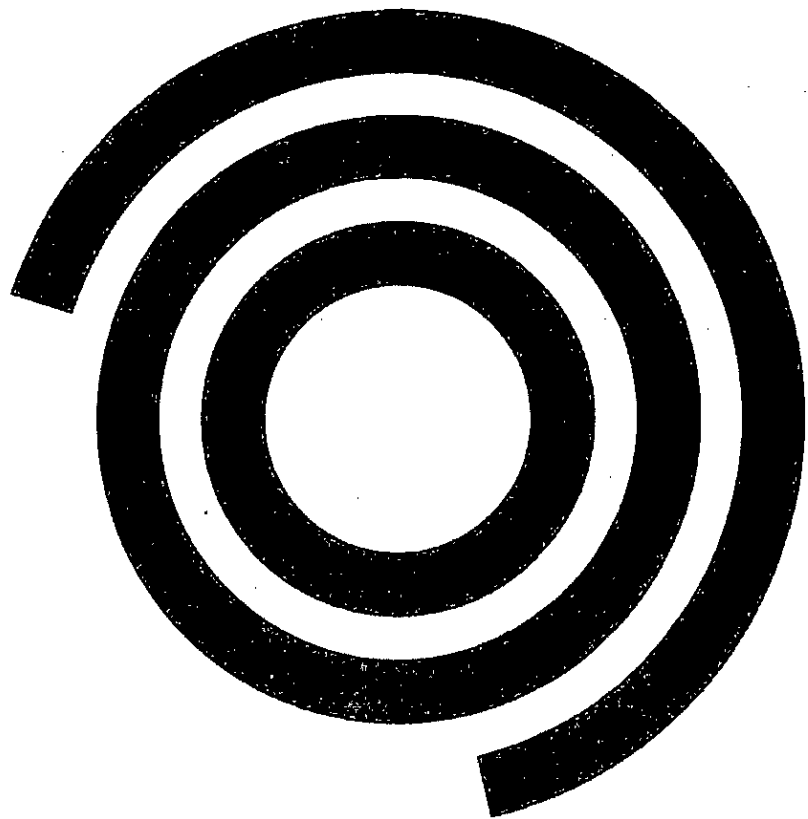
- Lowest basin invert level: 14.20 mAHD (Lot 105)
- Gawler River Rd culvert invert level (max permanent water level): 14.81 mAHD
- Basin surface area (max permanent water level): 4.4ha
- Basin storage volume (to max permanent water level): 6,900m³

The MUSIC model shows two overflow events from the basin (April 1889, January 1941), over the entire period of simulation (128 years, 1889-2016). This result indicates that the post development 20 year Average Recurrence Interval flow rate discharged from the site is effectively zero, with spill from the site only occurring in extremely wet years when flows would otherwise have been expected, thus meeting Council's requirement that the development result in no increase in peak 20 year ARI flow rate.



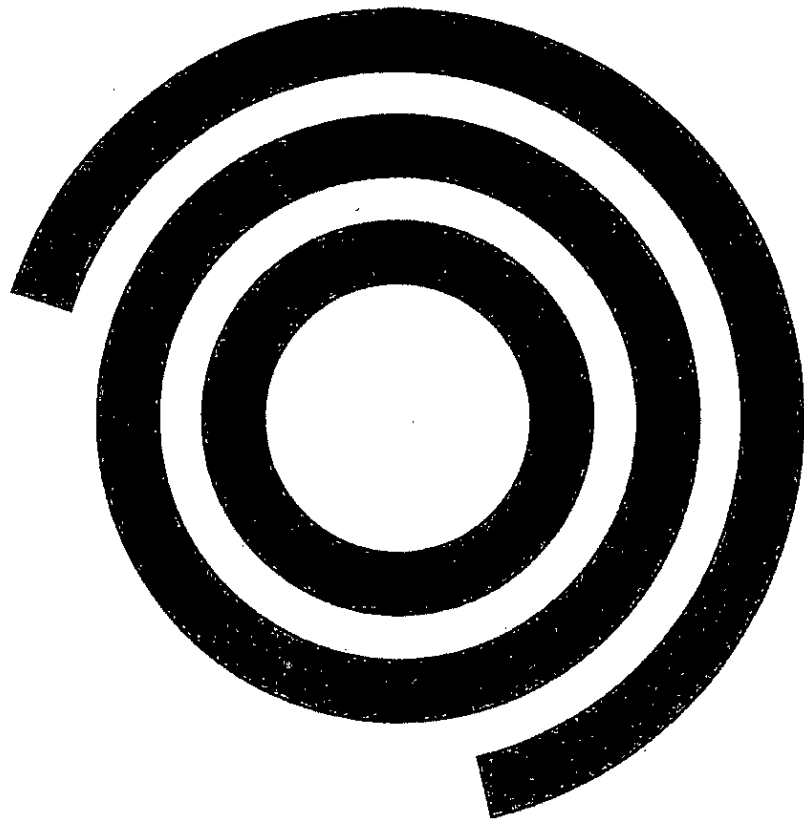
Appendix A

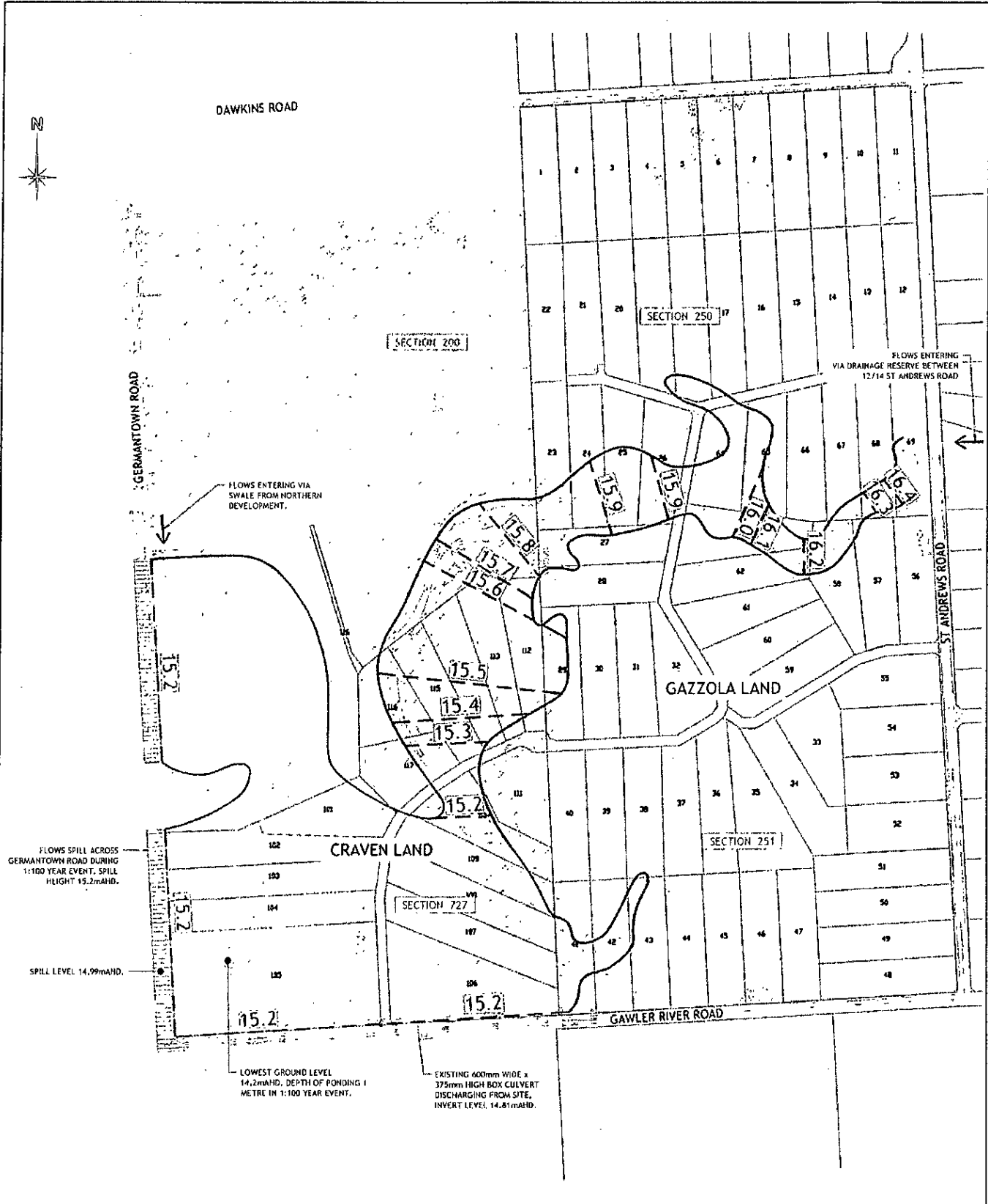
Gawler River Flood Plain Mapping (from AWE, 2015)



Appendix B

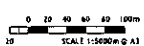
1% AEP Site Flood Contour Plan





- LEGEND**
- ESTIMATED 1:100 YEAR FLOOD ENVELOPE
 - ESTIMATED 1:100 YEAR FLOOD CONTOUR (EXISTING)
 - ESTIMATED 1:100 YEAR SPILL HEIGHT 15.2mAHd
 - AREA BELOW BOX CULVERT INVERT LEVEL 14.81 mAHd.

PLAN VIEW
SCALE 1:5000 @ A3



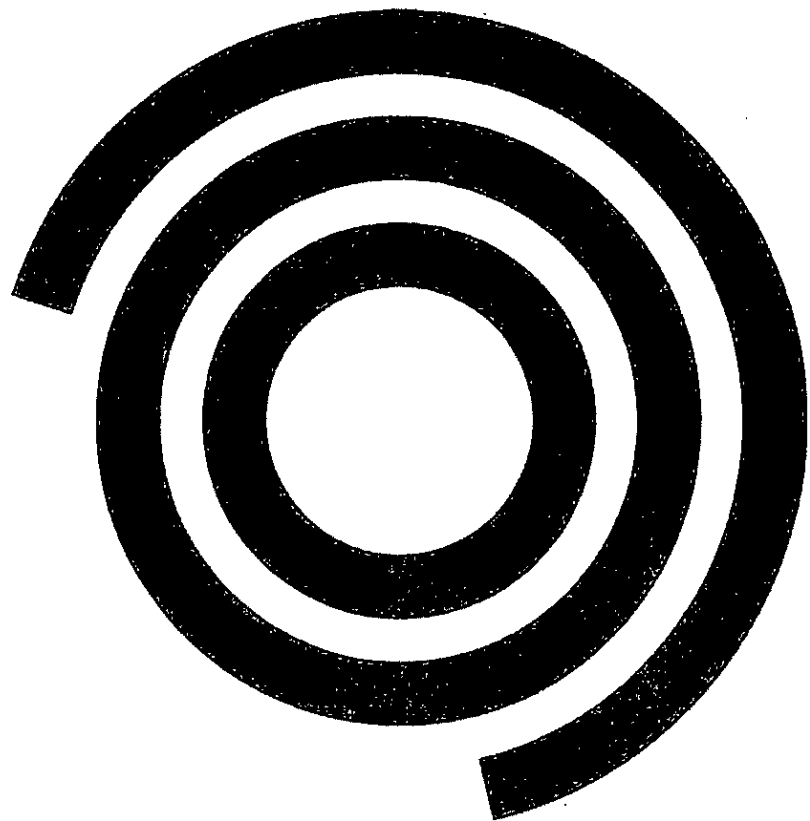
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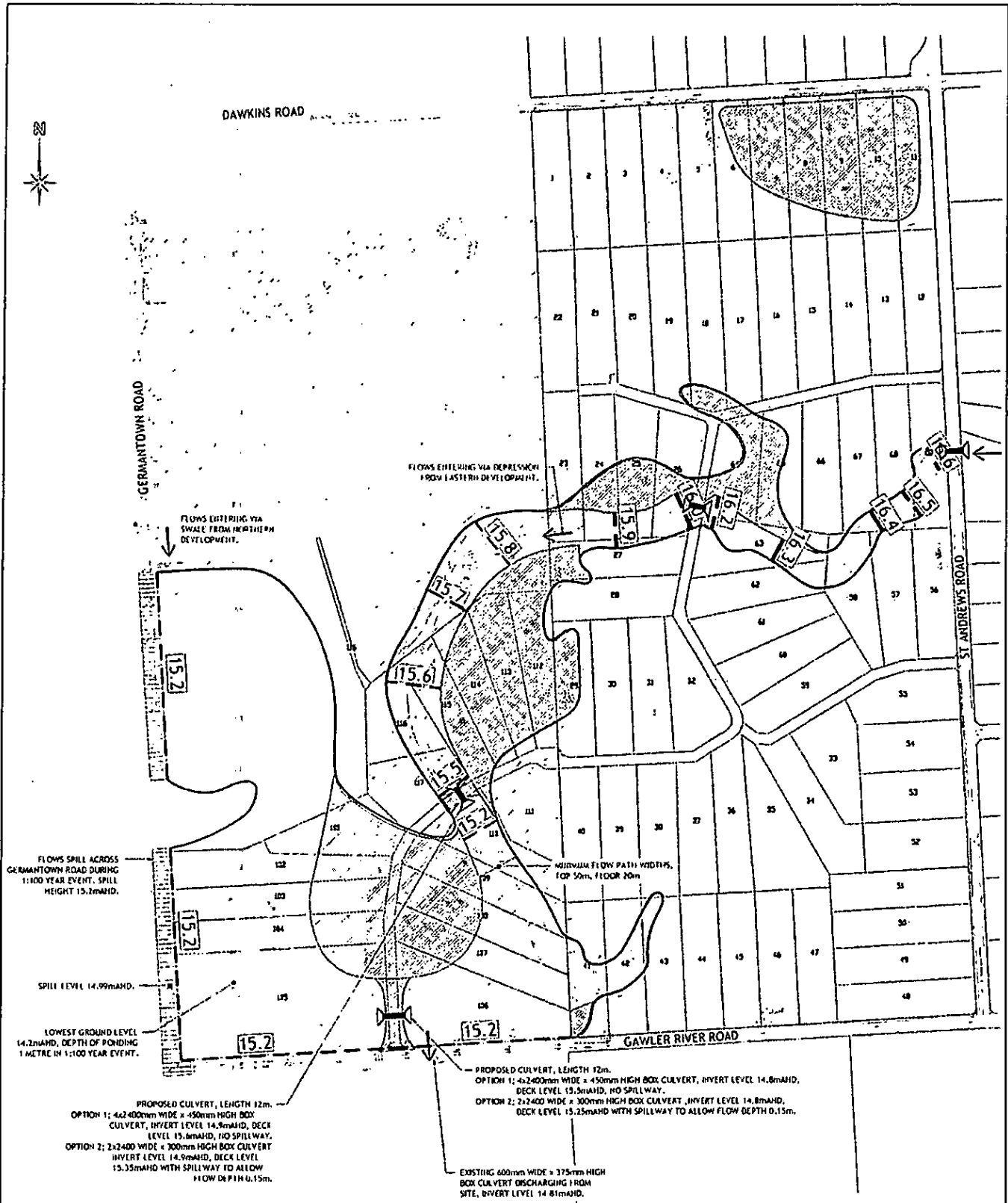
SHEETS	01
DRAWINGS	18035
DATE	21/09/2019

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 LEWISTON
 1% AEP FLOOD PLAIN CONTOUR PLAN

Appendix C

Flood Plain Management Plan

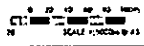




- LEGEND**
- ESTIMATED 1:100 YEAR FLOOD ENVELOPE.
 - ESTIMATED 1:100 YEAR FLOOD COITOUR (POST FILL)
 - ESTIMATED 1:100 YEAR SPILL HEIGHT 15.2mAH.
 - AREA BELOW BOX CULVERT INVERT LEVEL 14.81mAH.
 - AREA OF PROPOSED FILL TO ESTABLISH ALLOTMENTS AND/OR BUILDING ENVELOPES.

PLAN VIEW
SCALE 1:5000 @ A3

NOTE: FOR FINISHED FLOOR LEVEL REFER TO ACCOMPANYING SOUTHFRONT REPORT.



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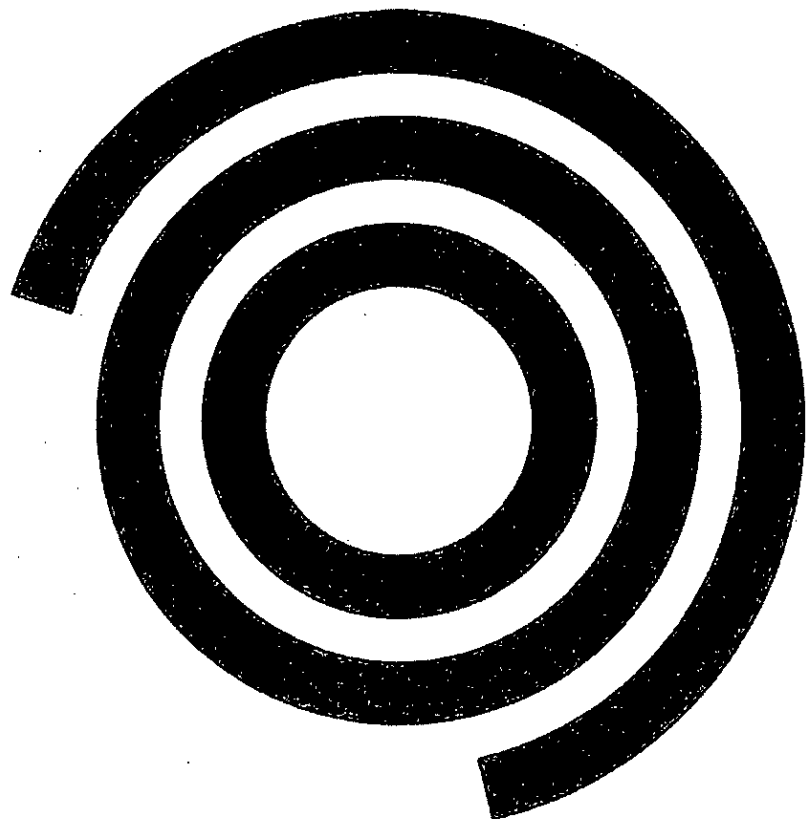
SHEET NO.	07
DRAWING NO.	18035
DATE	21/06/2019

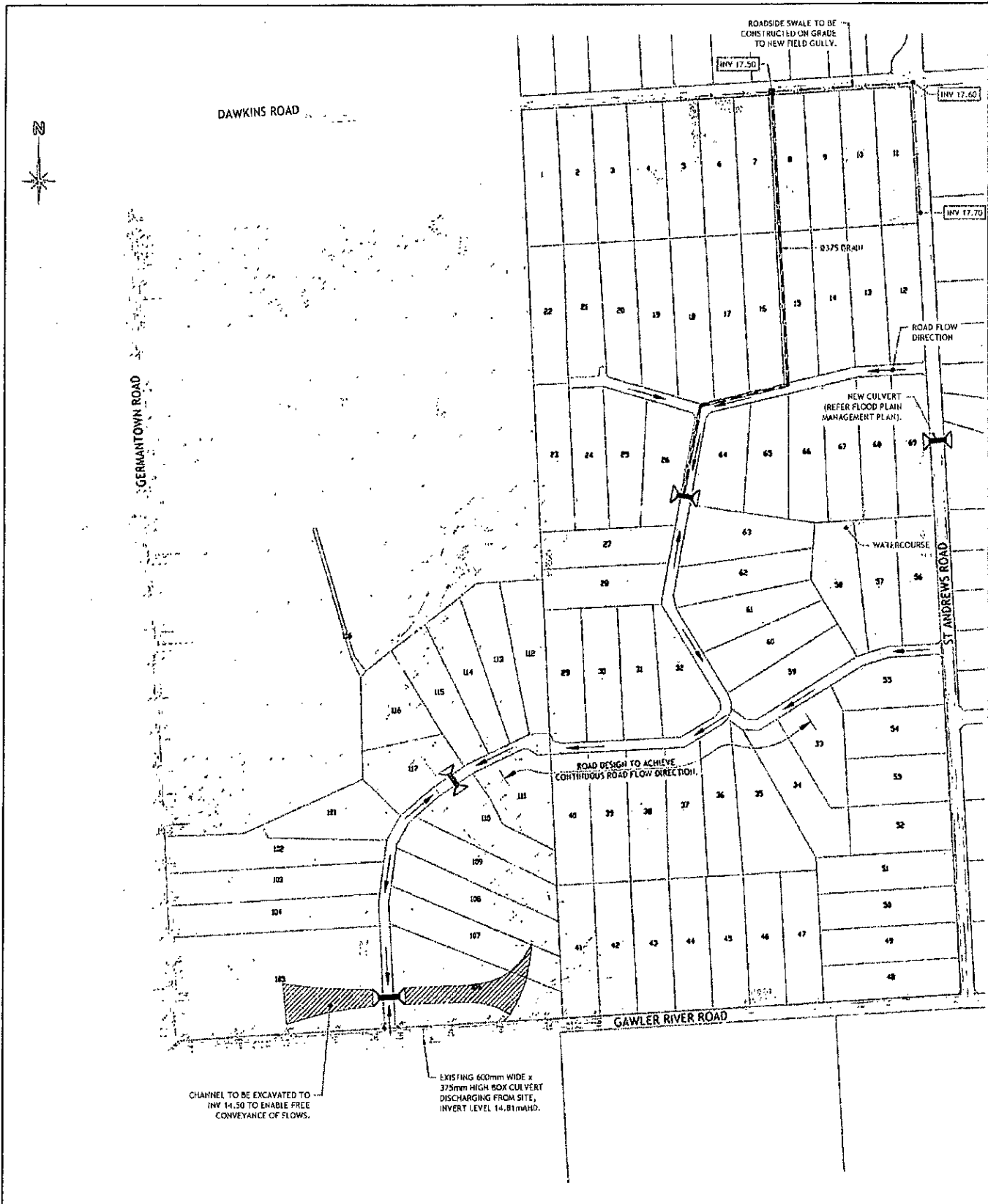
CLIENT
 ANDREW DAVIDSON PROPERTY DEVELOPMENT CONSULTANTS

PROJECT
 CRAVEN, GAZZOLA LAND DEVISIONS
 LEWISTON
 FLOOD PLAIN MANAGEMENT PLAN

Appendix D

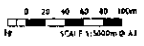
Site Stormwater Management Plan





PLAN VIEW
SCALE 1:500 @ A3

- LEGEND**
- — — — — EXISTING WATERCOURSE ALIGNMENT
 - — — — — ROADSIDE SWALE
 - — — — — NEW UNDERGROUND DRAINAGE
 - — — — — DESIGN ROAD FLOW DIRECTION



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DRAWING No.	18035
DATE	21/06/2019

ANDREW DAVIDSON PROPERTY DEVELOPMENT CONSULTANTS
 CRAVEN, GAZZOLA LAND DEVISIONS
 LEWISTON
 STORMWATER MANAGEMENT PLAN

**No. 41 - 53 Gawler River Road, Lewiston
Section 250 & 251
D.A. 312/D042/18**

On-site Wastewater Management Report

Prepared for

Ms. Nives Gazzola & Mr. Tom Craven

Proposed Rural-living Subdivision (69 Allotments)



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Job No. 1912-043

Feb 2020

1 Introduction

The client (Ms. Nives Gazzola & Mr. Tom Craven) have engaged Herriot Consulting to investigate wastewater management for the proposed 69 allotments rural living precinct located at sections 250 and 251 Gawler River Road, Lewiston. The EPA has formulated a response in accordance with the current Adelaide Plans Council Development application and is seeking confirmation of wastewater disposal for the residential allotments.

Initial investigation has concluded no SA Water or CWMS collection systems are located in the vicinity of the mentioned development. This report will outline the preferred method of wastewater treatment including soil testing results, wastewater calculations and summary report and strategy for the treatment of waste in accordance with council's wastewater systems policy.

2 Design Objectives

The objective of the 'Onsite waste-water management study' is to investigate the relevant site, soil, public health and economic factors that can impact on the selection, location and design of an on-site wastewater management system to determine:

- Whether or not the site is suitable for an on-site wastewater management system;
- The best on-site wastewater management system for the site and soil conditions presented and development proposed

This study has been prepared in accordance with:

- Australian Standard AS1547: 2012 'On-site Domestic Wastewater Management'
- On-site Wastewater Systems Code (The Code)

3 Scope of Works

The scope of works undertaken for this site evaluation included:

- **Desktop Study:** An initial investigation to collate relevant information about the site and proposed development prior to the site inspection
- **Site Assessment:** An on-site inspection by an engineer to record land surface, site features, identify potential site constraints and define the most appropriate land application area.
- **Soil Assessment:** A subsoil investigation to record the soil profile and relevant soil properties to determine potential soil limitations
- **System Design:** An evaluation of the expected wastewater flowrate, site and soil limitations to select, size and position a treatment unit and land application system that provide best practical option.

4 Site Assessment

The following relevant site features were recorded and given an assessment in terms of their potential constraints to onsite wastewater management.

- Surface Gradient : Approx. 1:200 (0.5%) down to the watercourse
- Subject to 1 in 10yr flooding : Is not, due to the road swale drainage at Northern, Eastern and Southern boundary.
- Water Table : Not encountered within the 3m and 4m sampling depth.
- Well, bore or Dam : Yes, 4 observation/ monitoring bores along the eastern boundary of the site (one is backfilled).
- Watercourses and Dams : A watercourse running from east to west at the centre of the site.
- Water Supply Type : Mains Water

4.1 Setbacks

The following setbacks have been sourced from AS1547:2012 'On-site Domestic Wastewater Management' and 'The Code'. Setbacks provided assume secondary treatment and surface disposal.

Site Feature	Constraint Factors	Minimum Setback
Dwellings & Property Boundaries	Low	1.5m (Downslope) 3m (Upslope)
Swimming Pools, Driveways & Swimming Pools	Low	3m (Downslope) 6m (Upslope)
Paths & Walkways	Low	3m (Downslope) 6m (Upslope)

4.2 Site Assessment Discussion

A range of site features that commonly place limitations on on-site wastewater management have been assessed and classified. The following site features were identified:

- The site is very flat and has minimal undulation. Potentially subject to surface ponding, land application area must be avoided at the location.
- A watercourse is shown in 'Naturemaps' but no sign of water erosion or channelling. Recent survey shows crops overgrown throughout the watercourse. Require further justification for implication of 50m setback requirement.
- The proposal plan indicates all allotments have an area greater than 1ha. The setbacks constraint factor will be very minimal in this land division.
- Observation bores are present along eastern boundary of the site. Check if the well is used for any domestic/ agricultural purposes prior to construction. If the well is used for these purpose, the disposal area will need to be relocated to the extent of require setback.

5 Soil Assessment

The location of the boreholes drilled during the site inspection is shown on the attachment. Physical and soil properties were recorded on profile logs. Fifteen (15) boreholes were drilled across the site.

The following properties were recorded for each soil horizon:

-Horizon depth and type	-Soil Colour	-Texture & Structural Stability
-Groundwater Depth	-Soil Description	-Shrinkage Index

5.1 Soil Assessment Discussion

Generally the topsoil consisted of a light-brown clayey Sand (SC) to 0.15m depth, overlying very stiff to hard clays of high plasticity sandy Clay (CH) to at least 0.5m depth. The remainder of the sample are generally composed of low to high plasticity sandy Clay (CL-GC, CL-ML & CH).

This soil profile is not suitable for the longterm disposal of primary treated effluent by soakage due to insufficient depth of suitable soil. An Aerated Wastewater Treatment System (AWTS) with a surface sprayed irrigation system for disposal of disinfected, secondary treated effluent is recommended.

6 On-site Wastewater Management System Design

The design process adopted here involves an evaluation of the expected wastewater flow, site limitations and soil limitations, to select size and position a waste treatment unit and land application system that will provide the best practical option.

6.1 Design Irrigation Rate (DIR):

The Design Irrigation Rate (DIR) for the site under consideration is nominated as 4.5L/m²/day. This value is approximately the long term potential point evapotranspiration average for the region based upon a tall grass covering of the irrigation area¹. Previous experience has shown this to be an appropriate value.

The irrigation area is required to be planted with salt & nutrient tolerant plants, as evapotranspiration will be relied upon as the means of effluent disposal (see the attached list of suitable species as a guide). To facilitate uptake of the effluent for evapotranspiration and prevent runoff due to the very high reactivity and low permeability of the soil, the topsoil is to be cultivated to a depth of 150mm and covered with a layer of mulch. If quality soil is not present at the application area, 200mm of clean sandy loam topsoil is to be imported over the irrigation area and covered with a layer of mulch.

6.2 Design Daily Inflow to Treatment System:

In accordance with Section 5 of the Code, the loadings are adopted based upon the minimum 6 equivalent persons. Should the property owners wish to make allowance for higher occupation, then this office should be advised immediately.

Equivalent Persons (EP)	Flow rate L/p/d (DF)	BOD ₅ loading g/p/d
6	150	50
Total	900L/d	300g/d

An Aerated Wastewater Treatment System (AWTS) providing secondary treatment is required and is to be sourced from a manufacturer certified by SA Health. A list of approved suppliers is available at:

<https://www.sahealth.sa.gov.au/wps/wcm/connect/public+content/sa+health+internet/protecting+public+health/water+quality/wastewater/wastewater+products>

The particular product chosen must be sufficient to manage the BOD₅ organic loading as calculated above and the hydraulic loading. A desludging frequency of 4yrs is appropriate for residential premises.

6.3 Design Area Required (Spray Irrigation):

$$A = \frac{\text{Daily inflow}}{\text{Litres/M}^2/\text{Day}}$$

Where, Litres/M²/Day = nominated application rate
Daily inflow = calculated previously
A = Irrigation area required

$$A = \frac{900\text{L}/\text{Day}}{4.5\text{L}/\text{m}^2/\text{Day}} = 200\text{m}^2 \text{ of irrigation area required}$$

6.4 Summary:

- Design Irrigation Rate of 4.5L/m²/day.
- Sprayed surface irrigation area of 200m² on each dwelling.
- 200mm layer of clean sandy loam topsoil to be spread over the irrigation area and covered with a layer of mulch. Or cultivate topsoil to a depth of 150mm if sandy topsoil is presented and covered with a layer of mulch
- Aerated Wastewater Treatment System (AWTS) with 900L/d hydraulic capacity and 300 g BOD₅/d capacity.
- Desludging frequency of at least every 4 years.

7 Others Matters

7.1 Stormwater Control

Stormwater must not discharge onto the wastewater treatment system as it can overload the system. Similarly, stormwater must not be directed onto the nominated effluent management area as it can saturate and overload the area.

7.2 Routine Maintenance Period

The individual home owners will enter into a contract to ensure wastewater treatment systems are inspected and maintained in accordance with manufacturer specifications.

7.3 Plumbing

All plumbing must be undertaken in accordance with the SA Code of Practice for Plumbing and Drainage. Pipes and fittings complying with AS/ NZS 4130 and AS/ NZS 4129 or with AS/ NZS 1477 are suitable for header and main pump pipework. All pipes or pipe sleeves and identification tapes must be coloured purple as per AS 2700 and marked with the following in accordance with the AS 1345 "WARNING RECYCLED/RECLAIMED WATER - AVOID CONTACT/CONSUMPTION".

7.4 Detailed Design

A detailed system design will still be required at the 'Application to Install' stage. This design will include the size and location of all system components. These additional requirements will be furnished by the nominated treatment system suppliers / installers.

7.5 Protecting from Vehicles and Livestock

Disposal areas should not be driven or trampled by livestock as it can damage distribution lines and important system components.

7.6 Vegetation

Application areas must be vegetated prior to commissioning. To minimise environmental impact in general it is recommended that effluent management areas (EMAs) are located within asset protection zones.

8 Recommendations

- Installation of a SA Health Accredited Aerated Wastewater Treatment System (AWTS) with capacity to treat the design flowrate (900 L/d) to a secondary treatment standard with disinfection.
- Model, schematics and associated documentation of the above treatment type to be provided by client upon consultation with installer/plumber. Schematics and documentation of selected model to be attached upon submission with this report.
- Internal sanitary drainage lines, services and connections to treatment node as per Plumbing/Architectural detail (unless noted otherwise).
- Herriot recommends all of the following irrigation type are suitable for installation on each new dwellings in this land division:

On-site Wastewater System Type	Minimum area Required
Surface Irrigation (Secondary Treated)	200m ² per Lot

- Further site-specific details (for example, accurate sprinkler and distribution line positioning within the proposed irrigation area), if required, may be determined in consultation with the home owners plumber / irrigation installer.
- Surface water diversion measures are to be implemented upslope of, and around the application area sufficient to prevent rainfall and runoff from the surrounding land flowing through or any runoff from exiting. This requirement may be reassessed during construction due to the minimal gradient on the site.
- The irrigation area must be planted with appropriate flora to ensure transpiration of the recycled water. Plants must be suitable for transpiration of recycled water and be salt and nutrient tolerant, see attachments for suitable species.
- The performance of the Wastewater Disposal System is dependent on even distribution over the proposed area. To ensure this, the irrigation area is to be installed parallel to the surface contours (where applicable) to reduce the cross-fall over the area, unless noted otherwise.

9 Limitations

Herriot Consulting Pty Ltd has prepared this report for the exclusive use of our client, for this project only and for the purpose(s) described in the report. It should not be used for other projects or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Herriot, does so entirely at its own risk and without recourse to Herriot for any loss or damage.

In preparing this report Herriot has necessarily relied upon information provided by the client. The results provided in the report are indicative of the surface or subsurface conditions only at the specific sampling or testing locations, and then only to the depths investigated and at the time the work was carried out. Under no circumstances can it be considered that these findings represent the actual state of the site at all points.

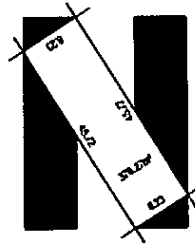
Subsurface conditions can change abruptly due to variable geological processes and also as a result of anthropogenic influences. Such changes may occur after Herriot's field testing has been completed.

Herriot's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Herriot in this report may be limited by undetected variations in ground conditions between sampling locations. The advice may also be limited by constraints imposed by others or by site accessibility.

Should any site conditions be encountered during construction that vary significantly from those outlined and discussed in this report, this office (Herriot) is to be notified so further assessment and possible design alteration can be undertaken.

This report must be read in conjunction with all of the attached notes and should be kept in its entirety without separation of individual pages or sections. Herriot cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion given in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Herriot. This is because this report has been written as advice and opinion rather than instruction for construction.



North East Conveyancers

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John Paholski

Ref: 32632

20 August 2021

Registrar-General
Lands Titles Office
101 Grenfell Street
ADELAIDE SA 5000

Dear Madam,

RE: AGREEMENT UNDER PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016
PURSUANT TO SECTION 193(1) 13580414

The above Land Management Agreement has been registered over the incorrect Certificate of Title.

The Agreement is intended to apply to Certificates of Title 5819/595 and 6183/933 as per the Annexure to the Application to Note executed by the Adelaide Plains Council, however the Application to Note refers incorrectly to 6186/933 which is unrelated, and is located in Port Lincoln.

Could you please correct the Registration to remove the AG from 6186/933 and record it over 6183/933.

If you have any queries on this matter, please do not hesitate to contact this office.

Yours faithfully,
North East Conveyancers

Mark Paholski