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BY LANDS TITLES OFFICE

SCHEME DESCRIPTION  
Development No. 145/C015/99

## SCHEME DESCRIPTION

### COMMUNITY PLAN No. 21109 INC

**Lot 211 Port Road, Aldinga 5173**

#### **Certificate as to preparation of Scheme Description**

Certified correctly prepared in accordance with the requirements of the *Community Titles Act 1996* by the person who prepared the document.



Lyn Adams – Registered Conveyancer

52a Gilbert Street, Adelaide 5000

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SCHEME DESCRIPTION  
Development No. 145/C154/2006/1-C  
145/C 015/2007/002  
Page 1 of 12

## COMMUNITY CORPORATION

No. 21109 Inc.

Aldinga Arts Eco Village

Aldinga

"This is the copy of the scheme description referred to in the attached  
certificate"

*Adrian Oakey*  
.....  
Adrian Mark Oakey

## SCHEME DESCRIPTION

1. All consents and approvals required under the Development Act 1993 in relation to the division of the land in accordance with this scheme description and the relevant plan of community division have been granted.

2. This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Development Act 1993 in relation to any other development envisaged by this scheme description

*Renee Mitchell*  
.....  
Name: Renee Mitchell

As delegate of the Council of the City of Onkaparinga

Dated: 21/3/07

**Geoffrey Adam & Co**  
Commercial and Property Lawyers

1<sup>st</sup> Floor R Pirie Street Adelaide South Australia  
GPO Box 2128 Adelaide SA 5001 Telephone: (08) 822 0355  
Facsimile: (08) 822 1007

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# COMMUNITY SCHEME DESCRIPTION

## PLAN NO. 21109 Inc.

### CONTENTS

	PAGE
<b>PART 1 - ETHOS AND PHILOSOPHY</b>	<b>4</b>
<b>PART 2 - PRELIMINARY</b>	
1 Definitions	4
2 Interpretation	6
<b>PART 3 - IDENTIFICATION &amp; DIVISION OF THE COMMUNITY PARCEL</b>	
3 Identification of the community parcel, lots and common property	7
4-6 Division of the community parcel	7
<b>PART 4 - USE OF THE LOTS AND THE COMMON PROPERTY</b>	
7-10 Use of the lots	7
11 Use of the common property	8
<b>PART 5 - STANDARD OF DEVELOPMENT</b>	
12 Initial building and other works	8
13 Subsequent building and other works	8
<b>PART 6 - STAGES AND TIMING OF DEVELOPMENT</b>	
14 Stages of development	8
15 Completion of service infrastructure before development on community lots	9
16-17 Timing of development	9
<b>PART 7 - DEVELOPMENT OF COMMUNITY LOTS</b>	
18-19 The developer's development obligations	9
20 An owner's development obligations	10

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CHECKED BY LANDS TITLES OFFICE

SCHEME DESCRIPTION  
Development No. ~~145/C16/2006/1-C~~ <sup>145/2015/24/153</sup> <sup>RD</sup>  
Page 3 of 12

**PART 8 - DEVELOPMENT OF THE COMMON PROPERTY**

21-22 The developer's obligations 10

**PART 9 - CONDITIONS IMPOSED UNDER THE DEVELOPMENT ACT**

23 Conditions of development imposed under the Development Act 10

**PART 10 - OTHER FEATURES AND INFORMATION**

24-28 Other important features of the scheme 10

29 Other information required by the Regulations 11

**ATTACHMENTS** 12

## PART 1- ETHOS AND PHILOSOPHY

The Aldinga Arts Eco- Village has been designed not only to be a village by name but also by layout and function.

The Village is for creative people, you and I, young and old.

The Aim of Aldinga Arts Eco- Village is to have the essential elements that make living a pleasure. Through equal emphasis on the creative arts and permaculture, the Village will provide the opportunity to drive the sustenance for productive, creative and artistic livelihoods and living.

The Vision is an oasis in a threatened environment - an ecologically sensitive village designed for, and by, creative people as a centre for the Creative Arts within an organic market garden and rural creek setting at Aldinga on the Fleurieu Peninsula of South Australia.

The Aldinga Arts Eco-Village is an innovative housing development designed to enhance housing options in the township of Aldinga and fitting snugly into the social and economic fabric of its surrounding communities.

The location will enable residents of the Village to participate fully and actively in the local commercial, and the wider community, facilities and schools.

The 'Arts and Permaculture' emphasis of the Aldinga Arts Eco-Village will encourage its residents to interact regularly, to live in a clean and semi-rural environment and to support, care for, create, educate and share with each other.

The Aldinga Arts Eco-Village development has been designed with an emphasis on

- orientation for the incorporation of passive solar building designs to maximize energy efficiency;
- 'open space' considerations to enable the development of a village common, community gardens, horticultural and recreational areas.

## PART 2 - PRELIMINARY

### Definitions

In this scheme description unless otherwise appears

"Act" means the Community Titles Act 1996;

"cluster housing purposes" means cluster housing that is designated for residential purposes;

"commercial purposes" means the performance or pursuit of trade or commerce including a hotel, motel or hostel and any other form of temporary residential accommodation for valuable consideration and any business or craft but excluding any industrial use or activity other than a cottage industry;

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SCHEME DESCRIPTION  
Development No. 145/C154/2006/LC  
145/C015/1999/LC  
Page 5 of 12

"common property" means the common property within the Plan and includes the service infrastructure (except any part of the service infrastructure that provides a service to only one lot) and any other property that comprises the common property pursuant to the Act;

"community and cultural purposes" means use for community and cultural activities and events and uses (including activities, events and uses for which fees or charges are imposed);

"community lot" means a community lot within the Plan and, where appropriate, includes any building or other improvement on the community lot;

"community parcel" means the land divided by the Plan but does not include a street, road, thoroughfare, reserve or other similar open space upon vesting in a council or prescribed authority or reverting to the Crown;

"corporation" means this Community Corporation;

"Council" means the City of Onkaparinga and any subsequent municipal or district council for the area in which the community parcel is located and any other statutory authority performing or responsible for the role, decisions and activities of a municipal or district council for that area;

"designated" means designated on the Plan;

"developer" means the registered proprietor of the land comprising the community parcel immediately before the plan of community division was deposited in the Lands Titles Registration Office;

"Development Act" means the *Development Act* 1993 as amended or replaced from time to time and any regulations made pursuant thereto;

"Development Approval" means the development approval for the division of the land in accordance with the Plan in accordance with the development approval granted by the City of Onkaparinga on the 15th day of May 2001 and numbered 145/C015/1999/LC (as may be varied from time to time) and any subsequent planning, building or development approvals and/or consents for building and other works on the community parcel;

"development lot" means a development lot within the Plan;

"farming purposes" means use for farming that applies permacultural techniques;

"filed" means filed with the Lands Titles Registration Office;

"Guidelines" means the guidelines for architectural and developmental works prescribed by the corporation and any other guidelines prescribed by the corporation from time to time in relation to the community parcel;

"lot" means a community lot or a development lot within the Plan and, where appropriate, includes any building or other improvement on the lot;

"mixed purposes" means residential purposes, commercial purposes or both residential and commercial purposes;

"organic" means complying with the requirements, recommendations and practices

referred to from time to time in the 'National Standard for Organic and Bio-dynamic Production' adopted by the National Standards Association for Sustainable Agriculture Australia and its successors;

"permacultural techniques" means the techniques for land use that assemble conceptual, material and strategic components in a conscious design system to work with nature to create a permanent and sustainable environment for humans and all other forms of life, being techniques recommended by The Permaculture Institute and similar bodies;

"Plan" means the plan of community division filed with this scheme description and any amendment of that plan;

"Proposal" means the proposal plan granted development approval by the City of Onkaparinga on the 15th day of May 2001, a copy of which is included as Attachment A;

"Regulations" means the Community Titles Regulations 1996;

"residential purposes" does not include the use of a lot for the purposes of a hotel, motel or hostel but does include use as a bed-and-breakfast;

"service infrastructure" means the cables, wires, pipes, sewers, sewerage treatment system (excluding the waste water treatment plant), drains, ducts, conduits, spaces, receptors, reflectors, machinery, plant, and equipment constructed or installed at any time and from time to time by which the lots or the common property are provided with any system or service specified in the Act or designed to improve the amenity or enhance the enjoyment of the lots or the common property;

"stage" means a stage in the development of the community parcel in accordance with this scheme description; and

"waste water treatment plant" means the waste water treatment plant referred to in the Development Approval and specified in Development Approval 145/2953/2000.

#### Interpretation

- 2 In this scheme description unless otherwise appears
  - 2.1 all other words shall have the meaning (if any) ascribed by the Act and the Regulations;
  - 2.2 a reference to any Act, Regulations, document or plan must be construed as a reference to that Act, Regulation, document or plan as amended, varied or replaced.

### **PART 3 - IDENTIFICATION AND DIVISION OF THE COMMUNITY PARCEL**

#### **Identification of the community parcel, lots and common property**

- 3 The community parcel is identified in the Plan and the lots and common property into which the community parcel is to be divided are to be created in accordance with the Plan.

#### **Division of the community parcel**

- 4 The Plan is a primary plan being the division of the community parcel in stages into up to 185 community lots and common property.
- 5 The community parcel shall be initially divided into
- 5.1 90 community lots, and
  - 5.2 5 development lots, and
  - 5.3 common property.
- 6 Subject to this scheme description, the division of a development lot may create a further development lot.

### **PART 4 - USE OF THE LOTS AND THE COMMON PROPERTY**

#### **Use of the lots**

- 7 The community lots may be used as follows
- 7.1 up to 169 lots for residential purposes (depending upon the number of lots designated for cluster housing purposes);
  - 7.2 1 or 2 lots for cluster housing purposes;
  - 7.3 11 lots for mixed purposes;
  - 7.4 1 lot for community and cultural purposes;
  - 7.5 1 lot for commercial purposes; and
  - 7.6 1 lot for the reserve.
- 8 Only one dwelling may be erected on a community lot designated for residential purposes.



- 9 Multiple dwellings may be erected on the community lot designated for cluster housing purposes,
- 10 No person may reside on a lot other than in a dwelling that has been constructed in accordance with the Development Approval.

#### **Use of the common property**

- 11 The common property shall be used
  - 11.1 as a driveway to the community lots,
  - 11.2 as community open space,
  - 11.3 as accommodation for community facilities,
  - 11.4 for the accommodation and provision of the service infrastructure, and
  - 11.5 for farming purposes and for the purposes of waste water treatment plant.

### **PART 5 - STANDARD OF DEVELOPMENT**

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#### **Initial building and other works**

- 12 The standard of building and other improvements to be performed or made by the developer on the lots and the common property and of the materials to be used by the developer shall be of fair average standard or such higher standard as the developer, in its absolute discretion, may determine.

#### **Subsequent building and other works**

- 13 Any additional buildings or improvements, any alterations or additions to existing buildings or improvements, and any replacement of existing buildings or improvements (whether on a lot or the common property) shall be located, designed and constructed in a manner consistent with and to a standard of work and materials not less than
  - 13.1 the Guidelines prescribed by the corporation for such works, or
  - 13.2 where the corporation has not prescribed any Guidelines in relation to such works, the buildings and improvements undertaken by the developer.

### **PART 6 - STAGES AND TIMING OF DEVELOPMENT**

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#### **Stages of development**

- 14 Subject to this scheme description, the community parcel shall be developed in stages. After the initial stage, the community parcel shall be developed by the division of

development lots as indicated on the Plan but in whatever order the developer deems appropriate.

Owners of Lots created by the division of <sup>Development</sup> Lot 211 shall place their bins for collection in accordance with the plan included as Attachment C. RA

**Completion of service infrastructure for stage before development on community lots**

- 15 No development (other than development associated with the construction of the waste water treatment plant, service infrastructure, roadways or driveways) shall commence on a community lot or a development lot until the service infrastructure for that stage has been
- 15.1 completed by the developer or the corporation; and
  - 15.2 approved by the Council as completed.

**Timing of development**

- 16 Subject to this scheme description, the developer shall for each stage
- 16.1 make application for a land division certificate pursuant to section 51 of the *Development Act* within twelve (12) months of the sale of not less than one half of the community lots for the immediately preceding stage;
  - 16.2 commence the development for which the developer is responsible within twelve (12) months of the deposit of the plan for division of the development lot or lots for that stage;
  - 16.3 complete the development for which the developer is responsible within twentyfour (24) months of the date of commencement of the development for that stage.
- 17 Where market conditions (including the sale of community lots already created) require the deferral of a stage or stages of the development, the developer may extend the time for the application for development approval and the performance of the development works by a reasonable time (being not more than twenty-four (24) months).

**PART 7 - DEVELOPMENT OF COMMUNITY LOTS**

**The developer's development obligations**

- 18 The developer shall make the application for the land division certificate for
- 18.1 each stage of development of land within the community parcel; and
  - 18.2 development of the community lot for commercial purposes.
- 19 The developer shall be under no obligation to undertake the development of any community lot other than
- 19.1 the waste water treatment plant on the designated community lot in accordance with Development Approval I 45/CO 15/1999/LC; and
  - 19.2 the community lot designated for community and cultural purposes.

### **An owner's development obligations**

- 20 Where a community lot designated for use for residential purposes is transferred to a person other than the developer or the corporation and a dwelling has not already been constructed on that lot, that person shall construct a dwelling and undertake associated development on that lot in accordance with the Development Approval. However, this provision shall not
- 20.1 authorise the development of that lot prior to the completion of the service infrastructure for that stage; or
- 20.2 impose any obligation on the developer or the corporation to undertake such development.

## **PART 8 - DEVELOPMENT OF THE COMMON PROPERTY**

### **The developer's obligations**

- 21 Development of the common property created by the initial stage of development of the community parcel will be undertaken progressively by the developer from the commencement of the initial stage as required by the development of the community parcel and shall be completed - prior to the completion of the development of the community parcel. Development of the common property created by any subsequent stage may be undertaken by the developer during the development of that stage.
- 22 The developer will construct a driveway on the common property, undertake associated landscaping, install service infrastructure and perform all other works required by and in accordance with the Development Approval.

## **PART 9 - CONDITIONS IMPOSED UNDER THE DEVELOPMENT ACT**

### **Conditions of development imposed under the Development Act**

- 23 The Development Approval imposes conditions on the division of the community parcel and the construction of dwellings and associated development on the community lots and the common property. A copy of the Decision Notification Form (with the conditions set out in full) is included in Attachment B.

## **PART 10 - OTHER FEATURES AND INFORMATION**

### **Other important features of the scheme**

- 24 The community parcel, which is to be known by the name "Aldinga Arts Eco-Village", is intended to

- 24.1 provide a home and working place for creative people and their families;
- 24.2 abide by the ethics of permaculture which are expressed as
- (a) care of the earth and care of people and
  - (b) contribution of surplus (time, money and energy) to achieve the aims of earth and people care;
- 24.3 create a safe and healthy environment for its residents based on the principles of
- (a) respect for the spirituality of life;
  - (b) respect for the individual and freedom of expression;
  - (c) respect for the creative process and outcome;
  - (d) co-operation between occupiers in living and working;
  - (e) respect for the natural and indigenous environment;
  - (f) revitalisation of agriculture and horticulture through permacultural and organic principles and techniques; and
  - (g) creation and retention of native vegetation and wildlife habitats.
- 25 The community parcel shall facilitate and employ wherever reasonably possible the practice of permacultural and organic techniques on all community lots and the common property.
- 26 Permacultural techniques are based on the principles of
- 26.1 biodiversity;
  - 26.2 utilisation of solar energy;
  - 26.3 sustainable agriculture and horticulture;
  - 26.4 use of edible plants in landscaping;
  - 26.5 re-cycling of materials;
  - 26.6 minimal use of chemicals, particularly non-organic non-biodegradable chemicals; and
  - 26.7 the development of home and community gardens.
- 27 All community lots (other than the community lot used as a reserve) must be connected to the waste water treatment plant utilizing the sewerage treatment system.
- 28 There are no other important features of the scheme.

**Other information required by the Regulations**

- 29 No other information is required by the Regulations.

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SCHEME DESCRIPTION  
Development No. ~~145/G154/2006/1~~ <sup>145/G154/2006/1</sup>  
~~145/G154/2006/1~~ <sup>145/G154/2006/1</sup>  
Page 12 of 12

## ATTACHMENTS

Attachment A: The Proposal (as granted development approval)

Attachment B: The Decision Notification Form with the conditions

Attachment C: Plan detailing location of bins for collection for allotments created from Lot 211

Orig. **LF 12528257**



11:00 17-May-2016  
1 of 1

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER  
THE COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

Prefix
<b>LF</b>
Series No.

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by: *Lyn Adams* **LYAD**

Correction to: *conveyancing* **LYAD**


TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1. ....
2. ....
3. ....
4. ....

PICK-UP NO.	
CP	<i>21109</i>

**DELIVERY INSTRUCTIONS** (Agent to complete)  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

CORRECTION	PASSED <i>NY</i>
FILED <i>18/5/2016</i> <i>Mark McNeil</i> PRO REGISTRAR-GENERAL	



City of  
Onkaparinga

RECEIVED  
16 MAY 2001  
BY: \_\_\_\_\_

16 May, 2001

Aldinga Arts Eco-Village Pty Ltd  
C/- D S C Andrew Surveyors  
PO Box 7048 Hutti St  
ADELAIDE SA 5000

Dear Sir/Madam

Development Application No.	: 145/C015/1999/LC
Proposed Development	: Land Division (Community Title)
Location of Proposed Development	: Bowering Hill & Port Roads, ALDINGA SA 5173
Property Identification	: Alts 54 & 56 Sec P1392 DP 54498
Development Approval	

Please find enclosed a Decision Notification Form in respect to the above-mentioned application. You will note that Development Approval has been issued and that conditions have been attached to this consent.

I advise that pursuant to Section 86(1) of the Development Act, 1993 you have the right of appeal to the Environment, Resources and Development Court, against any conditions which have been imposed on this consent. Pursuant to the provisions of Section 86(4) of the Development Act, 1993 any such appeal should be lodged with the Environment, Resources and Development Court within 2 months after the applicant receives notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (Postal Address, GPO Box 2465, Adelaide SA 5001).

Please be advised that this approval will lapse three years from the operative date of the consent provided that an application for a Certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within 12 months from the operative date of the relevant consent.

Should you require any further information or assistance, do not hesitate to contact Magnus Heinrich at the Noarlunga Area Office.

Yours faithfully

Terry Sutcliffe  
AUTHORISED OFFICER

attach

**Contacts**  
Phone (08) 8184 0666  
mail@onkaparinga.sa.gov.au  
www.onkaparingacity.com  
ADN 97 047 233 128

**Postal address**  
PO Box 1  
Noarlunga Centre  
South Australia 5168

**Meetings office**  
Rampy Place  
Noarlunga Centre  
Fax (08) 8181 8744

**Aberfoyle Park office**  
The Hub  
Aberfoyle Park  
Fax (08) 9370 1153

**Widunga office**  
3c Pease Terrace  
Widunga  
Fax (08) 8356 2641

Date Printed May 16, 2001

### CITY OF ONKAPARINGA

## DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

**DEVELOPMENT NUMBER**  
I45/C015/1999/LC

**COMMUNITY TITLE LAND DIVISION**

**FOR DEVELOPMENT APPLICATION DATED:** 08-Nov-1999  
**REGISTERED ON:** 20-Jan-2000

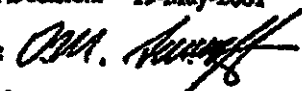
<b>TO:</b>	Aldinga Arts Eco-Village Pty Ltd D S C Andrew Surveyors PO Box 7048 Hutt St ADELAIDE SA 5000
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<b>LOCATION OF PROPOSED DEVELOPMENT</b>	
<b>PROPERTY DESCRIPTION</b>	Alts 54 & 56 Sec P1392 DP 54498
<b>PROPERTY ADDRESS</b>	Bowering Hill & Port Roads, ALDINGA SA 5173
<b>CERTIFICATE(S) OF TITLE</b>	CT-5787744, CT-5787746

<b>NATURE OF PROPOSED DEVELOPMENT</b>
Land Division (Community Title)

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	9
LAND DIVISION CONSENT (Community Title)	Granted	24
DEVELOPMENT APPROVAL	Granted	33

<b>Date of Decision:</b> 15-May-2001	
<b>Signed:</b> 	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
<b>Date:</b> 16 MAY 2001	<input checked="" type="checkbox"/> Sheets Attached



## CITY OF ONKAPARINGA

DEVELOPMENT APPLICATION NUMBER : 145/C015/1999/LC  
 APPLICANT : Aldinga Arts Eco-Village Pty Ltd, C/- D S C Andrew Surveyors  
 LOCATION : Alt 54 Bowering Hill Road, ALDINGA SA 5173  
 PROPOSED DEVELOPMENT : Land Division (Community Title)  
 DECISION : Development Approval  
 DATE OF DECISION : 15-May-2001

**PROVISIONAL DEVELOPMENT PLAN CONSENT**  
*Conditions of Consent by Council*

1. All work shall be carried out in accordance with the plan prepared by DSC Andrews Surveyors, and in accordance with the letter (and attachments) to Council from Energy Architecture dated 4 April 2001, unless where varied by the conditions below.
2. The plan shall be certified by a licensed surveyor.
3. The plan of division to be drafted in accordance with Schedule 5(3) of the regulations under Development Act 1993 and showing any conditions or requirements which may have been imposed.
4. The final plan shall detail on one plan the whole of the land in this matter. That is, the whole of the proposed division of land over existing Allotments 54 and 56 in Deposited Plan 54498.
5. The final plan shall show all roads, pathways, and the waste treatment plant. Pathways shall be designed and constructed to be Disability Discrimination Act compliant.
6. The loading and unloading of all commercial vehicles associated with the development shall, at all times, be restricted to the confines of the subject site.
7. The area set aside for the parking of vehicles shall be made available for such use and shall not be used for any other purpose.
8. The waste storage areas and/or receptacles shall be screened so as to reduce the visual prominence when viewed from the surrounding locality.
9. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
  - prevent silt run-off from the land to adjoining properties, roads and drains;
  - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
  - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

*Conditions of Consent by the Development Assessment Commission*

Nil

**LAND DIVISION CONSENT****Statement of Council Requirements**

1. All T-junctions shall be at an angle between 70 degrees and 90 degrees.
2. There shall be one on-street car-parking bay provided per allotment and located within 30 metres of each allotment.
3. The owner of Port Road is the City of Onkaparinga. The design and construction of the work on Port Road shall be to the satisfaction of the Council and to the expense of the Developer.
4. That car-parks and any traffic control devices be designed and constructed in accordance with AS 2890 Part 1-1993 Off street car parking, AS 1742 Manual of Uniform Traffic Control Devices and the Notice to Council (Part 1 and 2) under the Road Traffic Act 1961 from the Minister for Transport and Urban Planning (December 1999).
5. Kerb ramps to Council specification shall be provided at all entrances in line with the existing footpath or as agreed with Council.
6. All road barriers shall be constructed and shall be revegetated so that the risk of soil erosion is minimised to the satisfaction of Council.
7. All roads shall be designed to ensure safe stopping sight distances based on the most severe case of the following parameters:
  - Crests - twice the stopping distance measured between eye heights 1.15 metres above carriageway.
  - Driveways - 1.15 metre eye height to 0.6 metre tail light height.
  - Intersections - twice the stopping distance measured between eye heights 1.15 metres above the carriageway.

Stopping distance should be based on the estimated 85<sup>th</sup> percentile vehicle speeds. Note that it may be necessary to undertake substantial earthworks or provide traffic control devices to achieve the minimum requirements.
8. Sections of roads with direct property access shall have a maximum longitudinal grade of 12.5 percent and cul-de-sac ends a maximum of 10 percent unless otherwise approved. Sections of roads without direct property access may have a maximum longitudinal grade of 16 percent. (Roads shall have a maximum grade of 0.5 percent).
9. All roads shall be designed to achieve a maximum speed environment of 40kph.
10. Council has declared the area an underground mains area and all the requirements of the ETSA Utilities for easements and the installation of underground mains shall be met.
11. If the project is staged, temporary turnaround areas and appropriate road and allotment drainage shall be provided to the satisfaction of Council.
12. Council will require a minimum of 12 month maintenance period on all works within Council road reserve undertaken as part of this development commencing upon Council approval of satisfactory completion of the works.
13. All stormwater discharged from the development shall be directed to the watercourse to the north of the subject land. The design and construction of the outlet to the watercourse shall be designed to prevent erosion of the watercourse and be approved by Council.

14. All stormwater discharged from the development shall be controlled with flow leaving the site not to exceed the pre-development flow rate to the satisfaction of Council.
15. Any development on the site shall ensure that it is protected from inundation from a 100 year average recurrence interval storm.
16. Any development or road construction in the flood plain shall ensure that flood flows are not impeded or the capacity of the flood plain reduced.
17. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
18. Discharge of stormwater shall occur generally in accordance with the drainage management plan submitted in support of the application.
19. A Soil Erosion and Drainage Management Plan (SEDMP) prepared in accordance with the "Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry", issued by the EPA shall be prepared and put in place prior to the commencement of any site works and shall include but not be restricted to a temporary construction exit and silt fences. The measures are to prevent silt from being washed from the site to the road and mud from being transported onto the road on the wheels of vehicles. These silt control measures shall be maintained in good working order during construction and shall be approved by the Council.
20. Drainage calculations and design shall ensure:
  - a) The design provides for fully developed upstream catchment.
  - b) All properties are protected from a 100 year average recurrence interval storm.
  - c) Secondary protection drainage flow path is provided in all instances where surcharge due to 50% blockage of the primary piped system could flood properties. Flows are not to exceed the top of any kerb parallel to the direction of flow.
  - d) Proposed and existing dwelling finished floor levels demonstrate that they are a minimum of 0.5m above the 100 average recurrence interval flood level for watercourses to avoid building flooding.
  - e) Existing fences and structures are modified as needed to minimise the obstruction of water flow in watercourses and open drains and flow paths.
  - f) Local underground drainage accommodates a minimum of the flows resulting in a 10 year average recurrence interval storm.
  - g) A minimum pipe size of 375 mm for all road drainage.
  - h) Rubber Ring Jointed (RRJ) concrete pipes are used in the following circumstances or where required by Council:
    - Hydraulic Grade Line exceeds 1.0 metre above the pipe.
    - Where tree growth in the vicinity of the pipe is likely (eg in easements and reserves).
    - Where pipe grade exceeds 20 percent.In other cases External Band (EB) joint or other as approved may be used.
  - i) The minimum pipe grade is 0.5% unless otherwise approved.
  - j) Front of allotment drainage is provided along all one way cross-fall roads and flush kerb roadways.
21. Open drains, modified watercourses, detention basins and retention basins shall be designed and constructed so that bed erosion and scour is prevented. They shall have a maximum grade of 0.5 percent and be topsoiled and grassed and vegetated with species of local provenance and maintained for a period of three (3) years.
22. A waste water treatment plant and associated pipe-work and pumping facilities shall be provided to service the development in accordance with Development Application 145/2953/2000.

8616

DEV. NO. 149/2013/98  
Amended Plan: 20/12/99

Community Plan for Development Approval  
**RUNDED OF WILLINGDA**  
ALLOTMENT 10 OF DA 149/2013/98  
OF 51 LOTS IN 10 STAGES  
IN THE AREA OF  
ALBERTA  
IN LOT 104/101 & 111/100

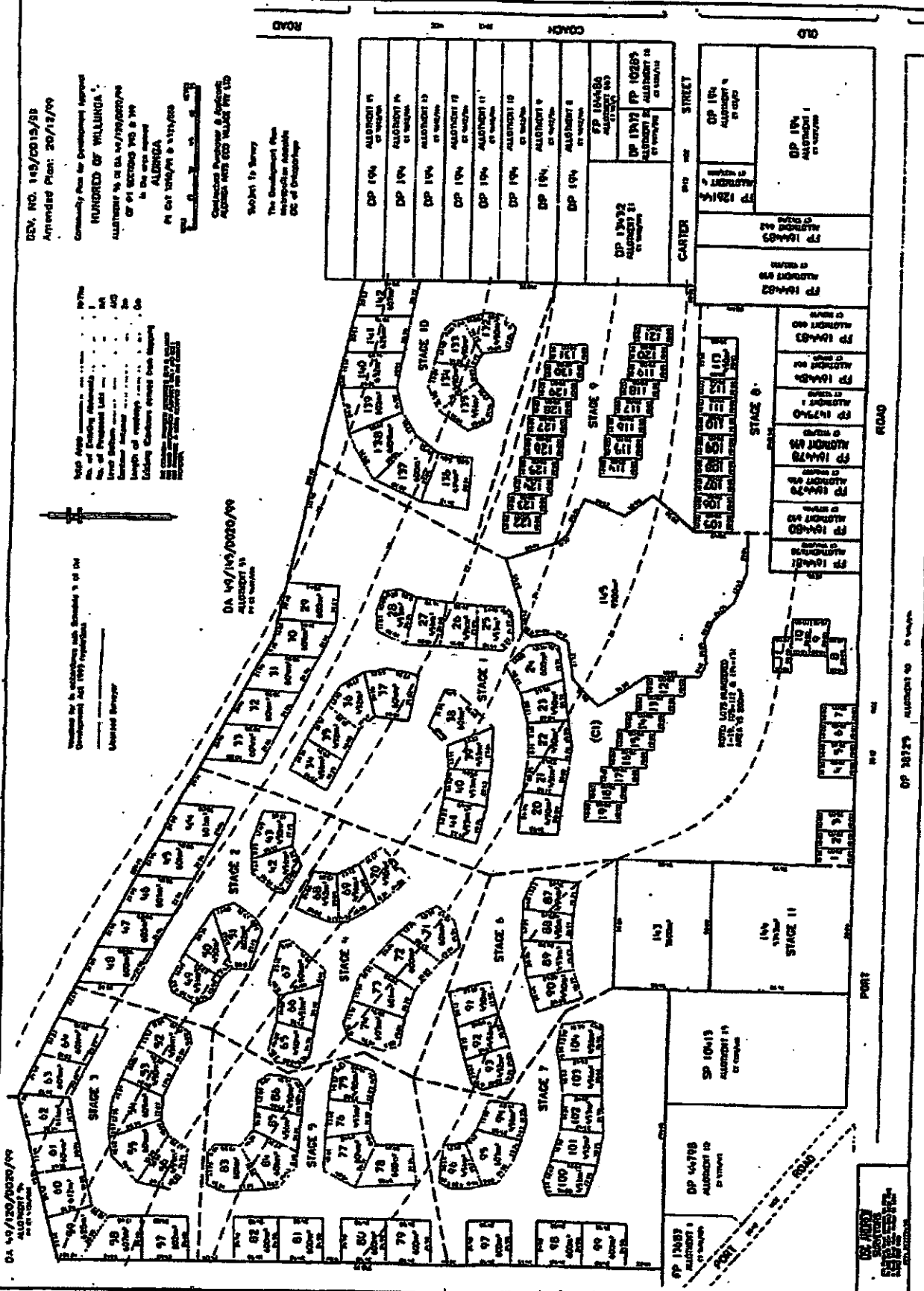
Conditions Precedent to Approval  
Approved With 50% VALUE PAY LID  
Subject to Survey  
The Development Plan  
Infrastructure Approval  
CC of Development

Lot No.	Area	Stage
101	101	10
102	102	10
103	103	10
104	104	10
105	105	10
106	106	10
107	107	10
108	108	10
109	109	10
110	110	10
111	111	10
112	112	10
113	113	10
114	114	10
115	115	10
116	116	10
117	117	10
118	118	10
119	119	10
120	120	10
121	121	10
122	122	10
123	123	10
124	124	10
125	125	10
126	126	10
127	127	10
128	128	10
129	129	10
130	130	10
131	131	10
132	132	10
133	133	10
134	134	10
135	135	10
136	136	10
137	137	10
138	138	10
139	139	10
140	140	10
141	141	10
142	142	10
143	143	10
144	144	10
145	145	10
146	146	10
147	147	10
148	148	10
149	149	10
150	150	10
151	151	10
152	152	10
153	153	10
154	154	10
155	155	10
156	156	10
157	157	10
158	158	10
159	159	10
160	160	10
161	161	10
162	162	10
163	163	10
164	164	10
165	165	10
166	166	10
167	167	10
168	168	10
169	169	10
170	170	10
171	171	10
172	172	10
173	173	10
174	174	10
175	175	10
176	176	10
177	177	10
178	178	10
179	179	10
180	180	10
181	181	10
182	182	10
183	183	10
184	184	10
185	185	10
186	186	10
187	187	10
188	188	10
189	189	10
190	190	10
191	191	10
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198	198	10
199	199	10
200	200	10

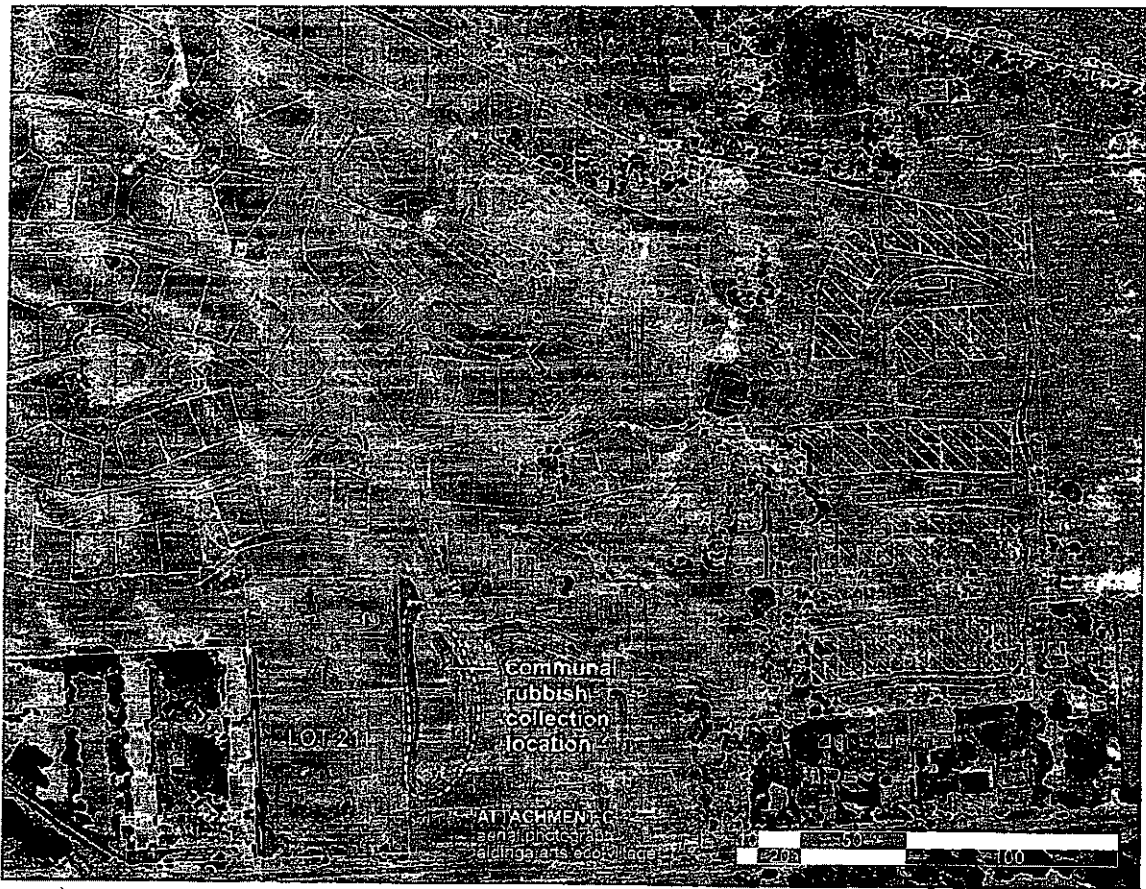


Noted to be consistent with Boundary 1 of DA  
Development Act 1973 Provisions  
Unsettled Boundary

DA 149/104/0020/99  
ALLOTMENT 10  
IN 10 STAGES



ATTACHMENT C



# ROBYN WHITE CONVEYANCING

ABN 30529277374

2/92 Unley Road  
Unley 5061

Correspondence to:  
PO Box 668  
Unley 5061

Telephone (08) 8272 4300  
Facsimile (08) 8272 4322

9<sup>th</sup> July, 2008.

Ms Tania Gudiskis  
Lands Titles Office  
ADELAIDE 5000

Dear Tania,

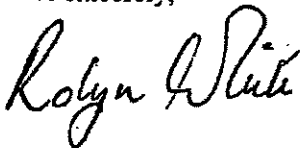
Re: **REQUISITION No. 10667546**

Attached please find the consents of the mortgagees, unregistered transferees & mortgagees at the time of the passing of the resolution to amend the Scheme Description together with notification from the Corporation of voting in answer to requisition no 5.

As discussed previously:

1. Mark Moody, the unregistered purchaser of Lot 88 also owned lot 139 and was aware of the resolution.
2. Amendment of the Development Contract is now not required by you due to the poor nature of the Development Contract.
3. In relation to requisition No. 3, a letter has been forwarded to the Corporation making them aware that the By-Laws and Scheme Description are in conflict in relation to the bins and that, if there is any future legal contest, the Scheme Description will prevail over the By-Laws.

Thanking you,  
Yours sincerely,



ROBYN G. WHITE

<b>DO NOT DETACH</b>	
Doc. No.	10667546
Initials	Ⓟ
Date	14-7-2008

Special General Meeting of the Aldinga Arts EcoVillage Community  
Corporation 21109

4<sup>th</sup> February 2007

Present: Adrian Oakey (77), Tony Gerlach (103), Malcolm Dispain (96), John Heij (63),  
John Maitland (8,33), Richard Clampett (34)

Agenda

Motion to change the Scheme Description to record the division of Lot 211 for the proposed "cottages" development. (A unanimous vote in favour is required to pass this resolution).

The motion read as follows:

"That the Community plan and Scheme Description be amended to incorporate the division of Development Lot 211 into a maximum of 24 Lots and common property"

Proxy votes received (including from those present):

Adrian Oakey (77), Tony Gerlach (103), Malcolm Dispain (96), John Heij (63), John Maitland (8,33), Richard Clampett (34), Justin de Leeuw (20), Ilona Dickson (85), Lynda McCarty (9,58), Sue Eltahir (18), Charlie Carpenter (20), Lou de Leeuw (29), Jenni Reece (30,104), Byron Glover (31), Rosanne de Bats (35), Jenni McGlennon (42), Peter Morrison (45), Stefan Glockner (47), Vanda Rounsefell (48), Wendy Glover (49), Cheryl Lambert (50), Brad Nott (54), Ray Mines (57), Leonie Hick (62), Lillian Hardingham (68), Sally Bell (70), Carolyn Phillips (75), Jacqui Good (90), Ken Creevey (91), Vivienne Newcombe (131), and Margaret Madge (141), Rick Davies (12), Stefan Dispain (13), Coralie Dutka (27), Barbara and Erwin Weise (28), Ros Powrie (37), Chris and Gina Hansen (41), Rick Davies and Tricia O'Donovan (56), Richard and Anne Gayler (64), Mary Davies (71), Sue Gebhardt (72), David Harrison (80), Trevor and Dawn Kingston (94), Lucas Heck and Julia Elischer (98), Michael Vawser (106)

In addition the development company gave 27 votes by proxy to John Maitland: (105-130; 133-135)

Secretary advised that of the 149 lots in AAEV, 43 had outstanding levy payments & were ineligible to vote. The Quorum was therefore established as 54 lots.

75 postal votes received

74 in person

1 abstain

The resolution was declared successful.

**Aldinga Arts EcoVillage Community Corporation 21109 Inc.**

**Draft minutes of a General Meeting of the Aldinga Arts EcoVillage Community Corporation 21109 Inc. held in the Sales Shed, 173 Port Road, Aldinga, SA 5173 at 11.00 am on Sunday 4 February 2007.**

**1. Opening and welcome.**

The Presiding Officer, Adrian Oakey, opened the meeting at 11.00am, welcomed those in attendance, and advised the meeting that the only item of business which could be considered was the motion circulated with the notice of meeting

**2. Present**

Adrian Oakey, Presiding Officer (Chair); Richard Clampett (Secretary), John Heij (Treasurer), Malcolm Dispain, Tony Gerlach and John Maitland

**3. Quorum**

Secretary advised that of 149 lots in the Village 43 had outstanding levy payments and were ineligible to vote. The quorum was therefore established at 54 lots.

**As there were 75 lot owners present in person and by postal vote, a quorum had been established.**

**4. Motion circulated**

**That the motion (item 5) approved unanimously at the Annual General Meeting held on 10 September 2006 be amended by deleting the words**

**That the Community Plan be amended to incorporate the division of Development Lot 211 into a maximum of 24 lots and common property**

**and substituting therefor the words**

**That the Community plan and Scheme Description be amended to incorporate the division of Development Lot 211 into a maximum of 24 Lots and common property**

All votes were in writing, and the Secretary advised that there were 75 eligible votes cast, 74 were in favour of the proposal, with one abstention.

**The Presiding Officer declared the motion carried unanimously.**

**5. Close**

The Presiding Officer thanked those present, and declared the meeting closed at 11.17 a.m

This is the copy of the resolution of the Corporation referred to in the attached certificate

x .....  .....  
Presiding Officer



Attach to inside  
left hand corner

To be completed by lodging party

ANNEXURE to Amendment to dated 7/2/07  
Scheme Description  
over Certificate of Title Volume: 5865 Folio: 435

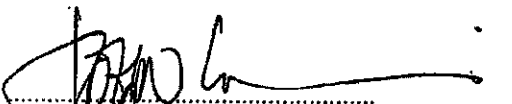

NUMBER

Office use only

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

ALDINGA ARTS ECO-VILLAGE PTY. LTD. as the registered proprietor of Lot 211 hereto consents to the amendment to the Scheme Description:

The Common Seal of ALDINGA ARTS ECO-VILLAGE PTY. LTD.  
was hereto affixed in the presence of:

  
.....  
Director  
  
.....  
Secretary



Attach to inside left hand corner

To be completed by lodging party ANNEXURE to <u>Amendment to</u> dated <u>7/2/07</u> <u>Scheme Description</u> over Certificate of Title Volume: Folio:	NUMBER Office use only
--	---------------------------

Land: Community Plan No 21109  
 Applicants: Community Corporation No. 21109 Inc.  
 Dealing: Request for Amendment to Scheme Description No. 10667546

*L19, 11/29* *1030021*  
 AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. ACN 005 357 522 of Waymouth Street Adelaide SA  
 5000 as mortgagee vide Memoranda of Mortgage Nos. 9707824, 9419290, 10293780, 10255925, 9720725, 9419290  
 & 10434220 registered over Certificates of Title 5865/342 & 343, 5865/344, 5980/627, 5865/352, 5865/380,  
5865/401 & 5915/399 respectively hereto consents:

*5864/682*

SIGNED

BY JENNIFER TERESA STOCKHAM

As Attorney for AUSTRALIA AND NEW  
 ZEALAND BANKING GROUP LIMITED  
 in the presence of Diana Maria Fornasari

L19 11-29 Waymouth Street, Adelaide  
 Bank Officer *8218 8992*

AUSTRALIA AND NEW ZEALAND  
 BANKING GROUP LIMITED  
 By its Attorney



~~MANAGER SECURITIES~~

L19 11-29 Waymouth Street Adelaide 5000  
*8218 8992*  
 P/A No. 9480083  
 and Substitutionary Power No. 10215830

To be completed by lodging party ANNEXURE to Amendment to <i>Scheme Description</i> dated <i>7/2/07</i> over Certificate of Title Volume: Folio:	NUMBER Office use only
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Land: Community Plan No 21109  
 Applicants: Community Corporation No. 21109 Inc.  
 Dealing: Request for Amendment to Scheme Description No. 10667546

National Australia Bank Ltd ABN *12 004 004 937*  
 of 22-28 King William Street Adelaide 5000 as mortgagee vide Memoranda of Mortgage Nos. 10408335, 9414313 & 10228407 registered over Certificates of Title 5865/345, 5980/626 & 5865/374 respectively hereto consents:

NATIONAL AUSTRALIA BANK LTD  
 ABN 12 004 044 937 By its Attorney  
 who holds the position of Level 3 Attorney

22-28 King William St. ADELAIDE

In the State of South Australia  
 F.A No. 10664492

~~This Charge secures the same monies as Fixed and Floating Charge granted by \_\_\_\_\_  
 \_\_\_\_\_ in favour of the Bank dated  
 on or about \_\_\_\_\_~~

In the presence of

SHANE TANKIN

(Signature)

*[Handwritten Signature]*

(Full Name)


22 King William Street, Adelaide  
 Tel: 08 8407 8782

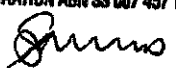
To be completed by lodging party ANNEXURE to <u>Amendment to Scheme Description</u> dated <u>7/2/07</u> over Certificate of Title Volume: Folio:	NUMBER Office use only
--	---------------------------

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

WESTPAC BANKING CORPORATION ACN 007 457 141 of 25 Pierson Street Lockleys SA 5032  
as mortgagee vide Memoranda of Mortgage Nos. 10225853, 10007396, 9411536 & 10420465 registered over  
Certificates of Title 5865/348, 5865/362, 5865/364 & 5865/424 respectively hereto consents:

Signed in my presence by  
of 25 Pierson Street, Lockleys who  
is either personally known to me or  
has satisfied me as to his/her identity,  
as Attorney for WESTPAC BANKING  
CORPORATION ABN 33 007 457 141

WESTPAC BANKING CORPORATION  
by its Attorney  
  
Angela Maria Daw  
Power of Attorney No. 9087338

  
Signature of WITNESS  
Elizabeth Ann  
Barnes  
Print Full Name of Witness (BLOCK LETTERS)  
25 Pierson Street  
(Address of Witness) LOCKLEYS SA 5032  
(08) 8152 1128  
Business Hours Telephone Number

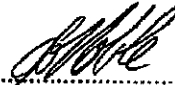
To be completed by lodging party	NUMBER Office use only
ANNEXURE to <b>Amendment to Scheme Description</b> dated <b>7/2/07</b> over Certificate of Title Volume: Folio:	

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

**9411546, 9411525, 10174768**

COMMONWEALTH BANK OF AUSTRALIA ACN 123 123 124 of 100 King William Street Adelaide SA 5000 as mortgagee vide Memoranda of Mortgage Nos. 9411547, 9488190, 10201413, 10101335, 10546129, 9411526, 10519182, 9276118, 10003062, 10012308, 9523305, 10216858 & 10405816, registered over Certificates of Title 5865/353, 5865/359, 5865/365, 5865/389, 5865/395, 5865/397, 5865/398, 5865/407, 5865/423, 5865/426, 5865/427, 5884/676 & 5884/684 respectively hereto consents:

Signed in South Australia on behalf of  
COMMONWEALTH BANK OF AUSTRALIA  
by its duly constituted Attorney  
**Jacqueline Tracy Noble**  
of 63 Pirie Street Adelaide 5000  
who certifies that he/she is the  
**SENIOR CONVEYANCING OFFICER**  
in South Australia of  
COMMONWEALTH BANK OF AUSTRALIA

  
Power of Attorney No. 9059589  
in the presence of

  
Name **Marusz Piotr Junke**  
Address  
Phone No.

63 Pirie Street  
Adelaide SA 5000  
Telephone 8220 4420

To be completed by lodging party	NUMBER
ANNEXURE to <u>Amendment to</u> dated <u>7/2/07</u> <u>Scheme Description</u>	Office use only
over Certificate of Title Volume: Folio:	

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

ST. GEORGE BANK LTD. ABN 92 055 513 070 of 97 King William Street Adelaide SA 5000 as mortgagee vide Memoranda of Mortgage Nos. 9315540, 10298168, 9489645, 9765859, 9625692, 10682497 & 9507329 registered over Certificates of Title 5865/355, 5865/391, 5865/394, 5906/809, 5865/414, 5884/673 & 5884/677, respectively hereto consents:

+10275829

+595/483

St. George Bank Limited ACN 055 513 070  
of 97 King William Street, Adelaide 5000  
By its Attorney Alicia Ruth Koen  
of 97 King William Street, Adelaide 5000  
who certifies that he/she is the Team Leader  
Vanitas & Discharges  
of the said Bank and that he/she has no notice of  
any revocation of the said Power of Attorney.

Power of Attorney No. 8459031

Signature of Witness

Clara Ngura  
Full Name of Witness


97 King William St. Adelaide  
Address


Telephone No: (08) 8424 4736

To be completed by lodging party	<b>NUMBER</b> Office use only
ANNEXURE to Amendment to <i>Scheme Description</i> dated <i>7/2/07</i> over Certificate of Title Volume: Folio:	

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

PERMANENT CUSTODIANS LIMITED ACN 001 426 384 of Level 4 35 Clarence Street Sydney NSW 2000 as mortgagee vide Memorandum of Mortgage No. 10471249 registered over Certificate of Title 5865/360 consents hereto:

Signed on Behalf of Permanent Custodians Ltd (ACN 001 426 384) by its appointed attorney.
Name of Attorney Murray Blanch Servicing Leader Custodial Services
Position of Attorney in GE Group of 12 Castlereagh St Sydney 2000 under Power of Attorney No. 104 661 39
 Signature of Attorney

Signed in my presence by the Mortgagee who is either personally known to me or who has satisfied me as to his or her identity:
 Signature of Witness Fiona Delaney
Full Name of Witness 12 Castlereagh St Sydney NSW 2000
Address of Witness
Business Hours Telephone No. 02 9236 8333

Business Name (not first name)
Address of Witness
Full Name of Witness
Signature of Witness <b>Fiona Delaney</b>
Signed in my presence by the Mortgagee who is either personally known to me or who has satisfied me as to his or her identity:

Signature of Attorney
Position of Attorney in GE Group of 15 Challenger St Sydney 2000 under Power of Attorney No. 104 601 39
Name of Attorney
Signed on Behalf of Permanent Custodians Ltd (ACN 001 428 384) by its appointed attorney.



To be completed by lodging party	<b>NUMBER</b> Office use only
ANNEXURE to Amendment to <u>Scheme Description</u> dated <u>7/2/07</u> over Certificate of Title Volume: Folio:	

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

PERPETUAL LIMITED ABN 86 000 431 827 of 1 Angel Place Sydney NSW 2000 as mortgagee vide Memorandum of Mortgage No. 10498128 registered over Certificate of Title 5865/368 consents hereto:

Corporate Trust

Assistant Manager

Signed in my presence for and on behalf of Perpetual Limited  
(A.C.N. 000 431 827) by its Attorneys Ben William Swannell  
Carolyn Margaret Luck and

who are personally known to me and each of whom declares that he/she  
has been duly appointed by the Board of Directors of that company as an  
attorney of the company for the purpose of the Power of Attorney  
Dated 23 July 04 (Registration No. 10055894) and that  
he/she has no notice of revocation of his/her powers.

Corporate Trust

Assistant Manager

Signature of Witness

**MARITES  
MANZANO**

Full Name of Witness

Signature of Attorney

*[Handwritten Signature]*

Signature of Attorney

To be completed by lodging party  <b>ANNEXURE to Amendment to</b> dated <b>7/2/07</b> <b>Scheme Description</b> over Certificate of Title Volume: Folio:	<b>NUMBER</b> Office use only
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Land: Community Plan No 21109  
 Applicants: Community Corporation No. 21109 Inc.  
 Dealing: Request for Amendment to Scheme Description No. 10667546

**10521138 9626053 9626053**  
 BENDIGO BANK LTD. ACN 068 049 178 of 189 Grenfell Street Adelaide SA 5000 as mortgagee vide Memoranda of Mortgage Nos. 10220449A, 9307630, 10281179, 9273826, 9563329, 10521139, 9230414, & 10234226 registered over Certificates of Title 5945/1, 5865/381, 5865/383, 5865/393, 5865/408, 5915/398, 5915/400, 5915/403-422, 5865/435, 5865/438, 5980/628 & 5915/425 respectively hereto consents:  
 425 5865/613

South Australia

Executed by BENDIGO BANK LTD )  
 ACN 068 049 178 by being signed by its )  
 Attorneys Katrina Cameron )  
 Kelly May Lawrence )




who certify that they are the ) Attorney  
 Discharge Officer / )  
 Manager retail loan services )  
 respectively for the time being of the )  
 Company under the Power of Attorney )  
 dated 25 August 2003 registered in )  
 dealing number 9692356 in the presence )  
 of - ) Attorney



Signature of WITNESS-

Signed in my presence by the Attorneys who are either personally known to me or have satisfied me as to their identity.

Print Full Name of Witness (BLOCK LETTERS)



**ELLEN MARGRETHE KOCH**

Address of witness

**78 BRISBANE ST, TERNLICKA Q4305**

Business Hours Telephone No.

**07 3810 3694**

To be completed by lodging party	<b>NUMBER</b> Office use only
ANNEXURE to Amendment to <sup>Scheme Description</sup> dated 7/2/07 over Certificate of Title Volume: 3865 Folio: 382	

Land: Community Plan No. 21109  
Applicant: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546


JOHANNES HEIJ and ELIZABETH HEIJ both of 14 Hakea Walk Aldinga SA 5173 as mortgagees vide Memorandum of Mortgage No: 10419135 consent hereto:

Signed by the MORTGAGEES:

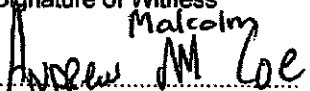
  
.....  
JOHANNES HEIJ

  
.....  
ELIZABETH HEIJ

in the presence of:


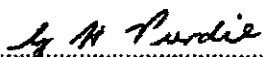
  
.....

Signature of Witness

<sup>Malcolm</sup>  
  
.....  
Print full name of witness

14 HAKEA WALK  
.....  
ALDINGA SA 5173  
.....  
Address of Witness

0418802595  
.....  
Business hours phone number


To be completed by lodging party  ANNEXURE to Amendment to <u>Scheme Description</u> dated 7/2/07 over Certificate of Title Volume: 5865 Folio: 389	<b>NUMBER</b> Office use only
<p>Land: Community Plan No. 21109 Applicant: Community Corporation No. 21109 Inc. Dealing: Request for Amendment to Scheme Description No. 10667546</p> <p>IRVINE JAMES BETTISON of 3 Orley Avenue Stirling SA 5152 as mortgagee vide Memorandum of Mortgage No. 9398672 consents hereto:</p> <p>Signed by the MORTGAGEE:</p> <p> 22/4/2008</p> <p>IRVINE JAMES BETTISON</p> <p>in the presence of:</p> <p> 22/4/2008</p> <p>Signature of Witness</p> <p>GEOFFREY HAROLD PURDIE</p> <p>Print full name of witness</p> <p>51 MILAN TERRACE</p> <p>STIRLING SA 5152</p> <p>Address of Witness</p> <p>0417 886 371</p> <p>Business hours phone number</p>	

To be completed by lodging party	<b>NUMBER</b> Office use only
ANNEXURE to Amendment to dated 7/2/07 over Certificate of Title Volume: <i>Scheme Description</i> Folio:	


Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

AUSTRALIAN CENTRAL CREDIT UNION LTD ABN 11 087 651 125 of 70 Light Square Adelaide SA 5000  
as mortgagee vide Memoranda of Mortgage Nos. 9658655, 9287105, 9273828 & 9625905 registered over Certificates  
of Title 5865/399, 5865/411, 5865/412 & 5884/674 respectively hereto consents:

SIGNED BY AUSTRALIAN  
CENTRAL CREDIT UNION LTD BY  
ITS ATTORNEY DONNA  
MARIE YATES OF 60 LIGHT  
SQUARE ADELAIDE SA 5000  
WHO CERTIFIES THAT SHE IS  
THE TEAM LEADER LOAN  
ADMINISTRATION OF THE  
SAID CREDIT UNION



POWER OF ATTORNEY NO.  
SA NO. 10352011

  
Witness Fran Annetta  
60 Light Square Adelaide  
Address of witness  
08-83051223  
Business hours telephone No.

To be completed by lodging party	<b>NUMBER</b> Office use only
ANNEXURE to Amendment to <i>Scheme Description</i> dated <i>7/2/07</i> over Certificate of Title Volume: Folio:	

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

AMP BANK LIMITED ACN 081 596 009 incorporated in New South Wales level 5, 20 Hunter Street Sydney NSW 2000 as mortgagee vide Memorandum of Mortgage No. 9817129 registered over Certificate of Title 5865/400 hereto consents:

Dated the *8* day of *April* 2008.

Signature of Mortgagee



Kerrie Leanne Dunn  
C.Dec 93351

In the presence of:



Level 4, 171 George Street  
Brisbane in the State of  
Queensland  
*Ph 07-3013 2034*

AMP BANK LTD by its duly constituted Attorney  
MARCUS ROY FORD, Partner of Bain Gasteen  
Lawyers, under Power of Attorney No. 8813741  
and for which no notice of revocation of such  
Power of Attorney has been lodged.

This is the natural signature of Marcus Roy  
Ford.

Bain Gasteen, Level 4, 171 George Street,  
Brisbane Queensland 4000

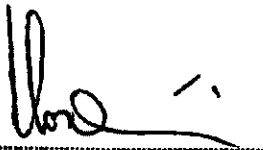
To be completed by lodging party <b>ANNEXURE to Amendment to</b> dated <b>7/2/07</b> <i>Scheme Description</i> over Certificate of Title Volume: Folio:	<b>NUMBER</b> Office use only
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Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

RAMS MORTGAGE CORPORATION LTD ACN 065 912 932 of Level 2, Building G, 1 Homebush Bay Drive Rhodes NSW 2138 as mortgagee vide Memorandum of Mortgage No. 10416167 registered over Certificate of Title 5865/403 hereto consents:

RAMS MORTGAGE CORPORATION  
LIMITED (A.C.N. 065 912 932) by its  
attorney under Power of Attorney  
registered 10629011

Robert John Conlin who hereby states  
he has no notice of the revocation of  
the said Power of Attorney in the  
presence of:

  
(Attorney)

*Sharon Birmingham*  
Sharon Birmingham  
(Witness)


1 Homebush Bay Drive  
Rhodes NSW 2138  
02 9647 6944

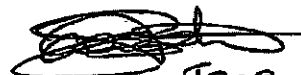
To be completed by lodging party	<b>NUMBER</b> Office use only
<b>ANNEXURE</b> to Amendment dated over Certificate of Title Volume: Folio:	

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

GEL CUSTODIANS PTY LIMITED ACN 118 374 155 of Level 6 12 Castlereagh Street Sydney NSW 2000 as mortgagee vide Memorandum of Mortgage No. 10547594 registered over Certificate of Title 5973/120 consents hereto:

Signed on behalf of  
GEL Custodians Pty Ltd  
(ACN 118 374 155) by its  
appointed Attorney  
Anthony Hewitt Botten  
partner of Alexander-Botten  
& Associates of 162 Flinders  
Street Adelaide SA5000  
under Power of Attorney  
No. 10459320

  
\_\_\_\_\_  
Signature of Attorney

  
Sarah Botten  
2nd Fl 162 Flinders St  
Adelaide SA5000 /  
ph 8232 0677 /



To be completed by lodging party	NUMBER Office use only
ANNEXURE to Amendment to dated 7/2/07 Scheme Description over Certificate of Title Volume: Folio:	

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

PERPETUAL TRUSTEES AUSTRALIA LTD ABN 86 000 431 827 of Level 3, 39 Hunter Street Sydney NSW 2000 as mortgagee vide Memorandum of Mortgage No. 10304705 registered over Certificate of Title 5865/415 hereto consents:

Signed in my presence for and on behalf of Perpetual Limited  
(ACN 000 431 827) by its Attorneys  
Team Leader Team Manager  
Brett Wilson and Leon Eldridge  
who are personally known to me and each of whom declares that he/she  
has been appointed by the Board of Directors of that company as an  
attorney of the company for the purposes of the Power of Attorney  
dated 23/07/04 (Registration No. 10055894) and that  
he/she has no notice of the revocation of his/her powers.  
Signature of Witness Lorraine Edith Potter  
Signature of Attorney  
Full Name of Witness Signature of Attorney


C/- Wignall LMI  
5 Percy CT  
Adelaide SA 5000  
841 4 7500




To be completed by lodging party  ANNEXURE to Amendment to <i>Scheme Description</i> dated <i>7/2/07</i> over Certificate of Title Volume: Folio:	<b>NUMBER</b> Office use only
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Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

PERMANENT MORTGAGES PTY. LIMITED ACN 097 176 362 of 18 Hotham Street Traralgon Vic 3844 as mortgagee vide Memorandum of Mortgage No. ~~10668987~~ registered over Certificate of Title ~~5084/072~~ hereto consents: *10502625 + 10668987*

  
Beverley Christou  
AUTHORISED PERSON  
11 SEYMOUR STREET  
TRARALGON, VIC. 3844

  
Iain Pepper  
AUTHORISED PERSON  
11 SEYMOUR STREET  
TRARALGON, VIC. 3844



To be completed by lodging party	<b>NUMBER</b> Office use only
ANNEXURE to Amendment to dated 7/2/07 Scheme Description over Certificate of Title Volume: Folio:	

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

PERPETUAL TRUSTEES VICTORIA LTD ACN 004 027 258 of Level 28, 360 Collins Street Melbourne Vic 3000 as mortgagee vide Memorandum of Mortgage No. 10462500 registered over Certificate of Title 5915/438 hereto consents:


Signed in my presence for and on behalf of Perpetual Trustees Victoria Limited (A.C.N. 004 027 258) by its Attorneys

Carolyn Margaret Luck and Ben William Swannell

who are personally known to me and each of whom declares that he/she has been duly appointed by the Board of Directors of that company as an attorney of the company for the purpose of the Power of Attorney Dated 12 March 03 (Registration No. 9316570) and that he/she has no notice of revocation of his/her powers.

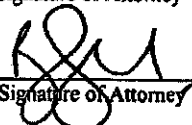
Assistant Manager

Assistant Manager

  
Signature of Witness

  
Signature of Attorney

**MARITES**

  
Signature of Attorney

Full Name of Witness  
Level 28 360 Collins Street  
Melbourne Vic 3000

To be completed by lodging party	<b>NUMBER</b> Office use only
ANNEXURE to Amendment to <u>Scheme Description</u> dated <u>7/2/07</u> over Certificate of Title Volume: Folio:	

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

HOMESTART FINANCE of 2nd Floor 117 King William Street Adelaide SA 5000 as mortgagee vide Memoranda of Mortgage Nos. 9749437, 10003119, 10123224, 10413057 & 10413193 registered over Certificates of Title 5865/361, 5884/683, 5915/429, 5865/371 & 5884/688, and 5865/406 respectively hereto consents:

DATED THIS 29<sup>th</sup> DAY OF April 2008

SIGNED by YVONNE ANN REIDLINGER  
of 153 Flinders Street ADELAIDE SA 5000

HOMESTART FINANCE  
by its Attorney

  
Signature of Mortgagee  
Power of Attorney No 10489550

  
Signature of Witness - Signed in my presence by  
the Mortgagee who is known to me.

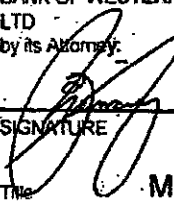
153 Flinders Street  
Adelaide SA 5000

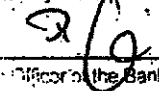
To be completed by lodging party  <b>ANNEXURE to Amendment to</b> dated <b>7/2/07</b> <b>Scheme Description</b> <b>over Certificate of Title Volume: Folio:</b>	<b>NUMBER</b> Office use only
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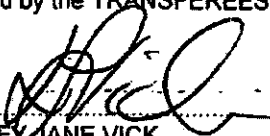

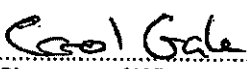
Land: Community Plan No 21109  
 Applicants: Community Corporation No. 21109 Inc.  
 Dealing: Request for Amendment to Scheme Description No. 10667546  
*to incorporate the division of Development Lot 211*

**BANK OF WESTERN AUSTRALIA LIMITED** ABN 22 050 494 454 of 108 St Georges Terrace Perth WA 6000  
 as mortgagee vide Memorandum of Mortgage No. 10494676 registered over Certificate of Title 5915/428 hereto  
 consents:

ENDORSED by BANK OF  
 WESTERN AUSTRALIA LTD  
 ABN 22 050 494 454 by its  
 Attorney **CHRISTOPHER JAMES MURRAY**  
 Bank Officer of Bank of Western Australia Ltd.  
 108 St. George's Terrace, Perth  
 duly constituted Attorney under  
 Power of Attorney No. **90790521**  
 on **10/4/2007** who at  
 a date hereof had no notice of  
 revocation of such Power of  
 Attorney in the presence of:

**BANK OF WESTERN AUSTRALIA LTD**  
 by its Attorney:  
  
 SIGNATURE  
 Title **Manager Residential Lending**

  
 Officer of the Bank  
*DORIS TRUDE*  
 c/ 108 St. George's Terrace,  
 Perth WA 6000  
 Ph. 08-9449 7284

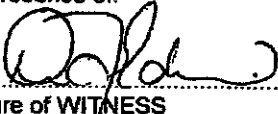
To be completed by lodging party  <b>ANNEXURE to Amendment to</b> dated <u>7/2/07</u> <b>Scheme Description</b> over Certificate of Title Volume: Folio:	<b>NUMBER</b> Office use only
<p>Land: Community Plan No. 21109 Applicant: Community Corporation No. 21109 Inc. Dealing: Request for Amendment to Scheme Description No. 10667546</p> <p>LESLEY JANE VICK and JAN LOUWEN SKOVDAM of 11 Bay Drive Meadowbank NSW 2114 as Transferees on Memorandum of Transfer No. 10629287 consent hereto:</p> <p>Signed by the TRANSFEREES:</p> <p> ..... LESLEY JANE VICK</p> <p> ..... JAN LOUWEN SKOVDAM</p> <p>in the presence of:</p> <p> ..... Signature of Witness</p> <p>CAROL GALE ..... Print full name of witness</p> <p>3/32 Ryan Ave ..... Address of Witness</p> <p>Whyalla 5600 ..... Address of Witness</p> <p>0400683510 ..... Business hours phone number</p>	

To be completed by lodging party	<b>NUMBER</b> Office use only
ANNEXURE to Amendment to <u>Scheme Description</u> dated <u>1/2/07</u> over Certificate of Title Volume: Folio:	

Land: Community Plan No 21109  
Applicants: Community Corporation No. 21109 Inc.  
Dealing: Request for Amendment to Scheme Description No. 10667546

LESLEY ANNE WATERS formerly of C/- Post Office Mt. Barker SA 5251 but now of PO Box 42 Flaxley SA 5153 as Transferee on Memorandum of Transfer No. 10629284 hereto consents:

  
.....  
Signature of LESLEY ANNE WATERS

in the presence of:  
  
.....  
Signature of WITNESS

DEBBIE FAY EDWARDS  
.....  
Print Full Name of Witness (BLOCK LETTERS)

50 GAWLER STREET  
.....  
MOUNT BARKER SA 5251  
.....  
Print Address of Witness

Business Hours Telephone Number. 83911008 (08)



**\* NOTICE OF AMENDMENT OF SCHEME DESCRIPTION**  
~~NOTICE OF VARIATION OF BY-LAWS~~  
~~APPLICATION TO FILE VARIATION OF DEVELOPMENT CONTRACT~~

INSTRUMENT AFFECTED 10388299

PLAN No. 21109

To the Registrar General,

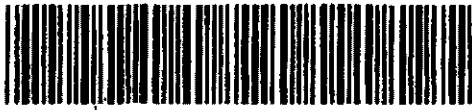
I, ADRIAN MARK OAKEY of 9 Berry Street Aldinga Beach SA 5173 being an officer of Community Corporation No.21109 Incorporated, certify that:

- (1) in accordance with section 31 of the Community Titles Act 1996, Community Corporation No. 21109 Incorporated has by unanimous resolution at a duly convened meeting of the corporation held on the 4<sup>th</sup> day of February 2007 amended Scheme Description No. 10388299 and a true copy of the Scheme Description as amended is attached to this certificate.
- (2) the persons whose consents are required by section 32 of the Community Titles Act 1996 have consented to the amendment.

Dated the 7<sup>th</sup> day of February, 2007.

  
ADRIAN MARK OAKEY  
Presiding Officer

Orig. LF 10667546



11:00 23-Mar-2007

1 of 1

Fees: \$104.00

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

Prefix
<b>LF</b>
Series No.

21109

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by:

Robyn White  
Conveyancing

ROBW

Correction to:

235

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH  
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1. ....
2. ....
3. ....
4. ....

DELIVERY INSTRUCTIONS (Agent to complete)  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE  
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

R-G 250505

PICK-UP NO.	
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DV30

CORRECTION 12.4.2007	PASSED 
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FILED 15.7.2007 	
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TERMS OF INSTRUMENT NOT CHECKED  
BY LANDS TITLES OFFICE

SCHEME DESCRIPTION  
Development No. 145/C015/99

Page


**ENDORSEMENT BY THE CITY OF ONKAPARINGA**

1. All the consents or approvals required under the Development Act 1993 in relation to the division of land in accordance with the Scheme Description attached and relevant plan of community division under the Community Titles Act 1996 have been granted.
2. This endorsement does not limit the City of Onkaparinga or other relevant authority's right to refuse, or place conditions on, development authorisations under the Development Act 1993 in relation to other development envisaged by the scheme or other authorisations still required.

This Scheme Description is endorsed by the City of Onkaparinga

Signed .....  .....

Position ..... *Team Leader Planning* .....

Witness .....  .....

Date ..... *16/5/16* .....