

Orig. LF 9748756



11:45 15-Dec-2003

7 of 7

Fees: \$0.00

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 AGENT USE ONLY

SERIES NO.	PREFIX
7	LF

AGENT CODE

Lodged by:
Jeff Stevens & Associates

Correction to:
STEV 320

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

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

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

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

ITEM	AGENT CODE

BELOW THIS LINE FOR OFFICE USE ONLY

Date:	Time:
FEES	
R.G.O.	POSTAGE
94	

Lands Titles Registration Fee \$94.00
18/12/03 13:55 1411 179832

CORRECTION	PASSED <i>Ca</i>
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FILED 12-1-04
M. Stevens
pro
REGISTRAR GENERAL

TERMS OF INSTRUMENT NOT
CHECKED IN THE LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO. 180/C525/03

COMMUNITY CORPORATION NO. 22048 INC.

SCHEME DESCRIPTION

Pursuant to Section 30 of the Community Titles Act 1996

INDEX

1. Identity
2. Division
3. Purpose
4. Improvements
5. Standards
6. Stages
7. Obligations to Develop
8. Other Important Features of the Scheme
9. Other Information

TERMS OF INSTRUMENT NOT
CHECKED IN THE LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO. 180/C525/03

COMMUNITY CORPORATION NO. 22048 INC.

SCHEME DESCRIPTION

Pursuant to Section 30 of the Community Titles Act 1996

1. DIVISION

The Community Plan is a tertiary plan of division which contemplates the division of a secondary lot into six (6) community lots and common property.

2. IDENTITY

The community parcel and the community lots and common property into which the community parcel is to be divided is portion of the land comprised in Certificate of Title Register Book Volume 5881 Folio 817 being more particularly ^{LOT COMPRISING} pieces 6 and 7 in the secondary plan.

3. PURPOSE

The community lots and common property may only be used for residential purposes.

4. IMPROVEMENTS

No building or other improvement or alteration to existing buildings or improvements may be erected or made on a community lot or the common property unless all approvals required by law have been first obtained.

5. STANDARDS

The standard of any new building or other improvement or of any alteration to existing buildings or improvements must conform with and not be less than the standard of the other buildings or improvements on the community parcel.

6. STAGING OF DEVELOPMENT

There will be no further stages of division of the community parcel.

7. OBLIGATIONS TO DEVELOP

There are no obligations on the owners of any community lot to develop a community lot.

8. OTHER IMPORTANT FEATURES OF THE SCHEME

The Scheme has been approved by the City of Burnside.

**TERMS OF INSTRUMENT NOT
CHECKED IN THE LANDS TITLES OFFICE**

**SCHEME DESCRIPTION
DEVELOPMENT NO. 180/C525/03**

The division of the community parcel was subject to conditions imposed by the Development Assessment Commission and the City of Burnside in Development No. 180/C525/03 and, if so, any such conditions shall be deemed to form part of this scheme description and have been satisfied. A copy of the Development Application Decision Notification Form Conditions is included in this Scheme Description.

9. ESTIMATED DATE FOR COMPLETION OF THE SCHEME

This is a scheme redeveloping existing buildings. The redevelopment work for Lots 9-14 in Stage 3 was completed on the 15th October 2003.

All works on common property have been completed.

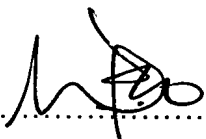
TERMS OF INSTRUMENT NOT
CHECKED IN THE LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO. 180/C525/03

ENDORSEMENT BY
THE CITY OF BURNSIDE

1. All consents and approvals required under the Development Act 1993 in relation to the division of land in accordance with the Scheme Description attached and the relevant plan of community division under the Community titles Act 1996 have been granted.
2. This endorsement does not limit the City of Burnside or other relevant authorities 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 BURNSIDE

Signed:  Principal Planning Officer
City of Burnside

Full Name: MARTIN PAUL DEB

Dated: 3 NOVEMBER 2003



29/08/2003

Brekedo Pty Ltd
C/- 225 Fullarton Road
EASTWOOD SA 5063

Dear Brekedo Pty Ltd

Development Application: 180/00862/03/CT
Location: 9/11 Sydney Street Glenside SA 5065
Proposal: Community strata title land division for 6 units

Development Regulations: 1993, Reg 45

Assessment of the Development application detailed above has now been completed and **Development Approval** has been granted.

As you are the owner of the land to which the application relates, a copy of the **Decision Notification Form** is attached for your information.

If you require any further information or assistance, please do not hesitate to contact me.

Yours sincerely



Mark Thomson
Development Officer

enc.

In reply please refer to: 180/00862/03/CT
Please refer to: Mark Thomson - 8366 4245 email:
mthomson@burnside.sa.gov.au

Civic Centre
401 Greenhill Road
Tusmore SA 5065
PO Box 9
Glenside SA 5065
ABN 66 452 640 504

Telephone
(08) 8366 4200

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General
(08) 8366 4299
Planning & Building
(08) 8366 4298
Operations
(08) 8366 4279

Web
www.burnside.sa.gov.au

Email
burnside
@burnside.sa.gov.au

DECISION NOTIFICATION FORM

Development Number
180/00862/03/CT
Development Assessment Commission Number
180/C525/03

FOR DEVELOPMENT APPLICATION

RECEIVED
LODGED

28/08/2003

To **MR B WARD C/- MATTSSON & MARTYN PO BOX 3044 NORWOOD SA 5067**

LOCATION OF PROPOSED DEVELOPMENT:

Location of Development : 9/11 Sydney Street Glenside SA 5065

Section No (full/part): _____ Hundred: _____ Volume: 5881 Folio: 817

Nature of Proposed Development	COMMUNITY STRATA TITLE LAND DIVISION FOR 6 UNITS
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From	CITY OF BURNSIDE
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In respect of this proposed development you are informed that:


NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable /Required
Provisional Development Plan Consent	27/08/2003	1		
Land Division	27/08/2003	1		
Land Division (Community or Strata)				N/A
Provisional Building Rules Consent				N/A
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	27/08/2003	2		

Building Classification Granted: N/A

Details of any conditions imposed on this consent/approval or the reasons for its refusal are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, site works or building work or change the use of the land must not be undertaken until notification of a Development Approval has been received.

Date of Decision: 27/08/2003

Signed:  Council Chief Executive Officer or Delegate

Dated: 27/08/2003

☒ Sheets Attached

LAND DIVISION - DEVELOPMENT APPROVAL**DEVELOPMENT APPLICATION NO. 180/00862/03/CT****DEVELOPMENT ASSESSMENT COMMISSION NO. 180/C525/03****CONDITION (PROVISIONAL DEVELOPMENT PLAN CONSENT)**

1. The proposal shall be developed in accordance with the details of Development Application 180/862/03/CT and the approved plans, prepared by Mattsson and Martyn dated 27 June 2003.

CONDITION (LAND DIVISION)

2. Payment of \$13290.00 into the Planning and Development fund (6 strata lots @ \$2215.00/strata lot). Cheques to be made payable and marked 'Not Negotiable' to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide 5001, or via the Internet at www.planning.sa.gov.au.

