

Orig. LF 9421586



11:39 9-Sep-2002

6 of 6

Fees: \$0.00

SERIES NO.	PREFIX
6	LF

**BELOW THIS LINE FOR OFFICE USE ONLY**

Date: 9.9.02	Time:
FEES	
R.G.O.	POSTAGE
90-50	

**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**

AGENT CODE

Lodged by:

Jeff Stevens &amp; Associates STEV

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.	9417046
CP	21448
DEV. NO.	180/C003/C2.

REGISTRATION FEE \$90.50

Lands Title 13:12 10/09/02 168066

CORRECTION	PASSED <i>Con</i>
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FILED 18-10-2002 <i>R. Stevens</i> pro  REGISTRAR-GENERAL
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**DELIVERY INSTRUCTIONS (Agent to complete)**

PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

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

**SCHEME DESCRIPTION  
DEVELOPMENT NO. 180/C003/02**

**COMMUNITY CORPORATION NO. 21448 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

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**SCHEME DESCRIPTION  
DEVELOPMENT NO. 180/C003/02**

**COMMUNITY CORPORATION NO. 21448 INC.**

**SCHEME DESCRIPTION**

**Pursuant to Section 30 of the Community Titles Act 1996**

**1. DIVISION**

The Community Plan is a secondary plan of division which contemplates the division of a primary lot into eight (8) 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 5815 Folio 828 being more particularly pieces 1, 2 and 3 in the primary 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/C003/02**

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/C003/02 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 1-8 in Stage 2 was completed on the 1<sup>st</sup> June 2002.

All works on common property have been completed.

TERMS OF INSTRUMENT NOT  
CHECKED IN THE LANDS TITLES OFFICE

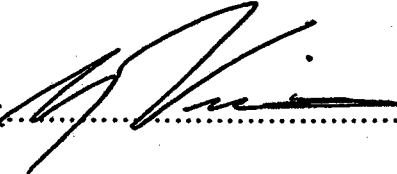
SCHEME DESCRIPTION  
DEVELOPMENT NO. 180/C001/02

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: MR GREG VINCENT .....

Dated: 2 SEPTEMBER 2002 .....

Development Number  
180/00205/02/CT  
Development Assessment Commission Number  
180/C003/02

FOR DEVELOPMENT APPLICATION

RECEIVED  
LODGED

05/03/2002

To MR B WARD CI-MATTSSON & MARTYN PO BOX 3044 NORWOOD SA 5067

## LOCATION OF PROPOSED DEVELOPMENT:

Location of Development : 11 Sydney Street Glenside SA 5065

Section No (full/part): \_\_\_\_\_ Hundred: \_\_\_\_\_ Volume: 5815 Folio: 828

Nature of  
Proposed  
Development

LAND DIVISION - COMMUNITY TITLE (SECONDARY STRATA)

From

CITY OF BURNSIDE

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable /Required
Land Division	22/05/2002	1		
Provisional Building Rules Consent	22/05/2002	2		N/A
Public Space				N/A
Other				N/A
Development Approval	22/05/2002	3		

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.

The Applicant may lodge an appeal with the Environment, Resources and Development Court against this decision/ its conditions within two (2) months if the date of decision.

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: 22/05/2002

Council Chief Executive Officer or Delegate

Signed: \_\_\_\_\_

Development Officer, Planning

Dated:

22/05/2002



Sheets Attached

**LAND DIVISION - DEVELOPMENT APPROVAL**

**DEVELOPMENT APPLICATION NO. 180/00205/02/CT**  
**DEVELOPMENT ASSESSMENT COMMISSION NO. 180/C003/02**

**CONDITION/S (PROVISIONAL DEVELOPMENT PLAN CONSENT)**

1. The proposal shall be undertaken in accordance with the details of Development Application 180/205/02/CT and the approved plans, prepared by Mattson and Martyn, dated 30 January 2002 and received by Council on 27 February 2002.

**CONDITION/S (LAND DIVISION)****Development Assessment Commission**

2. A certificate shall be provided to Council from an appropriately qualified person, to show that the walls separating sole occupancy units have been carried up to the underside of the roof covering in accordance with the requirements of the Building Code of Australia, prior to issue of Section 51 Certificates of Approval.

NOTE: This may require alterations to the existing structure to ensure compliance. The applicant is advised that a separate Development Application may be required pursuant to the Development Act, 1993, for approval for this work.

3. Payment of \$14280.00 into the Planning and Development fund (8 strata lots @ \$1785.00/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.

**PROPOSED NEW IDENTIFIERS**

- 11 Sydney Street, Glenside SA 5065
- 1/11 Sydney Street, Glenside SA 5065
  - 2/11 Sydney Street, Glenside SA 5065
  - 3/11 Sydney Street, Glenside SA 5065
  - 4/11 Sydney Street, Glenside SA 5065
  - 5/11 Sydney Street, Glenside SA 5065
  - 6/11 Sydney Street, Glenside SA 5065
  - 7/11 Sydney Street, Glenside SA 5065
  - 8/11 Sydney Street, Glenside SA 5065
- 