

SUSTAINABLE DEVELOPMENT SOLVED, WITH ASTONISHING OUTCOMES!

THE PATH TO A "SUSTAINABLE REVOLUTION" IS NOW CLEAR DRIVEN BY PEOPLE POWER ACROSS THE GLOBE WHICH IS FUNDAMENTAL AND WILL BE THE MOST RAPID COST EFFECTIVE SOLUTION TO CLIMATE CHANGE!

BALLERINA PARK AT MURRUMBATEMAN IS THE "GREENPRINT" FOR PURE SUSTAINABLE DEVELOPMENT. IT IS A BREATHTAKING DISCOVERY LEADING TO EXCITING NEW DEVELOPMENT CONCEPTS WITH SYNERGIES FROM COMMUNITY OWNERSHIP INTEGRATING NOT FOR PROFIT WIND TURBINES AS A PERPETUALLY SUSTAINABLE FREE ENERGY CARBON OFFSET, CREATING VALUE FROM THE GRID CONNECTION DYNAMICS AT THE DEVELOPMENT PHASE WHICH IS CRITICAL. IT ALSO UNLOCKS COMPELLING UNTAPPED VALUES INCLUDING A PERPETUAL DIVIDEND AND MANY OTHER ENVIRONMENTAL DIMENSIONS WITH ADDITIONAL ASTONISHING MACRO OUTCOMES ALSO TO DRIVE ITS SUCCESS. IT IS EXTREMELY ENERGY EFFICIENT CUTTING THE COST OF WHOLESALE ENERGY AND USING ALL THE AVAILABLE RESOURCES, AND IS PERPETUALLY SUSTAINABLE FOR CLEAN ENERGY, WATER AND SEWER. IT IS ALSO IN EQUILIBRIUM WITH ITS SURROUNDS AS THE ECOLOGICAL AND ENERGY SUPPORT SYSTEMS ARE RATIONALISED MORE THAN ANY OTHER DEVELOPMENT CONCEPT SO FAR, AND MOST LIKELY FOREVER.



AFTER DEVELOPMENT THEY ARE ALSO PERPETUALLY SELF-REPLACING OR "FREE FOREVER" WHICH IS A SIMPLY STUNNING ENVIRONMENTALLY SUSTAINABLE OUTCOME AND THE ESSENCE OF WHAT IS A MODERN-DAY ENGINEERING MASTERPIECE. WITH ITS DYNAMIC RELATED CONCEPTS, IT WILL CAPTURE THE IMAGINATION OF THE PUBLIC WITH DEMAND PARTICULARLY FROM ESTABLISHED DEVELOPMENT RAMPING UP WIND TURBINE DEPLOYMENT DRAMATICALLY IMPORTANTLY OFF SITE. THIS WILL DRIVE A MUCH MORE EFFICIENT CLEAN ENERGY ECONOMY WITH REMARKABLE BENEFITS MARKETED THROUGH THE INTERNET, SOCIAL MEDIA AND THE DIGITAL ECONOMY ALSO DRIVING SUCCESS AND CHANGING THE WORLD FOREVER, EVENTUALLY SAVING TRILLIONS OF DOLLARS ACROSS THE ECONOMIES OF THE WORLD!

AFTER 22 YEARS OF RESEARCH AND DEVELOPMENT WITH INNOVATION IN THE FIELD AND 10 YEARS INVESTIGATING WIND TURBINES, IT HAS REMARKABLY LED TO THE DISCOVERY OF THE SOLUTION TO A VERY COMPLEX EQUATION BEING SUSTAINABLE DEVELOPMENT AND IT IS NOW FINALLY ARTICULATED INCLUDING THE "THEORY OF SUSTAINABLE DEVELOPMENT" WHICH ADDS CLARITY TO 40 YEARS OF THEORETICAL RESEARCH. AN EDUCATIONAL RENAISSANCE IN LEARNING CAN NOW BEGIN BASED ON THIS NEW RESEARCH.

WELCOME TO BALLERINA PARK

THE PATH TO A “SUSTAINABLE REVOLUTION” STARTS NOW

- PURE SUSTAINABLE DEVELOPMENT WITH BALLERINA PARK IS AN INNOVATIVE LANDMARK SUSTAINABLE DEVELOPMENT CONCEPT EVOLVING OVER MORE THAN TWO DECADES FROM PREVIOUS ECOLOGICALLY SUSTAINABLE DEVELOPMENTS,
- IT IS A BLUEPRINT OR GREENPRINT FOR FUTURE UTOPIAN SUSTAINABLE GREEN TOWNS AND CITIES WITH MORE SOCIALLY AND ENVIRONMENTALLY SUCCESSFUL CIVIL SOCIETIES AND ACHIEVING ENVIRONMENTAL SUSTAINABILITY
- PURE SUSTAINABLE DEVELOPMENT ALSO USES ALL THE AVAILABLE NATURAL RESOURCES WHICH ARE INFINITE AND THE DEVELOPMENT IS IN EQUILIBRIUM WITH ITS SURROUNDS PERPETUALLY WHILE THE ECOSYSTEM WILL BE EQUAL TO OR BETTER THAN WHAT IT WAS BEFORE
- THIS REVISED DEVELOPMENT MODEL FOR THE FUTURE CANNOT BE IGNORED BECAUSE OF IT'S STUNNING SYNERGIES AND POSITIVE SUSTAINABLE OUTCOMES WITH COVENANTS PROTECTING SUSTAINABILITY
- PURE SUSTAINABLE DEVELOPMENT ALSO RATIONALISES THE ECOLOGICAL AND ENERGY SUPPORT SYSTEMS, THAT AFFECT EVERYDAY LIFE MORE THAN ANY OTHER DEVELOPMENT CONCEPT SO FAR AND MOST LIKELY FOREVER MINIMISING THE ECOLOGICAL FOOTPRINT
- TYING WIND TURBINES TO DEVELOPMENT SUSTAINABLY WITH COMMUNITY OWNERSHIP IS A SIGNIFICANT PARADIGM SHIFT FROM THE NARROW PROFIT BASED WIND CONCEPT, BREAKING DOWN IT'S BARRIERS, WHILE EXPOSING SYSTEMIC FAILURES INCLUDING ITS NEED FOR SUBSIDIES
- A BETTER OVERARCHING CONCEPT, IT IS NECESSARY TO LOOK BEYOND ONE GENERATION OF A WIND TURBINE AS SUSTAINABLE DEVELOPMENT, IS BY DEFINITION FOREVER, AS IS A LAND TITLE. IT LITERALLY UNLOCKS SIGNIFICANT UNTAPPED VALUE WITH CHEAPER ENERGY AND HIGHER PROPERTY VALUES
- REMARKABLY, LARGER WIND TURBINES CAN BE PERPETUALLY SELF-REPLACING FROM CASH FLOW COMFORTABLY AND THEREFORE ARE PRODUCING PERPETUAL FREE ENERGY, WHICH IS ONLY VIABLE WHEN TIED TO COMMUNITY OWNERSHIP AS A CARBON OFFSET
- IT IS ALSO PERPETUALLY SUSTAINABLE FOR CLEAN ENERGY, WATER AND SEWER FOREVER AND CARBON NEUTRAL UNTIL THE ENERGY GRID IS CLEAN, ADDING VALUE FOR A ONE-OFF DEVELOPMENT COST, PAID BY THE DEVELOPER, POSTPONING THE NEED FOR BASE LOAD ENERGY AND DAMS
- SUSTAINABLE DEVELOPMENT CAN CUT THE COST OF WHOLESALE ENERGY IN HALF, THE OPPOSITE TO RENEWABLE ENERGY WITHOUT GOVERNMENT SUBSIDIES, REDUCING ENERGY COSTS FOR CONSUMERS WITH POSITIVE IMPLICATIONS ACROSS THE ECONOMY AND FOR HUMAN DEVELOPMENT, THE IMPOVERISHED AND FUTURE GENERATIONS, WITH A NEW CULTURE FROM SAVING OUR PLANET
- PERPETUAL FREE ENERGY IS AN INCREDIBLY ENERGY EFFICIENT DISCOVERY, A REVOLUTIONARY BETTER CONCEPT, WHICH WITH SCALE IS ALSO THE MOST COST EFFECTIVE GLOBAL SOLUTION TO CLIMATE CHANGE AND WILL PUT THE ISSUE BACK ON THE FRONT PAGE
- A PERFECT PERPETUALLY SUSTAINABLE WORLD FOR FUTURE GENERATIONS IS NOW ATTAINABLE, BUT GOVERNMENTS WILL NEED TO PLAY A MORE PROACTIVE ROLE NOW WE HAVE THE SOLUTIONS, BY FACILITATING A RENAISSANCE IN LEARNING ABOUT SUSTAINABLE DEVELOPMENT FROM THIS RESEARCH
- INNOVATIVE DESIGN FEATURES, TOGETHER WITH STRONG COVENANTS AND GUIDELINES, WILL PROTECT SUSTAINABILITY AND AN INVESTMENT IN PURE SUSTAINABLE DEVELOPMENT LIKE BALLERINA PARK
- BALLERINA PARK IS AN INVESTMENT IN AN EXCITING FUTURE WITH SIGNIFICANT GROWTH PROSPECTS AND UPSIDE POTENTIAL FROM ALL IT'S UNIQUE SUSTAINABLE FEATURES, A PERPETUAL DIVIDEND AND HISTORIC VALUE WHICH WILL ALSO BENEFIT THE PROPERTY, ESPECIALLY WHEN IT IS SOLD

THE VISION FROM A BETTER OVERARCHING CONCEPT WITH PERPETUAL FREE ENERGY AND WATER

“THE SOLUTION IS NOT TO MAKE FOSSIL FULES SO EXPENSIVE THAT NOBODY WANTS THEM, BECAUSE THAT WILL NEVER WORK. BUT TO MAKE GREEN ENERGY SO CHEAP THAT EVENTUALLY EVERYBODY WANTS IT!” WE NOW HAVE THIS SOLUTION

SUSTAINABILITY WAS FIRST MUTED IN THE 1970’S. SUSTAINABLE DEVELOPMENT HOWEVER, WAS FIRST DEFINED ONLY 26 YEARS AGO AS “DEVELOPMENT THAT MEETS THE NEEDS OF THE PRESENT WITHOUT COMPROMISING THE ABILITY OF FUTURE GENERATIONS TO MEET THEIR OWN NEEDS” 1987 UNITED NATIONS (UN) BRUNDTLAND REPORT. THIS GOAL HAS BEEN ILLUSIVE WHILE THE WORLD HAS BEEN IN THE EARLY STAGES OF A PARADIGM SHIFT TOWARDS SUSTAINABILITY. THIS DEFINITION OF SUSTAINABLE DEVELOPMENT WAS DELIBERATELY VAGUE IN THE ABSENCE OF A SOLUTION.

BALLERINA PARK IS AN INNOVATIVE LANDMARK SUSTAINABLE DEVELOPMENT CONCEPT WITH COMMUNITY OWNERSHIP ‘THE SOLUTION’ WHICH DEFINES SUCCINCTLY SUSTAINABLE DEVELOPMENT FOR THE FIRST TIME. IT HAS EVOLVED TO ACHIEVE ULTIMATE SUSTAINABILITY WITHOUT COMPROMISING OUR CONTEMPORARY LIFESTYLES, THE ENVIRONMENT OR FUTURE GENERATIONS WHICH ALSO ANSWERS IN PRACTICE THE QUESTIONS RAISED BY THE ORIGINAL UNITED NATIONS DEFINITION AND SUBSEQUENT RESEARCH WHICH WERE ALL RELEVANT, UNTIL NOW AS THIS SOLUTION WILL REDEFINE THE DEFINITION AND THE THEORY.

ADDRESSING GLOBAL WARMING AND CLIMATE CHANGE IS THE GREATEST MORAL AND ENVIRONMENTAL CHALLENGE OF OUR TIME”. THIS CHALLENGE HAS BEEN DESCRIBED AS WAR LIKE, BUT NEEDS TO BE TAKEN MORE SERIOUSLY. SUSTAINABLE DEVELOPMENT SHOULD NOW HELP THIS GOAL.

ULTIMATE SUSTAINABILITY, NEW CLIMATE CHANGE SOLUTIONS AND HELPING TO SAVE THE PLANET WILL HAVE INCREASING SIGNIFICANCE IN OUR CHANGING WORLD AS THE GLOBAL PARADIGM SHIFT TO BE MORE SUSTAINABLE CONTINUES. FOR NOW, SUSTAINABLE DEVELOPMENT IS THE MOST COST EFFECTIVE GLOBAL SOLUTION BUT WILL TAKE TIME TO IMPLEMENT SO URANIUM ENERGY, RENEWABLE ENERGY, ELECTRIC VEHICLES, FUEL CELL VEHICLES, AND A GLOBAL EMISSIONS TRADING SCHEME ARE THE INTERUM SOLUTION. AS NEW TECHNOLOGIES EVOLVE THROUGH INNOVATION THE MIX MAY CHANGE FOR THE BETTER PARTICULARLY FOR BASE LOAD ENERGY AND EMISSIONS. WE SHOULD THEN SUCCESSFULLY MEET THIS MORAL CHALLENGE TO SAVE OUR PLANET LEAVING THE MISTAKES OF THE INDUSTRIAL REVOLUTION BEHIND FOREVER.

THIS SOLUTION TO SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE PROVES THAT CAPITALISM AND THE FREE MARKET FORCES APPROACH CAN IN FACT SOLVE ENVIRONMENTAL PROBLEMS THROUGH INNOVATION, TECHNOLOGY, AND EFFICIENCY. THIS SHOULD NOW DRIVE THE SUCCESS OF A MORE EFFICIENT NEW CLEAN ENERGY ECONOMY THROUGH MUCH CHEAPER ENERGY WITH FURTHER POSITIVE GDP IMPLICATIONS FROM PROPERTY PRICES UNLOCKED FROM SIGNIFICANT UNTAPPED VALUE WITH COMMUNITY OWNED WIND TURBINES. THIS OUTCOME WITH PERPETUAL FREE ENERGY AND WATER MEANS IT IS UNLIKELY THERE WILL EVER BE A BETTER SOLUTION TO SUSTAINABLE DEVELOPMENT. SOME CONCEPTS BREAK THROUGH AND CHANGE EVERYTHING. THIS IS ONE OF THOSE REVOLUTIONARY CONCEPTS FOR THE FUTURE, POSSIBLY THE MOST IMPORTANT EVER!

IN THE LONG TERM IT IS PROBABLE THAT AS PERPETUAL FREE ENERGY FROM LARGE COMMUNITY OWNED WIND FARMS INCREASES OVER TIME MARKET FORCES AND GOVERNMENT POLICY WILL SEE FOSSIL FUEL INVESTMENT DROP PARTICULARLY IF THE TOTAL CLEAN ENERGY PRODUCED IS CHEAPER FOR ENERGY COMPANIES AND CONSUMERS AS IS THE CASE WITH THIS EXCITING SUSTAINABLE DEVELOPMENT SOLUTION, THEN EVERYBODY SHOULD WANT IT. IMPORTANT QUESTIONS ARE NOW RAISED LIKE WILL WE NEED MORE BASE LOAD POWER STATIONS WITH EN MASSE SUSTAINABLE DEVELOPMENT? WILL OUR DAMS LAST MUCH LONGER? CAN WE NOW QUANTIFY HOW MANY PEOPLE CAN LIVE ON THE EARTH SUSTAINABLY? AND WILL GOVERNMENTS NEED TO TAKE A MORE PROACTIVE ROLE TO ACHIEVE SUSTAINABLE DEVELOPMENT EN MASSE NOW WE HAVE THE SOLUTION WHICH DELIVERS HUGE SAVINGS FROM GOVERNMENT SUBSIDIES AND OVERPRICED RENEWABLE WIND ENERGY WITH ITS SYSTEMIC FAILURES.

“PLANNING IS BRINGING THE FUTURE INTO THE PRESENT SO YOU CAN DO SOMETHING ABOUT IT NOW” PLANNING NSW. INNOVATION IN PLANNING IS AN INERT PROCESS WHICH WILL BE A HURDLE. SUSTAINABLE DEVELOPMENT WILL HOWEVER REDEFINE THE PLANNING PROCESS FOREVER!

HISTORY SHOULD PROVE THAT THE BALLERINA PARK SUSTAINABLE DEVELOPMENT CONCEPT IS THE FUTURE! IT IS PERPETUALLY SUSTAINABLE FOR CLEAN ENERGY, WATER AND SEWER FOREVER AND CARBON NEUTRAL UNTIL THE ENERGY GRID IS CLEAN OFFSETTING THE HOME'S CARBON FOOTPRINT AND MINIMISING THE ECOLOGICAL FOOTPRINT WHILE THE ECOSYSTEM AND BIODIVERSITY WILL, AFTER DEVELOPMENT, BE EQUAL TO OR BETTER THAN IT WAS BEFORE. RESIDENTS ALSO GAIN A GENUINE STAKE IN ADDRESSING GLOBAL WARMING AND CLIMATE CHANGE WHILE HELPING TO SAVE OUR PLANET. ENVIRONMENTALLY SUSTAINABLE FEATURES, WITH A PERPETUAL DIVIDEND, CAN ADD SIGNIFICANT UNTAPPED VALUE TO A HOME OR ANY ELECTRICAL CONNECTION ANYWHERE WITH HUGE IMPLICATIONS!

BALLERINA PARK IS A BETTER CONCEPT, A NEW BLUEPRINT OR GREENPRINT AND A REVISED DEVELOPMENT MODEL FOR THE FUTURE, WHICH IF SUCCESSFUL WITH RELATED CONCEPTS, SHOULD CHANGE THE WORLD FOREVER AND LEAD TO BETTER MORE SOCIALLY AND ENVIRONMENTALLY SUCCESSFUL CIVIL SOCIETIES. IT IS THE RESULT OF MORE THAN 20 YEARS OF IMAGINATION, HISTORY, INNOVATION, PIONEERING, PASSION, EXPERIENCE, INVESTIGATION, STUDIES, CONSULTATION, HOPES AND DREAMS WHICH ARE NOW BECOMING REALITY, FAMILIES CAN BE A PART OF THIS EXCITING INVESTMENT OPPORTUNITY AND WONDERFUL PLACE TO LIVE AS IT EVOLVES. FAMILIES LIVING IN ESTABLISHED DEVELOPMENT CAN ALSO SOON PARTICIPATE.



COMMUNITY OWNERSHIP OF ASSETS IS THE KEY!

DISCOVERING THE SCIENCE, A CRUSADE FOR OVER TWO DECADES CHASING SUSTAINABILITY

Sustainable Development is now solved. The Ballerina Park Sustainable Development concept is the critical gap in knowledge from recent research regarding Sustainable Development and Climate Change.

INTERGOVERNMENTAL PANEL ON CLIMATE CHANGE (IPCC) 2011 SPECIAL REPORT, RENEWABLE ENERGY AND CLIMATE CHANGE, RENEWABLE ENERGY IN THE CONTEXT OF SUSTAINABLE DEVELOPMENT

“IN CONCLUSION, KNOWLEDGE REGARDING THE INTERRELATIONS BETWEEN SUSTAINABLE DEVELOPMENT AND RENEWABLE ENERGY IN PARTICULAR IS STILL VERY LIMITED. FINDING ANSWERS TO THE QUESTION OF HOW TO ACHIEVE EFFECTIVE, ECONOMICALLY EFFICIENT AND SOCIALLY ACCEPTABLE TRANSFORMATIONS OF THE ENERGY SYSTEM WILL REQUIRE MUCH CLOSER INTEGRATION OF INSIGHTS FROM SOCIAL, NATURAL AND ECONOMIC SCIENCE (E.G. THROUGH RISK ANALYSIS APPROACHES) IN ORDER TO REFLECT THE DIFFERENT DIMENSIONS OF SUSTAINABILITY. SO FAR, THE KNOWLEDGE IS OFTEN LIMITED TO VERY NARROW VIEWS FROM SPECIFIC BRANCHES OF RESEARCH, WHICH DO NOT FULLY ACCOUNT FOR THE COMPLEXITY OF THE ISSUE”

Ballerina Park is a multi-generational discovery from this risk analysis approach in relation to Sustainable Development, Climate Change and Renewable Energy. It is a revolutionary better overarching concept involving tying not for profit wind turbines to development sustainably with community ownership “the risk” very different from the renewable wind energy profit-based concept which is two dimensional. This is a very efficient revised development model for the future which cannot be ignored, because of its stunning outcomes including being the most cost-effective global solution to climate change.

Importantly, the science around Sustainable Development cannot be learned behind a desk or in a boardroom, demonstrated by all the theoretical research available. It has relied on innovation, research, experience and trial and error for success, combined with a sustainability mindset. This has been demonstrated with Merryville Park, pure ecologically sustainable development 22 years ago, and only the seventh community title in NSW. This, due to new challenges from innovation, competition and a lack of economies of scale, was not a financial success but critical research and development.

The early definitions of Sustainable Development are only 25 years old, although sustainability was first muted in the 1970's. These definitions, and the emergence of Global Warming and Climate Change have led to an eclectic mix of innovative technologies including renewables and other partial solutions with some good, some expensive and some bad green concepts based on positive ecological outcomes like Merryville Park and Merryville Estate at Murrumbateman and also energy efficient concepts, which combined are far from the total solution. The solution to Sustainable Development is “complex” and far reaching, otherwise it would have been discovered and adopted much earlier. The world is still in the early stages of a paradigm shift towards sustainability trying to find better more efficient solutions through technology and innovation. The IPCC in its most recent research in the 2011 Special Report was unable to reconcile all the dimensions of sustainability and found only narrow views from specific branches of research across the globe despite as we now know much of the basic knowledge including about wind turbines are available and in the public domain. Ballerina Park is the “holy grail” solution to Sustainable Development and answers all the questions from the earlier definitions while bringing all the relevant knowledge together on the same page for the first time. This solution with community owned not for profit wind turbines with a perpetual dividend has wonderful synergies and positive outcomes and

proves that there are many complicated dimensions and variables from Environmental Science, Social Science, Economic Science in the solution. These needed to be understood in full for the implications across the economy and for our planet to be fully appreciated and now after more than two decades of research and development, including 10 years with wind turbines, including testing wind speeds, are now all finally articulated. Critical to achieving this has been overcoming the geographical and operational barriers to entry of renewable wind energy and a lateral thinking approach including looking beyond one generation of a wind turbine to finding the overarching best long-term concept. It has also been necessary to embellish the word sustainability with perpetual to add clarity to the new language and research surrounding the solution, which by definition, is forever and as on its own is a broad overused and somewhat confusing term.

This solution to Sustainable Development has compelling strengths but the complexity and scale of the challenge will be a constraining issue, probably requiring some government incentivised legislation to facilitate entrepreneurial developers to take up the challenges. It will take an educational renaissance in learning about all its positive outcomes from this scientific research and overarching benefits like much cheaper energy. This should lead to broad acceptance with all stakeholders eventually demanding it.

ENVIRONMENTAL SCIENCE

Pure Sustainable Development Science with the Ballerina Park concept is more efficiently using all the available resources such as clean energy from wind and the sun, water and waste, which are all infinite while development is in equilibrium with its surrounds perpetually and the ecosystem will after development be better than what it was before. Through community ownership of assets, the Ballerina Park concept uses all these available resources more efficiently to rationalise the ecological and energy support systems that affect everyday life more than any other development concept so far, most likely forever. This has been achieved using community owned innovative support systems all integrated at the development phase which is critical such as, and most importantly, clean energy from a not for profit wind turbine, solar hot water and panels, harvesting water into rainwater tanks, key line principles to maximise collecting water into dams, a sustainable bore with good recharge which are all reticulated to the home while there is an envirocycle for effluent disposal with reuse of grey water. Sustainable architecture is also important. The efficiency gains achieved result in the most astonishing sustainable outcome as the clean energy from a not for profit wind turbine and water from the environment, are after development perpetually self-replacing and are both free forever. This outcome for clean energy is astonishing but importantly only becomes viable when tied to community ownership as a carbon offset with covenants and guidelines to protect sustainability and where it is paid for by the developer upfront who gains many marketing benefits for the investment.

These community owned support systems add value and help offset the carbon footprint and minimise the ecological footprint for owners who also gain a stake in addressing global warming and climate change while helping to save the planet. Homes are also perpetually sustainable for clean energy, water and sewer forever and carbon neutral until the energy grid is clean. These are all sustainable outcomes unique to pure Sustainable Development which provide clarity to these environmental concepts and are much more legitimate than many green concepts marketed in today's world, in relation to carbon and sustainability.

PURE SUSTAINABLE DEVELOPMENT

FROM ALL THIS NEW INFORMATION AND RESEARCH AND DEVELOPMENT OVER MORE THAN 20 YEARS, WE CAN CONCLUDE THAT PURE SUSTAINABLE DEVELOPMENT IS ACHIEVED FROM COMBINING ECOLOGICALLY SUSTAINABLE DEVELOPMENT AND NOT FOR PROFIT WIND TURBINES WITH COMMUNITY OWNERSHIP, PERPETUAL FREE ENERGY AND WATER, ARE ALSO VERY SIGNIFICANT AND MAKE PURE SUSTAINABLE DEVELOPMENT, ENVIRONMENTALLY SUSTAINABLE. THIS IS THE MOST IMPORTANT OUTCOME OF ALL! AS WITHOUT OUR ENVIRONMENT, NOTHING ELSE MATTERS. WITHOUT THIS BREATHTAKING DISCOVERY, AND RESEARCH AND DEVELOPMENT IN THE FIELD, NOTHING ELSE WOULD HAVE FOLLOWED POSSIBLY FOR MANY GENERATIONS.

SOCIAL SCIENCE INCLUDING HEALTH CONCERNS, COMMUNITY OWNERSHIP AND ATTITUDES

The concept of Sustainable Development has in the past most often been broken into three constituent parts: environmental sustainability, economic sustainability and socio-political sustainability. More recently, it has been suggested that a more consistent analytical breakdown is to distinguish four domains of economic, ecological, political and cultural sustainability. The recent proposal by United Cities and Local Governments (UCLG) for adding a fourth “cultural” dimension has not been widely accepted. This solution to Sustainable Development confirms it is relevant while environmental or ecological domains should come first in any analysis as without these nothing else matters.

Wonderful environmental, cultural, social and economic synergies including a genuine stake in sustainability and saving our planet which will become “the new culture” coming from community ownership of wind turbines have positive implications for human development, the impoverished and future generations. This is also an overarching goal of Sustainable Development from the recent research while our contemporary lifestyles, the environment and future generations will also be better off especially with pure Sustainable Development en masse. This outcome answers the United Nations original vague definition for Sustainable Development that is still widely adopted today as research across the globe has failed to come up with the solution or a better definition until now.

Health concern claims about wind turbines defy proven positive outcomes from community ownership with Renewable Wind Energy. Recent research by Sydney University has brought into question health concern claims from wind farms which have been heightened particularly in Australia in recent years fueled by anti-wind campaigners with poor unscientific research. This has led to political based decisions requiring 2km set-backs for wind turbines being established in some states with a gateway process for approval. This is despite there being seventeen recognised scientific studies around the world which back up the recent scientific research from Sydney University. This recent scientific research states: “in conclusion in view of scientific consensus that the evidence for wind turbine noise and infrasound causing health problems is poor, the reported spatio-temporal variations in complaints are consistent with psychogenic hypothesis that health problems arising are “communicated diseases” with nocebo effects likely to play an important role in the aetiology of complaints”. Furthermore, it is well established in psychology that habituation is a legitimate cure for any such complaints. It is also recognised that complaints have often been mischievous and based on sour grapes and jealousy or from “Nimby” or “Philistine” groups in the community.

In Europe where health concerns have been less of an issue the set-backs for wind turbines remain less than 500 meters in many countries. More positively, the University of St Andrews in Scotland recently found that the residents of Gigha who affectionately dubbed their wind turbines “the three dancing ladies” is indicative of the positive psychological effects of community ownership of Renewable Wind Energy

wind farms. They also concluded in their study “that a change in development model towards community ownership could have positive effects on public attitudes towards wind farm development in Scotland”. Sustainable Development answers this research outcome. It is a better revised development model for the future with more positive outcomes than Renewable Wind Energy which should help to drive its success.

It is well established in practice with Renewable Wind Energy that a financial or other benefit is very positive for attitudes towards a wind farm. To measure attitudes to wind farms, the NSW government surveyed 2000 people and 300 businesses in rural NSW in late 2010. About 80% of respondents said they support wind farms in their region. Support dropped off somewhat if a wind farm was proposed closer to a person’s house but 60% supported wind turbines within 2km of their house. Older people generally were less favourable about wind turbines. There are currently very few connections between commercial wind turbines and our communities as the Renewable Wind Energy industry is generally geographically removed from the population and the clean energy produced is not marketed directly to consumers but to energy companies. Sustainable Development should improve public perceptions in relation to wind turbines as it will establish a much closer connection from marketing and community ownership. Furthermore, Sustainable Development will have more significant scope to donate perpetually to local councils or communities, not just land owners. This would also improve public perception.

With this better concept applied to established development, owners can provide current energy usage, and they should be able to be living anywhere in the world. This will also be good for tourism as they will be able to visit their wind farm and identify their wind turbine. Furthermore, positive attitudes should be achieved with Sustainable Development because of all of the investment and sustainable outcomes. There are also unquantifiable romantic and emotional issues which will come from investing in saving our planet from climate change, a perfect sustainable world, perpetual free energy and participating in a “Sustainable Revolution”, all stunning self-perpetuating positive outcomes for the future which will be more relevant as demand grows and the concept is recognised.

THE ECONOMIC SCIENCE HAS MANY DIMENSIONS

The solution to Sustainable Development involves all dimensions of the economy including consumers of energy, energy companies, renewable energy companies including wind, all developers, all real estate, business and in the future Sustainable Development companies.

Financial success with pure Sustainable Development is achieved through developers paying for wind turbines and integrating them at the development phase on site or close by as a perpetually sustainable free energy carbon offset based on a trailing average usage in that region which is a legitimate concept. This is critical to unlock previously untapped values from wind turbines which because of location still will have some social barriers to overcome but will eventually be common once all the barriers of Renewable Wind Energy are broken down which will liberate Environmental, Social, Economic and Cultural benefits which are far reaching and will then be understood. Wind turbines off site can have a perpetual lease which is the case at Ballerina Park where the wind turbine will be 3km away but still visual for the community to embrace as demonstrated in the Scottish example. This investment at the development phase adds significant value some of which will be unquantifiable romantic and emotional social aspects which should be more than recouped for the investment. This engineering masterpiece with

historic value is a revised development model for the future and can be replicated across the world but this better overarching concept will take time to be adopted en masse as it will need to be understood as part of an educational renaissance in learning about Sustainable Development now we have the solution. It is however where the world needs to get to in the future as it is environmentally sustainable and a breathtaking discovery.

The discovery of pure Sustainable Development and perpetual free energy which have come from researching beyond one generation of a wind turbine and are only viable with community ownership allows us to derive other dynamic related concepts to retrofit established development.

Financial success with Sustainable Development and established development starts with large wind turbines off site with land ownership and scale or perpetual leases. It is unique and also very complex as it is a triple edge sword with wind turbines and Sustainable development very different from Renewable Wind Energy. The important dimensions are between financial profit from wind turbines, financial profit from perpetually sustainable free energy carbon offset entitlements and financial return for owners of an entitlement all driven by wind speed and the energy sent out and the clean energy price received from energy companies which drives the wind industry.

With commercialised Sustainable Development with established development two main dimensions are important to creating demand driving success over and above the unlocked environmental and social values. Profit from wind turbines is sacrificed for the community perpetual dividends and/or wind speed location. This is how lower wind speed locations are achieved and because a profit margin on the sale of entitlements will be flat but and not increased except through more efficient and less costly larger wind turbines but this gain will also be sacrificed for lower wind speed locations as the perpetual dividend profile will be fixed. This better overarching concept will help drive rapid deployment of wind turbines all over the energy grid in the future. The main growth in profit from entitlements will come from a ramp up in deployment of community owned wind farms from the sale of entitlements coming with a "Sustainable Revolution" fueled by people power and starting with marketing entitlements to established development which has the most short-term potential to ramp up demand with its compelling investment criteria. Some profit growth will come from management fees of the increasing number of community owned wind farms.

This can never be achieved with Renewable Wind Energy because the public is disconnected from wind turbines. The push to sell green energy for a premium is also only a niche without any financial return for the investment, but is a cost and therefore will not drive people power and a rapid deployment of wind turbines as it is only driving a profit for the energy companies to offset their costs from buying clean energy required by laws and is a conflict of interest.

There will be a fixed financial return for the perpetual dividend of approximately 3% fully franked owners of an entitlement which should will be registered on the land title gradually reducing to

2.5 % after 25 years and 1% after 50 years if necessary, this can be suspended if there are unforeseen circumstances but the graduation will allow for a lower clean energy price received which will reduce energy prices for all consumers in the long term with positive implications for GDP growth. It is anticipated that this concept will be government policy in that time frame based on a point of sale sustainability levy paid by the seller. The value of an entitlement from all the sustainable features unlocked from wind turbines with Sustainable Development and a perpetual dividend will overtime increase a home's value as the "Sustainable Revolution" gains momentum and is recognised for its compelling investment criteria and macro outcomes. This value should then be recouped on the sale of the property. Increasing property values will also have positive implications for GDP growth. The investment profile for the profit from entitlements and the investment return for owners of an entitlement is attractive and can be embellished with marketing like being the most cost-effective long-term global solution to climate change and the impact of free energy with overall lower energy prices should capture the imagination of the public just to name a few benefit and are very positive. All these benefits are achieved without any government subsidies.

Renewable Wind Energy however with all its extra revenue and the need for government subsidies to be viable is a disappointing financial investment with flat earnings as wind speeds don't change, a low return on equity, diminishing capital invested which is locked in and as a result is hard to sell. Growth can only come from developing more wind farms with larger wind turbines and higher wind speeds generating more profits so high wind speeds become a priority which increases the long lead times exploring and testing wind speeds. Profit is the main goal from wind turbines which conflicts with environmental gains not helping public perceptions. Community owned wind farms with Renewable Wind Energy also have a poor invest profile and will only ever be a niche particularly with the cost of larger wind turbines in the future and the failure of the investment in the past due to a lack of scale. This analysis exposes some of the systemic failures of Renewable Wind Energy concepts and should render them obsolete in the future replaced with transitions strategies with government assistance to Sustainable Development in perhaps 25 years.

Economic issues like the cost of achieving a clean energy grid is also an important global dimension of the Economic science. Sustainable Development remarkably will revolutionise this transition with cheaper energy.

The Australian Market Energy Operator (AEMO) has recently conducted a study which determined that establishing an energy grid completely reliable on renewable sources is technically viable over the next 50 years. "Under the assumption modelled, recognising the limitations of the modelling, the cost to build 100 per cent renewable power system is estimated to be at least \$219 billion to \$332 billion, depending on scenario. In practice, the final figure would be higher, as the transition to renewable power system would occur gradually ". The wholesale energy prices would have to more than double to achieve a 100 per cent clean energy grid in today's dollars. Conversely Sustainable Development with scale and perpetual free energy would halve the cost of wholesale energy prices and cut the retail cost by up to one third in the

future saving hundreds of billions of dollars over time for the economy, government and consumers. It would also have many more energy efficient and positive outcomes than renewable energy to achieve a clean energy grid including having no new additional capital costs in the future which is an astonishing outcome with Sustainable Development and will save trillions of dollars in saved capital in the future.

This transition process to a clean energy economy would with renewable energy be gradual at the expense of environmental repair. However, a “Sustainable Revolution” driven by people power especially with retrofitting established development driven by compelling investment and environmental outcomes and the internet, social media and the digital economy ramping up the demand for wind turbines would speed up this transition dramatically and much more efficiently and achievable over the next 50 to 100 years starting now with Ballerina Park and its dynamic related concepts!

Remarkably there are many dimensions from engineering science which all impact on the economics of this solution to Sustainable Development including civil, mechanical, wind, acoustic, energy, systems, hydrologic, financial and environmental engineering. These are all integrated together in the solution to pure Sustainable Development and only add to the legitimate claim that it is an engineering masterpiece and also adds to the complexity of the science around Sustainable development.

Wind Science will be simplified with Sustainable Development wind turbines not having to be measured for long periods before commencement of projects, but can be estimated by a credible organisation in the wind industry for example, the CSIRO. This is because Sustainable Development economics show a 10% change or error in estimate of wind speed, amounts to a 15% change in entitlement cost, and a 10% change in revenue which as a worst case can be accommodated with Sustainable Development. This makes finding new wind farms locations much easier and can facilitate early purchase of land without paying a premium for the investment. The economics also show that even lower wind speeds can be achieved with larger wind turbines which improve the efficiency by up to 20 per cent. With renewable wind energy profit is the main motive and it conflicts with environmental goals. Profit demands high wind speeds, long lead times and often difficult terrain which will continue to restrict rapid deployment of wind turbines.

These issues also expose more systemic failures with Renewable Wind Energy relative to Sustainable Development.

CULTURAL SCIENCE IS NOW CONFIRMED FROM THE THEORY

This dimension will be very significant as people will be inheriting with their investment significant environmental and social uplifting benefits such as participating in a sustainable revolution in the future and a new culture built on saving our planet, addressing global warming and climate change very cost effectively and a more perfect sustainable world in the future for our children and for generations to come. These are all self-perpetuating and unquantifiable benefits which will help drive success particularly with an educational renaissance in learning about all these exciting research outcomes.

THE END OF FOSSIL FUELS WILL OPEN UP OTHER MINING OPPORTUNITIES

The solution to Sustainable Development can cut the cost of whole sale energy in half and retail energy by one third in the future. This should genuinely signal the end of fossil fuels over time but will open up new opportunities for mining to help facilitate this transition and the transition to a new clean energy economy. Governments now need to restrict exploration for fossil fuels by not issuing anymore exploration licences and introducing sunset clauses on fossil fuel energy generation and internal combustion. This could for example be 50 years for energy generation and 100 years for export and internal combustion. Some exceptions will be unavoidable. The legislation by governments is inevitable so starting the process now will avoid billions of dollars of stranded investment in the future. Serious questions as to whether taxing fossil fuels is the best strategy to foster the new clean energy economy must now be asked. It is right to reduce emissions at a cost but its other goal of making renewables more competitive becomes redundant. Sustainable Development is the most cost effective and efficient pathway forward and will not require the need for government subsidies or further additional capital replacement with perpetual free energy. This will eventually save trillions of dollars overtime across the economies of the world.

Uranium Exploration and mining should be ramped up as the short to medium term solution to clean base load energy generation over the next 50 years. Sustainable Development initially should see a bonanza for uranium but in the medium to longer term an explosion in demand for wind turbine should fuel steel production, iron ore and coking coal demand while zero emissions vehicle batteries will fuel graphite and rare earths demand. Industrial minerals like copper, nickel, lead, aluminium and zinc should benefit from the more efficient clean energy economy while precious metals should be helped by a wealth affect. Open cut mining for gold and diamonds should be banned unless rehabilitation is feasible. This would be a win win for prices and the environment.

SUSTAINABLE DEVELOPMENT HAS VERY FEW WEAKNESSES

Sustainable Development has compelling strengths and only a few weaknesses such as; it is complex but the investment criteria are compelling and understandable, it may be seen as a tax on development and affect jobs through efficiency, but the benefits far outweigh the costs and are breathtaking. Costs are subject to commodity prices fluctuating and inflation but the clean energy is perpetually free while costs are also a function of clean energy price received from energy companies which drives the renewables industry and can be adjusted if necessary, arguably forever. The wind does not blow all the time, but over capacity buffers and wind turbines everywhere smooth energy supply using peak load energy during high demand periods. Sustainable Development needs a perpetual lease, or to own the land title with access. Public perception could turn more negative but cheaper energy and the benefits of Sustainable development should negate this, while wind turbines are offset with retrofitting established development.

Long lead times for wind exploration and planning could delay progress but this can be overcome with more resources. Wind companies could stop producing replacement parts but this is unlikely and most parts are standard. Operating risk and the risk of failure is heightened without large profits but adjustments can be made to cover extra cost and wind turbines are insurable while there will be no borrowings, and the dividend can be suspended if required. A company structure will limit any potential liability. There is a threat from undiscovered new technologies in the future but they will require very low capital and operating costs to compete with perpetual free energy from wind turbines which have no future additional capital required as they are perpetually self-replacing from cash flow. There are ecological issues with pure environmentally sustainable development as extended drought can require water supply to be supplemented for a minimal cost which is already common with ecologically sustainable development and in rural settings with less services.

RENEWABLE WIND ENERGY SYSTEMIC FAILURES ARE EXPOSED BY SUSTAINABLE DEVELOPMENT

The renewable wind energy concept has significant flaws exposed by Sustainable Development.

1. Energy efficiency can only be achieved with scale with renewable wind energy while Sustainable Development can cut the cost of wholesale energy in half, and retail energy by one third in the future, the opposite outcome to renewable wind energy. In addition, Sustainable Development produces perpetually free energy and does not require any additional capital in the future.
2. Renewable wind energy is two dimensional. Saving our environment and profit, which is by definition a dichotomy and in conflict, so this will always suppress public support for renewable wind energy turbines.
3. There is no direct connection between commercial wind turbines and the public; there are no positive marketing benefits to help public perception. The environmental benefits which have significant value are also not able to be unlocked compared to community ownership with Sustainable Development.
4. The investment criteria for Sustainable Development with community ownership are superior to renewable wind energy, despite its extra revenue and subsidies. With Sustainable Development, when the entitlement is registered on the land title, its significant value, including a perpetual dividend, should be recouped when the property is sold, especially as the concept is more widely recognised in the future.
5. The time to establish a community owned wind farm with Sustainable Development, should be quicker as wind speed can be much lower so wind testing may not be as critical and could be calculated by a wind consultant like the CSIRO this will open up new opportunities. A 10% confidence level is feasible creating new opportunities and will negate long lead times. Chasing high wind speed for profit is not a priority for Sustainable Development.
6. Renewable wind energy has barriers to entry, and the industry is not well understood. These have increased over the last 25 years from larger wind turbines chasing efficiency and profit. These barriers have been detrimental for integration concepts such as Sustainable Development, but will now be broken down by this research.
7. Renewable wind energy is reliant on government subsidies which are unsustainable in the long term, effecting economies negatively with higher energy prices and will never get significant public support in the future. Even despite government commitments to the industry. Sustainable Development should reverse these public perceptions.

8. Because a wind turbine with renewable wind energy has only one generation negotiated with land owners, there is more risk of early decommissioning than necessary and will not be the case with Sustainable Development in the future.
9. Higher wind speeds with renewable wind energy put more stress on wind turbines with Sustainable Development, wind turbines should last longer before refurbishment.

A Sustainable Revolution cannot be achieved with renewable wind energy as a revolution requires by definition community support and people power driven by investment criteria and a renaissance in learning. All these systemic flaws should render renewable wind energy obsolete in the future with transition strategies needed in the future for Sustainable Development.

A MORE PROACTIVE GOVERNMENT WILL BE REQUIRED NOW WE HAVE THE SOLUTIONS

To facilitate these Sustainable Development Concepts en masse governments will need to play a more proactive role now the wind industry will be better understood, with barriers broken down by Sustainable Development. They need to assist with incentivised legislation to help link development to wind turbines and possibly using government owned land like national parks where there are net environmental gains established while also possibly building new power lines to favourable locations like they are doing in Germany.

Furthermore, using compulsory acquisition of land and/or issuing licences for wind exploration allowing a perpetual lease with access similar to a mining lease would help facilitate expansion. Using more flexible power purchase agreements guaranteed by law to accommodate any cost increases over time and to help maintain a perpetual dividend would also be helpful.

Wind exploration companies often only develop the wind resource and on sell to an operator. This can work for Sustainable Development perhaps with some assistance. In Australia the clean energy future fund should be renamed the Sustainable Development fund and could assist by helping to build or finance building larger community owned wind farms with interest initially paid out of cash flow until blocks/entitlements are sold to the community with a profit margin.

An educational renaissance in learning about Sustainable Development and its benefits should be facilitated by governments all over the world, perhaps with the savings from government subsidies to help drive success.

SUSTAINABLE DEVELOPMENT CONCEPTS FOR NOW AND IN THE FUTURE

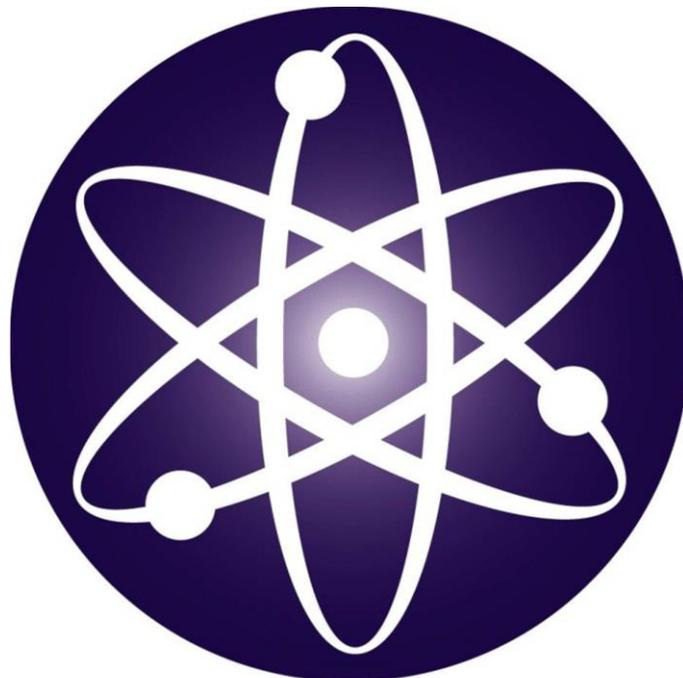
There are four main realistic concepts coming from the solution to Sustainable Development which involve tying wind turbines to development sustainably with community ownership with all its positive sustainable features and investment criteria including an attractive perpetual dividend. These will also address retrofitting established development. With all these concepts, **all or most of the significant unlocked value should be recouped on the sale of a property**, a wonderful overarching outcome driving success, which will be backed up by an independent report:

1. Pure Sustainable Development which is the Ballerina Park concept; with community owned wind turbines on or offsite and based on a trailing average for energy usage with a perpetual dividend and with efficient ecological and energy support systems. This is the modern-day engineering masterpiece which can be replicated. This concept is where the world needs to get to in the future, but will take time to implement en masse.

2. Existing bolt on development with ownership of wind turbines on or offsite using shares and/or a certificate of entitlement registered on the land title and also based on a trailing average for energy usage with a perpetual dividend. This concept is for the medium term, as developers embrace it.
3. Established development with ownership of wind turbines offsetting the carbon footprint and using shares and/or a certificate of entitlement registered on the land title, and based on current energy usage with a perpetual dividend. By far, this concept has the most potential to drive a more efficient clean energy economy and a Sustainable Revolution.
4. Government policy in the future could create a one-off sustainability levy like stamp duty on the sale of the property with ownership of wind turbines. An entitlement will be registered on the land title based on a trailing average for developers and current usage for established development. This can be made more efficient, without the perpetual dividend and would also speed up the transformation to a new clean energy economy. This concept is also for the medium term.

It is proposed that The Sustainable Development Company Pty Ltd will commercialise concepts 1 and 3 in the short term, say in 2-5 years by selling community owned perpetually sustainable free energy carbon offsets, based on average energy usage from large community owned wind farms.

These solutions to Sustainable Development have major implications for the wind industry as it should become the dominant energy source over time with large community owned wind farms at medium to high wind speed locations which will produce perpetual free energy. This will bring cheaper energy prices overall, for consumers who should then demand it, and want to participate in it which is self-perpetuating and another wonderful outcome that should also drive the success of Sustainable Development.



Science

THE OVERARCHING THEORY OF SUSTAINABLE DEVELOPMENT

Ballerina Park is Sustainable Development in its purest form, a breathtaking discovery with astonishing outcomes and therefore is a modern-day engineering masterpiece the “holy grail” for Sustainable Development and Climate Change while helping to save our planet. It is the result of 22 years of research and development and innovation in the field and 10 years of investigations into wind turbines and has proved that this science cannot be learned behind a desk or in a boardroom as it is a very complex equation with multiple dimensions while there have been much drama and many discoveries and milestones along the way. Ballerina Park is environmentally sustainable, and is a world first. Its natural ecological support systems and untapped values liberated from community ownership of a wind turbine are maximised with synergies from integration during the development phase.

It can now be legitimately concluded that pure Sustainable Development is a new innovative revised development model for the future. This is where the world needs to get to with green field developments over time and is backed up by this research as socially acceptable and also with compelling environmental and economic outcomes to support the transition which now need to be communicated to the public at large. This will improve public perceptions dramatically which is not achievable with renewable wind energy because there is no direct connection with the public and commercial wind turbines with very little marketing done as a result. An education process needs also to be undertaken by governments given the significant of this discovery particularly in relation to established development which has the most potential to capture the public’s imagination in the short term. This can be achieved from savings for government and from our economy which are perpetual with astonishing environmental, social, cultural and economic outcomes.

With pure Sustainable Development and community ownership the ecological and energy support systems are rationalised more than any development concept so far, and most likely forever because it is so efficient and cost effective after the development phase particularly with economies of scale delivering perpetual free energy and water forever, a stunning outcome from this new research.

Importantly Sustainable Development can be adapted to existing development concepts with innovation and these will all drive success in the future with a ramp up of deployment of wind turbines at more remote and less challenging locations with the emphasis not on the profit from a wind turbine but from selling off entitlements to facilitate people power necessary by definition for a sustainable revolution.

The new technologies that have evolved in the last 40 years from innovation including the internet, satellite communication, social media and the digital economy have emerged with perfect timing to drive this revolution and transformation to a new clean energy economy much more efficiently with Sustainable Development.

Pure Sustainable Development can be replicated en masse efficiently and cost effectively and promoted as an engineering masterpiece which will attract entrepreneurial developers and new residents and is still valid with back-up systems.

This overarching theory for Sustainable Development should redefine 40 years of theoretical research and definitions giving clarity to Sustainable Development for the first time and which is now solved with win wins everywhere as the solution is so far reaching.

From this better overarching concept and new research, we can now derive the **Overarching Theory of Sustainable Development** stating that:

“SUSTAINABLE DEVELOPMENT IS ABOUT COST EFFECTIVELY SAVING OUR PLANET AND ITS FLORA AND FAUNA FROM GLOBAL WARMING AND CLIMATE CHANGE WHILE DRIVING A MORE EFFICIENT NEW CLEAN ENERGY ECONOMY THROUGH COMMUNITY OWNERSHIP OF ASSETS INCLUDING NOT FOR PROFIT WIND TURBINES BEING A PERPETUALLY SUSTAINABLE FREE ENERGY CARBON OFFSET BASED ON ENERGY USAGE AND UNLOCKING SIGNIFICANT UNTAPPED VALUES WITH WONDERFUL SYNERGIES INCLUDING ENERGY EFFICIENCY, PERPETUAL SELF-REPLACEMENT AND REUSE DELIVERING FREE ENERGY AND WATER FOREVER WHICH IS ENVIRONMENTALLY SUSTAINABLE AND BENEFITING HUMAN DEVELOPMENT, THE IMPOVERISHED AND FUTURE GENERATIONS ALL DRIVING A SELF- PERPETUATING SUSTAINABLE REVOLUTION DRIVEN BY PEOPLE POWER FROM THE INTERNET, SATELLITE COMMUNICATION, SOCIAL MEDIA AND THE DIGITAL ECONOMY EVENTUALLY SAVING TRILLIONS OF DOLLARS ACROSS THE ECONOMIES OF THE WORLD”

Community ownership of not for profit wind turbines, a perpetually sustainable free energy carbon offset based on energy usage and perpetual self-replacement are a paradigm shift in thinking from the current mind set in relation to all development concepts. Changing perceptions will take time particularly with green field development but should not be a problem in the case of retrofitting established development with wind turbines off site. This has the most potential in the short-term gain momentum to drive a self-perpetuating sustainable revolution!

SAVING OUR PLANET AND ITS FLORA AND FAUNA FROM GLOBAL WARMING AND CLIMATE CHANGE:

Sustainable Development will save our planet and its flora and fauna as it is the most cost-effective long-term global solution to Climate Change, delivering a more perfect perpetually sustainable world in the future.

THE NEW CLEAN ENERGY ECONOMY:

The new clean energy economy with cheaper energy will revolutionise the global economy following on from the efficiency gains of computers, satellite communication, the internet and the digital age but will probably take longer to take hold, given the scale and enormity of the task.

COMMUNITY OWNERSHIP OF ASSETS:

Community freehold title with community ownership of assets including wind turbines with covenants and guidelines to ensure sustainability compliance, brings wonderful synergies and is the key to Sustainable Development.

NOT FOR PROFIT WIND TURBINES:

The most sustainable energy efficient outcome is to prudently cut the cost of wind energy by running the wind turbine near breakeven guaranteed through community ownership with covenants and guidelines and with enough cash flow to fund a perpetual dividend, refurbishment costs and a sinking fund. Many entities operate successfully not for profit particularly when more important positive outcomes result like this breathtaking solution to Sustainable Development, producing perpetual free energy.

PERPETUALLY SUSTAINABLE FREE ENERGY CARBON OFFSET:

With Sustainable Development the wind turbines offset a property's usage of fossil fuel energy making it perpetually sustainable for clean energy, and carbon neutral until the energy grid is clean. This is achieved for a one-off cost paid for by the developer, or residents, in the case of established development. These are environmental gains created from synergies, and can only be achieved when Sustainable Development is integrated with the energy grid.

UNLOCKING SIGNIFICANT UNTAPPED VALUES:

Wind turbines with renewable wind energy are two dimensional with profit and saving our planet from Climate Change. Community ownership introduces multiple dimensions including the two dimensions from renewable wind energy, which all add value and are ubiquitous.

WONDERFUL SYNERGIES:

This solution to Sustainable Development has far-reaching implications across the economy and the environment with wonderful synergies confirming positive environmental, cultural, social and economic outcomes. This better concept rationalises the energy support systems and ecological support systems that affect everyday life better than any other development concept so far. Environmental and cultural synergies will come from Sustainable Development efficiently addressing global warming, climate change and saving our planet, while being perpetually sustainable for clean energy, water and sewer, and carbon neutral until the energy grid is clean. Social synergy will come from community title, creating community spirit. Economic synergies

are coming with cheaper energy outcomes for consumers who should in the future demand it. Many synergies overlap with Sustainable Development with multiple positive outcomes.

ENERGY EFFICIENCY:

This Sustainable Development concept is incredibly energy efficient transforming the energy support systems particularly because it looks beyond one generation of a wind turbine which is necessary as wind is an *infinite resource*.

REMARKABLY, THE DISCOVERY THAT A LARGER WIND TURBINE CAN EASILY REPLACE ITS REFURBISHMENT COSTS EVERY 25 YEARS OR SO FROM ITS CASH FLOW PERPETUALLY (ONLY 15-20% OF THE CAPITAL COST INCLUDING A SINKING FUND FOR LONGER TERM REUSED CAPITAL ITEMS) SO IT CAN PRODUCE PERPETUAL FREE ENERGY WHICH IS VERY SIGNIFICANT. IT IS HOWEVER; ALSO NECESSARY THAT LAND IS OWNED OR LEASED PERPETUALLY WITH ACCESS. INFLATION OF OPERATING COSTS OR FOR REPLACEMENT BECOMES A FUNCTION OF THE CLEAN ENERGY PRICE RECEIVED, WHICH IS THE SOURCE OF REVENUE FOR ALL CLEAN ENERGY PRODUCTION, AND IS THEREFORE NOT A COST TO A COMMUNITY OWNED WIND FARM. THIS PRICE CAN BE INCREASED TO ACCOMMODATE CHANGES IN COSTS FOREVER. THIS CONFIRMS FREE ENERGY IS LEGITIMATE AND CAN BE PERPETUAL, AND IS A STUNNING OUTCOME.

Tying a perpetual free energy wind turbine to development sustainably with community ownership is a huge break through much more energy efficient than Renewable Wind Energy which is a narrow concept that relies mainly on profit while needing government subsidies to be viable and which is renegotiated every 25 years or so with risks and associated costs such as decommissioning earlier than necessary.

Significant energy efficiency is also coming from this concept because it cuts the cost of wind energy for energy companies and ultimately energy costs for consumers (2.5 – 6.0 c per kWh) depending on wind and scale without the need for government subsidies.

FURTHERMORE, THERE IS NO NEW ADDITIONAL FUNDING FOR CAPITAL COSTS REQUIRED FOREVER MAKING IT MUCH MORE EFFICIENT THAN SOLAR PANELS OR BASE LOAD ENERGY SUCH AS DIRTY COAL WHICH IS A FINITE RESOURCE WITH LARGE CAPITAL COSTS TO DEVELOP AND WHICH NEED TO BE REPEATED AFTER DECOMMISSIONING TO REPLACE LOST ENERGY PRODUCTION. THIS IS ALSO A WONDERFUL ASTONISHING OUTCOME WITH SUSTAINABLE DEVELOPMENT.

This exposes systemic failures with renewable wind energy.

Transmission of energy is also efficient with this better concept as the wind turbines are generally close to the energy grid and development. Sustainable architecture around the home is also important including minimising embedded energy of materials used in construction of the home and using insulation, solar hot water heaters and panels, double glazing of windows, north facing homes, sky lighting, and eaves.

IF THIS BETTER MORE ENERGY EFFICIENT REVISED DEVELOPMENT MODEL FOR THE FUTURE IS LOCATED AT SITES WITH MODERATE WIND SPEEDS AND ECONOMIES OF SCALE AND EN MASSE IT CAN PRODUCE THE CHEAPEST (APPROX. 2.5 C PER KWH FOR ENERGY COMPANIES CUTTING THE COST OF WHOLESale ENERGY IN HALF, AND RETAIL ENERGY BY ONE THIRD) AND IS THE MOST EFFICIENT (APPROX. \$6,000 PER BLOCK FOR DEVELOPERS WITH COMPELLING OUTCOMES) CLEAN ENERGY ON THE PLANET WITH WIND TURBINES PERPETUALLY SELF-REPLACING AND THEREFORE PRODUCING PERPETUAL FREE ENERGY WITH NO ADDITIONAL CAPITAL COSTS IN THE FUTURE, AND IMPORTANTLY REDUCING ENERGY COSTS FOR ALL CONSUMERS!

TURBINES NOT ON SITE, BUT WITH A PERPETUAL LEASE INDEXED TO INFLATION OR ON COMMUNITY OWNED LAND.

SEE PAGE 21 FOR DETAILS OF THE REVISED DEVELOPMENT MODEL.



REVISED DEVELOPMENT MODEL

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PERPETUAL SELF-REPLACEMENT AND REUSE:

The ecological and energy support systems are all perpetually self-replacing forever with this better concept; with clean energy from wind turbines, solar hot water, harvesting rain water into tanks, storm water runoff into dams, a sustainable bore with good recharge all reticulated back to the home, while grey water is re-used. Reuse involves wind turbine tower, cables and connections for many decades with a sinking fund to replace them while all sources of water are reused on gardens and parkland and recycled naturally.

FREE ENERGY AND WATER FOREVER:

The discovery of perpetual free energy is the most astonishing outcome from the solution to Sustainable Development as wind turbine can comfortably be perpetually self-replacing from cash flow. Importantly, this outcome only becomes viable however, when wind turbines are tied to development sustainably with community ownership. This is a very important discovery.

Perpetual free water using ecological support systems is common with ecologically sustainable development and in rural settings, with harvesting of water for potable and non-potable supply, solar hot water and reuse of grey water.

ENVIRONMENTALLY SUSTAINABLE:

Pure Sustainable Development is environmentally sustainable, which is the most important outcome of them all, as without our environment nothing else matters. This is also a very important discovery.

BENEFITING HUMAN DEVELOPMENT, THE IMPOVERISHED AND FUTURE GENERATIONS:

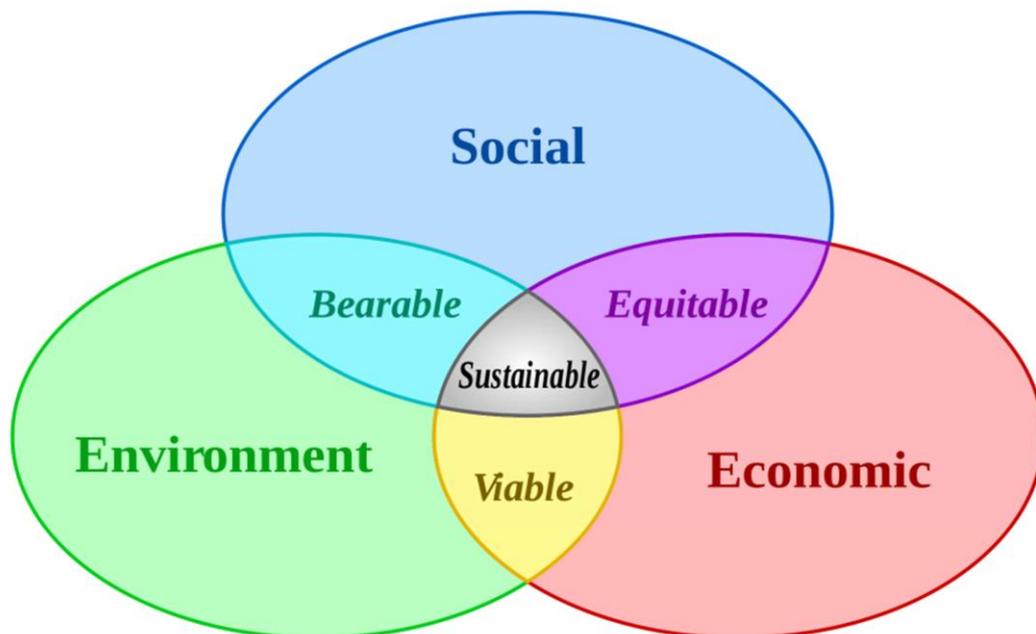
This is an overarching Sustainable Development goal which will be achieved through many environmental, cultural, social and economic gains including saving our planet and overall cheaper energy prices for all consumers in the future.

A SELF-PERPETUATING SUSTAINABLE REVOLUTION, DRIVEN BY PEOPLE POWER:

This is now achievable for the first time with the solution to Sustainable Development with community ownership of wind turbines, and should be driven by people power, compelling investment criteria and the Internet, satellite communication, social media and the digital economy.

It will be critical to have a positive start to this revolution with success at Ballerina Park and a worldwide launch for the broader concepts in the future. This needs to include business, government and wind turbine manufacturers as partners across the world to ensure capturing the imagination of the public to drive success which is so critical for our planet, human development, the impoverished and future generations. This will lead to a more perfect perpetually sustainable world everywhere in the future!

An educational renaissance in learning, led by business and governments about these research findings, which are impossibly simple on the surface but are actually a very complex equation to analyse should then galvanise public support. This is also because there are so many micro and macro positive outcomes benefiting everyone and everything which should then guarantee its success overtime!



Cultural Sustainability is now considered the fourth pillar of Sustainable Development from the latest theoretical research which is confirmed by this solution to Sustainable Development

INCREDIBLY IT IS A MODERN-DAY ENGINEERING MASTERPIECE!

INNOVATIVE SUSTAINABLE FEATURES, POSITIVE OUTCOMES, SYNERGIES AND WIN WINS
COMBINE TO MAKE BALLERINA PARK A **MODERN-DAY ENGINEERING MASTERPIECE**,
A VERY SIGNIFICANT LANDMARK FOR THE FUTURE.

Evolving from previous ecologically sustainable development this better overarching concept is also made up of a number of sub concepts which are described below and all integrate very well together to become the benchmark for Sustainable Development and Climate Change. This is a new revised development model for the future which rationalises the energy support systems and ecological support systems very efficiently and involves **tying wind turbines to development sustainably with community ownership**. It also is a blueprint or a green print for future utopian sustainable green towns and cities with more socially and environmentally successful civil societies. With economies of scale it will produce the **cheapest and most efficient clean energy on the planet** driving the new clean energy economy without government subsidies.

THIS WILL RESULT IN THE MOST COST EFFECTIVE LONG-TERM GLOBAL SOLUTION TO CLIMATE CHANGE WHICH ARE VERY SIGNIFICANT ENVIRONMENTAL AND ECONOMIC SYNERGIES.

This better concept also compliments other Climate Change solutions like a global emissions trading scheme and should therefore increasingly appeal to all stakeholders including governments, developers and future residents as the threat from anthropogenic human induced Climate Change escalates and the global paradigm shift towards sustainability continues.

BALLERINA PARK, WHICH IS THE MOST PURE, SUSTAINABLE DEVELOPMENT, WILL BE EFFICIENTLY USING ALL THE AVAILABLE RESOURCES SUCH AS CLEAN ENERGY, WIND, SUN, WATER AND WASTE AND WILL AS A RESULT BE IN EQUILIBRIUM WITH ITS SURROUNDS PERPETUALLY AS SIGNIFICANTLY THESE RESOURCES ARE ALL INFINITE, PERPETUAL OR FOREVER AS IS THE NOTION OF FUTURE GENERATIONS, WHICH IS A CRITICAL UNDERLYING THEME OF THIS BETTER CONCEPT.

The innovation of a community owned wind turbine on community owned or perpetually leased land with access is a fundamental difference from Renewable Wind Energy while importantly there is no significant burden from community ownership of a larger wind turbine as maintenance is routine. This wind turbine will be **producing perpetually sustainable clean energy which offsets the home's carbon footprint while giving each resident a stake in making a real difference on Global Warming, Climate Change and helping to save our Planet which are important environmental and cultural synergies adding value to a home**. These positive outcomes are made possible through the use of **community freehold title, an innovative relatively new land title** that facilitates community spirit and the ownership of assets with covenants and guidelines to ensure sustainability compliance. **Community spirit, especially from pure Sustainable Development, is an important social synergy.**

COMMUNITY OWNERSHIP OF ASSETS USING COMMUNITY FREEHOLD TITLE WITH COVENANTS AND GUIDELINES TO ENSURE SUSTAINABILITY COMPLIANCE AND A PERPETUAL DIVIDEND ADDING VALUE TO THE HOME IS A KEY INNOVATIVE SUB CONCEPT WITH WONDERFUL SYNERGIES FROM ALL THE POSITIVE OUTCOMES WHILE IT ALSO FILLS A VOID CONNECTING LARGER WIND TURBINES DIRECTLY TO THE PUBLIC WHICH SHOULD IMPROVE PERCEPTIONS THIS DISCONNECT IS ANOTHER FAILING OF THE RENEWABLE WIND ENERGY CONCEPT.

Because the wind turbine is community owned the wind developer is cut out from Renewable Wind Energy. **The significant cash flow is then quarantined with the community guidelines and used to replace the wind turbines refurbishment cost in the future which remarkably it does very comfortably, five to six times over including a sinking fund for longer term capital items which can be adjusted periodically depending on costs by adjusting the clean energy price received.**

Furthermore, this cash flow surplus can be used to prudently cut the cost of wind energy, being the clean price received from energy companies. **This is overall more energy efficient and therefore is the most sustainable outcome and is a major breakthrough, a paradigm shift in thinking from the current narrow less efficient profit based Renewable Wind Energy concept.**

IMPORTANTLY, THE PERPETUALLY SUSTAINABLE CLEAN ENERGY GENERATED WITH THIS BETTER CONCEPT IS "PERPETUAL FREE ENERGY" AS LARGER WIND TURBINES CAN BE PERPETUALLY SELF-REPLACING AND THEREFORE REQUIRE NO ADDITIONAL NEW START-UP CAPITAL COSTS IN THE FUTURE. IN THIS NEW CONTEXT OF SUSTAINABLE DEVELOPMENT, THIS IS A VERY SIGNIFICANT ECONOMIC SYNERGY, AN EXCITING DISCOVERY AND A SIMPLY STUNNING SUSTAINABLE OUTCOME!

Energy companies are obliged to buy the clean energy by law, using a power purchase agreement which should now be a more attractive proposition, and hence more flexible, with Sustainable Development. This is the basic cost of wind energy, and drives the wind industry which is **much more efficient with this perpetual free energy solution.**

The significant cash flow surplus buffer combined with the ability to generate a very cheap cost outcome for energy companies without the need for government subsidies just confirms that larger wind turbines can be perpetually sustainable. It is also important that the cost of clean energy which is the source of revenue, and not a cost to a community owned wind farm, but can be increased to support any operating cost and replacement cost increases if necessary, and into the future! Another remarkable positive outcome, which confirms free energy is legitimate and can be perpetual.

SIGNIFICANTLY THE SOLUTION TO SUSTAINABLE DEVELOPMENT ONLY BECOMES VIABLE WHEN WIND TURBINES ARE PAID FOR BY THE DEVELOPER AND TIED TO COMMUNITY OWNERSHIP WITH COVENANTS AND GUIDELINES TO ENSURE SUSTAINABILITY COMPLIANCE AND WHERE FINANCIAL SUCCESS IS DRIVEN BY THE DEVELOPERS PROFIT COMING FROM SELLING BLOCKS AND/OR SUSTAINABILITY ENTITLEMENTS TO ESTABLISHED DEVELOPMENTS AND NOT FROM THE WIND TURBINES.

This is also a **very significant economic synergy** and point of difference with this better concept. Wind turbines can also be located at lower wind speed locations opening up major new opportunities. This is feasible, but Sustainable Development economics with wind turbines is very involved and has multiple dimensions and variables, which only add to the complexity of the issue. You can lower the wind speed and location; but at the expense of energy production and cash flow, and/or the cost of wind energy for energy companies and consumers, all at the cost of community ownership paid for by the developer/residents. Higher wind speeds are still desirable but can be offset by much larger, more efficient and taller wind turbines at much lower wind speed locations, while still maintaining a satisfactory profit from entitlements.

THIS BETTER CONCEPT ALSO PROVES A WIND TURBINE DOES NOT HAVE TO MAKE A PROFIT TO BE USEFUL OR SUCCESSFUL PARTICULARLY WITH COMMUNITY OWNERSHIP AND WHEN THE ALTERNATIVE OVERARCHING OUTCOME IS FAR SUPERIOR AS IS THE CASE WITH THIS BREATHTAKING SOLUTION TO SUSTAINABLE DEVELOPMENT!

Very importantly, onsite wind speed does not have to be a high, as profit is not the motive from the wind turbines. The clean energy generated by wind turbines is divided by the trailing average fossil fuel energy usage in that state or country or from current usage for established development which **determines the number of carbon neutral homes offsetting each home's grid usage** which still pays full rates for its usage, partly offset by the perpetual dividend and lower energy prices for all energy consumers. This is efficiently achieved for a relatively cheap one off only development cost paid for by the developer or resident making homes **perpetually sustainable for clean energy forever and carbon neutral until the energy grid is clean which are also environmental and cultural synergies adding value**. This can be applied to any electrical connection, anywhere in the world.

THIS NEW INNOVATIVE SUB CONCEPT IS BASED ON A TRAILING AVERAGE AND IS LEGITIMATE AND VERY SIGNIFICANT; AS DEVELOPMENT PROCEEDS OWNERS AVERAGE GRID USAGE WILL APPROACH THE TRAILING AVERAGE WHILE WITH EXISTING HOMES IT CAN BE BASED ON CURRENT USAGE. THESE TWO OPTIONS ARE THE ONLY WAY TO ACHIEVE SUSTAINABLE DEVELOPMENT ON OR OFF GRID!

A certificate of entitlement, with the above details on usage and wind farm details including an ID number and the property address, can be registered on the land title so when the property is sold, owners should recoup the investment from the stunning sustainable outcomes and the perpetual dividend. There are also unquantifiable romantic and emotional issues which will come from investing in saving our planet from climate change, a perfect sustainable world, perpetual free energy and participating in a Sustainable Revolution. As Sustainable Development becomes recognised, it will differentiate a home or property positively, giving it a higher value. This will be quantified by an independent report.

SUSTAINABLE DEVELOPMENT IS ARGUABLY A BETTER INVESTMENT THAN RENEWABLE WIND ENERGY EVEN WITH ALL ITS ADDITIONAL REVENUE AND SUBSIDIES BECAUSE IT HAS DISSAPPOINTING RETURN ON EQUITY, FLAT EARNINGS GROWTH AND DIMINISHING CAPITAL INVESTED WHICH IS LOCKED IN AND HARD TO SELL. THIS RELATIVELY POSITIVE INVESTMENT OUTCOME FOR SUSTAINABLE DEVELOPMENT IS A WONDERFUL OVERARCHING ECONOMIC SYNERGY AND SHOULD ALSO DRIVE SUCCESS WHILE IT EXPOSED ANOTHER SYSTEMIC FAILURE WITH RENEWABLE WIND ENERGY.

In Ballerina Park's case the wind turbine will be located on Ballerina Ridge 3km from the grid and development so there are very few transmission losses. Solar hot water, insulation in homes and sustainable architecture will save significant amounts of energy and a rebate for a solar panel system will be available for residents. This will make residents a net exporter of clean energy.

FURTHER ECONOMIC SYNERGIES ARE EVIDENT ON THE ENERGY GRID AND IN HOMES WITH ENERGY EFFICIENCY AND CLEAN SOLAR ENERGY PRODUCTION.

Ballerina Park will also be **autonomous for water and sewer which are also self-replacing with reuse perpetually**. Community ownership is important with water harvested from roof tops into underground tanks while stormwater is harvested into lakes and there is a sustainable bore with good recharge which are all reticulated back to the home where grey water is reused on gardens **so residents are managing their water and sewer**. There is tree planting on road verges, community land and also by residents. **The ecosystem and biodiversity after development will be better than it was before.**

ALL THE ABOVE ARE ENVIRONMENTALLY SUSTAINABLE FEATURES AND ARE ENVIRONMENTAL AND CULTURAL SYNERGIES RESULTING IN THE ECOLOGICAL FOOTPRINT BEING MINIMISED AND ARE ALSO SIGNIFICANT.

Perpetual sustainability is achieved for an upfront one-off development cost which also works out cheaper over the long term, given perpetual free energy and water outcomes and especially with economies of scale. Furthermore, this better concept very efficiently offsets the home's carbon footprint and minimises the ecological footprint without compromising our contemporary lifestyles, the environment or future generations which is the **"ultimate sustainable goal" as defined in the current theoretical research literature regarding Sustainable Development by the IPCC, the UN and Wikipedia.** This better concept en masse, and applied to all development would postpone the need for any new base load energy stations indefinitely. It will extend the life of dam infrastructure significantly; while ultimately it will save billions of dollars in government subsidies and also bring down the cost of energy for all consumers. **This will revolutionise the economy, and will rationalise the energy grid,** with significantly more wind turbines at diverse locations smoothing energy supply, with peak load energy only required for periods of high demand.

With established development based on current usage, owners can live anywhere in the world. This should boost tourism particularly in rural areas as an owner will be able to visit their wind farm. Impossibly simple this better concept is one Giant Leap forward helping to protect our planet and its flora and fauna including mankind while the environmental, cultural, social and economic synergies should enhance and positively progress human development, the impoverished and future generations. Win wins are everywhere!

It is **unlikely there will ever be a better solution to Sustainable Development particularly because of the costs associated with all other on and off grid technologies like solar, geothermal, wave, tidal and hydro being unable to compete against this "perpetual free energy" solution.**

IRONICALLY THIS EXCITING PERPETUAL FREE ENERGY SUSTAINABLE DEVELOPMENT DISCOVERY COULD ULTIMATELY PROVE TO BE AS IMPORTANT AS THE DISCOVERY OF FIRE AS IT IS THE MOST COST EFFECTIVE LONG-TERM GLOBAL SOLUTION TO CLIMATE CHANGE WITH MUCH CHEAPER CLEAN ENERGY OUTCOMES THAN COAL, CUTTING THE COST OF WHOLESALE ENERGY IN HALF, AND RETAIL ENERGY BY ONE THIRD IN THE FUTURE, AND SHOULD THEREFORE GENUINELY SIGNAL THE END OF FOSSIL FUEL ENERGY IN THE FUTURE.

Some concepts breakthrough and change everything, this is probably one of those revolutionary concepts. It may take many decades with entrepreneurial developers and proactive governments facilitating an **educational renaissance in learning about Sustainable Development and its remarkable positive investment and sustainable outcomes.** This should galvanise public support for all or most parts of this very marketable solution which affects everybody and should become well recognised as it is applied to new and particularly established development. It should then be adopted around the world.

EVENTUALLY ALL STAKEHOLDERS SHOULD DEMAND SUSTAINABLE DEVELOPMENT, LEADING TO A SELF-PERPETUATING "SUSTAINABLE REVOLUTION".

Significantly, this will never be achieved with renewable wind energy, because of all its systemic failures and is why Sustainable Development should render renewable energy obsolete in the future. An explosion in demand from wind turbines from sustainable development will drive the wind industry more sustainably in the future.

BALLERINA PARK AT MURRUMBATEMAN IS THE "GREENPRINT" FOR PURE SUSTAINABLE DEVELOPMENT. IT IS A BREATHTAKING DISCOVERY LEADING TO EXCITING NEW DEVELOPMENT CONCEPTS WITH SYNERGIES FROM COMMUNITY OWNERSHIP INTEGRATING NOT FOR PROFIT WIND TURBINES AS A PERPETUALLY SUSTAINABLE FREE ENERGY CARBON OFFSET, CREATING VALUE FROM THE GRID CONNECTION DYNAMICS AT THE DEVELOPMENT PHASE WHICH IS CRITICAL. IT ALSO UNLOCKS COMPELLING UNTAPPED VALUES INCLUDING A PERPETUAL DIVIDEND AND MANY OTHER ENVIRONMENTAL DIMENSIONS WITH ADDITIONAL ASTONISHING MACRO OUTCOMES ALSO TO DRIVE ITS SUCCESS. IT IS EXTREMELY ENERGY EFFICIENT CUTTING THE COST OF WHOLESALE ENERGY AND USING ALL THE AVAILABLE RESOURCES, AND IS PERPETUALLY SUSTAINABLE FOR CLEAN ENERGY, WATER AND SEWER. IT IS ALSO IN EQUILIBRIUM WITH ITS SURROUNDS AS THE ECOLOGICAL AND ENERGY SUPPORT SYSTEMS ARE RATIONALISED MORE THAN ANY OTHER DEVELOPMENT CONCEPT SO FAR, AND MOST LIKELY FOREVER. AFTER DEVELOPMENT THEY ARE ALSO PERPETUALLY SELF-REPLACING OR "FREE FOREVER" WHICH IS A SIMPLY STUNNING ENVIRONMENTALLY SUSTAINABLE OUTCOME AND THE ESSENCE OF WHAT IS A MODERN-DAY ENGINEERING MASTERPIECE. WITH ITS DYNAMIC RELATED CONCEPTS, IT WILL CAPTURE THE IMAGINATION OF THE PUBLIC WITH DEMAND PARTICULARLY FROM ESTABLISHED DEVELOPMENT RAMPING UP WIND TURBINE DEPLOYMENT DRAMATICALLY IMPORTANTLY OFF SITE. THIS WILL DRIVE A MUCH MORE EFFICIENT CLEAN ENERGY ECONOMY WITH REMARKABLE BENEFITS MARKETED THROUGH THE INTERNET, SOCIAL MEDIA AND THE DIGITAL ECONOMY ALSO DRIVING SUCCESS AND CHANGING THE WORLD FOREVER, EVENTUALLY SAVING TRILLIONS OF DOLLARS ACROSS THE ECONOMIES OF THE WORLD!

Other more one-dimensional Engineering Masterpieces:



REMARKABLY BALLERINA PARK INCORPORATES MANY ENGINEERING DIMENSIONS INCLUDING CIVIL, ELECTRICAL, MECHANICAL, WIND, ACOUSTIC, ENERGY, SYSTEMS, HYDROLOGIC, FINANCIAL AND ENVIRONMENTAL ENGINEERING WHICH ONLY ADDS TO THE COMPLEXITY OF SUSTAINABLE DEVELOPMENT SCIENCE

A PERFECT PERPETUALLY SUSTAINABLE WORLD FOR FUTURE GENERATIONS IS NOW ATTAINABLE

The transformation to Sustainable Development concepts and the new clean energy economy, may take time to flourish. Community owned wind farms producing perpetual free energy, will however become commonplace, as stakeholders demand it and embrace the benefits.

It is likely that in the medium to long term, Sustainable Development with all its positive outcomes will become government policy with the transformation coming through a point of sale one off sustainability levy like stamp duty, but paid by the seller with an entitlement registered on the land title. This would be based on current usage and encourage energy savings while this concept would be more efficient, as a dividend may not be necessary.

With all its related concepts, Sustainable Development can be rolled out including a possible future transition concept from Renewable Wind Energy. Australia will have an opportunity to lead the world with innovative working examples. This would be achieved by building Ballerina Park, Ballerina Views, Utopia Park and at other locations with large community owned wind farms producing perpetual free energy with all its stunning benefits for new and established development. These concepts will drive a new clean energy economy and combat climate change more cost effectively, leading to a perfect perpetually sustainable world for future generations to enjoy.

In the future Renewable Energy, including solar, will initially be common, but Renewable Wind Energy will eventually be replaced by Sustainable Development, while emissions trading schemes will be in place. Sustainable architecture will continue to improve while solar hot water and rain water tanks will be compulsory where there is a roof catchment. Solar panels will still have an important role, but without subsidies the investment is not that attractive and they are not perpetually self-replacing. They are also restricted by roof area and aesthetics around the home and cannot compete with Sustainable Development and perpetual free energy in the long term.



“Ballerina Park thank you after more than 20 years of evolution, as remarkably you’re a perpetual free energy solution, and will one day rid planet earth of her CO2 pollution, by starting a Sustainable Revolution”

It’s simply a beautiful thing! A modern-day engineering masterpiece, the ‘Holy Grail’ for Sustainable Development and Climate Change.

More user friendly electric and fuel cell vehicles with zero emissions will become the normal modes of transport while market forces, and inevitably government policy will result in the demand for internal combustion engine vehicles to eventually fade away along with oil and coal fired base load energy generation which will be replaced by Gas, Uranium and more Hydro Energy in the short to medium term and Geothermal, Tidal and Wave Energy in the long term. This futuristic more perfect perpetually sustainable world will be a wonderful place to live for future generations with a strong new culture facilitated more quickly by good community involved solutions like Sustainable Development which should also result in more socially and environmentally successful civil societies. These societies will evolve driven by the paradigm shift towards sustainability and a strong desire to make a genuine difference in addressing global warming and climate change while helping to save our planet!



***Saving our planet can now be everybody's job
with Sustainable Development. This will help drive success.***



***Fossil fuels are burning up our planet
from Global Warming.***

A VERY IMPORTANT HISTORY

Ballerina Park has evolved from earlier ecologically sustainable developments including Merryville Park and Merryville Estate developed at Murrumbateman over the last 22 years with over 300 lots which are perpetually sustainable for water and sewer helping to minimise the ecological footprint. People living in Merryville Park and Merryville Estate enjoy a modern contemporary lifestyle with a large block, a big back yard and enough room to have domestic animals while having a rural outlook to go with their more environmentally sustainable lifestyle. Residents enjoy all the facilities that Murrumbateman has to offer in this rapidly expanding well established township. These developments started from scratch without infrastructure for water and sewer and were an innovative response to the lack of sustainable water and acceptable sewer standards experienced with some of the earlier rural residential and village development at Murrumbateman. These developments were also innovative in relation to their road design and layout using key line principles to maximise the harvest of stormwater while getting away from the grid road pattern to improve the aspect of blocks and also add value in the long term. As a result of good design, strong covenants and the ongoing boom in Murrumbateman residents have seen excellent appreciation in home values over the last decade in Merryville Park and Merryville Estate which should continue in the future with further exciting innovation to come at Ballerina Park. It is recommended that prospective buyers for Ballerina Park drive through Merryville Park and Merryville Estate off McIntosh circuit to the west of Murrumbateman to experience the positive sustainable features and the history that these earlier innovative ecologically Sustainable Developments demonstrate.



The evolution leading to a revolution

A BETTER UPLIFTING SUSTAINABLE LIFESTYLE

Whether you are starting out as a first home buyer, you are looking for a better lifestyle for your family or you are in retirement. Ballerina Park will deliver inspiration and an ability to relax knowing you are more sustainable and in touch with your surrounds. Ballerina Park will have 200 homes located less than 2km from established shops, restaurants, a take away, a petrol station, parks and the pub in Murrumbateman. Super markets and other shopping are close by in Canberra and Yass. Residents can enjoy a healthy lifestyle with a significant amount of open space, bike and walking paths, riding trails and a big backyard which is just not available in Canberra. Most roads will be named after birdlife. The views from Hillview Park are breathtaking and will be a popular destination for residents, while being a very positive asset for people living in Ballerina Park. Prospective residents are encouraged to walk up and observe these views from Hillview Park. Good employment prospects are available in Canberra. High speed internet will be available for your business or pleasure.

Ballerina Park with its unique sustainable features will create its own community spirit and sense of place. Community spirit is also evident with the Murrumbateman Field Days. This event attracts many volunteers every year and getting involved is an excellent way to get to know other people in the community. Further social activities are also well established with coffee available at numerous outlets, wine tasting at over 20 wineries, entertainment at the pub, the local church, the pony club, the Ag Bureau, the tennis club, the cricket club, the Lions club, the fire brigade, the men's shed and the pre-school which are all popular community organisations.

Ballerina Park is not an eco-village or permaculture commune but has been designed to appeal to main stream home buyers who care about sustainability and the environment as has been demonstrated previously at Merryville Park and Merryville Estate. People living at Ballerina Park will now also participate in a better concept by being perpetually sustainable for clean energy, water and sewer forever and carbon neutral until the energy grid is clean while also helping to save our planet which can now be everybody's job. Buying a dream block at Ballerina Park will give people the opportunity to make a genuine difference in a wonderful place to live with a much better uplifting sustainable lifestyle for your family to enjoy, more like an oasis or a new paradise surfing the breeze.



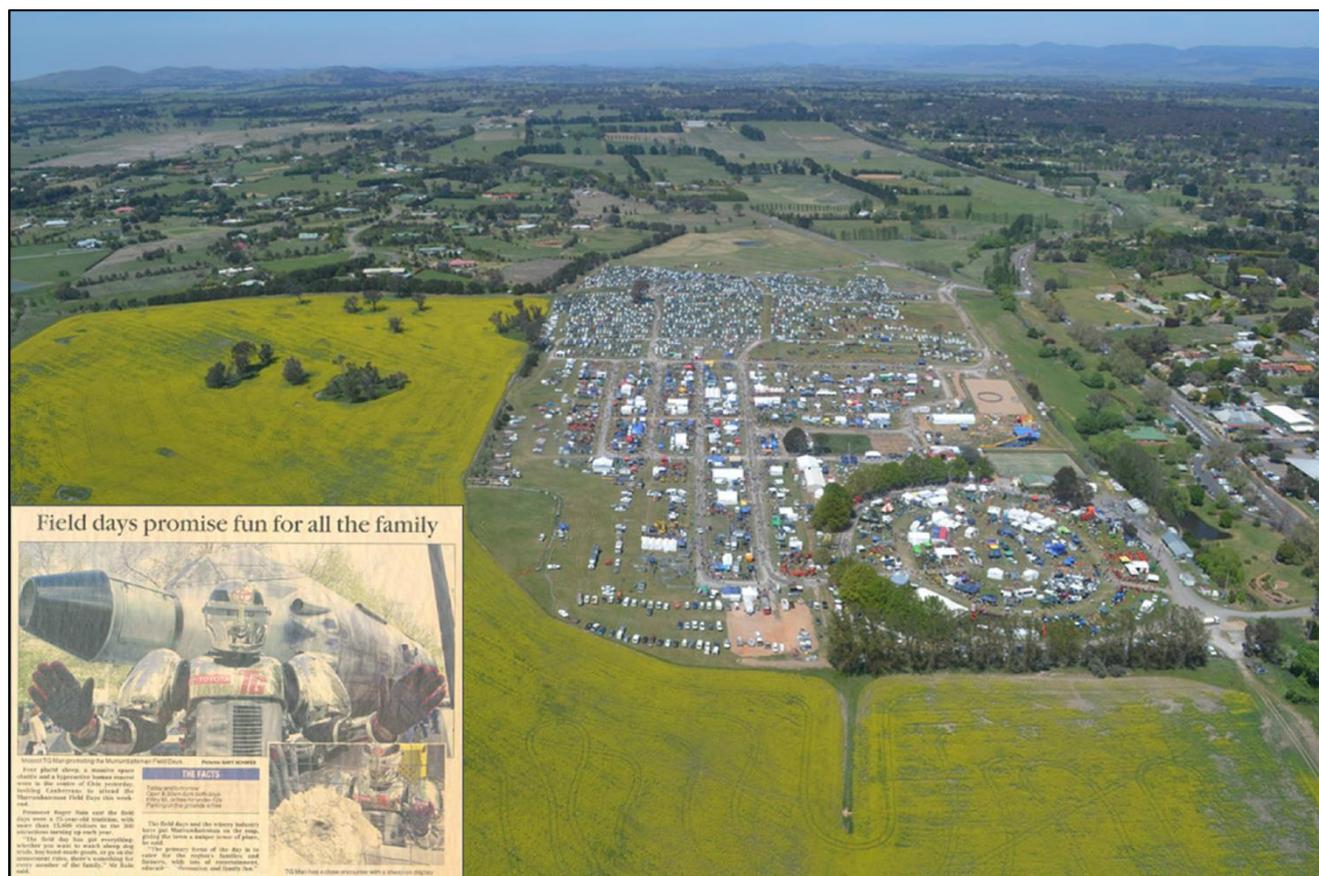
A contemporary sustainable lifestyle is already established

THE UNIQUE TOWNSHIP OF MURRUMBATEMAN

Murrumbateman historically is known for its agricultural and to a lesser extent its gold mining activities. More recently wineries have evolved in the last 30 years as has its equestrian activities which have come with the growing population and development. The Murrumbateman Field Days is the biggest event in the Yass valley held every year in October and attracting over 20,000 people generating about \$50,000 net proceeds annually which is distributed to worthwhile community projects. This is a significant sustainable feature unique to Murrumbateman.

Most people living in Murrumbateman work in Canberra and Yass and commute to work daily. Yass Valley Council is the local government authority but the community has committees such as the Ag Bureau, Pony Club, Lions Club, The Makers of Murrumbateman, the Cricket Club, Tennis Club and Scouts which look after facilities and events. There are future plans for a primary school to be located near the Recreation Ground. There are a significant number of established business's and services, shops and activities in Murrumbateman all less than 2km from Ballerina Park as shown on Page 35.

At Murrumbateman people are more in touch with their surrounds and the environment because they are mostly self- sufficient and autonomous in relation to water and sewer and increasingly energy which they own and manage. This community ownership of assets concept is quite unique and innovative. Murrumbateman has gradually over the last 15 years developed a more environmentally sustainable identity coming from a rural residential background. This new image should be enhanced by Ballerina Park in the future.

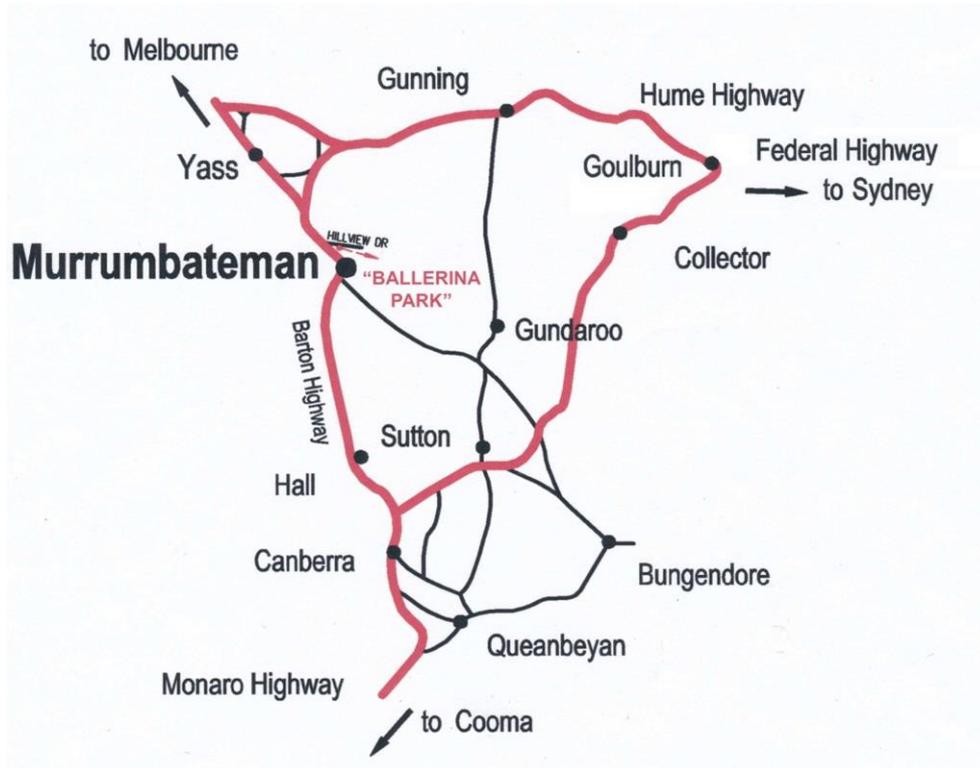


Residents are more in touch with their surrounds

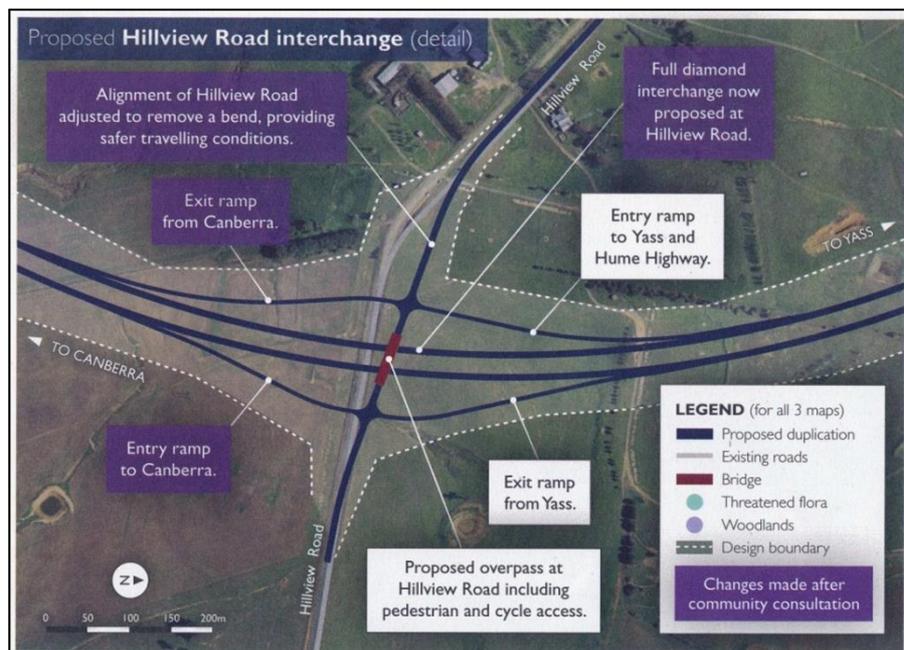
Murrumbateman business and community activities are well established



LOCATION AT MURRUMBATEMAN IS CLOSER THAN YOU THINK



Ballerina Park is located east of Murrumbateman on Hillview Drive 500m past the petrol station on the right-hand side, only 35km from Canberra on the Barton Highway which is planned to be duplicated to dual carriageway making the journey quicker and safer. A new Murrumbateman grade separated interchange access will be on Hillview Drive adjacent to Ballerina Park making future access much easier. The current journey to Canberra's CBD is around 25 minutes. This should improve significantly when the upgrade of the Barton Highway is completed and the speed limit is increased to 110km per hour. The duplication of the Barton Highway along with the Federal and Hume Highways will create a unique "golden triangle" of first-class road infrastructure between Canberra, Goulburn and Yass which should facilitate development and economic growth opportunities and hence help increase land values in this region in the future.



INVESTING AND PLANNING FOR GROWTH AND INNOVATION

Murrumbateman is one of the fastest growing towns in NSW. Its current population is just under 3000 people according to the 2011 census, a one third increase in five years. In recent times it has been responsible for most of the growth in the Yass Valley. Now that the town has been master planned growth is expected to accelerate further. The addition of a sewerage plant and piping of water from Yass, for the small village blocks will only add to this growth in the future.

Murrumbateman is now known as a master planned township with the recently released Murrumbateman master plan commissioned by Yass Valley Council. This means that Murrumbateman will develop in the future in a planned rather than an ad hoc manner. The Structure Plan on Page 38 is taken from the Murrumbateman master plan and shows new plans for a service centre, tourist accommodation, a commuter interchange and a new field days site all on Hillview Drive post the upgrading of the Barton Highway to dual carriageway. These should all add significant value to Ballerina Park over time.

Ballerina Park is part of the area identified for growth in the township of Murrumbateman. Ballerina Park is situated on 303 hectares of land adjacent to Dundoos and Ambleside Estates bounded by Hillview Drive in the north and the Barton Highway in the west as seen on the Ballerina Park Block Plan on Page 39. As shown, there is an interesting circular road layout around Hillview Park with good access to its magnificent views while this layout also gets away from the grid pattern in other older Murrumbateman developments. Ballerina Park also uses key line principles to maximise storm water runoff. These design features will all add value over the long term.

The first residents at Ballerina Park will share the sense of excitement at creating something innovative, new and historic. What's more residents have the potential to maximise their investment over time as Murrumbateman continues to grow. The Ballerina Park land release represents excellent value and will be well priced in relation to the current market despite having a number of unique positive investment features. The Grand Plan on Page 45 not yet approved by Yass Valley Council gives an insight into how Murrumbateman may look in the future as it will lead the way as possibly the most perpetually sustainable innovative town in the world!



**THE ULTIMATE
INNOVATION WITH
SIMPLY STUNNING
SUSTAINABLE
OUTCOMES AND
EFFICIENCY!**



Figure 6.1.1 Strategy Plan
 HBO+EMTB SYU-002528 MURRUMBATEMAN MASTERPLAN 2031 MAY 2012 ISSUE B

COVENANTS AND GUIDELINES DESIGNED TO PROTECT AN INVESTMENT IN BALLERINA PARK

MANAGEMENT STATEMENTS MISSION:

Residents will observe and promote the overarching theory of Sustainable Development helping to drive the sustainable revolution, while also promoting this new uplifting sustainable lifestyle.

COVENANTS AND GUIDELINES:

Ballerina Park will have a number of covenants and guidelines designed to protect resident's investment and the integrity of this Sustainable Development which will be a wonderful place to live. These include:

1. The community wind turbine cash flow will be quarantined and used to pay for the wind turbines refurbishment cost, sinking fund and an annual dividend.
2. Houses will have a roof catchment of at least 18 squares (165m²) to ensure a reliable rain water harvest for residents to manage.
3. Houses will have a 100,000 litre underground tank to store potable water for long periods while also helping to preserve the amenity of the estate.
4. Houses will have a colour bond or tiled roof to avoid sun light being reflected.
5. Sustainable Architecture will be embraced with houses having solar hot water systems and insulation to save energy. In addition, smart meters, double glazing of windows, north facing homes, sky lighting and eaves are all encouraged. Materials used in home building should minimise the embedded energy where possible. A rebate for a solar panel system will be available after installation, helping to offset energy bills, and making owners a net exporter of clean energy.
6. Effluent disposal will be by envirocycle with grey water re used on gardens.
7. Non-potable water will be harvested from a dam and a sustainable bore and be reticulated to homes. Water meters will be used and over usage will be penalised.
8. Sprinklers will not be permitted except for grey water reuse. Gardens need to be watered using drippers or handheld hoses. This is to conserve water usage and preserve the community's sustainable bore.
9. Caravans, containers, old cars and large trucks are not permitted on site unless they are screened from view.
10. Garbage collection will be handled by Council with recycling a priority.
11. There is no time limit to build a home but vacant blocks should be mowed annually.
12. It is strongly recommended that homes are built on one level with verandas and eaves to maximise the harvest of water from the roof. This will be rewarded when the property is sold.
13. Trees when planted should be well spaced and away from homes to avoid leaf blockages, while all water harvesting systems should be checked regularly.
14. A community levy is struck to pay for mowing and pumping costs. There are no costs relating to the community wind turbine. Council rates are lower, reflecting fewer services like water and sewer.

MOST OF THESE INNOVATIVE COVENANTS DESIGNED TO PROTECT AN INVESTMENT WERE USED
PREVIOUSLY IN MERRYVILLE PARK AND MERRYVILLE ESTATE WHERE HOME VALUES HAVE
APPRECIATED SIGNIFICANTLY OVER THE LAST DECADE.

THE BALLERINA PARK WIND TURBINE

THIS SHOULD BE THE MOST EFFICIENT WIND TURBINE IN THE WORLD!

THE BALLERINA PARK WIND TURBINE WILL BE A RELATIVELY SMALL VESTAS 660KW MACHINE ONLY 50 METRES HIGH LOCATED ON BALLERINA RIDGE 3KM AWAY WITH A PERPETUAL LEASE AND WILL BE OWNED WITH A COMPANY STRUCTURE. IT IS IMPORTANT TO UNDERSTAND THAT THIS IS NOT RENEWABLE WIND ENERGY, AS THE WIND DEVELOPER IS REPLACED WITH COMMUNITY OWNERSHIP. COMMUNITY OWNERSHIP OF WIND TURBINES FOR INVESTMENT RETURNS IS COMMON IN EUROPE. THE BALLERINA PARK WIND TURBINE SHOULD BE THE MOST EFFICIENT IN THE WORLD BECAUSE OF SYNERGIES AND POSITIVE OUTCOMES THAT COME FROM TYING WIND TURBINES TO DEVELOPMENT SUSTAINABLY WITH COMMUNITY OWNERSHIP AND THEY INCLUDE:

- Importantly the cost of wind energy can be reduced significantly with this Sustainable Development concept producing clean energy more efficiently than dirty coal fired energy at (2.5-6.0 c per kWh) depending on location, wind speed and scale. En masse this would reduce energy costs for energy companies and ultimately all consumers.
- The wind turbines cash flow will be quarantined and used to pay for the refurbishment cost of the wind turbine in the future achieved comfortably (only 15-20% of the original capital cost) making all homes perpetually sustainable for clean energy forever all achieved very efficiently and without the need for any government subsidies.
- Homes are carbon neutral until the energy grid is clean as the clean energy sent out by the wind turbine (1,460 MWh/year) is divided by the average energy usage in NSW (7,300 kWh/year) to determine the number of carbon neutral homes achieved for a one-off cost of (\$4,000-\$10,000 per block) paid for by the developer and offsetting the carbon footprint.
- Residents will gain a stake in addressing global warming and climate change while helping to save our planet. This is a genuine chance to make a difference on these important issues and fills a void that currently exists between our communities and commercial wind turbines.
- Because the wind turbine is located only 3km from development and the energy grid there are very few transmission losses.
- The overarching theory of Sustainable Development and all the above sustainable features and positive outcomes are fundamental in making this wind turbine more efficient than others.
- There is no significant burden from ownership as maintenance is routine.
- The community management statement guidelines will ensure success and compliance.
- A company structure will limit any possible liability to residents and all shares will be with the community association which is equally owned by the residents with an entitlement on the land title.

GUIDELINES FOR WIND TURBINES IN NSW

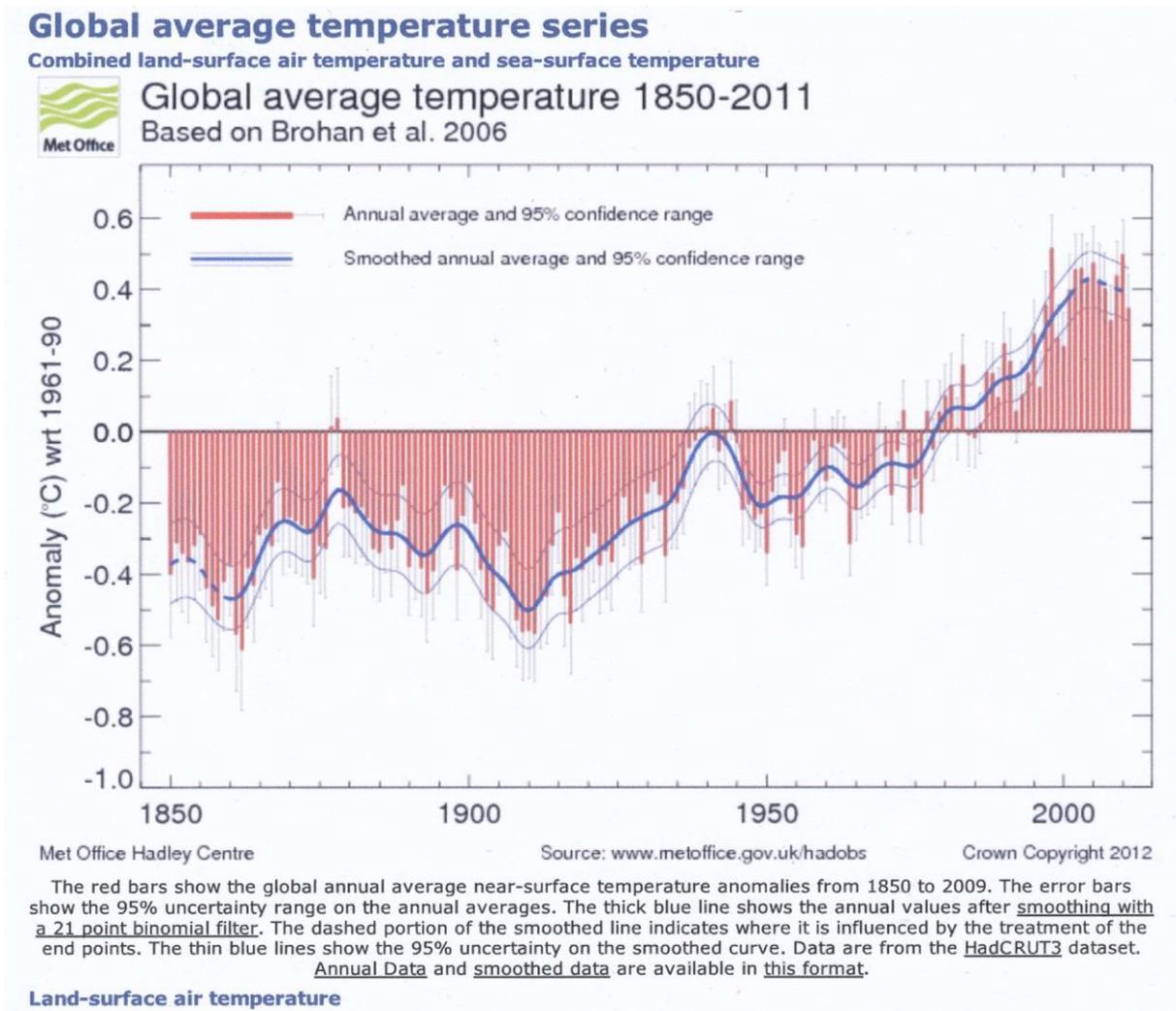
The NSW government recently introduced a 2km setback for wind turbines with a gateway process for homes within 2km. In Europe there are thousands of community owned Renewable Wind Energy wind turbines for investment only in countries where setbacks remain less than 500m metres.

BALLERINA PARK MURRUMBATEMAN WIND INPUT DATA:

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GLOBAL WARMING AND CLIMATE CHANGE ARE UNEQUIVOCAL!

The science around anthropogenic human induced Global Warming and Climate Change is unequivocal as the chart below confirms. It shows global average temperatures have been above the average for the last 27 years in a row. The rising trend has slowed in the last 10 years but the trend over the last 100 years since industrialisation of the developed world is intact and is of great concern for the future. The hottest summer on record in Australia in 2012/2013 only adds to this mounting concern!



BALLERINA PARK IS A GENUINE WAY FOR FAMILIES TO MAKE A DIFFERENCE ON ADDRESSING GLOBAL WARMING, CLIMATE CHANGE AND HELPING TO SAVE OUR PLANET IN A WONDERFUL PLACE TO LIVE WITH UNIQUE HISTORIC VALUE!

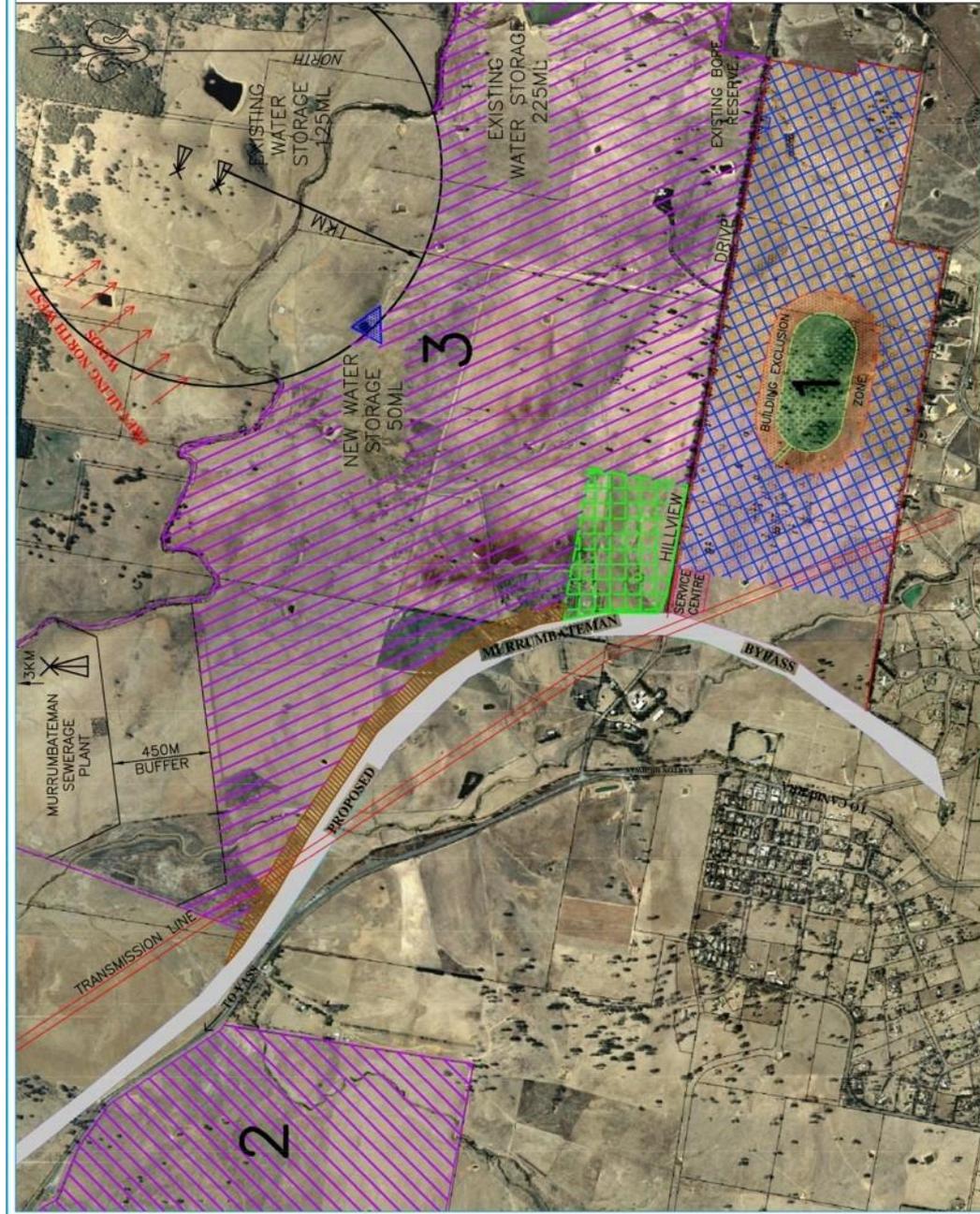
TRIBUTES INCLUDING THE LEGACY OF A LEGEND WHO WAS DETERMINED TO CHANGE THE WORLD!

The company which will develop Ballerina Park, Ballerina Views and Utopia Park, and in the future facilitate this solution to Sustainable Development by building community owned wind farms producing perpetual free energy is The Sustainable Development Company Pty Ltd which has the same directors who were behind Merryville Park and Merryville Estate. The directors would like to pay tribute to Brian Hill a visionary Town Planner who was like a “green prophet” ahead of his time, passionate about Sustainability and determined to change the world! Brian was a proud Australian who designed and lived in Merryville Estate. It was his passion in the 1990’s that has inspired us to pioneer the road further to this solution to Sustainable Development a Modern-day Engineering Masterpiece which is “the holy grail” for Sustainable Development and Climate Change to be built east of Murrumbateman village. Sadly, Brian passed away suddenly in the late 1990’s. A plaque was erected at the main entrance of Merryville Estate in his memory, he has been like a guardian angel and it is hoped that his spirit will now live on forever. The directors are determined to build on Brian’s legacy through the active promotion of Ballerina Park as success will be critical if others are going to follow this important revolutionary Sustainable Development concept. It is hoped that it should over time become main stream as the threat from Climate Change escalates and the global paradigm shift for sustainability continues. Support from all stakeholders for this better revised development model will be critical for ongoing success.

The directors also want to pay tribute to other people including the author of “Greenhouse Solutions with Sustainable Energy” Dr Mark Diesendorf from the University of NSW and the authors of “The Green City” being Professors Nicholas Low from Melbourne University, Professor Brendan Gleeson from Griffith University, Ray Green from Melbourne University and Darko Radovic from Melbourne University, these books are like a bible without the final verse. Professor Ian Lowe from Griffith University has also published useful information on Sustainable Development and Climate Change as has the IPCC and the UN. These publications have also been very insightful. Alan Langworthy from Powercorp and Peter Ward from Aurecon wind have also been helpful. Google and Wikipedia have been invaluable in getting information for this crusade, the chase for sustainability which has been more than two decades in the making and is now ready for public release. It is hoped that this new and exciting better concept will nudge the world closer to a more perfect sustainable world igniting a “Sustainable Revolution” leaving the mistakes of the “Industrial Revolution” behind forever! Brian Hill would be delighted with this outcome which will make our planet a more wonderful place to live!



“You will always be my guardian”



SUSTAINABLE FEATURES:

- *PERPETUALLY SUSTAINABLE FOR CLEAN ENERGY, WATER AND SEWER FOREVER.
- *ON-SITE WIND SPEED DETERMINES THE CLEAN ENERGY SENT OUT BY THE WIND TURBINES. THIS IS DIVIDED BY THE AVERAGE HOME FOSSIL FUEL ENERGY USAGE IN NSW WHICH DETERMINES THE NUMBER OF CARBON NEUTRAL HOMES (AVERAGE 7300KWH/YR).
- *COMMUNITY OWNED WIND TURBINES CASHFLOW WILL BE QUARANTINED AND USED TO REPLACE THE TURBINES REFURBISHMENT COST IN THE FUTURE ACHIEVED COMFORTABLY.
- *HOMES WILL HAVE UNDERGROUND RAIN/WATER TANKS.
- *STORMWATER RUNOFF AND SUSTAINABLE BORES WILL BE HARVESTED AND RETICULATED TO HOMES FOR GARDEN WATER.
- *EFFLUENT DISPOSAL WILL BE ENVIRO CYCLE OR MURRUMBATEMAN SEWER WITH GREY WATER REUSE.
- *HOMES WILL HAVE SOLAR HOT WATER HEATERS AND INSULATION TO SAVE ENERGY. DOUBLE GLAZING IF NECESSARY FOR UTOPIA PARK (3) TO ADDRESS ANY NOISE ISSUES ALSO SAVING ENERGY.
- *ULTIMATE SUSTAINABILITY HAS BEEN ACHIEVED WHILE THE CARBON FOOTPRINT HAS BEEN OFFSET AND THE ECOLOGICAL FOOTPRINT MINIMISED WITHOUT COMPROMISING OUR CONTEMPORARY LIFESTYLES. THE ENVIRONMENT OR FUTURE GENERATIONS.
- *THE COST OF WIND ENERGY IS REDUCED WITH THIS CONCEPT WITHOUT THE NEED FOR GOVERNMENT SUBSIDIES.
- *THIS CONCEPT WILL CHANGE THE WORLD!

LEGEND:

- BALLERINA PARK 5 YEAR VISION - 200 CARBON NEUTRAL HOMES
- LARGE LOT RESIDENTIAL
- BALLERINA VIEWS 10 YEAR VISION - 200 CARBON NEUTRAL HOMES
- LARGE LOT RESIDENTIAL
- UTOPIA PARK RESIDENTIAL 10-20 YEAR VISION - 2000 CARBON NEUTRAL HOMES SMALL LOT RESIDENTIAL (1000m²-1500m²)
- PROPOSED GREEN FIELD SITE FOR FLEO OAYS - 28ha
- 2 x 0.66MW WIND TURBINES ON BALLERINA RIDGE 1 KM FROM DEVELOPMENT. WIND SPEED 6.5M/S @ 50M
- 3 x 2MW WIND TURBINES ON JIM'S HILL 3KM FROM DEVELOPMENT
- MOUNDING AND TREE PLANTING
- WATER STORAGE FROM THREE LAKES TOTALLING 400ML
- 1 BALLERINA PARK
- 2 BALLERINA VIEWS
- 3 UTOPIA PARK - BACK UP WATER AVAILABLE FROM YASS DAM MAY CHANGE THE NUMBER OF BLOCKS AND SCALE OF WIND TURBINES

IMPORTANT NOTE:

THIS PLAN WAS PREPARED FOR THE SUSTAINABLE DEVELOPMENT COMPANY PTY LTD AND ADDRESSING GLOBAL WARMING PTY LTD, AS A PROPOSED CONCEPT PLAN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE BOUNDARIES SHOWN HEREON ARE SUBJECT TO SURVEY AND ALSO TO THE REQUIREMENTS OF THE LOCAL GOVERNMENT. OTHER INFORMATION SHOWN IS APPROXIMATE ONLY. UNDER NO CIRCUMSTANCES SHALL THE INFORMATION SHOWN BE TAKEN AS A GUARANTEE. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR FINANCIAL DECISIONS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

REDUCTION RATIO:
1:20000 @ AS



ALL DISTANCES IN METRES

LEGEND:

SEE INSERT

THIS PLAN IS NOT APPROVED FOR SUBDIVISION

CLIENT: SUSTAINABLE DEVELOPMENT COMPANY PTY LTD & ADDRESSING GLOBAL WARMING PTY LTD

A3 SHEET	1 OF 1
DATE OF SURVEY	25 JUNE 2012
JOB REFERENCE	252 795
COMPUTER REFERENCE	252795_LSDC2.dwg
LEVEL DATUM	N/A
ORIGINS OF LEVEL	
CONTOUR INTERVAL	

LLVIEN'G RR ND F LANDMARK SUSTAINABLE DEVELOPMENT CONCE//
MORE EFFICIENTLY ADDRESSING GLOBAL WARMING AND CLIMATE CHANGE (2400 CARBON NEUTRAL)

11/2/2013 8:31AM
FW: N/A D: BW

Hillview Grand Plan – not yet approved