

- 1) **Barbara & Vivienne.** (1987)
 - a) Endless Land Search
 - b) Some 35 properties visited
 - c) Disinterested attitude of councils
- 2) **Creative Person's Association.**
 - a) Jim McIntosh, Barbara Powell-Weise, Vivienne Newcombe, Gerhard Dierich, Jim Grigg
 - i) Richard Askew (Feb/Mar 1991) John Maitland (Sep/Oct 1991)
 - b) Meetings at Barbara & Erwin's Blackwood home
 - The Kaffe und Kuchen! Worthwhile discussions.
 - A blending of social and study – the beginnings of an action group development.
 - ii) Meetings at John's Grenfell Street Offices – No Electricity
 - Specialist advice invited where required
 - More Social and Study – Cafés in Rundle Street
 - c) Early Meetings – 150 at the first in North Adelaide.(Feb 1991)
 - i) First Brochure designed, printed and distributed.
- 3) **Village for the Living Arts**
 - a) As above + Aloys Tromp, Elsbeth Gartly. , Helen Messent.
- 4) **Option on Land.**
 - a) Meetings at Christine Arnold's residence at Glenalta and Vivienne Newcombe's at Brighton.
 - i) As above + Ross & Natalie Lewcock, Lillian Hardingham, Mary Purslow.
 - b) **Iris Iwanicki and Aldinga District Council. Also Jim Aldridge (Mayor).**
 - c) **State Government Feasibility Study.**
 - d) Early Development & Business Planning.
 - i) John & Richard – Think Tank planning weekends
- 5) **Meetings at Colonel Light Gardens Scout & Guide Hall.**
 - a) **Social (kaffee und kuchen), Studying the Village concept, the beginnings of a determined action group.**
 - b) Significant increase in planning and attendant discussions.
 - c) **Steve Poole, Lynda McCarty, Rob Collette** – Kooringa CoHousing CoOperative – Burra experience.
 - d) Gathering momentum more people hearing about the "Village"
 - i) The model - Topographical
 - ii) John's first final design plan introduction. **Wow reality on paper!**
 - iii) Presentation of budgets and prices of lots for discussion
 - Debates and suggestions
 - Wind generation
 - Housing Co-op suggestions for plans within the Village.
- 6) **Aldinga Arts Eco-Village.**
 - a) An amalgamation of VilArts & Kooringa - The Arts & the Eco Village
 - i) The name reflecting where we are and what we do.
 - b) Media articles - magazines, newspapers
 - c) Presence at functions of significant locations relevant to what we proposed.
 - i) Stepped up Promotional activity
 - Most notable -

- Permaculture Functions
 - McLaren Vale Visitor Centre - Art Exhibition - 2 occasions and very well attended - many names added to interest list. Opened by Dr Barbara Hardy AO.
 - New full colour brochure designed, printed and distributed. (Australia and NZ)
- d) **Importance of contact - Martin Coote - conduit into Land Management Corporation - also his perception that Kooringa and AAE-V had much in common and should be working together.**
- 7) **Land Contract.**
- a) **\$39,240 paid as deposit with balance to be paid before 30th June 2000.**
- i) This came from VilArts members deposits, some of which were very significant.
- b) Different Focus now that land could identify with a strong element of reality in the making.
- c) Martin Coote and LMC
- d) Patricia Hautop and Bob Andrew (Cedar Management Services)
- e) Stepped up Advertising and Promotions.
- i) Booklet designed, printed and distributed to people who demonstrated a genuine desire to live in the Village.
- ii) Costs for this and Statutory Fees met by Members of Village for Living Arts annual subscriptions until they were milked dry.
- Also advertising sold to cover brochure costs.
- iii) The courage of conviction of a strongly bonded group by the process of the development from Social and Study to Action:- (Dr Bernhard Leivegoed)
- ▶ Barbara Powell-Weise
 - ▶ Vivienne Newcombe
 - ▶ John Maitland
 - ▶ Helen Messent
 - ▶ Steve Poole & Lynda McCarty
 - ▶ Lillian Hardingham
 - ▶ Aloys Tromp & Elsbeth Gartly
 - ▶ Ross & Natalie Lewcock
 - ▶ Mary Purslow
 - ▶ Christine Arnold
 - ▶ Richard Askew
- 8) **Planning and Design of the Site:**
- a) John
- i) Contacts?
- b) Endless approaches to people at Onka council
- i) Seeking information to establish understanding between AAE-V and Council and inform personnel what the Village is all about
- The significance and importance of Ecological Sustainability and Energy Efficiency
- 9) Permaculture
- a) Steve
- i) Contacts
- ii) Education of VilArts and AAE-V connections

- iii) Community Title
 - Geoffrey Adam - a beacon of light amidst a fog of general legal lack of understanding about Community Title
 - Ross Lewcock and Steve - formulating the by laws
 - With John Maitland and the Charette
 - A benchmark in very early community building
- 10) **Secretarial/Administration and Finance:**
- a) Richard
 - i) Contacts
 - Wayne Materne
 - Gary Rusling
 - Dennis Mitchell
 - Peter Jensen
 - John Maitland
 - Geoffrey Adam
 - ii) The Business plan- essentially a forecast for development, finance & marketing planning:
 - Due Diligence for: -
 - Accounting - Wayne Materne CPA
 - Factual content - Various, including -
 - a. Dennis Mitchell (Housing Trust Engineer),
 - b. Peter Jensen (Jensen Planning Services) and
 - c. Gary Rusling (Brock Barret Partners)
 - iii) The approach to Lou de Leeuw
 - First as the auditor
 - Then as a Director
 - iv) The phone call to Ethical Investments in Melbourne
 - Frank Spranger
 - His questions - my answers - his satisfaction - But the planning and execution has to be good!
 - "By the way" - we are hopeful of appointing Lou de Leeuw as a director.
 - a. **BINGO! Doors opened** - help offered - Bendigo Bank connections
- 11) **Heading Towards Settlement on the Aldinga Land and Approvals Process:**
- a) All or most of significant contacts at Council lost with internal transfers or staff changes.
 - b) John has to start the process again - heartbreak - exhausting work - a seeming wall of indifference. Steve assists where possible.
 - i) No records of previous discussions within Council
 - ii) No response for an extended period - many months
 - iii) Direct approach to DAC (State Govt)
 - DAC took initiative
 - Referred specifically to Sewage Treatment Plant
 - Public notified and rejections mounted.
 - c) **Gerry Moller - Sewage Treatment:**
 - i) Recommended Sewage Treatment planning adjustment
 - Aeroflo system investigated and accepted

- Public meeting called
 - ▶ John Hill MLC chaired
 - ▶ 60 people attended
 - ▶ John, Steve, DAC person spoke
 - ▶ Gerry Moller explained the Aeroflow system, the current problems with Sewage treatment in the area and wider, that AAEV were diligent with planning so that all environmental issues were addressed and planning forwarded to DAC.
 - ▶ **This was a pivotal and very significant meeting that gained unanimous support from the attendance and established a bond of trust with the Community. Gerry Moller's address was brilliant.**
- d) Ultimate approval from DAC and Council on Sewage Treatment proposal only.
- e) Site Plan approval next for approval process
- i) Ultimately granted with impossible conditions (Security by way of Bond to the value of the Infrastructure Costs)
 - ii) Council's lack of understanding of issues contained in Community Title development - The Scheme Descriptions.
 - iii) John Maitland almost at collapse - took 10 days off.
 - iv) Steve Poole stepped in with further negotiations with Council. A significant meeting with Council executives and John Hill MLC as intermediary.
 - v) Legal Standoff - necessary to bring about political pressure - gloves off!!
- f) A critical time
- i) Council intransigence
 - ii) Settlement date due 30/6/01 - only days away.
 - iii) Frequent heavy sessions with Geoffrey Adam and Cedar Management to find way to resolve difficult legal situation. Trust to be used.
 - iv) Meeting called with Lot buyers - very successful
 - \$480,000 pledged to AAEV Unit Trust to effect settlement
 - **This Meeting marked a defining moment. AAEV Community established with unanimous resolve to further the project. Nothing must stop it.**
- g) Settlement postponed until 6th July - Done.
- 12) Council's ultimate planning consent. The Scheme Description is acknowledged.
- 13) **The end of planning to do - The project announces it's birth into reality.**
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- 14) **Operational Business planning- Creating the reality:**
- a) Lou de Leeuw
 - b) Basis of the plan - What is needed and how to do it
 - i) Think tank - butcher's papers around the office. Formulation of OBP -
 - Finance, Administration, Project Management, Permaculture, (Green Plan), The Arts, Marketing, Community Development, Business Opportunity Development. Job Specifications.
 - Firming Contacts with Bendigo Bank, Council, State Govt.