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Cal J.  
AA File

COUNCIL DISCUSSION PAPER.

Tuntable Falls Coordination Cooperative Ltd.

Our community is nestled on 2000 acres, adjoining the Nightcap National Park.

The land we purchased was heavily logged (a large saw mill operated here for nearly two generations,) and in latter years, cattle grazed on marginal pasture land.

We were the first M.O., and probably still the largest.

Nearly 20 years on, we have a school complex (pre-school and primary school), which services us, neighbouring communities, and some children from further afield.

We have a community shop that provides a postal service, an outlet for the distribution and sale of organic produce, home made produce, and provides school lunches.

Our community hall, made of mud bricks, bush poles, and recycled timber, is probably the largest in the region, built by our members, it is near completion.

We also have three fire trucks; 2 large water tankers and one smaller one. (Many of our members have completed the basic fire fighters course).

A building has been provided for a youth club, which provides activities, particularly in school holidays.

We fund these projects and others, such as fencing, land management, internal road maintenance, and regeneration projects, with a compulsory annual cash levy. Also, a work levy system complements all these activities.

We operate under the N.S.W. Co-operative act; a share holder may be granted a right to occupy a site, or more usual these days, occupy a building that is for sale. Our policy regarding house sales is that only the replacement value of the building materials be considered. It also excludes any improvements such as landscaping, gardens and orchards, as we do not recognise individual land ownership.

Over nearly 20 years we have developed a comprehensive set of our own by-laws which encompass our philosophies on social and environmental issues.

Written into our rules, which are distinct from our bylaws is the following extract;

The objects of the society shall be to help, set up and co-ordinate a new community of persons living and working together on common property in a total creation environment of discovering, learning and perfecting modes of living, works of art, forms of communication, methods of awareness and skills of cultivation, craft and construction and sharing responsibility for the quality of all life.

On a day to day basis, we operate on very diverse levels.

Some members are fully employed outside the valley (eg. Rainbow Power Co), others are part time employed on and off the community (eg. shop and school). Parents are also obligated to work one day a week at the school.

We also have a one week a year work levy obligation, which involves work on community projects (ie; hall, roads, and general maintenance of fire vehicles and tractor, etc).



Nine members are elected each year as co-op administrators which involves considerable voluntary work.

Shares are sold only after a twelve month stay on our community, and two successive Tribal meeting procedures.

We have a cash levy of \$175 which all residents pay annually (reductions apply for students and pensioners).

Non residents pay a reduced levy to remain active shareholders.

Our drinking water comes from gravity fed pipes from the creeks, water tanks, and a 2 million gallon dam at the south end. We recently purchased more land on the Mt. Nardi road, with the intention of constructing a dam of greater than ten million gallons storage.

There are many houses on solar power due to the great cost of installing 240 mains, and the ethical/ecological problems around coal burning generators.

Weed control is carried out by slashing with the co-op tractor, most households have at least a brush cutter and / or mower to maintain lands on the co-op.

The main benefits of community living are; affordable land ownership, co-responsibility for community assets, shared ideologies, good communication, and community pride in being part of a unique lifestyle.

The only disadvantage I can see is the rare occasion where we cannot reach working agreement on a particular issue and as a result, meetings can get tedious. Rule and by-law changes need a 2/3 majority rather than total consensus; simple majority is not reliable.

We have approx. 189 residents (adult) of which 127 are shareholders and 62 are resident visitors (most intending to become shareholders).

There are 208 non-resident share holders.

Economic sustainability remains a long term goal. Two thirds of our community lands are forest and most of this will be production forest when it has recovered to the half grown stage; in about another thirty years. At present we use our timber only for internal purposes eg the hall, but we are developing our skills and facilities for value adding eg fine furniture.

Projects under consideration are a generous-sized workshop and training centre, and an ecotourism/backpackers facility, with ecosystem enhancement as an essential component.

TUNTABLE FALLS CO-ORDINATION CO-OPERATIVE LTD.  
C.M.B.TUNTABLE FALLS VIA P.O.NIMBIN N.S.W.



## BODHI FARM INFORMATION SHEET

### 1 HISTORY

Established 1976, following building of the neighbouring Forest Meditation Centre.

Bodhi Farm is a spiritually based (non denominational) intentional community.

Gazetted 1980, DA for expansion 1982

Population has remained steady with approximately 20 adults and 18 children.

2/3 of original residents still live on this land.

Current population is 17 adults, 16 children, 5 long-term visitors.

### 2 COMMON PHILOSOPHY

The philosophy of "voluntary simplicity" guided the establishment of the community, with emphasis on community ownership and sharing of resources, including housing, childcare, landcare, transport and tools.

These values, including the spirit of generosity, have attracted hundreds of visitors to the community, in addition to the many people who have participated in retreats here and the Forest Centre.

### 3 ACHIEVEMENTS

- \* 16 years sustained community life
- \* development of unique, workable consensus management style
- \* community facilities
  - community building includes library, kitchen, pantry, meeting space, children's play area.
  - visitor's centre
  - meditation hall
- \* 15 houses
- \* established orchards and community gardens
- \* hydro/turbine power system
- \* internal water and 12 volt electricity distribution
- \* co-managing Forest Retreat Centre
- \* training programs for youth e.g SLEC (Sustainable Lifestyle Educational Collective)
- \* youth facilities
  - basketball court
  - skateboard ramp
- \* maintenance of access road
- \* home births of a number of children



#### 4 OPERATIONS ON A DAY TO DAY BASIS

Water; reticulated water

Power; reticulated power from hydro/turbine to 12 volt battery banks at each house

Fire protection; fire fighting equipment, CB radios, bush fire trails, forest litter reduction, fire pits

Noxious weed control; progressive removal

Kitty system - residents, including children, pay a weekly rate for

- \* food contribution (dry goods, fresh fruit and vegetables, garden costs) and
- \* general account contribution (garden and orchard costs, water and power system, road and equipment maintenance).

In addition to monthly meetings, there are weekly farm workdays on a variety of projects and maintenance and community meals 2 or 3 times a week.

Sundays are "quiet" days - no power tools, machinery to be used.

There is a high level of personal co-operation, a village-like atmosphere and frequent social and cultural events for adults and children.

Most residents are employed or self-employed on a part or full-time basis.

The community adopts vegetarian diet and there are no dogs and cats. Wildlife is protected.

#### 5 HOUSING

Whilst the community retains ownership of individual houses, there is also sometimes the practice of giving a gift to outgoing members.

#### 6 LEGAL STRUCTURE

The land is in the name of two members, held in trust for the Bodhi Farm Company, which in turn holds the land in trust for Bodhi Church, an unincorporated association.

#### 7 MEMBERSHIP AND SHARE TRANSFER

Membership of the Bodhi Church is by donation (shares not for sale).



## 8 HOW LAND HAS CHANGED

There is reafforestation, noxious weed eradication by hand, forest management plan, owner built houses, agriculture shed, community buildings, etc., internal roads maintained.

## 9 BENEFITS

High quality lifestyle; socially supportive for adults and children; friendship networks and walking distance between houses; debt free, low cost living; non-pollutant environment and environmental awareness; sharing resources; safe and caring environment for children which fosters a high level of resourcefulness and social maturity; spontaneous community events, goodwill and co-operation.

## 10 DISADVANTAGES

Poor quality public access road which necessitates constant vehicle maintenance; logistics; distance from town/access issues; shortage of water in the dry season, fire danger especially from burning off gone wrong, prejudice in the wider community.

August 1993



# DHARMANANDA

Dharmananda (joy in the natural order), was established 21 years ago. We aim to live a lifestyle that is cooperative and as self-sufficient and environmentally friendly as possible.

We are a legally registered Co-operative Ltd. Each member is a director owning an equal share in the property.

There are 12 adults and 7 children living on the property.

Prior to 1972 the property had been used for dairying and banana growing. It is 250 acres. 200 acres have returned to forest, with our assistance in planting thousands of trees. 50 acres are used for our herd of 15 Jersey cows and 10 calves with an additional few acres devoted to gardens and orchards.

The day at Dharmananda starts with the morning milking. From our milk we make butter, cheddar cheese, feta cheese and yoghurt.

Most people on the farm make their living in Lismore. Several make a living from craft and building in the local area. Other activities include feeding the chooks and collecting the eggs, planting, watering and weeding the garden, cleaning the community house, general maintenance, caring for orchards and building projects. Each evening we take turns at cooking the meal. All these duties are organised by a weekly roster and a weekly business meeting.

There are nine dwellings on Dharmananda. Five are powered by 12 volt - 2 on solar and 3 on a small hydro system. The other four dwellings are on the N.R.E. 240 volt line.

Our water comes from a spring at the top of the property, giving us an excellent gravity feed system all over the farm. Buildings are placed to minimise fire risk.

Noxious weeds are controlled by non-chemical means, manually - brush hook and hoe and by a tractor and slasher.

Prospective members of the community must live here for six months before they can buy a share. Existing members must all agree on membership applicants. On leaving the community members can recover their share money and sell their home to existing members.

The community as a whole and individual members have been actively involved in The Channon and Lismore communities. Our involvement includes:

- Establishing the Lismore Women's Health Centre



- Establishing the North Coast Ethical Credit Union
- Running The Channon Market
- Establishing the Tweed-Richmond Organic Producers Organisation (TROPO)
- Regular organic and bio-dynamic field days
- The first location on the north coast where bio-dynamic preparations have been made
- The first Council approved, owner-built composting toilet (currently under scientific investigation)
- The precursors of The Channon Market were held on this property
- Establishing the Local Employment Trading System (LETS)
- Managing The Channon Teahouse and participating in the initial purchase of the property by the local community
- Sustainable Lifestyles Education Collective - residential course for unemployed on a range of skills related to cooperative living, sustainability and self-sufficiency
- Former director of the National Association for Sustainable Agriculture Australia
- Introduction to Social Alternatives - a one-semester course developed in conjunction with the Northern Rivers College of Advanced Education
- Bus tours for local people interested in visiting an alternative community in conjunction with Lismore Adult Education
- Member of Willing Workers On Organic Farms Scheme (WWOOFs) - provide board and lodging in exchange for work and education in sustainability - 15 - 30 participants per year from Australia and overseas.
- Managing "Health Options" Lismore's only G.P. staffed holistic health centre
- Presenting environmental programs on radio for over 10 years
- National Secretary of Bio-Dynamic Farming and Gardening Association of
- Co- owner of Lismore's first herbal dispensary
- Volunteer workers in many community projects e.g. "Big Scrub Environment Centre"

August 1993



*Meeting memo paper*

# The Council of the City of Lismore

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ALL COMMUNICATIONS TO  
GENERAL MANAGER/TOWN CLERK

IN REPLY PLEASE QUOTE  
**MRS:MR: S/523**



CONTACT **Mr Scott-250565**

FURTHER ENQUIRIES  
**Environment and Development Services**

**July 15, 1993**

Peter Hamilton  
1/50 Peterson Street  
**BYRON BAY 2481**

Dear Sir

## RE: WORKSHOP - MULTIPLE OCCUPANCY

Further to recent discussions with yourself and Malcolm Scott of Council's Town Planning Department this notice is being sent to formally invite you, or your Department, to the planned workshop on Multiple Occupancy of Rural Land.

As advised, the workshop is to be conducted **THURSDAY 22 JULY 1993 COMMENCING 7.30PM at the COUNCIL CHAMBERS, OLIVER AVENUE, GOONELLABAH.**

Please find enclosed a brief "Issues Paper" which briefly identifies the main issues in the submissions Council received as a consequence of the discussion paper exhibited April 27 to June 18, 1993. The issues will form the basis or focus of the evening. Also attached is a list of proposed workshop group topics.

Yours faithfully

(PT Muldoon)  
**GENERAL MANAGER**

per:

*lay of conflict but is so?  
with clear study of mo to  
answer this. How success ful.*

*cluster of mo is bad thing may  
also be good ie mo getting  
together! if variable  
memo - look at CT. Mo can be subdivided  
as HR policy*



MO Meeting

Twenty

Planning & political difficulties

with MO  
Rich - Why here

MO evolutionary issue

Councils became concerned they were  
looking at each DA on an off basis.

30 submission - very essential.  
public meeting after Council.

Leigh Knight DOP

1/2 MO in N Coast in dis.

Subdiv. nat. pass.

Some Councils have ind MO in HKP

Review discouraged.

Bale Smith Ag

MO in other than present crop & pasture  
conflicting uses, MO used to peg for  
barren, dunes

Opp 2 rules MO & R Res.

Termes have to much capital in the land  
(this is case for MO is a means to capital  
& rural business.)

Has anyone raised MO over the economic prob  
O & drought impact - NB Needs to be done - audit

leg case studies - documented, get documented.  
Bill W. Woodward. RAs. relevant of cutting bridge  
vertical alignment, can over hill not to  
hit fence over a bridge. Need  
horizontal alignment & bend vision plan

Trucks 3/3

Number rd 1200-2500 end to end

ET 10 Trups/day

- 4 "



# MULTIPLE OCCUPANCY ISSUES AND COMMENTS

The following broad issues were identified within the discussion paper, as a consequence of review of submissions made to the paper and development control planning experiences.

Most submissions have been made in a format similar to the discussion paper. This paper identifies the broad issues and in point form lists the comments and opinions made in respect of the issues.

Opinion appears to be evenly divided as to whether or not Council should retain the existing system of planning consent and control enabling multiple occupancy of rural lands. It is anticipated that the workshop will further clarify community responses to this issue.

In general the submissions to the discussion paper were of a high quality and make a positive contribution to Council's understanding of this form of development.

## ISSUES

### 1. SEPP #15

- aims and objectives must be met - problem.
- advertised development.
- exemption - Lismore requirements, eg density etc, prepare amending LEP, fine tune DCP.
- amend SEPP - lengthy process, near impossible.
- do nothing - satisfied with current system.
- Assessment Committee - similar to Architects Panel.
- exemption from SEPP and amending LEP could not minimise objectives of SEPP.
- Council produce MO users guide.
- Council prepare an MO code or policy document.
- Draft DCP not adopted to be tested over time.
- establish an MO Advisory Committee.

### 2. SUBDIVISION

- community title
  - no - communal ownership philosophy.
  - yes - finance, assets, speculation.
- preserve single title.
- clear choice between MO and community title, not a substitute.
- prefer community title greater degree of control.
- community title too expensive, restricts freedom individuality.
- MO must have internal management policies.
- permit community title - better tenure and management structures.
- individual will fence/create own area.
- simply refuse any subdivision applications.
- are MO's rural residential estates.
- community title will encourage speculation and profit making and instability within MO.
- individual aspiration to control own area - through internal management.
- "home improvement area" of 5,000m<sup>2</sup> too rigid - needs to be determined on basis of land constraints, objective of MO, cost.
- conversion to community title could attract requirement to improve internal roads and access, connection to services, S94 levies, rating structure, improve waste disposal.
- single lot, communal ownership, principle philosophy.
- to use community title would require relinquishing MO status.
- ownership is a legal matter not the business of Council.

SEPP designed for communal lifestyle - don't abuse it.  
Lobby for something different - have us alone



### 3. MINIMISE LOT/AREA SIZE

- 40ha LEP subdivision min. should be used.
- 10ha current min. area satisfactory.
- rural residential - another form.
- land capacity - constraints - slope, slip, vegetation.
- low min. area enables opportunity (cost).
- too restrictive.
- too small for good design.
- merit assessment.
- satisfactory, consistent with rural subdivision patterns.

### 4. DENSITY OF DEVELOPMENT

- SEPP #15 formula.
- clustering
  - communal lifestyle/sharing
  - environmental impact - roads/service, visual fire.
- assessment and capability of land - hazards and constraints (slope, mass movement, soil type, ground water, erosion).
- settlement criteria for all rural development.
- should be greater than 1 person/ha, min 30 sites/MO.
- concept of overdevelopment should be linked to motion of social cohesion/constraints.
- maximising development, recent occurrence associated with "entrepreneurial" development.

### 5. AGRICULTURE LAND

- 25% prime crop and pasture land too generous, not generous enough.
- dwelling location on prime land.
- agricultural survey.
- buffers
  - distance - on who's land.
  - merit - topography, type of land use (quarry/dairy etc).
- adjoining uses - conflicts - various.
- noxious weeds control - cost/benefit - legal obligation support and supplement other authorities.
- share farming of agric. land.
- productivity - concept of it is narrowly focused.
- min. area no agricultural land.
- use agricultural land - must demonstrate viability.
- soil type - productive "red" country, should be excluded.
- "right to farm" - lifestyle conflict.
- research, case studies, evidence - more needed.
- bushland "regeneration", or noxious weed harbour.
- management plans if greater 25% prime, eg ag. land.
- recognise the existence of rural activities to minimise conflict.
- significance of agricultural industries on Nth Coast, dairying \$190m employed 55 dairies, 350 employed by Norco in Lismore City.
- two kilometre buffer between existing agric. uses and MO.
- agricultural assessment by qualified persons to ensure objective of sustainable development.
- relevance of land classes - overly rigid.
- permit development on land which comprises prime agric. land - control dwelling location.
- conflict a civic not Council matter.
- effective users of land via range of skills of occupants.
- concept of land sharing will encourage better land management - reforestation, permaculture etc.
- conflict with adjoining agric. development assessed following "advertised development" procedures.
- many areas used for agricultural uses have been degraded as consequence of use.
- potential MO's should have right to be producers if they wish, not be constrained by 25% requirement.



## ROADS/ACCESS

- own legal access necessary.
- impact of existing "terminal" public road system.
- flood free access - Lismore does not have.
- minimum standard public road access to what standard.
- min. standard internal access systems.
- S94 - money, "in-kind", contract work.
- internal - location/design (min/fill, drainage, trafficability - geotechnical advise).
- emergency access.
- S94 contributions plan should set levy on basis of 6.7 veh/day/dwelling site - rural roads require upgrading shortly after increased traffic volume.
- standard access within should be set by MO with regard to traffic.
- right of way no concern - reduces use and requires shared maintenance, satisfactory form of access (Court).
- public road maintenance (500 AADT).

## 7. WATER

- source
  - river
  - ground water - not to be sourced in "basalt" country.
  - dams - location, care - min. 3 megalitre/ha.
  - roof.
  - off-river.
- quantity - reliability - 46,000 ltr storage - adequacy.
- quality - buffer and setback distances from waterways and ground water.
- licence creek/river pumping.
- THE major issue.
- protect potable supply.
- quantity sufficient for domestic, fire, agric. without impacting on down stream users.
- 15,400 litre/month garden demand.
- 63,000 litre min. four person/3 months.

## 8. LOCATION OF DWELLINGS

- cluster/dispersed - reflect land capability and visual impact.
- cluster only - min environ. impact - roads, waste.
- other forms of settlement.
- needs flexibility to cater for land size, land capability and MO requirements (noise, privacy).
- permit both forms of settlement.
- merit situation dependent on size and nature of property.
- SEPP only "prefers" this form of settlement.
- out of flood merit consideration.
- not allow access to waterway supply, permit only stored supply.
- MO should be bound to same water course management and riparian ownership laws as others.
- supply fire resources in central areas as alternative to each house.
- separate supply source and infrastructure for water quality demands.
- 50m min. setback from watercourses.
- cost substantial to provide storage - consider allow staging development.

## 9. WASTE DISPOSAL

- effectiveness of 50m from waterways.
- nature of soils/geology.
- means - septic, aerated, composting etc identified in DA to assess impact (legality).
- each site must be able to effectively dispose/reuse waste, if not find alternative.
- septic disposal major concern.
- pollution control.
- merit assessment - development stage, long term effects and capabilities of disposal.
- public health and total catchment analysis.
- no permanent or temporary occupation until adequate system supplied.
- non provision of adequate systems in existing MO's.
- merit, composting toilets should remain an option.



- composting toilets - water free - reuse of resource.
- problems with septic - size of tank and land capability - overflow, eutrophication, risk.
- proposed systems should be identified at BA stage.
- discourage flush systems - use water, pathogens entering ground and surface water.
- grey water direct to garden areas via separation process.
- time of supply of information dependent on scale of MO.
- climate factors reduce effectiveness of septic and pit toilets.

#### 10. MASS MOVEMENT/SLIP/EROSION

- areas of low agric. potential.
- extent of lands subject to mass movement in Council area - full assessed by qualified person in DA.
- sediment control and management plan.
- encourage greater tree planting to reduce incidence.
- geotechnical engineering reports only if land subject to risk.
- cost of assessment may be prohibitive.

#### 11. TOTAL CATCHMENT CONSIDERATION

- population.
- water supply.
- effect of sewerage systems and on-site disposal.
- MO no different from rural residential as a form of residential land use.

#### 12. FIRE PROTECTION

- conditions of consent, unreasonable and unrealistic.
- Protected Lands, slopes greater than 18° - consent to clear.
- ongoing maintenance of protection zones.
- provision of adequate bushfire protection water storage.
- merits of proposal, not blanket requirements.
- water tanks with suitable outlet.
- working portable pump fire hose etc on-site at all times.
- sufficient area and access should be left for fire fighting vehicles.
- MO communities often belong to Volunteer Brigade and are aware of the hazard.
- current standards a burden.
- merit assessment should be utilised, each property unique.
- preparation of fire management plans.
- adequate turn around areas for fire vehicles.

*Not so. RR in  
served area with  
access  
close to Village  
on sealed roads*

*re Seaview St.*

#### 13. VISUAL IMPACT/LANDSCAPING

- public areas, roads, lookouts, etc.
- siting of dwelling.
- landscape plans with DA, around dwelling areas.
- why, legislation of taste.
- information in application - full description and analysis of land.
- requirement for other forms of development.
- prepare DCP for rural development.
- landscaping occurs over time.
- MO's are low impact developments.

#### 14. SECTION 94

- up-grade facilities.
- social and economic impact assessment.
- same rate as rural subdivisions.
- should also include contributions to establish local waste transfer and recycling facilities.
- payment of levies prior to release of permanent or temporary approvals.
- no exemptions from monetary contributions.
- lower S94 levies would encourage legality, permit time-to-pay.
- accept "in-kind" contributions such as halls, day centres, fire-sheds, preschools.
- should reflect MO's have greater incidence of vehicle sharing and pooling - low vehicle users.
- court determination of levies - proper nexus.
- paid at time of Building Application.
- greater use of "in-kind" contribution for minor road works where expertise exists.
- new S94 contribution plans may contradict "low income" emphasis of SEPP.



**15. SPECULATION**

- development of one or more MO's simultaneous or sequentially.
- provide development budget with DA.
- ownership.
- principle place of residence - onus of proof legal and equitable ownership (collective).
- subdivision
  - legal agreement
  - defacto, rural residential development.
- no role for Council.
- spirit and objectives of SEPP - adequate to stop it.
- bonding agreements to ensure infrastructure properly in place.
- max. density developments need close examination to ensure compliance with philosophy, aims and spirit of SEPP.
- roll for Council - speculation creates defacto rural residential estates.
- part of life and unavoidable, accept - self regulation best means of reducing incidence (internal conflicts with MO).
- unreasonable and unworkable to require that two-thirds of adult owners reside on the land.
- best controlled by internal management agreements.
- permit a process of facilitation to enable people to do administrative work to establish an MO.
- control through Advisory Committee.
- Council obligation to consider ownership, decision making structures, process for new members, share transfer arrangements should be community based.
- new members in MO be determined entirely by the MO members.

**16. RATING/ECONOMICS**

- same as rural residential.
- land use economics - alienation of other land uses.
  - survey agricultural resources - rural planning and resource management.
- zoning - fixed rate.
- minimum individual rate and a shared rate.
- differential rating - urban, rural residential, hobby farm, commercial farm.
- sustainable commercial/industrial development should be permissible with annual contributions.
- economic sustainability.
- 1.7 cents/\$1 plus fee/site relative to size of MO.
- individual dwelling assessment.
- many MO's are not provided with services provided by Councils.
- MO shares \$12,000.
- rates should reflect level of service received and relate to minimum area.
- separate rate for any ancillary development (commercial/industrial/tourist etc).

**17. INFRASTRUCTURE**

- roads
  - impact
  - consultation RTA - Main Roads.
- service - garbage collection, public transport.
- assess limitations of environment and infrastructure.

**18. WILDLIFE/FAUNA**

- domestic dogs and cats.
- consultation NPWS.
- fauna impact assessment necessary, fauna impact statement only when impacts are significant.

**19. ERA/TIME**

- 1960/70's Nth Coast decline - changed.
- 1990's population growth - desirable rate or areas of growth.
- changing focus high land costs.
- contribution to local area - positive economic, environmental, cultural, artist, education social effects.
- philosophy - quality relationship between occupants, land care, low cost and owner building, self-sufficiency (energy, housing, flood) land sharing.



## 20. COMPLIANCE/ILLEGAL DEVELOPMENT

- Dept Planning Circ. B11 - "must ensure that certain conditions are met".
- logic of change if problem exists now.
- legal requirement of Council's to enforce.
- health and safety within MO and community generally.
- impact on community and environ. non compliance (total catch. management).
- temporary dwelling - tent, tepee - condition - building within a period.
- act only when complaints received - "legalise" rather than "punish" - dialogue assist people to comply.
- why are there illegal developments - standards, process, cost.
- rules and practice.
- society order - voluntary compliance.
- random inspection - public announced.
- Council business to resolve.
- annual inspection with fee payable until compliance is achieved.
- avoid internal MO disputes. (?)
- all developments should be encouraged to comply.
- Council should be evenhanded, ensure min. environmental health and development standards.
- declare amnesty to provide new "level playing field".
- high cost of S94 impedes legality and impact on low income nature of MO.
- unfriendly bureaucracy (past) impedes legality.
- permit mutual amendment of conditions of consent.
- MO's should not be "singled out" if illegal.
- survey of existing MO to determine extent of non-compliance/illegality.
- need for greater education and flexibility in time to comply - staging of facilities.
- do not discriminate.
- statutory policy and discretionary obligation of Council to enforce requirements.
- avoid over-rating.

## 21. SOCIAL EFFECTS

- community support services      - current and future demand for youth education, aged care, employment services - liaison with levels of Government.
- positive contribution to area - character, concept or sharing and well being.
- aboriginal site impact assessment, survey.
- needs of community within MO's and impact on neighbours.
- community support, adjoining owners.
- population growth and health services.
- large MO's difficult to achieve equitable harmonious management.
- innovative lifestyle - energy, landuse, building form.
- encourage small business development.
- Council has obligation to support low income housing.
- members of MO often involve community and volunteer organisations.
- provides alternative to public housing.
- culture/philosophy - "share all and live together", narrow interpretation of ethic.
- shared vision, value and interests should determine maximum capacity.
- social environment should be given as much "weight" as physical environment - social impact assessment.

## 22. ASSESSMENT AND APPLICATIONS

- information required/necessary relative to scale/size of proposal.
- bureaucratic over-kill - too many "heads" of consideration and consultation.
- locate and peg roads and sites.
- require supply of all information.
- environmental health assessment.
- encourage applicants to liaise with Council, State Govt referral if proposal outside established guidelines.
- soil, water and management plan - land information management techniques - between development and waterways, erosion and sediment control, drainage.



- should provide all necessary information to properly statutory assess.
- process should include monitoring of consents from establishment to construction of all building (flow charts).
- Council survey of approved DA to monitor appropriateness of conditions.
- "basic information" booklet.
- provide to Council information which address social needs of future MO to reflect objectives of SEPP.
- provide own community facilities.
- fire management plans and negotiated consents.

### 23. RECOMMENDATIONS WITHIN SOME SUBMISSIONS

- review of MO's.
- no more, until legal compliance is established.
- no planning change until fund of Resource Assessment Commission and Public Health Report on contamination are released.
- rural land study.
- survey of land owners adjoining MO's
- survey of existing MO's/compliance SEPP and development approvals.
- S149 notification.
- constraints map of unsuitable areas.
- seek amendment of SEPP #15 - min. area, impact adjoining land, fauna impact, application.
- prepare DCP - access, water, waste, risk/hazard, visual impact.
- toughen up Council.
- new rating structure.
- change existing planning structure.
- form MO Advisory Committee to aid assessment process.



John Smith Dates Res. 2 date (2)  
qual guarantee (50 + 15 Dept rep)  
Mark Stanton Cook Lark Co

Simon Rep of MO + PanCom consumer  
exp of equation  
2nd District Ratepayers New King, Lee

Pres at mo

- conflict of interest - neighbours.

- unacquainted native

Q. to do with disposal

to be carried out the plan.

Can't subdiv. No. of No not poss

to know until septic worked out no dev? this is to all rural dev

is No to MO. yes

population less? Yes this is the reason

why inc. of Councils to manage LFP.

Groups Leigh Heather Trussell, Ken Weston Rate.  
Mark Norris.

MO 7(1)

Leigh Dep on of Council happy with STPP  
strategic plan for rural area.

Impact of signal no in an area.

Eltham 1/2 density, No power by neighbours no  
re area settlement.

(Heather)

DO in mo? Is it permissible of working dev.

Ken 10 ha too small - wants larger figure.

Feed back.

200 ha farm not working or all roads to a commercial lot &  
but can live off say 10 ha with 55 houses.

Summary

Eddie/Mike per Jan N. News.



## PROPOSED WORKSHOP GROUPS

- GROUP 1: ISSUES NO. 1, 2, 3, 4 AND 8 (SEPP, lot size, density, subdivision, location of dwelling).
- GROUP 2: ISSUE NO. 5 (Agriculture).
- GROUP 3: ISSUES NO. 6 AND 17 (Infra-structure, services, roads).
- GROUP 4: ISSUES NO. 7 AND 9 (Water, waste disposal).
- GROUP 5: ISSUES NO. 10, 11, 12, 13 AND 18 (Flooding, slip erosion, habitat, TCM, environmental impacts).
- GROUP 6: ISSUES NO. 14, <sup>speculators</sup> 15, 16, 20 AND 22 (Developer involvement, rating, S94 charges, enforcement, processing DA's).
- GROUP 7: ISSUES NO. 19 AND 21 (Social effects, MO goals and principles).

*This would result in 2-3/groups - too small?*

*Unreal. Min of say 5+ in group may find 3-4 group not*

*2/3 owners living in MO - Principle place of non  
Nish All shareholders ~~have~~ have MO as principle place  
res. but not on  
This is 'objective' (Rob)*



This is inevitable trip.  
likely to be passed over by MS to N.T. thereby  
relieving MS of any liability or subsequent  
involvement or accountability  
I hope that this checklist is a balanced  
assessment of submission.  
No draft  
where is input by the staff

~~Speakers for the Com? of qualified speakers.  
(Not Di.?)~~

~~Another mode to  
put things to go away.  
Judicial to make more palatable.  
Former & don't like change: good common  
& neighbours -~~



27/8/93

Union.

Stan Wilson, Peter Hansen, Frank Scouter

Walden, Nick, Malcolm S, M. Harris

Bill Marchant, Col Cooper, 3 Women.

Li revamp being in the Con

Greta to do newsletter.



DHARMANANDA  
Ross Road  
The Channon 2480  
28th June 1993

City Manager  
Lismore City Council

Dear Mr Muldoon.

RE: DISCUSSION DOCUMENT ON MULTIPLE OCCUPANCY

Our community has read and discussed Council's document. The document clearly and objectively sets out the issues.

In general our community is satisfied with the current situation and we see no need for change.

We have had the opportunity to read the submission prepared by Pan-Community Council. Our community is in full agreement with the Pan-Community Council submission.

This community has pioneered the use of composting toilets and we have included an article on this subject for your information.

Yours sincerely,

for the community.



□ = direction which a DEP might take.

Council mo workshop 22.7.93

Nick comments: "Fear of mo/Council/public conflict - but is this real?"

Nick wants to do a "slow study" to answer this.

Clusters of "neighbouring" mos may amount to a social/psychological impact which was not planned for - or avoided, in drafting the SEPP.

But acknowledged it could also be a good thing, e.g. viability of endeavour/transport/schooling road usage etc of Tintable. (This could be viewed as a "cluster of autonomous neighbouring MOs (hamlets).")

NB many of these 'hamlets' are the  $\equiv$  of MO elsewhere.

Memo. Looking at CT. "MO can be subdividable under Royal Dec. (St. Alban's) who does app. mo not subdividable but is loosely using the concept that provides can get re zoning - then possible.

Switzer. (opening said)

Council has planning & policy difficulties with mo

Nick Why a review here?

MO/DA seen/experienced as a continuous issue.

Council became concerned they were looking at each DA on a one-off basis.

30 submissions - found very "useful" (implied useful) for his education, not the resolution



of the "problem" (which has not been specifically identified).

- To be a public meeting after Councils acceptance by it (+ before decision made) or after its preference stated - for public comment. (The latter seems unlikely!)

Leigh Knight. DAP Grafton

1/7 of MO in N. Coast one in Lismore LGA

- Subdivision of MO not possible  
Some Councils have incl MO in LEP.  
A review encouraged.

In response to my d or Tim (11) she said the 'and' was to be read as "conjunction".  
(This despite her advice to me 2 days prior, to the contrary!!)

Bale Smith.

MO should be on other than 'prime crop + pasture' land, and where there are conflicting uses eg next to piggy, kennels, dairies etc

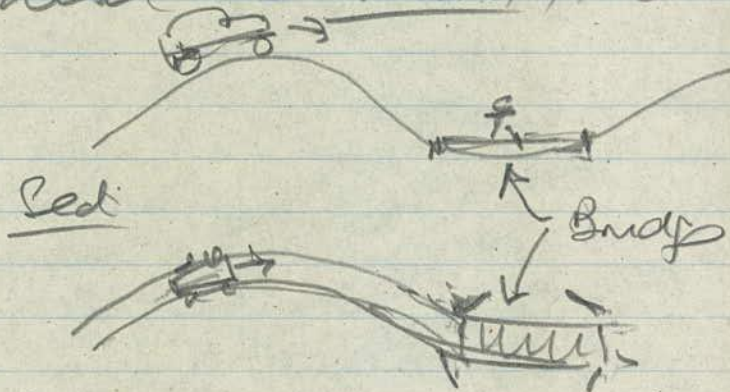
Opposes 2 rules, 1 for MO & 1 for Rural Res.

Supports notion that farmers have much capital tied up in the land (often too much to be profitable) + the way he sells out of this is to pass. Utilise MO legislation to address commercial working of the land.

An audit needs to be done (perhaps case studies) to assess cost benefits of MO enterprises (incl infrastructure savings to the state).



Bill Moorehouse: Relevance of approximating horizontal & vertical (= cross & longitudinal sections of road) and visibility over our hill & around the corner.



Plan

Roads need to be such that in coming over the hill or around the corner the car does not hit the fence or the bridge.

This grossly simplified concept of the, appears to reflect his total frustration for roads being so important.

He recognizes trucks have a special impact. Number road used 1200-2500 p/d. end to end. ET 10<sup>3</sup> trips/day or 4 " " mo!

(2) John Smith (Water Resources) Waste & water, quality & supply.

Mark Stanton - Cook. (Rail Co.)

Simon Clough (Rail Co.)



Mr. King (his & best Gatekeepers) Sec  
 Concerns - conflict of interest - neighbours.  
 - inequitable rating  
 - effect disposal

Until satis. septic system worked  
 out, there should be no further development.  
 (possible implies all dev. but prob directed  
 at mo.)

Q to Mr. W. W. to all rural dev. 1980, most  
 ∴ no more MO DAs.

Q to Leigh Knight. Is 'population loss' the only  
 reason for supporting LEP + DCP - yes.

Small Group (1), Leigh Knight DCP, Heather Francis  
 (Elesdun), Ken Newton (Gatekeeper Jiggs area)  
 Mark Norris, Simon, Eddison DCP

Leigh happy for a DCP to making SEPP acceptable  
 Strategic plan needed for whole of rural area.

There can be a special impact if there is  
 a cluster of MO's, (I hold this can  
 easily be addressed under SEPP 1.90.)

Elesdun is dev. to 1/2 permissible density

Heather. Are 20 permissible on MO? (same? fac  
 for workers dwellings?)

□ Ken says 10 ha too small, wants larger figure.



Feedback by small groups & big group.

A say 200 ha farm which is not working profitably is not entitled to Do a concessional lots but can hire off say 40 ha & settle say 25 houses.

Nick Carter requirement - 2/3 owners must live on site, be principal place of residence. but this not required on other forms of settlement

(See Malcolm Scotts Report of Proceedings)

Crowther in closing from the chair said - "MO has been with us for 20 years and it is not going to go away"

"Guidelines required to make it more palatable"

Farmers don't like change, therefore good communications and neighbourliness required by all concerned to get along.



# PROGRAMME

## MULTIPLE OCCUPANCY WORKSHOP

JULY 22, 1993

1. 7.30pm - Welcome.
2. 7.30pm-8.15pm - Brief presentations from several "key" State Government agencies, community organisations and MO bodies (3/4 hr)
3. 8.15pm-9.15pm - Small workshop group discussion on key issues. (1 hr)
4. Break (15 minutes)
5. 9.30pm-10.30pm - Report back. (1 hr)



MO Agenda  
Broad Issues  
even divided.

every divided  
doesn't mean  
= wt.

20 points - 1 lines.

5000 m<sup>2</sup> HIA

25% > L buffer.

"2K buffer"

Rate same as <sup>normal</sup> ~~high~~  
594. illegal dev.  
B11

Rate/Lobby group

R/Stew 10.

Rich  
594 -

7 groups 1 1-4, 8  
2 5 eq. land.  
3 structure

late 7-15 4 water  
5 flip rem in  
Asian TPM 6 Dev. - DA  
Capdries 7 social goals  
Mecca.



20R. 17/9/93

Nick's view is that CT not pays for  
MD but if they relinquish & get  
rural res. repaying - no extra load  
on services needed (unless expanding)  
∴ no case for new (extra s. 94.)  
They will off course be paying  
extra rates.



# 22nd MVO Meeting

19th June 1968  
100 Box 100, Midway 2400  
FAN COMMUNITY COUNCIL



Di R

mo wL

9/1/53

True = Canal

Agenda format = controversial using options

Nick = facilitator

Malcolm = intro. to issue.

Invites submitters + advertised.

20<sup>30</sup> submissions

us to send invite to our mo list.

Di to speak with Simon about this  
to it time. lifts from chamber?

[Stu = candidate for ASGP  
James! idea]



Phil Director

David Holmes

Phil D. ass. with firm

town planner

(268) 421 944 (w)

Cornubian S.C.

DA no preclude for new.

EDA

hedge DA to subdivide

new DA for subdiv

LGout. provides for

DA DA for

~~DA~~ subdividing app under LGT

DA.

SEPP1 standard applies in  
not app.

use to vary. object to standard 2 to 40 ha

Current discretion is  $\pm 10\%$

but can't

Case 100. min 40 ha 1 ha excess  
rd.



Believe Council could do this,

NO SEPP-1

new DA

+ equity mo.

disadvantages.

includes:

not yet stated.

- people in that "first

if already existing - do not affect  
any more.

standard c

standard does not

anti monopoly

if Council is monopolizing vertebrate.

land  $\therefore$  higher prices

believes a good argument

- economic

- equity

- env.

Needs court case.

Pay \$600



4-1-73

Simon -

Walcot may to advise -

(A) legal opinion on SEPP Aims tied  
to only where "population loss".

- Nick wants to get exempt + into WEP  
+ JEP - (and ASAP)

- Simon expressed wants say  
in considering options before  
report goes to Council. (ie this  
is not a rubber stamp -  
but genuine considerations  
of needs on a merit basis.

- Simon keep given 5 min to talk

(A) Di confirms this was Council's solicitor



mc Rovers. Bodhi Inspection by Council

13-7-93

See 18th July 1993 (based closely on checklist of questions by Council)

1. HISTORY Established 1976, Gazetted (form 0) 1980  
DA for expansion 1982
2. HOW HAS IT DEVELOPED 15 houses, <sup>Med Hall</sup> community centre, visitors quarters, vegetable gardens, orchards, dams, reticulated water & elec, fire pits
3. WHAT ACHIEVED  
Low cost healthy lifestyle, debt free housing.
4. Common PHILOSOPHY  
A spiritually based intentional community (non denominational). Relating as one family
5. LEGAL STRUCTURE.  
# Land title held in Trust by 2 members.  
# Land in name of two members, held in trust for the Bodhi Farm Co P/L which in turn holds ~~for~~ in trust for the Bodhi Church, an unincorporated association.
6. Operation on a day to day basis  
Most Residents - employed or self employed on a part or full time basis. One communal work day per week. Gardening. Schooling. Transporting. Kitty a/c.
7. Membership  
Some 20 resident adults, 16 children, 5 visitors
8. Share Transfer & new issue.  
Membership in the Bodhi Church is by donation.  
(Shares not for sale)



9 How Land Has changed since occupation  
Reforestation, <sup>house built</sup> ~~no more~~ need for <sup>ag. fields</sup> ~~predication~~ <sup>forest</sup> ~~management plan~~, <sup>ag. fields</sup> ~~house~~, <sup>forest</sup> ~~orchards~~ <sup>orchards</sup> ~~est.~~ <sup>not</sup> water, <sup>reticulated</sup> ~~external~~ roads maintained

10 a) Water <sup>power</sup> c) fire protection  
a) Reticulated water <sup>reticulated</sup> power from <sup>hydro</sup> ~~train~~ to  
b) battery banks at each house.

c) fire protection <sup>incl. eqpt.</sup> firefighting equipment, bushfire trails, forest litter reduction, fire pits, etc.

11 Noxious weed control  
Progressive removal.

12 Benefits of communal living  
High quality of life style, healthy, <sup>socially</sup> ~~supportive~~ <sup>supportive</sup> ~~for adults & kids~~, debt free, low cost of living, non pollutant environment, <sup>societal</sup> ~~safety~~

13 Disadvantages

14 Other  
vegetarian, no cats or dogs.

Lis  
Jon  
Bill  
Denise?



Gai has this & keeps submitting Bodhi sub.

## Bodhi Inspection

Sun 13 July Theneruoda 945-11-45  
the Bodhi.

1 - AH.

- 1. History
- 2 How has it developed.
- 3 What achieved.
- 4 Communal philosophy
- 5 Legal structure
- 6 operation on day to day basis
- 7 membership
- 8 charging or selling shares, no new members
- 9 how land has been charged since occupation
- 10 a) water, b) power, c) fire protection
- 11 various social control
- 12 benefits of communal living
- 13 disadvantages
- 14 Other. - no dogs or cats, vegetarian.

Bodhi - Estab. 1976

Gazetted for MO - 1980.

- DA app. 1982 Subappts BA 3.6.80/1-MO of the rep board
- Court case date 1983

The land is held in the name of two ind. who hold this interest for the SE Co. which in turn holds it in trust for the Bodhi Church, an unincorp. assn.

- Check SEPP, guidelines & requirements/principles.

1978 Demo orders on all 12 structures on the prop settled out of Court 1980.

1983 Further demo order re 'one of the walls was not impervious to water' (Ord 70, cl 47.10)

b) a megaroom which did not have the requisite fit for a habitable room was used as a sleeping area. Ord 70, cl 49.511)

Dem 3.5 m.h.



Lee Knight. Dot Graft  
attending calf 22  
leigh!

Gen  
Kathy