

Part B

~~Foreword~~ Introduction

This part contains a checklist of themes drawn from the Environment Fundelines produced by the EPA in accordance with the req. of the LGA 1993. <sup>in full</sup>

It is to be noted <sup>in the brief</sup> <sup>in full (LGA)</sup>

We note the necessity for being able to compare mo data with that in the "urban counterpart".

We suggest that if no data base is readily available of comparable urban data that either

a) a matching survey be conducted on a "counterpart" context.

data  
or otherwise

or b) consideration be given to not incl the Q., for the reason that no ~~apparent~~ counterpart urban data is avail or able to be obtained within the terms of the brief.

Keep



Spore

DRAFT MO RESIDENT SURVEY  
PREPARED BY PURDON ASSOCIATES FOR THE DEPT. OF PLANNING

A CRITIQUE FOR THE PAN COMMUNITY COUNCIL  
BY PETER HAMILTON  
January 1994

SURVEY QUESTION

1. "appropriately" presumably means "approximate"!! What a start !!
2. These are inappropriate categories. It would be a laughing matter, if it wasn't sad!!

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5. What does "separate family/household units" mean? What relationship does this term have with an "expanded house" if any?
6. The question should make clear that "dwelling" does not include any separate units in an "expanded dwelling", if this is the intention.
7. What constitutes "dispersed" or "clustered" will vary with the individual. Whether a plan is dispersed or clustered, will in part, relate to the land characteristics, and the area of the land used, as the point of reference!! Given this what meaningful conclusions can be deduced from the responses to this question?
8. I find this question to be degrading and insulting. Notwithstanding the data sought in Q6, why are "dwelling houses" not recognised as valid structures on an MO? If "communal house" is valid then why not a "dwelling house"? Is the author of this survey so bereft of MO experience that this list is seen to encompass the wealth of building achievements on MO's?
9. These are laughable options. Such options trivialise the MO experience. A relevant question would be one that related to the "move-in-stage". Appropriate periods are more of the order, <5, 5-10, 10-15, lifetime.
10. To imply that those children on an MO could or should, be working (on a full time employment basis) at age 15, is a discriminatory assumption.



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To suggest that people are employed on a full time basis in "parent/child raising" is a fanciful idea.

How can one be "employed full time" on "unpaid housework"?

What is the basis for assuming there is a goal of "self sufficiency"?

The pension age for women is 60 not 65. Why is this not recognised?

11. As one individual may qualify equally for two or more of these categories, care will need to be taken as to the conclusions drawn from these results.
12. Is this before or after tax? ie gross or nett income?
13. Averaging this data reduces it to a meaningless statistic. There seems to be no appreciation of the distinction between "resident members" and "visitors" or the concept that for many the lifestyle is a lifelong commitment! Why then stop at 10 years?
16. The question does not make clear whether the facilities have on some occasion been used by others, or if such facilities are used on an ongoing basis. If the question was phrased "Have any of these facilities been used by other than the MO residents"?, the answer could be quite different.
17. There is no question 6.1???, presumably reference is intended to Q15, and if so, is it reasonable to expect questionees to respond to this?
- 18-19. For whose benefit is this question? Is there evidence that an MO developer has been refused development because of this provision? No such case is known to me. Bob Smith (Dept of Ag.) has stated that he sees a case that perhaps MO's have a place in providing a long term stable labour force to work prime agricultural land. This has I suggest, a realistic potential!

The process for determining what constitutes "prime crop and pasture land" is spelt out in the Policy. It will be appreciated on close reading that the use of Class I, II and III Ag. land is NOT necessarily the only way to define "prime crop and pasture" land. The present policy has well served the objective to protect prime ag. land while enabling MO dwellings provided they are not on "prime crop and pasture" land.

20. It is unlikely that a public company will ever be an attractive form of MO ownership. This is a poor set of options. Why not simply leave to "specify"?
21. What is the difference between option (b) and (c)? Should not the word "individual" be deleted from the question to make sense of the options?
- 22-23-24. Q22 implies that an MO may be managed by a NON COMMUNITY organisation. What such organisation is being alluded too? Why is it not stated as such, to make it clear what is in mind?
- 27-28. Why not include other realistic options?



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29. Having a separate category for "Bank/commercial loan" finance, reflects an ignorance of the MO experience!

30-31. What does "consultation" mean in this context? What do "plans and study" mean in the context of "maintained for the MO"? Is oral documentation acceptable and if not, why not?

32. SEPP-15 and s.90 require details of community plans and land management plans. Is it to be inferred that there are some who are exempt from supplying such data?

A perusal of the MO DA's held by the DOP should provide the answer to this question. Is it to be assumed that no such examination of these DA's has taken place?

The question indicates an ignorance of the quality of many DA's, many of which are now prepared by professional consultants.

33. A preparatory question ought to test if indeed houses are individually "owned". It is an assumption to assume otherwise!

What % of dwellings have changed ownership would be a more interesting and useful question. A variation would be "How many times has a dwelling changed hands?"

34. To imply that all the given options are a "problem" is a loaded situation. Is it implied that other forms of development "do not find these to be a problem"? Such options are a "concern", as may be experienced by a farm development, rural residential development, or for that matter, an urban development!

- 35-36. If the options given were identified as of "concern" at the DA stage, why would they not remain a "concern", following DA approval?

What does "land capability" mean and how is it determined?

37. The question is poorly worded as it may be read as to imply that each and every sub aim of the Policy must be met. This of course is not the case, as meeting just one aim is sufficient to qualify for consideration.

The preamble to the question should explicitly convey that the Policy does not require all aims to be met.

The terms "Not successful" and "Very successful" could better be replaced with "Not relevant" and "Very relevant".

I am adamant that the wording of this question should leave no possible room for ambiguity that the several aims, are to be read, or may be read, as ~~dis~~  
cojoined.

38. This surely implies that there may be some MO communities which do not meet the objectives of SEPP-15. If this is the case, the question may be asked (a) "Why do they retain their MO status"? and (b) "Why should council not present them with a 'show cause' why they are not in breach of the approved DA?". If the reply is considered



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that ~~non~~ compliance with a <sup>DA</sup> condition of consent,  
may occur <sup>on</sup> no dev. as it may occur on or  
that non no dev. Such a ~~case~~ situation is  
not necessarily a reflection on the merit or  
prowess of the legislation. <sup>If getting a breach should</sup> It should not <sup>accrue</sup>  
be assumed that <sup>it is</sup> ~~this is~~ the legislation that is  
defective and should be changed for this reason.

Ornt



Copies of book sent only to  
be sent to Consultant (FAX)  
to this

---

FAX/deliver copies to Slapp for

- FAX to JEP

- Inaug

- Seminar

?



To Gabriel.

It should not have been necessary for the Minister to personally initiate this review

There should have been <sup>compilation of statistics</sup> (Had there been) ongoing monitoring & evaluation and an annual return to you for your personal & approval

Apart from the (stats etc) this <sup>procedures</sup> would also have enabled the Dept to be well informed on an ongoing basis.

We submit with respect that it ought not to have been necessary to conduct a survey of the nature & scale as req'd in the present brief, as such info would already be on hand.

Had there been the case the query by the Minister could have been handled on a routine & simple report, backed up by app on hand.



9/12/77 Innie

See faculty of  
Whitlow school

Post to Uni.

Send to boarding.  
re Wed.

Graham to ring 13 Thurs.  
if I have if not yet <sup>get stuff</sup> to him.

---

Month ch 14 at Kentable

---

CB ch 20 Moondance.  
Newton Drive.  
at Kentable relay

---

~~Drop name for Lenny~~  
~~from~~



USMORE  
27 AUG 1992  
SCHOOL ESTATE  
ON

Fol ?

Net<sub>n</sub> <sup>to wil</sup> name or code



~~Pr~~  
Pretain at Mo meeting.  
Radice Valley O  
Crofton Rd  
Anthony J. in  
McCardell

Pretain 891182 10/1/94  
set copy mailing list for skills checklist.

---



Set coverage in drive  
by 11 Feb  
Number News re no DEP.  
copied to Pa Con  
(when confirmation recd)



Diana Carr 762106

~~DOP~~ re Tweed

~~Est.~~ Have spoken with DOP  
& Chris Murray.

---



CO1 file at Grafton  
- MO in the Towed LGH



Many of the comments made above are of a  
minor nature, which from a professional  
consultant I would not expect to ~~be~~ <sup>beget to that</sup>  
with. even in draft document.



4-12-93

Leigh Knight.

Advised draft survey form rec'd & mo on way.  
Concerned about 9/12 & 14. She read the  
summary of this, which amounts to stat data  
on veterans. I expressed expression that it  
could be read as all aims have to be met.  
Tondan make it is claimed, no comment  
as an evaluation. She assures me no  
implication that all sub aims must  
be met.

"whether sub aims are useful or relevant?"

They <sup>DOP</sup> want to be using "numbers" in final report.

Case study of Councils 6

Survey of selected council 6.

To be linked

Consultant will spend one day at each of 6 Councils,  
when people from mo's go in & talk with  
them, or ring up.

There will now be no site inspections of mo's.

This will be noted by DOP in with survey forms.

Meeting with Chris 12 4 in NC & 2 S Coast.

TRM re access/supply of Tondan ~~new~~ draft IGA report.



4-1-93

Brenton. Advised he sent Draft  
Survey to wrong address

Chris Hornay is desavowing Survey  
with Dept next week. He thinks  
when 10th. Him to complete OK  
with Dept by 16 for processing.

However still waiting on mailing  
lists from Councils, which  
he expects could take several  
weeks

~~NP~~  
Drop

NOT TO BE INCLUDED?

- 1<sup>42</sup> Individuals and community's sources of finance
- 2<sup>43</sup> Conditions relating to becoming a member
- 3<sup>44</sup> Conditions relating to sale of shares (if any) and houses
- 4<sup>45</sup> Assistance given to the community by government bodies  
(CALM, Dept Ag, Water Resources, Forestry etc)
- 5<sup>46</sup> Desired level of self sufficiency in food production  
a little/ some/ a lot

24



Simon

Pa Com - Seneca  
re Rixan.

- "more <sup>prone to go</sup> unemployed than counterparts."
- "deviant" (undefined)
- "single parent" stress of not being able to sell ~~the~~ their house in MO.
- ~~not able to sell the house in MO.~~  
~~at least phone has deviated~~

(Thurs)

He will talk with Rixan on  
Thurs. 9th re - details of suicide  
(implied someone made ref to this  
happening, or  
someone saw him, & then succeeded.)

Summary of Rixan's "position".

○ High suicide rate.

○ "deviant" (= "social dysfunction"  
could this be having  
diff value etc.)

○ "single parent"

○ "unemployed" (of self)

more "prone to unemployment."

suicide factors

stress due to not being able to  
sell their house.

○ "at not being able to obtain  
bank mortgage."



10-12-93

Senney MO.

Senney

What I would Brian ask to substantiate his issues of  
concern?

We should (if pass) ask of which address his concerns.

Brian is prob influenced by Kysle Mayor (J. Croft)

---

Gai may have "family" indicators. See our  
dwelling rates / single parent families.

Tina

Key admissions to Health Services:  
indicators

dependency on the state

handouts (crises) not to be confused  
with unemployment.

petty crime. (Police

drug/alcohol related dependence.



Total of 134 clients : 1993.

120 female ; 8 male ; 5 couples.

Primary issues / presenting problems.

48 with parenting issues.

25 relationship issues.

17 Domestic violence.

10 Housing

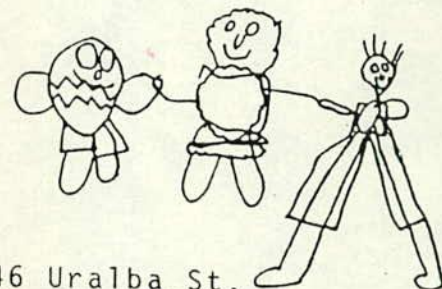
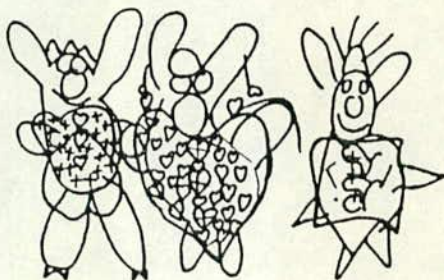
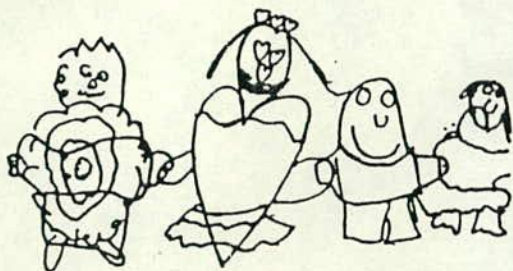
10 Depression

4 Grief.

others : isolation.

emotional problems / crisis.  
support.

# LISMORE FAMILY SUPPORT SERVICE



46 Uralba St.  
Lismore, 2480

Ph. (066) 21 2489

20/12/93

Peter,

This was the best I could do in the breakdown  
you requested re M.O. submission

I trust you'll make some sense of it

warm regards

Gai



Wargo 7/12/93

- Doc; child protection notification = registration  
John Harrington - his, Cairns, Rhines.

Service providers.

- Mental Health.

Tim Armstrong  
John James

- Community Health - Jewel Saffron.

- DBS by post code.  
beneficiary by P.C.

- Corrective Services  
Prob. & Parole.

- Police - Liaison officer

- Family Support Ser Services at risk  
Gail. Louis works NNC.

- Home Care - will incl old age -

The above Data does not keep stats. ∴ where is history.



22/11/93

Mo Brief!  
Survey Questions

See

→ '82 Byrnes Planning w/c

(7) Rob - households  
- village relations  
see Planning Workshops ←

Landcom?

(A) Rob did survey - see  
for press - questions

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Presnet.

Rob has Mo DA for 10 dwellings,  
next to Village, around Allen  
place 1K frontage to Rocky Cr.

2 Mo DA for 18 houses in B/B.  
# tea tree fence & employment



30/11/93

Bobbi re Brian review of M.O.

His possible indicators of "social dysfunction" -

- 1/ single parent families
- 2/ on welfare. (See DSS data)

suicide data available from Dept Health

FACS has

(eg child abuse & neglect)

- 1/ children at risk "notifications"
- + 2/ Registration of children at risk.

Local FACS office covers Lis, Helen, Carmo  
Ky of Le & husband

Ran Com  
Survey

Reference Source

Jenene Saffron - (Lost Women, Refuge)

Docs - Rabbi

Wargo.

dig. J.



Smuggs ne "desirent"  
behaviour

Rf Harry Freeman ne mo.

[Jenny Dell ne Sab

or (better) ? (note)

no

Benefits f no

of Urban infrastructure  
costs

e/ (He will do search of  
literature re old on this.)

c/- Greenpeace strategy

& Road ?

(Ex Cal 5. archived.)  
re ref. list.



no  
of Use 2020 questions for relevance  
to no survey. of deviant behavior  
Re. question. See Zoblacka.



- What are the main motivations for your members to live on a MO as opposed to other options?
- What positive social benefits do M.O's potentially provide for their members?

Questions that could be included in a M.O. survey that would draw out the positive aspects

- How could these benefits be advantageous to the wider community?  
eg. \$ saved on community services etc
- Who does your group nominate to be the contact/liason with LCC or Dept of planning?  
State Govt.
- How could h.c. best support the positive potential + optimum functioning of M.O.s?
- What are the major obstacles your MO faces to function effectively?
- What contributions do you see your MO as making to the local community?
  - economic
  - social
  - creative etc
- What do you see as the main achievements of your MO?
- How do your members contribute to the wider community?
- How could misunderstanding or misperception of MOs be minimized?
  - bt local govt
  - other bureaucracies
  - neighbours
  - other groups within the community

P.T.O. →



In terms of the survey if there are  
too many questions of the  
nature of - level of income  
- values of houses

or too many details - this  
is likely to lead to a negative  
or non cooperative response from  
M.O residents which in turn would  
be interpreted negatively by the  
surveyors.

▷ A cover letter or something from  
Pancom explaining the need/benefits  
of filling in the form may help  
deal with the predictable suspicion  
and/or non completion of an official  
government survey.



Q #1 What values, attitudes, beliefs & the like form the basis for the criteria to be used, as the basis for the selection or rejection of questions in the MO survey?

Q Where analysis is to be made of MO development <sup>in contrast with</sup> ~~for the purpose of~~ non MO dev. <sup>(that is, only MO)</sup> is what comp data etc, is comparable to that in (A) lab raw, available? If ~~any~~ please supply details of same <sup>is to be used</sup> & if not, ~~please~~ <sup>how</sup> is it prop. to make ~~comparisons~~ <sup>comparable</sup> if ~~such~~ data is not available, <sup>has consideration</sup> what steps, surveys or the like will be made for the purpose ~~do you consider~~ or what will ~~the~~ comparisons be based?



## 8. Previous Copying

Each School wishing to become a Participating School upon satisfying AMCOS that it has paid the remuneration to AMCOS for all copies made pursuant to the provisions of Section 53B of the Act at the rate of two (2) cents for each copy page made by the School or upon making appropriate payment to AMCOS in a sum determined by the parties to this Agreement shall be given an indemnity by AMCOS in the form set out in the Schedule to this Agreement.

## 9. Warranty

AMCOS warrants to the State Association and the Participating Schools:

- (a) that it is authorised and empowered to enter into this Agreement to grant the licence set out herein, to enter into the covenants and to give the undertakings and indemnities contained herein;
- (b) that forthwith upon receiving information from an Owner that the Owner will not join AMCOS or otherwise authorise AMCOS to act on its behalf that AMCOS will advise the State Association of the name of such Owner to enable the State Association to issue directions to advise Schools that they should not copy Works of the Owner except pursuant to the Statutory Licensing Scheme.

## 10. Schools having Subsisting Agreements with AMCOS

Where there is a current agreement between AMCOS and a School wishing to become a Participating School whereby, inter alia, the said School has agreed to provide Records to AMCOS or Copyright Agency Limited and whereby AMCOS agreed to provide certain extended rights to copy, such agreement shall upon the acceptance of such School as a Participating School, have no further effect, provided always that any indemnities and warranties provided by AMCOS pursuant to such agreement shall continue to have full force and effect in respect of copying performed and payments made pursuant to such agreement.

## 11. Limitation of Liability

Nothing in this agreement shall be construed as making the State Association directly or indirectly liable for any act or default of a Participating School.

## 12. Term

This Agreement shall take effect from 1 January, 1988 and continue from year to year until either party gives not less than 30 days notice of termination of the Agreement



(2)  
M.O. Survey - For Com Branstorm 12-12-93

- <sup>Details legal structure eg</sup> Type of ~~house~~ - Company etc.
- Individual rights & entitlements
- Pop turnover
- Weekly disposable income & cost of living
- Individuals & community's sources of finance
- Conditions imposed on membership incl sale of shares & houses
- Educational outcomes of M.O. lifestyle (children & adults)
- Background of M.O. occupants  
Ethnicity / professional / trade / skilled
- Social benefits of M.O. lifestyle  
(eg emergency support)
- Extent of owner built houses
- Provision of housing for children
- Contribution to local & wider environment activities  
eg land care, bush fire prepared

114 bush fire aware



(3)

○ Degree of autonomy to MOs by statutory bodies,  
eg LHM, Ag, Water, Forestry

<sup>Desired</sup>  
○ ~~Level of aim to obtain~~  
~~Extent of self sufficiency in food production~~  
~~Desire to obtain a level of~~  
~~Anticipated/planned sustainability~~ of food production  
by income generation  
& other (specific)

○ Provision of power, water, phone etc  
- in terms of community need, & choice (eg  
way choose not to be connected to  
town electricity, or telephone.)

○ Why should govt bodies support MOs?

○ Should MOs be subsidised (like others in self  
employment - eg sugar cane growers etc)

~~Discrimination~~

○ Difficulties experienced in being discriminated against  
in attempting to obtain building finance

○ Build fire & management strategies, incl liaison  
with rel. authorities eg local fire brigade

~~Desired level~~

○ Pursuit of higher levels of educ & skills qualification  
since residing on MO

u

○ Size of MO - No of shares (if shares are  
No of members, resident ~~non resident~~  
(part or full time)

No of non resident members.  
Do non resident members have automatic  
residential right.

a) No rights

b) Conditional - eg availability of a house etc



- other (eg social)

No of houses rented on a permanent basis.

What are the primary values/attitudes + <sup>beliefs</sup> that shaped by the residents.

Range of financial assets owned by resident member.

Range of value, <sup>current replacement</sup> of houses (if to be replaced by a professional builder eg if house total destroyed by fire + fully <sup>caused by insurance</sup> value of shares (if any) or equivalent.   
 (what would the insurance Co. be looking at paying?)

Value of shares or equivalent, if sold.

Are shares or equiv, currently avail

a) to the public (ie first come basis)  
or b) conditional (eg subject to approval of by resid members)

Provision of communal infrastructure

Laundry / Meeting hall / cultural + recreational facilities (eg playing field), community building, barns, workshop eg <sup>income generated</sup> home occupation facilities eg kiln, craft workspace etc.)

What attracted you to live on an MO, rather than elsewhere?

What was the <sup>main</sup> <sup>original</sup> <sup>reason</sup> <sup>attracting</sup> you to live on an MO, rather than elsewhere?



(5)

Q What are seen as the main advantages of living ~~as~~ as no community

Q What community projects has the mo undertaken?  
e.g. Workdays, work bees etc

Vehicle use on local roads. Trips per day.  
Extent of transport sharing cars/truck etc.

Q What contributions has the MO made to the wider community (if any)?

Q In what ways <sup>(if any)</sup> has the MO made a contrib to the wider community?  
e.g. ~~com~~ design & testing of composite builds  
- self supporting electricity system,  
solar, water, wind etc.  
- alternative technologies

Q Waste & effluent disposal process.

Q Nature & ~~ext~~ frequency of social activity on the MO.

Q Nature & extent of mediation and/or conflict res. ~~processes~~ techniques used?

Q | M.O. perceptions of the "outside world"  
the world's perceptions of MO's?

Q Summary of MO's Aims & Objectives



Q What <sup>are</sup> the main motivations of your members ~~in~~ choosing to live in an MO as opposed to other options?

Q What positive social benefits do MOs potentially provide for their members?

Q How could these benefits be advantageous to the wider community, i.e. saved on community services/transport/schools/health facilities/ bush fire control etc.

Q How could the local Council or State Govt best support MOs in achieving the potential to which they aspire.

Q What are the major obstacles your MO faces in functioning effectively?

Q What contribution do you see <sup>that</sup> your MO makes

- x to the local community
- x economically self employment, welfare payment
- x socially
- x creatively
- x other (specify)

Q What do you see as the main achievement of your MO.

Q Do any of your members contribute to the wider community + if so how?

Q How could misunderstandings or misconceptions about MOs be minimised

by

- local govt
- neighbours
- govt depts
- other groups within the community.



Q In what ways is the budget "balanced" by reducing the cost of living rather than increasing the level of income.

Q What is the level of social cohesion  
Would you describe the level of social  
togetherness/cohesion on your MO as  
being  
Strong / mild / weak.

Q Attitudes to

Work Nil Work Moderate <sup>Strong</sup>

"voluntary simplicity" (eg doing more with less)

Q Comparison with urban sec?

What are the major advantages one sees in  
MO lifestyle over <sup>the</sup> life in an urban  
counterpart.