MORE from M.O.R.E.

Pan Community Council - **M**ultiple **O**ccupancy **R**eview Collective
Peter Hamilton, 27 November 1997

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Please consider the use of this magazine as a Christmas present!

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UP DATE ON SEPP-15

Following public exhibition of a draft of the proposed Policy earlier this year advice has been received that the Departmental officers completed their recommendation and submitted same to the Minister in June! Since then it has been "sitting" on Craig Knowles desk!

I got to speak directly with Knowles earlier this month. He assured me the Policy was to be released and that he would have a member of his staff call me back. This did not happen! In response to my call today his personal Secretary advised me that he has now requested the file!

LEGISLATIVE COUNCIL SUPPORTS REINTRODUCTION OF SEPP-15

Ian Cohen (NSW Greens) MLC successfully moved a resolution in the Legislative Council calling on the Government to immediately reinstate SEPP-15.

LOCAL GOVT. & SHIRES ASS. REJECTS SEPP-15

At the recent Local Government and Shires Association AGM a resolution was passed that SEPP-15 NOT be reintroduced. It was argued that the introduction of this Policy should be left to the discretion of local Councils!

PROPOSED AMENDMENT TO BYRON COUNCIL MO POLICY

The Byron Shire Council has redrafted its former LEP-MO provisions and has sought approval from DUAP to place this on public exhibition. It is understood that this approval is likely to be granted.

The draft contains a number of new repressive and costly provisions which in effect will restrict the use of this Policy for those on low incomes. Pan Com will be able to make a formal submission on this Draft when it goes on display.

SYDNEY TO GET A FORM OF MULTIPLE OCCUPANCY

A new State Policy (SEPP-53) enables approval of a form of multiple occupancy (maximum of 5 dwellings) in the Metropolitan Region of Sydney. The Objectives include:-

- to increase housing supply and choice.
- to promote social and economic development.

Shades of the MO (SEPP-15) policy for rural areas!

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MASTED

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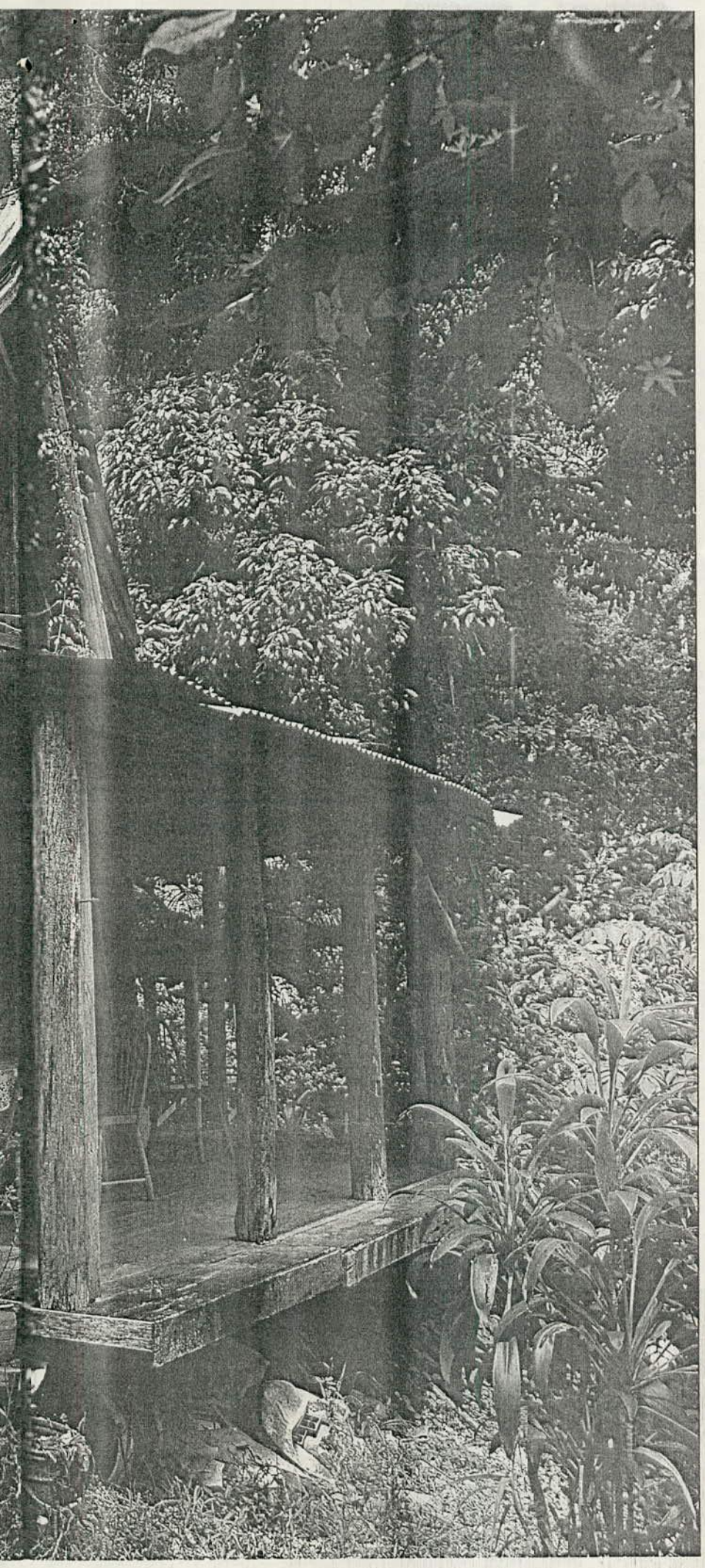

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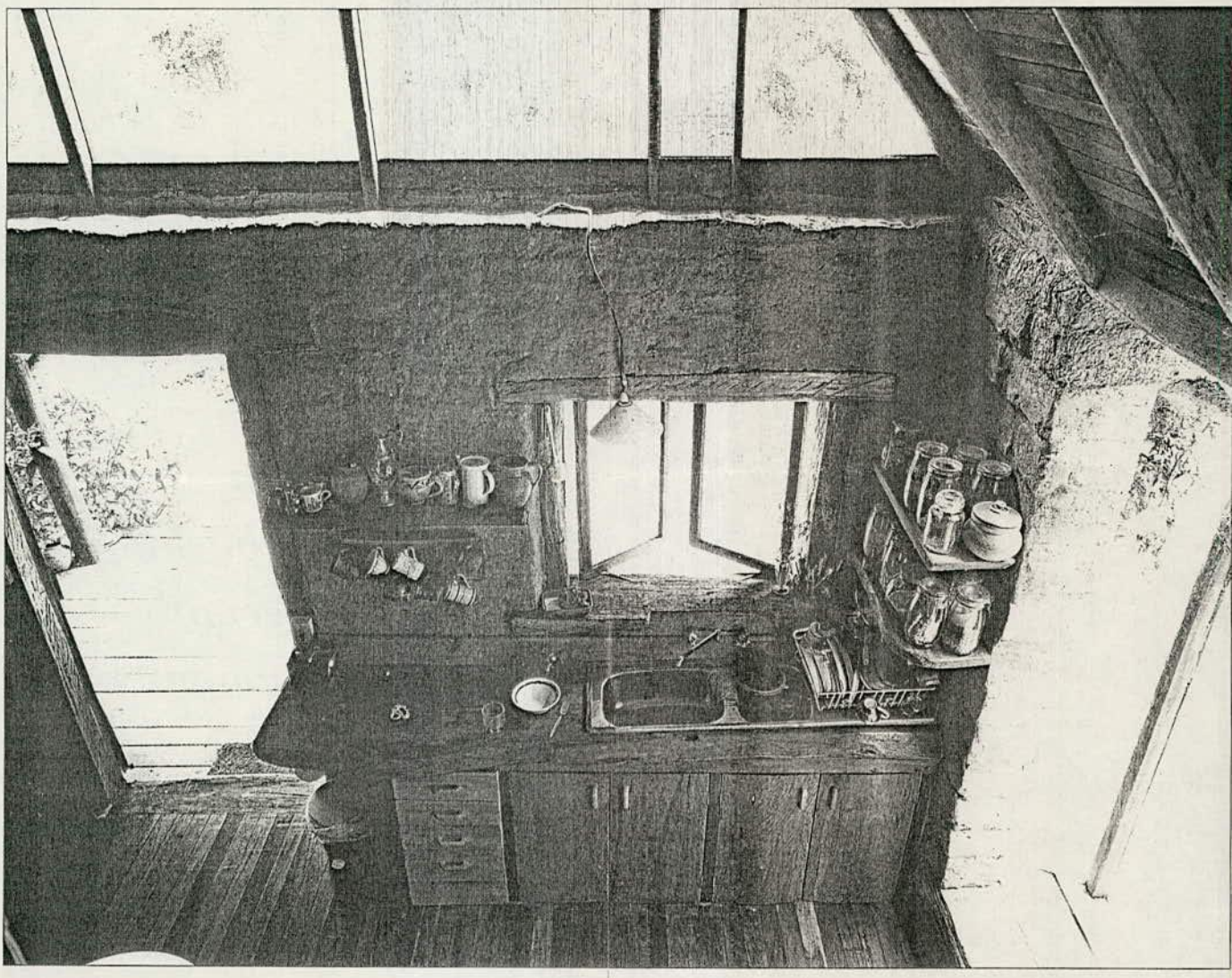

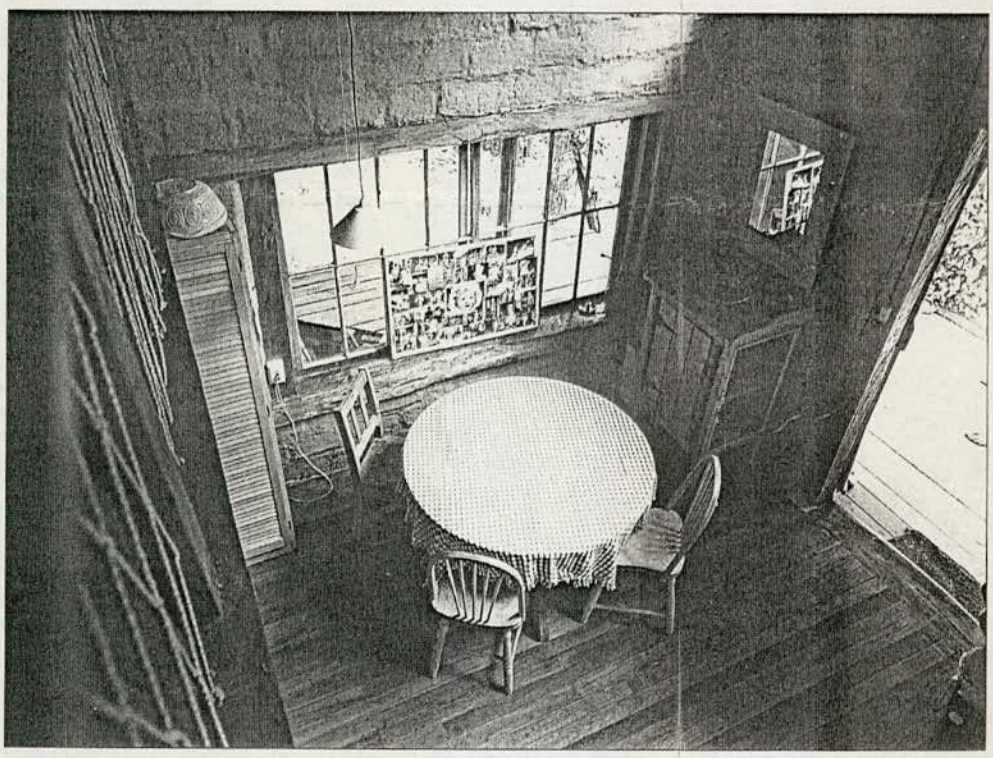

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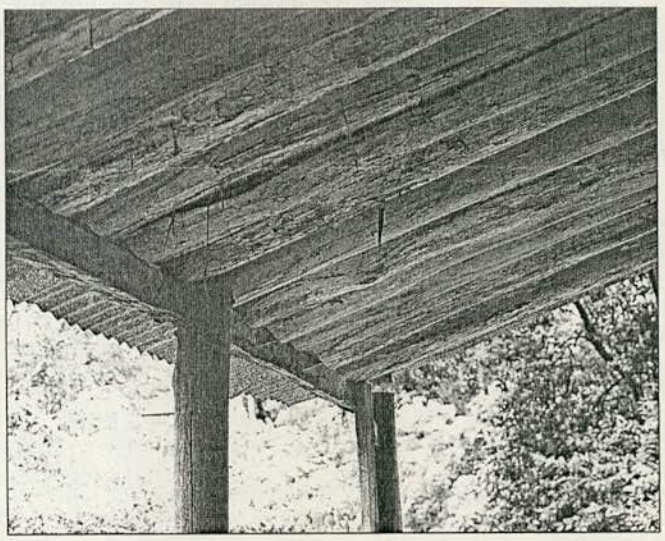

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The houses are constructed from all sorts of materials, many conventional—sheet iron roofing and so on—but much of the material was recycled. The builders have extensively used out-of-the-ordinary materials such as cement, sand and sawdust as in-fill panels between wallstuds. These are easy to build, unappealing to whiteants, rodent-proof, weatherproof, cool in summer and warm in winter, and hence ideal for the climate. Many of the houses have solar power. Communal power is generated by a turbine positioned to take advantage of water flow in a nearby creek. This innovative turbine was designed and built by one of the members and at peak flow satisfies power demand for the entire property.

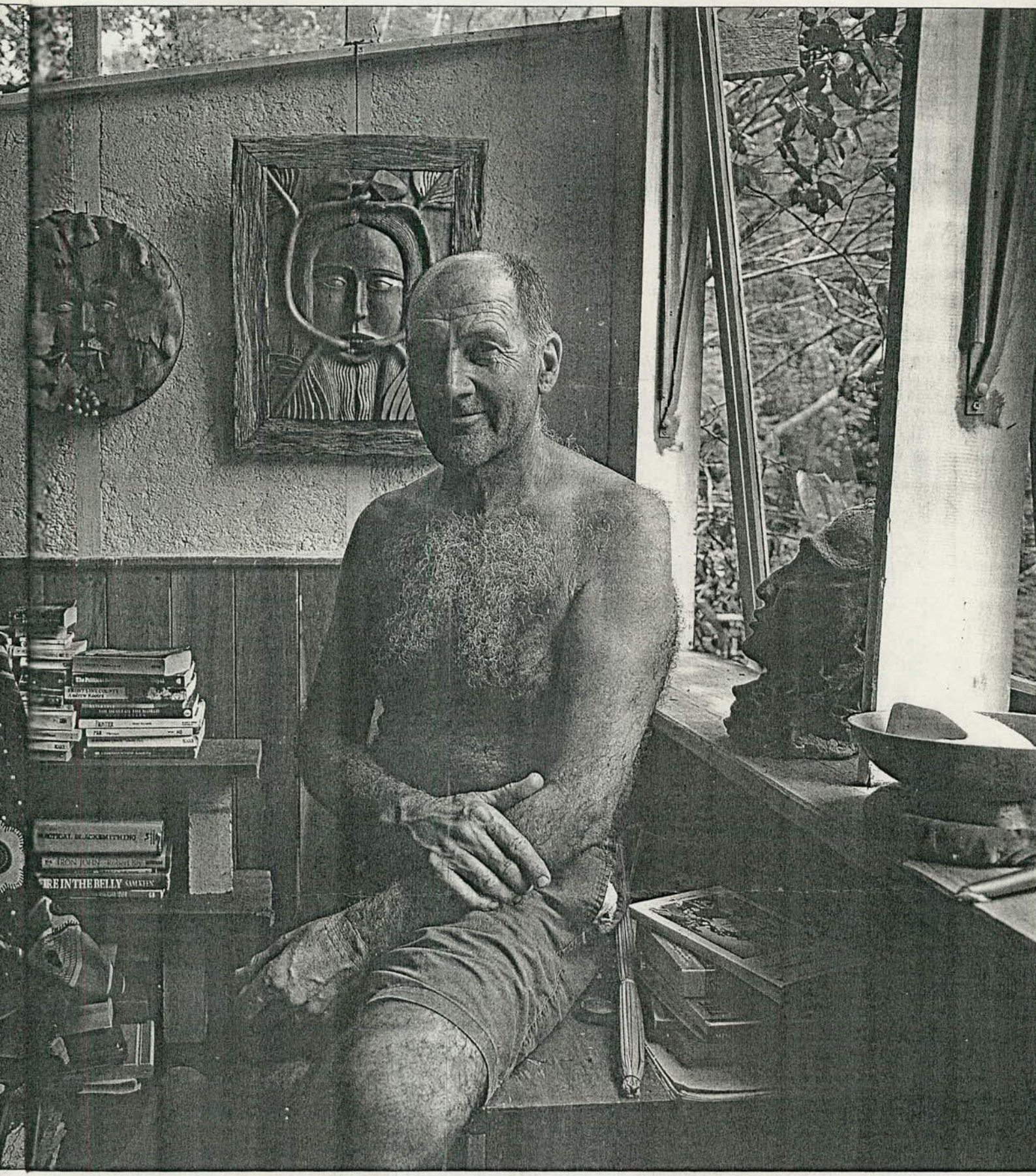
The policy of using and re-using is typical in the community, as we discovered when we asked to photograph a house built many years ago by Stu Anderson. Stu didn't know much about building when he started in 1977. "I reckon I probably built this house in the wrong order," he says, but the result is a comfortable, practical split-level house with character, room to move and a view of rainforest on all sides.

While life goes on in the community, campaigning for the reinstatement of the MO policy continues. Peter Hamilton and the group, while resolving the demolition orders placed on 12 of the dwellings many years ago, are still involved in the broader planning issues with the local Lismore City Council. The MO issue remains unresolved, largely because of political vacillation at the state level and lobbying by self-interested parties at the local level.

Council is split on its attitude to alternative community settlement in general. The principal objection to multiple occupancy for some is that home owners on MO properties do not pay adequate rates because such a property can have many houses in which all the household occupants utilise council services.

To single out MO in this respect is demonstrably frail since many land parcels besides MO have different forms of 'multiple dwellings'; for example caravan parks, mobile home parks, rural workers' dwellings and corporate blocks

Ken Golding and his Green Man carving (centre). Ken works as a counsellor with men who are prone to violence. He says that living in the community has provided a source of inspiration for creative expression. His Green Man, carved from Australian teak, is an ancient, mythical representation of masculine spirituality.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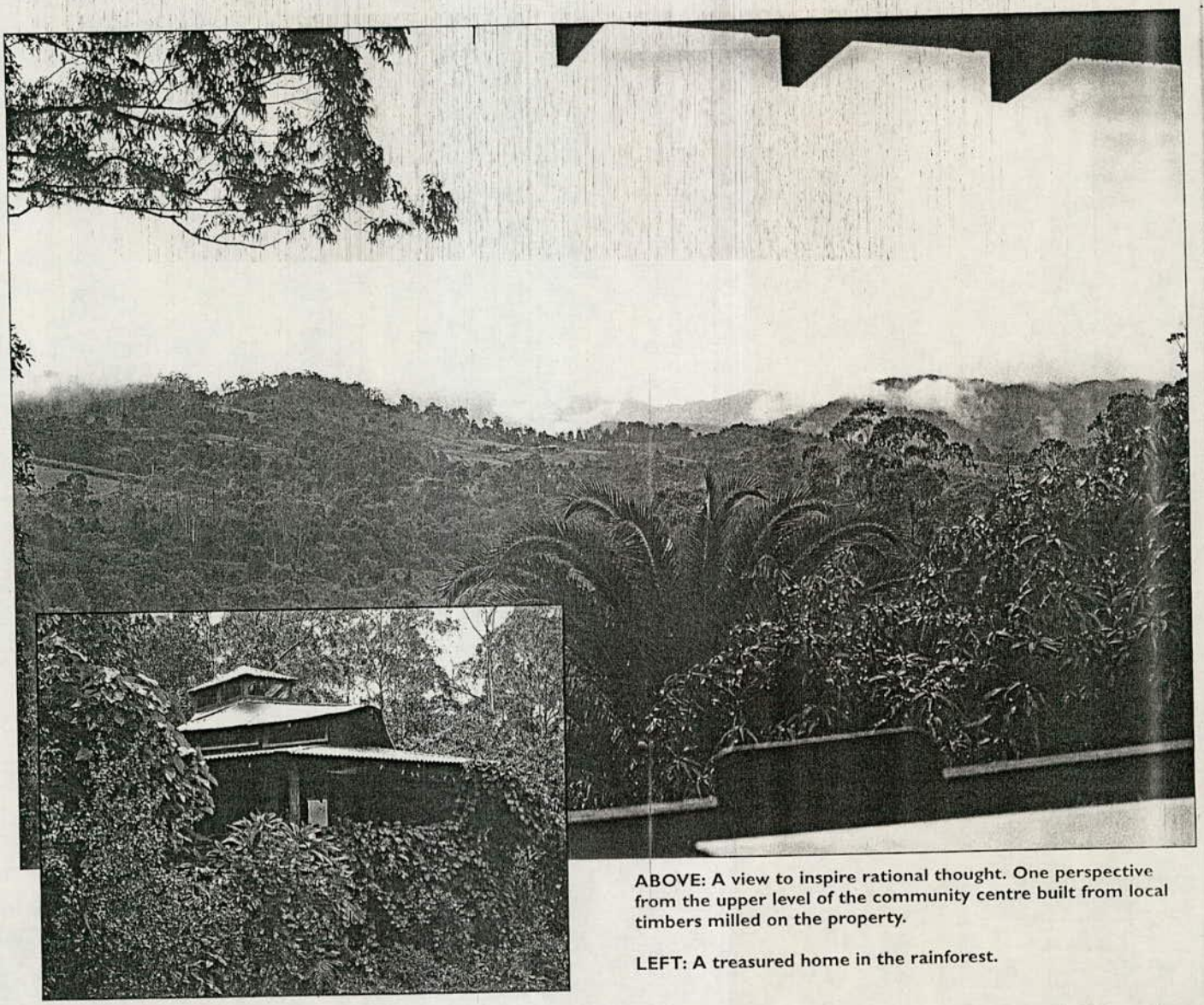

ABOVE: A view to inspire rational thought. One perspective from the upper level of the community centre built from local timbers milled on the property.

LEFT: A treasured home in the rainforest.

of units. These all pay one rate based on the value of the land and not the number of families involved. In addition, MO does not create a need for new council roads since all new roads are internal and remain the responsibility of the MO.

It has also been shown that MO residents use public roads less per head than other forms of development, since they share transport. The main damage to roads is by heavily laden trucks, whereas MO transport is normally car. Also, most MOs do not rely on public authorities for power, sewerage, water or garbage services.

The facts are, this community, unlike some in the vicinity, is healthy, productive, grows some of its food requirements, raises its children with specific social and environmental values and has contributed to the construction and running of a new pre-school and a primary school in the area. Clearly the community has been anything but a burden on the citizens of Byron bay, Mullumbimby, Nimbin or anywhere else, but this has failed to impress conservative councillors. One community member is a TAFE teacher, while another a counsellor for men prone to acts of violence. Many are employed full-time and some run their own businesses, but that makes no difference, either. Despite all the evidence, some people still define these people as unwashed hippies who refuse to keep their eye on the main game. They seldom sell their houses on the open market, a possible reason why the local real estate agents don't like this form of communal land ownership.

The fight over the right to live in such a way has been going on for 20 years. The authorities have taken an infrastructural view of the whole thing while the new community settlers have been arguing on social and planning grounds. Their arguments are sound because the community members have a breadth of educational and professional experience. They are well informed and they have been prepared to vigorously defend their position as a matter of principle.

If the infrastructuralists can negotiate with the moralists, progress will be made. Lismore City Council Chief Planner, Nick Juradowitch, who suggests this community is a role model for MO development, believes the issue will be resolved by Council within the next 12 months. That makes sense. What the people of this particular community have achieved in social terms is more than worth while. In many ways it is exemplary.

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✓ Jan-Charles

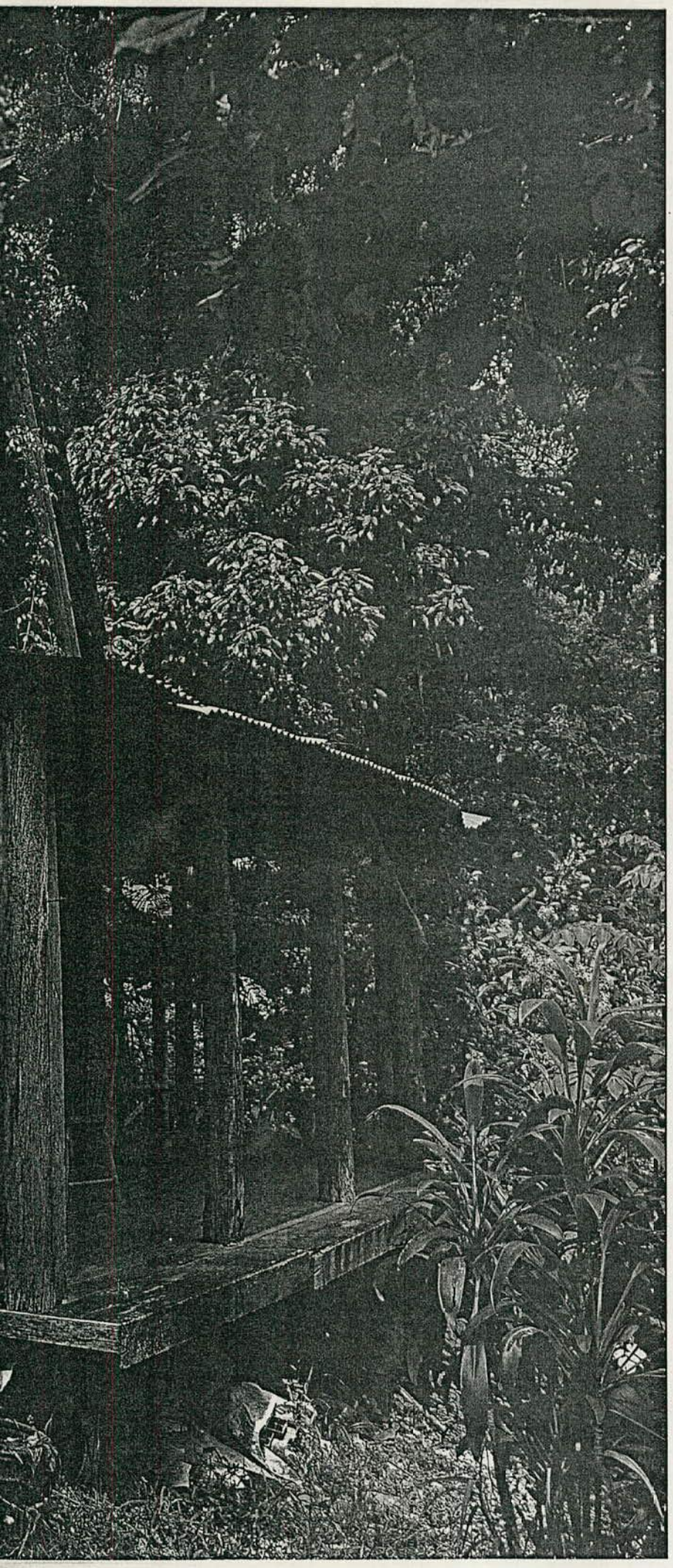
✓ Sai

✓ Jackie

✓ Michael McD (Echo)

Aquarius MASTER B&W.

AQUARIUS still



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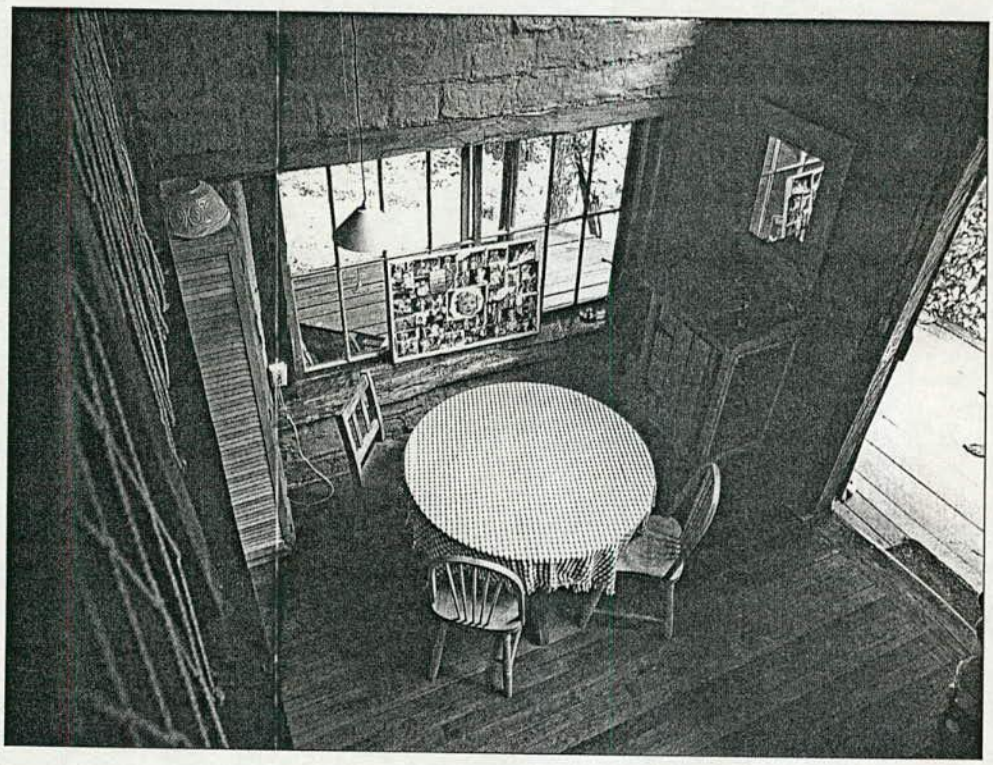

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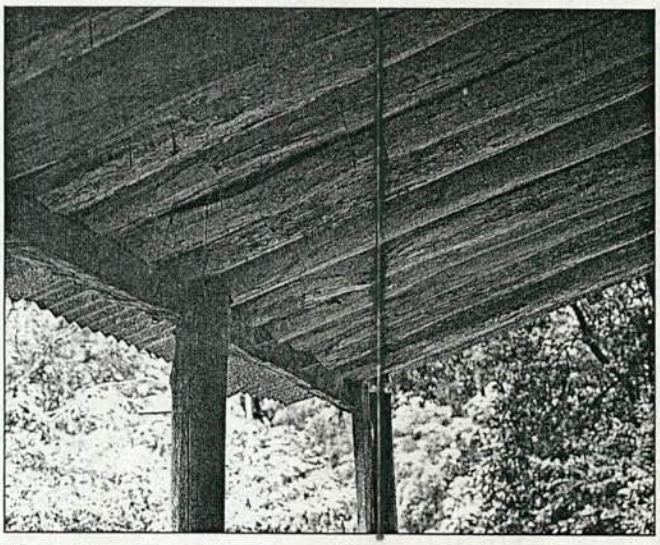

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into building timber and furniture.

The people here seem to know what works best in their climate. Living in a rainforest sounds idyllic but has its drawbacks—until you get used to them, at any rate. The climate of the NSW Far North Coast is typically hot and wet. The further north you go from Byron Bay the hotter and more humid it becomes until humidity reaches a personal best in the Darwin. And it rains. A lot. Living in a house that leaks in this climate would be like living in a stormwater drain, so the buildings must be waterproof. Wide verandahs provide protection in the wet and in the dry provide additional living space at a relatively small extra cost.

The houses are constructed from all sorts of materials, many conventional—sheet iron roofing and so on—but much of the material was recycled. The builders have extensively used out-of-the-ordinary materials such as cement, sand and sawdust as in-fill panels between wallstuds. These are easy to build, unappealing to whiteants, rodent-proof, weatherproof, cool in summer and warm in winter, and hence ideal for the climate. Many of the houses have solar power. Communal power is generated by a turbine positioned to take advantage of water flow in a nearby creek. This innovative turbine was designed and built by one of the members and at peak flow satisfies power demand for the entire property.

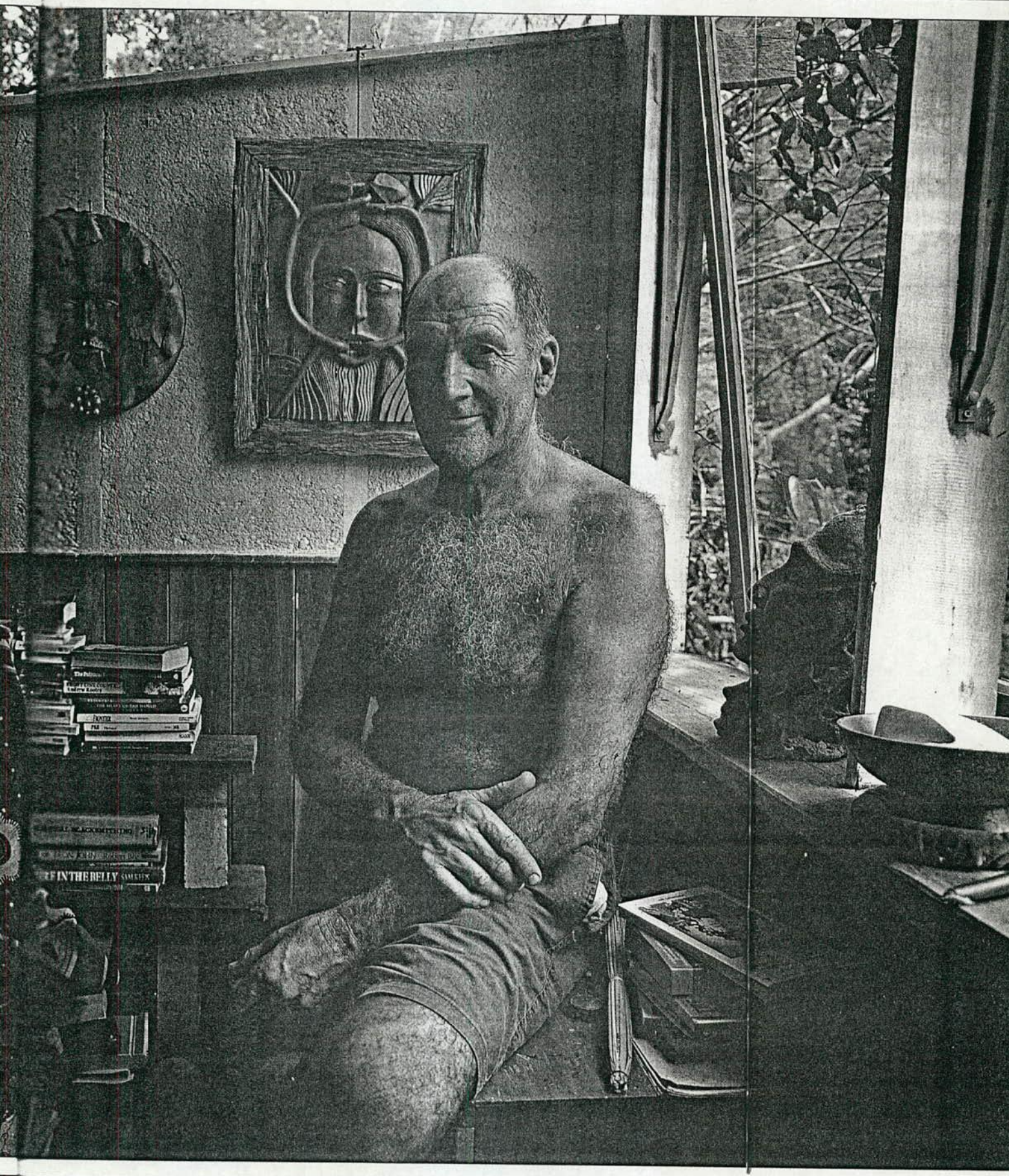
The policy of using and re-using is typical in the community, as we discovered when we asked to photograph a house built many years ago by Stu Anderson. Stu didn't know much about building when he started in 1977. "I reckon I probably built this house in the wrong order," he says, but the result is a comfortable, practical split-level house with character, room to move and a view of rainforest on all sides.

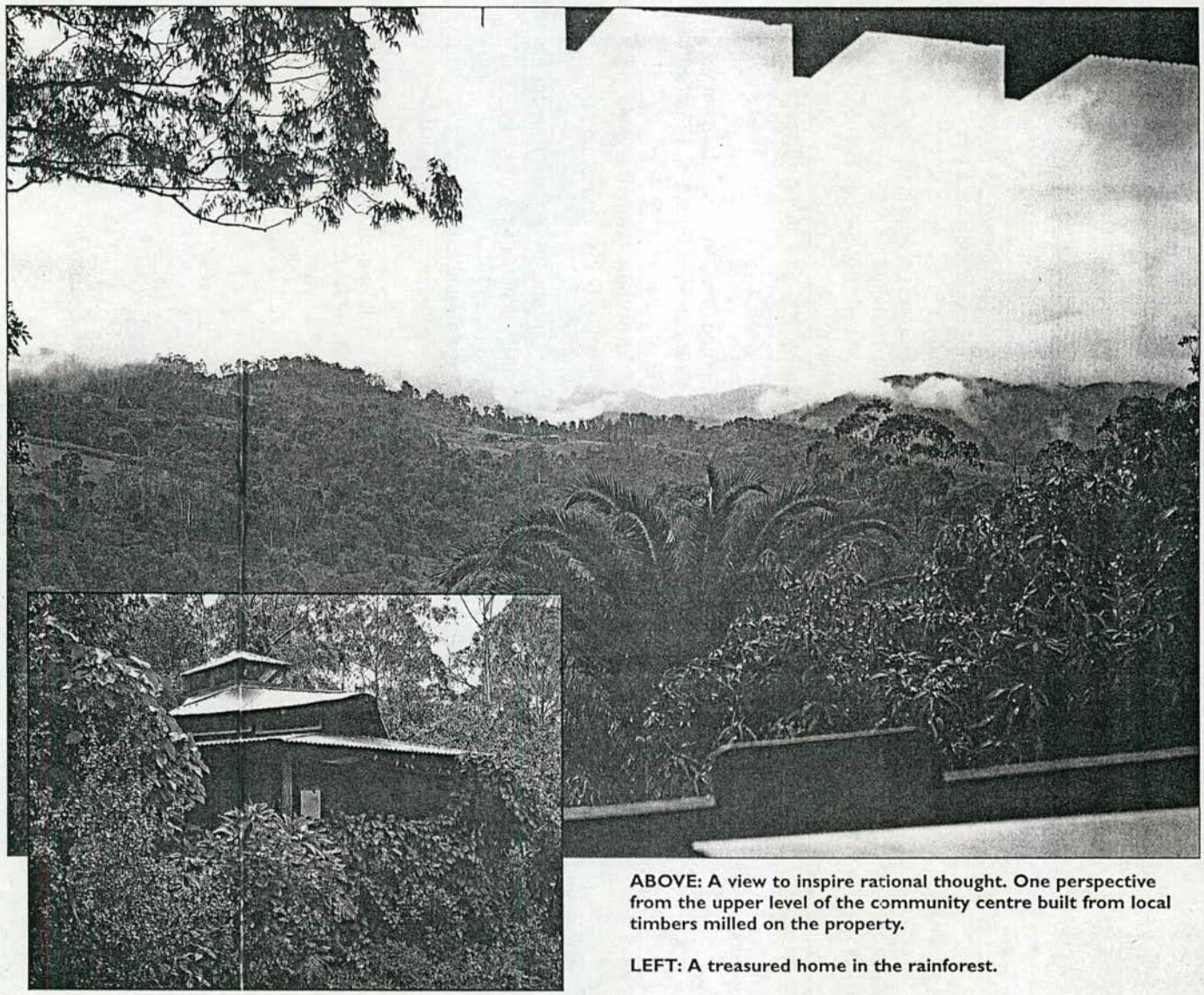
While life goes on in the community, campaigning for the reinstatement of the MO policy continues. Peter Hamilton and the group, while resolving the demolition orders placed on 12 of the dwellings many years ago, are still involved in the broader planning issues with the local Lismore City Council. The MO issue remains unresolved, largely because of political vacillation at the state level and lobbying by self-interested parties at the local level.

Council is split on its attitude to alternative community settlement in general. The principal objection to multiple occupancy for some is that home owners on MO properties do not pay adequate rates because such a property can have many houses in which all the household occupants utilise council services.

To single out MO in this respect is demonstrably frail since many land parcels besides MO have different forms of 'multiple dwellings'; for example caravan parks, mobile home parks, rural workers' dwellings and corporate blocks

Ken Golding and his Green Man carving (centre). Ken works as a counsellor with men who are prone to violence. He says that living in the community has provided a source of inspiration for creative expression. His Green Man, carved from Australian teak, is an ancient, mythical representation of masculine spirituality.


IN THE BELLY



ABOVE: A view to inspire rational thought. One perspective from the upper level of the community centre built from local timbers milled on the property.

LEFT: A treasured home in the rainforest.

of units. These all pay one rate based on the value of the land and not the number of families involved. In addition, MO does not create a need for new council roads since all new roads are internal and remain the responsibility of the MO.

It has also been shown that MO residents use public roads less per head than other forms of development, since they share transport. The main damage to roads is by heavily laden trucks, whereas MO transport is normally car. Also, most MOs do not rely on public authorities for power, sewerage, water or garbage services.

The facts are, this community, unlike some in the vicinity, is healthy, productive, grows some of its food requirements, raises its children with specific social and environmental values and has contributed to the construction and running of a new pre-school and a primary school in the area. Clearly the community has been anything but a burden on the citizens of Byron bay, Mullumbimby, Nimbin or anywhere else, but this has failed to impress conservative councillors. One community member is a TAFE teacher, while another a counsellor for men prone to acts of violence. Many are employed full-time and some run their own businesses, but that makes no difference, either. Despite all the evidence, some people still define these people as unwashed hippies who refuse to keep their eye on the main game. They seldom sell their houses on the open market, a possible reason why the local real estate agents don't like this form of communal land ownership.

The fight over the right to live in such a way has been going on for 20 years. The authorities have taken an infrastructural view of the whole thing while the new community settlers have been arguing on social and planning grounds. Their arguments are sound because the community members have a breadth of educational and professional experience. They are well informed and they have been prepared to vigorously defend their position as a matter of principle.

If the infrastructuralists can negotiate with the moralists, progress will be made. Lismore City Council Chief Planner, Nick Juradowitch, who suggests this community is a role model for MO development, believes the issue will be resolved by Council within the next 12 months. That makes sense. What the people of this particular community have achieved in social terms is more than worth while. In many ways it is exemplary.

PURPOSE	TARGET GROUP	DETAILS
To obtain the community's advice on the need a sewerage system for Iluka	Community of Iluka	Location: Iluka -public meeting held on 23/7/96 and a mail in poll received. Contact: J Horsley
Coffs Harbour Sewerage Strategy To obtain input from and feedback to community on all aspects of strategy development esp. effluent management options Aims to link Inter-Departmental Committee activities with other sewerage planning aspects being undertaken by Council/DPWS/DLWC	City wide community	Professional advice/guidance by "V Twyford Consulting" 1st phase is initial community interviews to identify most appropriate strategy Date: 12 month process commenced Sept ember 96 Location: Coffs Harbour Contact: G Marshall DPWS Coffs Harbour Ph: (066) 52 0416
Clarence/Coffs Harbour Regional Water Supply To obtain input from and feedback to community on headworks options	Clarence Valley and Coffs Harbour community	Newsletters, displays, open phone/office, presentations, interviews etc Date: ongoing Location: Grafton, Maclean, Coffs Harbour areas Contact: Peter Ramstadius DPWS Grafton/Coffs Harbour Ph: 9066) 52 0411 or (066) 43 3999
Corindi Sewerage Scheme - information on status and input to EIS	Corindi residents and adjacent areas	Open day/display with followup interviews and newsletters Date: Oct (open day) to Feb 97 Location: Corindi Contact: Dave Tarrant DPWS Coffs Harbour Ph: 9066) 52 0411
Future Wastewater Strategy for Federal village and the town of Bangalow	Broad Byron Shire community but particular emphasis on residents of Federal and Bangalow	Meetings and newsletters likely Date: Dec 96 to Dec 97 Location: Bangalow and federal Contact: David Williamson DPWS Lismore Ph: (066) 20 1647
DPWS and Byron council continuing current consultation program over future wastewater management strategies at Byron Bay, Brunswick Heads, Ocean Shores and Mullumbimby (funding by DLWC and Byron Council)	Broad community	Date: Oct 95 to Sept 96 and beyond Towns: Byron Bay, Ocean Shore, Mullumbimby, Brunswick Heads Contact: David Williamson DPWS Lismore Ph: (066) 20 1647

UP DATE ON SEPP-15

Following public exhibition of a draft of the proposed Policy earlier this year advice has been received that the Departmental officers completed their recommendation and submitted same to the Minister in June! Since then it has been "sitting" on Craig Knowles desk!

I got to speak directly with Knowles earlier this month. He assured me the Policy was to be released and that he would have a member of his staff call me back. This did not happen! In response to my call today his personal Secretary advised me that he has now requested the file!

LEGISLATIVE COUNCIL SUPPORTS REINTRODUCTION OF SEPP-15

Ian Cohen (NSW Greens) MLC successfully moved a resolution in the Legislative Council calling on the Government to immediately reinstate SEPP-15.

LOCAL GOVT. & SHIRES ASS. REJECTS SEPP-15

At the recent Local Government and Shires Association AGM a resolution was passed that SEPP-15 NOT be reintroduced. It was argued that the introduction of this Policy should be left to the discretion of local Councils!

PROPOSED AMENDMENT TO BYRON COUNCIL MO POLICY

The Byron Shire Council has redrafted its former LEP-MO provisions and has sought approval from DUAP to place this on public exhibition. It is understood that this approval is likely to be granted.

The draft contains a number of new repressive and costly provisions which in effect will restrict the use of this Policy for those on low incomes. Pan Com will be able to make a formal submission on this Draft when it goes on display.

SYDNEY TO GET A FORM OF MULTIPLE OCCUPANCY

A new State Policy (SEPP-53) enables approval of a form of multiple occupancy (maximum of 5 dwellings) in the Metropolitan Region of Sydney. The Objectives include:-

- to increase housing supply and choice.
- to promote social and economic development.

Shades of the MO (SEPP-15) policy for rural areas!

####

MORE from M.O.R.E.

Pan Community Council - **M**ultiple **O**ccupancy **R**eview Collective
Peter Hamilton, 27 November 1997

MO GETS COVERAGE IN A "COFFEE" TABLE MAGAZINE

"Timber Living" (Issue No.8) is a glossy "coffee" table magazine now available at most newsagencies throughout Australia at $5.95.

The current issue contains an article titled "Aquarius Still". This is a pictorial article of a few aspects of the use of timber on Bodhi Farm.

(The use of the name "Bodhi Farm" does not appear at the Farm request in accordance with the policy to limit unannounced visitor exposure.)

The article contains a potted history of MO settlement since the late 1970's and sympathetically describes details of selected low cost building techniques and the quality of life experienced by residents.

Agreement to be interviewed for this article stemmed in part from the Pan Com policy to seek new ways of reaching out to the broader community for an understanding of, and support for the reintroduction of the former SEPP-15 Policy permitting MO state-wide.

With this objective in mind your support in bringing this article to the attention of your friends and acquaintances would be appreciated.

A copy of this magazine is being sent to Premier Bob Carr with the request to "hurry up" the reinstatement of this Policy in accordance with his election policy!"

Any like support letters to Premier Bob Carr you may be able to arrange with those in your personal network or community, would be appreciated.

- MO facilitates an increase in housing choice.
- MO helps those on low incomes to build their own self-help houses!

I am advised the magazine will remain in stock in newsagencies until well into the New Year. (1)

Please consider the use of this magazine as a Christmas present!

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(1) If your local newsagent does not have stock on display ask the shopkeeper to replenish as stock is readily available. Distributor contact is (02) 9282 8777 or (03) 9465 7300.

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You may be interested in viewing this which I am advised is available at Newsagents in Lismore.

---

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(1)

✓ Di
✓ Donna.
✓ Carl J. & Wendy S.
✓ Kevin.
✓ Gloria –
✓ Boyden.
✓ Eddie.
✓ Irvine.
✓ Tom J.
✓ Senior.
✓ Lee Duncan.
✓ Dan Cohen
✓ Alan Hill
✓ Bill K.
✓ Spin
✓ Ros I.
✓ ~~Jack~~ John A
✓ Rob
✓ Janelle Steffi
✓ David K. & Veda
✓ Denise.
✓ Veda.
✓ Richard Jones
✓ Mark Spence

✓ Tony B.
✓ Jerry K
✓ Russel A + Pinkers & Jones
✓ Jo Has.
✓ Nala.
✓ Arthur Pike.

✓ David K.
✓ Ansara
Bolton.
✓ Blore.
✓ ~~Benett-Levy~~ See Nina
Tom Wilson
✓ Dudley. RSI. TRM when back on line
× Wickenden.
× Lisa C.
✓ Carson.

✓ Fannos
✓ Manson
✓ Falk
✓ Lisa Yates.
✓ Ngaire.
✓ Santher TRM

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✓ Lambert D.
✓ Lancaster D.
✓ Claire Lemos
✓ Megan to work
✓ Margo McC

✓ Jan Oliver.
~~Page Terry~~
✓ Pettie/Sever
Reba Engel
Reed Robyn Parker TRM
✓ Jane Stanley sister-in

✓ Edgar & Anne.
Tom Webster
✓ Walter Jim
✓ Westheimer P.

✓ Katrina, Bobbi & John, Jane, Bel

✓ Ray Green
✓ Anson Mark
✓ Corbell John
P Wanniega C.
Gurgas R.
2480
Martha Pittsey of Rainbow
✓ Metcalf.
✓ Moore Robin
✓ Linda Woodrow Blackhorse
✓ Holly Goat Ranch

(2

✓ ~~D~~ RM Garland no FAX
✓ Nardine.
✓ Barry Watson. ~~TBM~~ (c/o Peter Pike)
✓ ~~D~~ Heather McIntosh.

Carr

✓ Fuzzies Farm Ruth +.
✓ ~~D~~ Sartelin
✓ Margaret Cox/Gagard FAX

✓ ~~D~~ Staples
✓ ~~D~~ Gregory
✓ ~~D~~ Hamo - John.
✓ Heilpin.
✓ Lois Farrington - Hunt.
Jensen Liz (Heirlen)
✓ ~~D~~ Robin Moore, Robb Rd
✓ Keogh.
✓ ~~D~~ Morris. Phillip -

Total 80

FAX DOCUMENT FROM PETER HAMILTON

1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T)

TO: .....

FAX No: ..... DATE: 28-11-97

Number of pages (including this sheet): 3

SUBJECT: MORE Newsletter

COMMENTS:

Herewith for your information.

Regards

Peter

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TO: .....

FAX No: ..... DATE: 28-11-97

Number of pages (including this sheet): 3

SUBJECT: MORE Newsletter

COMMENTS:

Herewith for your information

Seasons Greetings

Regards

Peter

FAX DOCUMENT FROM PETER HAMILTON

1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T)

TO: Megan Mathews

FAX No: ..... DATE: 27-11-97

Number of pages (including this sheet): 3

SUBJECT: Newsletter

COMMENTS:

Herewith the above for your information.
Hope you are well after your break from work. How is the "new" house vibe?

Regards

Peter

11

FAX DOCUMENT FROM PETER HAMILTON

1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T)

TO: Di

FAX No: DATE: 27-11-97

Number of pages (including this sheet): 3

SUBJECT: MORE Newsletter

COMMENTS:

I have spoken with the owner of the Nimbin Newsagent re "Timber Living". He advises me he has a small supply on hand and will get further stock if requested.

If you should observe that it is not on the shelf I'd be obliged if you would draw same to his attention.

Thanks

Regards.

Peter.

FAX DOCUMENT FROM PETER HAMILTON

1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T)

TO: Gloria & team

FAX No: ..... DATE: 21-11-97

Number of pages (including this sheet): 2

SUBJECT: Community Interlink

COMMENTS:

Herewith in appreciation for the birth of "Interlink". May it have a long life and bear great fruit.

Regards Peter