

Re P88-MO-NEP

NR Principal of "Performance Outcome"
Policy

rather than "Prescription"

See ref ?

The BSC-MO should not be inconsistent
with SEPP-15 "Guidelines"
so that staff are not presented with
'app. & conflicting
considerations

Change
p 15 re composing tickets.

~~Every~~ Effort has been made to condense & abbreviate enough
the abbreviations etc mine & I accept full the essence of the
responsibility. ~~for the~~ for which proceedings of the
meeting.

Errors & omissions ~~are invited.~~
~~accepted.~~

Jane Sarah Hardy

Selection PH - "D"

Draft for comment.

PANCOM90

**EXTRACTS OF MATTERS ARISING AT THE MEETING WITH
David Kanaley B.S.C. on 7.4.98 re the Review of the Rural Landsharing
(M.O.) Provisions in the Byron LEP.**

Edited by Peter Hamilton

INTRODUCTION

- The following Notes have been taken at random from the tape recording made at the above meeting with David Kanaley (DK).
- Present. Peter Hamilton (PH), Rob Doolan (RB), Jan Barham (JB), Annet^{t(?)} McKinley (AM), Helena Bernard (HB).
- Since the above meeting SEPP-15 (1998) has been released. This Policy is essentially the same as that that was placed on public exhibition in December 1986. It retains the exemption of the Byron Shire from the State Policy.
- DK has advised me that as the BSC is exempt he is holding to his schedule to have the MO Draft submitted to Council for adoption in May or June.

BSC -

I have strong reservations about the wisdom of rushing this policy through in the absence of careful consideration of how other rural land is to be treated. It seems to me that any attempt to bring about an integrated Rural Settlement Strategy requires an integrated approach to the use of all rural land.

- As I see it* *Compartmentalising this process could result in different*
standards being applied to diff sections of the rural env. This could
then result in "discrimination" between one region & others.

Quite apart from what I see to have merit from an environmental point of view, to do otherwise could be regarded as being discriminatory!

 - With the deletion of the term "Multiple Occupancy" (MO) I am drawn to the replacement being LIC (Landsharing Intentional Community.) Comment or other suggestions invited.

The AGENDA

- # Desired "Aims and Outcomes" of the LEP-MO Policy.
- # The time-frame for the Draft to go the Council for adoption.
- # The proposed Locality Map where MO would be permissible. The criteria used in determining such localities.
- # Density of people. Minimum and maximum number of dwelling sites.
- # Draft Environmental repair and Enhancement Policy. Bonding and alternatives.

- *For details of the Criteria currently being used to determine the areas shown in the Locality Map for MO where it is proposed to see Attach. "A".*

Northern Star
6/6/95

Dam plan opposed by Casino

Casino district residents are being urged to formally object to plans to use Toonumbar Dam to supply the region's water needs to the year 2050.

It is one of three major options being considered by Rous County Council as part of a regional water supply strategy.

The appeal has come from the Casino Council, which sees the Toonumbar Dam option as a threat to the town's long-term water supply.

The plan involves raising the walls of the dam, and pumping water from the Richmond River at Casino for distribution to the Lismore City, Ballina, Byron and Richmond River shire council areas.

The other two major options include building a new dam on Rocky Creek near Dunoon, or on the Wilsons River near Federal.

The Dunoon dam proposal is the Rous Regional Water Supply Steering Committee's preferred option, but a final decision will not be made until the community has had a chance to comment on all the options.

In an open letter to residents, the Casino Council said that under the Toonumbar Dam scheme, Casino could not be assured of a viable water supply 'past the foreseeable future'.

The council urges Casino district residents to lodge objections to the Toonumbar Dam scheme by July 1.

G. Kennedy

W & Sge Solutions

ABBREVIATIONS

CT = Community Title

DCP = Development Control Plan

RTF = Rural Tourist Facilities

ITEMS

- Exclusion areas around Villages & Public High Schools.*
- Re: 2.0km radius exclusion of LICs. This area is targeted for all development to be C.T. Cost-wise referred to as being comparable to urban costs re road levies, s.94 charges etc making such development *silver-tail development! & not practical* *claimed by DK. to for those on low incomes.*
 - "Council has not applied actual road costs to MO's in outlying areas."

"The Rural Strategic Settlement Committee has proposed that the road costs associated with MO be the same as that for all other development in rural areas."

"If Council chooses to do this, it is their right to do so as elected members of the Council." (DK).

- #2 Cost s.94 Levies.*
- Re. s.94 re Road levy. "If CT is confined to areas close to villages it should be kept in mind that CT has a heavier traffic count per dwelling than MO. (RD)

"The full cost of CT will be much greater than the present s.94 contribution viz about \$20-30 thousand per lot and could be as high as \$90,000 per lot. The current rate for MO is \$3,000 per dwelling site." (DK)

"My experience for MO is that it is in the range of \$8,000 to \$11 or \$12,000 per dwelling site" (RD)

"Why should CT and MO be charged the same road levies as conventional Torrens subdivisions?" (?) *(Rural Residential)*

"It is my view that MO should NOT have the same levy applied for roads as is applied to CT on the ground that this would be contrary to the objective of the "affordable housing" policy." (DK)

- #3 MO Loc Map.*
- "Is it possible to include a clause that permits consideration of a lot for MO that does not fall within the areas shown on the Map?" (RD)

Casino says hands off Toonumbar

Toonumbar Dam should not be on the list of Rous County Council water supply options for the next 55 years.

That was the Casino Municipal Council's reaction this week to the Rous Regional Water Supply provisional plan which was outlined for the council by Rous County general manager Paul O'Sullivan and engineer Gregor Finlayson.

The council unanimously adopted a motion that the raising of Toonumbar Dam and the extraction of water from the Richmond River at Casino was not merited under any circumstances.

Tuesday's meeting also was attended by Northern Co-operative Meat Company representatives, including chairman Norm Secombe and general manager Brian James, who said the company adopted the same stance as that adopted by Casino Council.

Deputy mayor Cr John Mulherin, in proposing the motion, said he could see no merit in the Toonumbar option, citing much lower rainfall in the Toonumbar catchment compared with that for the Federal and Dunoon areas.

He also believed it was wrong that if the Toonumbar option was adopted, Casino would have to pay for water it had always had for free.

Casino council's director of tech-

nical services, Jerry Bliss, said Casino's water supply for the next 55 years was assured, albeit with possible upgrading and expansion of reservoirs.

"I agree wholeheartedly that the council should oppose it (Toonumbar)," said Mr Bliss.

"I'm damned if I can see why they should come into our back yard for their water supply when they have the facility, they have the room, they have everything going for them over there".

Meanwhile, Mr O'Sullivan this week revealed that the former Fahy Government had pushed for Toonumbar Dam to be considered as a means of meeting the region's water needs over the next 50 years.

Mr O'Sullivan said before that, the Rous County Council had not considered Toonumbar Dam as a serious option.

He made the revelation during a meeting with the Kyogle Shire Council on Monday night.

The Kyogle council was concerned that the Toonumbar option had been included because of the cost and environmental problems associated with building any new dam.

Kyogle mayor Cr Val Johnston claimed that the common sense approach would be to build a new dam at Federal or Dunoon.

Northern Star Page 5 Thursday May 18th

W & Sge Solutions

~~Pat Kennedy~~
G Kennedy

"No. Council is extremely unhappy about what they see as the abuse of the 1990-93 Rural Strategy as it was seen that a planning consultant was able to "prove" that any piece of land had some portion of it suitable for rural residential subdivision.

It is seen by the Committee that if the same condition is now applied to new MO DA's it is considered that the same results would occur, viz resulting in MO being permissible virtually anywhere.

Council is no longer interested in a "loose" approach to where MO or Rural Residential development is permissible."

Council currently has 50 applications for rezoning in Rural areas." (RD) ^{DK}

- #4 *Notes to the LEP*
- "'Notes' may now be included as part of the LEP. This is considered as preferable to "Guidelines" a "Manual" or a DCP because as it is kept attached to the LEP it is readily available to an inexperienced Planning Officer when considering a DA." (DK)

- and will be updated on next of which is not yet completed*
- "The MO Location map is dependent upon the Flora-Fauna study ^{not yet completed}. When is it expected that this will be completed?" (RD)

"May 1998" (DK)

the MO Location Map will be updated on next of the FIF Study.

"The only way for an MO to be considered on land that is not shown on the MO Locality Map would be by way of amending the LEP." (DK)

"The MO Locality map is not intended to be site specific (notwithstanding that this is the way it is currently delineated). It is proposed to change this to a "footprint" approach when the Flora Study Data becomes available." (DK)

related to vegetation cover.

"Properties are being excluded for consideration by virtue of the MO Locality Map." (RD)

"The Map is based on the best data currently available. That's how it is. The Map will be automatically reviewed when the LEP is next reviewed." (DK)

- When prepared, Rural Residential Development Areas will be shown on the appropriate map as a "footprint" area for this form of development." (DK)

Residents want decision on dam

By DEBBIE SCHIPP

Residents of the Dunoon area whose properties would be inundated if a proposal to build a dam at Rocky Creek gains support want a final decision as soon as possible.

Last week, the Rous Regional Water Supply Steering Committee, set up to find the best way of meeting the region's water needs over the next 50 years, chose the Dunoon dam proposal as its preferred option.

The Dunoon proposal is one of three major options being put out for community consideration in

the Rous regional water supply strategy study's option report, available from May 22.

- Build a new dam at Rocky Creek near Dunoon.
- Build a new dam on the Wilsons River near Federal.
- Take water from the Richmond River at Casino through flow releases from Toonumbar Dam.

Steering committee chairman Malcolm Imrie said the Dunoon proposal was the committee's preferred option because it appeared to have the most merits.

He stressed that no option would be ruled out until the community had its say, and he expected a final decision in August.

For Dunoon area residents Maria Gillam and Tony Russo, whose properties are in the proposed dam catchment, August cannot come soon enough.

They just want to know where they stand.

"I guess the worst case scenario is that a dam would go ahead, but there are others on the list," Ms Gillam said yesterday.

"But we just want a decision so we can get on with our lives."

Mr Russo said the waiting had been 'the tough part so far'.

"I hope they do make a decision in August because we've had this hanging over us for 18 months," he said.

Up to five homes and 18 properties would be fully or partially inundated if the Dunoon dam proposal was to proceed.

Meanwhile, representatives of the regional steering committee are outlining the findings of the report to local councils.

They spoke to the Kyogle Council last night, and will speak to Casino councillors today.

788/16/5

G Kennedy

Min & Max number of dwelling sites. 4

- "What is the basis for requiring an MO to have a minimum of six dwelling sites?" (RD)

"The reference data I have suggests that you cannot expect to have a 'community' with less than six families. It is not possible in my experience to expect 4, 3 or 2 families to form a 'community'."

"The greatest number of MO DA's received by Council are for three dwelling sites. These are (now) seen to be defacto subdivisions." (DK)

"If you can produce evidence from your experience that less than six families can result in an intentional community, I am prepared to reconsider this." (DK)

"Is the reference data you are relying on that in the Co-Housing literature form overseas?" (PH)

"Yes" (DK)

I suggest
"Co-Housing provides freehold ownership for its members and as such this practice is akin to CT and has ~~NO~~ application to bona-fide MO."

The issue depends on the "intention" of the developer. If evidence is produced that an intentional lifestyle community is proposed for three or more dwelling sites, then it should be accepted as a valid application.

"Many MO's are 'extended families' so created by blood or marriage and as such are bona-fide 'intentional communities'. *I will* provide evidence to support this contention." (PH) *can*

[We need to develop 'indicators' of 'intentionality' to go into the LEP-MO "Notes" to assist Council staff in distinguishing between bona-fide 'intentional communities' and defacto subdivision. (PH)]

- "What is the basis for requiring an upper limit of 15 dwelling sites?" (RD)

"A population created by a development larger than 15 dwelling sites would call into question extra facilities such as the need to create a school on the site." (DK)

#6 Max dist between dwelling sites.

- "What is the basis for setting a maximum distance between dwelling sites of 80.0m?" (RD)

Water options displayed

Community views are being sought on the remaining water supply options for the region.

This follows a steering committee meeting at which the options report prepared by the Rous Regional Water Supply Committee was discussed.

The three major options with variations are:

- A new dam on Rocky Creek near Dunoon (three variations);
- A new dam on Wilson River at site W7 (two variations);
- Water from the Richmond River at Casino, partially regulated by flow releases from Toomburra Dam (one option).

A key part of most of the major options includes water from Wilson River at Lismore. The regional water supply study is being undertaken to determine a secure future water supply strategy for the region.

Chairman of the steering committee Malcolm Inrie said details of all schemes would be placed on public display so the community could help determine a final strategy.

He said the committee believed water from Wilson River at Lismore should be used as an early measure (interim stage) as it was an investment in demand management initiatives was a key priority in the strategy as it had the potential to defer capital works.

"Before we invest in major capital works, on a range of effectiveness and community's views will be thoroughly assessed against the alternative long-term water supply strategy," he said.

gral part of most of the options proposed to delay the need to develop a new major source in the immediate future.

The committee also indicated that if a new dam was required that the Dunoon variations had the most merit.

Mr Inrie said an options report, outlining the technical, environmental and economic aspects of each option and a comprehensive review of alternative supply schemes would be available for the community to review at any of the council offices and local libraries by Monday.

"The final strategy is for the benefit of us all in the long term. We are not making a decision to build a dam but to reserve an area for the future," he said.

Investment in demand management initiatives was a key priority in the strategy as it had the potential to defer capital works.

"Before we invest in major capital works, on a range of effectiveness and community's views will be thoroughly assessed against the alternative long-term water supply strategy," he said.

"With anticipated growth in the area, existing water supplies are expected to be totally used by the year 2003. Therefore we need to plan now."

"The purpose of this study is to ensure that an appropriate water supply source is reserved so we don't leave potentially affected landowners in limbo any longer."

Until the end of June, the community is encouraged to send a submission to the Rous Regional Water Supply Study, PO Box 105, Fortitude Valley, QLD 4006 or phone toll free (008) 626 156.

A series of open days will be held to enable the community to discuss the options in detail.

Following consultation with the community, an evaluation workshop will be held before selection of the preferred option. A final decision is expected to be made by August.

The study is being undertaken by a regional committee comprising Rous County Council, the departments of Public Works & Services, Urban Affairs & Planning, Land & Water Conservation, and Lismore City, Byron, Richmond River, Casino, Kyogle and Ballina councils.

Ref 17/5.
C Kennedy

"Experience has shown that even with a commitment of intentionality at the time of submitting the DA that in practice the desire is to live as far as possible from each other." (DK)

"Proximity does not dictate that there will be 'community'" (HB).

"I agree. The figure is based on a 'hope' that proximity may encourage bonding." (DK)

o "The 80.0m limit may restrict the use of better building sites. To deny this option may result in more adverse environmental impact than would otherwise be the case! A better approach would be 'To minimise the footprint on the landscape'." (..)

"I like that phrase, that is what it is all about. My experience is that I can hardly find a case in the past where there has been any attempt to cluster." (DK)

- #7 *Min size of cleared land for a dwelling site.*
- "What is the basis for requiring 3.0 ha. of land naturally clear of trees per dwelling site?" (RD)

b "This seems to be a reasonable average size. If you have information or an opinion that the footprint is generally less than 3.0 ha then please submit details to support this." (DK)

"The combination of having to find 3.0 ha of land naturally clear of trees within a maximum of 80.0 m between dwelling sites (in land confined to that shown on the MO Locality Map) was not possible in the case of a particular client. The only apparent option was to look for a bigger property in the hope that these conditions could then be met. The result of this was a considerable increase in the cost of the land. This seems to run counter to the Policy aim of providing 'affordable housing'." (RD)

"There is little evidence to support that each individual family on an existing intentional community will have, or for that matter desire to have, 3.0 ha of land naturally clear of trees." (RD)

Not all individuals in an intentional community are necessarily into gardening or cultivation of orchards and the like. Quite often there are communal gardens and communal orchards." (RD)

Turf farm finds key to right nutrient levels

A turf-growing enterprise at South Lismore is poised for success, according to its stakeholders.

The 8-ha plot in Three Chain Road is a joint venture between the Leaky Pipe Company and the Lismore City Council and uses effluent from the city's sewerage system.

The head of Leaky Pipe, Brisbane electrical contractor Steve Wotherspoon, claims that the first crop of turf, which is only weeks away from harvest, is already a success.

Mr Wotherspoon said the Lismore venture was the only one in Australia to achieve nutrient balances using effluent.

"At Dubbo, eucalypts were planted to take up the nutrients, but at a certain point in their growth, they stopped doing this," he said.

"Lismore is the first commercial site to have such success. Dubbo is ready to go again and Narrabri is also interested."

It is hoped to cut three crops from the site each year, and a percentage of the profits will go back to the council.

The Leaky Pipe venture is overseen locally by David Bain, who with another partner has monitored the first crop.

The Leaky Pipe system is a sub-

surface irrigation system which comprises a pipe of porous, flexible rubber which sweats when placed in the soil.

The capillary action of the soil draws water from the pipe, delivering it and nutrients directly to the roots.

Mr Bain said because the system was underground, there was no danger of drift that could cause problems with traditional methods of effluent irrigation.

Mr Wotherspoon said it had taken five years and a lot of effort to develop the technology for the project.

"We are creating a whole new industry from what used to be waste, and the nutrients in Lismore are now not going into the river," he said.

There has already been a lot of overseas interest in the Lismore project.

Mr Wotherspoon said his company had also been holding meetings with the Queensland Government on developing regional waste policies.

He said that the Beaudesert region, for example, could be the food bowl for Asia because it had abattoirs, feedlots and piggeries there, all of which could supply a bi-digestion plant with their waste.

Movement in turf business



David Bain takes his hat off to a local turf-growing business which is attracting worldwide interest. ● Turn to Page 2 for details.

W B Sge Solutions

"If you can provide data to show that the combination of individual and communal gardens and orchard land, averages out to be less than 3.0 ha per dwelling site, I am happy to review this proposal. I don't know if this is an outrageous figure or not. I need data to support a figure" (DK)

"3.0 ha per dwelling site is the standard Council uses in connection with Rural Residential Development proposals. If it is applicable in this context why would it not also apply to MO?" (DK)

[Comment: Rural Residential Development results in individual private ^{lots} land. There is no community association as such. (PH)]
not normally any communal land for community gardens or orchards.

"The policy has not been designed to approve MO in more and more locations. It has been designed to achieve certain outcomes that have not been achieved in the past Policy." (DK)

"The Dept. of Ag. don't believe MO should go on Prime Ag. land. My understanding is that the Ag. Dept. object to any development on prime Ag. land." (DK)

#8 Bonding *It is to have an option, by the way of*
 • "Option desirable in respect to the planting of 900 trees under the proposed ~~Environmental Repair and Enhancement Policy~~ such as Council inspection, use of a 'Certifier' (to be introduced later in the year), use of ^{Council} Council approved professional consultants." (JB)
ing the work carried out (at the developer's expense)

"As the proposed bond (of \$4,500 per dwelling site) is required up front ^{to plant 900 trees} ~~this~~ places at an added burden on achieving affordable housing." (PH)

"The Rural Strategic Planning Committee has agonised over the bonding issue viz how to ensure that the trees are planted." (DK)

"If the planting is staged and people know that they have to meet their commitments, this is likely to provide the necessary incentive to meet the deadlines" (JB)

#9 *Tree Repare Proposal relating to tree planting.*
 "What is the basis for the required planting of 900 trees per dwelling site?" (JB)

"Trees need not be planted on the subject dwelling site. They may be planted elsewhere eg creek banks. It is proposed that the creation of all new dwellings (including in urban areas) be required to plant 900 trees. The suggestion that a monetary contribution could be made in lieu of planting the nominated trees is a

Northern Star Page 25
Saturday June 17th

WATER supply and catchment management decisions made now will determine whether future generations on the North Coast will enjoy the same high standard of water quality they have always had, according to the Rous Regional Water Supply steering committee.

Rous consumers benefit from the wisdom of their forefathers, who earmarked the almost-pristine Rocky Creek Dam catchment for use in the 1890s, although the dam was not built until 1952, committee chairman Malcolm Imrie said.

But with steady population growth in the region, there was now a need to plan for an additional water supply, he said.

Equally important was ensuring water quality could be maintained.

Catchment management is all about ensuring clean catchment areas which will act as a barrier to water contamination and health risk.

Mr Imrie said the local water supply planning study involved determining future water needs now, and identifying suitable sources.

This would ensure the most appropriate site was available and development could be controlled in the catchment.

This is part two of a three-part series supplied by Rous publicity consultants Turnbull Fox Phillips on the Rous Regional Water Supply Study.

This article examines catchment management and the need to plan now to protect the quality of future water supplies.

Anyone with questions or comments about the Rous Regional Water Supply Study can telephone

toll-free on 008 628 156 to have their say.

Written submissions or comments should be sent to: Rous Regional Water Supply Study, PO Box 105 Fortitude Valley Qld 4006, or fax: (07) 2540111 by July 1.

On Monday, the final part in this three-part series will look at the Lismore source which has the potential to delay the need for a major option beyond the year 2021.

es from Toonumbar Damrks beyond 2021, Mr Imrie said.

The Federal and Dunoon dam sites have about 50 square kilometres of catchment upstream, with much of the land now undeveloped.

Proper planning and restrictions on development, such as a ban on commercial and industrial developments, subdivisions and intensive agriculture, could keep these catchments fairly clean, according to Mr Imrie.

Drawing water from the Richmond River at Casino did not allow for this type of catchment protection, because the catchment area

was too large, he said.

Good water quality from this source would depend on successful filtration and high technology water treatment.

The interim source, taking water from the Wilsons River at Lismore, also had a large catchment, and would require advanced treatment to meet future water quality requirements, Mr Imrie said.

Rous County Council engineering manager Greg Finlayson said that future drinking water must not put the health of the community at risk.

He said that in unprotected catchments, the incidence of water containing bacteria, nutrients, pesticides and other toxins increased.

"Although treatment technology is available to manage these nasties, no filtration plant can be designed and operated to remove all contamination risks associated with low-quality raw water," Mr Finlayson said.

"On top of that, there is a risk, although small, of plant equipment failure.

"Rocky Creek Dam has almost the ideal catchment by world standards and the excellent water quality we now enjoy reflects this."

good idea. Such funds could go into a local Trust Fund to be administered by for example, a local Landcare Group.

The required 900 trees is in addition to any undertaking to carry out a regeneration programme." (DK)

"How can Council ensure that there is a diversity in the trees planted?" ()

species
other than through a condition of consent attached to the DA.
"It can't. It is left to the management plan to set out what is proposed." (DK)

"I recommend that 'vegetation' replaces the term 'trees' to accommodate those situations where it is not appropriate to plant trees *at all* such as where the prevailing vegetation is ~~for example~~ dwarf heathland or mud flats." (PH)

"Please make a submission to that effect. The aim is to have native vegetation indigenous to the site." (DK)

"There is a need for a weed list and a list of trees not to be planted" (AM)

"Guidelines should be available on the spacing of trees by species. For example some tree seedlings planted 1.5m apart will need to be thinned 5-10 years later whereas if planted 2.0m apart subsequent thinning *may* should not be required. In some cases it may be necessary to commence with a 'pioneer' species." (DK)

- #10 Rural Tourist Facility
- "Why is a Rural Tourist Facility (ie a cabin) treated as equivalent to a residential dwelling site on an MO?" (PH)

"Once a cabin is built we have no way of ensuring that it will be used as a tourist facility. We take the view that we are not concerned if it is used as a cabin or a dwelling." (DK) *tourist.*

"I am concerned that the unfettered application of RTE could be used as a commercial venture by a developer where such land ~~use~~ *use of* is not ancillary to a bona-fide MO." (JB)

"This concern could be addressed by Council at the DA stage by ensuring as a condition of consent that such RTEs were 'ancillary' to the MO." (RD)

- * Community title dev.
- 116
- "Nine out of ten MO's approached by Council said they would convert to CT if this option became available." (DK)

Bikes on dykes

I am writing about an idea I had in regards to the proposed levee scheme. Why not include a combined bicycle, walker and in-line skating path into the construction of the levee. The path could be incorporated into the levee walls and run along the banks of the river.

At the present time the Richmond River is an under used asset to Lismore. If more focus was placed on the river, with appropriate regeneration of the river and replanting of its banks and by the inclusion of suitable business ventures such as bicycle, boat and in-line skate hire plus riverside cafes and shops, Lismore could create an enviable tourist attraction. The riverside path could then be extended in the future to link Lismore's parks, shops, and schools creating an environmentally friendly, and fun, transport network.

Whether you are for it or against it, the levee looks as though it will go ahead to some extent, by including a bike path into the scheme we could turn it into something.

Donovan Roberts
Lismore

788 19/6

G Kennedy

Northern Rivers Echo "Letters To Editor" Page 4

Thursday June 15th

Coast & Flood

his
 "I consider that ~~such~~ a situation is a reflection on the Council as such DA's should have been rejected as defacto subdivision." (PH)

- #12 Expanded House on an MO*
- "Is it proposed that only one expanded house be permitted on each MO?" (RD)

"Yes" (DK)

- #13 Workers Dwelling on an MO*
- "Would a 'Workers Dwelling' be permissible on an MO?" (PH) [Not answered.]

- #14 Homelessness & the Housing Crisis*
- "I wish it to be noted that homelessness and the lack of housing, particularly for young and disadvantaged people is on the increase and I table a collection of 'Quotations and Statistical Data' to highlight the severity of this crises. In this regard 'affordable housing' should I submit, be treated as a primary consideration in the development of the MO policy." (PH)

- DK responded by reporting on his experience in the Douglas Shire in North Queensland where there was no low-cost accommodation for the work-force servicing the tourist industry. Confronted with this the Council had to release land for mobile type housing to accommodate such workers. A new bus service had to be installed as the income level of the workers precluded their being able buy and support private cars!

the Shire
 Translating the situation to Byron Bay it was likened to providing a special bus service to bring the work-force ~~each day~~ from Lismore! *each day, to service the tourist industry in Byron Bay.*

After no blame on
 [Comment: This would ~~appear~~ ^{###} to have ~~any~~ ^{no} bearing on ~~whether~~ ^{no} settlement as a lifestyle! R.H.]

Gold Coaster Page 3

Saturday June 10th

Coast & Flood

Lower groyynes called for

By WYONNE MCLEAN

THE Gold Coast City Council has called on the Queensland Government's Beach Protection Authority to approve the immediate lowering of the rock groyynes at Kirra.

The decision to seek a speed-up of the groyne's lowering was taken by the council's Water, Beaches and Foreshores Committee this week, in response to vigorous lobbying by the area councillor Peter Turner.

He wants the groyynes to be either modified to the low water mark or completely removed.

"If the groyynes remain they will threaten to destabilise the multi-million dollars worth of sand replenishing of Kirra beach," Cr Turner said.

However the council's marine engineer, Angus Jackson, said a submission had been made to the Beach Protection Authority

for approval to immediately lower the end 30 metres of the groyynes and for the removal of more of the groyynes to be carried out progressively after the implementation of the permanent sand-bypass. This is scheduled to be undertaken in two years.

Mr Jackson said if the full sand supply (the permanent sand bypass) was not re-established within several years

Coolangatta and Kirra beaches would again be very vulnerable to erosion if not stabilised by the groyynes.

"However, both the Queensland and NSW Governments are legally committed to the Tweed River permanent sand bypassing project, so lengthy delays are not likely," he said.

"If and when the rock groyynes are lowered, the material removed will be utilised on the

several rock seawalls built along the Gold Coast beaches.

The cost of lowering both groyynes would be about \$150,000.

Mr Jackson said if lowering them became an approved part of the Tweed sand bypassing scheme, the NSW Government would contribute 75 per cent of the cost, the Queensland Government 12.5 per cent and the Gold Coast City Council 12.5 per cent, or \$18,750.

The sand bypass scheme is a three-way project of both governments and the Gold Coast Council.

The present initial dredging of removing 1.7m million cubic metres of sand from the river mouth, is nearing completion, with the Pearl River having finished the major work and the small dredger the Ngamotu working in mild wave conditions near the Tweed training walls.

G. Kennedy

① Question.

If it is proposed to produce a "footprint" map showing ^{anywhere} RR and ^{is it possible} ET ~~data~~, why is there an ^{additional} need for a Mo Loc Map.

Why not leave the listed criteria to be met on a site specific DA basis?