

19/5/97

my aim to create my discussion paper  
before 13th

> 13

MD ✓ copy to John

Proposed sub group  
to prepare draft for Pan Com.  
Seimon Clough

MD  
Working List

John Deacon

Dave Lambert

Tony Belton

Big Jenson

Out End this week

Mandari Graham Irvine

Draft Pan Com sub.  
John Eddie

Dave

John

Di

Cubra Slap

Seimon

To meet aft 13th  
meeting

44 copies - pod. 11/5/83  
no. def.

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✓ ~~to meeting~~  
✓ ~~to Karelley~~ :  
✓ ~~Jan~~ :  
✓ ~~Cunning~~ :  
x ~~Col.~~ ✓

scr ATF cost.

✓ Bellerger Dan Hart

✓ ✓ Belton. Local person

x ✓ Dixon (getting his own)

✓ Kevin C.

x ✓ Dave Lambert.

Spain

Graham Irving

*Marked up copy for Par Com  
Submission  
Intro by Lismore*

*Peter H. Feb.*

*Draft (1)*

## COMMENTS ON THE

"DISCUSSION PAPER ON M.O. OF RURAL LAND"  
issued by the Lismore Council, 27 April 1993

by Peter Hamilton  
(Draft 13 June 1993)

### INTRODUCTION

The comments in this paper are confined to the ISSUES section (Item 6) of the Council Discussion Paper. An attachment "A" deals with the potential application of relevant sections of SEPP-15.

### 6.0 ISSUES

#### OPTIONS WITH RESPECT TO THE CURRENT SYSTEM OF PROCESSING M.O. D.A's

6.0.1 "Seeking exemption from SEPP-15 and amending the LEP to provide the equivalent together with a DCP.?"

Comment: Inappropriate. As the LEP could not minimise the principles of the SEPP it would appear to be cumbersome, complicated and cost inefficient without any apparent gain.

6.0.2 "Remain with SEPP-15 and prepare a DCP.?"

Sound reasons would need to be advanced as to what benefits may flow from this option.

At this time I see no compelling reasons to support the introduction of a DCP for the legislation as it stands (if fully utilised) seems to have ample provision to administer M.O. D.A's.

If however, the Council elects to introduce a DCP-MO, then I suggest there would be merit in the M.O. community having considerable input into its preparation.

In essence this view stems from a value placed in taking responsibility for the legislation that governs our lives.

6.0.3 "Amending SEPP 5 with the agreement of the Minister?"

This is fanciful and but a hypothetical option.

6.0.4 "Do nothing?"

I understand this is intended to mean "retain the status quo" and as such I support this option.

*6.0  
MO's  
8-17 Dempsey*

#### 6.0.5 Council to produce an M.O. User Guide Manual.

(This option is over and above those suggested in the Discussion Paper.)

"The "Low Cost Country Homebuilding Handbook" produced by the Department of Planning has over the years been of considerable assistance to community resettlers on the one hand, and to Council on the other, in suggesting ways in which the legislation may be appropriately applied.

A Council produced "localised" manual could usefully extend and update the content of the above Handbook and if its creation involved the community (as it should) could address many of the issues raised in the Discussion Paper.

Council also has the option to prepare an M.O. Code, or, simply to make "policy decisions" as to how the legislation is to be applied. An example of this is the present "M.O. Policy Guidelines for Road Conditions".

Where appropriate this process has merit.

#### 6.1 SUBDIVISION

6.1.1 M.O. cannot be subdivided under SEPP-15 and I support the statement in the Discussion Paper that they also "cannot be subdivided under the Community Title legislation".

If this view is held then any suggestion that an M.O. may utilise the subdivision provisions of the Community Title legislation (as suggested as a reason for this M.O. review, in the section WHY THE REVIEW), must be rejected.

If it were the wish of an existing M.O. to utilise the Community Title legislation, the procedure to follow would be to apply for a so called "spot" rezoning as a "Rural Residential" allotment. *estate*  
Such an approval requires Council consent.

Apart from rejecting such an application outright, Council could if it choose to approve such an application, attach condition normally applying to "Rural Residential" subdivision.

Such development is likely then to attract;-

- (a) improved internal roadworks and possibly associated drainage works,
- (b) connection to town water, electricity and telephone,
- (c) a new s.94 levy in respect to each subdivided lot.
- (d) separate rating for each allotment,
- (e) upgrading of the sewerage system.

Councils in general, do not support small isolated "spot" "Rural Residential" rezoning on the planning principle that such "urban fragmentation", is not appropriate in rural areas.

6.1.2 I support the view expressed that;

"the maintenance of the single lot, communally owned is in essence one of the underlying principle philosophies of M.O."

6.1.3 In respect to "no legal structure" being one of the possible legal organisations is I suggest, a contradiction in terms, and this notion should be dropped from the paper.

6.1.4 The issue of obtaining finance to build dwellings on an M.O. lies outside SEPP-15 and hence the need for further discussion in this paper.

No amount of fiddling the planning legislation can overcome what can only be addressed through other legislation.

6.1.5 The Discussion Paper asks:-

(a) "WOULD C.T. DESTROY THE CULTURE AND PHILOSOPHY OF M.O."

This question is I suggest, a contradiction in terms as SEPP-15 clearly states that subdivision is not permitted. Short of an amendment to the SEPP, Council has no way of side stepping this obligation.

and (b) "WOULD SUCH SUBDIVISION CREATE DE FACTO RURAL-RESIDENTIAL ESTATES?"

The only practical way I can see for an existing M.O. to utilise the provisions of the Community Title legislation is to relinquish their status as an M.O. and reestablish themselves via a Rural Residential rezoning, as was carried out by Billen Cliffs to avail themselves of Strata Title.

This being the case, the issue of creating a "de facto rural-residential estate" does not arise.

#### 6.2.0 MINIMUM AREA

"IS THE MINIMUM AREA TOO SMALL OR THE DENSITY TOO GENEROUS?"

6.2.1 I support the view that the minimum area is satisfactory.

6.2.2 I also hold that the density (being the number of houses or people on the property), is also satisfactory.

In the past community application for M.O. approval have almost without exception not reached the maximum density threshold.

Proposals to develop a site to its theoretical maximum density is a relatively recent occurrence and would seem to be associated with development which is "entrepreneurial" based, rather than stemming from a community of individuals.

Where a "community" comes into being as a result of shared visions, values and interest it appears that the number of house sites sought is based on the SOCIAL needs of the group, and not the theoretical maximum capacity.

The converse appears to be true for "entrepreneurial" based development.

I hence view that applications seeking the maximum density of settlement be considered by Council as to whether or not, they are but a de facto subdivision.

In this regard the Discussion Paper suggests that their "may need to be subject to more rigid performance standards".

The "standards" that are quoted as examples, all appear to be those which it would reasonably be expected are considered by Council in meeting the requirements of SEPP-15 and s.90.

In this context however, I contend that the "social environment" should be given just as much weight as the "physical environment".

The fact that it may not be as easy to "quantify" the "intangibles" associated with "social issues", does not relieve Council from the requirement to give this due consideration. *wt*

*which*  
The Discussion Paper also states in this context, that concern has been expressed that M.O. D.A's that propose development to the maximum density have been "the subject of objection on the basis of overdevelopment".

What constitutes "overdevelopment"?

If it is held that determination of "overpopulation" is to be assessed solely on physical environmental constraints (as suggested in the "standards" above), then I submit that this approach is inappropriate and would not be in accordance with the legislation.

This situation highlights the need for Council to be supplied with information in the D.A. about the underlying motivations in forming the community, and the ways this is geared to meet the SOCIAL needs of the community members, or, is geared to maximise the profit margin of an entrepreneur.

I suggest in this regard, that if primary attention is given to the "social constraints" rather than the "physical constraints" an optimum density figure is likely to emerge.

Any proposal which exceeded this "optimum" density could hence reasonably be considered to be "overpopulation".

*What is the "intent" of an "intentional" community.*

### 3.0 AGRICULTURAL LAND

3.1 I support the notion that it is appropriate to consider M.O. applications for settlement on prime agricultural land and consider that there is no bar to doing this in SEPP-15. What is barred is dwellings on "prime crop and pasture land" as so defined in the SEPP. (It is important to have a clear understanding of the terminology used in this context).

It appears that in the past some traditional farmers on large properties have sought, and been granted M.O. development approval, usually for one or two extra houses.

I believe that had such applications been submitted to the manner of assessment suggested in this paper, that they would have, or ought to have, been rejected.

Such past development might more accurately be described as "de facto detached dual occupancy".

Now that "detached dual occupancy" is an option open to such farmers, M.O. applications in such situations should be rejected.

(In the case of large blocks of land "sequential detached dual occupancies are now permissible, and happening in other parts of the State.)

3.2 The control of noxious weeds is part of the larger issue viz. the collective noxious impact on the environment due to the total land use.

Council is not the sole body responsible for noxious weed control. Council should support and supplement other authorities in this regard, to the extent that such falls within the limits set out in the planning legislation.

Having in mind such issues as dip sites associated with traditional farming, care needs to be taken not to discriminate against M.O.'s as one particular form of rural land settlement.

3.5 The question is asked "Should the 25% agricultural land requirement be recognised to enable M.O. development on land with a greater percentage of prime land?"

I see this as a non issue because the needs of traditional farmers on large properties falls outside the aims of the M.O. legislation and any change to this percentage would require an amendment to the SEPP.

### 4.0 NON-RESIDENTIAL DEVELOPMENT

I agree with the proposition in the Discussion Paper on this issue and that this facility be available to M.O.s on merit.

## 5.0 SITING OF DWELLINGS "Should dwellings be clustered or dispersed?"

Site selection should involve consideration of both social and physical constraints on the land.

This should not be a question of settlement being clustered or dispersed, but which is appropriate in the circumstance of each particular case.

The SEPP does not indicate "a preference for a clustered configuration" notwithstanding this statement in the Discussion Paper.

On a property with a topography that provides a choice of either clustered or dispersed settlement it may be expected that a bona fide community will opt for a clustered form of settlement, while in a "de facto subdivision" application, it may be expected to have a dispersed form of settlement.

The presence and location of "community facilities" (as required in SEPP-15 Cl[h]), is likely to be centrally placed in respect to dwelling sites.

An M.O. application which makes no provision for "community facilities" ought to be rejected outright for to do otherwise would be to breach the spirit and letter of the SEPP.

The antithesis of "clustered" or "dispersed" development is I suggest "ribbon development".

Where it is proposed for example, that the house sites be equally spaced along say, a Council road, this should be seen as evidence to question whether the application may be a "de facto subdivision".

## 6.0 PUBLIC ACCESS

I agree that the greatest impact on unsealed access roads is their use by heavy vehicles during a wet season.

To avoid being discriminatory care needs to be taken by Council in examining the type of vehicles likely to be used, particularly where traditional farmers on the same road frequently convey heavy truck loads of livestock, produce or timber.

Such usage needs to be compared with the use by private cars, in the context that the deterioration caused by trucks is vastly greater than that caused by cars.

"Is flood free access considered necessary?"

In general "No". The situation can be adequately addressed (as has been the case in the past), in accepting a "mostly flood free" access.

Di. C.T. argue no use of rds

Connect as the edge of ROW a plan for car by no way to prevent it at low any Council policy in contract, right.

of building material concrete trucks timber loads but house old is terminal.

look over this in "no flow it takes" "Right" "All right" "signature"

Tim B Council AD - water



In most cases where the main access is across a "mostly flood free" crossing, there is a second "back" access on high flood free ground.

## 8.0 WATER SUPPLY

"How important is the impact of M.O's on water resources?"

The normal 50m set back of septic systems and the like, from water streams and overland flow paths, seems to be appropriate.

The set back from streams should be determined solely on the basis of health considerations.

## 9.0 WASTE DISPOSAL

"Should proposed waste disposal systems be identified at the time of the D.A.?"  
and, "Are the standards adequate?"

On site waste disposal should be considered on merit.

In regard to toilet systems the Council should provide information on a range of "approved in principle" composition toilets and the like.

The traditional "deep drop" pit toilet should remain an option.

## 10.0 ENVIRONMENTAL RISK/HAZARD

### 10.1 FIRE PROTECTION

"Are existing bushfire protection measures and requirements appropriate and enforceable?"

Bushfire requirements have frequently been found to be a source of friction due to the requirements being inappropriate, impractical, excessively costly or unreasonably environmentally destructive.

It has been my experience that M.O. communities are "bushfire conscious" and seek that appropriate precautions are installed.

It appears that the source of the friction stems from the Council applying textbook requirements with little or no regard for the particular "circumstances of the case".

Usually the proposed bushfire conditions are either modified at the Council meeting making the determination, or by subsequent agreement between the parties.

It hence appears that bushfire conditions should be determined in close consultation with the applicant so that the requirements are negotiated (and if necessary mediated) prior to the submission to Council for determination.

For relevant guidelines on bushfire procedures see RRTF Draft DCP (Discussion Paper, Appendix 4), Item F1 - F7 inclusive (pp 7-8). To this should be added that provision be made for a 90 foot, turn around area for Bushfire Brigade trucks.

(I am indebted to Ian Dixon for this material.)

Reasonable bushfire protection measures are I suggest "enforceable".

Any such "enforcing" however should be on merit and not just on textbook formula.

## 10.2 FLOODING

"Should M.O. dwellings not be located in floodways?"

Answer: In general "No". The legislation enable this to be dealt with on merit.

A blanket prohibition should be avoided as there may come to be M.O. communities who choose to relate to a river ecology and for example, use the river as a source of food or for transport.

Certain stream bank structures may be appropriate in such a case.

## 10.3 SLIP/SUBSIDENCE

"Should a geotechnical report be submitted at the time of making a D.A.?"

Where it is reasonable to expect that slip or subsidence may occur it is appropriate to supply a geotechnical report.

There should be an option to submit such reports in stages where appropriate. For example, at the D.A. stage a report may be sought to determine in principle if the proposed access roads and house sites are practical and appropriate.

Where necessary a building geotechnical report could then be required at the B.A. stage.

## 11.1 VISUAL IMPACT

"Should landscaping and rehabilitation plans be clearly defined and not addressed as generalised "motherhood" statements?"

There should be a general DCP (Code or Policy document), which sets out guidelines on rural visual impact. This should include for consideration, that there be no structures on skylines or structures easily visible from main roads.

Tree planting (nominating the species) around dwellings should be encouraged or required to shield against adverse visual impact

Such a DCP ought to address in this context such items as electricity supply lines on roadways and across the countryside.

*Generalised 'motherhood' statements should prevail so that it would be discriminatory to impose special requirements on M.O. alone.*

Often such lines have a far worse visual impact on the rural environment, than do dwellings.

Notwithstanding that the Council has no jurisdiction over the location of electricity supply lines, there is nevertheless a requirement on the Electricity Authority to prepare a D.A. in accordance with the provision of Part V of the Planning Act.

I am not aware of this being a practice and suggest that if Council did prepare development guidelines in this regard, it may be that the Authority would accept these on merit, or, be required to do so on appeal to the Court.

"Point sources" of artificial light such as unshielded street lights and tennis court flood lights, are a source of visual pollution, and ought to be shielded to retain the natural night environment.

11.2 On those properties which do have scenic vantage points, and where the occupants have no objection to providing public access to same, due credit for this should be considered in determining any s.94 contribution.

## 12.0 IMPACT ON ADJOINING LAND USE

"Should there be a buffer with adjoining land where there is an impact?"

The underlying issue inherent in this inquiry would seem to be the traditional "right-to-farm" issue.

This I suggest is a civil matter and in the event of a conflict ought to be dealt with accordingly.

As the provisions for advertised development apply to M.O. D.A's, adjoining owners are notified and any objections they may have can be taken into account in preparing the report for Councils consideration.

## 13.0 FAUNA IMPACT

"Should all M.O. D.A's be accompanied by a Fauna Impact Assessment?"

Answer: "Yes".

Council's educational literature should carefully highlight the distinction between a "Fauna Impact Assessment" and a "Fauna Impact Statement (FIS)". A FIS is only required where it is considered that the impact on the fauna by the proposed development, is likely to be significant.

It is appropriate that an applicant seek advice from NPWS in this regard and include this in the D.A.

#### 14.0 SPECULATION

"Is there a role for Council to play in respect to 'speculator' ownership of an M.O.?"

Answer; "Yes".

It is I suggest, already obligatory for Council to consider the ownership details, decision making structure, share transfer arrangements and the like.

I support the notion that Council is required to consider that "all shareholders be involved in the conceptual planning and development of an M.O."

Where the final decision making authority rests with the community at large, the presence of a "speculator" among the shareholders would seem to be of little consequence.

As mentioned above, Council should require full documentation on ownership particulars and the communities decision making process.

#### 15.0 COMPLIANCE WITH CONDITIONS OF CONSENT

"Should Council 'police' conditions of consent and unapproved building development?"

Formally Council, under the Local Government Act and the Planning Act, is already obliged to ensure that conditions of consent are met and that appropriate action is taken in respect to unapproved buildings.

Council may of course use its discretion as to the extent of any 'policing' that it undertakes.

Care should be taken however, to ensure that any programme of 'policing' is across the board and not just confined to M.O. properties, for to do otherwise would be to lay the Council open to a charge of discrimination.

Council and applicants should keep in mind the option of mutually changing the conditions of consent, if it is seen appropriate to do so. This is one way of rectifying an otherwise "festering" situation.

#### 16.0 ILLEGAL DEVELOPMENT

"Should Council take action against illegal M.O's?"

As stated in Item 15 above, Council has a statutory obligation in respect to illegal development and it is a matter of Council policy as to the extent to which it carries this out.

Approved temporary or transitional dwellings are of course possible and illegal buildings can be registered.

As the number of people permanently residing in unapproved caravans, de facto flats and the like in urban areas is likely to far exceed the irregularities in rural areas, I again counsel that any suggestion of singling out M.O. for attention in this regard would leave Council open to a charge of discrimination.

## 17.0 RATING

*This is another issue to Council.*

"Should council "strike" a separate rate levy for M.O., and if so at what rate?"

Answer; Council should not "strike" a separate rate for M.O's.

Many communities relate in the sense of being an "extended" family. As the determination of what constitution "family" resides wholly with the community and not with Council (Dempsey Family v S.S.C), it is difficult to see how any increase in rates in this situation would not be seen as other than discriminatory.

It is to be noted that Council does strike a differential rate for the rural residential estate of Billen Cliffs.

The notion of legally applying the concept of "centres of population" to M.O's is questionable as it has not been tested at law as being applicable in this case.

*the case of MO.*

## 18 PAYMENT OF s.94 LEVIES

"Should Council continue to require s.94 levies at the B.A. stage?"

Answer; Yes, subject to scope for time payment in cases of hardship.

The pending introduction of the amended legislation requires Council to produce a s.94 Community Plan of Management. (If after the 30 June this year, the Council has not introduced this Plan, it will not be entitled to collect ANY s.94 levy until it does so.)

The new information to be provided will I believe enable both Council and the contributor to be better informed, and will provide "hard" evidence to support review of the levy amount.

The Plan in part requires Council to determine in advance what facilities are to be created or expanded and their estimated cost, together with detailed financial information (available to the public at any time) showing for each contributor, the status of where the levy has been spent and how much.

Council's "M.O. Policy Guidelines for Road Conditions" (Discussion Paper Appendix 5) is a wishy washy document and presumably will fall into abeyance with the introduction of the new s.94 requirements.

*+ 18(a) in Minutes of meeting re 'unreasonably high s.94 would be in breach of SPP aim to cater for lower income earners.*

*+ 18(b)*

*+ 18(c)*

*See meeting notes*

It is my view having followed the Council's activities in trying to meet the requirements of the amended legislation that future M.O's are likely to find the new s.94 contributions, as being crippling in the extreme.

A likely outcome of this is:-

(a) there will be frequent Court appeals,  
and/or (b) communities wanting to settle will do so illegally.

An "up" side to the changes to s.94 is that a social plan has to be prepared in consultation with the local community and in this way local residents may have a real say in determining on what the levy money is to be spent.

"Should Council seek to permit 'in kind' contributions in lieu of a monetary contribution?"

As the legislation requires the Council to consider "in kind" contributions at all times, any alternative to this is not open to the Council.

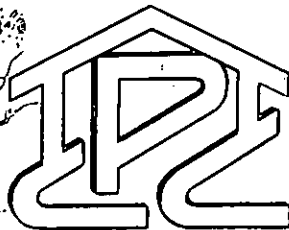
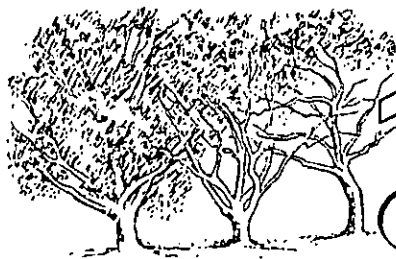
Typical "in kind" contributions may included free labour by M.O. members on road upgrading (not being maintenance), construction of public recreational facilities and the like.

#### 19.0 APPLICATIONS

Basically the information suggested be included in any M.O. D.A. follows the requirements of s.90 and SEPP-15.

END

*Appendix removed to copy Sub.*



PAN-COMMUNITY  
COUNCIL  
P.O. BOX 102,  
NIMBIN 2480

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draft  
Markup copy  
Please return

SUBMISSION BY THE PAN-COMMUNITY COUNCIL

on the

"DISCUSSION PAPER ON M.O. OF RURAL LAND"  
issued by the Lismore City Council, 27 April 1993

INTRODUCTION

The Pan-Community Council is an organisation formed to further the interests of Multiple Occupancy communities. "Pan-Com" appreciates the opportunity to respond to the "Discussion Paper on M.O. of Rural Land".

We wish to congratulate Council on the quality of the paper which we found examined all relevant issues in an objective yet stimulating manner.

Over the last twenty years there has been a gradual growth of M.O. development in the Lismore City Council area. Originally the land was cheap but since then land values have increased dramatically and in some case in the order of ten fold.

Often M.O. communities have made substantial contributions to the local area or, the City Council area as a whole. These contributions have been economic, environmental, cultural, artistic, educational and social. Today many of the sixty or so M.O's in the Council area are tightly woven into the fabric of the local community.

M.O's range a great deal as to their legal structure, physical layout and levels of co-operation. There are however some commonly held philosophies amongst multiple occupancy communities, some of these philosophies include, that :-

1. The good quality of relationship between people is of great importance.
2. The land should be cared for and enhanced by the M.O. community.
3. Membership of an M.O. should be as cheap as possible with an emphasis on owner-building to ensure the availability of access to low cost housing.
4. There is a strong belief and commitment to self sufficiency in terms of energy, housing and food production.

In the context of the Discussion Paper it is important to realise that M.O's do not constitute "Rural Residential" development. Community members do not have legal title to a separate identifiable piece of land.

While individual title to an identifiable piece of land is widely valued in this society, M.O. dwellers have chosen the path of cooperative land sharing.

## ABBREVIATIONS

DCP: Development Control Plan      M.O.: Multiple Occupancy  
 LEP: Local Environment Plan      Policy (the): See SEPP-15  
 SEPP-15: State Environmental Planning Policy - 15,  
 Multiple Occupancy of Rural Land

#####

6.0 ISSUES:      OPTIONS FOR CHANGE TO THE CURRENT SYSTEM  
                          OF PROCESSING M.O. APPLICATIONS

(The numbering of the Issues referred to below follows  
 that used in the Discussion Paper).

6.0.1 "SEEKING EXEMPTION FROM SEPP-15 AND AMENDING THE LEP TO PROVIDE  
 THE EQUIVALENT TOGETHER WITH A DCP.?"

Comment: Inappropriate. As the LEP could not minimise the principles of  
 the SEPP it would appear to be cumbersome, complicated and cost  
 inefficient without any apparent gain.

6.0.2 "REMAIN WITH SEPP-15 AND PREPARE A DCP.?"

Sound reasons would need to be advanced as to what benefits may flow from  
 this option.

At this time we see no compelling reasons to support the introduction of a  
 DCP, for the legislation as it stands (if fully utilised), seems to have  
 ample provision to administer M.O. Applications.

If however, the Council elects to introduce a DCP-MO, then we suggest  
 there would be merit in the M.O. community at large, being invited to make  
 input into its preparation.

6.0.3 "AMENDING SEPP-15 WITH THE AGREEMENT OF THE MINISTER?"

This seems to be unrealistic, and but a hypothetical option.

6.0.4 "DO NOTHING?"

We understand this is intended to mean "retain the status quo" and as  
 such, we support this option.

(The following options are over and above  
 those suggested in the Discussion Paper.)

6.0.5 COUNCIL TO PRODUCE AN M.O. USERS GUIDE HANDBOOK.

The "Low Cost Country Homebuilding Handbook" produced by the Department of  
 Planning has over the years been of considerable assistance to community  
 resettlers on the one hand, and to Council on the other, in indicating  
 ways in which the legislation may be appropriately applied.

A Council produced "localised" handbook could usefully extend and update  
 the content of the above Handbook and if its creation involved the  
 community (as it should) could address many of the issues raised in the  
 Discussion Paper.



### 6.0.6 OTHER POSSIBLE INSTRUMENTS

Council has the option:-

- (a) to prepare an M.O. Code, or, simply to make "policy decisions" as to how the legislation is to be applied. An example of this is the present "M.O. Policy Guidelines for Road Conditions".
- or (b) to introduce a Draft DCP with the express intent of not formalising its adoption until sometime in the future. The advantage of this option is that it could spellout guidelines in precise details and allow these to be tested over time.

Each of the above should be seen, at least in part, as having an "educational" role for all concerned and, to minimise or avoid possible conflict situations.

Where appropriate, these processes or a combination thereof, may have merit.

### 6.0.7 AN M.O. COUNCIL ADVISORY PANEL.

An M.O. Advisory Panel may be an aid to Council in advising on the issues raised in the Discussion Paper and as they arise in particular M.O. Applications. The former Architectural Advisory Panel may be seen as a model in this regard.

#### 6.1.0 SUBDIVISION

6.1.1 M.O. cannot be subdivided under SEPP-15 and we support the statement in the Discussion Paper that they also:

"cannot be subdivided under the Community Title legislation".

If this view is held then any suggestion that an M.O. may utilise the subdivision provisions of the Community Title legislation (as suggested as a reason for this M.O. review, in the section WHY THE REVIEW), must be rejected.

6.1.2 We support the view expressed that;

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6.1.3 In respect to "no legal structure" being one of the possible legal organisations is we suggest; a contradiction in terms, and this notion should be dropped from the paper.

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No amount of fiddling the planning legislation can overcome what can only be addressed through other legislation.

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- (a) "WOULD C.T. DESTROY THE CULTURE AND PHILOSOPHY OF M.O.?"

This question is, we suggest, a contradiction in terms as the SEPP-15 clearly states that subdivision is not permitted.

Short of an amendment to the SEPP, Council would seem to be obliged to meet this requirement.

and (b) "WOULD SUCH SUBDIVISION CREATE DE FACTO  
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The only practical way we can see for an existing M.O. to utilise the provisions of the Community Title legislation is to relinquish their status as an M.O. and reestablish themselves via a Rural Residential rezoning, as was carried out by Billen Cliffs to avail themselves of Strata Title.

This being the case, the issue of creating a "de facto rural-residential estate" would seem not able to arise.

#### 6.2.0 MINIMUM AREA

"IS THE MINIMUM AREA TOO SMALL OR THE DENSITY TOO GENEROUS?"

6.2.1 We support the view that the minimum area is satisfactory.

6.2.2 We also hold, that the density formula is satisfactory.

In the past community application for M.O. approval have almost without exception not reached the maximum density threshold and we note Council's statement in this regard, that the average density on land in excess of 30ha, in the Nimbin area, is one dwelling per 19ha.

Proposals to develop a site to its theoretical maximum density is a relatively recent occurrence and would seem to be associated with development which is "entrepreneurial" based, rather than stemming from the actions of a community of individuals.

Settlement to the maximum density at the outset leaves little if any scope for future dwellings, as may be desired for relatives and children when coming of age.

Where a "community" comes into being as a result of shared visions, values and interest it appears that the number of house sites sought is based on the SOCIAL (which is here defined to include "economic") needs of the group, and not the theoretical maximum capacity.

The converse appears to be true for "entrepreneurial" based development.

Therefore an applicant seeking the maximum density of settlement may be considered by Council as to whether or not, it is genuinely appropriate for consideration under SEPP-15.

In this regard the Discussion Paper suggests that there "may be a need for more rigid performance standards".

The "standards" that are quoted as examples, all appear to be those which it would reasonably be expected are considered by Council in meeting the requirements of SEPP-15 and s.90.

In this context we contend that the "social environment", should be given at least as much weight as the "physical environment".

The fact that it may not be as easy to "quantify" the "intangibles" associated with "social issues", does not relieve Council from the requirement to address this.

Where relevant it may be appropriate that Council prepare a "Social Impact Statement".

The Discussion Paper also states in this context, that concern has been expressed that M.O. applications which propose development to the maximum density have been "the subject of objection on the basis of overdevelopment".

#### WHAT CONSTITUTES "OVERDEVELOPMENT"?

If it is held that determination of "overdevelopment" is to be assessed solely on physical environmental constraints (as suggested in the "standards" above), then we submit that this approach is incomplete, and would not be in accordance with the legislation.

The question may be asked:-

"WHAT IS THE 'INTENT' IN AN INTENT-IONAL COMMUNITY?"

This question highlights the need for Council to be supplied with information in the D.A. about the underlying aspirations and intent of the community members, and the extent to which the proposal meets the SOCIAL needs of all the community members.

If it should be revealed for example, that the proposal does not stem from the community members as such, then we suggest that the proposal does not meet the provisions of the Policy and hence ought to be rejected.

We suggest in this regard, that if primary attention is given to the "social constraints" rather than the "physical constraints" an optimum density figure is likely to emerge.

Any proposal which exceeded this "optimum" density could then reasonably be considered to be an "overdevelopment".

#### 6.3.0 AGRICULTURAL LAND

6.3.1 We support the notion that it is appropriate to consider M.O. applications for settlement on Class 1, 2 or 3 Agricultural land and consider that there is no bar to doing this in SEPP-15. What is barred is dwellings on "prime crop and pasture land" as so defined in the SEPP. (The terminology is important in this context).

"Prime crop and pasture" land should not be identified as automatically being Class 1, 2 or 3 Agricultural land, as suggested in the Discussion Paper.

#### 6.3.2 "SHOULD COUNCIL REQUIRE A NOXIOUS WEED CONTROL PROGRAMME?"

This would depend upon the actual proposal. Over the years M.O. members have expended much (free) labour in weed control and reforestation. The control of noxious weeds is part of the larger issue viz. the collective noxious impact on the environment due to the total land use.

Council is not the sole body responsible for noxious weed control. Council should support and supplement other authorities in this regard.

Care needs to be taken not to discriminate against M.O's in this regard.

6.3.3 The question is asked;

"SHOULD THE 25% AGRICULTURAL LAND REQUIREMENT BE RECONSIDERED TO ENABLE M.O. DEVELOPMENT ON LAND WITH A GREATER PERCENTAGE OF PRIME LAND?"

An application is possible in an area where not more than 25% of the land is "prime crop and pasture" land. Clause 5(1)(c) of the Policy enables the Director-General of Agriculture to determine such land in the context of SEPP-15 and this provision should be used to consider each situation on merit.

#### 6.4.0 NON-RESIDENTIAL DEVELOPMENT

We agree with the proposition in the Discussion Paper on this issue and that this facility be available to M.O's on merit.

#### 6.5.0 SITING OF DWELLINGS

"SHOULD DWELLINGS BE CLUSTERED OR DISPERSED?"

Site selection should involve consideration of both social and physical constraints on the land.

This should not be a question of settlement being clustered or dispersed, but which is appropriate in the circumstance of each particular case.

While the SEPP states that development is "preferably in a clustered style" (Aim 2c), the Court found in *Glen Bin v L.C.C.* that "preferably" should not be read to mean "required to be clustered" and that in this particular case found in favour of the community's proposal for a "dispersed" form of settlement.

An M.O. application which makes no provision for "community facilities" ought to be rejected, for to do otherwise would be to breach the spirit and letter of the SEPP.

#### 6.6.0 PUBLIC ACCESS

##### 6.6.1 ROAD USAGE PATTERN

We agree that the greatest impact on unsealed access roads is their use by heavy vehicles during a wet season.

"ARE CURRENT ROAD STANDARDS APPROPRIATE?"

It will depend upon the present state of the road and the expectations and desires of those who use the roads, as to what standard is appropriate.

When determining what standard is to be adopted, the local community (of all residents in the locality) should have the opportunity to be involved in the decision making.

A clear distinction should be made between the wear and tear on a road due to the LOCAL USERS as distinct from NON LOCAL RESIDENTS.

In respect to contributions, where it is desired that the road standard should be improved for the needs of through traffic or tourist traffic, then this should be primarily borne by the wider community (where in some cases, this may be the whole of the Council area).

Due to sharing of vehicles there is ample evidence to show that M.O. families have a lower road usage pattern than non M.O. development. In addition the nature of M.O. dwellings are relatively low-impact developments and consequently require less building materials to be transported.

#### 6.6.2 "IS FLOOD FREE ACCESS CONSIDERED NECESSARY?"

In general "No". The situation can be adequately addressed (as has been the case in the past), in accepting a "mostly flood free" access.

#### 6.6.3 RIGHT-OF-WAY

We submit that right-of-way access be permitted where there is agreement between the parties concerned. Notwithstanding Council's guideline against the use of a right-of-way we would point out that the Court has upheld that it is normally beyond the Council's jurisdiction to restrict the option of a right-of-way. (Glen Bin v L.C.C.)

#### 6.8 WATER SUPPLY

##### "HOW IMPORTANT IS THE IMPACT OF M.O's ON WATER RESOURCES?"

The normal 50m set back of septic systems and the like, from water streams and overland flow paths, seems to be appropriate.

The set-back from streams should be determined solely on the basis of health considerations.

It is not unusual on M.O's to find roofwater storage tanks, tapping of natural springs and, the construction of water dams. Such facilities greatly reduce the impact on natural water streams.

#### 6.9 WASTE DISPOSAL

##### "SHOULD PROPOSED WASTE DISPOSAL SYSTEMS BE IDENTIFIED AT THE TIME OF THE D.A.?" and, "ARE THE STANDARDS ADEQUATE?"

On site waste disposal should be considered on merit.

In regard to toilet systems the Council should provide information on a range of "approved in principle" composting toilets and the like.

The traditional "deep drop" pit toilet should remain an option.

#### 6.10.0 ENVIRONMENTAL RISK/HAZARD

##### 6.10.1 FIRE PROTECTION

##### "ARE EXISTING BUSHFIRE PROTECTION MEASURES AND REQUIREMENTS APPROPRIATE AND ENFORCEABLE?"

Bushfire requirements have frequently been found to be a source of friction due to the requirements being inappropriate, impractical, excessively costly or unreasonably environmentally destructive.

It has been our experience that M.O. communities are "bushfire conscious" and seek that appropriate precautions are taken with this often being based on an approved Bushfire Management Plan.

It appears that the source of the friction stems from the Council applying textbook requirements with little or no regard for the particular "circumstances of the case".

Usually the proposed bushfire conditions are either modified at the Council meeting making the determination, or by subsequent agreement between the parties.

We recommend that bushfire conditions should be determined in close consultation with the applicant so that the requirements are negotiated (and if necessary mediated) prior to the submission to Council for determination.

For relevant guidelines on bushfire procedures see RRTF Draft DCP (Discussion Paper, Appendix 4), Items F1 - F7 and 12, (pp 7-9). To this should be added, that provision be made for a 27m turn around area for Bushfire Brigade trucks.

Reasonable bushfire protection measures are we suggest "enforceable". Any such "enforcing" however should be on merit and not just on textbook formula.

#### 6.10.2 FLOODING

"SHOULD M.O. DWELLINGS NOT BE LOCATED IN FLOODWAYS?"

Answer: In general dwellings should not be located in floodways. The legislation however, enables this to be dealt with on merit, and in the "circumstances of the case".

#### 6.10.3 SLIP/SUBSIDENCE

"SHOULD A GEOTECHNICAL REPORT BE SUBMITTED AT THE TIME OF MAKING A D.A.?"

Where it is reasonable to expect that slip or subsidence may occur it is appropriate to supply a geotechnical report.

There should be an option to submit such reports in stages where appropriate. For example, at the D.A. stage a report may be sought to determine in principle, if the proposed access roads and residential areas are practical and appropriate.

Where necessary a building geotechnical report could then be required at the B.A. stage in respect to specific house sites.

#### 6.11 VISUAL IMPACT

"SHOULD LANDSCAPING AND REHABILITATION PLANS BE CLEARLY DEFINED AND NOT ADDRESSES AS GENERALISED "MOTHERHOOD" STATEMENTS?"

Visual impact we submit would be best addressed by the introduction of a general DCP-Rural Visual Impact. Such a DCP should include for consideration, that there be no structures on skylines or structures easily visible from main roads.

Tree planting (nominating the species) around dwellings should be encouraged or required to prevent same creating adverse visual impact from scenic vantage points.

Such a DCP ought to also address the visual impact of electricity supply lines on roadways and across the countryside. Often such lines have a far worse visual impact than do dwellings.

Generalised "motherhood" statements should prevail until such time as there is an appropriate DCP or equivalent.

It would be discriminatory to impose special requirements on M.O. alone.

#### 6.12 IMPACT ON ADJOINING LAND USE

"SHOULD THERE BE A BUFFER WITH ADJOINING LAND WHERE THERE IS AN IMPACT?"

The underlying issue inherent in this inquiry would seem to be the traditional "right-to-farm" issue.

This we suggest is a civil matter and in the event of a conflict ought to be dealt with accordingly.

As the provisions for advertised development apply to M.O. D.A's, adjoining owners are notified and any objections they may have can be taken into account in preparing the report for Council's consideration.

#### 6.13 FAUNA IMPACT

"SHOULD ALL M.O. D.A's BE ACCOMPANIED BY A FAUNA IMPACT ASSESSMENT?"

Answer: "Yes".

Council's educational literature should carefully highlight the distinction between a "Fauna Impact Assessment" and a "Fauna Impact Statement (FIS)" and that an FIS is only required where the impact on the fauna is likely to be significant.

It is appropriate that an applicant seek advice from the NPWS in this regard, and include this in the D.A.

#### 6.14 SPECULATION

"IS THERE A ROLE FOR COUNCIL TO PLAY IN RESPECT TO 'SPECULATOR' OWNERSHIP OF AN M.O.?"

Answer: "Yes". A genuine M.O. is a community of members and cannot be "owned" by a "speculator". If an application is not made by, or on behalf of, the "community of members", it falls outside the provisions of the SEPP.

We support the notion that Council is required to consider that:  
"all shareholders be involved in the conceptual planning and development of an M.O."

It is we suggest, already obligatory for Council to satisfy itself that such details as; ownership, decision making structure, process for the

acceptance of new members, share transfer arrangements and the like, are "community based", as required in the SEPP-15.

A requirement of consent could be that evidence be available that the acceptance of new members be determined entirely by the community of members, and that failure to maintain this condition would be a breach of the approval.

It should be remembered that M.O. is characterised by there being no transferable title to land, and therefore there should be no scope for speculation.

#### 6.15 COMPLIANCE WITH CONDITIONS OF CONSENT "SHOULD COUNCIL 'POLICE' CONDITIONS OF CONSENT AND UNAPPROVED BUILDING DEVELOPMENT?"

Formally Council, under the Local Government Act and the Planning Act, is already obliged to ensure that conditions of consent are met and that appropriate action is taken in respect to unapproved buildings.

Council may of course use its discretion as to the extent of any 'policing' that it undertakes.

Care should be taken however, to ensure that any programme of 'policing' is across the board and not just confined to M.O. properties, for to do otherwise may be considered to be discriminatory.

Council and applicants should keep in mind the option of mutually changing the conditions of consent, if it is seen appropriate to do so. This is one way of rectifying an otherwise difficult situation.

#### 6.16 ILLEGAL DEVELOPMENT "SHOULD COUNCIL TAKE ACTION AGAINST ILLEGAL M.O's?"

As stated in the previous item, Council has a statutory obligation in respect to illegal development and it is a matter of Council policy as to the extent to which it carries this out.

Approved temporary or transitional dwellings are of course possible and illegal buildings can be registered.

As the number of people permanently residing in unapproved caravans, de facto flats and the like in urban areas is likely to far exceed the irregularities in rural areas, we again counsel that any suggestion of singling out M.O. for special attention in this regard may be viewed as discriminatory.

#### 6.17 RATING "SHOULD COUNCIL 'STRIKE' A SEPARATE RATE LEVY FOR M.O., AND IF SO AT WHAT RATE?"

Answer: While rating is not a planning matter, we support any review that contributes to an "equitable" system of rating.



Some communities relate in the sense of being an "extended" family. As the determination of what constitutes "family" resides wholly with the community and not with Council (Dempsey Family v S.S.C), it is difficult to see how any increase in rates in this situation would not be seen as other than discriminatory.

#### 6.18.0 PAYMENT OF s.94 LEVIES

"ARE CURRENT ROAD CONTRIBUTIONS APPROPRIATE?"

6.18.1 This will vary from place to place and time to time. It will depend on the circumstances.

If the draft s.94 Community Management Plans are approved in their present form, such items as proposed for the rural road levy are likely to represent a very severe to crippling hardship on new M.O's.

It is submitted that such an imposition contradicts the <sup>a</sup> Aims of the Policy, "particularly where low income earners are involved" and the *aim of* "construction of low cost buildings" are involved.

6.18.2 Attention is again drawn in this context to the comments made above in respect to M.O's having a lower road usage pattern than other developments and that M.O's are also a low-impact form of development.

6.18.3 It is submitted that s.94 levies arrived at on the basis of the distance from Lismore would be inequitable.

#### 6.18.4 "SHOULD COUNCIL CONTINUE TO REQUIRE s.94 LEVIES AT THE B.A. STAGE?"

Answer: Yes, at the time of each B.A. There should be scope for time payment in cases of hardship.

#### 6.18.5 "SHOULD COUNCIL SEEK TO PERMIT 'IN KIND' CONTRIBUTIONS IN LIEU OF A MONETARY CONTINUATION?"

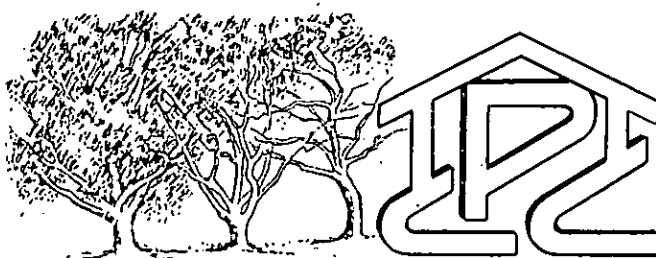
As the legislation requires the Council to consider "in kind" contributions at all times, any alternative to this is not open to the Council.

Typical "in kind" contributions may included free labour by M.O. members, on road upgrading (not being maintenance), construction of public recreational facilities, public halls or the like.

#### 6.19 APPLICATIONS

Basically the information suggested in the Discussion Paper to be included in any M.O. application, follows what is required under the provisions of s.90 and SEPP-15.

END



PAN-COMMUNITY  
COUNCIL  
P.O. BOX 102,  
NIMBIN 2480

22nd. June 1993

*File Summary Draft (3)*  
*ally @! worked up copy to Ros Lismore*

Dear MO,

Approximately 35 people from 17 communities attended the Pan-Com meeting on 13th. June to discuss the Lismore C.C. "M.O. Discussion Paper". It was a great meeting, we moved through a long agenda with a high level of consensus and energy.

Below is a very brief summary of the proposed response to the Council.

What we would like from you is:-

- \* any comments on the summary phoned to Peter Hamilton on 858 648 ASAP.
- \* an independent submission from your MO perhaps based on this summary to be sent to L.C.C. by 30th June, with a copy to Pan-Com.
- \* reference in your submission to any special solutions that your MO has developed to the questions that L.C.C. has raised, eg. a particular design of composting toilet.
- \* Money! the last meeting was generous, but we need more funds for all the costs involved, please send your donations to the above address. \$20 per MO was suggested as a minimum contribution at the meeting.
- \* Contact supportive people not on MO's to send letters of support for MO's to the L.C.C.
- \* That representatives from your community attend a Public Meeting on the MO Discussion Paper being organised by the Council before the matter is to be determined. Please keep an eye open for Council's advertisement for this meeting.

If you would like a copy of the full Pan-Com submission  
please contact Peter Hamilton.

Yours in community,

Peter Hamilton, Simon Clough, Brian Slapp  
(For and on behalf of the Pan-Community Council)

#### CHECK LIST OF ISSUES FOR CONSIDERATION

The number in square brackets is the item number used in the Council's Discussion Paper. It is suggested that this be included so that Council can easily relate your comments, to the relevant section of the Discussion Paper. The comment in round brackets is Pan-Com's recommendation.

ABBREVIATIONS: DCP: Development Control Plan, LEP: Local Environment Plan, SEPP: State Environmental Planning Policy-15..MO of Rural Land.

#### "COUNCIL'S OPTIONS FOR CHANGE TO THE CURRENT SYSTEM OF PROCESSING M.O. APPLICATIONS?"

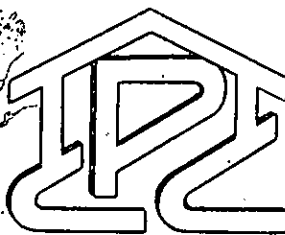
1. (a) "AMENDING THE LEP TO PROVIDE THE EQUIVALENT OF THE SEPP AND ADDING A DCP?" [6.0] (Not recommended).

- (b) "RETAIN THE SEPP AND PREPARE A DCP?" [6.0] (Not recommended).
- (c) "AMENDING THE SEPP WITH THE AGREEMENT OF THE MINISTER?" [6.0] (Not recommended).
- (d) "RETAIN THE PRESENT PROCEDURE?" [6.0] (Recommended)

PAN COM'S ADDITIONAL OPTIONS.

- (e) "COUNCIL TO PRODUCE AN M.O. USER GUIDE HANDBOOK?" (Recommended).
  - (f) "COUNCIL TO PREPARE AN M.O. CODE, OR MAKE RELEVANT "POLICY" DECISIONS OR A DRAFT DCP?" (May have merit).
  - (g) "COUNCIL TO FORM AN M.O. ADVISORY PANEL?" (Recommended).
2. "WOULD COMMUNITY TITLE DESTROY THE CULTURE AND PHILOSOPHY OF M.O.?" [6.1] (This requires subdivision and hence is not an option).
  3. "WOULD SUBDIVISION CREATE DE FACTO RURAL RESIDENTIAL ESTATES?" [6.1] (Subdivision is not possible, hence this option is not available).
  4. "IS THE MINIMUM AREA FOR M.O. TOO SMALL?" [6.2] (The minimum area is satisfactory).
  5. "IS THE DENSITY (ratio of houses or people, to the area of the land) TOO GENEROUS?" [6.2] (The density is satisfactory).
  6. "WHAT CONSTITUTES 'OVERDEVELOPMENT'?" [6.2] (Development in excess of the social needs of the community members).
  7. "SHOULD THE 25% AGRICULTURE LAND REQUIREMENT BE CONSIDERED TO ENABLE M.O. ON LAND WITH A GREATER PERCENT OF "PRIME CROP AND PASTURE" LAND?" [6.3] ("Prime crop and pasture" land as defined in the Policy, should be determined by the Dept. of Agriculture in respect to each application).
  8. "SHOULD COUNCIL REQUIRE A NOXIOUS WEED CONTROL PROGRAMME?" [6.3] (This would depend upon the actual proposal).
  9. "SHOULD SITING OF DWELLINGS BE CLUSTERED OR DISPERSED?" [6.5] (Both clustered and dispersed forms should be available).
  10. "ARE CURRENT ROAD STANDARDS APPROPRIATE. [6.6] (Depends on each situation).
  11. "IS FLOOD FREE ACCESS CONSIDERED NECESSARY?" [6.6] (No, "mostly flood free" access should be acceptable).
  12. "SHOULD RIGHT-OF-WAY ACCESS BE POSSIBLE?" [6.6] (Yes).
  13. "HOW IMPORTANT IS THE IMPACT OF M.O. ON WATER RESOURCES?" [6.8] (M.O's should not adversely impact on the water quality and quantity. Health standards should prevail).
  14. "SHOULD WASTE DISPOSAL SYSTEMS BE IDENTIFIED IN THE DEVELOPMENT APPLICATION?" [6.9] ( Yes. This should be considered on merit. In respect to toilet waste, composting toilets and pit toilets should remain an option).

15. "ARE EXISTING BUSHFIRE REQUIREMENTS APPROPRIATE?" [6.10]  
(This depends on the requirements in each case).
16. "SHOULD M.O. DWELLINGS NOT BE LOCATED IN FLOODWAYS?" [6.10]  
(In general "No", but each situation should be considered in terms of the particular circumstances).
17. "SHOULD A GEOTECHNICAL REPORT BE REQUIRED WITH A DEVELOPMENT APPLICATION?" [6.10] (Yes where there is reason to believe land slip or subsidence may occur).
18. "SHOULD LANDSCAPING AND REHABILITATION PLANS BE CLEARLY DEFINED AND NOT ADDRESSED AS GENERALISED 'MOTHERHOOD' STATEMENTS?" [6.11]  
(Adverse visual impact should be addressed by Council preparing a DCP or equivalent, for all rural land. Generalised "motherhood" statements should prevail until such time as this is introduced).
19. "SHOULD THERE BE A BUFFER BETWEEN M.O. AND ADJOINING LAND?" [6.12]  
(In general "No". In the event of "conflict" this is a civil matter, and should be dealt with accordingly).
20. "SHOULD ALL M.O. APPLICATIONS BE ACCOMPANIED BY A FAUNA IMPACT ASSESSMENT?" [6.13] (Yes).
21. "IS THERE A ROLE FOR COUNCIL TO PLAY IN RESPECT TO 'SPECULATOR' OWNERSHIP OF AN M.O.?" [6.14] (Yes. A bona fide M.O. is a community of members and cannot be "owned" by a "speculator").
22. "SHOULD COUNCIL 'POLICE' CONDITIONS OF CONSENT AND UNAPPROVED BUILDING DEVELOPMENT?" [6.15] (The relevant legislation requires Council to ensure condition are met. Council should use its discretion as to the extent of "policing". Any "policing" should be across the board so that there can be no implication of discrimination).
23. "SHOULD COUNCIL TAKE ACTION AGAINST ILLEGAL M.O's?" [6.16]  
(Council has a statutory obligation in respect to any illegal development. M.O's should not be singled out in this regard).
24. "SHOULD COUNCIL 'STRIKE' A SEPARATE RATE LEVY FOR M.O.?" [6.17]  
(We support any review that contributes to an overall "equitable" system of rating).
25. "ARE CURRENT ROAD CONTRIBUTIONS APPROPRIATE?" [6.6]  
(This depends on the particular circumstances. Families often share transport. M.O's are relatively low-impact developments).
26. "SHOULD COUNCIL CONTINUE TO REQUIRE A s.94 LEVY AT THE BUILDING APPLICATION STAGE?" [6.18] ( Yes, at the time of each B.A. There should be scope for time payment in cases of hardship).
27. "SHOULD COUNCIL PERMIT 'IN KIND' CONTRIBUTIONS IN LIEU OF A MONETARY CONTRIBUTION?" [6.18] (The legislation requires that 'in kind' contributions be considered in respect to every D.A. "In kind" contributions could include for example, free labour on road upgrading, construction of public recreational or amenity facilities (eg. a hall).



PAN-COMMUNITY  
COUNCIL  
P.O. BOX 102,  
NIMBIN 2480

*File Draft (4)  
Keep lower letter*

22nd. June 1993

Dear MO,

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If you would like a copy of the full Pan-Com submission  
please contact Peter Hamilton.

Yours in community,

Peter Hamilton, Simon Clough, Brian Slapp  
(For and on behalf of the Pan-Community Council)

28.6.93

General Manager,  
Lismore City Council,  
P.O. Box 23A,  
LISMORE 2480

Dear Sir,

re: "Discussion Paper on Multiple  
Occupancy of Rural Land"  
-----

Please find enclosed herewith our submission in  
respect to the above "Discussion Paper".

Thanking you in anticipation for your  
consideration of the matters raised therein.

Yours faithfully,

.....  
Simon Clough  
(For and on behalf of the Pan-Community Council)

Refer to

- .0 Propose a Dis Paper on urban dev. (Nanmo Dev)  
"And up" eg density formula.  
ownership.

Di R

Diab Smith § 94 lots of 6.

valuation soap. lots of 6. for §. 94 r is in policy.  
Rob to r Di ne this.

Text.

- 1/ how many members. - 9
- 2/ ownership - how advanced in formation
- 3/ degrees of ownership

common utilities service

people / land / water / elec /  
facilities / legal

bankfire - a member to join local brigade



Dik

Special rate just for Bill's Cliff.  
U rated sep.

8-118 L9A 101

John Garbutt. 337098

Peter Kinstock. 337100

reg. <sup>DA recy</sup> figt rejected.

1-29 submerged Grand

1. not self wife - water  
worst  
bail.

clustered profane SEPP  
5000 w. home wife. area.

7/E  
7/11/201

as for B. Cliff

1/8/673

Dwight has heard argument that  
M.O. <sup>could</sup> = strate to the rating

David Halpern. Solicitor.  
law course.

Turning 6-84m at Wargos.

Frid. 2030020 hie. UNE.

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Graham is doing a "placement" with  
David Halpern Solicitor till he  
leaves & could take on assistance  
in preparation of a JCP

10/6/93

Civil Liberties  
Board Bohdi  
18 July Phone Trenton Hell & back

Pop Community Council.

P.O. Box 102 Newark

Di. 100 NWC - #777 but - likely to be sent to  
his last & could pick up

For the  
hold 10 March 21st 2002  
at rejected with reduction of units to  
2 with out it and quit.  
The Community has met & proposed 3 clusters  
As they are equal doing they cannot get  
their money back!!! Appeal is only course  
open!!!

(T) Test:  
DA to be submitted by or on behalf of  
(or with certified evidence of HBA  
approval of the community)  
Community here to be supported by  
evidence of eq. HBA & DA of Const.  
with consent of land owner not to sign.

Eddie  
Initial pamphlet re HBA &  
Council - contained spirit of letter &  
philosophy of intent.

2 FEB 66 VIA S(9)

EXAMINATION OF 2 FEB 66

Di re Council app. of S. 94 eps  
w/ S. open to public  
with Malcolm. attention  
22 July  
Tony Belton.

---

All S. 94 went through  
current road counts.  
6.7 AADT @

All they wanted to know was  
would it make it more  
difficult for MO

---

- Sapp. O Malcolm Ryan  
O Media Jerry and/or W.S.  
O Simon & Tony.  
O S94  
O Cal games

no - Inspection & Workshop Malcolm  
Brett  
Workshop 22 July at Canal.

Agenda Summary of issues.  
Options will not be put as such.

Some 7 authorities attending incl  
Dor - Grafton Jim Clark. To get's min each.

Breakup into groups of interest.

Nick facilitating.

Inspection cancelled - only 4 attending  
30 June + 10th Lassen.

Total 30 no invited  
+ RM Malcolm Murray. re Circular A21

---

Spang

Beck 16

Specs. ①  
Box 16 Number. Copy being posted  
by Canal to David & invoice to me.

As Prof. finished Dec  
4 hrs/wk. Band Univ

4 hrs/wk.

Send this

1/5/93

Rule D no M.D.

Re Byran MO-LEP & why  
Byran developed a "nearly hatched" category  
viz (1a) hatched = MO. This also applied

to 2g(4) zone

LEP restricts locations - it not all  
1(a) land. (See LEP for details.)

There are 6 mos - 10/20y

Comment on Discussion Paper

It is not a "strategy". There are no  
options and evaluation of these  
options.



TAM Kenn Childs

---

Eddie working for Melvin out  
Coulth 84. Some bought of Eddie  
for who. "Kunga" is <sup>connected</sup> with Melvin's  
property?

---

Judy Lancaster - President Pan Com  
891692 Lind only

---

Don Slapp mail out + Shegog

---

Alapp.  
Newsletter

MO D/P

Meeting date: Sun 13 June 3pm. Charn Hall

Yong Belton at Farm no meeting.

(A) Greta & Jay - Michell

Next Farm meeting

Hallman visit Sun 27<sup>th</sup> 4pm to 6pm to Badhi  
4:00 in a.m.

Deise to put Gary Book up  
on to (A)

Farm No major problems by Council  
has control over conditions.

13/5/93

Di R. on Draft S. 94 But still supplementary cost added

Water & Sewerage now (by case law or policy) now taken out of S. 94 & is to be charged for under a separate/new provision - probably related to this.

Note, this Council may be different to most in being responsible for sewerage & water (eg. Walsley C. etc).

Di has asked Warehouse for typical impact: -

Urban - allowing for ring/network effect \$2260 min<sup>rent</sup> an

Gurgas Rd, Dist area beyond junction of Tumble Falls Rd.) \$4800 S94/ET.  
Plus \$6000 road dev. under S. 90.

Similar to Gurgas Rd C. \$1500/ET.

Similar to Lismon - \$6667/ET

Going to Council 19th & advertised Wed 20 for 4 weeks, to get in before June 30. So many alterations already made, neg's rehabilitation.

MO D/P.

Examples of MO: ultralight aircraft airstrip  
& rock climbers.  
or retired commercial airline  
pilots. etc

Aim/structure to have "performance" objective  
v. "prescriptive" objective  
of A.B. Code

The aim to clearly spell out the spirit  
of the desired result (intangible, etc)  
rather than the "letter of the law."

NB SEPPI "loosens up" prescriptive  
edicts - what I am proposing is  
extending this principle 'yes'.

They put "quality of lifestyle" on the agenda.  
Ref: Boyden.  
Develop such aspirational aims:  
generally to rural re-development

dis Council could break new ground in  
refining this trend & could become  
leaders in the State

Ref. to pathetic aims of Council viz

Produce flow chart of process.

In addressing quality of environmental protection,  
refer to 'Endemic Poison' paper.

Minimise preservation/rehabilitation -  
mo is user friendly of other rural occupation

of toilet system options - in objective  
of bioregionalism, predicts  
to bush fire management plans.  
fisthills & flood plains.  
forest & wetlands.

cf. life style need/consumption - from too little to too much water.

cf. freedom of speech, assembly, choice/  
diversity concept.

Avoid if possible 'prescription' approach  
but put in context. eg driving on left  
hand side of road. Stop lights are  
to be universally observed.

MO Discussion Paper

Notes for report

MO Discussion Paper

Notes for report

- Best log of claims for Council support  
eg planning & old advisory contact  
& referral consultants.
- County reply to previous planners  
approach for MO to go CT
- Set MO names.
- Alert/Plan MO-DCP & dissemination  
of other housing sectors  
eg caravan as permanent users.

In Duxton to permit a fire control.

- all different
- Manual or prep of REP (DCP) see  
by him as best model.

Dennis Fulford has no clients or input.

Dennis Hart. Bellfield have a Code. Similar  
to SEPPIS but density is <sup>high</sup> v. low (house/1000).  
Little movement in MO-DCP. No success. SC  
to west localised MO's & has been more active  
- in respect only.



Dr R.

Mo Policy for Road Condition  
(Appendix 5) is the only  
Policy Council has that is  
current & supersedes all  
previous policies

Last reviewed 15.5.90 & due for  
review by this Council. I  
doubt of raising any objection  
as it may be rather productive.  
This policy provides complete  
discretion for Council to do  
anything!!

○ She is sending address list - 60  
all <sup>there</sup> notified, (4 copy to Clapp)  
Nick is not prepared to lift \$5  
charge for discussion papers. Dr  
will try to get Council policy  
approved to charge this.

MO-DA

What is criteria for max sites?

max pop.  $16 \times 3 = 48$  is too high.  
the 1st generation. Should be  $\frac{1}{2}$ .

This is tantamount to a small village

Stop the development on social  
criteria — requiring new DA.

no - Dep

Public meetg in Council  
at end of display at Council?  
Pen Com

Allsop

Park dried.

~~no / Olinbird since re dried  
of use of Park~~

no-dep

Follow up. Who's advocate &  
why they reckon no entitled to  
Community title. /

no no-dep

Stephen Gunther of "Anada Rangina"  
MO. will submit patted. meeting.  
Has copy of discussion paper

22.2.93 Phil Austin, <sup>now!</sup> REA. on ABC radio  
advocating no should be freehold  
& what difference would it make!!

18.1.93 To Roberts

Nick Ju-rad-o-witch (Chief Planner)

Nick has concern that MO's will increasingly seek "community title".

Officer recently from Community Title office, named said MO could go to Ct. (Di & I believe this is disingenuous of ROP 15).

Nick understood to believe this is the case (possibly on this person's view) & in the light of this Nick sees problem when an MO DA conditions have not been implemented.

To address all DA conditions Council have put on a new member of staff.

Hugh Johnson (with whom Di is not impressed, cf. Hattell) involved in this. Mark Norris may also be involved.

3 MO's seeking conversion.

- o Blue Springs (Lou Spratt)
- o Glen Din (because they are having internal problems)

Nick is concerned with this as the beginning of a "flood".

Di cites "fine conditions" as a classic example where conditions not met - after unrealistic

requirements in the first place.

Dis MO conditions not met - and at least one of this they can't or won't comply with. Implication is that now BA's knocked back on grounds of conditions not fulfilled.

Nicks views possible option is to include SEPAIS from his & put in a DCP similar but adding "improvements".

(Mike S. TAM re Nuisance DCP & Rob D. I should have a copy).

Develop DA in for Mulvany Rd (Rock Valley near Mackella Ranch. [He allegedly had 6 sites on the board - similar to Terry M. E.]

In this case all deposits taken, the developer keep 2-3 lots. Spread out along the existing Rd like a typical subdiv. Going to Council 26<sup>th</sup> Jan.



P. Hamilton

LISMORE CITY COUNCIL POLICY REGISTER

FILE NO: S/R3

POLICY NO: 03.01.16

POLICY HEADING: MULTIPLE OCCUPANCY POLICY GUIDELINES FOR ROAD CONDITIONS

FUNCTIONS: DEVELOPMENT - DEVELOPMENT ASSESSMENT

OBJECTIVE: To determine applications for rural multiple occupancy so that any further public access improvements which are required by the development in terms of safety and adequacy for future traffic volumes are reasonably provided for by that development.

POLICY:

The following policy guidelines apply:-

- Battlestone?*
1. Multiple Occupancy developments will be approved only if located with access from a Council-maintained road.
  2. A Section 94 Contribution, calculated for the total development, payable before the issue of the first building permit within the development, be imposed as a condition of Development Consent and be related to the provision of all relevant Council services including the access road and other access roads in the vicinity, open space, sporting and cultural facilities, bushfire equipment, garbage disposal areas, etc... which can be established as being nexus to the site. This contribution may apply to stage development and will be calculated as a portion of the total contribution on a merit basis. This stage contribution shall be payable prior to the release of the first building permit of that stage and each stage shall consist of a minimum of six dwellings.
  3. Where a Multiple Occupancy development is to be undertaken in stages each stage shall consist of a minimum of six dwelling houses and the Section 94 contributions required for each dwelling of that stage be paid prior to the issue of the first building permit for that stage.

FOCI David Simon & Slapp for Par Com

Meeting - Thurs.

Meeting Channon

John & blue pump  
John wants CT

CT issue

rating structure

S.94

road access

staggered payments eg of BA. mpa

Lee - no Policy 1 page.  
to

Di. Shding me Councils no policy. New  
supersedes all previous policy resolutions

Faren meeting on MO paper Sat 15 May 7.00 pm & Katha.

• Di Roberts 17/4/93

"MO Decision Paper" going to Council  
(trying to get together)

Tues. 20. for books public display.  
To be sent to all MO's &  
public.

Di calling PanCom meeting

shortly after, for Pan Com response.

4 Malcolm Scott for copy.

Rob Dallen . ne mo-Dep.  
Away 10 <sup>May</sup> for 3 wks

# Lismore City Council NEWSLETTER

43 Oliver Avenue, Goonellabah, Lismore. Phone 25 0500.



Issued under the authority of  
**P. T. Muldoon**  
(General Manager/Town Clerk)  
Correspondence to be addressed to:  
General Manager/Town Clerk  
Lismore City Council  
PO Box 23A, Lismore 2480

## POSITIONS VACANT CASHIER - TWO POSITIONS

Due to Maternity Leave and a rearrangement of duties, Council has available two positions as Cashier at its Oliver Avenue Office.

Both positions will involve the receipting and accounting for payments to Council. Required skills are good public relations and a methodical and accurate approach. A Higher School Certificate or equivalent is expected together with several years experience in a general office environment. Ability to use a cash register and computer terminal is expected.

Position One: (J/93-11-1)

This position will be a permanent part-time job share of three days per week for at least six months reverting to two days per week on the return from maternity leave of Council's Cashier. In addition, this position will be required to relieve the other part-time cashier during periods of annual leave. As well at certain times this position will be required full-time five days per week for approximately eight-ten weeks during each year. Remuneration for the position is \$11.43 per hour, however Council is prepared to discuss a Council Agreement for this position to cover the specific needs of the position in accordance with the provisions of the Local Government (State) Award.

Position Two: (J/93-12-1)

This position is for two days per week on a permanent part-time basis during the absence of Council's Cashier on maternity leave. It is anticipated that the period of employment will be for at least six months, with a commencing date in July, 1993. All other conditions of employment are the same as for position one.

Hours of work will be from 8.15am to 4.30pm or 4.45pm, depending on circumstances. Any additional information and position description can be obtained from Mr John Beacraft on 250 500.

Applications will close on the Tuesday, 11 May 1993, and it is proposed to hold interviews for both positions during the week commencing 17 May 1993. Applicants should indicate whether they wish to be considered for both positions. Please quote file numbers.

## EXPRESSIONS OF INTEREST HIRE OF PLANT FOR 1993 (File: T/93-14-1)

EXPRESSIONS OF INTEREST are hereby invited and will be received by the General Manager/Town Clerk for the supply of services detailed below for the 1993 calendar year.

Hire of plant on a comprehensive or plant only basis. Plant items hired will be used on works under the control of Council, within the Council area, for varying periods.

Offers are to be submitted in accordance with Council's "General Conditions of Tendering" and the appropriate specification which can be obtained from the Engineering Services Division of Council's Administration Building, Oliver Avenue, Goonellabah.

Under Ordinance 23 of the Local Government Act, a public opening of the offers received will take place immediately after closing time.

## POSITION VACANT PART-TIME CO-ORDINATOR AFTER SCHOOL HOURS CARE CENTRE (20 HOURS PER WEEK) (J/93-10-1)

Applications are invited and will be received up to 4.00pm on Friday May 7, 1993 for the above position.

The Centre which is located at Lismore Public School, Pound Street, Lismore, provides quality childcare for up to 30 children after school each week day during school term.

The Co-ordinator will be responsible for the day to day operations of the Centre including programming, supervision of staff, volunteers and students, organisation of relief staff, administration and budgeting.

Qualifications/Experience  
Experience in the children's services field, ability to relate well to children and their parents, administration and budgeting skills, organisational skills, self starter and ability to develop and implement appropriate programs for children aged 5-12 years. Tertiary qualifications in a relevant field and a First Aid Certificate would be desirable.

Salary:

In accordance with the Local Government (State) Award the position is assessed at Band 2 Level 2, currently \$269.74 per week (20 hours).

Applications must be in writing providing full details of qualifications and experience together with two recent references and addressed to the General Manager/Town Clerk.

For further inquiries or to obtain a position description contact Mr Terry Doherty on 250 530.

## LISMORE CITY COUNCIL 2ND RATES INSTALMENT PAYMENT FOR 1993

Ratepayers are advised that Monday 30th April, 1993, is the final date for the payment of the 2nd rates instalment, for rates levied on 1st February, 1993. Payments may be made at the Council Chambers, Oliver Avenue, GOONELLABAH, between 8.30 am and 4.00 pm. Payment can also be made at any BRANCH (not agencies) of the Commonwealth Bank providing your payment is accompanied by your rates instalment notice.

Payments made at Elgas' Office, (Old Council Chambers) Molesworth Street, LISMORE, will only be accepted between 10.00 a.m. and 2.00 p.m.

Bankcard, Mastercard and Visa payments may be made by telephoning 25-0500.

If you will not be able to make the payment on or before 30th April, 1993, please contact Council's Credit Controller who will be able to make an alternate arrangement for payment.

## LISMORE CITY COUNCIL — NETWORK REGISTER

Lismore City Council in conjunction with the Greening of Lismore Committee has compiled a Greening of Lismore Network Register. The Register is a reference and resource document listing 'conservation groups and persons associated with vegetation and re-vegetation management.

The network register is available from the Council's Administration Centre, 43 Oliver Avenue, Goonellabah or the Heritage Centre, Molesworth Street, Lismore. Further inquiries can be directed to Council's Environment and Development Services on 25 0500.

## ALDERMANIC INTERVIEWS

Aldermanic interviews provides for individual citizens and/or community groups an avenue to discuss matters of concern with their elected representatives.

Interviews are held on 1st and 3rd Monday of each month commencing 7.30pm and concluding 10.00pm.

Two aldermen attend the interview nights on a roster basis.

Appointment times by phoning Mrs Noeline Smith on 250 500.

Monday May 3, 1993 interviews will be conducted by Aldermen Spash and Fredericks.

## JAPAN EXCURSION FOR STUDENTS SEPT 25 — OCT 10, 1993 (SCHOOL HOLIDAYS)

There are three (3) places still available for High School Students who would like to spend 2 weeks in Japan on our FIRST supervised Students cultural excursion to Yamato Takada (Lismore's Sister City) and the ancient Kansai area. Live in Japanese homes, sample schooling in Japan, visit the cultural Cities of Nara and Kyoto as part of an organised group of young Lismore people.

Initially designed for Japanese language or Asian Studies students, the program will also suit other high school students of Years 7-12 who are interested in broadening their horizons. The cost is \$1500 ex Brisbane with all travel, accommodation and meals, airport taxes and travel insurance. Applications will be accepted in order of payment.

Further details and application forms Byron Stevens (21-8828) or Noeline Smith (25 0450), but do please hurry. Airline bookings are already heavy!

## COUNCIL COMMITTEE MEETINGS

Detailed below is the Committee Meeting scheduled to be held during the forthcoming week.

Wednesday 27 LDSA Meeting — 6.00pm. All Council Committees are open to the public, unless specific resolutions are passed to the contrary, and copies of the business papers are available for perusal at the Enquiry Counter, Oliver Avenue, Goonellabah.

Further details can be obtained by contacting Council's Senior Administration Officer, Graeme Wilson on 250 500.

## CITY OF LISMORE PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that all Council's Offices, the Central Library of the Richmond-Tweed Regional Library and Lismore Public Library will be closed on MONDAY APRIL 26, 1993 due to the ANZAC DAY PUBLIC HOLIDAY.

Should service be required, the public is requested to telephone the following number: 242300.

## BUILDING APPLICATIONS RECEIVED

Council has received the following building applications for consideration.

Any person who owns land:-

(a) That adjoins land on which it is proposed to erect or alter a building; or (b) The enjoyment of which may be detrimentally affected by the erection or alteration of a building on other land, may inspect certain details of the plans and may make a written submission to Council in respect of the application. Any submissions, received will be considered on their merits in conjunction with the assessment of the application.

Written submissions will be received by Council up to 4.00pm on Friday, 7 MAY, 1993. Submissions must quote the relevant file number and property location.

FILE	LOCATION	FORM OF DEVELOPMENT	FILE	LOCATION	FORM OF DEVELOPMENT
93/0280	39 FIG TREE DRIVE, GOONELLABAH	ADDITION DWELLING	93/0290	80A TUNSTALL STREET, SOUTH GUNDURIMBA	NEW SHED
93/0281	20 LUCIA CRESCENT, LISMORE HEIGHTS	NEW PERGOLA	93/0291	13 CLARICE STREET, EAST LISMORE	ADDITION DWELLING
93/0282	31 WOODLAND AVENUE, LISMORE HEIGHTS	NEW FLATS	93/0292	39 WOODLARK STREET, LISMORE	ADDITION COMMERCIAL
93/0283	60 HINDMARSH STREET, LISMORE	NEW FENCE	93/0293	654 WHIAN WHIAN ROAD, WHIAN WHIAN	NEW FARM SHED
93/0284	81 LEYCESTER STREET, LISMORE	ADDITION DWELLING	93/0294	16 PETER STREET, EAST LISMORE	ADDITION DWELLING
93/0285	2/3 STANLEY COURT, GOONELLABAH	ADDITION FLATS	93/0295	164 INVERCAULD ROAD, GOONELLABAH	NEW DWELLING
93/0286	85 COLEMAN STREET, BEXHILL	ADDITION COMMERCIAL	93/0296	140 TUNTABLE CREEK ROAD, THE CHANNON	ADDITION DWELLING
93/0287	110 CHELMSFORD ROAD, WONGAVALLE	NEW FARM SHED	93/0297	38 HILLCREST AVENUE, GOONELLABAH	NEW DWELLING
93/0288	232 BENTLEY ROAD, TULLERA	ADDITION DWELLING	93/0298	112 LINDENDALE ROAD, LINDENDALE	NEW FARM SHED
93/0289	80A TUNSTALL STREET, SOUTH GUNDURIMBA	ADDITION COMMERCIAL	93/0299	28A MOUNTAIN TOP ROAD, GEORGICA	ADDITION DWELLING

## ENVIRONMENTAL PLANNING AND ASSESSMENT ACT DEVELOPMENT PROPOSALS

Council has received the following Development Applications for consideration.

Written submissions in respect of any application, quoting file number and location will be accepted by Council until 4.00pm on the date specified in the column below.

Any submissions received will be considered on their merits in conjunction with the assessment of the application.

FILE NO.	LOCATION	FORM OF DEVELOPMENT	CLOSING DATE
93/157	Lot 34 DP 814171, 12 Barr Scott Drive, Lismore Heights	Earthworks (cut and fill) to create a building platform for future residential development	01/05/93
93/208	Lot 11 DP 731275, 62 Diadem Street, Lismore	Use of existing dwelling house for Doctor's surgery	10/05/93
93/208	Lot 42 DP 827203, 6 Funnell Drive, Modanville	Establishment of outdoor eating area, ancillary to an existing shop	01/05/93
93/209	Lot 33 DP 2613, 69 Union Street, Lismore	The use of an existing shop as an opportunity shop	01/05/93
93/210	Lot 3 DP 574373, 407 Humpty Back Rd, McLeans Ridges	Establishment of a wholesale plant nursery	01/05/93
93/211	Lot 9 DP 819250, 5 Alice Street, Goonellabah	The subdivision of an existing duplex into two Strata Title units	01/05/93
93/212	Lot 23 DP 804356, 19 Pineview Dr, Goonellabah	Strata subdivision to subdivide a proposed dual occupancy (SEPP 25)	01/05/93
93/213	Lot 15 DP 793142, 31 Woodland Avenue, Lismore Heights	Erection of duplex building containing two x three bedroom units	01/05/93
92/193	Lot 23 DP 804356, 19 Pineview Drive, G'bah	The erection of two buildings to be used as a detached dual occupancy	01/05/93
93/205	Lot 15 DP 800533, 10 Stevenson Street, G'bah	The variation in the front boundary setback distance from 6 metres to 5 metres to permit the erection of a dwelling	01/05/93
93/214	Lot 3 DP 630590, 85 Coleman Street, Bexhill	Additions to an existing shop	01/05/93
93/216	Lgt 1 DP 777277, 19 Three Chain Rd, South Lismore	Industrial Subdivision to create two lots of areas 2349.9m <sup>2</sup> and 1901.4m <sup>2</sup>	01/05/93
93/215	Lgt 1 DP 726489, 118 Brunswick Street, Lismore	The placement of earth fill to create additional hardstanding ancillary of the Lismore City Council, Brunswick Street depot.	10/05/93
93/273	Unit 4 Prop 9923 4/2 McKenzie Street, Lismore	Change of use Shop 6 from Restaurant to a Retail Shop (Womens Fashions)	01/05/93