

MO Survey Del

Jenny no
- Precinct

Nickie Smith (neighbour not a MO. void copy of
Proton Security Form?)

Re Channa MO DA. Mark & unhappy neighbour at last
meeting. Offered

- (1) to hold public meeting (rejected by all precinct
committees)
- (2) do survey for them - agreed.

Mark now has petition in support with 80 signatures

David & Kath Foster doing new title for AG 107.

Warner? (2x Leanie) has subdivided all land
on west of T. Wable C Rd. (selling at \$78,000)
to Kaye Wades.

Pandan Definitive - (ex Graham)

to balance our response to
achievement/success of SEPP-15
of Pandan for funding

	A	B
1	—	—
2	—	—
3	—	—

EXECUTIVE SUMMARY

The NSW Department of Planning commissioned Purdon Associates and Christopher Murray & Associates to undertake a comprehensive and objective review of State Environmental Planning Policy 15 (Multiple Occupancy). This policy was introduced in January 1988 in response to demand for opportunities for community living in rural areas that had emerged in the 1970s and early 1980s.

The key objectives of the Multiple Occupancy (MO) review are as follows:

- to assess the application of the Policy since its inception in 1988;
- to assess the adequacy of the provisions in the Policy, including whether the explicit aims and objectives have been met;
- to assess the extent of use of the Policy - its impact and relevance throughout the State;
- to assess the impact of the Policy, its merits and issues in MO developments;
- to assess the relevance of the Policy for ongoing use; and
- examining the Policy and its provisions in relation to perceived or apparent conflicts with other rural housing policies or initiatives.

The current review has been based on the following approach: review of existing Policy and related reports; a survey of 67 local Councils throughout NSW to which the policy applies (85% response); a survey of about 280 individual MOs in six local government areas selected because of the high number of MO contained therein (23% response); written consultations with relevant State government agencies; meetings with individual MO residents; analysis of survey results; review of issues raised in the consultations and surveys; and evaluation of policy options.

An extensive data base was collected for MOs as part of this review, but there are some discrepancies in this data from different sources which could not be fully reconciled within the context of this Brief.

In 1994, up to 220 MOs existed throughout NSW, with the majority concentrated in 8 local government areas along the north eastern coast of NSW. MOs have an average block size of between 10-80 ha, with an estimated 15 dwellings per site. Total resident MO population is estimated at a maximum of 7000 across NSW. A large number of MOs were established pre-SEPP 15, although about 140 have been approved since early 1988 under SEPP 15 or related LEPs. Evidence suggests that the demand for new MOs has declined over recent years.

Social characteristics of MOs include: a high proportion of lower income households (75% under \$20,000 pa); an age structure dominated by people of working age (59% between 18-55 years); a predominance of working age residents engaged in daily activities on the MO; a medium to high turnover of residents in MOs with the majority (73%) of resident staying for less than 10 years; and a relatively low dwelling occupancy rate of 1.93 persons per dwelling.

MY: S/523

General Manager/Town Clerk
 Lismore City Council
 P.O. Box 23A
 LISMORE NSW 2480

Wollongbar
 Agricultural Institute
 Bruxner Highway
 WOLLONGBAR NSW 2477
 Telephone (066) 24 0200
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3 February 1994

LISMORE CITY COUNCIL RECEIVED	
10 FEB 1994	
FILE NO. S/6-3-523-1	
LETTER NO. 94-12-16	ALLOC. P.S.

Dear Sir

Q48

L. M. D. 10 FEB 1994
C. P. S. 10 FEB 1994

RE: MULTIPLE OCCUPANCY DEVELOPMENT

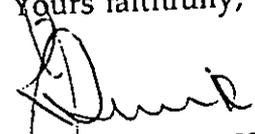
Thank you for your letter of 7 January, 1994, seeking comments on Draft Development Control Plan No. 20 Multiple Occupancy of Rural Lands. This Development Control Plan is an excellent overview of the issues and controls that need to be applied in rural development generally. For this reason I believe the Development Control Plan should cover the occupancy of rural land generally.

NSW Agriculture's major concern with this Development Control Plan is the 10 ha minimum required for the creation of a multiple occupancy. NSW Agriculture contends that this is far too small a parcel of land to allow for the proper resourcing and design of a multiple occupancy or any rural subdivision. It is our contention that to set a larger minimum of say 30 ha does not necessarily preclude smaller rural landholders from becoming involved in multiple occupancy but will ensure that standard of design and works is much higher than the proposed three dwelling M.O.'s.

A contentious component of the SEPP15 and Multiple Occupancy provisions generally is the requirement for less than 25% of the holding to be good agricultural land as defined by NSW Agriculture. However, we believe that this provision should be retained. We are currently working on a revision of Chapter 9 of the Rural Lands Evaluation Manual to try to make it more 'user friendly' to assist applicants in more accurately defining the extent of Class 3 or better agricultural land.

I trust these comments are of assistance.

Yours faithfully,


J. D. WILLIAMS
Regional Director of Agriculture

Illegal use of "workers Dwellings"

NS 19.9.94

Tenancy changes needed: Page

Special legislation is needed to cover tenancy arrangements for caravan parks, village and mobile home parks, according to the Parliamentary Secretary for Housing and Planning, Don Page.

He said he had been asked by the NSW Minister for Housing, Robert Webster, to investigate whether existing legislation was adequate to cover that type of accommodation.

Mr Page said there were an

estimated 75,000 people living in NSW caravan and mobile home parks.

He said tenants and park owners had raised a number of issues with him, including security of tenure, visitors fees, premiums charged on sales of mobile homes, rental increases, electricity rebates, rental arrears and compliance of park owners with the Code of Practice.

07/15/4

Res O'Loughlin Council

re Typograph on 0-DA.

Advise that the emens are part of
plan in DA.

For me to inspect at desk, my name

(or on his desk)

Dane. See my notes on deed by Dall

Res agrees the L&P & DEP do not require
community + is tantamount to de facto

subdiv. He cannot fix the
present wording of the deed to require

subdivision if this becomes
feasible, with L&P & DEP. + agrees

this would be contrary to SEPP-15
if it were the instrument.

Chris along spoke with various
folk in Council. He will advise me
if any written subdivision made.

~~Dep's~~ failure to monitor or seek
legal opinion, or see Court Dec order.
amounts to a "conspiracy of
silence" so that ^{no action is taken} ~~no~~ ^{an}
breaches of the legislation.

This should be reviewed or
sent to ICAC and/or Ombudsman
or special Commission of Inquiry.

This & the like are further grounds for
NO Manual

Illegal mo's should not necessarily be considered as being MO, but rather illegal building.

In at least some cases it is likely they never would get approval.

It is an ^{unsubstantiated} assumption that getting an MO approved is an 'automatic' process or entitlement.

MO DA can be & have rejected outright with no "come back."

- such illegal dwellings may more app. described/defined as a collection of - illegal rural worksheds/dwellings
- " detached dual occupancy
- " rural res estate.
- " C.T. subdivision

Complaints about prohibition of subdivision applies equally to rural worksheds/dwellings, rural res estates, detached DO etc.

Any criterion that Council has not "discovered" illegal ~~to~~ MO applies equally to illegal flats, caravans used in urban areas as permanent lettings, etc

Bodhi Farm
The Channon
NSW 2480

Copy to
Steve
Innis

29 March 1994

Department of Planning
Northern Regions Office
PO Box 6
GRAFTON NSW 2460

To whom it may concern,

RE: Review of SEPP No 15

I am writing in wholehearted support of Government policy which permits Multiple Occupancy development in NSW.

I am a qualified teacher (Early Childhood Development) and was the founding Director of the Channon Childrens Centre. For the past 7 years I have been a part of the management of the Lismore Womens and Childrens Refuge working there as relief Co-ordinator. I am currently Co-ordinator of the Greening Schools program at the Department of School Education, Lismore.

I have lived on a Multiple Occupancy community for 17 years and I have noted that there are many social advantages in this lifestyle. I am aware that the Department is conducting a review of this form of development and I am concerned that many of the social aspects may be overlooked because they are not easily seen or measured. Our local media rarely, if ever, gives a true representation of our lifestyle and most public comment is uninformed and often biased against this form of development.

THERE IS AN ENTHUSIASTIC WILLINGNESS IN MOS TO ACT TO HELP SOLVE SOCIAL AND ENVIRONMENTAL PROBLEMS

Local Councils are currently campaigning to educate people in the reduction and sensible management of waste and in water conservation. I note that people who settle in MO communities usually are very informed about these issues and have for years taken these issues into account in their daily lifestyle. The same applies for other environmental issues and it is worth noting that while MOs have often been considered by the general public to be a little "way out" many of the environmental concerns that prompted action years ago in MOs are now becoming of public concern.

The development of the world renowned Rainforest Information Centre in Lismore was a result of such concern, as was the development of Rainbow Power Company in Nimbin.

THERE IS A WORKFORCE OF PEOPLE ABLE TO MAKE POSITIVE CHANGE IN THE SOCIAL ENVIRONMENT

Many MOs are involved in the reconstruction and repair of local community facilities. Our community saw the need for a local preschool. A loan of \$1000, community workdays and negotiations with the relevant department and hall committee resulted in a preschool opening within weeks of the idea being formulated.

DRAFT

- p. Involved the Aboriginal community in ensuring that resources to be used are appropriate:
- q. Developed strategies to allow for the community and the school to discuss issues and share ideas:
- r. Involved the Aboriginal community in the implementation of Aboriginal perspectives:
- s. Involved the Aboriginal community in the development of local teaching resources:
- t. Increased the range of resources appropriate to incorporating Aboriginal perspectives:
- u. Recognised National Aborigines and Torres Strait Islanders' Week as part of the school's activities:



That same preschool is now upgrading its premises without incurring a large debt. I believe the existence and financial success of the preschool is a result of our community's willingness to work without financial gain and the fact that we had a group of likeminded people who were experienced in working together.

Another community with which I am familiar has consistently given refuge to people who were borderline psychiatrically affected -people who have no place of refuge in our society. For example, the local mental health clinic often refers such people to refuges and workers are aware that those people are not suitable for refuges but have no other assistance. Many of these people ended up at this particular community. The result is that the community's reputation is often not positive (because of public misunderstanding) but I have been very impressed with the tolerance of the community members and the eventual health of the people they befriend. The community has also cared for the children of those people who were temporarily unable to do so.

COMMUNITIES ENABLE LOW INCOME FAMILIES TO BE HOUSED WITHOUT LIFELONG MORTGAGES ON ARABLE LAND

This is the most stunning achievement of MO communities. Many of us have never earned the average income. Yet we are housed comfortably, and have land on which to carry out agricultural activities. There is no other form of development that assists low income families as does this form of lifestyle. Provided the development remains free of speculation and defacto subdivision it could continue to offer the same benefits to further families. This is significant in an area where housing lists have a waiting period of 6 years.

WE HAVE FEWER SOCIAL PROBLEMS ASSOCIATED WITH HOUSING LOW INCOME FAMILIES THAN IN HOUSING ESTATES

I am familiar with the increasing difficulty in Lismore Department of Housing areas. The stress low incomes create is evident. I believe the stress on MOs is reduced because of the availability of support and the fact that groups of people who are committed to conservation and sharing of resources assist each other to make those resources commonly available.

THE SINGLE CHILD FAMILY HAS A SOCIAL NETWORK AVAILABLE WHICH RESEMBLES THE EXTENDED FAMILY and subsequent problems often associated with only children are minimised. I have often observed a mature social understanding amongst children who are raised on MOs.

DECISION MAKING IN MOS IS HIGHLY COMPLEX AND WORTHY OF A HIGH REPUTATION

Decision making is the key to the lack of dislocating social problems on most MOs. It is clear to me that most people in our society lack the skills needed in resolving conflict to the satisfaction of both parties. You will have seen evidence of this in all areas of government and society. Yet we have groups of people who successfully own land in common and manage it to mutual satisfaction.

OBJECTIVE

To involve Aboriginal communities and Torres Strait Islander communities in the design, delivery and review of all education provision for their children, or which relate to Aboriginal and Torres Strait Islander issues.

OUTCOMES

- * Aboriginal parents and Torres Strait Islander parents and their communities are involved in educational decision-making.
- * Schools are aware of and react to the needs and aspirations of Aboriginal students and Torres Strait Islander students and their communities.
- * Aboriginal parents and Torres Strait Islander parents are involved in School Councils.
- * Aboriginal and Torres Strait Islander parents and their communities contribute to the delivery of education for their children.
- * Aboriginal people and Torres Strait Islander people are employed in all capacities within the education system.
- * Aboriginal parents and Torres Strait Islander parents and their communities contribute to the delivery of education services for their children

There have been many public comments about MOs. Most are critical of the development. Analysis of current problems has been offered by people who do not have any experience of the lifestyle. The challenge to today's government is to sift through the bias of public incredulity that anyone would want to live in a lifestyle that, by choice, was less consuming of resources and different from the current economic rationalist way of thinking.

I have experienced innumerable benefits in this lifestyle that would not have been available to me in other living situations.

We are developing a skills base not evident in other low income situations and this is especially evident in the new (non-traditional) skills women are involved in.

Many MO residents have trained in recent years in the area of welfare and are now employed in that area. It is interesting to note that the experience of MO lifestyle offers a basic understanding of social solutions and a willingness to be part of social assistance.

There is a great danger that society will condemn differences without understanding what it is rejecting.

It is all too obvious that the differences noted in MO development create concern and public comment without real understanding of the benefits of the lifestyle and the source of the problems being alluded to. For example, we have heard that MOs are to blame in recent bushfire outbreaks. The informed person knows that the situation is far more complex than this but media published this claim frequently to the disadvantage of MOs.

I request that consideration be given to ensure the expansion of the availability of this lifestyle to low income earners and offering training in the complex skills required to successfully be involved in this form of development.

You will note that I have not mentioned any difficulties in this form of lifestyle. I am hoping to convey the many advantages to give some balance to the unavoidable criticism MO attracts. This in no way implies that I am unaware of the need for solutions in some areas.

I would like to be assured that the current drug problems in Nimbin are not associated by planners with MO development. It is noteworthy that a number of MOs are determinedly drug free and therefore have no involvement with any aspect of the drug culture.

It is urgent that the real nature of MOs are understood and not branded with being the cause of large social or environmental problems.

Yours sincerely,

Denise Nagorcka

ABORIGINAL EDUCATION POLICY

DRAFT

FOREWORD

The Department of School Education is committed to providing an education which encourages all students to strive for excellence and to fulfil their potential.

Educational outcomes will be maximised by providing all students equality of opportunity. To achieve this, an educational environment needs to be established that is inclusive. Furthermore, the specific and general needs of all students need to be addressed providing a relevant and appropriate curriculum.

This policy emphasises the Department's commitment to providing for the particular needs of Aboriginal and Torres Strait Islander students and to the needs of non-Aboriginal and Torres Strait Islander students.

The Aboriginal Education Policy is relevant for implementation in all NSW schools regardless of there being Aboriginal and/or Torres Strait Islander students enrolled at any particular school. This policy is relevant to all students in NSW schools regardless of their cultural background.

The means by which this policy is implemented is greatly dependent on the mutual cooperation of Aboriginal communities and Torres Strait Islander communities, and schools. Community participation is an essential prerequisite for the successful development of this policy.

The Department has consulted widely with Aboriginal and Torres Strait Islander communities and organisations in the development of this policy and its support documents. This partnership needs to continue in the fulfillment of our goals as expressed in this policy based on mutual respect and understanding.

Bodhi Farm
The Channon
NSW 2480

29 March 1994

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