

10/5/15

Di.

- o Malcolm leaving end of month
- o His position to be taken over by
Dance Blackford. & Bruce
position advertised.

The Strategic Planners consist of

- o Graham Meineke
- o Bruce
- o Student planner.

Insufficient money in current budget to
upgrade this to a position for 1st year.

RALLY IN SUPPORT OF MOs

Come join the RALLY against
the State Government members
responsible for abolishing MOs

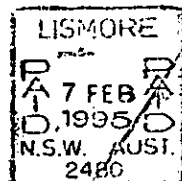
ROBERT WEBSTER and BILL RIXON
will be at the Manchester Unity Building
(Cnr Molesworth & Woodlark Sts) Lismore

THURSDAY 16th FEBRUARY 1995
at 12.45pm

We want MOs back.
Come and demonstrate.

Organised by Pan Community Council
Ph. 891 692 for more details

URGENT
URGENT



PETER HAMILTON
UNIT 1/50 PATERSON ST
BYRON BAY 2481

PLEASE NOTIFY YOUR COMMUNITY

If not delivered return to Pan Community Council
P.O. Box 102 NIMBIN 2480

Down

16/2/95 Demonstrator vs Webster went to Lismore
(I did not attend.)

In Lismore

30-40 in attendance.

Media & 2x TV. (which sent Davi's comments
by Di on MOF fullscreen) by Webster.

John Maxwell & Jerelle to put out press release,
on the MO side

Rixon & Webster walked through - crowd (1 minute or so)
A "delegation" (spontaneous) followed him
up stairs & W. did agree to be back
with the demonstrators. Spokesman
was Bill Kidd.

There were no Bodhi or other kids

In response to claim no consultation on MO - Webster
replied "yes there was".

Chris is not going to Lismore on the election. He
was at Mullumbumbidgee this week & not
known if he will be going again

Peter Eltham & Bill K. to ring Benin back

Per ^{Power}
Darin. 29/1/95

New local planner informed re M.O. =
Sue Elks.

Planner. # 534190.
Consultant Bellingham-
Bardwell area

Local family.

Does works for Bellingham Council.
v Natural Park west to Bardagey

20/11/94

NB. Crown the statement to
Robin Osborne (a being
advised of Court Decision
re Mark's D.A.)

"That's not the end of it."

Could be referring to appeal or
repeal of relevant part of
the Act.

8/12/94

Di

MO DA in < Dec

| | |
|-------------------|-------------------|
| Total 7-9 mo | all being exposed |
| ulterior | 2 |
| Mountain Top | 10 |
| Pearson | ? |
| Gunga Rd | 1 |
| P.V. | 6 |
| Blue Knob | 5 |
| 1351 Tronka & Rd. | |
| Julian Rock | ? |
| Robb Farm | 10 |
| with Nardi | 5 |
| (Pike) | |
| ? | 5 |
| Blue Knob | 3 |
| Total | 60 |

warehouse apparently requires parking for
BFMP - with these, it ahead of
Feb.

Di. 20/1/94

0 Janell is FAXing copy of the New Release to all Cornwallers. ^{media} Di FAX has broken down. There is ^{now OK} making arrangement for it to go elsewhere.

0 Norman ^{#2} Winfred Whitwell and Cathy Stavrocks
(A) parents. (Apparently she runs the Butcher shop in
Hunton). Doing law with Graham.

Winfred taught history at Wallington. The
Norm was a teacher at Teachers College.

Bob Carr was a student of theirs.

Norm told Di he had written a letter to ^{a personal "Bob"} Carr
about mo. re repeal.

0 (B) Get copy of Rally FAX re Further + Letter

0 Di need copy of letter from David Heliwell
(log) hidden benefits of mo

o self housing otherwise in private.

o benefits to parents, particularly single parents.

o support mechanism avail to them ^{as they don't use} that result in typical ^{services} community services
(identified)

o benefit to children (esp boys) where they have
a surrogate father & hence for less damaged by
not having a father around.

o mental health, benefits that mo have

o aged care. many elderly who live ^{occasionally} ~~at mo~~
would not be able to live remain in private homes
where they lack the social infrastructure provided by

to be FAXed by Di to all Councillors before 6th

O ✓ Crowther, son is a heroin addict recently jailed!
(c) A woman overdosed in house with his son present.

He is very secretive about the the needle exchange,
methadone programme & David Heliwell in Numbur!!
(Accounts for a lot.)

O ✓ Pam Allan is shadow minister for Planning and Environment
(D)

Social atlas for Lismore

By DEBBIE SCHIPP

The Lismore City Council has produced a social atlas for the city.

The atlas, compiled from figures collected in the 1991 census, presents information on the key demographic, social and economic characteristics of Lismore's population.

The document contains figures about the make-up of Lismore's population — its age, its family structure, where they live, whether they rent, what they earn, what they do.

There are also details about how people get to work, their religion and their ethnic background in the 72 sets of maps, graphs and commentary.

The council's chief planner, Nick Juradowitch said the atlas would be an invaluable resource for the council in helping identify where community services and facilities were needed, and where resources should be allocated.

"It will be a valuable planning tool," he said.

He said the atlas would be useful to more than the just the council.

Developers, community groups, and government departments could all benefit from the information it contained.

"Local businesses may also find it helpful for identifying potential markets and developing marketing strategies," Mr Juradowitch said.

He said it was the first time the council had had such a resource at its fingertips.

"Lismore is probably among the first provincial cities to have a social atlas," he said.

Copies the atlas will be available to the public from Monday for \$25.

Among the details in the atlas are figures showing Lismore's annual growth rate is 2.24 per cent, lower than the Richmond-Tweed average of 3.29 per cent, but higher than the rate for NSW overall of 1.19 per cent.

The age of the population is slightly below that for NSW overall in the 25-44-year-old age group.

declared for 22 months of the 46 months - 47.8 per cent of the time.

Western Australia," he said.

"At the moment the herd is down, conservatively, by 25 per cent.

"If it doesn't rain in the next three months, they could be down 50 per cent.

"Unless we get exceptional

largest employer in the town — about 750 employees," he said.

"A large reduction in stock numbers could mean less work for them, and that could mean a reduction in the number of employees.

"If that happens, the amount of disposable income in a town drops, and with a population of 11,000, that's difficult to absorb, or recover from."

*** BONUS BUCKS *** SPORTS CLUB MONDAY 7.30 to 8.30 PM ***

THE
RSL CLUB
MARKET STREET,
LISMORE
ON THE RIVERBANK
21 2434 • 21 2435

TWO GREAT CLUBS

Lismore RSL

THE
RSL SPORTS CLUB
OLIVER AVENUE,
GOONELLABAH
ON THE HILL
25 2320 • 25 2294

INFORMATION FOR MEMBERS AND THEIR GUESTS

BISTRO DAILY NOON & 6 pm

TONIGHT
\$6000

AND IT COULD BE YOUR NUMBER THAT COMES OUT
IN OUR ...

MEMBERS' LUCKY BADGE DRAW

THE BIG RAFFLE

MEMBERS LUNCH SPECIALS MON TO F

* WHY NOT JOIN OUR CLUBS NOW * T

~~1/20/21/2000~~
5/12/94

Malcolm has done
50% of inspection

Neveon Books 2/17/94

They have sent out 100 copies of
"Jewway Report" Councils + MO's

They are not publishing Vol 1
+ 2 (as too limited demand) but is
willing to supply us with "few"
more

Ordering 2 more copies
of Jewway Report
Vol 1 & 2

I advised we were going through it
with a "fine tooth comb"
with a view to Critique of
Purdus work & an admin newsletter
of the whole process

(065) 8552445

FAX

✓ Simon

886193

Copy sent Di, Graham, Devin. ✓

✓ ~~Darin~~

02-3324715

After Bridget Hunt
Darin of- ✓

✓ Graham

89X09 222882
SAC ✓

✓ Di

891130 ✓

Webster.

✓ Child

07-2243039 ✓

Darin is ~~currently~~ ~~lobbied~~ in Syd.
about to see Tom Allen

| NAME | M/F | APP. | SCHOOL | |
|---------------------|-----|------|--------------------|----|
| VAN DER VEEN CAROL | F | 1 | LONG FLAT/CLUS | HA |
| VERNON-ROBERTS PAUL | M | 1 | WAUCHOPE HS | HA |
| VERNON-ROBERTS SUE | F | | WAUCHOPE HS | HA |
| WEBB JEANETTE | F | | KENDALL CENTRAL | HA |
| WHITTOCK DAVID | M | 1 | WAUCHOPE HS | HA |
| WILLIAMS GARY | M | 1 | MELVILLE HS | HA |
| WILSON PAM | F | | WESTPORT TECH HS | HA |
| WINGFIELD ROBERT | M | 1 | KEMPSEY EAST PS | HA |
| JONAS DAVID | M | | HASTINGS PS | HA |
| ALLISON JUDITH | F | | BELLINGEN HS | NA |
| ARGENT KERRI | F | | BOWRAVILLE CS | NA |
| ARGUE PHILLIP | M | | MACKSVILLE HS | NA |
| ASHTON DENNIS | M | | MACKSVILLE PS | NA |
| AVERY IAN | M | 1 | KEMPSEY HS | NA |
| AVERY KATRINA | F | 1 | KEMPSEY WEST PS | NA |
| BAGUST ANDREW | M | 1 | MACKSVILLE PS | NA |
| BAGUST WENDY | F | | FRANK PARTRIDGE PS | NA |
| BALLARD FRANCES | F | | KEMPSEY HS | NA |
| BARNES SOPHIE | F | | CRESCENT HEAD PS | NA |
| BATTLE JOHN | M | | STHWESTROCKS | NA |
| BAXTER GARY | M | 1 | NAMBUCCA HEADS PS | NA |
| BENNETT WILLIAM | M | | KEMPSEY HS | NA |
| BLACK COSETTE | F | | ALDAVILLA PS | NA |
| BLACKE JENNY | F | | ALDAVILLA PS | NA |
| BLOMFIELD RICHARD | M | | HASTINGS PS | NA |
| BONVENTI VICKY | F | | BELLINGEN PS | NA |
| BOYD ANTHONY | M | 1 | KEMPSEY HS | NA |
| BRAITHWAITE RICHARD | M | 1 | BELLINGEN HS | NA |
| BRAY SUSAN | F | 1 | ALDAVILLA PS | NA |
| BRENTON NOEL | M | 1 | KEMPSEY HS | NA |
| BROOK GORDON | M | | DORRIGO HS | NA |
| BROOK LARRY | M | | PORT MACQUARIE HS | NA |
| BROWN RON | M | | KEMPSEY SOUTH PS | NA |

URGENT URGENT URGENT URGENT URGENT URGENT UR

MO MEETING

ORGANISED BY PAN COMMUNITY COUNCIL

The National Party Minister for Planning, Robert Webster has recently decided to drop the state wide MO policy, the implications of this are very serious. Webster's decision means that local Councils will have up until the 1st February 1995 to put an MO policy into their Local Environment Plan. Many Councils are likely not to do this, in which case there will not be the possibility of more MOs or possibly no expansion of existing communities in the local government area. Other Councils may choose to have an MO policy, but put very stringent conditions on their approval e.g. limiting MOs to a restricted area.

This meeting will consider strategies for the State and Local Government elections and any other items MOs consider appropriate, such as Lismore City Council's bushfire management plan.

PLACE: THE CHANNON HALL

TIME: 3PM (AFTER THE MARKET).

DATE: SUNDAY 13th NOVEMBER

PLEASE SPREAD THE WORD, WE WANT A BIG ROLL UP

Come prepared for your community to make a contribution to the "fighting fund", or make a contribution directly to Pan Community Council, Summerland Credit Union account no. 1367.

*Contact: Diana Roberts 891 648 or Simon Clough 886 217
for more information*

the Nimbin Ethical Development Association

presents

AN OPEN COMMUNITY FORUM

ON

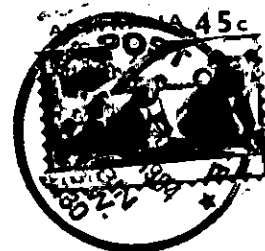
MULTIPLE OCCUPANCY

NIMBIN TOWN HALL
FRIDAY OCTOBER 28th
at 7.00 p.m.

An opportunity to acquaint yourselves with the issues surrounding Multiple Occupancy land settlement - history and background, philosophy, the rating issue, latest government action, the future, the advantages and disadvantages of MOs - and for MO residents to get up to date on the latest developments and to reaffirm their lifestyle choice.

EVERYBODY WELCOME

IF NOT CLAIMED RETURN TO:-
P.O. BOX 102, NIMBIN 2480



PETER HAMILTON
UNIT 1/50 PATERSON ST
BYRON BAY 2481

URGENT NOTICE
PLEASE CIRCULATE
SEE OVER

10-11-94

Simon. v. ^u Whitworth & Sons Electrote^u

Trevor Wilson as Dep. Mayor

7 Parkes Lane

Thronia 2486.

075-249019

Strategy

lobby Trevor

1) Introduce lobbying provisions
LEP (as they had
prior to 1988)

2) Seek that Carr adopt as
ADP policy, to neutralise
the Policy.

many of our problems stem from
our not living an ecological
sustainable lifestyle

14-10-94

Joanna Puccini

Channel 7. Hobbs Lane, Epping 2121

"Family" Show

02-8047366

to commence in Jan 1995. 8pm show,
13 weeks

depicts a 5 min segment of "alternative"
family. (Family with children)

Also is familiar with 19F data but this
is not connected. She has not
found them helpful.

she asked for any literature etc.
will accept stuff about EOD.

suggested sending Photo Album with
Wardick

4117
to be decided, reasons for not amending LEP. m.
for question at City & Council election

Move for Report from

Planning

Community Services

Finance - rates 5.94.

on reasons for against amending LEP
to permit MO.

That Council not proceed to prepare an
amendment to permit MO at this time,
until a ^{staff} report from the Planning
Committee, at this time on reasons
for against such an amendment

Report on reason for against introduction
of provisions to permit MO in rural areas
(subject to Council approval) with reasons
for against the introduction.
(If Council does not run with this
then the Council could?)

Reinstated ^{state wide} ~~aged~~ CEM-15 to permit ^{community} (MOP) a family lifestyle of ones personal choice.

Per Com 15 of agenda with of
Even if a Council member to provide
enabling legislation - that the P is
is stated, ^{by the} ~~in case of~~ ^{desires} that then
could to be up to 15 months to be
introduced.

• di his address/contact

• ~~Hanna - 372~~

• Bunna⁹² re 14F 19 RND

celebration in Nunber

Park

of Graham T for festive

celeb. - as media event

with Mo^{female} as central

1
Pan-Con 14F

Run even to run competition - best poem (3)

(by age groups)

best poem on theme of "My Family" (100 words)

best "fun thing"

dance

funny hat

flag on a stick

kite ~~highest~~ highest

longest tail (all in the air)

most colourful

Best composite ticket design

" glazed pot.

Home grown fruit/vegetable/flower

" "surprise me" (Pan Con Coord) entry

MO Community as Family

at Channon Market Hall, Sun 13 Nov.

Norlin

or Norlin Park

Spink Park

Special wait out by me

Do petition

Give Certificates for everything

Entries 20 of close 1pm. Judging by 1.30pm

Certificate 1/2 full x A4 - coloured paper? or diff
cl for diff grades

Certificate Design by Rev. Slapp?

Signed by Di & Julie in advance/after if printed after

Celebration of MO Families

Media to & Press Radio - Media release, very
colourful

Certificates: "Best", "Highly Commended" (Every effort
to get a certificate)

the in the section

2

Best ^{Twelve} dwg on family
 4 photos ~~no~~ family
 4 " " Adults(s) with child(ren)
 et " owner/occupier built house with
 family in the foreground.
 " painted balcony on a stick
 " entry of your choice
 " " expressing the joy of family life as no

Best completion of the sentence stem —
 I love my family, because —
 I would like to be remembered as
 the year in which —
 I love family life as no community because —
 (well known) whose property is
 Best parody of a song or poem about family life
 " " " nursery rhyme on mo.

"Reinstate MO Campaign Fund"
 Donation/ auto bank transfer/ income tax trip/

Entrance forms at the Market Gates - Stall
 20p (no restriction on number of entries)
 Get plug in the Market Newsletter

Circulate w/p to all local schools, pre
 school centres, Herderastr, Pre School
 etc.

Collect material is album for Fabey

Julie - 4/5

we with Council

also:

Webster.

Call for Still Roster Coordinator

Gate?

u u u u 1 rep from each community.

(phone control)

Certificate

awarded by Par Com

This Cert is awarded to: _____

in celebration of the 14F 1994.

To commemorate 1994 as

the 14F. (Par Com name + 14F to appear + pass the Logo)

Awards could be given out at time 1-30 - 2-30 or
posted/delivered locally or left at (store) etc
for collection. Posted in book to Commemorate.

(This would allow time for script writing)

Entry Form to incl.

Section / who / no name / address / phone contact /
etc

Could be Computer ^{name} print, or even wholly
Computer print out.

Semin 12/10/84

He spoke with Walesen today.
& the subject of Jgg1 came up,
& that 8 shareholders had
written seeking Council mediation
for approval for 8 sites!!

28/10/74

Jessica Bowden

"Orator" illegal mon

Uluwatu S.C.

066-448140

Haar Co.

To put in before court. hopefully

~~2~~ Macleod's old friend - Wolcott

o Status of Health - old copy -
two frames?

o Appendix - Mark re Denver's feelings?

o Coffey & Barker-Ham Reports

St. Hugh's? ^{Met}

12-15 Dec

Gardner to Riley

o DOP writing to Councils suggests
and in LHP?

Jonathan etc.

2 pers. dep. on by Jonathan

"Adams" is ^{is} ~~demanded~~ ^{from} ~~wrong~~ ^{latter}

Jonathan may not be dependent of case.

o Wolcott believes he has reply to Newport
re STOP Arms.

24-10-94

TAM (Walcolm)

Graham

RM. A/ Walcohen

29/10/94

- Coffey + Hugh Johnson. Drafted only 100 for next.
- Barker + Hamill. Handling by Hugh J.
- Glazebrook. His report will be completed as part of Coffey + Barker Reports

No other?

He will check with Hugh tomorrow re status & ring me.

○ He has article on 'procedural fairness'

11/10/94

11



Department of School Education

NORTH COAST REGION



MEMORANDUM TO SCHOOLS & COMMUNITY

101 Molesworth Street
Lismore, N.S.W.

Box 422, P.O. Lismore
N.S.W. 2480

Our reference: NC 94/0015

Your reference:

Telephone: Lismore 21 1701 (066)

Fax: Lismore 22 2972 (066)

Alex Scott (066) 211 799

22nd February 1994

LINES OF COMMUNICATION

The Parents and Citizens Association, North Coast Region, together with the North Coast Region Department of School Education, appreciate the value in parents have ready access to schools and the opportunity to be aware of the purposes and direction of the schools. In addition, parents need to understand the processes whereby they can make contact with their school to either provide information or seek advice on a range of issues.

The attached memorandum has been prepared by the P&C Association to provide a guide to parents and community members and to assist them in understanding the lines of communication.

This circular is not intended to explain the procedures for the resolution of disputes or grievances. The P&C have recently liaised with the Department and have agreed on procedures to resolve grievances. That document will be issued quite separately.



SEPTEMBER, 1994

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

AGREEMENTS WITH LISMORE CITY COUNCIL REGARDING INSPECTION OF MO PROPERTIES

A number of Pan Com representatives meet with Malcolm Scott (who is to be responsible for the inspections) and the Chief Planner Nick Jeradowitch.

To allay any fears of discrimination against MOs, it was agreed that the MO inspections would only take place after Council's adoption of a Plan of Management for a city wide inspection of all development.

Without Prejudice Inspection

It was agreed that this means that no written notes or photos will be placed on an official Council file except;

- a) where it is an application for "Modification of Conditions" of the DA. and;
- b) where the parties agree and confirm that material should be put on file.

It was agreed that every care be taken to ensure that the privacy of communities be respected and that information collected for planning purposes not be available to other departments of the Council or other Councils or Government Departments.

The People and the Task

Malcolm Scott and Scott Turner will be carrying out the inspections. Their particular task will be to see that the MO has complied with the conditions of consent in the development application (DA). This means they will not be looking at roads, sewerage, bushfire precautions, section 94 payments etc. unless they are specifically part of the conditions of consent.

Building Issues

The number of buildings will be checked to see that they comply with the DA and that a building application (BA) has been lodged. If there are more houses than the DA allows then the community will be asked to apply for an amendment of the consent.

Where a building has been erected on a DA approved building site but no BA has been issued the owner will be asked to apply for registration under "Building Registration" in the Local Government Act.

A cluster of buildings (including temporary dwellings) will be looked at in terms of the expanded house provisions of SEPP15. Such a cluster of buildings may be considered as one house where appropriate.

S.94 Issues

If a condition of consent requires the upgrading of an external road and before this work is carried out it is upgraded by others (eg for a new subdivision) then Council considers that the S.94 conditions have been met.

Variation to Conditions of DA Consent

Where agreement is reached to amend a condition of the DA consent this will be done under section 102 of the Environment Planning and Assessment Act. Council will not require fees to be paid for the variation of consent.

It should be noted that Council cannot apply a higher standard than that which was in force when they gave approval for the development.

Time Limit for Compliance

Where there is an agreement to vary a DA condition of consent this may require that certain things be done. The agreement may set down a time limit within which those things are done.

Caravans and Temporary Dwellings

It was agreed that the use of a caravan by a family member of a household does not need approval. Use of temporary dwellings as a whole it was agreed was a question for the Building Department of Council.

It was noted that there is great variation in the form and stages of MO development, both from an environmental and social view point and that this variation should be respected as a chosen "family lifestyle".

Council anticipates that the inspections may take up to early next year with a report in June 1995.

If you have any further questions regarding council's inspections contact Peter Hamilton, on 858 648. He'll be very happy to help you.

MULTIPLE OCCUPANCIES AND THE RATING QUESTION

You will be aware that the issue of rates paid by MO communities has been a source for concern amongst certain sections of the community, particularly in the Nimbin district where there is a high concentration of MO development. The rating system is seen as inequitable as 20 households on an MO can pay the same rate as one house on a similar piece of land. The conclusion is then drawn that MOs are not paying their fair contribution towards Council's provision of services within the area. Obviously, this perceived problem has wider ramifications when one considers other multiple occupancy settlement of land such as caravan parks, mobile home parks, dual residential properties, farming properties with a worker cottage, flats, boarding houses, aged retirement units, etc. There is also the issue of organisations and institutions exempt from rates such as Commonwealth and State government departments, banking institutions, religious organisations, churches and schools.

As rating is currently based on land value the only way I can see to address this issue would be to either look at placing a higher land value on land that has multiple occupancy of any form or to instigate what is the equivalent of a Thatcher poll tax. In relation to MO communities, the land value does increase once the land is settled and the more houses, the higher the value. My purpose in writing is not to attempt to provide solutions to rating anomalies but rather to give a clearer understanding of the situation relating to MO communities.

Over the past few months I have been doing some research into multiple occupancy developments and their rating contributions. I concentrated my research on the Nimbin district within the Lismore City Council boundary. There are 28 MOs within this area and they constitute just under one third of the district population. (609 people live on these MOs and Council's population estimate for the area using ABS data is 1890). From my research one thing is quite clear, each MO is different. Some MOs are on large parcels of land yet are sparsely populated, others are on large parcels of land and are densely populated. The land value ranges from \$659 per ha to \$6643 per ha. Property sizes range from 10ha to 565ha. Using ABS data and rating information provided by Council I have been able to establish that the average residential rate in the Nimbin district is \$170 per head of population.

Residents of one third of MO communities pay more than this. Whilst I haven't done an assessment of the contribution per dwelling on multiple occupancies, many residents live in an expanded family situation so one could expect the number of residents per dwelling to be higher than

the average. However, I do know that MO dwellers pay as much as \$960 per head of population down to as little as \$23 per head of population on Tuntable Falls Co-op.

As 40% of MO dwellers in the Nimbin district live at Tuntable Falls Co-op it's worth considering Tuntable a little more closely. Firstly, at no cost to Council, Tuntable has provided a preschool, a primary school, a community hall, a shop and postal outlet, a youth club and fire fighting equipment. All of these are maintained by the Co-op and made available to the wider community. In addition, as with all MO development, Tuntable are responsible for the upkeep and construction of their own internal road network. They place a greatly reduced burden on the local road network as many residents on Tuntable pool transport. They also help to maintain Council owned roads. In addition, Tuntable paid half of the cost of sealing public road from the community to Newton Drive at considerable expense. Interestingly enough, Tuntable is the largest land owner within the Lismore council area but the land owned by Tuntable has a very low value per hectare.

MOs are generally found to be utilising land that has little value in the traditional sense. Much of the land on MOs is not viable for large scale residential or economic farming practices. Land use is therefore devoted to agriculture, forestry, wilderness, parkland, recreation etc. Many MO communities are gradually rehabilitating their land, eliminating weeds and making a voluntary contribution to reforestation. This is of particular importance where stream banks are concerned leading to reduced soil erosion and reduced flooding impact downstream. Such land care and repair will be of benefit to future generations. Incidentally, the Far North Coast County Council, of which I am a member, are happy with the weed control that has been undertaken by MO communities and feel the situation has improved considerably over the past 5 years.

As MO land is not sub-divided in any way and is generally found on traditionally low value land it has a lower rating value. This would seem to be appropriate given that one of the principal aims of MO development is to assist the pooling of resources, particularly where low incomes are involved, and to enable economic development of a wide range of communal rural living opportunities. There is no other form of land title that facilitates such low cost development. It is interesting to note that Lismore Council's community profile shows that the Nimbin district has a higher than State average proportion of owner occupancy (69.3%) and yet has the highest unemployment rate (34.4%) and the lowest income levels of any area in the local government area. Almost half of the

population have income levels of less than \$15,000pa. One could conclude that multiple occupancy has been successful in its aims.

On a personal level I would like to give an account of how my own community contributes to services in the Nimbin area and reduces our impact on services provided. We are one of the larger communities with 24 residents, 9 households on 58ha. We maintain over 2km of internal roads, excluding driveways. This costs us upwards of \$5000 per year. We pool transport regularly. We generally use only two cars to transport our 11 school age children to the school bus and back. One person collects the mail for all of us each day whilst doing the bus run. We share car ownership. We provide our own childcare. We have recreation facilities used by the wider community. We are the driving force behind our local fire brigade holding most of the office bearing positions. We have received an excellent report from the local weeds officer on the weed status of our property.

Internally my community shares many resources and community facilities. We have built our own houses and we are on solar power. Within the wider community we are currently on the management committees of the Nimbin Hall where we have put in many, many hours assisting in the restoration, the local pre-school, the neighbourhood centre and the environment centre. We are also involved in the community in many other ways on a voluntary basis. Over the years we have provided accommodation for homeless teenagers. We contribute to the provision of community infrastructure and services through the taxes we pay, both direct and indirect, as well as through rates which are \$1265 per year. Two members are small business owners. All in all, we believe that we are making a valuable contribution to society as a whole and paying our way. I am most MO dwellers would feel the same.

Some members of the Nimbin community, namely the Ratepayers & Progress Association, are calling for a moratorium on further MO development until the issue of rating is addressed. Whilst I don't support a moratorium on development I have supported looking into the rating issue generally and perhaps taking up some of these issues with the Minister for Local Government. However, as a result of the research I have undertaken I believe that this could be a very costly and complex exercise as the full financial impact of MO development would have to be taken into consideration. I also believe that even if we resolved the rating issue those opposing MO development would simply find something else to use against us.

It is my hope that this article has left you better informed and if anyone would like more specific details in relation to rating, I would be only too happy to provide them.

Diana Roberts,
Lismore City Councillor,
Resident of Pinpuna Community.
Ph 891 529 (W) 891 648(H) Fax 891 130

MULTIPLE OCCUPANCY INSPECTION AMNESTY

COUNCIL INSPECTS PINPUNA

In August Pinpuna was one of the first communities to undergo an inspection by Lismore City Council. Pinpuna is a medium sized community located at Stoney Chute, near Nimbin, approved under IDO 40, prior to the introduction of SEPP 15. We were visited by Malcolm Scott and John Hampton, both from Council's Planning Dept. John came because it was the first Council inspection but it is likely that Malcolm will conduct future inspections on his own. One resident of every house on Pinpuna came to the meeting which was of great benefit.

The procedure followed by Pinpuna and Council was to go through our development consent point by point, discussing how we had complied with each condition and whether there were any we felt were inappropriate. This process provided us with an opportunity to request that certain conditions placed upon us be deleted or amended. The planning staff were supportive of the following conditions being changed:

1. Deletion of the clause which restricts the number of residents to average 5.2 per dwelling. Whilst we will be unlikely to ever exceed this density we feel it's inappropriate and discriminatory.

2. All of the conditions relating to bushfire protection will be removed and replaced with a clause that reads something like: "A bushfire management plan is to be drawn up and approved by Council's Fire Control Officer." This is because of changes to the Bushfire Act and conditions that are likely to be placed on all landowners. At this stage we have no clear idea what will be required in a bushfire management plan. We understand that guidelines for the preparation of such are currently being drawn up by Council staff.

3. Certain anomalies will be removed from our development consent. These relate to issues that should be considered when individual building applications are lodged, not as conditions of development consent.

4. A condition stating that we can't remove or lop trees of any species without Council approval will be removed.

One other condition relating to the condition of our road access has to be clarified with the engineering dept. To establish we had complied with the condition relating to noxious weed control we provided Council with a report on the weed status of Pinpuna from the Far North Coast County Council. This showed clearly that we had satisfied this condition.

Prior to coming out Malcolm had gone through Council's records to establish which nominated building sites had received building approval. We then took Malcolm and John on an inspection of the whole property to identify each house site, location of roads etc. I believe they were both genuinely interested in our relationship with each other and with the land, our land management practices and our building techniques and left impressed. The process was easy and friendly and we are awaiting follow up contact confirming the details.



MULTIPLE OCCUPANCY - A DINOSAUR IN OUR TIME?

Community Forum

Friday, October 28, 7pm, Nimbin Hall

Organised by Nimbin Ethical Development Assoc

Putting the arguments:

Members of the Pan-Community Council

and the

Nimbin Ratepayers Assoc

Issues to be debated include rating, the efficacy of MO development, illegal development
(and no doubt bushfire hazard and weeds)

Everyone welcome. Come and have your input.

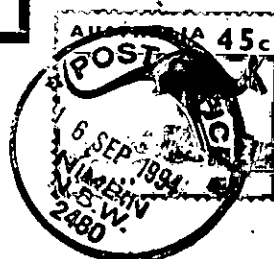
PETER HAMILTON

UNIT 1/50 PATERSON ST.

BYRON BAY 2481

**If not claimed
please return to**

**P.O. Box 102
Nimbin 2480**



~~5-10-94~~

MO General File

Rob meeting with Nick, Crowther and
after the meeting matter, Nick ^{advised} that
he had received LEPP #2.

Crowther said:

"Now we're sat mid of ~~the~~ undesirable
MO's; we will screw the existing
ones".

no letter from ~~the~~ ^{last} Sat vs. no MO was
raised by someone re "MOs will
fight", was dismissed by saying
she lives in Toledo.

Inference however is that they are
on the ball in monitoring
activities.

26.10.94

Simon meeting with Nick

Only meeting of Council - Jan in 17th.

It would take him 4-5 wks to process an MO DA
(More DA no doubt longer!)

He has advise of LEPP-42.

He is putting to ^{next} Council Committee or R? meeting that
amendment be placed in LEP. He estimates this
will take 15 months

The Broad Hectar Study contains Rural Res areas & Alternated

Rural Res (ie gpo) being put to council early 1995.

Simon put to him to put notice in Council newsletter
re LEPP-42. He says he has authority to do this,
but choose to get approval. This could go in
12 Nov (which of course is hopelessly inadequate to
30 Nov).

Simon will do a Press Release for the papers.

Nick's advise to us (in event of Govt getting re elected) is
to agree ~~the LEPP-42~~ MO is not a state concern, give Council
2 yrs to implement prov in their LEPs & for them to make
5117 incl or \equiv in LEP. (At the moment this is factual)

with 100
05-10-84 ~~Bar~~ ^{at} Re Social Hhs 925
ParCom to write hcc (at request of
Nick) for

- o Community bodies to get at
discount eg ParCom,
- o Free to nrc, lib, this lib.
Nick says at moment - no free
copies.

of Leo Bruce B.

New wildlife refuge go ahead

A new wildlife refuge is to be created near the village of Dorroughby.

The refuge will be known as the Holy Goat Wildlife Refuge and covers an area of nine hectares of private land.

Member for Ballina, Don Page, said the owners of the land intended to maintain and regenerate the natural habitat.

The existing one hectare of regenerating forest will be weeded and increased in size

24-10-94

Issues.

Excise the right of alterations off.

○ Expansion of app. MO re houses (under threshold)
" " " extra land (+ houses)

○

○ Additional Bld. eg. Community Bld.
are - as ancillary Bld. + OK

○ Cases on appeal, under STPR-15.

○ REP

Vuign 856819

father
father
28 Nov 4 days
Luring various medals for an
During active - re new fence.

Seniors has heard Malcolm has been threatened
with guns. (Nimbin?) Not known where.
Luman. To try him re ^{any} support needed

Shandof? (Tuttle)

- Halston (Cotto brother in law)
was expelled from Tuttle.
- Halston is well informed of
Wykaba, suggesting connection
or possible involvement there!

2/9/54

HOMESHOW HOUSE LISMORE CITY COUNCIL MEDIUM DENSITY DESIGN AWARDS

Council is currently seeking nominations for the first annual Homeshow House - Lismore City Council Medium Density Design Awards to be presented in December 1994.

The awards, which are jointly sponsored by Homeshow House and Lismore City Council, will recognise excellence in two separate categories;

1) duplexes (development of two separate houses on a single lot); and

2) developments of three or more units (for example residential flat buildings, town houses and villa).

Medium density developments formally completed in 1993 and 1994 are eligible for entry and Council invites nominations from the general public, developers, building designers and architects. Nomination forms are available from Council's offices 43 Oliver Avenue, Goonellabah and Homeshow House, cnr. Holland and Carson Streets, Goonellabah. Written nominations will also be accepted.

Nominations will not be accepted after 15th November 1994.

For further information regarding the awards please contact Jemina Dunn of Council's Planning Services Division on 250546 or Julie Memory of Homeshow House on 251355.

W.C.T. - Homeshow award
17.9.94
WS.
17.9.94
W.B. M.B.A. 2 p Centre.
Lismore City Council
Goonellabah
Holland

At Carson, Larson + Mayor.

Arch

Council meeting

Homeshow, \$1500 1945

2.

1.1

2. Arch

1. Planner

Winkie

Pete Ellan joins fountain Ken

for

Wade
Turkable

Piripara

Vic Brill.
Dept Mayor.

~~Carson~~
Frank S.

10-2 Ken
Res not standing

Illawarra Regional Office

84 Crown Street Wollongong 2500
P.O. Box 61 Wollongong East 2500
Telephone (042) 26 8120

Botany Bay Regional Office

23 Frederick Street Rockdale 2216
P.O. Box 207 Rockdale 2216
Telephone (02) 597 1233

Hunter and Central Coast Regional Office

20 Auckland Street Newcastle 2300
P.O. Box 5135B Newcastle West 2302
Telephone (049) 26 2566

South-East Regional Office

263 Crawford Street Queanbeyan 2620
Telephone (062) 97 6911

Legal advice can be obtained from the following places:

Environmental Defender's Office

Suite 82, 280 Pitt Street Sydney 2000
Telephone: (02) 261 3599 Fax: 267 7548

Legal Aid Commission of NSW

Daking House, Rawson Place Sydney 2000
Telephone: (02) 219 5000

There are many suburban branches and country branches at Gosford, Lismore, Newcastle, Orange, Tamworth, Wagga Wagga and Wollongong.

Redfern Legal Centre

73 Pitt Street Redfern 2016
Telephone: (02) 698 7277

Marrickville Legal Centre

9 Robert Street Marrickville 2204
Telephone: (02) 559 2899

The Land and Environment Court

Level 6, 388 George Street Sydney 2000
Telephone: (02) 228 8388

**Office of the Commissioners of Inquiry
for Environment and Planning**

11 13, Wynyard House, 301 George Street Sydney 2000
Telephone: (02) 29 2904

Other brochures in this series are:

- Department of Planning
- Environmental Planning in NSW
- Rural Planning
- Protecting our Environment

CITIZENS' RIGHTS AND PARTICIPATION



Introduction

The Environmental Planning and Assessment Act (EPA Act) gives both rights and responsibilities to people in the community, councils, developers and public authorities. The system is only successful if each group is aware of its own and each other's rights and responsibilities under the Act.

People have the right to be informed and consulted in relation to a number of developments, to make submissions to Commissions of Inquiry, to attend public hearings, to make appeals to the Land and Environment Court and to use the Court to remedy any breaches of the Act.

The planning system provides opportunities for people to learn about planning proposals, to be consulted and to inform the decision makers of their views. The two main areas of planning control are: environmental plans (hereafter plans) and development control by councils.

Environmental Planning Instruments

State environmental planning policies, regional environmental plans and local environmental plans have legal force in establishing how land is used.

State environmental planning policies are prepared by the Department of Planning. They address matters of state-wide significance such as major economic development, protection of the environment and housing for the aged or disabled.

Regional environmental plans are also prepared by the Department of Planning. They deal with matters important in a specific region such as land use, development, conservation of historic buildings and transport.

Local environmental plans are prepared by local councils. These plans are concerned with development control in a local area. They allocate land for particular purposes such as homes, shops, factories and open space. They can also protect and conserve the local heritage and natural environment. (For more information

on plans see the brochure on Environmental Planning in NSW). There are two ways to get information on these policies and plans: through advertisements and exhibitions.

Under the EPA Act councils must place advertisements in local newspapers giving details of:

- the council's intention to prepare a draft local environmental plan;
- the exhibition of environmental studies; and
- the aims, objectives, policies and strategies of a draft local plan.

Under the Act the Department of Planning must also advertise the exhibition of a draft regional environmental plan so that people can have the opportunity to make submissions on it.

All draft local environmental plans and draft regional environmental plans must be exhibited.

Exhibitions of local environmental studies and plans will take place at the council and other locations at the council's discretion, e.g. libraries and community centres. Draft regional environmental studies and plans will be on display at the Department of Planning's head office or relevant regional offices, councils in the region and libraries, etc.

How to Participate in Plan Making

At the time a draft plan is exhibited, people are invited to make written submissions providing their comments. Forms may be provided at the exhibition. These should be filled in and sent to the council or the Department of Planning, depending on which body has exhibited the plan.

If forms are not available, people may write a letter to the council if it's a local plan and to the Department if it's a regional plan or state policy. They may also wish to speak or write to their local councillor or local member about the plan or policy.

At its discretion, the council can arrange a public hearing to consider submissions on a draft local plan (section 68).

Development Applications

The council is responsible for making a decision on a development application according to the policies established in the local environmental plan, state policies, regional plans and the provisions of the EPA Act. In exceptional cases the Minister will make the decision on the development application. (Section 101 and section 88(3)).

How to Participate in the Process

- Development Applications:

If someone wants to develop an area for some purpose, e.g. office, housing, etc. then they must abide by the policies in the local environmental plan. This plan is available for inspection at the council. It generally has two components: a map which indicates zones and a written section which outlines special conditions and matters that council must consider. There may also be a 'Development Control Plan' containing more detailed issues and standards. In some cases councils must advertise that they have received a development application. In others it is up to the individual council to notify residents that a development application has been lodged.

Section 90 of the Environmental Planning and Assessment Act 1979 details 'matters for consideration' by a consent authority i.e. the authority such as the council which makes a decision on a development application. Some of the things considered are the policies in any plan, the effect of the development on surrounding areas and the amount of traffic likely to be generated by the development.

- Advertised Development Applications:

Some developments have to be advertised. These are developments which are of a significant nature but do not require an environmental impact statement (EIS).

The council must advise people by sending notices to those likely to be affected by the proposal, advertising

in newspapers and exhibiting the proposal for a fourteen day period.

People can make submissions about the proposed development either by filling in a form or writing a letter.

The council may advertise other proposals if it wishes.

- Designated Development Applications:

Designated development is development that may be listed in a local plan or in Schedule 3 of the regulation to the EPA Act. (You can inspect the regulation at your local council or at the Department of Planning's offices). This type of development requires an environmental impact statement (EIS).

The EIS must be lodged with the development application and it must be advertised.

The council must send written notices to people likely to be affected by the proposal, advertise the exhibition locations in newspapers and exhibit the EIS for not less than thirty days.

When either the council or the Minister has made a decision, written notice will be sent to the applicant and to people who made submissions. They will also be notified about their appeal rights. People who object to the proposal have a right to appeal if it is approved: this is called a third party (a class one) appeal. The applicant has twelve months and the objector twenty eight days to appeal against the decision.

Legal Rights

The NSW planning system gives people a number of legal rights against decisions made by planning authorities.

People have the right to appeal to the Land and Environment Court, on a form obtained at the Office of the Court or from the local court house.

Who can Appeal?

The person or persons who lodged the proposal in the first place, i.e. the applicant, can appeal against a council's decision. They have twelve months in which to do so. Such appeals may be against the conditions that a council has imposed on approving the proposal; against the refusal of the proposal or if council did not make a decision on the application within forty days. Council also has the right to appeal. A third party (i.e. not the applicant or the council) does not have a right of appeal except for designated development.

Anyone who has made a written objection to a designated development application during the exhibition process can lodge an appeal within twenty-eight days of the council's notification of the decision.

There is no right of appeal on the contents of the plan once it has been approved by the Minister or on development applications where the decision has been made by the Minister under section 89 and 101 of the Act

Anyone can apply to the Land and Environment Court for an order to correct or alter a breach of the EPA Act. A breach of the Act may involve instances where the procedures in the Act have not been followed correctly or where a person carries out development either without approval or which is inconsistent with the terms of approval given for the application.

If you wish to apply to the court for such an order you should seek legal advice from a solicitor, from your nearest legal aid service or from the Environmental Defender's Office (some useful addresses are listed at the end of this brochure).

A Request for a Public Inquiry

A public inquiry can be established:

- by the Minister, on any matter relating to the operation of the Act or an environmental plan. It can also be on the environmental aspects of a designated development or a development that may significantly affect the environment and for which an EIS is prepared under Part V of the Act (section 119);
- by the Director of the Department, at his/her discretion, on any matter related to a draft regional plan (section 49 (1) (a)).

Under section 101 of the Act a development application may be called in for determination by the Minister. The council and the applicant can require the Minister to call a public inquiry. In the case of designated development, any person who made a submission in relation to the development application can also call for a public inquiry to be held.

The intention to hold an inquiry, the subject matter and other details will be advertised in the Government Gazette and newspapers by the Commission of Inquiry. (The Government Gazette is available from, or can be inspected at, the Government Information Service, 55 Hunter Street, SYDNEY - phone 221 3622.)

Some items of public inquiries may be withdrawn from public hearings because of their confidential nature.

For information about the Heritage Council, conservation provisions of the Heritage Act and appeal rights, see the brochure, The Heritage Act 1977, produced by the Heritage Council of New South Wales.

Information on

Environmental Planning

Local councils can provide information on zonings, planning regulations, building and development standards, planning policies and proposals.

The Department of Planning can provide information on planning at regional and state levels. It holds exhibitions and displays and produces publications. The following are the locations of the Department's offices:

Head Office

175 Liverpool Street Sydney 2000
Box 3927 G.P.O. Sydney 2001
Telephone (02) 391 2000

Western Sydney Regional Office

31-39 Macquarie Street Parramatta 2150
P.O. Box 404 Parramatta 2150
Telephone (02) 689 8111

Northern Regional Office

49 Victoria Street Grafton 2460
P.O. Box 6 Grafton 2460
Telephone (066) 42 0622