

P. Hamilton Please return

As issued

SEPP 15 REVIEW  
MULTIPLE OCCUPANCY (MO) OF RURAL LANDS  
RESIDENT SURVEY



INSTRUCTIONS:

00244

Please answer the following questions by:

- writing numbers on line provided
- circling the relevant code by: Yes 1 No 2
- writing comment or details in respective space
- circling one number on the provided scale

Please write clearly to ensure that only one code number is included within each circle and the meaning of your response is obvious.

For the purpose of this survey:

- "MO" refers to the physical development containing multiple dwellings
- "community" refers to a group of people living together. One or more "communities" may live on any single MO.

- 1 In what year was your community established? .....
- 2 Has an approval been granted for your community under SEPP 15? Yes 1  
No 2
- 3 If YES, in what year? .....
- 4 What is the average length of stay of residents (excluding visitors) in your community? (Circle one number only)
- |                  |   |                    |   |
|------------------|---|--------------------|---|
| less than 1 year | 1 | 1 - 5 years        | 2 |
| 6 - 10 years     | 3 | more than 10 years | 4 |
- 5 What is the approximate overall area (in hectares) of your MO? .....
- hectares
- 6 Do you have distinct separate communities within your MO? Yes 1  
No 2
- 7 If YES, how many? .....
- 8 Which of the following does your community cater for: (Please circle the corresponding code)
- |                                  |   |                                     |    |
|----------------------------------|---|-------------------------------------|----|
| Communal rural lifestyle         | 1 | Share-farming                       | 6  |
| Horticulture                     | 2 | Permaculture                        | 7  |
| Forest regeneration/preservation | 3 | Tourist-oriented activities         | 8  |
| Weekend/holiday retreat          | 4 | Spiritual                           | 9  |
| Dispersed residential            | 5 | Environmentally sensitive lifestyle | 10 |
| Other (Please specify) .....     |   |                                     | 11 |



9 How many people normally live within your community on a permanent basis? . . . . .

10 How many of these current residents are in each of the following age groups (approximately).

0 - 4 years . . . . .	5 - 18 years . . . . .
19 - 55 years . . . . .	55+ years . . . . .

11 How many separate households are there within your community? . . . . .

12 What percentage of these households earn less than \$20,000 per year? . . . . . %

13 What approximate percentage of residents between 18 - 60 years of age are engaged predominantly in daily activities on the MO? . . . . . %

14 What percentage of residents between 18 - 60 years of age are engaged predominantly in activities which take them off the MO? (e.g. full or part time employment, education, volunteer or community work). . . . . %

15 Which of the following modes of transport are used by those people leaving the MO?

Private (individual) transport	1	Shared private	3
Community transport	2	Public transport	4
Other . . . . .			5

16 Of these, which is the main form of transport used. (*Circle one only*)

Private (individual) transport	1	Shared private	3
Community transport	2	Public transport	4
Other . . . . .			5

17 Which of the following settlement type has your community chosen: (See attached Figure 2) (*Circle one only*)

Clustered settlement	1
Dispersed settlement	2
Both	3

For what reasons? . . . . .

. . . . .  
. . . . .  
. . . . .



18 How many of the following dwelling types are there within your community? (*Specify number of each*)

Single dwelling	.....	Communal House	.....
Shed	.....	Tent	.....
Covered caravan/caravan & shed	.....		
Expanded dwelling (see attached Figure 1)	.....		
Other ( <i>Please specify</i> )	.....		

✓ 19 Which of the following community facilities does your MO have?

None	1	Community house	9
Community Centre	2	Community laundry	10
Community Kitchen/eatery	3	Child Care facilities	11
Utilities (Dams, pumps, power, roads)	4	Community hall	12
Artists Workshops/gallery	5	Workshop/farm buildings	13
Health/Medical	6	Religious facilities	14
Bushfire/flood facilities	7	Education facilities	15
Other ( <i>Please specify</i> )	.....	Recreation facilities	16
			17

20 Are any of these facilities used on an ongoing basis either currently or in the past, by people who are not residents of your MO? Yes 1  
No 2

21 If YES, please give details:

.....

.....

.....

.....

✓ 22 Please estimate the approximate site area associated with each land use within your MO.

Residential	.....	%
Agriculture (incl. horticulture)	.....	%
Environment Preservation/Protection/retention	.....	%
Active Open Space facilities (play areas, playing fields)	.....	%
Community facilities (as listed in Q.20)	.....	%
Passive Community land (arboretum, creek bank reserve, gardens)	.....	%
Other ( <i>Please specify</i> )	.....	%

TOTAL 100%



- 23 Which of the following ownership structures has your community adopted?
- |                                 |   |              |   |
|---------------------------------|---|--------------|---|
| Tenants in Common               | 1 | Co-operative | 4 |
| Joint Tenants                   | 2 | Partnership  | 5 |
| Title held by Trustee           | 3 |              |   |
| Other ( <i>Please specify</i> ) |   |              | 6 |
- 24 Under what arrangement are individual dwellings owned and occupied?
- |   |   |
|---|---|
| All owned by Community                        | 1 |
| Individual dwellings owned by owner-occupiers | 2 |
| Other ( <i>Please specify</i> )               | 3 |
- 25 How many shareholders/members does your MO have? . . . . .
- 26 Of these shareholders/members how many are not currently living on the MO? . . . . .
- 27 How many people are currently living in your community who are not shareholders? . . . . .
- 28 Are shares (or equivalent) currently: (*One only*)
- |   |   |
|---|---|
| (a) not available   | 1 |
| (b) available to the public (i.e. on a first come basis)  | 2 |
| (c) conditionally available, (e.g. subject to house available for purchase; or an approved building site; or on approval of other resident members; or the like.) | 3 |
- 29 What:
- |   |              |
|---|--------------|
| (a) Are current cost of shares (if any) or equivalent?          | \$ . . . . . |
| (b) Were original cost of shares (i.e. to the first residents)? | \$ . . . . . |
- 30 What percentage of original shareholders still reside on the MO? . . . . . %
- 31 What is the main source of finance for dwellings on your MO?
- |                                 |   |                         |   |
|---------------------------------|---|-------------------------|---|
| Bank/Commercial loan            | 1 | Individual private loan | 4 |
| Community Capital               | 2 | Private Capital         | 5 |
| Other ( <i>Please specify</i> ) |   |                         | 6 |
- 32 Have your residents experienced any difficulty obtaining finance for dwelling construction from a lending institution? Yes 1  
No 2
- 33 If YES, please give details:
- .....
- .....



34 Please describe the management structure, if any, operating within your community.

.....

.....

.....

35 How are community decisions made within your MO? *(Please explain)*

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.....

.....

36 How does your community meet common expenses such as council rates, internal road maintenance and fencing costs? (e.g. annual levy on residents, ad-hoc contributions).

.....

.....

.....

37 In general, what are the relationships like between your community and major adjoining land owners? *(Place a tick on the relevant line for each neighbour where each number represents an adjoining land owner.)*

	1	2	3	4	5	6	7	8	9	10
No Contact										
Friendly										
Neutral										
Unfriendly										

38 If unfriendly, can you give any reason for this?

.....

.....

.....



- 39 Has your community ever been the subject of community opposition or misconceptions (e.g. objection to DA, complaints to residents or council)? Yes 1  
No 2

40 If YES, briefly provide any details and known reasons for this:

.....  
.....

- 41 What do you believe are the three main advantages of MO Development? What are the three main disadvantages? (Please answer in the appropriate columns below. Please rank your answers from 1 to 3 only with 1 being the biggest Advantage/Disadvantage.)

	Advantage	Disadvantage
1 Communal lifestyle	.....	..... 1
2 Alternative lifestyle opportunities (including communal life style)	.....	..... 2
3 Lower cost rural living	.....	..... 3
4 Good environmental management (e.g. decreased land degradation)	.....	..... 4
5 Improved land management practices (e.g. decreased weed infestations)	.....	..... 5
6 Introduction of new forms of agricultural activity	.....	..... 6
7 Continued use of land for agriculture	.....	..... 7
8 Innovative house styles	.....	..... 8
9 Increased bushfire fighting facilities	.....	..... 9
10 Development cost	.....	..... 10
11 Fewer legal land management requirements	.....	..... 11
12 Fewer zoning requirements	.....	..... 12
13 Use of alternative technology (power, waste disposal)	.....	..... 13
14 Merging of social groups (farmers and MO residents)	.....	..... 14
15 Inability to obtain finance	.....	..... 15
16 Low re-sale value	.....	..... 16
17 Changes in land value	.....	..... 17
18 Environmental impact	.....	..... 18
19 Adverse poor land management practice	.....	..... 19
20 Increased bushfire risk	.....	..... 20
21 Other (Please specify)	.....	..... 21
22 Other (Please specify)	.....	..... 22
23 Other (Please specify)	.....	..... 23



- 42 SEPP 15, which relates to Multiple Occupancy developments, contains a set of Policy Objectives which apply to MO developments. Using the following 5-point scale, please indicate how relevant each of the following SEPP 15 Objectives are for your community.

	Not Relevant			Very Relevant	
	1	2	3	4	5
Encourage community based rural settlement	1	2	3	4	5
Encourage environmentally sensitive rural settlement	1	2	3	4	5
Enable collective living	1	2	3	4	5
Enable sharing of facilities and resources	1	2	3	4	5
Enable pooling of resources	1	2	3	4	5
Facilitate clustered style rural development	1	2	3	4	5
Avoid demand for Council/Government services	1	2	3	4	5
Avoid subdivision of rural land	1	2	3	4	5
Avoid decline in services due to decline in rural population	1	2	3	4	5

- 43 In your opinion what issues relevant to MO Developments are not covered by these existing objectives. *(Please give details)*

.....

.....

.....

- 44 The Policy currently restricts the height of buildings to 8m. above natural ground level. Do you feel this restriction is appropriate? Yes 1 ☒ No 2

- 45 If NO, what should it be and why?

.....

.....

.....

- 46 SEPP 15 currently restricts the amount of prime crop and pasture land (as defined in the Policy) to a maximum of 25%. Do you feel this standard is appropriate? Yes 1 No 2



47 If NO, what alteration to this limit, if any, do you feel would benefit future MO applicants?

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.....

48 The Policy currently restricts tourist accommodation on MO developments (unless otherwise permitted in the zone). Do you feel there is a place for such development within MO? Yes 1  
No 2

49 Please give details.

.....

.....

.....

50 The Policy currently requires that at least 20% of the land has slopes of less than 18 degrees. Do you feel this is an appropriate standard? Yes 1  
No 2

51 If NO, what do you feel it should be and why?

.....

.....

.....

52 The Policy currently allows for a minimum allotment size of 10 hectares for MO developments. In your opinion, is this minimum allotment size of 10 hectares appropriate? Yes 1  
No 2

53 If NO, what should the minimum lot size be and why?

.....

.....

54 Do you feel the density provisions as provided by clause 9 of the Policy are appropriate? Yes 1  
No 2





55 If NO, what should the provisions be and why?

.....

.....

56 In your opinion is the prohibition on subdivision of MO necessary to ensure the community living objectives of MO will be achieved? Yes 1  
No 2

57 Please explain your answer.

.....

.....

.....

.....

58 Do you feel the community living objectives for MO's could be achieved by other means (e.g. Community Title Subdivision, Strata Title Subdivision, Standard Subdivision) Yes 1  
No 2

59 Please explain your reason(s):

.....

.....

.....

.....

60 Do you feel that the requirement for public exhibition of certain MO development applications is appropriate? Yes 1  
No 2

61 If NO, please explain why:

.....

.....



62 Which of the following (if any) were undertaken and submitted as part of your development application to satisfy the requirements of Clause 8 of the Policy?

- Consultation (with community, private or government organisations) 1
- Preparation of Community plans 2
- Preparation of Land Management plans 3
- Environmental study 4
- Constitution 5
- Other (Please specify) . . . . . 6

63 For those indicated in Q62, what status is now given to these documents? Are they now considered by the community to be: (Please specify the status of each if more than one applies)

	Mandatory Rules	Community Guidelines	Other (Please specify)
Community Plan	1	2	3 . . . . .
Land Management Plan	1	2	3 . . . . .
Environmental Study	1	2	3 . . . . .
Constitution	1	2	3 . . . . .
Other	1	2	3 . . . . .

64 Prior to approval of your MO development application which of the following issues were required (by Council) to be resolved/addressed by your MO in order to satisfy the requirements of Clause 8 of the Policy?

- Road and Flood Free Access 1
- Impact on Water Quality 2
- Water Supply 3
- Mass Movement/Land Slip 4
- Land Capability 5
- Bushfire Hazard 6
- Fauna & Flora Impact 7
- Waste Disposal 8
- Adjoining Land Uses 9
- Visual Impact 10
- Other (Please specify) . . . . . 11



65 Since approval, have any of the following issues become a concern to your community, or has council or any State Government agency advised that any are a concern?

Road and Flood Free Access	1
Impact on Water Quality	2
Water Supply	3
Mass Movement/Land Slip	4
Land Capability	5
Bushfire Hazard	6
Fauna & Flora Impact	7
Adjoining Land Uses	8
Visual Impact	9
Financing the Development	10
Other (Please specify) . . . . .	11

66 If any of the issues in Q65 have become a concern, please state why and advise if a problem still exists:

- (a) Road and Flood Free Access . . . . .  
.....
- (b) Impact on Water Quality . . . . .  
.....
- (c) Water Supply . . . . .  
.....
- (d) Mass Movement/Land Slip . . . . .  
.....
- (e) Land Capability . . . . .  
.....
- (f) Bushfire Hazard . . . . .  
.....
- (g) Fauna & Flora Impact . . . . .  
.....



(h) Waste Disposal .....

.....

(i) Adjoining Land Uses .....

.....

(j) Visual Impact .....

.....

(k) Financing the Development .....

.....

(l) Other (please specify) .....

.....

67 Do you have any other comments regarding the effectiveness of SEPP 15 for the management of community-based developments on rural lands?

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Thank you for your co-operation. In the event that we require further information or clarification of your responses, please supply a contact name (if desired) and phone number.

#### Contact Details

Community: .....

Contact Name: (optional) .....

Phone: .....

Figure 1: an expanded house

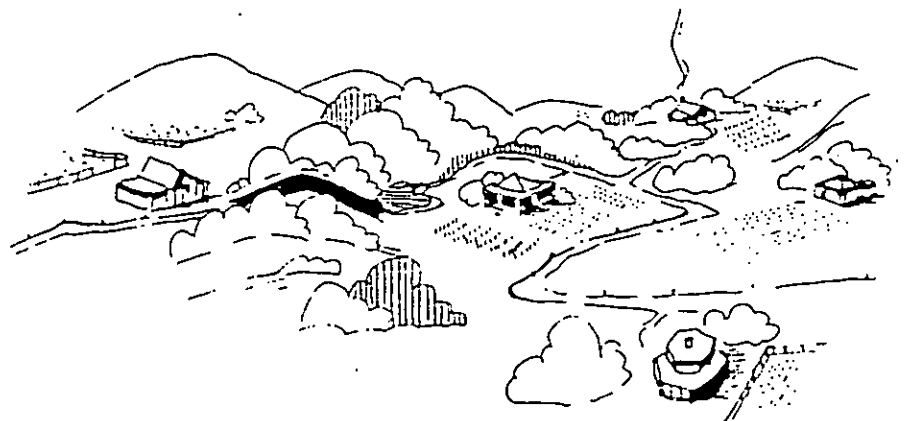
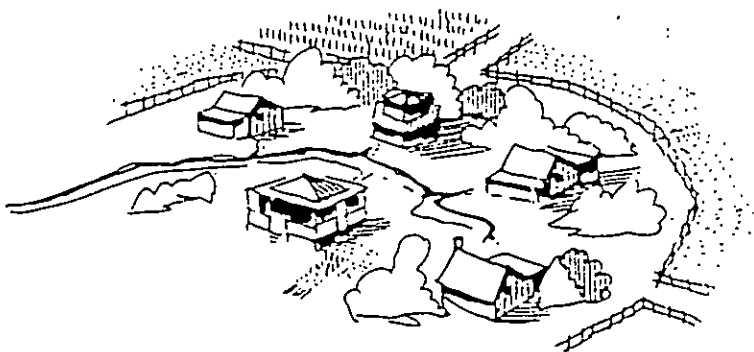
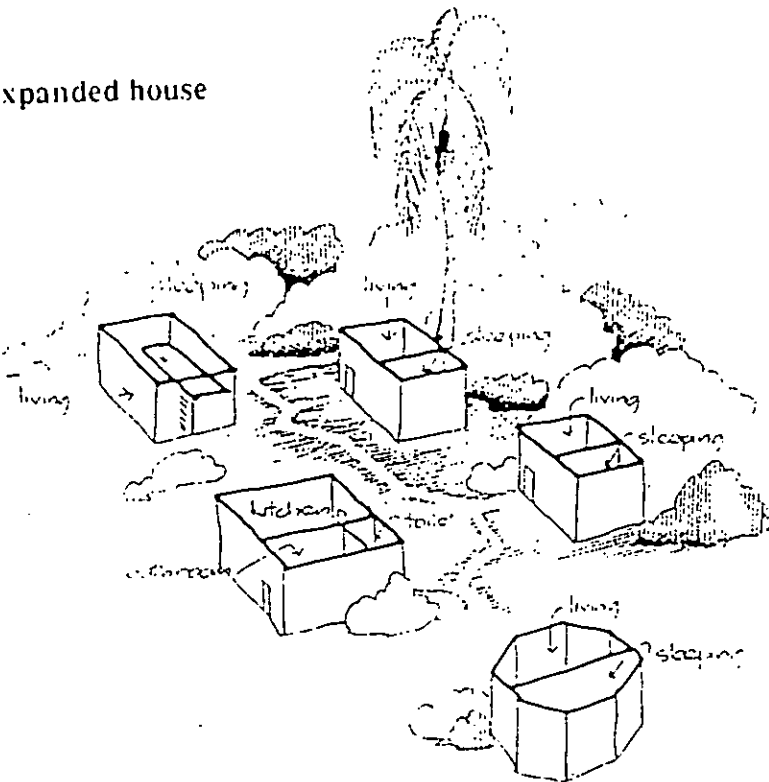


Figure 2: clustered and dispersed development