

Rates revision

Last week's Council meeting approved a three-category rating structure for Lismore – residential, farmland (75 per cent of the residential rate) and business (110 per cent), based on land valuations. Special rates or sub-categories no longer apply. Details, including the appeal process, will be given in the April installment notices and a special circular will be mailed to other ratepayers.

Activist Paul Recher counters that farm rates should really be lowered to 'stop the urbanisation of our shire and maintain land for crop production'. He urges a covenant to dissuade people from claiming lower rates and then subdividing.

In 15 years, every apricot orchard was under the bitumen sprawl of San Jose, California; in 30 years, every Long Island, NY (160km x 50km) potato farm disappeared; and how long did it take the expansion of the Western suburbs of Sydney to eliminate the truck farms that used to feed fresh vegies into Sydney?

Lismore is heading down the same path. As we approach the increasingly over-populated 21st Century, we have a moral and an economic imperative to maintain our horticultural land that's available for crop production.

A solution that would guarantee preservation of agricultural land in our shire in perpetuity is to *lower* the current farmland rate.

But any farmland ratepayer who wants to receive the low rate must sign a covenant stating that for every year one receives farmland rating, two years of paying general rates must elapse before rezoning to sub-divide will be considered.

This covenant agreement separates those farmers who want to maintain agricultural land in perpetuity from those who look to rezone and sub-divide as their rightful superannuation policy.

This agreement solves the problem of the increasing urbanisation of our shire and the subsequent political pressure to bring farmland rates in line with urban rates by assuring fair dinkum farmers of a secure lower rate base through time.

It also guarantees the ambience and aesthetics that a rural landscape brings to the enjoyment and quality of life for all residents and visitors.

A vigorous bi-partisan approach is required to enact the necessary parliamentary changes to allow Council to institute this policy.

*Paul Recher,
Dorrroughby*

Rates wrangle

For Lismore City Council to now increase farmland rates to alleviate the burden on other ratepayers accelerates the well-established and little understood phenomenon of being 'rated out'.

Dr. Junior

RATES

15/4/94 1995

Red

Council Decision.

Rating

1 Rural $\uparrow +40\%$

2 Commercial \downarrow

3 Res. MO \uparrow

No special move.

Newsletter

Direct.

Accountant CU.

18/3/94

Rating - Di (^{Fw} Meeting 15.3.94)

Rating officer
John Decroft

@ Farm land

0 res "dominate use of res" - Biller Cliffs

0 rural res of centre of pop. - Rural Res
(Business) ~~usual~~

Madaville

↑ eg Badhi, Tumble, Biller
[why not others?]

Wellings = 77 + 30 + 20 = 127 He did not know of any others

rent + prodn + lots to be reclaimed

152 = Newlin

Quarry - owners rates.

differential rating system.

The new Act has put deadlines on compensation from
reg' decision by Council next Tues.

1 . NS. 20/8/74

Ratepayers take stand on planning issues

Alstonville plateau planning issues have figured prominently in Alstonville and District Ratepayers and Citizens' Association discussions in the past year.

In his report to be presented to Tuesday's annual meeting, the president, Dr Paul Earner, said there had been strong support for the village concept of urban growth on the plateau.

The association had made a submission to the Department of Planning's Draft North Coast Urban Planning Strategy reinforcing this view and calling for a moratorium on rural cluster developments.

"The issue of the increasing number of rural cluster developments on the whole of the North Coast is one of the more urgent issues that will face not only the association but local

government and the Department of Planning in the next 12 months," Dr Earner said.

"It is hoped the department's North Coast Draft Urban Planning Strategy will confront this issue."

He said that a submission also had been made to Ballina Shire Council's Draft Development Control Plan No 1 Urban Land which called for the exclusion of the villages of Alstonville and Wollongbar from State Environmental Planning Policy 25 (dual occupancy).

"SEPP 25 allows for a greatly reduced block size to be legally subdivisible to allow for multiple dwellings," he said.

"This, in turn, allows the village population to increase markedly beyond present projections."

Dr Earner also reported on the greater police presence in the district.

He said that after several years of discussions with the Police Department and State Government, a public meeting was called by the association last November.

It was addressed by police representatives and Member for Ballina, Don Page who, a month later, announced the appointment of a second police officer to Alstonville.

"This has proved very beneficial in maintaining a greater police presence in the Alstonville area, especially at night and weekends," he said.

The annual meeting is at the Alstonville Leisure and Entertainment Centre at 7.30 pm on Tuesday.

1.2.8.94

Rating

Dept. VQ (his & Grafton) not prepared to permit retrieval of any data other than per prop at \$16 each!

Referred to

1. then "Blue Book" gives data by Council area 1993. Copy on display at his & await Grafton @ \$15.00

2. Office of State Revenue
Dunstable 049-255333 publish quarterly on "sale prices properties".
This is VQ data.

LV Addressed in his :-

1981, 1986, 1992.

Mo
to Rates Issue
Puff/loss



15/8/94

VG.

VG. - his
212629

~~his~~

Cr. Wolesworth & Nagelton St.
Next to Israel Leather Shop

Barry Fisher or others.

- ① Do they have LV + sheets?
- ② charge of LV over say 3 assessment dates.

Brian Deegan.

Do not inspect every property -

If prop bought for 100 & sheet
on. then ~~nothing~~ same / ha LV
used.

If however, at the next valuation period
it has say 10 houses, the assessed ^{capital} value
is increased on basis that if it were
sold, in tota it would ~~be~~
expected to bring an above average
amt & hence ~~was~~ a higher LV.

1. St by St

Rural Bus. Prish. Ab

Reg Office

office → 4

Ken McKinley

420575

NSW

V.E. office

Grafton - 10 272

Grafton.

34 W. at court.

Done at Grafton

Critic principle

LV Market value sales.

Zone

Would take into of DA app for x-iter
(regardless if built upon). These seen
as a capital asset.
hypothetical.

Market Research Consultant

Street bases Tweed & Byron. urban, rural
his Urban x st Hotch pot.
Village x st
Section map plan
Rural bases.

Block by land use code. mo
\$16/property.

x192 Print of coding

What prop can be used for
highest & best use without the price will change

1600

Map.

Code. mo

Map boundaries map.

Rural x/W. 3 areas

1. Timber land
2. Wilderness
3. DP 10089 locality

Rural of Georgia

Nimbin by st x st.

x " Nimbin

Land Use Code. Zone 40

- grazing
- mixed cropping
- no MO.
- timber for.
- ag.

~~Memorandum~~

DI

(1) Dep

Space/Break up. up to author, para, parts where \$ figure

To Dep. Power note. - to Trevor

As we are not going to Pender committee in
Rebuttal Rating

on his report to the Executive
you are reading this

We seek an opportunity ~~for~~ to be able to
rebut or contribute to any comments relating
to the rating issue if you ~~if~~ found
your consultant ~~that~~ raised the
issue

If As the rating issue was not on issue
raised in the brief ~~see~~ Pender survey
on their brief, we submit we ~~are~~
be given the opportunity to address
If you have any ~~reservation~~ ^{have you} on the
subject & if ~~the~~ ^{any} submission ~~made~~
~~to you~~ (which are in any way antagonistic

"procedural fairness"

to modify the existing ^{policy} (SEPP-15) that we be
 given an opportunity to ~~have~~ comment or
 rebut such allegations, before any
 decision is made, or nec to be made
 We ~~trust~~ that to amend the ^{entire} policy in
any way.

We ~~trust~~ to this had we reinforced our
 earlier submission that ~~the~~ ^{your} present
 report be published made available for
 public comment.

We trust that you will appreciate that
 what you are here requesting is in
 accordance with the normally
 accepted practice of "procedural
 fairness".

Yours

16/8/34

Rating Issues

John

Balcroft. Rating Clerk

- Govt Dept Non rateable (State & Council)
 - Churches? Non rateable
 - Banks - " " (but donate)
- Back track re. LV-M.O. Held data since inception.

They all use infrastructure, roads, water, sewerage

Herts. Av? No

of Di \$659 - \$6643/ha? Cant even speculate. Do not shed this (not interested)

May

Banks make ex gratia payment.

Not a trading enterprise

eg DSE
PWT

Don buildings of DSE, the rateable.

" Non rateable payable? No penalties

" Non rateable land "

- Govt Dept / State & Council Pay no rates
- Banking institutions (some make donation)
- Church Religious Organizations / communities
- One not entitled to rate
- One religiously based not entitled to exemption of rates, makes contribution.

129

This is a success story. That the 240 people
in Tent have all able to place ^{themselves} ~~themselves~~
(without debt) & live within their means is a credit
achievement for which they should not be
penalised.

~~That they pay \$23~~

To reduce calculations to a person basis is
erroneous in social terms. The meaningful
unit to compare ~~the~~ family.

In the Village (& Urban) situation this is normally
a nuclear family of 2 adults (1 house
per property)

In the case of Tentable

home communities look upon themselves as one
extended family. ~~The concept~~
The right for communities of people to see themselves
as a 'family' is recognised at law and
acknowledged by the Premier in the ~~1977~~ his
~~Cabinet Committee~~ News Release of 1 March 1974
on the 14F Initiatives. (Admin. by an 14F secretariat
responsible to the 14F Council of Cabinet chaired
by the Premier.)

Tentable sees itself as some 14 family groups
on this basis: $6247/11 = \$567/\text{family}$
of Nuclear family of 2 i.e. $2 \times \$170 = \340

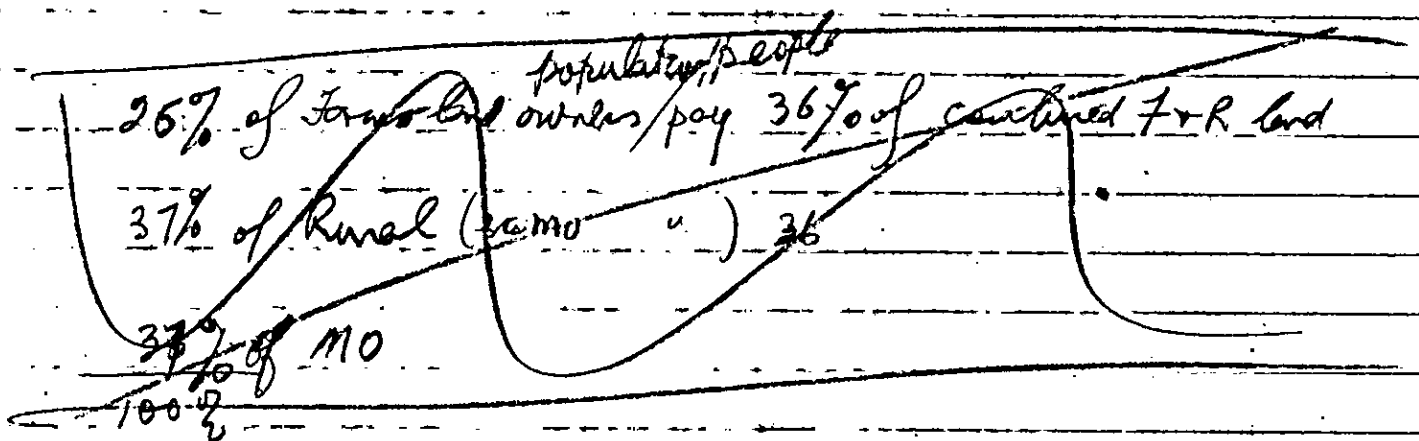
1A. Two properties of the same size will not pay the same rate ~~if~~ where the "land value" of each prop is different.

2. Generally, no settlers have ^{deliberately} bought land having a lower "land value" ^{On basis of providing self help housing at an affordable cost.}
why should such endeavours be ^{praised} ^{infrastructure are} ^{in the smaller the property the larger the (contribution)}
3A. ^{incl of productive area} will be as a % of the total property area.
(In an urban block the contrib = 100% of property)

3B. ^{conversely} The larger the property the smaller the ^{infrastructure are} (contribution) will be as a % of the total property area.

4. In determining 'land value' the absence of services, eg. town water, elec, school bus, postal delivery, telephone & general isolation are taken into consideration.

5. ~~Compare the 'land value' rate re family info.~~



1B. no properties are marked by containing an above av. amount of forest land, steep land, degraded dairy land, and ~~pay a~~ poor ag land (if any) and pay rates on such land regardless of these factors.

Residents of Townlands make up % of district's population	Rate Pay of rates	Land area %
Townlands	133,736	
Rural (excl MO)	236,875	
MO		

\$370,611

<p> Town Residents on Townland make up 26% of F&R pop. & pay 424 " Rural (-MO) 379 603 (121237) " on MO 379 609 100% total 1636 379 100% </p>	of the rates 26% 121237% 379 100%
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133,736

236,875

total \$370,611 Rates.

- Property A being twice the size of adjoining property B, will pay twice the amount of rates regardless of how many people live on both blocks.

94/95 LCR Rating Figures

	A	B	C	D	E	
Category	Total Rate Paid.	No. of Notices	Number Est Pop.	Payment/ Head Av.	Av. ha Area	
a+b+c	\$	No. (%)	Persons	A/C \$		
a Farmland	\$133,736 %32.6	151 (21%)	424	\$315	886 ha	
b Villages Res.	39,305 9.6%	118 (17%)	255	154	333	
c Rural	236,875 (57%)	432 (62%)	1,212	195	548	
Rural - MO	201,728 (85%)	404 (58%)	603	\$335		
MO	35,147 (15%)	28 (4%)	609	\$58		
Commercial	19,798	33	-	-		
Totals	\$409,915	701	1,891	\$1216	Excl Commercial	
Ex Commercial	\$409,916	701	1,891	\$1216		

b+c	\$ (%)	No. (%)	(%)		
Rural - MO	201,728 (73%)	404 (73%)	603 (41%)	\$335	
MO	35,147 (13%)	28 (5%)	609 (41%)	\$58	
Villages	39,305 (14%)	118 (22%)	255 (18%)	\$154	
	276,180 (100%)	550 (100%)	1467 (100%)	\$188	

a+c	\$	No.	(%)		
Rural - MO	39,305	404	603 (37%)	\$335	
MO	35,147	28	609 (37%)	\$58	
Farmland	133,736	151	424 (26%)	\$315	
	208,188 (100%)	583 (100%)	1636 (100%)	\$127	

Di

If increase land size (forest, creek
etc)
degraded dairy

say $\times 2$ land $\therefore \times 2$ rates.

Turnable per unit/rates is low as
prop is big. If related to actual
infrastructure land - will = elsewhere
or more than av."

⑤ Bee test

- ⑥ In addition much may now have settled on degraded dairy properties & have progressively rehabilitated the land with orchards, forest trees and removed noxious weeds

Such voluntary reforestation ^{protects} ~~benefits~~ ^{on stream banks} the water community which in turn ~~contributes to the~~ ^{helps} the community to the control of soil erosion and flooding down stream, thereby benefiting the wider community.

⑦ Bee p

- ⑧ This disregards concept of 'curtilage' i.e. the house area & ^{immediate} ~~surrounding~~ land used in connection with residential ~~bees~~ settlement. e.g. In an urban lot the curtilage = the property boundaries is 100%

In no % may be down to 10% or less of timber recently ~~being~~ purchasing extra 40 ha of forest on Ngata Mt. Nandi with no increase in population.

The Planning Solution



Multiple Occupancy - A Dinosaur in our Time

An article by the Nimbin District Ratepayers and Progress Association

In recent months, both the NSW Government and Lismore City Council have been focussing attention on Multiple Occupancy; the NSW Dept of Planning by way of a Review of SEPP 15; and Lismore City Council by undertaking the preparation of a DCP for Multiple Occupancy. Since its inception, the SEPP 15 or Multiple Occupancy on Rural Lands has been an anomaly in the planning process, because it complies with virtually none of the other regional and local planning instruments. The development of MOs on rural lands can occur on any rural land in the Lismore City Council area; hence we find residential development occurring in areas that would not normally be deemed appropriate, and often adjacent to agricultural or horticultural pursuits. Despite its name, SEPP 15 it is anything but **planning**.

Although the Government review is still under way, Lismore City Council has determined its policy regarding Multiple Occupancy at the April 19 Council meeting by approving a DCP for Multiple Occupancy. It is appropriate to examine the "usefulness" of the Multiple Occupancy concept, particularly with regard to its impact on both the environment and existing social structures. Indeed Council notes in its comments at the beginning of the DCP that under Section 90, it has a "duty of care" and is committed to "ensuring that development, including multiple occupancy, demonstrates it is environmentally and socially responsible and sustainable."

The Nimbin District Ratepayers and Progress Association has, for some years now, actively questioned the appropriateness of continuing the MO type residential model, and has particularly questioned whether the MO model of development is able to demonstrate that it meets the criteria outlined above. So what is socially responsible and sustainable development?

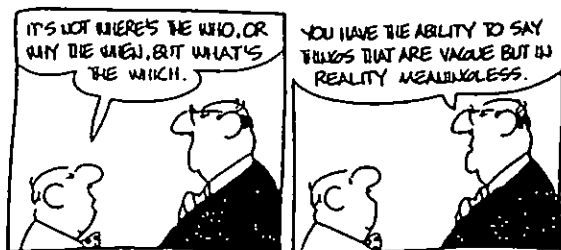
Firstly, we believe that, in order to meet the criteria of being socially responsible and sustainable, there is a need to determine whether the development is contributing equitably or is a burden to the rest of the community. Is it "paying its own way", or being subsidised by the rest of the residential, farming and commercial community.

In recent years, Lismore City Council has changed the point in the development process where MOs are required to pay Section 94 contributions. Previously, as for other forms of development, MOs were required to pay these contributions at the time of DA approval. This was changed and now the DCP requires that these contributions be paid at the time of the Building Application approval. The argument presented for this change relates to the cost burden imposed on the applicants at the early stage of development of the MO, as this impedes the espoused objective of providing opportunity for low cost housing. At first glance, this change appears reasonable; however, it needs to be looked at in the light of current experience regarding the submission of Building Applications by MO residents.

Although the Council admits that their records in this area are poor, and they are unable to provide even reasonably accurate information, the commonly held view is that at least 50% of dwellings on MOs in the Lismore City Council area have never submitted a Building Application, and an even greater percentage have not paid any contributions. In fact, there may be only a handful of MOs that have complied with both their development conditions and paid contributions due. There is a need to question whether this is socially responsible. Presumably the Section 94 contributions are levied for a cogent reason, so why is one form of residential development allowed to consistently shirk its social

(sent to Kenne ✓)

*NPs. P not in
and/or*



Yes Minister

Have you tried to close and purchase a Crown Road lately? CaLM officers process the application to a certain point but will not proceed with the final closure because they are unsure how the "Mabo" Legislation affects the application.

The Secretary of the Country Surveyors Association tried to have an officer from CaLM address their Easter meeting. He rang Sydney Head Office and was told by a senior officer that he did not have an interpretation of the legislation so he should ring the Prime Minister's Department. They did not know how it was to be applied and suggested that he contact the Attorney General's Office. They were also unsure of the interpretation and suggested Aboriginal & Torres Strait Islander's Commission may be of assistance. The CaLM officer then rang the Commission who did not have any ideas, and suggested the Prime Minister's Department!

Needless to say, there was no officer from CaLM available to address the Country Surveyors.

A Plea For Support

With the adoption of the enabling clause to the L.E.P. which will allow rural-residential development in specified locations, attention has been focused on the Section 94 levy for rural roads. Based on the current method of calculation, levies per lot of \$35,000 to \$50,000 in extreme cases and of the order of \$10,000 in the majority are a major impost on potential developments.

Now is the time for all concerned to join together to lobby Council to reduce the Road Levy to an amount that is fair to the developers but will also contribute a worthwhile sum to Council's road improvement program.

Potential developers in the Nimbin area have joined together and pledged a sum of \$1 per acre owned and intended for development,

to the Developers' Association to pay for the preparation of a comprehensive submission to change the rural road levy. Contributions from the NimplanII group will amount to about \$3,000.

As most member consultants have clients who intend or wish to develop rural land in the future then joining this fighting fund should allow for a well presented, factually researched case with possible suggestions for an alternative method of calculation that will arrive at an acceptable contribution rate. If asked, most clients would have no objection to helping fund this cause, particularly if the cost can be shared at \$1 per acre of land owned.

For further details, contact Geoff Lawson of Nimbin Real Estate. Phone 891305.

responsibility to the rest of the community? *We have estimated that the illegal dwellings in the Nimbin district alone account for, at today's prices, more than \$500,000 in foregone revenue for Lismore City Council.*

The only point at which the Council can apply any sanctions is at the DA approval point, and at no time afterwards if MO residents, as experience highlights, have no concern for building approval of their dwellings. Given that Council planning staff are fully aware of these facts it was surprising to find no mention of them in any of the supporting documents that accompanied the DCP. The DCP was presented to Council with no social impact study of any kind and we believe this to be totally unacceptable.

One other area where the general community is subsidising MOs is in the area of rates. In the Feb/March 1994 edition of the Nimbin News, Harry Neville, Co-ordinator of the Pan Community Council uses a creative accounting approach attempting to show that over a 40 year period, a 40 share MO pays nearly double the rates of a farmer on the same sized land. *His major assumption is that the MO will pay \$80,000 in Section 94 contributions !!* Being generous, and accepting this assumption, the farm household will pay \$29,000 per head over the period while the MO residents will pay \$1400 per head, a comparison that Mr Neville failed to point out.

More realistically, if the MO is compared with a 40 lot rural-residential subdivision, the rural-residential will pay 4.5 times as much in rates as the MO, or \$6500 per head. With the rating scales being collapsed into only 3 categories, the latter comparison equates more closely with an urban situation, although with higher land valuation, urban could be expected to pay more. Hence, a single parent on social security benefits renting an urban dwelling will be contributing more to Council revenue through their rental payments than an employed professional living on an MO. This is hardly social equity. All sectors of the rural, urban and commercial community are significantly subsidising MOs through the current rating structure.

We believe that Lismore City Council has lost control over Multiple Occupancy development and seems unconcerned that the

nexus between population and rateable property is being distorted with each MO approved.

Using figures released recently by Lismore City Council in their draft Section 94 Report, we were able to calculate the MO population in the Nimbin District. We have been surprised to find that nearly 50% (49%) of the population in the Nimbin District lives on MOs with about 160 illegal dwellings in this area alone. As these dwellings have not paid Section 94 contributions, and the MO population pays little per capita in rates, the income derived by Lismore City Council from the MO population is demonstrably inadequate to cover the demands that are placed on Council services and facilities. This MO population while representing 50% of the total Nimbin District population, comes from a rate base which is only 8% of the rate notices in the area. Whether rates are determined on a property value basis, or derived from special rates (as is the garbage rate) the current rates system is unable to establish an equitable nexus between population and rate base regarding Multiple Occupancies.

The argument that MOs require less infrastructure is also questionable. Billen Cliffs has recently requested that NRE reticulate power through the community, the question here will be who pays? Whilst it may once have been true that MOs put less pressure on roads and other infrastructure, the present day incidence of MO car ownership and demand for community services refute this. MO residents are very vocal in the identification of community "needs" but are not as quick to support rate reform so that they can contribute their fair share of the costs. Given the significant discrepancy in rate contribution per person from MOs when compared with all other forms of development, Lismore City Council will need to prepare thorough forward financial plans taking into account this rate subsidy before they conclude whether Council can afford more MOs in the future.

In view of the large number of "illegal dwellings" that Council has tacitly permitted to exist on MOs, and their poor track record in the area of compliance, the Council is failing in its "duty of care" to both existing and future residents of MOs as well as the ratepayers of

the Council area. As society becomes increasingly litigious, the likelihood of a major case being lodged against Council on the basis of dereliction of duty also increases; and with the size of compensation being awarded by the courts, all ratepayers should be concerned that Council meets its obligations in this area. A few years ago, a resident from a Nimbin MO successfully sued Council when a mudslide came down the hill and damaged their house. Even though the house had not been approved by Council, compensation was still awarded. Ignorance has never been a legal defence, particularly in areas of duty of care, and due diligence.

Secondly, the question of environmentally responsible and sustainable development needs to be addressed. At present, MOs appear to be able to be established on virtually any rural land in the Council area, irrespective of the surrounding agricultural industries. It can hardly be claimed to be responsible, nor in keeping with planning principles, when long standing agricultural enterprises find themselves with a hostile residential development on their boundaries. Farmers have had to contend with concerted campaigns to cause them difficulties; anything from complaints about farm machinery, and spraying practices to damage to irrigation systems and vandalised gates and fences. Hardly responsible planning.

Until quite recent times Council has had a very poor track record in addressing the environmental conditions placed on MOs in the DA. Mostly, the attention paid to drainage, ground water pollution, effluent disposal, land slippage and bushfire management is well below the standard required of more conventional developments. Policing of the conditions imposed has an even poorer track record. Many breaches are ignored and MOs take on the status of sacred cows; with cries of victimisation whenever scrutiny is suggested.

There are far more social implications regarding MOs than space permits me to discuss; many of these will only become apparent with the passing of time and the aging of MO residents. Some which have recently come to light are "eviction" with no compensation, enforced poverty due to the non-

transferability of shares in many instances and the lack of a ready market for the dwelling. A ready market requires both a buyer to pay fair market price as well as a source of finance to meet the price. These conditions rarely exist for established MOs. One outcome of this situation has been that the owner moves away and the property is simply rented out and there are now a number of MOs which are almost entirely occupied by tenants who have an unknown commitment to the original objectives of the MO. Either of these situations are clearly outside the objectives of SEPP 15. The long term social consequences of MO development highlight their lack of sustainability.

Nimbin and District Ratepayers and Progress Association believe that Council should apply for an interim exemption from SEPP 15 until they have

- undertaken a full audit of the current status of all MOs in LCC area regarding compliance with DA conditions, BA Approvals and payment of Section 94 contributions; and

- assessed the future financial implications of current rate inequities before they are prepared to support continued MO development.

The Public Service Coffee Set



Re Rating

Turntable £94/Rate

to send 1/2 of access road
own Hall, shop, pre school, primary school.
own energy
own water
own roads

Re Ratapya

with others

If they shared their land they would reduce their
individual contribution

This puts value on sharing not glutting of
sole occupation

113 Rating Issue.

Land stricken by buffer
zone. x ha affected by Mac ant
farms on which overpaying
rates.

Land sterilized for use but on which rates still paid. (if subsidizing existing dev.)

Assuming Primary & Secondary zones are cumulative.
Sep-27.

cl.		Small	Large
3.2	Mac nut de husking plant	-	300 m
3.3	Loggins	.9	1.5 K.
3.4	Cattle feedlots	.9	1.5
3.5	Intrusive livestock.	-	-
	Dairies	-	.9
	Poultry	-	.7
	Abattoirs	-	1.8
3.6	Grazing	-	30 m
3.7	Dip Ltr.	-	200 m radius
3.8	Ent 2d.		
	Minor		700 m
	Medium		1.0 K
	Large		1.3 K
3.9	Leverage		400 m radius
3.10	Garbage tips		300 m
3.11	Ind Dev.		
	Light	10	20 m
	General	20	40 m
3.12	Hazardous & offensive		1.0 K
3.13	Backfire		1.5 K
3.14	Watercourses		50 m
3.15	Env. Protection Zon.		
	Rural	100	200 m
	Urban	-	20
3.16	Rural Pct Setbacks		-
	300 ft General Rural		20 m
	100 ft Ag.		15
	100 ft Rural Res.		-
	Gravel roads - 100% Recycled paper		50 m

3.17 Railway line
Rural
Urban

50 m

20 .

2.8 Power lines
19 Rifle Range
20 Airport.

20 m radius (2 either side)