

1st DRAFT

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

1. What is the appropriate size of your MO site? *(Please specify)* .....ha
  
2. What is the main theme/s of your MO developments using SEPP 15? *(Please tick)*

Share-farming	<input type="checkbox"/>	a
Horticulture	<input type="checkbox"/>	b
Perma-culture	<input type="checkbox"/>	c
Rural-residential/rural lifestyle	<input type="checkbox"/>	d
Rainforest living/preservation	<input type="checkbox"/>	e
Tourist-oriented	<input type="checkbox"/>	f
Weekend/Holiday Homes	<input type="checkbox"/>	g
Religious	<input type="checkbox"/>	h
Other <i>(Please Specify)</i> .....	<input type="checkbox"/>	i
  
3. How many people currently live within your MO on a permanent basis? .....
  
4. What are the approximate ages of current permanent residents. *(Please specify number in each age group)*

0 to 3 years	.....	a
4 to 5 years	.....	b
6 to 14 years	.....	c
15 to 18 years	.....	d
19 to 30 years	.....	e
31 to 54 years	.....	f
55 to 65 years	.....	g
> 65 years	.....	h
  
5. How many **separate family/household units** do these people live in? .....
  
6. How many **dwellings** are these units accommodated in within your MO development? .....

7. Which of the following forms of accommodation best describes your MO?

- Individual dwellings units dispersed throughout the site? ..... a
- Individual dwellings clustered in one portion of the site? ..... b
- Clusters of expanded dwellings with shared facilities? ..... c
- An individual expanded dwelling with shared facilities? ..... d
- Other (*Please specify*) . . . . . e

8. Which of the following dwelling types best describes the structures on your MO?

- Shed ..... a
- Communal House ..... b
- Caravan/Caravan & shed ..... c
- Tent ..... d
- Other (*Please specify*) . . . . . e

9. Over what period of time have dwellings been established on your MO?

- All at same time ☐ a
- Over 12 month period ☐ b
- longer period (specify) ..... ☐ c

10. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently employed full time in activities on the MO site? (*Please indicate the main employment only*)

- Parent/child raising ..... a
- Unpaid housework ..... b
- Commercial Agriculture ..... c
- Commercial Arts & Crafts ..... d
- Work contributing to self sufficiency of the community ..... e
- Other (*Please Specify*) . . . . . f

11. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently employed in activities located off the MO site? (*Please indicate main employment only*)

- Full-time paid employment ..... a
- Casual or part-time paid employment ..... b
- Self employed ..... c
- Voluntary community work ..... d
- Part-time or Full-time Education ..... e
- (f) Other (*Please specify*) . . . . . f

12. What is the average total household income for households within your MO development?  
(Please tick one only)

\$0 to \$8,000	<input type="checkbox"/> a
\$8,001 to \$15,000	<input type="checkbox"/> b
\$15,001 to \$25,000	<input type="checkbox"/> c
\$25,001 to \$50,000	<input type="checkbox"/> d
> \$50,000	<input type="checkbox"/> e

13. What is the average length of stay of residents on your MO?

less than 6 months	..... a
6 months to 1 year	..... b
1 to 3 years	..... c
3 to 5 years	..... d
5 to 10 years	..... e
more than 10 years	..... f

14. Does your MO development incorporate any community facilities? Yes ☐  
No ☐

If No go to Question .....

15. If Yes, How many of the following community facilities are located within your MO developments?

Community shop	..... a
Community play equipment	..... b
Schools	..... c
Community hall	..... d
Artists workshops/gallery	..... e
Farm buildings	..... f
Stables	..... g
Religious facilities	..... h
(i) Other (Please Specify) .....	..... i

16. Do any of these facilities serve more than just the MO residents? Yes ☐  
No ☐

If yes, please give details

.....  
.....

17. Estimate the approximate site area associated with each land use within your MO. (*Please estimate % of site used*)

Residential	..... a
Agriculture	..... b
Native vegetation retention	..... c
Community Open space	..... d
Community facilities ( <i>as listed in Question 6.1</i> )	..... e
Other ( <i>Please Specify</i> )	..... f

18. SEPP 15 currently restricts the amount of prime crop and pasture land to a maximum of 25%. Is this standard appropriate? Yes ☐  
No ☐

19. If No, what should this standard be and why?

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

20. What is the ownership status of your MO?

Owned by communal organisation	<input type="checkbox"/> a
Owned by private individual(s)	<input type="checkbox"/> b
Owned by public/private corporation	<input type="checkbox"/> c
Other ( <i>Please Specify</i> )	<input type="checkbox"/> d

21. Under what arrangement are individual dwellings owned and occupied?

All owned by the Community	<input type="checkbox"/> a
All owned by an individual or individuals	<input type="checkbox"/> b
Individual dwellings owned by owner-occupiers	<input type="checkbox"/> c
Other ( <i>Please Specify</i> )	<input type="checkbox"/> d

22. Is the MO development managed by a Community organisation? Yes ☐  
No ☐

23. If Yes, please describe the nature of that organisation.

.....  
.....

24. If No, Please describe the management structure operating within your MO development.

.....

.....

.....

25. Are decisions within your MO development made by: *(Please tick one only)*

- |                      |                            |
|----------------------|----------------------------|
| majority rule?       | <input type="checkbox"/> a |
| unanimous agreement? | <input type="checkbox"/> b |
| Other?               | <input type="checkbox"/> c |

26. If **Other**, Please explain.

.....

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.....

.....

27. How does your MO meet common expenses such as Council rates, internal road maintenance and fencing costs?

- |                          |         |
|--------------------------|---------|
| annual levy on residents | ..... a |
| ad-hoc contributions     | ..... b |
| Other                    | ..... c |

28. If **Other**, please explain.

.....

.....

.....

.....

29. How has this MO been financed?

- Bank/commercial loan ☐ a  
 Individual private capital ☐ b  
 Community capital ☐ c

30. Has any of the following information/documentation been undertaken and maintained for your MO?

- Consultation Yes ☐ No ☐ a  
 Community plans Yes ☐ No ☐ b  
 Land Management plans Yes ☐ No ☐ c  
 Environmental study Yes ☐ No ☐ d  
 Other (please specify) . . . . . Yes ☐ No ☐ e

31. If Yes, what status is given to these documents

- mandatory rules ☐ a  
 guidelines ☐ b  
 Other (Please Specify) . . . . . ☐ c

32. Was any of this information/documentation required by Council as part of the Development application process?

- Constitution Yes ☐ No ☐ a  
 Community plans Yes ☐ No ☐ b  
 Land Management plans Yes ☐ No ☐ c  
 Environmental study Yes ☐ No ☐ d  
 Other (please specify) . . . . . Yes ☐ No ☐ e

33. Have dwellings on your MO changed "ownership"?

- Yes ☐  
 No ☐

34. Were any of the following issues regarded as a problem for your MO by the Environmental Study:

- Road and Flood Free Access Yes ☐ No ☐ a  
 Impact on Water Quality Yes ☐ No ☐ b  
 Water Supply Yes ☐ No ☐ c  
 Mass Movement/Land Slip Yes ☐ No ☐ d  
 Land Capability Yes ☐ No ☐ e  
 Bushfire Hazard Yes ☐ No ☐ f  
 Fauna & Flora Impact Yes ☐ No ☐ g  
 Waste Disposal Yes ☐ No ☐ h

	Adjoining Land Uses	Yes <input type="checkbox"/> No <input type="checkbox"/> i
	Visual Impact	Yes <input type="checkbox"/> No <input type="checkbox"/> j
Other ( <i>Please specify</i> ) . . . . .		Yes <input type="checkbox"/> No <input type="checkbox"/> k

35. Have any of the following issues created concern to MO residents/Council/State Government agencies subsequent to your MO approval:

Road and Flood Free Access	Yes <input type="checkbox"/> No <input type="checkbox"/> a
Impact on Water Quality	Yes <input type="checkbox"/> No <input type="checkbox"/> b
Water Supply	Yes <input type="checkbox"/> No <input type="checkbox"/> c
Mass Movement/Land Slip	Yes <input type="checkbox"/> No <input type="checkbox"/> d
Land Capability	Yes <input type="checkbox"/> No <input type="checkbox"/> e
Bushfire Hazard	Yes <input type="checkbox"/> No <input type="checkbox"/> f
Fauna & Flora Impact	Yes <input type="checkbox"/> No <input type="checkbox"/> g
Waste Disposal	Yes <input type="checkbox"/> No <input type="checkbox"/> h
Adjoining Land Uses	Yes <input type="checkbox"/> No <input type="checkbox"/> i
Visual Impact	Yes <input type="checkbox"/> No <input type="checkbox"/> j
Other ( <i>Please specify</i> ) . . . . .	Yes <input type="checkbox"/> No <input type="checkbox"/> k

36. If Yes to any of the above please state why.

- (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) Other (*Please specify*) . . . . .  
 . . . . .

37. SEPP 15 which relates to Multiple Occupancy developments contains a set of Policy Objectives. Using the following 5-point scale, please indicate how successfully each of the following SEPP 15 Objectives are met by your MO development.

	Not Successful					Very Successful
Encourage community based rural settlement;	1	2	3	4	5	(a)
Encourage environmentally sensitive rural settlement;	1	2	3	4	5	(b)
Enable collective living;	1	2	3	4	5	(c)
Enable sharing of facilities and resources;	1	2	3	4	5	(d)
Enable pooling of resources;	1	2	3	4	5	(e)
Facilitate clustered style rural development;	1	2	3	4	5	(f)
Avoid demand for Council/Government services;	1	2	3	4	5	(g)
Avoid subdivision of rural land;	1	2	3	4	5	(h)
Increase in rural population;	1	2	3	4	5	(i)

38. What changes current to MO objectives in Sepp15 would you regard as desirable to adequately reflect the nature of MO developments?

. . . . .  
 . . . . .

39. In your opinion, what are the **three main** advantages of MO developments? *(please rank each item from 1 to 3 only with 1 being the biggest advantage).*

Alternative lifestyle opportunities	.....	a
Lower cost rural living	.....	b
Good environmental management (e.g. decreased land degradation)	.....	c
Improved land management practises (e.g. decreased weed infestations)	.....	d
Introduction of new forms of agricultural activity	.....	e
Continued use of land for agriculture	.....	f
Innovative house styles	.....	g
Increased bushfire fighting facilities	.....	h
Development cost	.....	i
Fewer legal land management requirements	.....	j
Fewer zoning requirements	.....	k
Other <i>(please specify)</i> . . . . .	.....	l

40. In your opinion, what are the **three main** limitations of MO developments? *(please rank each item from 1 to 3 only - with 1 being the biggest limitation).*

Increased demand for Council services	.....	a
Social disruption	.....	b
Increased traffic on rural roads	.....	c
Interference with traditional agricultural activities	.....	d
Lower property values	.....	e
Non-payment of rates	.....	f
Adverse environmental impact (e.g. increased land degradation)	.....	g
Increased bushfire hazard	.....	h
Poor land management practises (e.g. increased weed infestations)	.....	i
Increased conflict between different land uses	.....	j
Adverse effect on water quality	.....	k
Poor solid waste disposal practices	.....	l
Inability to obtain finance	.....	m
Poor re-sale value	.....	n
Other <i>(please specify)</i> . . . . .	.....	o

41. 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? .....
42. If No, what should the minimum lot size be? .....

43. Please explain your reasons.

.....

.....

44. In general, what are the MO relationships like with adjoining Land owners?

No contact	..... a
Friendly	..... a
Strained	..... a
Hostile	..... a

45. If Strained or Hostile, please explain the reason for this.

.....

.....

see 34, 35, 36

46. Has your MO been the subject of community opposition?

Yes ☐  
No ☐

47. If Yes, briefly describe the timing, nature and reasons for this opposition?

.....

.....

48. In your opinion is the prohibition on subdivision of MO developments necessary to maintain the philosophy behind the SEPP 15?

Yes ☐  
No ☐

49. Please explain why

.....

.....

.....

.....

50. Could the community living objectives for MO's be achieved by other forms of rural residential development such as:

Standard Subdivision	Yes <input type="checkbox"/>	No <input type="checkbox"/>	a
Strata Title	Yes <input type="checkbox"/>	No <input type="checkbox"/>	b
Community Title	Yes <input type="checkbox"/>	No <input type="checkbox"/>	c

51. Please explain your reason(s).

.....

.....

52. Should it be possible to subdivide MO developments?

Yes ☐  
No ☐

If Yes, please give reasons.

.....

.....

53. 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 and phone number

**Contact Details**

Name: .....

Community: .....

Phone: .....

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

1. What is the appropriate size of your MO site? *(Please specify)* .....ha
2. What is the main theme/s of your MO developments using SEPP 15? *(Please tick)*

Share-farming	<input type="checkbox"/>	a
Horticulture	<input type="checkbox"/>	b
Perma-culture	<input type="checkbox"/>	c
Rural-residential/rural lifestyle	<input type="checkbox"/>	d
Rainforest living/preservation	<input type="checkbox"/>	e
Tourist-oriented	<input type="checkbox"/>	f
Weekend/Holiday Homes	<input type="checkbox"/>	g
Religious	<input type="checkbox"/>	h
Other <i>(Please Specify)</i> .....	<input type="checkbox"/>	i
3. How many people currently live within your MO on a permanent basis? .....
4. What are the approximate ages of current permanent residents. *(Please specify number in each age group)*

0 to 3 years	.....	a
4 to 5 years	.....	b
6 to 14 years	.....	c
15 to 18 years	.....	d
19 to 30 years	.....	e
31 to 54 years	.....	f
55 to 65 years	.....	g
> 65 years	.....	h
5. How many separate family/household units do these people live in? .....
6. How many dwellings are these units accommodated in within your MO development? .....

7. Which of the following forms of accommodation best describes your MO?

- |  |       |   |
|--|-------|---|
| Individual dwellings units dispersed throughout the site?  | ..... | a |
| Individual dwellings clustered in one portion of the site? | ..... | b |
| Clusters of expanded dwellings with shared facilities?     | ..... | c |
| An individual expanded dwelling with shared facilities?    | ..... | d |
| Other <i>(Please specify)</i> .....                        | ..... | e |

8. Which of the following dwelling types best describes the structures on your MO?

- |                                     |       |   |
|-------------------------------------|-------|---|
| Shed                                | ..... | a |
| Communal House                      | ..... | b |
| Caravan/Caravan & shed              | ..... | c |
| Tent                                | ..... | d |
| Other <i>(Please specify)</i> ..... | ..... | e |

9. Over what period of time have dwellings been established on your MO?

- |                               |                          |   |
|-------------------------------|--------------------------|---|
| All at same time              | <input type="checkbox"/> | a |
| Over 12 month period          | <input type="checkbox"/> | b |
| longer period (specify) ..... | <input type="checkbox"/> | c |

10. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently employed full time in activities on the MO site? *(Please indicate the main employment only)*

- |  |       |
|--|-------|
| Parent/child raising                                   | ..... |
| Unpaid housework                                       | ..... |
| Commercial Agriculture                                 | ..... |
| Commercial Arts & Crafts                               | ..... |
| Work contributing to self sufficiency of the community | ..... |
| Other <i>(Please Specify)</i> .....                    | ..... |

11. Of the residents of working age (i.e. between the ages of 15 and 65) currently employed in activities located off the MO site? *(Please indicate only)*

- |   |       |
|---|-------|
| Full-time paid employment               | ..... |
| Casual or part-time paid employment     | ..... |
| Self employed                           | ..... |
| Voluntary community work                | ..... |
| Part-time or Full-time Education        | ..... |
| (f) Other <i>(Please specify)</i> ..... | ..... |

1st DRAFT  
Reduced Age

12. What is the average total household income for households within your MO development?  
(Please tick one only)

- \$0 to \$8,000 ☐ a  
 \$8,001 to \$15,000 ☐ b  
 \$15,001 to \$25,000 ☐ c  
 \$25,001 to \$50,000 ☐ d  
 > \$50,000 ☐ e

13. What is the average length of stay of residents on your MO?

- less than 6 months ..... a  
 6 months to 1 year ..... b  
 1 to 3 years ..... c  
 3 to 5 years ..... d  
 5 to 10 years ..... e  
 more than 10 years ..... f

14. Does your MO development incorporate any community facilities? Yes ☐  
 No ☐

If No go to Question .....

15. If Yes, How many of the following community facilities are located within your MO developments?

- Community shop ..... a  
 Community play equipment ..... b  
 Schools ..... c  
 Community hall ..... d  
 Artists workshops/gallery ..... e  
 Farm buildings ..... f  
 Stables ..... g  
 Religious facilities ..... h  
 (i) Other (Please Specify) ..... i

16. Do any of these facilities serve more than just the MO residents? Yes ☐  
 No ☐

If yes, please give details

.....  
 .....

17. Estimate the approximate site area associated with each land use within your MO. (Please estimate % of site used)

- Residential ..... a  
 Agriculture ..... b  
 Native vegetation retention ..... c  
 Community Open space ..... d  
 Community facilities (as listed in Question 6.1) ..... e  
 Other (Please Specify) ..... f

18. SEPP 15 currently restricts the amount of prime crop and pasture land to a maximum of 25%. Is this standard appropriate? Yes ☐  
 No ☐

19. If No, what should this standard be and why?

.....  
 .....

20. What is the ownership status of your MO?

- Owned by communal organisation ☒ a  
 Owned by private individual(s) ☐ b  
 Owned by public/private corporation ☐ c  
 Other (Please Specify) ..... ☐ d

21. Under what arrangement are individual dwellings owned and occupied?

- All owned by the Community ☐ a  
 All owned by an individual or individuals ☐ b  
 Individual dwellings owned by owner-occupiers ☐ c  
 Other (Please Specify) ..... ☐ d

22. Is the MO development managed by a Community organisation? Yes ☐  
 No ☐

23. If Yes, please describe the nature of that organisation.

.....  
 .....

24. If No, Please describe the management structure operating within your MO development.

.....

.....

.....

25. Are decisions within your MO development made by: *(Please tick one only)*

majority rule? ☐ a  
 unanimous agreement? ☐ b  
 Other? ☐ c

26. If Other, Please explain.

.....

.....

.....

.....

27. How does your MO meet common expenses such as Council rates, internal road maintenance and fencing costs?

annual levy on residents ..... a  
 ad-hoc contributions ..... b  
 Other ..... c

28. If Other, please explain.

.....

.....

.....

.....

29. How has this MO been financed?

Bank/commercial loan ☐ a  
 Individual private capital ☐ b  
 Community capital ☐ c

30. Has any of the following information/documentation been undertaken and maintained for your MO?

Consultation Yes ☐ No ☐ a  
 Community plans Yes ☐ No ☐ b  
 Land Management plans Yes ☐ No ☐ c  
 Environmental study Yes ☐ No ☐ d  
 Other *(please specify)* ..... Yes ☐ No ☐ e

31. If Yes, what status is given to these documents

mandatory rules ☐ a  
 guidelines ☐ b  
 Other *(Please Specify)* ..... ☐ c

32. Was any of this information/documentation required by Council as part of the Development application process?

Constitution Yes ☐ No ☐ a  
 Community plans Yes ☐ No ☐ b  
 Land Management plans Yes ☐ No ☐ c  
 Environmental study Yes ☐ No ☐ d  
 Other *(please specify)* ..... Yes ☐ No ☐ e

33. Have dwellings on your MO changed "ownership"?

Yes ☐  
 No ☐

34. Were any of the following issues regarded as a problem for your MO by the Environmental Study:

Road and Flood Free Access Yes ☐ No ☐ a  
 Impact on Water Quality Yes ☐ No ☐ b  
 Water Supply Yes ☐ No ☐ c  
 Mass Movement/Land Slip Yes ☐ No ☐ d  
 Land Capability Yes ☐ No ☐ e  
 Bushfire Hazard Yes ☐ No ☐ f  
 Fauna & Flora Impact Yes ☐ No ☐ g  
 Waste Disposal Yes ☐ No ☐ h

Adjoining Land Uses Yes ☐ No ☐ i  
 Visual Impact Yes ☐ No ☐ j  
 Other (Please specify) Yes ☐ No ☐ k

35. Have any of the following issues created concern to MO residents/Council/State Government agencies subsequent to your MO approval:

Road and Flood Free Access Yes ☐ No ☐ a  
 Impact on Water Quality Yes ☐ No ☐ b  
 Water Supply Yes ☐ No ☐ c  
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 Land Capability Yes ☐ No ☐ e  
 Bushfire Hazard Yes ☐ No ☐ f  
 Fauna & Flora Impact Yes ☐ No ☐ g  
 Waste Disposal Yes ☐ No ☐ h  
 Adjoining Land Uses Yes ☐ No ☐ i  
 Visual Impact Yes ☐ No ☐ j  
 Other (Please specify) Yes ☐ No ☐ k

36. If Yes to any of the above please state why.

- (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) Other (Please specify) .....

37. SEPP 15 which relates to Multiple Occupancy developments contains a set of Policy Objectives. Using the following 5-point scale, please indicate how successfully each of the following SEPP 15 Objectives are met by your MO development.

	Not Successful					Very Successful
Encourage community based rural settlement;	1	2	3	4	5	(a)
Encourage environmentally sensitive rural settlement;	1	2	3	4	5	(b)
Enable collective living;	1	2	3	4	5	(c)
Enable sharing of facilities and resources;	1	2	3	4	5	(d)
Enable pooling of resources;	1	2	3	4	5	(e)
Facilitate clustered style rural development;	1	2	3	4	5	(f)
Avoid demand for Council/Government services;	1	2	3	4	5	(g)
Avoid subdivision of rural land;	1	2	3	4	5	(h)
Increase in rural population;	1	2	3	4	5	(i)

38. What changes current to MO objectives in Sepp15 would you regard as desirable to adequately reflect the nature of MO developments?

39. In your opinion, what are the three main advantages of MO developments? (please rank each item from 1 to 3 only with 1 being the biggest advantage).

- Alternative lifestyle opportunities ..... a
- Lower cost rural living ..... b
- Good environmental management (e.g. decreased land degradation) ..... c
- Improved land management practises (e.g. decreased weed infestations) ..... d
- Introduction of new forms of agricultural activity ..... e
- Continued use of land for agriculture ..... f
- Innovative house styles ..... g
- Increased bushfire fighting facilities ..... h
- Development cost ..... i
- Fewer legal land management requirements ..... j
- Fewer zoning requirements ..... k
- Other (please specify) ..... l

40. In your opinion, what are the three main limitations of MO developments? (please rank each item from 1 to 3 only - with 1 being the biggest limitation).

- Increased demand for Council services ..... a
- Social disruption ..... b
- Increased traffic on rural roads ..... c
- Interference with traditional agricultural activities ..... d
- Lower property values ..... e
- Non-payment of rates ..... f
- Adverse environmental impact (e.g. increased land degradation) ..... g
- Increased bushfire hazard ..... h
- Poor land management practises (e.g. increased weed infestations) ..... i
- Increased conflict between different land uses ..... j
- Adverse effect on water quality ..... k
- Poor solid waste disposal practices ..... l
- Inability to obtain finance ..... m
- Poor re-sale value ..... n
- Other (please specify) ..... o

41. 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?

42. If No, what should the minimum lot size be?

43. Please explain your reasons.

44. In general, what are the MO relationships like with adjoining Land owners?

- No contact ..... a
- Friendly ..... a
- Strained ..... a
- Hostile ..... a

45. If Strained or Hostile, please explain the reason for this.

46. Has your MO been the subject of community opposition? Yes ☐ No ☐

47. If Yes, briefly describe the timing, nature and reasons for this opposition?

48. In your opinion is the prohibition on subdivision of MO developments necessary to maintain the philosophy behind the SEPP 15? Yes ☐ No ☐

49. Please explain why



- Standard Subdivision Yes ☐ No ☐ a  
Strata Title Yes ☐ No ☐ b  
Community Title Yes ☐ No ☐ c

- .....

- Yes ☐
- No ☐

.....

.....

- [illegible]

Phone: .....

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

1. What is the appropriate size of your MO site? *(Please specify)* .....ha
2. What is the main theme/s of your MO developments using SEPP 15? *(Please tick)*

Share-farming	<input type="checkbox"/>	a
Horticulture	<input type="checkbox"/>	b
Perma-culture	<input type="checkbox"/>	c
Rural-residential/rural lifestyle	<input type="checkbox"/>	d
Rainforest living/preservation	<input type="checkbox"/>	e
Tourist-oriented	<input type="checkbox"/>	f
Weekend/Holiday Homes	<input type="checkbox"/>	g
Religious	<input type="checkbox"/>	h
Other <i>(Please Specify)</i>	<input type="checkbox"/>	i
3. How many people currently live within your MO on a permanent basis? .....
4. What are the approximate ages of current permanent residents. *(Please specify number in each age group)*

0 to 3 years	.....	a
4 to 5 years	.....	b
6 to 14 years	.....	c
15 to 18 years	.....	d
19 to 30 years	.....	e
31 to 54 years	.....	f
55 to 65 years	.....	g
> 65 years	.....	h
5. How many separate family/household units do these people live in? .....
6. How many dwellings are these units accommodated in within your MO development? .....

7. Which of the following forms of accommodation best describes your MO?
 

Individual dwellings units dispersed throughout the site?	.....	a
Individual dwellings clustered in one portion of the site?	.....	b
Clusters of expanded dwellings with shared facilities?	.....	c
An individual expanded dwelling with shared facilities?	.....	d
Other <i>(Please specify)</i>	.....	e
8. Which of the following dwelling types best describes the structures on your MO?
 

Shed	.....	a
Communal House	.....	b
Caravan/Caravan & shed	.....	c
Tent	.....	d
Other <i>(Please specify)</i>	.....	e
9. Over what period of time have dwellings been established on your MO?
 

All at same time	<input type="checkbox"/>	a
Over 12 month period	<input type="checkbox"/>	b
longer period (specify) .....	<input type="checkbox"/>	c
10. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently employed full time in activities on the MO site? *(Please indicate the main employment only).*

Parent/child raising	.....	a
Unpaid housework	.....	b
Commercial Agriculture	.....	c
Commercial Arts & Crafts	.....	d
Work contributing to self sufficiency of the community	.....	e
Other <i>(Please Specify)</i>	.....	f
11. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently employed in activities located off the MO site? *(Please indicate main employment only)*

Full-time paid employment	.....	a
Casual or part-time paid employment	.....	b
Self employed	.....	c
Voluntary community work	.....	d
Part-time or Full-time Education	.....	e
(f) Other <i>(Please specify)</i>	.....	f

12. What is the average total household income for households within your MO development?  
(Please tick one only)

\$0 to \$8,000	<input type="checkbox"/> a
\$8,001 to \$15,000	<input type="checkbox"/> b
\$15,001 to \$25,000	<input type="checkbox"/> c
\$25,001 to \$50,000	<input type="checkbox"/> d
> \$50,000	<input type="checkbox"/> e

13. What is the average length of stay of residents on your MO?

less than 6 months	..... a
6 months to 1 year	..... b
1 to 3 years	..... c
3 to 5 years	..... d
5 to 10 years	..... e
more than 10 years	..... f

14. Does your MO development incorporate any community facilities? Yes ☐  
No ☐

If No go to Question .....

15. If Yes, How many of the following community facilities are located within your MO developments?

Community shop	..... a
Community play equipment	..... b
Schools	..... c
Community hall	..... d
Artists workshops/gallery	..... e
Farm buildings	..... f
Stables	..... g
Religious facilities	..... h
(i) Other (Please Specify) .....	..... i

16. Do any of these facilities serve more than just the MO residents? Yes ☐  
No ☐

If yes, please give details

.....  
.....

17. Estimate the approximate site area associated with each land use within your MO. (Please estimate % of site used)

Residential	..... a
Agriculture	..... b
Native vegetation retention	..... c
Community Open space	..... d
Community facilities (as listed in Question 6.1)	..... e
Other (Please Specify) .....	..... f

18. SEPP 15 currently restricts the amount of prime crop and pasture land to a maximum of 25%. Is this standard appropriate? Yes ☐  
No ☐

19. If No, what should this standard be and why?

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

20. What is the ownership status of your MO?

Owned by communal organisation	<input type="checkbox"/> a
Owned by private individual(s)	<input type="checkbox"/> b
Owned by public/private corporation	<input type="checkbox"/> c
Other (Please Specify) .....	<input type="checkbox"/> d

21. Under what arrangement are individual dwellings owned and occupied?

All owned by the Community	<input type="checkbox"/> a
All owned by an individual or individuals	<input type="checkbox"/> b
Individual dwellings owned by owner-occupiers	<input type="checkbox"/> c
Other (Please Specify) .....	<input type="checkbox"/> d

22. Is the MO development managed by a Community organisation? Yes ☐  
No ☐

23. If Yes, please describe the nature of that organisation.

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

24. If No, Please describe the management structure operating within your MO development.

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

25. Are decisions within your MO development made by: *(Please tick one only)*

- majority rule? ☐ a  
 unanimous agreement? ☐ b  
 Other? ☐ c

26. If Other, Please explain.

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

27. How does your MO meet common expenses such as Council rates, internal road maintenance and fencing costs?

- annual levy on residents ..... a  
 ad-hoc contributions ..... b  
 Other ..... c

28. If Other, please explain.

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

29. How has this MO been financed?

- Bank/commercial loan ☐ a  
 Individual private capital ☐ b  
 Community capital ☐ c

30. Has any of the following information/documentation been undertaken and maintained for your MO?

- Consultation Yes ☐ No ☐ a  
 Community plans Yes ☐ No ☐ b  
 Land Management plans Yes ☐ No ☐ c  
 Environmental study Yes ☐ No ☐ d  
 Other (please specify) ..... Yes ☐ No ☐ e

31. If Yes, what status is given to these documents

- mandatory rules ☐ a  
 guidelines ☐ b  
 Other (Please Specify) ..... ☐ c

32. Was any of this information/documentation required by Council as part of the Development application process?

- Constitution Yes ☐ No ☐ a  
 Community plans Yes ☐ No ☐ b  
 Land Management plans Yes ☐ No ☐ c  
 Environmental study Yes ☐ No ☐ d  
 Other (please specify) ..... Yes ☐ No ☐ e

33. Have dwellings on your MO changed "ownership"?

- Yes ☐  
 No ☐

34. Were any of the following issues regarded as a problem for your MO by the Environmental Study:

- Road and Flood Free Access Yes ☐ No ☐ a  
 Impact on Water Quality Yes ☐ No ☐ b  
 Water Supply Yes ☐ No ☐ c  
 Mass Movement/Land Slip Yes ☐ No ☐ d  
 Land Capability Yes ☐ No ☐ e  
 Bushfire Hazard Yes ☐ No ☐ f  
 Fauna & Flora Impact Yes ☐ No ☐ g  
 Waste Disposal Yes ☐ No ☐ h

Adjoining Land Uses Yes ☐ No ☐ i  
 Visual Impact Yes ☐ No ☐ j  
 Other (Please specify) Yes ☐ No ☐ k

35. Have any of the following issues created concern to MO residents/Council/State Government agencies subsequent to your MO approval:

Road and Flood Free Access Yes ☐ No ☐ a  
 Impact on Water Quality Yes ☐ No ☐ b  
 Water Supply Yes ☐ No ☐ c  
 Mass Movement/Land Slip Yes ☐ No ☐ d  
 Land Capability Yes ☐ No ☐ e  
 Bushfire Hazard Yes ☐ No ☐ f  
 Fauna & Flora Impact Yes ☐ No ☐ g  
 Waste Disposal Yes ☐ No ☐ h  
 Adjoining Land Uses Yes ☐ No ☐ i  
 Visual Impact Yes ☐ No ☐ j  
 Other (Please specify) Yes ☐ No ☐ k

36. If Yes to any of the above please state why.

- (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) Other (Please specify) .....

37. SEPP 15 which relates to Multiple Occupancy developments contains a set of Policy Objectives. Using the following 5-point scale, please indicate how successfully each of the following SEPP 15 Objectives are met by your MO development.

	Not Successful					Very Successful
Encourage community based rural settlement;	1	2	3	4	5	(a)
Encourage environmentally sensitive rural settlement;	1	2	3	4	5	(b)
Enable collective living;	1	2	3	4	5	(c)
Enable sharing of facilities and resources;	1	2	3	4	5	(d)
Enable pooling of resources;	1	2	3	4	5	(e)
Facilitate clustered style rural development;	1	2	3	4	5	(f)
Avoid demand for Council/Government services;	1	2	3	4	5	(g)
Avoid subdivision of rural land;	1	2	3	4	5	(h)
Increase in rural population;	1	2	3	4	5	(i)

38. What changes current to MO objectives in Sepp15 would you regard as desirable to adequately reflect the nature of MO developments?

39. In your opinion, what are the three main advantages of MO developments? (please rank each item from 1 to 3 only with 1 being the biggest advantage).

- Alternative lifestyle opportunities ..... a
- Lower cost rural living ..... b
- Good environmental management (e.g. decreased land degradation) ..... c
- Improved land management practises (e.g. decreased weed infestations) ..... d
- Introduction of new forms of agricultural activity ..... e
- Continued use of land for agriculture ..... f
- Innovative house styles ..... g
- Increased bushfire fighting facilities ..... h
- Development cost ..... i
- Fewer legal land management requirements ..... j
- Fewer zoning requirements ..... k
- Other (please specify) ..... l

40. In your opinion, what are the three main limitations of MO developments? (please rank each item from 1 to 3 only - with 1 being the biggest limitation).

- Increased demand for Council services ..... a
- Social disruption ..... b
- Increased traffic on rural roads ..... c
- Interference with traditional agricultural activities ..... d
- Lower property values ..... e
- Non-payment of rates ..... f
- Adverse environmental impact (e.g. increased land degradation) ..... g
- Increased bushfire hazard ..... h
- Poor land management practises (e.g. increased weed infestations) ..... i
- Increased conflict between different land uses ..... j
- Adverse effect on water quality ..... k
- Poor solid waste disposal practices ..... l
- Inability to obtain finance ..... m
- Poor re-sale value ..... n
- Other (please specify) ..... o

41. 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?

42. If No, what should the minimum lot size be?

43. Please explain your reasons.

44. In general, what are the MO relationships like with adjoining Land owners?

- No contact ..... a
- Friendly ..... a
- Strained ..... a
- Hostile ..... a

45. If Strained or Hostile, please explain the reason for this.

46. Has your MO been the subject of community opposition? Yes ☐ No ☐

47. If Yes, briefly describe the timing, nature and reasons for this opposition?

48. In your opinion is the prohibition on subdivision of MO developments necessary to maintain the philosophy behind the SEPP 15? Yes ☐ No ☐

49. Please explain why

50. Could the community living objectives for MO's be achieved by other forms of rural residential development such as:

Standard Subdivision	Yes <input type="checkbox"/>	No <input type="checkbox"/>	a
Strata Title	Yes <input type="checkbox"/>	No <input type="checkbox"/>	b
Community Title	Yes <input type="checkbox"/>	No <input type="checkbox"/>	c

51. Please explain your reason(s).

.....

.....

52. Should it be possible to subdivide MO developments?

Yes ☐  
No ☐

If Yes, please give reasons.

.....

.....

53. 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 and phone number

Contact Details

Name: .....

Community: .....

Phone: .....

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

1. What is the appropriate size of your MO site? *(Please specify)* .....ha
2. What is the main theme/s of your MO developments using SEPP 15? *(Please tick)*

Share-farming	<input type="checkbox"/>	a
Horticulture	<input type="checkbox"/>	b
Perma-culture	<input type="checkbox"/>	c
Rural-residential/rural lifestyle	<input type="checkbox"/>	d
Rainforest living/preservation	<input type="checkbox"/>	e
Tourist-oriented	<input type="checkbox"/>	f
Weekend/Holiday Homes	<input type="checkbox"/>	g
Religious	<input type="checkbox"/>	h
Other <i>(Please Specify)</i>	<input type="checkbox"/>	i
3. How many people currently live within your MO on a permanent basis? .....
4. What are the approximate ages of current permanent residents. *(Please specify number in each age group)*

0 to 3 years	.....	a
4 to 5 years	.....	b
6 to 14 years	.....	c
15 to 18 years	.....	d
19 to 30 years	.....	e
31 to 54 years	.....	f
55 to 65 years	.....	g
> 65 years	.....	h
5. How many separate family/household units do these people live in? .....
6. How many dwellings are these units accommodated in within your MO development? .....

7. Which of the following forms of accommodation best describes your MO?
 

Individual dwellings units dispersed throughout the site?	.....	a
Individual dwellings clustered in one portion of the site?	.....	b
Clusters of expanded dwellings with shared facilities?	.....	c
An individual expanded dwelling with shared facilities?	.....	d
Other <i>(Please specify)</i>	.....	e
8. Which of the following dwelling types best describes the structures on your MO?
 

Shed	.....	a
Communal House	.....	b
Caravan/Caravan & shed	.....	c
Tent	.....	d
Other <i>(Please specify)</i>	.....	e
9. Over what period of time have dwellings been established on your MO?
 

All at same time	<input type="checkbox"/>	a
Over 12 month period	<input type="checkbox"/>	b
longer period (specify) .....	<input type="checkbox"/>	c
10. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently employed full time in activities on the MO site? *(Please indicate the main employment only)*

Parent/child raising	.....	a
Unpaid housework	.....	b
Commercial Agriculture	.....	c
Commercial Arts & Crafts	.....	d
Work contributing to self sufficiency of the community	.....	e
Other <i>(Please Specify)</i>	.....	f
11. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently employed in activities located off the MO site? *(Please indicate main employment only)*

Full-time paid employment	.....	a
Casual or part-time paid employment	.....	b
Self employed	.....	c
Voluntary community work	.....	d
Part-time or Full-time Education	.....	e
(f) Other <i>(Please specify)</i>	.....	f

12. What is the average total household income for households within your MO development?  
(Please tick one only)

\$0 to \$8,000	<input type="checkbox"/> a
\$8,001 to \$15,000	<input type="checkbox"/> b
\$15,001 to \$25,000	<input type="checkbox"/> c
\$25,001 to \$50,000	<input type="checkbox"/> d
> \$50,000	<input type="checkbox"/> e

13. What is the average length of stay of residents on your MO?

less than 6 months	..... a
6 months to 1 year	..... b
1 to 3 years	..... c
3 to 5 years	..... d
5 to 10 years	..... e
more than 10 years	..... f

14. Does your MO development incorporate any community facilities? Yes ☐  
No ☐

If No go to Question .....

15. If Yes, How many of the following community facilities are located within your MO developments?

Community shop	..... a
Community play equipment	..... b
Schools	..... c
Community hall	..... d
Artists workshops/gallery	..... e
Farm buildings	..... f
Stables	..... g
Religious facilities	..... h
(i) Other (Please Specify) .....	..... i

16. Do any of these facilities serve more than just the MO residents? Yes ☐  
No ☐

If yes, please give details

.....  
.....

17. Estimate the approximate site area associated with each land use within your MO. (Please estimate % of site used)

Residential	..... a
Agriculture	..... b
Native vegetation retention	..... c
Community Open space	..... d
Community facilities (as listed in Question 6.1)	..... e
Other (Please Specify) .....	..... f

18. SEPP 15 currently restricts the amount of prime crop and pasture land to a maximum of 25%. Is this standard appropriate? Yes ☐  
No ☐

19. If No, what should this standard be and why?

.....  
.....

20. What is the ownership status of your MO?

Owned by communal organisation	<input type="checkbox"/> a
Owned by private individual(s)	<input type="checkbox"/> b
Owned by public/private corporation	<input type="checkbox"/> c
Other (Please Specify) .....	<input type="checkbox"/> d

21. Under what arrangement are individual dwellings owned and occupied?

All owned by the Community	<input type="checkbox"/> a
All owned by an individual or individuals	<input type="checkbox"/> b
Individual dwellings owned by owner-occupiers	<input type="checkbox"/> c
Other (Please Specify) .....	<input type="checkbox"/> d

22. Is the MO development managed by a Community organisation? Yes ☐  
No ☐

23. If Yes, please describe the nature of that organisation.

.....  
.....

24. If No, Please describe the management structure operating within your MO development.

.....

.....

.....

25. Are decisions within your MO development made by: *(Please tick one only)*

- majority rule? ☐ a
- unanimous agreement? ☐ b
- Other? ☐ c

26. If Other, Please explain.

.....

.....

.....

.....

27. How does your MO meet common expenses such as Council rates, internal road maintenance and fencing costs?

- annual levy on residents ..... a
- ad-hoc contributions ..... b
- Other ..... c

28. If Other, please explain.

.....

.....

.....

.....

29. How has this MO been financed?

- Bank/commercial loan ☐ a
- Individual private capital ☐ b
- Community capital ☐ c

30. Has any of the following information/documentation been undertaken and maintained for your MO?

- Consultation Yes ☐ No ☐ a
- Community plans Yes ☐ No ☐ b
- Land Management plans Yes ☐ No ☐ c
- Environmental study Yes ☐ No ☐ d
- Other *(please specify)* ..... Yes ☐ No ☐ e

31. If Yes, what status is given to these documents

- mandatory rules ☐ a
- guidelines ☐ b
- Other *(Please Specify)* ..... ☐ c

32. Was any of this information/documentation required by Council as part of the Development application process?

- Constitution Yes ☐ No ☐ a
- Community plans Yes ☐ No ☐ b
- Land Management plans Yes ☐ No ☐ c
- Environmental study Yes ☐ No ☐ d
- Other *(please specify)* ..... Yes ☐ No ☐ e

33. Have dwellings on your MO changed "ownership"?

- Yes ☐
- No ☐

34. Were any of the following issues regarded as a problem for your MO by the Environmental Study:

- Road and Flood Free Access Yes ☐ No ☐ a
- Impact on Water Quality Yes ☐ No ☐ b
- Water Supply Yes ☐ No ☐ c
- Mass Movement/Land Slip Yes ☐ No ☐ d
- Land Capability Yes ☐ No ☐ e
- Bushfire Hazard Yes ☐ No ☐ f
- Fauna & Flora Impact Yes ☐ No ☐ g
- Waste Disposal Yes ☐ No ☐ h

Adjoining Land Uses Yes ☐ No ☐ i  
 Visual Impact Yes ☐ No ☐ j  
 Other (Please specify) Yes ☐ No ☐ k

35. Have any of the following issues created concern to MO residents/Council/State Government agencies subsequent to your MO approval:

Road and Flood Free Access Yes ☐ No ☐ a  
 Impact on Water Quality Yes ☐ No ☐ b  
 Water Supply Yes ☐ No ☐ c  
 Mass Movement/Land Slip Yes ☐ No ☐ d  
 Land Capability Yes ☐ No ☐ e  
 Bushfire Hazard Yes ☐ No ☐ f  
 Fauna & Flora Impact Yes ☐ No ☐ g  
 Waste Disposal Yes ☐ No ☐ h  
 Adjoining Land Uses Yes ☐ No ☐ i  
 Visual Impact Yes ☐ No ☐ j  
 Other (Please specify) Yes ☐ No ☐ k

36. If Yes to any of the above please state why.

- (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) Other (Please specify) .....

37. SEPP 15 which relates to Multiple Occupancy developments contains a set of Policy Objectives. Using the following 5-point scale, please indicate how successfully each of the following SEPP 15 Objectives are met by your MO development.

	Not Successful					Very Successful
Encourage community based rural settlement;	1	2	3	4	5	(a)
Encourage environmentally sensitive rural settlement;	1	2	3	4	5	(b)
Enable collective living;	1	2	3	4	5	(c)
Enable sharing of facilities and resources;	1	2	3	4	5	(d)
Enable pooling of resources;	1	2	3	4	5	(e)
Facilitate clustered style rural development;	1	2	3	4	5	(f)
Avoid demand for Council/Government services;	1	2	3	4	5	(g)
Avoid subdivision of rural land;	1	2	3	4	5	(h)
Increase in rural population;	1	2	3	4	5	(i)

38. What changes current to MO objectives in Sepp15 would you regard as desirable to adequately reflect the nature of MO developments?

39. In your opinion, what are the three main advantages of MO developments? *(please rank each item from 1 to 3 only with 1 being the biggest advantage).*

- Alternative lifestyle opportunities ..... a
- Lower cost rural living ..... b
- Good environmental management (e.g. decreased land degradation) ..... c
- Improved land management practises (e.g. decreased weed infestations) ..... d
- Introduction of new forms of agricultural activity ..... e
- Continued use of land for agriculture ..... f
- Innovative house styles ..... g
- Increased bushfire fighting facilities ..... h
- Development cost ..... i
- Fewer legal land management requirements ..... j
- Fewer zoning requirements ..... k
- Other *(please specify)* ..... l

40. In your opinion, what are the three main limitations of MO developments? *(please rank each item from 1 to 3 only - with 1 being the biggest limitation).*

- Increased demand for Council services ..... a
- Social disruption ..... b
- Increased traffic on rural roads ..... c
- Interference with traditional agricultural activities ..... d
- Lower property values ..... e
- Non-payment of rates ..... f
- Adverse environmental impact (e.g. increased land degradation) ..... g
- Increased bushfire hazard ..... h
- Poor land management practises (e.g. increased weed infestations) ..... i
- Increased conflict between different land uses ..... j
- Adverse effect on water quality ..... k
- Poor solid waste disposal practices ..... l
- Inability to obtain finance ..... m
- Poor re-sale value ..... n
- Other *(please specify)* ..... o

41. 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?

42. If No, what should the minimum lot size be?

43. Please explain your reasons.

44. In general, what are the MO relationships like with adjoining Land owners?

- No contact ..... a
- Friendly ..... a
- Strained ..... a
- Hostile ..... a

45. If Strained or Hostile, please explain the reason for this.

46. Has your MO been the subject of community opposition? Yes ☐ No ☐

47. If Yes, briefly describe the timing, nature and reasons for this opposition?

48. In your opinion is the prohibition on subdivision of MO developments necessary to maintain the philosophy behind the SEPP 15? Yes ☐ No ☐

49. Please explain why

50. Could the community living objectives for MO's be achieved by other forms of rural residential development such as:

Standard Subdivision Yes ☐ No ☐ a  
Strata Title Yes ☐ No ☐ b  
Community Title Yes ☐ No ☐ c

51. Please explain your reason(s).

52. Should it be possible to subdivide MO developments? Yes ☐  
No ☐

If Yes, please give reasons.

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

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

### Contact Details

Name: .....

**Community:** .....

Phone: .....

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

1. What is the appropriate size of your MO site? *(Please specify)* .....ha
2. What is the main theme/s of your MO developments using SEPP 15? *(Please tick)*

Share-farming	<input type="checkbox"/>	a
Horticulture	<input type="checkbox"/>	b
Perma-culture	<input type="checkbox"/>	c
Rural-residential/rural lifestyle	<input type="checkbox"/>	d
Rainforest living/preservation	<input type="checkbox"/>	e
Tourist-oriented	<input type="checkbox"/>	f
Weekend/Holiday Homes	<input type="checkbox"/>	g
Religious	<input type="checkbox"/>	h
Other <i>(Please Specify)</i>	<input type="checkbox"/>	i
3. How many people currently live within your MO on a permanent basis? .....
4. What are the approximate ages of current permanent residents. *(Please specify number in each age group)*

0 to 3 years	.....	a
4 to 5 years	.....	b
6 to 14 years	.....	c
15 to 18 years	.....	d
19 to 30 years	.....	e
31 to 54 years	.....	f
55 to 65 years	.....	g
> 65 years	.....	h
5. How many separate family/household units do these people live in? .....
6. How many dwellings are these units accommodated in within your MO development? .....

7. Which of the following forms of accommodation best describes your MO?
 

Individual dwellings units dispersed throughout the site?	.....	a
Individual dwellings clustered in one portion of the site?	.....	b
Clusters of expanded dwellings with shared facilities?	.....	c
An individual expanded dwelling with shared facilities?	.....	d
Other <i>(Please specify)</i>	.....	e
8. Which of the following dwelling types best describes the structures on your MO?
 

Shed	.....	a
Communal House	.....	b
Caravan/Caravan & shed	.....	c
Tent	.....	d
Other <i>(Please specify)</i>	.....	e
9. Over what period of time have dwellings been established on your MO?
 

All at same time	<input type="checkbox"/>	a
Over 12 month period	<input type="checkbox"/>	b
longer period (specify) .....	<input type="checkbox"/>	c
10. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently employed full time in activities on the MO site? *(Please indicate the main employment only)*

Parent/child raising	.....	a
Unpaid housework	.....	b
Commercial Agriculture	.....	c
Commercial Arts & Crafts	.....	d
Work contributing to self sufficiency of the community	.....	e
Other <i>(Please Specify)</i>	.....	f
11. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently employed in activities located off the MO site? *(Please indicate main employment only)*

Full-time paid employment	.....	a
Casual or part-time paid employment	.....	b
Self employed	.....	c
Voluntary community work	.....	d
Part-time or Full-time Education	.....	e
(f) Other <i>(Please specify)</i>	.....	f

12. What is the average total household income for households within your MO development?  
(Please tick one only)

\$0 to \$8,000	<input type="checkbox"/> a
\$8,001 to \$15,000	<input type="checkbox"/> b
\$15,001 to \$25,000	<input type="checkbox"/> c
\$25,001 to \$50,000	<input type="checkbox"/> d
> \$50,000	<input type="checkbox"/> e

13. What is the average length of stay of residents on your MO?

less than 6 months	..... a
6 months to 1 year	..... b
1 to 3 years	..... c
3 to 5 years	..... d
5 to 10 years	..... e
more than 10 years	..... f

14. Does your MO development incorporate any community facilities? Yes ☐  
No ☐

If No go to Question .....

15. If Yes, How many of the following community facilities are located within your MO developments?

Community shop	..... a
Community play equipment	..... b
Schools	..... c
Community hall	..... d
Artists workshops/gallery	..... e
Farm buildings	..... f
Stables	..... g
Religious facilities	..... h
(i) Other (Please Specify) .....	..... i

16. Do any of these facilities serve more than just the MO residents? Yes ☐  
No ☐

If yes, please give details

.....  
.....

17. Estimate the approximate site area associated with each land use within your MO. (Please estimate % of site used)

Residential	..... a
Agriculture	..... b
Native vegetation retention	..... c
Community Open space	..... d
Community facilities (as listed in Question 6.1)	..... e
Other (Please Specify) .....	..... f

18. SEPP 15 currently restricts the amount of prime crop and pasture land to a maximum of 25%. Is this standard appropriate? Yes ☐  
No ☐

19. If No, what should this standard be and why?

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

20. What is the ownership status of your MO?

Owned by communal organisation	<input type="checkbox"/> a
Owned by private individual(s)	<input type="checkbox"/> b
Owned by public/private corporation	<input type="checkbox"/> c
Other (Please Specify) .....	<input type="checkbox"/> d

21. Under what arrangement are individual dwellings owned and occupied?

All owned by the Community	<input type="checkbox"/> a
All owned by an individual or individuals	<input type="checkbox"/> b
Individual dwellings owned by owner-occupiers	<input type="checkbox"/> c
Other (Please Specify) .....	<input type="checkbox"/> d

22. Is the MO development managed by a Community organisation? Yes ☐  
No ☐

23. If Yes, please describe the nature of that organisation.

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

24. If No, Please describe the management structure operating within your MO development.

.....

.....

.....

25. Are decisions within your MO development made by: *(Please tick one only)*

- majority rule? ☐ a
- unanimous agreement? ☐ b
- Other? ☐ c

26. If Other, Please explain.

.....

.....

.....

.....

27. How does your MO meet common expenses such as Council rates, internal road maintenance and fencing costs?

- annual levy on residents ..... a
- ad-hoc contributions ..... b
- Other ..... c

28. If Other, please explain.

.....

.....

.....

.....

29. How has this MO been financed?

- Bank/commercial loan ☐ a
- Individual private capital ☐ b
- Community capital ☐ c

30. Has any of the following information/documentation been undertaken and maintained for your MO?

- Consultation Yes ☐ No ☐ a
- Community plans Yes ☐ No ☐ b
- Land Management plans Yes ☐ No ☐ c
- Environmental study Yes ☐ No ☐ d
- Other (please specify) ..... Yes ☐ No ☐ e

31. If Yes, what status is given to these documents

- mandatory rules ☐ a
- guidelines ☐ b
- Other (Please Specify) ..... ☐ c

32. Was any of this information/documentation required by Council as part of the Development application process?

- Constitution Yes ☐ No ☐ a
- Community plans Yes ☐ No ☐ b
- Land Management plans Yes ☐ No ☐ c
- Environmental study Yes ☐ No ☐ d
- Other (please specify) ..... Yes ☐ No ☐ e

33. Have dwellings on your MO changed "ownership"?

- Yes ☐
- No ☐

34. Were any of the following issues regarded as a problem for your MO by the Environmental Study:

- Road and Flood Free Access Yes ☐ No ☐ a
- Impact on Water Quality Yes ☐ No ☐ b
- Water Supply Yes ☐ No ☐ c
- Mass Movement/Land Slip Yes ☐ No ☐ d
- Land Capability Yes ☐ No ☐ e
- Bushfire Hazard Yes ☐ No ☐ f
- Fauna & Flora Impact Yes ☐ No ☐ g
- Waste Disposal Yes ☐ No ☐ h

Adjoining Land Uses Yes ☐ No ☐ i  
 Visual Impact Yes ☐ No ☐ j  
 Other (Please specify) Yes ☐ No ☐ k

35. Have any of the following issues created concern to MO residents/Council/State Government agencies subsequent to your MO approval:

Road and Flood Free Access Yes ☐ No ☐ a  
 Impact on Water Quality Yes ☐ No ☐ b  
 Water Supply Yes ☐ No ☐ c  
 Mass Movement/Land Slip Yes ☐ No ☐ d  
 Land Capability Yes ☐ No ☐ e  
 Bushfire Hazard Yes ☐ No ☐ f  
 Fauna & Flora Impact Yes ☐ No ☐ g  
 Waste Disposal Yes ☐ No ☐ h  
 Adjoining Land Uses Yes ☐ No ☐ i  
 Visual Impact Yes ☐ No ☐ j  
 Other (Please specify) Yes ☐ No ☐ k

36. If Yes to any of the above please state why.

- (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) Other (Please specify) .....

37. SEPP 15 which relates to Multiple Occupancy developments contains a set of Policy Objectives. Using the following 5-point scale, please indicate how successfully each of the following SEPP 15 Objectives are met by your MO development.

	Not Successful					Very Successful
Encourage community based rural settlement;	1	2	3	4	5	(a)
Encourage environmentally sensitive rural settlement;	1	2	3	4	5	(b)
Enable collective living;	1	2	3	4	5	(c)
Enable sharing of facilities and resources;	1	2	3	4	5	(d)
Enable pooling of resources;	1	2	3	4	5	(e)
Facilitate clustered style rural development;	1	2	3	4	5	(f)
Avoid demand for Council/Government services;	1	2	3	4	5	(g)
Avoid subdivision of rural land;	1	2	3	4	5	(h)
Increase in rural population;	1	2	3	4	5	(i)

38. What changes current to MO objectives in Sepp15 would you regard as desirable to adequately reflect the nature of MO developments?

39. In your opinion, what are the three main advantages of MO developments? (please rank each item from 1 to 3 only with 1 being the biggest advantage).

- Alternative lifestyle opportunities ..... a
- Lower cost rural living ..... b
- Good environmental management (e.g. decreased land degradation) ..... c
- Improved land management practises (e.g. decreased weed infestations) ..... d
- Introduction of new forms of agricultural activity ..... e
- Continued use of land for agriculture ..... f
- Innovative house styles ..... g
- Increased bushfire fighting facilities ..... h
- Development cost ..... i
- Fewer legal land management requirements ..... j
- Fewer zoning requirements ..... k
- Other (please specify) ..... l

40. In your opinion, what are the three main limitations of MO developments? (please rank each item from 1 to 3 only - with 1 being the biggest limitation).

- Increased demand for Council services ..... a
- Social disruption ..... b
- Increased traffic on rural roads ..... c
- Interference with traditional agricultural activities ..... d
- Lower property values ..... e
- Non-payment of rates ..... f
- Adverse environmental impact (e.g. increased land degradation) ..... g
- Increased bushfire hazard ..... h
- Poor land management practises (e.g. increased weed infestations) ..... i
- Increased conflict between different land uses ..... j
- Adverse effect on water quality ..... k
- Poor solid waste disposal practices ..... l
- Inability to obtain finance ..... m
- Poor re-sale value ..... n
- Other (please specify) ..... o

41. 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?

42. If No, what should the minimum lot size be?

43. Please explain your reasons.

44. In general, what are the MO relationships like with adjoining Land owners?

- No contact ..... a
- Friendly ..... a
- Strained ..... a
- Hostile ..... a

45. If Strained or Hostile, please explain the reason for this.

46. Has your MO been the subject of community opposition? Yes ☐  
No ☐

47. If Yes, briefly describe the timing, nature and reasons for this opposition?

48. In your opinion is the prohibition on subdivision of MO developments necessary to maintain the philosophy behind the SEPP 15? Yes ☐  
No ☐

49. Please explain why

50. Could the community living objectives for MO's be achieved by other forms of rural residential development such as:

Standard Subdivision Yes ☐ No ☐ a  
Strata Title Yes ☐ No ☐ b  
Community Title Yes ☐ No ☐ c

51. Please explain your reason(s).

52. Should it be possible to subdivide MO developments?

Yes ☐

No ☐

If Yes, please give reasons.

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

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

### Contact Details

Name: .....

**Community:** .....

Phone: .....

21 December 1993

Name  
Organisation  
Address  
Town

\* DRAFT \*

Dear Sir/Madam

REVIEW OF SEPP 15  
MULTIPLE OCCUPANCY OF RURAL LAND

PURDON  
ASSOCIATES  
PTY LIMITED

Southern Cross House  
3/9 McKay Street  
Turner ACT, 2601  
Ph (06) 257 1511  
Fax (06) 248 8347  
A.C.N. 008 610 080

Purdon Associates, in conjunction with Christopher M. Murray & Associates, have been engaged by the NSW Department of Planning to undertake an independent state-wide review of State Environmental Planning Policy No. 15 (SEPP 15), which relates to Multiple Occupancy in Rural Areas.

The two stage review is to provide the Department with an assessment of SEPP 15's application since its introduction in 1988. The brief requires an assessment of the adequacy of the policy's provisions and the extent of its use, impact and relevance throughout the State. Recommendations are to be provided as to whether the existing policy should be retained in its current form or be amended in any way.

The initial stage assessed the extent of the policy's application across the State and identified issues associated with its implementation. This was undertaken by means of a questionnaire completed by Local Council's planning departments, and discussions with the relevant State Government agencies. A draft report of our initial findings was submitted to the department late December 1993.

This second stage of the project is to consider MO developments in six (6) local government areas. These areas will act as case studies of the policy's implementation. Further consultation is being undertaken with these Councils in conjunction with a survey of Multiple Occupancy developments in each of the selected Council areas. At this time (February 1994) there will also be an opportunity to talk to M.O. residents. A member of our team either in person, or over the telephone. We are therefore seeking your assistance in the completion of the attached survey. The survey has been designed to help the consultant team establish a comprehensive picture of the way in which multiple occupancies work and the needs of their residents.

Your assistance with information needed for the survey would be appreciated. Could you please return the completed questionnaire in the enclosed reply paid envelope by ..... 1994 our office.

Your individual returns will be treated in confidence. Please answer all questions from the perspective of the community as a whole. If there is insufficient space, please attach additional pages for your comments. Any other documentation of the issues raised would also be appreciated.

If you would like to discuss the policy and the resulting form of MO development, a member of the consultant team will be present at the ..... Council offices on ..... 1994 between the Hours of .... & ..... Appointments can be made by contacting Chris or Brenton. Alternately, if you wish

Should you have any queries regarding the survey or the project in general please contact me on the above number.

Yours faithfully

Brenton Dickins  
PURDON ASSOCIATES

Answers to be  
confidential  
surely? (?)

To discuss the review  
Make a verbal  
submission or  
clarify any  
matters arising  
from the survey  
but are unable to  
~~visit~~ attend [the  
nominated area]  
on the day, you  
can telephone  
Chris/Brenton  
on \_\_\_\_\_.

Reverse Charges?  
(yes?)

# X DRAFT

PURDON

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

1. What is the <sup>approx</sup> appropriate size of your MO site? (Please specify) .....ha  
*lets how many?*

2. What is the ~~main~~ theme/s of your MO development ~~using SEPP 15~~? (Please tick)

- focus*  
*Does your community have focus of the following:*
- |   |                          |   |
|---|--------------------------|---|
| Share-farming   | <input type="checkbox"/> | a |
| Horticulture  | <input type="checkbox"/> | b |
| Perma-culture   | <input type="checkbox"/> | c |
| Communal Rural-residential/rural-lifestyle                | <input type="checkbox"/> | d |
| <del>Rainforest living/preservation</del>                 | <input type="checkbox"/> | e |
| Tourist-oriented  | <input type="checkbox"/> | f |
| Weekend/Holiday Homes                                     | <input type="checkbox"/> | g |
| Religious   | <input type="checkbox"/> | h |
| Other (Please Specify) ..... <i>Dispersed Residential</i> | <input type="checkbox"/> | i |

*leave out 3.*  
How many people currently live within your MO on a permanent basis? .....

4. What are the approximate ages of current ~~permanent~~ residents. (Please specify number in each age group)

pre-school	0-4	0 to 3 years	..... a
		4 to 5 years	..... b
school	5-17	6 to 14 years	..... c
'workforce'	<del>18-55</del>	15 to 18 years	..... d
		19 to 30 years	..... e
retirees	>55	31 to 54 years	..... f
		55 to 65 years	..... g
		> 65 years	..... h

5. *Indicate the number if any of permanent residents not currently ~~per~~ living on the M.O.*  
How many separate ~~family/household~~ units do these people live in? .....  
*families live on the M.O.*

6. How many dwellings ~~are these units accommodated in~~ within your MO development? .....  
*exp houses*

the design of  
7. Which of the following forms of accommodation best describes your MO?

- Individual dwelling<sup>units</sup> dispersed throughout the site? ..... a
- Individual dwelling<sup>units</sup> clustered in one portion of the site? ..... b
- Clusters of expanded dwellings with shared facilities? ..... c
- An individual expanded dwelling with shared facilities? ..... d
- Other (Please specify) ..... e

8. Which of the following dwelling types best describes the structures on your MO?

Indicate the number of each type

- Expanded dwelling
- Single dwelling
- Shed
- Communal House
- Caravan/Caravan & shed
- Tent
- Other (Please specify)

- ..... a
- ..... b
- ..... c
- ..... d
- ..... e

9. Over what period of time have dwellings been established on your MO?

OUT?

What year was your M.O. established?  
Please indicate the ~~age~~ time since each dwelling was established  
(~~indicate the total number in~~ longer period (specify) .....  
each time period) All at same time  
Over 12 month period

- < 5 (ie under 5) SEPP 15
- 5-10 ☐ a
- 10-15 ☐ b
- longer ☐ c

10. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently ~~employed~~ <sup>engaged</sup> full time in activities on the MO site? (Please indicate the main ~~employment only~~ activity activities)

OUT?

distinct from comm' ag

- Parent/child raising ..... a
- Unpaid housework ..... b
- Commercial Agriculture ..... c
- Commercial Arts & Crafts ..... d
- Work contributing to self sufficiency of the community ..... e
- Other (Please Specify) ..... f

11. Of the residents of working age (i.e. between the ages of 15 and 65 years), How many are currently ~~employed~~ <sup>engaged</sup> in activities located off the MO site? (Please indicate main ~~employment~~ <sup>activities</sup> only)

OUT?

- Full-time paid employment ..... a
- Casual or part-time paid employment ..... b
- Self employed ..... c
- Voluntary community work ..... d
- Part-time or Full-time Education ..... e
- (f) Other (Please specify) ..... f

OK Please indicate the number of residents of working age (15-65) currently engaged in activities

12. What is the average <sup>net?</sup> ~~gross~~ family <sup>residents</sup> total household income for households within your MO development?  
(Please tick one only)

\$0 to \$8,000 ☐ a  
\$8,001 to \$15,000 ☐ b  
\$15,001 to \$25,000 ☐ c  
\$25,001 to \$50,000 ☐ d  
> \$50,000 ☐ e

Q12 of  
P.E. survey?

13. What is the average length of stay of residents on your MO?  
Indicate how long residents (both current + permanent residents not currently living on site) have lived on your MO.  
(Indicate the number of residents in each time period).

less than 6 months ..... a  
6 months to 1 year ..... b  
1 to 2 years ..... c  
3 to 5 years ..... d  
5 to 10 years ..... e  
more than 10 years ..... f

14. Does your MO development incorporate any community facilities? <sup>other than those associated with residential accom'n.</sup> Yes ☐ No ☐

If No go to Question .....

15. If Yes, How many of the following community facilities are located within your MO developments?

Community shop ..... a  
Community play equipment ..... b  
~~Schools~~ ..... c  
Community hall ..... d  
Artists workshops/gallery ..... e  
Workshops/Farm buildings ..... f  
~~Stables~~ ..... g  
Religious facilities ..... h  
(i) Other (Please Specify) ..... Bushfire/flood facilities ..... i

16. <sup>Are</sup> Do any of these facilities <sup>used on an ongoing basis by</sup> serve more than just the MO residents? or have they been in the past? Yes ☐ No ☐

If yes, please give details

.....  
.....

17. Estimate the approximate site area associated with each land use within your MO. (Please estimate % of site used)

Residential ..... a  
 Agriculture ..... b  
 Env't Preservation Protected Native-vegetation retention ..... c  
 Active Open Space facilities Community Open space ..... d  
 Community facilities (as listed in Question 18) ..... e  
 Other (Please Specify) ..... Passive Community Land ..... f

SEPP 15 is in force

18. SEPP 15 currently restricts the amount of prime crop and pasture land to a maximum of 25%. Is this standard appropriate? Yes ☐ No ☐

19. What alteration to this limit if any, do you feel would benefit future M.O. applicants. If No, what should this standard be and why?

20. What is the ownership status of your MO?

Specify

Tenants in Common  
 "Co-operative"  
 Owned by communal organisation  
 Owned by private individual(s)  
 Owned by public/private corporation  
 Other (Please Specify)

☒ a  
☐ b  
☐ c  
☐ d

21. Under what arrangement are individual dwellings owned and occupied?

All owned by the Community ☐ a  
 All owned by an individual or individuals ☐ b  
 Individual dwellings owned by owner-occupiers ☐ c  
 Other (Please Specify) ..... ☐ d

22. 17 Are shares (or equivalent) currently:  
 (a) not available? ... y/n  
 (b) available to the public (ie. on a first come basis)? ... y/n  
 (c) conditionally available, (eg subject to house available for purchase; or an approved building site; or on approval of other resident members; or the like? ... y/n  
 16 (a) Current cost of shares (if any) or equivalent? ....  
 (b) Original cost of shares (ie to the first residents) ?  
 Year ..... Original cost .....

31/ Based on the experience of your M.O., please rank the following attributes according to the <sup>degree</sup> extent to which you believe they are an advantage or disadvantage of M.O. development.

	-5	0	+5
Alternative lifestyle opportunities			
* Lower cost rural living			
Good environmental management (e.g. decreased land degradation)			
Improved land management practises (e.g. decreased weed infestations)			
Introduction of new forms of agricultural activity			
Continued use of land for agriculture			
Innovative house styles			
Increased bushfire fighting facilities			
Development cost			
Fewer legal land management requirements			
Fewer zoning requirements			
Access to Council services			
Merging of social groups (farmers & M.O. residents)			
Inability to obtain finance			
Poor re-sale value			
Use of alternative technology (power, <del>eff</del> waste disposal)			
Changes in land value			
Environmental impact			
Other			

41 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? .....

42 If No, what should the minimum lot size be? & Why .....

Q. Do you feel the density provisions within the plan are adequate.

Q If no, what should the provisions be & why.

Q. The policy currently restricts the height of buildings to 8m above natural ground level. Do you feel this restriction is appropriate?

Q. If no, what should it be & why.

Q. The policy currently restricts tourist accommodation on M.O. developments (unless otherwise permitted in the zone). Do you feel there is a place for such development within M.O.?

Q. If yes, please give details.

Q. 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?

Q. If no, what do you feel it should be & why?

Q. In general, what are the M.O. relationships like with adjoining land owners? (Place a cross in the relevant line for each neighbour). (TOTAL)

No Contact		
Friendly		
Neutral		
Strained		

Q. If strained, can you give any reason for this?

43. Please explain your reasons.

44. In general, what are the MO relationships like with adjoining Land owners?

No contact ..... a  
 Friendly ..... a  
 Strained ..... a  
 Hostile ..... a

45. If Strained or Hostile, please explain the reason for this:

46. Has your <sup>ever</sup> MO been the subject of community opposition? (eg <sup>during exhibition of the development application</sup> ) (before approval / after approval) Yes ☐  
 No ☐

47. If Yes, briefly describe the timing, nature and reasons for this opposition?

48. In your opinion is the prohibition on subdivision of MO developments necessary to maintain the philosophy behind the SEPP 15? Yes ☐  
 No ☐

49. Please explain why

enable MO development to continue? <sup>Do you believe</sup> could such a proposal maintain the philosophy behind M



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

(if desired)

Contact Details

Contact:  
 Name: (optional) .....  
 Community: .....  
 Phone: .....