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Dear

Garth Edwards
Tannworth - Prry SC.
Feb '82 Duncan Maclean
Rae TV action 5/23!
David Horan + Egan
Schocki?

~~Robbie's follow up~~

~~amended report.
superior~~

~~PV Logre thurs.~~

Return to Peth
Please bring Saturday

MEMORANDUM

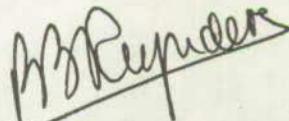
TO: ALL ALDERMEN

FROM: CHIEF PLANNER

SUBJECT: MUDGEE SHIRE RURAL PLANNING SURVEY
(FILE: PBR:JBG/P2-1-16/70948)

Enclosed for the Aldermen's perusal and information is an analysis of a survey of rural planning efforts in New South Wales conducted by Mudgee Shire Council.

As the Council is in the middle of the preparation of a new Local Environmental Plan, including for its rural areas, the information should be useful background information, as well as indicating where we stand in the State with this area of planning.



(P. B. Reynders)
CHIEF PLANNER.

4th November, 1985

enc.

RURAL PLANNING SURVEY

SUMMARY OF RESULTS

70948
P2-1-16

INTRODUCTION:

Mudgee Shire is currently preparing Local Environmental Plans for the rural areas of the Shire. In order to provide the best opportunity for production of Local Environmental Plans which are as up to date and as innovative as possible, a survey of current rural planning practice in Local Government in New South Wales was recently undertaken. This report presents the results of that survey.

BACKGROUND:

The major purpose of the survey was to gather information on current rural planning practice in Local Government areas of N.S.W. and, particularly any planning practices, policies, local plans and development control plans which were in some way innovative. A secondary purpose of the survey was to identify resources devoted to rural planning and the level of progress achieved in rural planning since the first interim development orders were introduced. Questionnaires were forwarded to 123 Local Government Areas with 88 replies received by the end of the survey period on 20th September 1985. A response rate of almost 75% was achieved, which is quite high for postal surveys and more than adequate to obtain an accurate cross section of current rural planning practice in this State.

COMMENTS:

1. Summary of Results

Only 5% of Local Government Areas (LGA's) surveyed had no planning controls, whilst the vast majority (67%) relied on Interim Development Orders for their rural planning controls. Three LGA's had planning schemes which were essentially in the same form as the rural I.D.O.'s but with urban provisions included for town areas. Five LGA's had a combination of an IDO and a LEP, mostly as a result of Council amalgamations. Only 18% (15) LGA's had Shire wide rural LEPs in force, notwithstanding that the Environmental Planning and Assessment Act was gazetted some five years ago. Nearly half of these current LEP's were gazetted in 1980 or 1981 and are very similar in form to the traditional IDO except that a rural-residential 1(c) zone has been included and the format slightly changed to suit the EPA Act.

Protection of prime agricultural land, hobby farm and rural residential planning and management, conservation and development of rural resources, recreation and conservation of rural areas, and soil erosion and conservation were the five rural issues of major concern to Local Government with more than 50% of Council's identifying these as major issues.

Population change, economic development and job generation, water resources and irrigation, impact of mining and forestry and land clearing, pollution and land degradation, heritage, and National Parks were of concern to at least one quarter of Councils surveyed. More specialised issues such as aboriginal communities, tourism, ribbon development, expansion of urban areas and floodplain management, were significant issues in about 10-15% of LGA's surveyed. The survey revealed that Local Government is well aware of the issues and problems confronting rural areas and the need for appropriate planning initiatives with 75 LGA's (out of a total of 88) proposing to introduce new planning initiatives to address one or more of the rural planning issues in their respective LGA's. The remaining Councils either had recently gazetted comprehensive LEP's or were generally smaller western area Councils with little or no growth and which were coping by using their existing IDO's.

A summary of rural planning issues and problems being experienced by participants in the survey is attached as annexure 1. A map of Councils participating in the survey is attached as annexure 2.

The decision to prepare and implement more up to date planning controls is long overdue. Over 70% of LGA's had planning controls which were prepared between 7 and 18 years ago and were all based on the model rural IDO developed in the late 1960's. The major impetus for new planning controls was the desire to identify and zone land for rural-residential development. The Department of Environment & Planning has generally required Councils to prepare rural land studies and formulate Shire wide plans before it will approve rural-residential zones. It should be noted that at least 20% of LGA's surveyed were permitted to establish rural-residential zones with "one-off" LEP's without the need to prepare a comprehensive LEP. At least 25% of LGA's had completed "modern" rural LEP's or were at an advanced stage of preparation of such LEP's. These comprehensive rural LEP's addressed a wide range of rural issues, but generally concentrated on identifying and managing prime agricultural lands, rural-residential and hobby farm locations and protection of lands of environmental significance.

Whilst more than 25% of LGA's were well down the rural planning "track", at least double this number were interested in preparing Shire wide LEP's but were experiencing financial and staff resource problems which made this task extremely difficult. Smaller LGA's had to rely on costly Consultant services to prepare Local Environmental Studies and Plans. Many of the more stable and slower growing LGA's had no planning staff and relied on their Shire Engineers and sometimes other senior staff, on a part-time basis, to undertake planning tasks. 55% of Local Government Areas devoted less than 30 hours per week of staff time to rural planning matters. This work output includes development control and ancillary staff time with the result that time devoted to forward planning is negligible. Barely 20% of LGA's had sufficient qualified planning staff to participate in any productive rural forward planning.

Staff resources are a significant constraint to the further development of rural planning at a local level in this State. The 88 LGA's had a total of only 45-50 full time planners with formal planning qualifications, involved in rural planning.

The preparation of a detailed and comprehensive rural lands study or LES is an absolute necessity if a soundly based rural plan is to be formulated. At the time of the survey, almost half the Councils surveyed had not commenced Local Environmental Studies and less than 35% of Councils had completed such studies (10 by consultants, 18 by Councils themselves). It is interesting to note that the Heritage Council will provide financial assistance for Heritage Studies but no D.E.P. funds are available for rural land studies. When it is considered that a L.E.S. requires the services of two full time planners for 6 months or the services of Planning Consultants at a cost of around \$30,000, there is little wonder that the overwhelming majority of smaller Councils have, so far, not commenced preparation of an L.E.S.

Twelve Councils (14%) had adopted comprehensive rural planning strategies and/or policies. A further 27 (31%) of Councils had rural planning aims and objectives incorporated in LEP's or draft LEP's. Seven Councils were currently working on a draft set of rural planning policies or aims and objectives. Some 42, or almost half of the Councils surveyed, had no formal rural planning strategies, aims, objectives or policies. Many of these 42 Councils were committed to preparing comprehensive LEP's but were still grappling with the issues and gathering preliminary data, and had not yet attempted to formulate policy goals even at a broad level.

Agencies involved in Rural Planning:

Local Councils are responsible for the preparation of Local Environmental Plans pursuant to the provisions of the Environmental Planning and Assessment Act, 1979. Councils are, however, required to consult with a wide range of Government Agencies and Departments during the plan preparation process. Local Government experience has indicated that by and large, this consultation process has been worthwhile and the quality of plans produced has subsequently benefitted.

The Department of Environment & Planning has the most significant input through its powers to direct the form and content of local plans, supervise the plan making process and issue Section 65 Exhibition Certificates. The D.E.P. also has a major role in directing the local plan making process through use of the following policy measures:-

- (i) Section 117 Directions which establish criteria against which plans are examined. There is a set of directions which apply generally throughout the State as well as directions which apply to a LGA or region.
- (ii) Regional Plans, such as the Hunter and the Illawarra regional plans, which provide a regional framework for local plans which are expected to remain consistent with the regional plan.

- (iii) State Environmental Planning Policies over-ride Local Plans and, whilst they do not have significant effects on rural planning at present, new initiatives such as the draft SEPP on multiple occupancy and the proposed SEPP dealing with Rural Planning, suggest that SEPP's will be an important influence on rural planning in the future.

Whilst Local Councils generally appreciated the assistance of the D.E.P., the survey revealed that Councils perceived the D.E.P. to be overly involved in local planning matters and slow to accept innovative techniques or support plans which provided Councils with wider discretionary powers. The D.E.P. also retained some involvement in the development control process through concurrence requirements (eg. SEPP No.1) calling in of development applications for determination (Section 101) and setting specifications for designated development EIS's. The D.E.P. is also involved in setting specifications for, and making comments on, Local Environmental Studies and Rural Land Studies.

The Department of Agriculture was identified as being a major participant in the rural planning process, principally through the preparation of land classification maps (1:50,000) and information on local farming systems. Although the Department of Agriculture is involved in assessing LEP's from an agricultural viewpoint, its most important contribution is the supply of information for LES's and rural land studies and evaluation of the impacts of proposed subdivision and rural small holdings zones on existing and future agricultural productivity.

The Soil Conservation Service was also considered to have an important role in the rural planning process by providing information on land capability and hazards such as erodibility. The Service produces land capability maps at a scale of 1:100,000 and will provide advice on the suitability of specific areas for urban or hobby farm development and suggest protection measures that should be undertaken. The land capability maps are also useful for identifying "fragile" lands which may warrant special protection. The Service also supplies information on soil types and land resources.

The National Parks & Wildlife Service is adopting a higher profile in the rural planning process. Although mainly concerned with the affects of landuse planning decisions on existing and future National Parks and Nature Reserves, the Service is increasingly concerned with broader issues including the identification and protection of important natural areas and sites of archaeological, historic or scientific significance on both Crown and private lands. The N.P. & W.S. is not only providing advice to Councils but, in many instances, is actively seeking the establishment of Environment Protection zones over land outside its jurisdiction, but considered to be worthy of protection. The Service can certainly assist Councils in identifying lands of Environmental Significance and provide guidelines for their management.

The Department of Mineral Resources has generally confined its role to providing information on existing and potential mineral resources. However, as the threat of sterilisation of some of these resources has become evident through inappropriate development being permitted, the Department has, on a few occasions, offered its support to the establishment of Extractive Industry Protection Zones which allow agriculture to continue, but restrict the development of capital intensive activities such as hobby farming, tourist facilities etc. The Department also provides information on exploration and mining leases, mineral production and estimated reserves.

The Water Resources Commission provides assistance with the identification of flood hazards, water resources, and potential water problems. The Commission is also involved in flood plain management, effects of rural plans as they relate to irrigation farming and the protection of water resources and catchments. In areas where flooding is a problem, the Public Works Department can also assist in the preparation of suitable flood protection measures and identification of flood prone lands. Both the Commission and the Public Works Department are particularly helpful with regard to developing and assessing flood mitigation protection plans.

The D.M.R. is involved in rural planning to the extent that it provides information on future main road proposals and makes comments on the provisions of rural LEP's in relation to traffic matters and their effects on main roads, particularly in terms of ribbon development, permitted uses along Main Road frontages and the creation of road accesses to Main Roads.

Other agencies and departments identified as having some input into the rural planning process, were the Forestry Commission, Fisheries Department, Western Lands Commission, National Trust, State Electricity Commission and Local County Councils, Public Works Department, Department of Lands, State Pollution Control Commission, Maritime Services Board, Sydney & Hunter Water Boards and the Bush Fire Council. These agencies and departments are generally only involved on a restricted basis where a plan is dealing with matters of direct concern to those agencies or departments eg. Crown Land, historic buildings, major bushfire hazards, state forests etc.

Consultation generally occurs during the preparation of the Local Environmental Study and during preparation of the draft LEP. A further input may also occur during the formal exhibition of the draft LEP.

Recent Rural Planning Initiatives:

1. Ballina Draft Local Environmental Plan -

The Ballina Draft L.E.P. incorporates a number of interesting planning approaches, although it is by no means the only example of such approaches. The Ballina Plan is most noted for its Landuse Table which eliminates "prohibited development" by replacing this column in the landuse table with "Advertised Development - Only with Development Consent". Landuses included in this column (generally the ones which would be prohibited in traditional LEP's) require advertising and are treated in a similar fashion to "designated development" ie. public notification, preparation of an EIS, right of appeal by objectors etc. Other features of the Ballina Draft L.E.P. include -

- (a) Introduction of specialised agricultural zones eg. Rural horticulture, rural - Sugar Cane, with varying subdivision standards.
- (b) Delineation of an extractive industries 1(e) zone for important extractive resources which warrant protection from inappropriate development.
- (c) Makes provision for future urban development by provision of a Rural 1(d) Urban Investigation Zone which occupies an area almost as large as existing residential zones. The land identified is suitable for future urban development and is provided with a 40 hectare minimum subdivision area but allows rural uses to continue. The principle aim of this zone is to prevent development which might conflict with the future orderly and efficient urban development of the land.
- (d) The plan has extensive and well developed aims and objectives which are particularly important for the evaluation of "prohibited developments" when and if they arise.
- (e) The plan contains a number of standard type provisions which are now being included in LEPs. Standard clauses such as dual occupancy, multiple occupancy and heritage provisions are examples. The multiple occupancy clause also includes a schedule of development standards which are worthwhile, although probably best contained in a development control plan. In keeping with a number of recent LEPs the traditional 1(b) Arterial Road zone has been replaced with a clause and schedule of landuses prohibited within 400 metres of Main Roads (if the Main Road is used as access).
- (f) The Ballina Plan incorporates extensive provisions relating to Environment Protection zones including Water Catchment, Coastal Lands, and a General Environment Protection Zone

2. Moree Plains Local Environmental Plan 1985

The Moree Plains LEP is essentially a traditional LEP with a general 100 hectare minimum subdivision area in the general rural zone. There is a capacity to permit subdivision down to 20 ha. for specialised intensive agriculture. Like most rural LEPs a hobby farm 1(c) zone is included. The plan has an interesting variation on the traditional concessional allotments provisions by allowing up to 3 concessional lots of at least 2 hectares, provided that one of the lots created has an area of not less than 99% of the area of the "existing holding". The clause in practice could only be utilised where the existing holding has an area of at least 200 ha. The plan also includes a future urban zone but has no environmental protection zones (contrary to the wishes of a number of State Departments).

Despite the D.E.P.'s requirement for plans to specify zone objectives, the Moree plan has no zone objectives and restricts itself to a handful of general objectives only. The most interesting aspect of the Moree Plan is however, its use of an independent Commissioner to hear objections. The original draft plan received almost 900 objections and, with such a high level of objections the use of a Commissioner is highly recommended, particularly in view of the success of the hearing. The Commissioner was able to provide an independent voice and over-ruled a large number of excessive demands not only from landowners but from many Government Departments, particularly the National Parks and Wildlife Service.

3. Dungog Shire Planning Policies (1981)

The Dungog Shire Planning Policies Report (1981) is a working paper prepared by the CSIRO Division of Land Use Research in co-operation with Dungog Shire and the D.E.P.'s Regional Office. The document forms the first stage in the preparation of a Shire wide LEP. A large number of organisations provided information for the report, and the policy document is extremely extensive and provides clear guidelines for the future development of the Shire. The report is a comprehensive base from which a strategy plan can be formulated, together with aims and objectives and a statutory LEP.

The Policy Report deals with 18 issues and describes a number of policy initiatives for each issue. The issues identified in the report include - Rural Residential, Residential Farmlets, Non-residential Farmlets, Rural Retreats, Ex-Urban Business, Dairying, Battery and similar Intensive Farming, Grazing, Forestry, Villages, Village Expansion, Water Catchment, National Parks, Private Land Recreation, Open Space, Light Industry, General Industry, and Extractive Industry.

4. Orange City Council D.C.P. No.3 - Rural Residential Development.

This Orange Development Control Plan is a well prepared and informative document and demonstrates the potential of D.C.P.'s as a planning technique suited to rural landuse management. The DCP sets out subdivision and design guidelines for rural residential development and includes a section dealing with the erection of dwellings on rural land. Detailed criteria and information are supplied on site analysis, subdivision controls, services, allotment design and subdivision layout, environmental constraints, waste disposal, erosion, roadworks and access, open space and public amenities, siting of dwellings, erection of rural dwellings and tree preservation. A number of maps and diagrams are included to illustrate the principles discussed in the DCP.

5. Shoalhaven City Council Rural Environmental Study:

Shoalhaven's Rural Environmental Study is one of the most comprehensive rural studies so far prepared. The study deals with general background, demography, economy, land ownership, environmental factors and resources, hazards, services, development pressures, existing policies and subsidiary studies. It forms a sound basis for the preparation of a rural planning strategy and addresses all the issues. A summary document would however have been desirable as few elected representatives, let alone the general public, could adequately grasp its content. Unlike many rural studies, the maps are readable and extensive use is made of tables, maps and diagrams.

6. Nambucca Rural Roads Needs Study:

Nambucca Shire has applied a "user pays" approach to rural subdivision and erection of rural dwellings. The Shire has examined population growth, expected road demands, expected Council road development projects and funding and the desired level of contributions. The Council requires a contribution of \$3,300 for each dwelling (including workers dwellings and multiple occupancies) to be erected in a rural area and where a new rural lot is created the contribution is levied at the subdivision stage. The contribution is not levied on dwellings in subdivisions approved by Council prior to the policy coming into effect, but only on dwellings proposed on "existing portions" and for new subdivisions. The contribution level is reassessed annually and contributions collected are held in a Trust Fund and used on work benefitting the road on which the dwelling is constructed. A number of other Councils have a similar road improvements contribution levy. Other Section 94 contributions levied include payment for open space, parks and sporting facilities, community facilities and services and bush fire brigade improvements.

7. Hume Shire Draft Local Environmental Plan

The Hume Draft LEP incorporates special provisions dealing with flooding and identifies flood areas on the LEP map as well as land forming part of the bed or floodplain of a lagoon, river, creek or other natural watercourse. Other interesting special provisions include a dual occupancy clause which allows a person to either erect two new unattached dwellings on vacant land or, where there is an existing cottage, erect a second unattached dwelling. The second dwelling may also be attached in both cases as is the situation with the standard dual occupancy clause. The Ballina Draft LEP has similar provisions but requires, in rural areas where two separate dwellings are to be erected, that the second dwelling be no more than 50 metres from the first. This ensures that the buildings are clustered and lessens the likely demand for future subdivision.

The Hume LEP adopts a general subdivision minimum of 100 hectares but includes a limited concessional allotments clause for creation of lots for occupation by the owner, a relative or a rural worker (less than 30ha.nil, 30-60ha - 1, 60-120ha - 2, 120ha & over - 3).

8. Hume Shire Development Control Plan No.1

This DCP illustrates the extent to which a Development Control Plan can support an existing LEP or IDO. The DCP sets out guidelines for the following matters:-

Flood prone land, Soil Conservation, tree preservation; fire control; Lake Hume foreshore, Development Control Maps, building setbacks, development and subdivision in industrial zones, residential flat buildings, dual occupancy, development in rural residential land, subdivision of rural and environment protection land, Traffic Generating Development and parking, advertising signs, commercial development, historical precincts, public services, amenities and utilities, development control procedures and a number of appendixs including further details such as road construction specifications, parking calculations etc.

In essence the DCP is an agglomeration of all the Council's planning policies contained in one document which has been adopted as a Development Control Plan to give it greater weight.

9. Muswellbrook Local Environmental Plan 1985

This recently gazetted LEP incorporates general principles for subdivision and development in rural zones. The clauses dealing with these matters include a list of items to be considered in assessing development and subdivision proposals, eg. soil erosion, mineral resources, agricultural productivity, fire fighting capacity, ribbon development, skyline and scenic character, access, lot design and layout, retention of natural vegetation, flood risk, potential use, landscaping, bushfire and other hazards, impact on National Parks, utility services, etc.

The "matters for consideration" listed in the LEP are not performance standards as such, but provide a basis for the development of performance standards for inclusion in a DCP. Potential developers are also made aware of how their development proposals will be assessed and what matters they should have regard to.

The Muswellbrook LEP also includes a clause relating to Aboriginal Conservation Areas and relics which includes provision for a register of sites and relics and a requirement that consent is required (including consultation with the National Parks & Wildlife Service) for any activity which might alter or disturb or affect such sites or relics.

10. Bega Vally Shire - Rural Lands Environmental Study, Summary Report

This summary report is a good example of how to convert a detailed rural lands study into a readable report incorporating a planning strategy. The report neatly summarises the principle findings of the Rural Lands Study, together with a series of recommendations for future planning and policy initiatives and suggestions for implementation. The Shire's development and conservation strategy, is summarised in a simple and easily understood Shire Strategy Map which locates areas suitable for rural residential development, village expansion, rural enterprise, concessional lots and tourist potential as well as existing state forest, national parks, S.R.A. and bushfire hazards.

11. Greater Cessnock Local Environmental Plan No.20

This LEP demonstrates an innovative approach to rural-residential development. The LEP incorporates a development plan for a rural cluster style development with significant areas in common ownership. In many cases, traditional rural-residential subdivision is not appropriate, particularly where a significant part of the site is environmentally sensitive or hazardous to build on; or where prospective residents are seeking a rural lifestyle but with shared facilities such as riding trails, recreation facilities (tennis courts, swimming pools etc.) stock yards, on-site manager, picnic areas etc.

LEP No.20 (known as Hungry Creek) includes a number of environment protection measures (floodplain protection, landscaping, dams, drainage, off road vehicles, keeping of livestock etc.) and has subzones such as special uses, open space, environment protection and non-urban, in common ownership, as well as a small holdings zone for individual lots and dwellings. This type of rural-development and LEP is not expected to be incorporated in a Shire wide LEP but is more suited to formulation for an individual site where rural cluster development is considered desirable. LEP No.20 (Cessnock) is an excellent model for this form of development.

12. Lismore - Rural Study Discussion Papers

Lismore has completed a rural local Environmental Study but has extended the scope of the Study by preparing follow-up detailed discussion papers dealing with "issues", "people", and "Rural Strategies". Although much of the information contained in the discussion papers is a summary of the findings of the LES, these papers provide a transition from data collection to the statutory plan. For example, the issues paper interprets the information from the LES to highlight those matters of special concern, eg. loss of prime agricultural land, rural population growth, flooding, urban growth, tourism, environment protection etc.,

The third paper dealing with rural strategies integrates the findings of the LES with the discussion papers dealing with issues and people and the Council's desired objectives so as to identify planning strategies and rural land management policies. The strategy also includes extensive recommendations for incorporation in the statutory plans eg. LEPs and DCPs.

Councils have generally satisfactorily completed LES's but have not adequately come to terms with rural planning issues and strategies. The Lismore Discussion Paper illustrates the development of this important stage in the planning process and provides a link between the LES and the final Plan, as well as a means of assessing the performance of the Plan when it has been implemented.

13. Kempsey Flood Plain Management Policy

Kempsey has prepared a comprehensive Flood Plain Management Policy which is consistent with the current State Policy dealing with flood prone lands. Where a Council has prepared a thorough floodplain policy, it is only necessary to include very basic controls in the LEP. The Kempsey Flood Policy, if adopted as a DCP, would complement the statutory controls in the Shire's new LEP currently in final draft form.

The Kempsey Flood Policy includes an introductory section dealing with background to the policy, definitions and objectives, followed by special provisions covering the following matters:-

Rezoning for urban development, floodways, development restrictions, minimum floor levels, flood proofing, development and building applications, and policy administration.

14. Shire of Singleton - Development Control Plan No.1

This DCP deals specifically with environmentally sensitive areas of the Shire in the Putty-Hewes Valley area and in the vicinity of Wollomai National Park and supports LEP No.6 by providing more detailed development guidelines dealing with the following matters:

Bushfires, roads and access, utility services, vegetation, proximity to the National Park, erosion control, scenic amenity and land capability.

The DCP includes performance style guidelines and specifies Council's overall aims for the area and development policies. The DCP is a good example of the use of a DCP to provide supplementary planning detail and control for an area with special characteristics.

Singleton has also completed planning studies and DCP's for its village areas. Planning of villages is often neglected because of their small size and minimal growth. Where villages have potential for growth or are experiencing growth, detailed planning studies are justified and indeed necessary. The Singleton studies identify village planning problems and issues and formulate strategies and development and landuse control maps. The village studies are essentially mini-plans for the management of future village development.

15. Eurobodalla Shire - Draft Local Environmental Plan No.101

This Local Environmental Plan introduces a comprehensive definition of subdivision which includes dividing land by sale, conveyance transfer or partition by any agreement dealing or instrument, inter vivos (excepting lease less than 5 years) or by procuring the creation of a folio. This approach considerably broadens the scope of subdivision as it exists in Local Environmental Plans at present.

Eurobodalla L.E.P. No.101 contains a well developed set of general and zone objectives and introduces a tenth zone "urban expansion" similar to the traditional future urban 1(d) zone. All development other than agriculture, requires consent and no development is prohibited.

The special provisions of the Plan relating to subdivision, rural dwellings, multiple occupancy etc. are interesting in that the number of area standards is considerably reduced and greater reliance is given to satisfying a wide range of performance type criteria for assessing applications.

Draft L.E.P. No.101 contains a simply worded clause (Cl.17) to provide for the erection of dwellings on lots in subdivisions approved under former planning instruments.

Eurobodalla has also prepared a list of general planning aims, objectives and policies to support the adopted planning instruments and provide an overall strategy for development in rural areas of the Shire. The matters covered include rural lands, future urban areas, coastal lands, extractive industries, recreation and tourism, and historic buildings and sites.

16. Wyong Shire - Water Catchment Area Policy and Rural L.E.P.

Following discussion with the Department of Health, Wyong Shire, in 1977, introduced a Water Catchment Policy to reduce pollution hazards so as to protect the town water supply. In essence, the policy imposes a minimum subdivision area of 20 hectares in water catchment areas and prohibits a wide range of landuses in those areas (eg. dog and cat breeding, stock and sale yards, piggeries, caravan parks, lawn cemeteries, some industries, hospitals, recreation establishments etc.)

Wyong's rural L.E.P. follows generally traditional lines but includes a Regional Open Space 6(c) zone and contains a wide range of scenic protection zones. The Wyong L.E.P. also has several clauses dealing with Rural Conservation Zones addressing matters such as building materials and height and building on or near ridge lines.

17. Shoalhaven Shire - Local Environmental Plan (May 1985)

This L.E.P. contains 9 rural zones and 9 Environment Protection zones and appears to have been prepared using the approach advocated in the Draft Local Planning Manual. This approach was not proceeded with in the latest Manual and the Department of Environment & Planning appears now not to advocate the utilisation of large numbers of rural and environment protection zones. The zones identified in the Shoalhaven L.E.P. (May 1985) could, however, be incorporated successfully in a Development Control Plan as a supplement to broaden zones included in an L.E.P.

The zones identified by Shoalhaven were - 1(a) General Rural; 1(b) same as 1(a) but along main roads; 1(c1) Small Holdings, 1ha. minimum; 1(c2) Small Holdings, 2ha. minimum; 1(c3) Small Holdings, 10ha. minimum; 1(d) Future Urban; 1(e) Extractive & Mineral Resources; 1(f) Forestry; 1(g) Flood Liable. (there was no special Intensive Farming zone although a general subdivision minimum of only 40ha. applies); 7(a) Wetlands; 7(b) Estuarine Wetlands; 7(c) Water Catchment; 7(d1) Scenic; 7(d2) Special Scenic Protection; 7(e) Escarpment; 7(f1) Coastal; 7(f2) Coastal Reservation; 7(f3) Foreshores Protection.

18. Scone Shire - Draft Local Environmental Plan

This L.E.P. essentially follows the traditional format of a rural L.E.P. The L.E.P. includes an 8(c) State Recreation Area zone and reasonably concise provisions relating to flood prone land, development on or near ridgelines and erosion control. (These items are also included in the Tumbarumba Draft Local Environmental Plan May 1984, prepared by the same planning consultants). The L.E.P. also includes a schedule of "significant landscapes" in addition to the usual list of heritage items.

19. Cowra Shire - Draft Local Environmental Plan

The Cowra Draft L.E.P. includes an extensive list of general principles to guide development in rural zones (similar to Muswellbrook). A requirement for consent to clear land on Class VII and VIII lands of the Soil Conservation Service's Land Capability classification, is also included. The Draft L.E.P. provides for a general minimum subdivision area of 200 hectares aimed at preventing the creation of uneconomic land holdings. (The Department of Environment & Planning and Department of Agriculture preferred a 400 ha. minimum). The plan includes an Urban Support 1(g) zone adjoining Cowra which permits development which is not compatible with residential areas but needs to be near the urban area, eg. builders yards, transport terminals, caravan parks, animal boarding and breeding establishments etc.

20. Hastings Shire - Rural Lands Local Environmental Plan

The Hastings draft Rural L.E.P. booklet incorporates comments on the background to the plan, summary of the local plan making process, recommendations of the Environmental Study, aims and objectives, directions on rural planning and a "plain English" version of the plan to assist the layman in understanding the provisions of the Plan. A number of Councils have provided similar supporting information attached to their L.E.P.s to aid the public's understanding and encourage more informed comment.

The rural L.E.P. itself follows the traditional format and includes a large number of rural and environment protection zones (similar to Shoalhaven).

21. Wagga Wagga - Local Environmental Plan 1984

The Wagga Wagga L.E.P. 1984 adopts a fairly radical approach to the landuse table in that it deletes the column specifying prohibited uses. Uses normally included in the prohibited development column have been included as "permissible only with development consent" but obviously development must be consistent with the zone objectives and most developments in residential or open space zones must be advertised and are treated in a similar fashion to designated development.

22. Mudgee Environs Draft Local Environmental Plan No.11

Mudgee has had the advantage of being able to review its Environs Draft L.E.P. No.11 in the light of information received as a result of the rural survey. Many of the innovations described in this report have been adapted and incorporated in the Environs L.E.P. as well as a few original ideas. The main points of interest in the Environs plan are:-

1. Relatively few zones.
2. Provisions to allow creation of rural retreats or specialised agricultural lots (modified version of concessional allotment approach).
3. A special intensive farming zone with supporting performance guidelines for subdivision.
4. Dual Occupancy clause modified to suit rural areas.
5. Multiple Occupancy Clause (100 hectare minimum) with appropriate performance criteria.
6. Broad list of matters to be considered when assessing development in rural zones.
7. Special, fairly concise, clauses dealing with flood prone land, provision of services, scenic protection, ribbon development.
8. Extensive list of performance criteria for small holdings subdivision.
9. A broad list of general and zone specific aims and objectives.

Department of Environment & Planning

Although the Department of Environment & Planning was not included in the survey, some of its policies, directions, regional plans etc. are of relevance and should at least be identified.

Section 117 Directions

These directions relate to the form and content of L.E.P.s and identify a number of circulars (SPA 67, 74, 76, PEC 13, 15, 16, 22, 23, 30, 33, 35, 39, 44, 45 and DEP 31) which should be complied with in the preparation of a rural L.E.P. These circulars are also a useful information source for plan preparation.

Directions G.7 (Existing General Provisions); G.8 (Rural Zones) and G.12 (Environment Protection) also relate directly to the preparation of rural L.E.P.s

Other D.E.P. Rural Planning initiatives

The Department of Environment & Planning has also prepared a draft S.E.P.P. dealing with Multiple Occupancy. This is the only existing S.E.P.P. or Draft S.E.P.P. dealing specifically with a rural issue. The Department is also currently preparing a draft S.E.P.P. dealing generally with rural planning policy and expects this draft S.E.P.P. to be finalised before the end of 1985.

At a more pragmatic level, the Department of Environment & Planning is preparing a model rural L.E.P. which will be particularly useful for Shires with limited planning resources.

Regional Planning in N.S.W. is relatively limited. The Hunter Regional Plan was gazetted in March 1982 but is essentially only a generalised policy plan which provides some broad guidelines for overall regional development but is of limited application to the preparation of individual Shire rural L.E.P.s. The Illawarra Draft Regional Plan is a little more comprehensive, provides more detailed provisions and has greater relevance to the preparation of rural L.E.P.s. The plan, however, still only remains in draft form.

The Department of Environment & Planning has, on occasions, assisted in the preparation of rural development guidelines (eg. guidelines for the development of rural subdivisions in Gosford-Wyong) but has been nowhere near as productive as some of the regional planning authorities in Victoria.

Earlier this year the Department became more involved with rural planning at the regional level with the adoption of the "Rural Lands Policy for the North Coast Region of N.S.W.". This document is, in effect, a defacto regional plan but dealing only with rural issues and provides guidelines for future rural L.E.P.s in the North Coast area. This form of regional policy approach is more desirable than trying to implement a series of State-wide policies dealing with rural planning issues.

The Department has commenced preparation of a number of regional plans but, to date, these plans remain in their infancy and it will be some time before most rural Shires will have regional guidelines available to assist in the preparation of L.E.P.s. The survey has revealed that considerable progress has been made in rural planning at the local level, however, there is much to be done at the regional level.

Explanatory Note:

The review of planning practice outlined in this report does not describe every planning innovation, nor does it attempt to identify all local government areas using a particular innovation. A number of Shires, in addition to the ones listed have, for example, developed innovative approaches to environment protection zoning, rural residential zones, multiple occupancy, flood plain management, prohibited development, rural strategy formulation etc. but, because of time and resource constraints, generally the experiences of only one Shire are described in this paper. The examples selected were generally chosen as cross-sections of the "best models" which are worthy of closer scrutiny by local planners and Councils interested in the particular issue or technique described.

The results of the survey have been forwarded to all participating Local Government areas. For follow-up material on matters of special interest, the relevant Local Government area should be contacted directly.

Rural Planning Practice Critique

The survey revealed considerable dissatisfaction with the existing rural planning system, particularly its over-dependence on statutory controls and its rigidity. The forty hectare policy was considered to have little relevance, being essentially an arbitrary standard which was an over-reaction to uncontrolled subdivision. The concessional allotment provisions introduced with the forty hectare policy were complex and difficult to administer although many Council's strongly support retention of these provisions, but perhaps in a more workable form. There was certainly some resistance to the loss of concessional allotment provisions.

Excessive involvement by the Department of Environment & Planning in local rural planning and over use of S.E.P.P.s and Section 117 Directions were common complaints. Some Councils considered that the Department was slow to accept innovation and its requirements varied from region to region. The lack of regional planning by the Department was contrasted with the Department's over involvement in local planning. Considerable support existed for simplifying L.E.P.s and providing Councils with greater responsibility for planning via development control plans. The existing planning system was considered to have an urban bias and many Councils felt that the traditional zoning system was not suited to rural planning.

A number of Councils criticised the planning process for being too costly, too slow, too long and overly centralised. Most Councils were unhappy with the fact that they relied on outdated Interim Development Orders, although a substantial minority (generally those not experiencing growth and development) were content with their existing I.D.O. control and could see little point in devoting funds to a new plan. A few Councils were unhappy with the quality and content of rural studies and believed that an extensive information base is of vital importance.

A frequent criticism by most Councils, particularly those without full time planning staff, was the excessive number of S.E.P.P.s, and Department of Environment & Planning Circulars which were being imposed on Councils which made it almost impossible to keep up with what was going on. There was generally a belief that rural planning had a lack of direction and functioned without clear aims or a regional framework. Many Government Departments were seen to be overly narrow in their viewpoints, notwithstanding their willingness to make comments and provide information. A number of smaller Shires believed the Department of Environment & Planning had abrogated its responsibilities for assisting smaller Shires which cannot afford proper planning. The need for a "model rural L.E.P." was a common concern for many smaller Shires participating in the survey.

Other criticism included:-

- (i) Existing parcel provisions are difficult to administer.
- (ii) Subdivision areas based on "viability" are unrealistic.
- (iii) There is a tendency to over-regulate.
- (iv) L.E.P.'s still contain too many zones and development standards.
- (v) Over emphasis on protection of all farmland, irrespective of other legitimate uses, particularly where holdings are already fragmented.
- (vi) Most Shires are still depending on outdated I.D.O.'s.
- (vii) Reluctance of Dept. Environment & Planning to consider "1 off" small holdings zones or "unusual" proposals.
- (viii) Dept. Environment & Planning should provide more active assistance rather than confine its role to "assessing" L.E.P.'s.
- (ix) Inadequate land capability and other land information in some areas.
- (x) Inflexibility of both standards and L.E.P. structure.
- (xi) Tourism and innovative farming systems have been ignored.
- (xii) Obsession with minimum lot sizes and lack of adaptability to change in farming and agricultural systems.
- (xiii) Overemphasis on traditional rural landuses.

Virtually all Councils identified a lack of interest by the general public in the rural planning process. With the exception of some resident and environmental lobby groups, and a general public concern with the need to protect farmland and areas of environmental significance and control extractive industries, the public attitude to rural planning was described by Councils in one word - "apathy". Landowners have become involved to some extent but only where specific zoning provisions are not in accordance with their wishes - eg. increased minimum subdivision area.

Rural organisations such as the L.G.P.A. have, over the last year or two, taken a more active role but, unfortunately, lack sufficient professional support to prepare well researched submissions. These organisations often expressed resentment and concern about increased intervention by Governments with respect to the management of rural land, particularly controls over subdivision.

There is an obvious need for greater education of the general public, including landowners and interested lobby groups and organisations, in order to promote a better understanding of the rural planning process and encourage more informed participation and better quality submissions. At present, planning is perceived as being overly complex and bureaucratic.

Councils have generally been pleased with the input of Government agencies and departments into the rural planning process. Almost all departments and agencies were generally considered to be co-operative and particularly helpful in supplying information for Local Environmental Studies and comments on draft L.E.P's. A major criticism revolved around the slowness in obtaining responses and the tendency for individual agencies and departments to examine plans solely from their own perspective and consequently take an excessively narrow viewpoint. On a few occasions, Councils expressed concern at the lack of thorough and accurate preparation of submissions from Government agencies and departments.

Most Councils had plenty to say about the shortcomings of the rural planning system, however, there were few suggestions for improvements. Suggestions for improving the system include:-

1. Greater use should be made of Development Control Plans (with controls in L.E.P's being simplified) as a means of implementing rural planning.
2. Use of development standards in L.E.P's should be minimised and replaced with performance standards and more flexible controls.
3. More supporting codes, including subdivision, design and siting, and lot development guidelines are needed.
4. All "existing" lots and portions should have development rights for construction of a country dwelling; subject to appropriate performance standards.
5. State and Regional plans are needed to provide a framework for local environmental plans.
6. General minimums should be set high enough, eg. 100 or 200 hectares, to prevent fragmentation but with an ability to approve a limited number of smaller lots.
7. The concept of environment protection, extractive industry and tourist zones, needs further development and these zones could be utilised to a much greater extent, together with specially designed planning controls.
8. L.E.P's need to more positively address problems such as soil erosion, landscape protection etc.
9. There should be a complete ban on fragmentation of Class 1 and 2 agricultural land.

10. Subdivision controls should be liberalised (eg. flexi-plans) on suitable land which is not prime farmland and can accommodate a wide range of uses.
 11. Stringent performance standards are necessary for hobby farms and the full cost of such development should be met by the developer.
 12. There is a need for a State policy on rural planning objectives, aims and strategies which also incorporates planning guidelines.
 13. Improvements in public awareness of rural planning and greater consultation in the plan preparation process is desirable.
 14. Planning of rural areas should be recognised as being just as important as urban area planning.
 15. More imaginative approaches are needed, eg. strata titling, rural clusters, multiple occupancy, transfer of development rights, development "bonuses" etc.
-

A total of 22 major rural planning issues and problems were identified in the survey. Although the problems and issues identified, generally applied to Local Government areas, the survey requested participating Councils to only identify those that were considered to be of major concern. Those issues and problems identified in at least 50% of LGA's are included in category 1 (Predominant Issues), those experienced by at least 20% of LGA's are included in category 2 (Commonly Experienced Issues) and those problems and issues experienced in less than 20% of LGA's are included in category 3 (Area Specific Issues).

Table 1. - Rural Planning Issues and Problems - Table of Results

Ranking	Category	Issue/Problem	No. of LGA's.	% of LGAs
1.	ONE Predominant Issues	Protection of prime agricultural land	72	82%
2.		Hobby farm planning and management	65	74%
3.		Conservation & development of rural resources	50	57%
4.		Recreation & Conservation of Rural areas.	46	52%
5.		Soil erosion and conservation.	44	50%
6.	TWO Commonly Experienced Issues	Farming systems, viability and farm practice	39	44%
7.		Population change.	34	39%
8.		Employment and Job generation.	31	35%
9.		Heritage	31	35%
10.		Size, location & expansion of National Parks, Reserves, Wilderness	28	32%
11.		Impact of mining and/or forestry.	27	31%
12.		Water Resources, irrigation, salinity etc.	24	27%
13.		Land clearing.	23	26%
14.		Economic development & decentralisation.	21	24%
15.		Pollution and land degradation.	21	24%
16.	THREE Area specific issues	Tourism.	15	17%
17.		Aboriginal communities and land rights.	13	15%
18.		Expansion of urban areas.	12	14%
19.		Floodplain management.	10	11%
20.		Bushfire control	8	9%
21.		Multiple Occupancy	6	7%
22.		Ribbon Development.	5	6%

Note: Some other problems and issues such as wetland protection, siting of rural dwellings, expansion of villages, were identified in one or two





Land and Environment Court of N.S.W.

Mr Hamilton,
Bodhi Farm,
The Channon 2480 94

Level 6, 388 George Street
(Cnr. King Street) Sydney
DX 264
Please address mail to the Registrar
G.P.O. Box 3565, Sydney 2001

Our reference: M.HOGNO:km

Your reference:

Telephone: 238 1111
Extension: 110

16th April 1986



Dear Sir,

Reference is made to your letter and cheque for \$30.00 which was received by the Court on 14th April 1986.

Unfortunately, after a thorough search of our records we have been unable to locate the requested judgements. We will provide the judgments if you can supply us with additional information.

The cheque for \$30.00 is enclosed herewith. Please note that judgments costs \$13.00 each.

Yours faithfully,


E.C. Irwin,
REGISTRAR. 

Peter
DEPARTMENT OF ENVIRONMENT & PLANNING: Requesting Council's agreement to the extension of delegation of functions of the Director of Environment & Planning under Section 69 of the Environmental Planning & Assessment Act, to the Chief Planner and Deputy Chief Planner, such delegation to be for an initial period of two years; also pointing out that Council should prepare an up-dated flexible Environmental Plan for the whole of its local government area.

CHIEF PLANNER
DEPUTY CHIEF PLANNER.

Council.

Copy for Mr. Ald. om

FILE No.

*P2-1, P2-341
59-14*

New South Wales Government



Department of Environment and Planning



The Town Clerk,
Lismore City Council,
Council Chambers,
LISMORE. N.S.W. 2480 94



Remington Centre
175 Liverpool Street, Sydney 2000
Box 3927 G.P.O. Sydney 2001
DX. 15 Sydney 266 7499

Telephone: (02) 288XXXXX

Contact:

Our reference:

Your reference:
24 February 1986

Dear Sir,

Proposal to delegate function of the Director of Environment and Planning under Section 69 of Environmental Planning and Assessment Act, 1979.

As the Council is aware, the Director of Environment and Planning has:-

- (a) pursuant to Section 17 of the Environmental Planning and Assessment Act, 1979 made use of the services of Mr. P. Reynders & Mr. R. Heap for the purpose of exercising the Director's functions under Section 65(1) and (2) of the Act and Clause 17(6) of the Environmental Planning and Assessment Regulation, 1980; and
- (b) pursuant to Section 23(1)(b) of the Act delegated, subject to certain limitations, those functions to Mr. Reynders (and, in their absence, to Mr. Heap).

2. The exercise of this delegation has improved considerably the process of making many local environmental plans and it is now proposed that there be further improvement by delegating, again subject to some limitations, to Mr. Reynders (and, in their absence to Mr. Heap) the Director's function under Section 69 to report to the Minister for Planning and Environment.

3. The exercise of this delegation would be limited to those draft local environmental plans which are designed to -

- (i) permit an identified development proposal to proceed on land which is not within a zone identified as one referred to in sub-paragraph (ii);

-2-

- (ii) broaden the range of permissible development within a zone or part of a zone where that zone is not one of the following or is not a zone of a similar name and/or serving a similar purpose -
 - (a) Coastal Lands Acquisition;
 - (b) Coastal Lands Protection;
 - (c) Conservation;
 - (d) Escarpment;
 - (e) Environment Protection;
 - (f) Open Space;
 - (g) Scenic;
 - (h) Water Catchment; or
 - (i) Rural or Non Urban;
 - (iii) make an adjustment to zone boundaries where these are found to be in the wrong position as a result of cartographic errors;
 - (iv) make an adjustment in the zone boundary where that boundary has been determined in the plan in a general location pending the preparation of more detailed development plans at a later date and as a consequence of the more detailed investigations the boundary needs to be relocated;
4. A limitation would be that the Section 69 report could be furnished to the Minister by the delegate only where -
- (a) the Council (in full meeting) has considered a planning report which recommends the making of the draft plan; and
 - (b) the Council (in full meeting) has recommended that the draft plan be made by the Minister.
5. In addition it is intended that the delegation not be exercised where -
- (a) a direction has been given under Section 74(2)(b) of the Act in relation to the draft plan;
 - (b) the draft plan is inconsistent with -
 - (i) any State Environmental Planning Policy;

(ii) any Regional Environmental Plan applicable to the land to which the draft plan applies; and

(iii) Direction Nos. G 3(ii) and G 10 (dated 11 July 1983) under Section 117 of the Act.

6. To assist the delegate in exercising the delegation, the Department will provide him with -

(a) a model draft local environmental plan (and associated map) for a change in zoning;

(b) a model draft local environmental plan for the addition of a new permissible use(s) to a zoning (land use) table; and

(c) a model Section 69 report.

7. It is proposed to re-inforce the use of the model draft local environmental plans by a suitable-direction under Section 71 of the Act.

8. The Department's Legal (Drafting) Branch will also be available to advise the delegate(s) on any matters which may arise as a result of this delegation.

9. The Minister has given his approval under Section 17 of the Act to the Director making use of those Councils' servants who have been delegated the Director's functions under Section 65(1) and (2) and Clause 17(6), for the purpose of exercising the Director's function under Section 69. However, before this function is delegated to Mr. Reynders and Mr. Heap, your Council's agreement is sought.

10. The delegation will only apply while the delegates are employed by your Council and initially shall be for a period of two years when it will be reviewed by the Director.

11. It is now requested that the Council agrees to the delegation proposed. As indicated earlier in this letter, the delegation, when exercised, is expected to significantly improve the processes of making many local environmental plans.

12. When the Council's agreement is forthcoming, the Director will make the delegation and the Instrument of Delegation, the model draft plans, the model Section 69 report and other procedural details will be forwarded to the Council for the delegate's use.

Conkell.



LISMORE CITY COUNCIL NEWSLETTER

Issued under the authority of B C Stevens (Town Clerk). Correspondence to be addressed to Town Clerk, Lismore City Council, P.O. Box 23A, Lismore.



MAYOR'S MESSAGE

TRADE PRACTICES COMMISSION

A Trade Practices Commission inquiries team will be visiting Lismore next week.

The Commission is a Federal Government agency that handles queries and complaints about a wide variety of consumer and business problems.

The inquiries team can answer questions like:

'What do I do if I buy goods at a sale and then find these goods fall to pieces as soon as I use them?'

'What if I'm in business and I know that someone is leaning on a supplier to put me right out of business just because I compete with that person?'

Kate Burns and Peter Le Mesurier from the Trade Practices Commission can be found at the CES Job Centre, 66 Woodlark Street, Lismore on Friday, April 11, 1986. They are willing to lend an ear to problems that may be troubling shoppers or businesses. Call in to see them or phone 21 1177.

The Commission is keen to build links with communities in the Northern Rivers of N.S.W. Its responsibilities cover the whole of Australia. The Commission hopes that its inquiries team can make businesses and consumers aware of the safeguards in the Trade Practices Act to protect them against shoddy goods and services and misleading or anti-competitive practices.

Regards,
BOB SCULLIN,
Mayor.

SHORT SEMINAR ON THE LATEST AMENDMENTS TO THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979, AND ITS REGULATIONS

On April 17 at 7 p.m. in Meeting Room No. 2 of the Workers Club, Senior Planning Staff of the Council will outline what changes have taken place and an informal discussion on the implications is scheduled.

The Seminar is intended for those with some knowledge of, and regular experience with the Act, but any interested residents are welcome.

IMMUNISATION CLINIC

The usual monthly Immunisation Clinic will be held on Wednesday, April 9, 1986 from 2.30 p.m. to 4.30 p.m., in the Lecture Room, City Hall, off Bounty Street.

The following vaccines will be administered: Sabin Oral Polio; Triple Antigen; C.D.T. (Combined Diphtheria-Tetanus); A.D.T. (Adult Diphtheria-Tetanus); Tetanus Toxoid and Measles/Mumps.

Further information may be obtained from the Health Department, Magellan Street, or by telephoning 21 1479.

LISMORE PUBLIC LIBRARY

The Library in Carrington Street, is now open Monday, Tuesday, Wednesday and Friday, 10 a.m. to 5 p.m.; Thursday 10 a.m. to 8.30 p.m.; Saturday morning 9 to 12 noon.

Now that the Library has extended the hours on Thursday night, it provides an ideal time for the family to visit together, and allows students more time to seek information for their school projects.

The book stall that is found in the foyer of Lismore Public Library, Carrington Street, is one means of raising money to buy books and other items needed by the Lismore Public Library. Everyone is invited to browse through the books for sale and all donations towards this book stall would be most welcome. So help your local library either by buying a book or by donating some books for sale at this stall.

FOOTING AND SLAB CODE

Council has adopted as its footing and slab code for dwellings, the Builders Licensing Board publication "Code of Practice for Footing and Slab Design in N.S.W."

This Code of Practice sets out requirements for footings and slabs for different classifications of soils classified in a second Builders Licensing Board publication "Classification of N.S.W. Soils for Housing".

It is suggested that designers should familiarise themselves with the two Codes.

Footing and slab designs certified by a Structural Engineer for a particular site will be accepted in lieu of a design set down in the Code.

It is proposed that the two Codes become effective from May 1, 1986.

Inquiries should be directed to Council's Health and Building Department, 55 Magellan Street, Lismore. Telephone 21 1479.

BUILDING AMNESTY

An amnesty period until June 30, 1986, has been granted by Council, during which time prosecutions for illegal work will not be pursued. During this period the current owners of buildings knowingly erected or altered without building approval may apply for approval by the submission of plans and specifications and any other information in respect thereof which the City Health Surveyor may require to enable him to form a judgement as to whether the building complies with the Act and Ordinances. Upon submission of plans and specifications building owners may apply to Council for a Certificate of Compliance under Section 317A of the Local Government Act, 1919.

After June 30, 1986 all persons carrying out or causing any building work without having obtained Council's approval beforehand, will be prosecuted.

Attention is directed to the fact that the amnesty does not permit Council to approve building and development applications for which it has no authority to give consent.

Inquiries may be made at Council's Health and Building Department, 55 Magellan Street, Lismore or telephone 21 1479.

It is requested that applications be submitted at the earliest opportunity to assist processing.

TREE PRESERVATION

The Tree Preservation Order, in force in urban areas, means that trees can only be removed with the Council's permission. It does not mean that trees cannot be removed.

A simple note indicating the location and a good reason why the tree has to be removed, usually results in a speedy written approval. No application form. No fee.

LANDSCAPE GUIDE AVAILABLE

The Council generally requires a landscape plan with developments, other than single houses.

Even though professional assistance is usually desirable, a 'do-it-yourself' landscape plan guide is available from the Planning Department, including a plant list selected for the Lismore area.

TENDERS SUPPLY OF NEW OR SECONDHAND TRENCHING MACHINE AND TRAILER TO SUIT

(File: P3-1-86/3)

Tenders endorsed 'Trenching Machine and Trailer' are invited for the supply and delivery of a replacement machine in accordance with specifications obtainable from Council's Engineering Department, Magellan Street, Lismore. Phone (066) 21 1494.

Tenders endorsed 'Purchase of Ditchwitch Digger' are also invited for outright purchase of the vehicle listed below:

1967 Ditchwitch Digger and Trailer (Plant No. 603)

Arrangements for inspection may be made by contacting Mr R. J. Smith, Engineer's Department, Magellan Street, Lismore. Phone (066) 21 1482.

There will be no warranty on vehicle being sold by Council.

Highest or any tender for the purchase or trade-in on vehicle not necessarily accepted.

Lowest or any tender for the supply of new or secondhand vehicle not necessarily accepted.

The attention of tenderers for the supply of new vehicles is drawn to the provisions of Section 517A of the Local Government Act.

Tenders close 4.00 p.m. Friday, April 18, 1986, and should be addressed to the Town Clerk, Lismore City Council, P.O. Box 23A, Lismore, 2480.

TENDERS FOR GENERAL SCAVENGING RIGHTS WYRALLAH ROAD GARBAGE DEPOT

(File: G1-2-86/1)

Tenders are invited and will be received up until April 21, 1986, for the General Scavenging Rights at the Wyrallah Road Garbage Depot, situated approximately three kilometres south of Lismore for a period of two years with review on a yearly basis thereafter.

Details and copies of specifications at a cost of \$5 (not refundable) can be obtained from Council's Health and Building Department, Magellan Street, Lismore, telephone (066) 21 1479.

The highest or any tender not necessarily accepted.

Tenders close 12 noon Monday, April 21, 1986, and should be addressed to the Town Clerk.

TENDERS FOR SUPPLY AND DELIVERY OF READY MIXED CONCRETE

Tenders for the supply of up to 350m³ of 30 MPa and 170m³ of 4 MPa ready mixed concrete are invited and will be received by the Town Clerk up until 4 p.m. on Friday, April 11, 1986. The job location is at the intersection of Ballina Street and Molesworth Street, Lismore.

Further details and copies of the relevant documents are available from the Engineer's Department, Magellan Street, Lismore, or by telephoning Mr. P. McEwan (066) 21 1485.

SALE OF DWELLING

(File: M3-1-86/1)

Fresh tenders endorsed '60 Victoria Street' will be received up until 4 p.m. on Wednesday, April 16, 1986, for the purchase for removal or demolition of an elevated weatherboard dwelling with galvanised iron roof at 60 Victoria Street, Lismore.

Tender, forms and further information may be obtained from Council's Health and Building Department, 55 Magellan Street, Lismore. Telephone 21 1479.

The highest or any tender not necessarily accepted.

POSITION VACANT

PART-TIME CLERICAL ASSISTANT REQUIRED FOR LAWN CEMETERY/CREMATORIUM OFFICE

Twenty-five (25) hours per week approximately. Hours will generally be 8.30 a.m. to 1 p.m. with occasional full day work (8.30 to 4.00). Typing ability and experience in banking and general office procedures is essential.

Rate of pay will be based on the award for Clerk General Scale Year 4 \$257.20 per week to Clerk General Scale Year 7 \$296.70 per week.

A probationary period of six months shall apply. Canvassing of aldermen and/or senior officers of Council will disqualify an applicant.

POSITION VACANT

RELIEF CLERK/TYPIST — TREASURY DEPARTMENT

(File: S9-2-52)

Applications are invited and will be received by the Town Clerk until 5 p.m. on Monday, April 14, 1986, for the position of Relief Clerk/Typist within Council's Treasury Department.

The successful applicant will be expected to relieve in a number of clerical and secretarial positions, and should be a competent typist/word processor operator.

The salary and conditions of employment will be in accordance with the Local Government Salaried Officers' Award and will be in the range of Class 1 (\$161.90 p.w.) to Class 5 (\$275.90 p.w.) dependent upon age and experience.

Applicants should note that the position is of a temporary nature for a period of up to one year, but, depending on staffing levels, the appointee would be considered for permanent appointment after that period.

Applicants should state age, details of qualifications and experience, earliest date for commencement of duties, telephone number where contact may be

made, together with copies of two recent references.

Further inquiries should be directed to Council's Revenue Clerk, Mr. Blanch, phone 21 1501.

Canvassing of aldermen or senior officers of Council will automatically disqualify an applicant.

POSITION VACANT STRATEGIC PLANNER

Applications are invited and will be received by the Town Clerk, P.O. Box 23A, Lismore, 2480, up to 4 p.m. on Friday, April 25, for the position of Strategic Planner in the Council's Planning Department from persons holding an Ordinance 4 Town Planning Certificate and with suitable experience.

The appointment will be in accordance with the Local Government Salaried Officers Award within the range of Town Planner Grades 2 to 4, \$494.40 to \$532.40 p.w., depending upon experience.

The Council's area comprises 1267 km² with a major urban area and extensive rural area. The present population being 38,100 which is expected to grow to 51,900 by the Year 2000.

The Council has resolved to prepare an area wide Local Environmental Plan. The necessary studies have been completed and plan preparation is at an advanced stage. The duties of the successful applicant would include assisting the Chief Planner in the finalisation of the plan process and associated control plans and the development and maintenance of suitable monitors to determine progress towards the objectives of the plan, together with investigation of several identified areas.

Experience with computers and in Local Government will be an advantage.

A probationary period of six months shall apply.

Canvassing of Aldermen and/or Senior Officers of the Council by applicants is prohibited and proof thereof shall disqualify the applicant.

Applications must be in writing providing full details of qualifications and experience together with two recent references.

Further inquiries may be directed to the Council's Chief Planner, Mr P. Reynders on (066) 21 1514.

RATES — PAYMENT OF SECOND INSTALMENT

Those ratepayers paying their rates this year under the Section 160DA instalment plan or who were late in making their first payment due on February 28, 1986, but intend to make the remaining payments coinciding with the instalment plan due dates subject to interest, are reminded that payment should be received in Council's Office on or before Monday, April 28, 1986. Payment needs to be received by this date to continue to qualify under the plan.

Instalment notices have now been sent by the Rates Department to those ratepayers who paid the first instalment on time. Payment may be made at the Council Chambers where the Cashier's hours are from 9 a.m. to 4 p.m., Monday to Friday, and in addition, Council has arranged for instalment payments to be made at:

Commonwealth Bank — Molesworth Street Branch

Summerland Credit Union — All Branches

United Permanent Building Society — All Branches.

Payments need to be accompanied by an instalment notice.

Council also accepts Bankcard for rate payments.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT DEVELOPMENT CONSENTS ISSUED

In accordance with the provisions of Section 104A and Regulation 50A, notification is given that the undermentioned developments have recently been granted consent.

Details of the application and a copy of the consent together with any conditions attached may be inspected at the Council's Planning Department during ordinary office hours.

File	Applicant	Location	Form of Development
86/0043	Everingham WK	Tuntabla Creek Road, Tuntabla Creek	Boundary adjustment
86/0064	Times WS	Killara Court 5, Goonellabah	Exhibition home
86/0072	Caroona Homes for Aged	Rous Road, Goonellabah	Housing for the aged
86/0108	Eggs RA	Barham Street 54, Lismore	Carport setback 1.47m
86/0114	Bartlett J & M	Dibbs Street 164, Lismore	Carport setback 900m
86/0149	Greene G & D (Messrs)	Koonorigan Road, Koonorigan	Boundary Adjustment
86/0150	Pasin M	Jiggi Road, Jiggi	Subdivision to create one concessional lot
86/0151	Nicholson Bros. F & D P/L	Back Creek Road, Bentley	Subdivision to create three concessional lots
86/0152	Sudiro L	Cawongla Road, Larnook	Subdivision to create one concessional lot
86/0153	Harper G & D	Rose Road, Bishops Creek	Subdivision to create a lot for a bus shed
86/0154	Wotton M	Rose Road, The Channon	New dwelling
86/0155	Waddell R & Doyle W	Richmond Hill Road, Richmond Hill	Boundary adjustment
86/0156	Faulkner B	Cawongla Road, Wongavale	Subdivision to create one concessional lot
86/0157	Scheikowski, Gran & Ors	Wallace Road, Nimbin	Boundary adjustment
86/0158	Graydon E	Rogersons Lane, McKees Hill	New dwelling
86/0159	O'Keefe K	Bentley Road, Tullera	New dwelling
86/0160	Bastian D & J	Invercauld Road, Goonellabah	New dwelling
86/0164	Boulton M	Pendara Crescent 4, Lismore	New dwelling
86/0169	Lismore Palms Caravan Court	Brunswick Street 60, Lismore	Paddle boat hire
86/0172	Van Groningen R & S	Schneiders Lane, McKees Hill	New dwelling
86/0173	McAlpin J (Mrs)	Casino Street 5, South Lismore	Clothing manufacture and retail
86/0174	Gardiner M	Dorroughby Road, Dorroughby	Farm shed
86/0175	Allgood W & E	Wybelena Road, Wyrallah	New dwelling
86/0176	Phillips RB	Dorroughby Road, Dorroughby	Farm shed
86/0177	Squire J & N	Bank Street 104, North Woodburn	New dwelling
86/0178	Graham P & Dunn R	Glenview Court 4, Clunes	New dwelling
86/0179	Helliwell D & S	Crofton Road, Nimbin	New dwelling
86/0180	Lismore Public School	Pound Street, Lismore	School Hall

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT DEVELOPMENT PROPOSALS

Notice is hereby given that the development proposals listed in the Schedule below have been received.

Any application and accompanying documents or plans may be inspected during normal business hours at Council's Town Planning Department, located in the Terania Building, Magellan Street, Lismore, until the closing date shown.

Any person may, before the closing date, make a submission in writing to the Council in relation to any of the proposals. Where a submission is made by way of objection, the grounds of objection must be specified in the submission. All submissions should quote the File No. shown.

Council will consider these proposals after the closing date specified.

SCHEDULE OF DEVELOPMENT APPLICATIONS

FILE No.	LOCATION	FORM OF DEVELOPMENT	CLOSING DATE
86/129	Lot 18 of Council Plan 86/20 known as No. 4 Jade Avenue, Goonellabah	The variation of the building line setback distance from 6.0m to 5.0m to permit the erection of a dwelling house.	18/4/86
86/167	Lot 5 D.P. 625835 Stangers Road, Stoney Chute	A multiple occupancy community development to accommodate a maximum of 55 persons to be housed in 11 living units.	5/5/86
86/184	Lot F D.P. 396671 known as No. 109 High Street, Lismore Heights.	The variation of the building line setback distance from 6.0m to 100mm to permit the erection of a carport.	18/4/86



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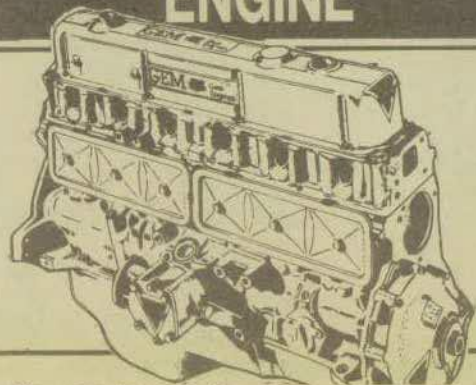
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AUSTRALIA

Hunt demands tough action on rural crisis

CANBERRA. — Farm industries were on the brink of militancy which would rate among the ugliest chapters of Australia's history, the Opposition's Primary Industry spokesman, Mr Hunt, said yesterday.

Forecasting a grim scenario of growing rural anger as farm incomes continued to slide, Mr Hunt yesterday demanded tough action from the Federal Government in meeting the 'crisis'.

He told farmers at a meeting at Biloela, in Queensland, it was vital that the Government fully addressed farm problems and came up with positive answers in its major policy statement due on April 15.

"The Government will let them down again at its own risk and at a risk of civil disorder," Mr Hunt said.

The Cabinet this week continued hammering out the details of a package of measures to assist agriculture, the contents of which will be disclosed in a statement to the Parliament by the Minister for Primary Industry, Mr Kerin, on April 15.

Mr Hunt yesterday outlined his own list of solutions, demanding that the Government adopt most or all of them to ensure 'the world's most efficient farmers' were given a fair go.

Key proposals

Key proposals included a 'clean' float of the Australian dollar, rather than the present float where the dollar's value was propped up by high interest rates, a full flow-on to consumers of the fall in world oil prices, scrapping the compulsory 3 per cent productivity superannuation deal with unions, reducing Government charges and regulations and freeing up the wage-setting regime.

Other measures included removing the

sales taxes on fuel and lubricants used on-farm, abolition of fuel excise indexation, deregulation of the fuel industry, moves towards a more flexible transport system for farm inputs, and produce and substantial additional funds for rural adjustment.

Mr Hunt said Government policies had gutted the farm sector's capacity to earn profits and so maintain reasonable levels of capital investment to maintain its level of efficiency.

"In its Budget since 1983, Labor has ripped off \$442 million from the primary industry portfolio," he said.

"Yet this cost pales in comparison with the cost of other policy measures such as tightening of the



MR HUNT

screws on money supply, full wage indexation and the Accord, and the dirty float of the dollar.

"Farmers' incomes were

originally forecast to fall this year to about \$3800, one-fifth of average weekly earnings this financial year.

"This may now have to be revised in light of the deteriorating farm terms of trade."

Mr Hunt also said the onset of a major drought could be imminent, placing further pressure on the rural sector.

"Already, meteorology experts are pointing to the 'El Nino' abnormality — with the dropping of sea temperatures along our eastern coastline adversely affecting rain-developing pressure systems," he said.

"The last time this occurred was in 1982. That disaster should not be forgotten."

Govt running out of time: Canegrowers

BRISBANE. — Canegrowers expected the Federal Government to honour its commitment for price support in the ailing sugar industry, the chairman of the Queensland Cane Growers' Council, Mr Fred Soper, said yesterday.

The Federal Cabinet, on Monday, is expected to discuss a submission from the Federal Minister for Primary Industry, Mr Kerin, after more than a year of negotiations between industry leaders and the Federal and Queensland governments.

Mr Soper said a survival price support of \$240-a-tonne for the 1985, 1986, and 1987 seasons was crucial.

He warned that any

action by the Prime Minister, Mr Hawke, to back down by diverting funds would have a demoralising and



MR SOPER

destabilising effect on the sugar industry.

"Matters are at last coming to a head after more than a year of negotiations," Mr Soper

said. "Although there has been some improvement in the world price, there is no guarantee that this trend will be sustained or maintained."

"We need the measure of price support so that people can make financial decisions with confidence."

In political terms, it was 'one minute to midnight' for the Federal Government, Mr Soper said.

Mr Soper said canegrowers had endorsed the Queensland Government's promise of \$50 million in grant aid and a further \$150 million in loan exposure, conditional upon Commonwealth involvement.

Govt responds to war graves threat

CANBERRA. — The Federal Government is seeking clarification of reported threat by the Libyan Leader, Col Colonel Gaddafi, to destroy Commonwealth war cemeteries in Libya.

An article in a national newspaper yesterday quoted from British Press reports that Col Gaddafi was threatening this action unless the British Government allowed Libya to reopen its embassy in England.

But a spokesman for the Minister for Veterans' Affairs, Senator Gietzelt, said that the story seemed to have been blown out of all proportion.

The Minister was seeking clarification from the Commonwealth War Graves Commission in London — which is responsible for maintaining the cemeteries — and other sources.

But he had not received confirmation of the claims.

Rent wanted

In an interview on Sydney radio this week, journalist Malcolm Stewart said from London that Col Gaddafi had told British representatives in Tripoli that he wanted to charge rent for the four Commonwealth war cemeteries in Libya.

Mr Stewart said that Col Gaddafi was unpredictable, and it was possible he 'would simply send bulldozers into the graveyards'.

This drew a swift response from the Victorian RSL, and yesterday the Federal Opposition said Libya should be warned that Australia would cut diplomatic relations if a single Australian war grave was harmed by the Gaddafi regime.

The reported threat was an outrage, the Opposition's Foreign Affairs spokesman, Mr Peacock, and Veterans' Affairs spokesman, Mr Fischer, said in a joint statement.



KYOGLE SHIRE COUNCIL

NEWSLETTER & PUBLIC NOTICES

Naming of Public Recreation and Sporting Facilities

Following the announcement of the development of playing fields on the "Old Veneer Site" at Kyogle and of the tourist park adjacent to the Kyogle Memorial Hospital, it is considered that the time is opportune to give consideration to the naming of these two sites. The public is now invited to submit names which could be considered by the Council as being appropriate to commemorate some notable citizen, event or location. Suggestions should be made in writing and forwarded so as to reach the Council by April 30, 1986.

Extension of Bushfire Danger Period

I would like to draw the attention of the residents of Kyogle Shire to the fact that the Bushfire Danger period has been extended one month and will now expire at midnight on April 30, 1986. This action was taken because of the unusually dry conditions being experienced throughout the shire. Any person wishing to light and maintain a fire will still be required to obtain a permit to do so, give neighbours twelve hours notice and notify the Forestry Commission or National Parks if the fire is within 8 km of a forest or park. Fires for destruction of garden refuse, rubbish, or carcasses of any animals may only be lit in a properly constructed incinerator or where the surrounding ground has been cleared within 4.5 metres at all points of the site of the fire. These fires may only be lit between the hours of 7 pm and 7 am and must be extinguished by 7 am.

J A RALSTON,
Shire President

FIXING OF LEVELS

SECTION 264—LOCAL GOVERNMENT ACT, 1919

Notice is hereby given that the Council proposes to fix levels at the corner of Unumgar and MacPherson Streets, Woodenbong, adjacent to Lot 1, Section 8, Parish Donaldson, County Buller. Persons interested are required to state in writing, addressed to the undersigned, within one (1) month from the date of this notification, particulars of any objection to the proposals and/or any claims for the provisions of reasonable means of access to the property in which they are interested by reason of the fixing of this section of road.

FREE IMMUNISATION CLINIC

The next clinic at the Kyogle Memorial Institute Hall will be Thursday, April 17, 1986, from 11 am to 12 noon.

The following vaccines will be available:
Children: Sabin Polio, Triple Antigen (Whooping Cough, Diphtheria and Tetanus); C.D.T. (Diphtheria and Tetanus); Measles/Mumps (Min. Age 12 months).

Adults: Sabin Polio, Tetanus Toxoid, A.D.T. (Diphtheria and Tetanus — Min. Age 15 years).

Further particulars may be obtained from the Council's Health Department.

FUTURE USE — CORNER GENEVA ROAD AND HARRISON STREET, KYOGLE

Council owns land being Lot 2, D.P. 228062 on which is situated a building (currently occupied as a part-time veterinary surgery) and a sewage pumping station. The building on the land is privately owned under a Lease Agreement and consideration is being given to its purchase or removal within the terms of the lease.

Council invites:

(a) Public responses with suggestions for future use of this site; and
(b) Persons interested in leasing the land and building to register such interest with the Council nominating the weekly rental they would pay for such use.

Comments must be in writing and received in Council's office by Friday, April 25, 1986.

COUNCIL MEETING AT MALLANGANEE

The next meeting of Council will be held in the Mallanganee Memorial Hall on Monday, April 7, commencing 11 am.

School groups and members of the public are invited to attend.

The Town Planning Committee will meet at the Council Chambers, Kyogle, at 8 am on Monday, April 7.

TENDERS — FENCING

Tenders are invited and will be received up until 3 pm on Friday, May 9, 1986, for the following:

- Supply only of 140 Hardwood Fence Posts.
- Supply and erection of a new fence approximately 720m long at the Kyogle Golf Course Estate.

Specifications may be obtained by contacting Mr Graeme Love at the Kyogle Shire Council Administrative Centre, Stratheden Street, Kyogle. The lowest or any tender will not necessarily be accepted. Late tenders will not be accepted. A public opening of tenders will be held after close of tenders at the Council Chambers, Stratheden Street, Kyogle.

DEVELOPMENT PROPOSAL

Applicant: Robb Road Community.
Land: Lot 4, D.P. 574699, Ross Road, Lillian Rock.

Proposed Development: Multiple Occupancy — 9 dwellings.
Any person may before April 19, 1986, make a submission in writing to Council in relation to the proposed development. Where a submission is made by way of objection, the grounds of objection are required to be specified in the submission.

Any person who makes a submission by way of objection and who is dissatisfied with the determination of Council may appeal to the Land and Environment Court in accordance with Section 98 of the Act. The application may be inspected at the Council Office, Kyogle, during working hours.

By Authorisation

P.D. THEW,
SHIRE CLERK



Parliament of New South Wales
LEGISLATIVE ASSEMBLY

Forty-eighth Parliament

List of Members

FEBRUARY, 1986

Member (M.P.)	Electorate	Party	Address	Telephone No.
Akister, The Hon. John Edward, <i>Minister for Corrective Services (Assisting the Premier on Country Interests)</i>	Monaro	A.L.P.	Ministerial Office, 19th Floor, Roden Cutler House, 24 Campbell Street, Sydney 2000. Electorate Office, Suite 2, 105 Monaro Street, Queanbeyan 2620.	217 8444 (062) 97 5535
Amery, Richard Sanderson	Riverstone	A.L.P.	35 Alice Street, Rooty Hill 2766.	62 5291
*Anderson, The Hon. Peter Thomas, <i>Minister for Youth and Community Services and Minister for Aboriginal Affairs, and Minister Assisting the Premier</i>	Penrith	A.L.P.	Ministerial Office, 10th Floor, 139 Macquarie Street, Sydney 2000. Electorate Office, Council Chambers, Cnr Henry and Station Streets, Penrith 2750.	27 5974 (047) 21 8432
*Aquilina, The Hon. John Joseph, B.A., Dip.Ed., <i>Minister for Natural Resources (Assisting the Premier on Ethnic Affairs)</i>	Blacktown	A.L.P.	Ministerial Office, Department of Lands, Bridge Street, Sydney 2000. Electorate Office, 211 Town Centre, 30 Campbell Street, Blacktown 2148. P.O. Box 725, Blacktown.	233 3966 622 6190
Arkell, Francis Neville	Wollongong	Ind.	5th Floor, T. & G. Building, 304 Crown Street, Wollongong 2500.	(042) 28 7337
Armstrong, Ian Morton, O.B.E., <i>Deputy Leader of the National Party</i>	Lachlan	N.P.	127 Kendal Street, Cowra 2794.	(063) 42 2883
Baird, Bruce George, B.A., M.B.A.	Northcott	Lib.	Suite 5, Gallery Level, Pennant Hills Market, 7 Ramsay Road, Pennant Hills 2120.	875 2454
Bannon, Brian Joseph	Rockdale	A.L.P.	Suites 5 and 6, Rockdale Chambers, 534-536 Princes Highway, Rockdale 2216.	597 1414
Beck, Donald Frederick Charles	Byron	N.P.	State Bank Chambers, 24 Bay Street, Tweed Heads 2485.	(075) 36 5711
Beckroge, William Harmon, <i>Deputy Government Whip</i>	Broken Hill	A.L.P.	Parliament House, Macquarie Street, Sydney 2000.	230 2111
Booth, John David, B.A., LL.B.	Wakehurst	Lib.	Room 17, 1st Floor, Stones Arcade, 673 Pittwater Road, Dee Why 2099.	981 1111
Booth, The Hon. Kenneth George, <i>Treasurer</i>	Wallsend	A.L.P.	Ministerial Office, 3rd Floor, Premier's Wing, State Office Block, Cnr Bent and Macquarie Streets, Sydney 2000. Electorate Office, 1st Floor, Wallsend Roofing Company, 61 Nelson Street, Wallsend 2287. P.O. Box 190, Wallsend.	270 4576 (049) 51 2483
Bowman, Donald John, B.A., Dip.Ed.	Swansea	A.L.P.	13 Gen Street, Belmont 2280. Box 242, P.O. Belmont.	(049) 45 0607
Brereton, The Hon. Laurence John, <i>Minister for Public Works and Ports, and Minister for Roads</i>	Heffron	A.L.P.	Ministerial and Electorate Office, Public Works Department, State Office Block, Phillip Street, Sydney 2000.	270 4563
*Carr, The Hon. Robert John, <i>Minister for Planning and Environment and Minister for Consumer Affairs</i>	Maroubra	A.L.P.	Ministerial Office, 3rd Floor, 1 Oxford Street, Darlinghurst 2010. Electorate Office, 1st Floor, 691 Anzac Parade, Maroubra 2035.	267 1133 349 6440
Caterson, Frederick Douglas Claude	The Hills	Lib.	Suite 3, Willunga Place, 3 Old Castle Hill Road, Castle Hill 2154. P.O. Box 298, Castle Hill.	634 7474
Causley, Ian Raymond	Clarence	N.P.	154 Canterbury Street, Casino 2470.	(066) 62 1233
Cavalier, The Hon. Rodney Mark, <i>Minister for Education</i>	Gladesville	A.L.P.	Ministerial Office, 10th Floor, 9-13 Young Street, Sydney 2000. Electorate Office, 1st Floor, 245 Victoria Road, Gladesville 2111. P.O. Box 249, Gladesville.	240 8833 816 5500
Christie, Robert William John	Seven Hills	A.L.P.	71a The Centre, Seven Hills 2147.	622 3110
Cleary, The Hon. Michael Arthur, <i>Minister for Sport and Recreation and Minister for Tourism</i>	Coogee	A.L.P.	Ministerial Office, 6th Floor, State Office Block, Tower Building, Phillip Street, Sydney 2000. Electorate Office, 1st Floor, 175 Alison Road, Randwick 2031.	270 4289 399 5330

* Indicates change since last issue of this list (dated October, 1985)

In those instances where a Member prefers to be known by other than his first name, the preferred name is underlined.

Mail for Members should be addressed preferably to electorate offices, or to Legislative Assembly, Parliament House, Sydney, New South Wales 2000.

Telephone: (02) 230 2111. Telex: 71429 (A.L.P.). 27309 (Lib.). 71349 (N.P.)

<i>Member (M.P.)</i>	<i>Electorate</i>	<i>Party</i>	<i>Address</i>	<i>Telephone No.</i>
Clough, James Arthur	Eastwood	Lib.	Room 6, 176a Rowe Street, Eastwood 2122. P.O. Box 19, Eastwood.	858 4338
Clough, Ralph James	Bathurst	A.L.P.	17 Main Street, Lithgow 2790. P.O. Box 200, Lithgow.	(063) 51 4833
Collins, Peter Edward James, B.A., LL.B. <i>Deputy Leader of the Opposition</i>	Willoughby	Lib.	128A Penshurst Street, Willoughby 2068.	95 4192
*Cox, The Hon. Peter Francis, <i>Minister for Industry and Small Business and Minister for Energy and Technology</i>	Auburn	A.L.P.	Ministerial Office, 38th Floor, Hyde Park Tower, Cnr Park and Elizabeth Streets, Sydney 2000. Electorate Office, Suite 3, 152a Woodburn Road, Berala 2142.	267 9600 649 6943
Crawford, Peter Thomson, B.A., Dip.Ed.	Balmain	A.L.P.	12 Crystal Street, Petersham 2049.	569 9404
*Crosio, The Hon. Janice Ann, <i>Minister for Local Government (Assisting the Premier on Women's Interests)</i>	Fairfield	A.L.P.	Ministerial Office, Level 37, 8-18 Bent Street, Sydney 2000. Electorate Office, Suite 4, 1st Floor, Crescent Centre, Cnr The Crescent and Smart Streets, Fairfield 2165.	221 3244 726 8668
Cruickshank, Adrian John	Murrumbidgee	N.P.	State Office Block, Banna Avenue, Griffith 2680.	(069) 62 6644
Davoren, Westby James	Lakemba	A.L.P.	47 Haldon Street, Lakemba 2195.	759 5545
Debus, The Hon. Robert John, B.A., LL.B., <i>Minister for Employment and Minister for Finance (Assisting the Premier on the Arts)</i>	Blue Mountains	A.L.P.	Ministerial Office, 30th Level, 8-18 Bent Street, Sydney 2000. Electorate Office, Old Council Chambers, Cnr San Jose Avenue and Loftus Street, Lawson 2783. P.O. Box 106, Lawson.	233 7466 (047) 59 1344
Dowd, John Robert Arthur, LL.B.	Lane Cove	Lib.	Parliament House, Macquarie Street, Sydney 2000.	230 2111
Doyle, Anthony Kenneth	Peats	A.L.P.	29 The Boulevard, Woy Woy 2256.	(043) 41 8414
Duncan, Robert Bruce	Lismore	Ind.	104a Molesworth Street, Lismore 2480. P.O. Box 515, Lismore.	(066) 21 3624
Face, Jack Richard, <i>Chairman of Committees</i>	Charlestown	A.L.P.	1st Floor, Newcastle Permanent Building Society Building, 250 Bruncker Road, Adamstown 2289. P.O. Box 167, Adamstown.	(049) 52 7888
Fahey, John Joseph, Dip.Law	Camden	Lib.	1st Floor, Cumberland Chambers, 100 Argyle Street, Camden 2570.	(046) 66 6000
Ferguson, Laurie Donald Thomas, B.Ec., M.A.	Granville	A.L.P.	Suite 3, 8 Mary Street, Granville 2142.	637 1656
Fisher, Colin Murray	Upper Hunter	N.P.	Manufacturers' Mutual Insurance Company Building, 98 Bridge Street, Muswellbrook 2333. P.O. Box 339, Muswellbrook.	(065) 43 1065
*Gabb, The Hon. Kenneth George, LL.B. <i>Minister for Mineral Resources (Assisting the Premier on Intergovernmental Relations)</i>	Earlwood	A.L.P.	Ministerial Office, Parliament House, Macquarie Street, Sydney 2000. Electorate Office, 1st Floor, 310 Kingsgrove Road, Kingsgrove 2208.	230 2111 502 4934
Greiner, Nicholas Frank, <i>Leader of the Opposition</i>	Ku-ring-gai	Lib.	Parliament House, Macquarie Street, Sydney 2000. Electorate Office, 844 Pacific Highway, Gordon 2072.	230 2111 498 4109
*Harrison, Robert Joseph Wilson	Kiama	A.L.P.	Office 1, 1st Floor, Edessa Arcade, 88-90 Terralong Street, Kiama 2533.	(042) 32 1082
Hatton, John Edward	South Coast	Ind.	Suite 1, 1st Floor, 50 Berry Street, Nowra 2541. P.O. Box 634, Nowra.	(044) 21 0222
Hay, David Aberdeen, M.B.E.	Manly	Lib.	Suite 14, Pacific Point Arcade, 4-10 Sydney Road, Manly 2095.	977 7655
Hills, The Hon. Patrick Darcy, <i>Minister for Industrial Relations</i>	Elizabeth	A.L.P.	Ministerial and Electorate Office, 3rd Level, Hyde Park Tower, Cnr Park and Elizabeth Streets, Sydney 2000.	267 9288
Hunter, Mervyn Leslie	Lake Macquarie	A.L.P.	State Bank Building, The Boulevard, Toronto 2283.	(049) 59 3200
Irwin, Geoffrey Stewart, Dip.Tech., Dip.Ed.	Merrylands	A.L.P.	8 McFarlane Street, Merrylands 2160.	637 7662
Jackson, Rex Frederick	Heathcote	A.L.P.	Cnr Preston Avenue and Station Street, Engadine 2233.	520 4282
Jeffery, Bruce Leslie	Oxley	N.P.	Suite 2, 103 William Street, Port Macquarie 2444. P.O. Box 305, Port Macquarie.	(065) 83 7888

NEW SOUTH WALES
LEGISLATIVE COUNCIL

LIST OF MEMBERS SHOWING TERMS OF SERVICE

6th February, 1986

ELECTED MEMBERS—FIRST PERIODIC ELECTION

(7th October, 1978)

period ending on

dissolution or expiry of Legislative Assembly

(48th Parliament)

CALABRO, The Honourable Francesco.
CHADWICK, The Honourable Virginia Anne,
B.A., Dip.Ed.
FISHER, The Honourable Marie Claire, B.A.,
Dip. Ed., Litt. B.
GRUSOVIN, The Honourable Deirdre Mary.
HEALEY, The Honourable Clive.
ISAKSEN, The Honourable Dorothy May.
KALDIS, The Honourable James.

KING, The Honourable Norman Leo.
MacDIARMID, The Honourable Finlay Melrose, O.B.E.
⁴PERCIVAL, The Honourable Harold Gregory,
O.B.E. (5/2/86)
PHILIPS, The Honourable Peter Sydney Maitland,
LL.B.
SMITH, The Honourable Robert Baron Rowland.
THOMPSON, The Honourable Joe Slater, A.M.
UNSWORTH, The Honourable Barrie John.
WATKINS, The Honourable Peter Francis.

ELECTED MEMBERS—SECOND PERIODIC ELECTION

(19th September, 1981)

period ending on

dissolution or expiry of Legislative Assembly

(49th Parliament)

ARENA, The Honourable Franca, A.M.
BRENNER, The Honourable George.
DOOHAN, The Honourable John James, O.B.E.
FRENCH, The Honourable Henry Bernard, A.M.
GARLAND, The Honourable John Davis.
¹HANKINSON, The Honourable Frederick Charles. (28/3/84)
HALLAM, The Honourable Jack Rowland.
KILLEN, The Honourable Richard Weir.
KIRKBY, The Honourable Elisabeth.

MATTHEWS, The Honourable John Cyril James.
NILE, The Reverend the Honourable Frederick John,
E.D., L.Th.
PICKERING, The Honourable Edward Phillip,
B.Sc. (Chem. Eng), M.Aus.I.M.M., F.A.I.E.
REED, The Honourable Kenneth Warren.
VAUGHAN, The Honourable Bryan Henry, LL.B.
WILLIS, The Honourable Max Frederick, R.F.D., E.D.,
LL.B.

ELECTED MEMBERS—THIRD PERIODIC ELECTION

(24th March, 1984)

period ending on

dissolution or expiry of Legislative Assembly

(50th Parliament)

²BIGNOLD, The Honourable Marie May,
LL.B. (5/12/84)
BULL, The Honourable Richard Thomas Marshall.
DYER, The Honourable Ronald David.
ENDERBURY, The Honourable Keith James.
EVANS, The Honourable Beryl Alice, B.Ec.
HANNAFORD, The Honourable John Planta, LL.B.
IBBETT, The Honourable Gordon Raymond.
JAKINS, The Honourable Judith Helen.

JOBLING, The Honourable John Hughes, Ph.C., M.P.S.
JOHNSON, The Honourable John Richard.
KITE, The Honourable Delcia Ivy.
SAMIOS, The Honourable James Miltiadis, M.B.E.,
B.A., LL.B.
SOLOMONS, The Honourable Sir Adrian, B.A., LL.B.
SYMONDS, The Honourable Elizabeth Ann.
³WALKER, The Honourable Judith Mary. (5/12/84)

1. Elected to vacancy caused by the resignation of the Hon. D.P. Landa
2. Elected to vacancy caused by the resignation of the Hon. J.A. Cameron
3. Elected to vacancy caused by the resignation of the Hon. J.J. Morris
4. Elected to vacancy caused by the resignation of the Hon. W.L. Lange



Parliament of New South Wales

LEGISLATIVE COUNCIL

Forty-eighth Parliament

LIST OF MEMBERS

No. 34 6th February, 1986

Arena, The Honourable Franca, A.M.	ALP	King, The Honourable Norman Leo	ALP
		Temporary Chairman of Committees	
Bignold, The Honourable Marie May, LL.B.	Ind	Kirkby, The Honourable Elisabeth	AD
Brenner, The Honourable George	ALP	Kite, The Honourable Delcia Ivy	ALP
Bull, The Honourable Richard Thomas Marshall	NP	MacDiarmid, The Honourable Finlay Melrose, O.B.E.	Ind
Calabro, The Honourable Francesco	Lib	Matthews, The Honourable John Cyril James	Lib
Chadwick, The Honourable Virginia Anne, B.A., Dip.Ed.	Lib	Nile, The Reverend the Honourable Frederick John, E.D., L.Th.	Ind
Opposition Whip			
Doohan, The Honourable John James, O.B.E.	NP	*Percival, The Honourable Harold Gregory, O.B.E.	Lib
Dyer, The Honourable Ronald David	ALP	Philips, The Honourable Peter Sydney Maitland, LL.B.	Lib
Enderbury, The Honourable Keith James	ALP	Pickering, The Honourable Edward Phillip, B.Sc.(Chem.Eng), M.Aus.I.M.M., F.A.I.E.	Lib
Evans, The Honourable Beryl Alice, B.Ec.	Lib	Leader of the Opposition	
Fisher, The Honourable Marie Claire, B.A., Dip. Ed., Litt. B.	ALP	Reed, The Honourable Kenneth Warren	ALP
French, The Honourable Henry Bernard, A.M.	ALP	Samios, The Honourable James Miltiadis, M.B.E., B.A., LL.B.	Lib
Government Whip			
Garland, The Honourable John Davis	ALP	Smith, The Honourable Robert Baron Rowland	NP
Grusovin, The Honourable Deirdre Mary	ALP	Deputy Leader of the Opposition	
Hallam, The Honourable Jack Rowland	ALP	Solomons, The Honourable Sir Adrian, B.A., LL.B.	NP
Minister for Agriculture and Fisheries		Temporary Chairman of Committees	
Hankinson, The Honourable Frederick Charles	ALP	Symonds, The Honourable Elizabeth Ann	ALP
Hannaford, The Honourable John Planta, LL.B.	Lib	Thompson, The Honourable Joe Slater, A.M.	ALP
Healey, The Honourable Clive	ALP	Temporary Chairman of Committees	
Chairman of Committees		*Unsworth, The Honourable Barrie John	ALP
Ibbett, The Honourable Gordon Raymond	ALP	Minister for Health and Vice-President of the Executive Council	
Isaksen, The Honourable Dorothy May	ALP		
Temporary Chairman of Committees		Vaughan, The Honourable Bryan Henry, LL.B.	ALP
Jakins, The Honourable Judith Helen	NP	Walker, The Honourable Judith Mary	ALP
Jobling, The Honourable John Hughes, Ph.C., M.P.S.	Lib	Watkins, The Honourable Peter Francis	ALP
Johnson, The Honourable John Richard	ALP	Willis, The Honourable Max Frederick, R.F.D., E.D., LL.B.	Lib
President		Temporary Chairman of Committees	
Kaldis, The Honourable James	ALP		
Killen, The Honourable Richard Weir	NP		

John Johnson,
President

* Indicates new or amended entry since last list. Underlining indicates preferred name.

QUORUM — 12 MEMBERS EXCLUSIVE OF PRESIDENT

Party Representation: House of 45 members

AD	—	Australian Democrat	=	1
ALP	—	Australian Labor Party	=	24
Ind	—	Independent	=	3
Lib	—	Liberal Party of Australia (N.S.W. Division)	=	11
NP	—	National Party of Australia (N.S.W.)	=	6
				<u>= 45</u>

OFFICERS OF THE LEGISLATIVE COUNCIL

President	The Honourable John Richard Johnson	Clerk of the Parliaments	Leslie Arthur Jeckeln
Chairman of Committees	The Honourable Clive Healey	Clerk Assistant	John Denton Evans
		Usher of the Black Rod	Douglas Keith Carpenter

<i>Member (M.P.)</i>	<i>Electorate</i>	<i>Party</i>	<i>Address</i>	<i>Telephone No.</i>
Schipp, Joseph John	Wagga Wagga	Lib.	N.S.W. Government Offices, 72-78 Morgan Street, Wagga Wagga 2650. P.O. Box S184, South Wagga Wagga.	(069) 21 1622
*Sheahan, The Hon. Terence William, B.A., LL.B., <i>Attorney General and Minister for Co-operative Societies</i>	Burrinjuck	A.L.P.	Ministerial Office, 20th Level, Goodsell Building, 8-12 Chifley Square, Sydney 2000. Electorate Office, State Government Office Block, 87 Cooper Street, Cootamundra 2590. P.O. Box 336, Cootamundra.	238 7339 (069) 42 2505
Singleton, Matthew	Coffs Harbour	N.P.	Suite 2, 1 Duke Street, Coffs Harbour 2450.	(066) 52 6500
Small, James Richard	Murray	N.P.	36 Hardinge Street, Deniliquin 2710.	(058) 81 2687
Smiles, Phillip Murray, LL.B., B.Ec., M.B.A., Dip.Ed.	Mosman	Lib.	Suite 2, 2 Spit Road, Spit Junction 2088.	969 3652
Smith, Richard Max, B.E.(Hons.)	Pittwater	Ind.	4/11 Waratah Street, Mona Vale 2103.	997 3602
Wade, William Arthur, <i>Government Whip</i>	Newcastle	A.L.P.	Room 2, 4th Floor, Advance Bank Building, 153 Hunter Street, Newcastle 2300.	(049) 26 1126
*Walker, The Hon. Francis John, Q.C., <i>Minister for Housing</i>	Georges River	A.L.P.	Ministerial Office, 34th Level, 8-18 Bent Street, Sydney 2000. Electorate Office, 8 Pitt Street, Mortdale 2223.	231 3266 570 4411
Walsh, Allan Peter, B.A.(Hons.), Dip.Ed.	Maitland	A.L.P.	1st Floor, Hills Chambers, 416 High Street, Maitland 2320.	(049) 33 1617
Webster, Robert James	Goulburn	N.P.	382 Auburn Street, Goulburn 2580.	(048) 21 4500
West, Garry Bruce, <i>National Party Whip</i>	Orange	N.P.	63 Sale Street, Orange 2800.	(063) 62 5782
Whelan, Paul Francis Patrick, LL.B.	Ashfield	A.L.P.	345 Liverpool Road, Ashfield 2131.	799 5656
Wilde, Barry Charles	Parramatta	A.L.P.	Room 1, 1st Floor, State Bank Building, 16 George Street, Parramatta 2150. P.O. Box 4, Parramatta.	633 3919
Wotton, Roger Corfield Anson	Castlereagh	N.P.	Parliament House, Macquarie Street, Sydney 2000.	230 2111
Wran, The Hon. Neville Kenneth, Q.C., <i>Premier, Minister for the Arts and Minister for Ethnic Affairs</i>	Bass Hill	A.L.P.	Ministerial Office, Premier's Department, State Office Block, Phillip Street, Sydney 2000. Electorate Office, 5-7 Fetherstone Street, Bankstown 2200.	2 0576 708 3860
Yabsley, Michael Robert, B.A.	Bligh	Lib.	58 Oxford Street, Paddington 2021.	332 2611
Yeomans, Guy Andrew, B.A., Dip.Ed.	Hurstville	Lib.	1st Floor, Q.B.E. Building, 303 Forest Road, Hurstville 2220.	570 4683
Zammit, Paul John	Burwood	Lib.	1st Floor, 179 Burwood Road, Burwood 2134.	747 5411
A.L.P.—Australian Labor Party (58)	Lib.—Liberal Party of Australia—N.S.W. (20) Ind.—Independent*(5)	N.P.—National Party of Australia—N.S.W.(15)		

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THE HONOURABLE LAWRENCE BORTHWICK KELLY, M.P.

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J. R. FACE, M.P.

Clerk of the Legislative Assembly:

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L. C. JOACHIM.

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Serjeant-at-Arms:

M. H. SHEATHER.

Parliamentary Officer—Table and Deputy Serjeant-at-Arms:

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Editor of Debates:

T. R. COOPER.

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Members are requested to notify any change of address or phone number to the Parliamentary Officer—Table and Deputy Serjeant-at-Arms.

BY AUTHORITY

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<i>Member (M.P.)</i>	<i>Electorate</i>	<i>Party</i>	<i>Address</i>	<i>Telephone No.</i>
Keane, Maurice Francis	Woronora	A.L.P.	Suites 5 and 6, Upper Level, Eton Arcade, 754 Princes Highway, Sutherland 2232.	521 7979
Kelly, The Hon. Lawrence Borthwick, <i>Speaker</i>	Corrimal	A.L.P.	Room 7, 116 Princes Highway, Fairy Meadow 2519. P.O. Box 175, Fairy Meadow.	(042) 84 5602
Kerr, Malcolm John	Cronulla	Lib.	11 Royal Surf Arcade, Surf Road, Cronulla 2230. P.O. Box 179, Cronulla.	523 0989
Knight, Michael Steven, B.A.(Hons.)	Campbelltown	A.L.P.	4th Floor, Civic Centre, Broughton Street, Campbelltown 2560.	(046) 25 3344
Knowles, Stanley Alfred James	Ingleburn	A.L.P.	1st Floor, 64-66 Oxford Road, Ingleburn 2565.	605 9464
Langton, Brian Joseph	Kogarah	A.L.P.	1 Belgrave Street, Kogarah 2217.	587 9684
McCarthy, William John Patrick	Northern Tablelands	A.L.P.	93 Faulkner Street, Armidale 2350.	(067) 72 5552
McGowan, Brian, B.A.	Gosford	A.L.P.	672 The Entrance Road, Wamberal 2260. P.O. Box 21, Wamberal.	(043) 84 2140
McIlwaine, Garry David, LL.B.	Ryde	A.L.P.	23 Ryedale Road, West Ryde 2114.	80 3261
*Machin, Wendy Susan, B.A.	Gloucester	N.P.	Suite 34, Valley Fair, Victoria Street, Taree 2430.	(065) 52 5555
Mack, Edward Carrington, B.Arch.	North Shore	Ind.	Parliament House, Macquarie Street, Sydney 2000.	230 2111
Mair, Harold David	Albury	A.L.P.	Farrer House, 526 Swift Street, Albury 2640. P.O. Box 561, Albury.	(060) 21 3042
Metherell, Dr Terry Alan	Davidson	Lib.	Suite 10, Forestway Shopping Centre, Frenchs Forest 2086. P.O. Box 126, Frenchs Forest.	451 3830
Mochalski, Richard Charles, LL.B.	Bankstown	A.L.P.	Suite 1, 126-127 Old Town Centre Plaza, Bankstown 2200.	708 3838
Moore, Harry Frank	Tuggerah	A.L.P.	366 Main Road, Noraville 2263. P.O. Box 31, Toukley 2263.	(043) 96 3000
Moore, Timothy John, LL.B., <i>Opposition Whip</i>	Gordon	Lib.	1st Floor, 844 Pacific Highway, Gordon 2072. P.O. Box 57, Gordon.	498 3257
*Moss, Kevin Joseph	Canterbury	A.L.P.	1st Floor, 16 Ninth Avenue, Campsie 2194.	78 1234
Mulock, The Hon. Ronald Joseph, LL.B., <i>Deputy Premier and Minister for Transport</i>	St Marys	A.L.P.	Ministerial Office, Level 28, State Office Block, Phillip Street, Sydney 2000. Electorate Office, Suite 3, 210 Queen Street, St Marys 2760.	27 9837 623 0251
Murray, John Henry, B.A.	Drummoyne	A.L.P.	106 Lyons Road, Drummoyne 2047.	819 6462
Murray, Wallace Telford John, <i>Leader of the National Party</i>	Barwon	N.P.	57 Heber Street, Moree 2400. P.O. Box 242, Moree.	(067) 52 3332
Neilly, Stanley Thomas	Cessnock	A.L.P.	179 Vincent Street, Cessnock 2325.	(049) 90 4202
*Newman, John Paul	Cabramatta	A.L.P.	119A John Street, Cabramatta 2166.	72 3381
*Paciullo, The Hon. George, <i>Minister for Police and Emergency Services</i>	Liverpool	A.L.P.	Ministerial Office, Chief Secretary's Building, 121 Macquarie Street, Sydney 2000. Electorate Office, 3rd Floor, 161 Bigge Street, Liverpool 2170.	27 1381 602 0040
Page, Ernest Thomas, B.E., B.Comm.	Waverley	A.L.P.	Suite 113, 27-29 Newland Street, Bondi Junction 2022.	389 6669
Park, Ernest Noel, D.S.O., E.D.	Tamworth	N.P.	1st Floor, Q.B.E. Building, 20 Fitzroy Street, Tamworth 2340.	(067) 66 1422
Peacocke, Gerald Beresford Ponsonby	Dubbo	N.P.	State Office Block, Brisbane Street, Dubbo 2830.	(068) 82 3577
Petersen, Wilfred <u>George</u>	Illawarra	A.L.P.	37 Princes Highway, Dapto 2530.	(042) 61 7171
Phillips, Ronald Anthony	Miranda	Lib.	Suite 2, 1st Floor, 601-605 The Kingsway, Miranda 2228.	525 6378
Pickard, Neil Edward William, B.A., M.Ed., Dip.Ed., L.Th.	Hornsby	Lib.	1st Floor, 30 Florence Street, Hornsby 2077.	476 3411
Price, John Charles	Waratah	A.L.P.	2nd Floor, Federated Iron Workers Centre, 161 Maitland Road, Mayfield 2304.	(049) 68 3284
Quinn, Ernest Neville	Wentworthville	A.L.P.	Community Centre, 2 Lane Street, Wentworthville 2145. P.O. Box 91, Wentworthville.	631 7006
Refshauge, Andrew John, M.B., B.S.	Marrickville	A.L.P.	20 Station Street, Marrickville 2204.	558 9000
Rogan, Patrick Allan	East Hills	A.L.P.	Office 5, 1 Faraday Road, Padstow 2211.	772 2774
Rozzoli, Kevin Richard	Hawkesbury	Lib.	Parliament House, Macquarie Street, Sydney 2000.	230 2111



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AFRICA

P.O. Ngoddy
U. Nigeria-Nigeria

Steve Kitutu
ATP-Tanzania

J.W. Powell
TCC-Ghana

Philip Langeley
PAID-Cameroun

ASIA & THE PACIFIC

Amir U. Khan
IRRI/PAK-Pakistan

Anton Soedjarwo
Dian Desa-Indonesia

Tony Power
IVIN-Papua New Guinea

M.M. Hoda
ATDA-India

Leonard Peries
NRC-Sri Lanka

NORTH AMERICA

Ken Darrow
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BRACE-Canada

David Morris
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Stephen Gaskin
The Farm-USA

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MAD-France

J.M. Baumer
LAI-Switzerland

Hilda Krosigk
Oekotop-Germany

Genevieve de Crombrughe
COTA-Belgium

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David Arkcoll
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CIDEME-Chile

Armando Caceres
CEMAT-Guatemala

Jorge Zapp
Los Gaviotas-Colombia

Jesus Duran
SEMTA-Bolivia

Dear Friend,

There is a global transformation in progress that has been described and analyzed in books such as:

The Aquarian Conspiracy by Marilyn Ferguson
Turning Point by Fritzjof Capra
Politics of the Solar Age by Hazel Henderson
The Sane Alternative by James Robertson
New Age Politics by Mark Satin
Networking by Jessica Lipnack and Jeffrey Stamps
Small is Beautiful by E.F. Schumacher
The Future in Our Hands by Eric Damann;

and TRANET is a transnational network of, by and for people who are participating in this transformation - people who are changing the world by changing their own lives, people who are adopting alternative technologies.

TRANET's goals are to build links among members and to raise the level of dialogue on alternative and innovative ideas among world leaders.

This letter is an appeal to you to participate in and support TRANET and its work.

TRANET was initiated by a group of A.T. (alternative technology) practitioners at the U.N. Conference on Human Settlements, HABITAT, held in Vancouver, Canada in 1976. These grassroots developers recognized that the ideas that each one was pursuing independently in different parts of the world were similar and part of a larger, though undefined, global movement.

Since then, TRANET's quarterly newsletter-directory has helped these groups to remain in contact; and it now goes to 4,000 participants in 124 countries. The newsletter includes information on a wide range of topics including:

Non-Violent Defense	Holistic Health Concepts
Biodynamic Gardening	Non-Formal Education
Personal Transformation	Humanistic Economics
Homesteading & Communes	Voluntary Simplicity
New Age World Governance	Third World Development
Decentralist Politics	Alternative Energy Sources

As a member/subscriber/participant in TRANET you will receive, and be able to contribute your own ideas to, this newsletter-directory.

"the transnational network for appropriate/alternative technology"

But, TRANET is more than a newsletter for the Alternative and Transformational movements:

TRANET IS A TRANSNATIONAL NETWORK.

It is "transnational" because we see that the current world order based on the territorial rights of nation-states is inherently confrontational and leading to world war. We see, and are promoting, an emerging new transnational world order in which people-to-people networks will complement and ameliorate the U.N./nation-state system: a world order in which each individual will have a multitude of paths through which he/she can improve his/her own well-being and participate in global world governance.

TRANET is a "network" because it is composed of links between nodes. It has no center. It is made up of autonomous units, no one of which is dependent on any other. Various members may draw together for cooperative action on a specific issue; teams of members may form to carry through a special project; but there is no hierarchy demanding action or conformity.

Among the special projects carried out by TRANET are:

- The Relevance of A.T. Developments in the USA to the Third World, a study done by three members of TRANET for the World Bank, OECD and U.S.AID.;
- Technology for Rural Development, a cooperative program by ten TRANET members for UNESCO;
- An A.T. Network for Nepal, an A.T. network among Himalayan villagers developed by members of TRANET for the Nepali government.
- The TRANET/UNESCO Mini A.T. Library Program, the 100 best books for a Third World village technology library distributed by TRANET with support from UNESCO and other development agencies; and
- The TRANET Clearinghouse which answers queries from members and other A.T. practitioners seeking to share expertise.

Much of this effort is directed toward development concepts for the Third World; but TRANET's concern is global. Global problems, such as peace, hunger, pollution and population, are local problems. What each of us does each minute has a global impact. We can not speak of a global world order without being concerned with our own individual and transpersonal transformation.

The global transition we are in affects every aspect of our lives from our inner spiritual beings to the political organizations of the earth. Every institution, system, technique and technology must be, and

is being re-evaluated and re-formed to produce a Sustainable, Humanistic and Environmental (SHE) future with equity and hope for all. We need not agree precisely, but among the important criteria for this transformation are:

- ** Participation: people at the grassroots - women, youth the poor, the rural - as well as the affluent urban males must take part in the design, development, ownership and control of programs, products and processes;
- ** Holism: design criteria must integrate culture, ecology and spirituality along with economic and technical efficiency;
- ** Anticipation: goals must include long-range sustainability, environmental protection and the welfare of future generations as well as short-term profitability; and
- ** Local Orientation: each person, family and community must meet locally identified problems with local resources within local cultures, economics and ecologies to the greatest extent possible.

TRANET members see these criteria leading to a hopeful and positive future. They see their network as a means for exchanging views and visions with others working towards a new age. Many innovative ideas are being pursued and/or developed by TRANET. Summaries from past newsletters include:

- The Lucas Aerospace workers have developed an alternative and socially responsible program for the company to make lay-offs unnecessary and, other than war machines, to create products which meet the people's need;
- The concept of Networking as the links that bind like-thinking persons for the sharing of work, aspirations and ideals as reported in the book of that name by Jessica Lipnack and Jeffrey Stamps;
- An alternative defense system has grown from the lesson of Vietnam, Iran and Afganistan. Military hardware may be out of date and decentralized civilian movements have proven more effective. Gene Sharp, William Beckler and Chadwick Alger are among the analysts and proponents of new non-violent systems;
- The Sarvodaya Movement, from India and Sri Lanka and recognized as a perfect working example of a self-sufficient, self-governing, decentralized development program, is spreading; and its message of spiritual development rather than material development is infiltrating Western economic, social and political theories and practices;
- Alternative "Nobel" awards, the Right Livelihood Prizes, are presented annually by Baron Jakob von Uexkull and the RL Foundation on the Isle of Man. Recipients who "have not" met Nobel's criteria include permaculture innovator Bill Mollison of Australia, Botswana's Brigade Movement founder

Patrick van Rensburg, and Egypt's Prof. Hassan Fathy, leading architect of housing for the poor;

● Informal and non-formal education as spear-headed by the 1968 UNESCO report by Phillip H. Coombs which has led to programs that compliment/supplant rigidly structured Western education;

● Development of Gandhian economics is urged for India to alleviate problems caused by centralization and "trickle-down" policies; and J.G. Ryan's Cooperative Movement is one such remedy. Worker ownership and Mondragon co-ops are also recommended for a democratic U.S. economy;

● Appropriate technologies such as Plenty's on-going soybean program in Guatemala; participatory health education exemplified by "Where There is No Doctor" and "Helping Health Workers to Learn" by David Werner and Bill Bower; canal freight transportation as an alternative to costly trucking as promoted by England's Co-op Canal Carriers; and seawater-powered desalination research for drinking and irrigation water at the University of Delaware;

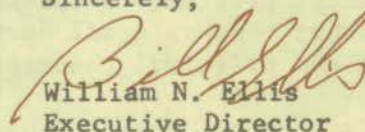
● Inquiries from members that range from a request for pen pals from a child in Bangladesh to information on energy saving production techniques for building materials for a U.N. Centre for Human Settlements project in Africa or any kind of A.T. for an apiculturist in Indonesia whose field work has mushroomed into a full A.T. program; plus

● Special pull-out directories on pertinent categories including Women & Technology, Communications & Networking, Animal & Human Energy and more recently Films, Theatre & Audio-Visuals and New Age Children.

There are many ways you can assist TRANET to expand and promote these and other new concepts. For \$800 you could give a 100-book Mini A.T. Library to a Third World member unable to afford one. For \$100 you could make one of these Third World groups a TRANET member for one year, and at \$15 each you could subsidize one or more TRANET subscriptions for grassroots workers in the Third World. Or you might pledge a regular donation so that TRANET could expand its coverage of the new age paradigms.

In this letter of appeal, however, we want to stress what TRANET can do for you. For a \$30 membership/subscription you will be kept informed and be able to participate in the unfolding of exciting new concepts for a hopeful, positive, equitable and creative future; and we thank you in advance for your interest and support.

Sincerely,


William N. Ellis
Executive Director

P.S. Each winter issue of the TRANET newsletter/directory has an annual directory of TRANET members. With your \$30 membership fee please include your own offer, request, vision of the future or other message to others in this transnational network.

TRANET

no. 38
fall 1985

TRANSNATIONAL NETWORK FOR APPROPRIATE/ALTERNATIVE TECHNOLOGIES

A.T. CONCEPTS

THE TRANSITION

ACCESSING THE UNCONSCIOUS lies within the current realm of our possibilities with a potential as yet unrealized. This potential is explored by Willis Harman and Howard Rheingold, authors of *HIGHER CREATIVITY - Liberating the Unconscious for Breakthrough Insights* (Jeremy P. Tarcher, 9110 Sunset Blvd., Los Angeles, CA 90069, USA - \$8.95). It can lead, they believe, to the prerequisite for peace: "Human nature does not have to be changed to eliminate war on the planet for all time. It is human unconscious programming that has to be changed, which is totally feasible." This flies in the face of rational science but, the authors point out, such science itself is founded to a great extent on a burst of intuition, the "fevered dream" of Descartes that led to his *Discourse on Method*. What can now be achieved, they maintain, is a harnessing of such creativity for all, not just the geniuses of science or art. It is this "unfettering of the human mind," coinciding with the unleashing of the power of the atom, that offers hope for Earth.

ERIK DAMMANN, FOUNDER OF 'THE FUTURE IN OUR HANDS' MOVEMENT IN NORWAY with 25,000 members, will be in the United States this autumn researching a new book. He seeks scientific evidence for a world view that "while representing a convergence of science and religion, gives room for free will." An example: "research that by itself gives strong evidence for the existence of non-physical dimensions and mind's dominance over matter/determinism." Persons who can provide insight into these areas are asked to get in touch with Sven Bjork (The Stonebow Project, POBox 21, 1301 Sandvika, NORWAY) or Lamar Hoover, who has set up a Future in Our Hands project in the U.S. (FIOH Project USA, Box 1380, Ojai, CA 93023, USA) making available Dammann's books (*THE FUTURE IN OUR HANDS* - \$5; *REVOLUTION IN THE AFFLUENT SOCIETY* - \$8.95).

OPTIMISTIC VIEW OF HUMANITY'S FUTURE appears in *GLOBAL SOLUTIONS - Innovative Approaches to World Problems* edited by Edward Cornish (World Future Society, 4916 St. Elmo Ave., Bethesda, MD 20814, USA - \$6.95). Some of the solutions excerpted from *THE FUTURIST* magazine are frankly high-tech if not sci-fi such as a supersonic ground transport system crossing the U.S. at 14,000 m.p.h., or a Great Comprehensive Electronic Encyclopedia which would bring all world knowledge within reach of anyone with an electronic terminal. But other solutions are surprising. There's a chapter on the Amish as possible future models with their diversified skills, low energy use and extreme self reliance. Cornish's message is that the solutions are there and can be applied - as long as we avoid the "paralyzing myths" of fatalism (a belief that the future must be bad) and egoism (concern for personal pleasure and well-being, reinforced by TV advertising).

GOVERNANCE

STRUGGLING THROUGH THICKETS OF UNESCO VERBIAGE, the editor of *NEWSLETTER* put out by Americans for the Universality of UNESCO (POBox 357, Webster, NC 28788, USA - contributions) concludes nevertheless that such an institution encompassing science, culture, learning and communications is needed. But "as humanity advances in its grasp of the wholeness of life on this planet, the UNESCO framework and format will need to be changed" and the

a quarterly newsletter-directory of, by and for people who are participating in transformation - people who are changing the world by changing their own lives - people who are adopting alternative technologies.

job is too big and complex to be left to governments. All of society's institutions must be involved, writes the editor, particularly non-governmental/voluntary organizations.

DEVELOPMENT

FAMINE RAVAGING AFRICA IS BUT ONE SYMPTOM of a profound disequilibrium that pervades rural life on the continent. This is the picture drawn in devastating detail by Lloyd Timberlake in *AFRICA IN CRISIS - the causes, the cures of environmental bankruptcy* (Earthscan, 3 Endsleigh Street, London WC1H 0DD, UK; 1717 Massachusetts Ave. NW, Washington, DC 20036, USA - \$6.25). Timberlake puts together an impressive case: it is not enough to blame hunger on drought, or emphasis on cash crops over food crops or on misguided foreign aid. These are only part of a general pattern of mismanagement of the environment from the top down. Policy for agriculture is made without consulting the farmers and herdsmen who practise it. And they, in turn, must draw down their capital of soil, water, and forests just to survive. Timberlake does end on a note of hope struck by local initiatives, whether in women's gardening, tree-planting or contour "damming" to save water. He writes: "Environmental bankruptcy has not been caused by the stupid African peasant, as so many of these governments and aid agencies and their experts like to think. On the contrary, it is the African peasant who best understands how and why he or she has been forced to damage the environment on which they depend, and it is he or she who is the key to rebuilding their continent."

SMALL CAN BE BEAUTIFUL ON A LARGE SCALE as demonstrated in *HIGH IMPACT APPROPRIATE TECHNOLOGY CASE STUDIES* by Thomas Fricke (Appropriate Technology International, 1331 H Street, N.W., Washington, D.C. 20005, USA). Highest numerical impact has been achieved by the India Mark II Deepwell Handpump, 600,000 of them installed in India and serving 60-75 million villagers while 38 firms turn out 156,000 more every year. It was developed by UNICEF and the Indian government. UNICEF was also among agencies responsible for ORT, Oral Rehydration Therapy, to cut slaughter of children by acute diarrhea. Individual packets of Oral Rehydration Salts made from sugar and mineral salts are now produced at the rate of 80 million a year, not counting homemade solutions. Here, technology has been backed up by community support from mothers using the salts. Fricke then turns back to

INNOVATIVE LEARNING LOW COST TRANSPORTATION

Gridlocked cities choking in their fumes are no longer a privilege of the affluent. Every Third World metropolis can boast its traffic jams that hit hardest at the poorest of its population forced to travel in from peripheral shantytowns to find work of any kind. And the situation in rural areas is no better. Prestige-conscious governments build superhighways to airports but neglect roads of any kind to villages. The need for low-cost transportation is greater than ever despite "progress" in recent years. What is being done to meet this need with pedal power or any other form of power will be the subject of the Spring TRANET A.T. Directory. For information, we look to our members as usual. Deadline for suggestions: March 1, 1986. And the columns of our Winter TRANET Directory on "Innovative Learning" are still open. Wanted are alternatives to the process of formal education training minds to conform to the demands of modern industrial society. We need your suggestions by December 1, 1985.

water, how to get it and store it. The old American fan windmill pump is alive and well in Argentina where nearly 2,000 are made by small private firms every year — and made so well and cheaply that the U.S. now imports them. In northeastern Thailand, the problem was storing rainwater for households, solved for 50,000 people by 7,000 bamboo-reinforced concrete water tanks which can be built in three days by local labor. Bamboo is also appropriate in India, replacing and outlasting cast-iron pipe in tubewells. This was a farmer-inventor's inspiration made available by a private research institute. In Bihar state alone, 50,000 bamboo tubewells had been sunk by 1980, generating at least that many jobs. Two of Fricke's case studies come from Africa — a labor-intensive Rural Access Roads Program in Kenya with more than 4,200 miles built and maintained by last year, and production in Tanzania of ox-powered carts and toolbar/plow sets. In quite a different vein is another Indian example, Shri Makila Griha Udyog Lijjat Pappad, a women's food processing cooperative making and selling pappad, a snack food of rolled dough. Seven women started it in 1959 with an investment of \$15; by 1980, the cooperative's sales were up to \$3,750,000, still based on home production. Executive director Ton de Wilde of Appropriate Technology International comments: "Important answers to problems in development can be found in small, commercially viable ... productive activities that have the potential to benefit masses of people without major capital investments. Impossible? These case studies suggest it can be done."

ANOTHER EVALUATION OF DEVELOPMENT PROJECTS, this time from the intensely personal viewpoint of the dedicated field worker, is offered by *FROM THE OUTSIDE LOOKING IN - Experiences in 'Barefoot Economics'*, a book by Manfred A. Max-Neef (Dag Hammarskjöld Foundation, Ovre Slottsgatan 2, 75220 Uppsala, SWEDEN - \$12). A Chilean economist and director of the Center for Study and Promotion of Urban, Rural and Development Alternative, Max-Neef relates two experiences, one involving Andean peasants in Ecuador, the other artisans in the historical old small town of Tiradentes in Brazil. Reports in the simple language of local field workers show what the Ecuadorean peasants faced. The project sought to enable them to participate in their development: it succeeded to the point where Max-Neef was asked to leave the country... In Brazil, he set out to bring new opportunities, principally by encouraging craftsmen, to a small town so that it could keep its people from moving off to a monster metropolis like Sao Paulo. There he succeeded; then he had a chance to relate his two projects for the Dag Hammarskjöld Foundation in this book, along with their philosophical underpinning. English is not his native language and, at times, the going can be heavy, but this is a sincere piece of work and a valuable addition to development literature.

INFORMATION REVOLUTION IS SCRUTINIZED from the viewpoint of those least likely to benefit from it — the developing countries — in an issue of *DEVELOPMENT - Seeds of Change - Village Through Global Order* put out quarterly by the Society for International Development (Palazzo della Civiltà del Lavoro, 00144, Roma, ITALY - \$25/yr, students \$5; low-income countries \$5, students \$3). Guest editor Mahdi Elmandjra notes that this is the area where the Third World's dependence is greatest. Yet he remarks that information is now the key strategy for development as he introduces a debate on the theme of "Informatics: Is there a choice?" Writers from North and South make it clear that the information age, inevitable though it may be, carries inherent risks for developing countries. Their attractiveness as low-wage producers lessens as high technology eliminates the need to pay any wage at all. And a billion illiterates are a heavy burden on the Third World as it seeks to enter the knowledge economy.

BUT HIGH-TECH DEVELOPING COUNTRIES WILL BECOME EVEN MORE FEARSOME COMPETITORS, writes Inga Krugmann-Randolf in *DEVELOPMENT AND COOPERATION*, published bimonthly by the German Foundation for International Development (Postfach 300 380, D-5300 Bonn, 3, WEST GERMANY). This applies mainly to the "four dragons": South Korea, Taiwan, Singapore and Hong Kong that can blend relatively inexpensive labor with new technologies to threaten European manufacturers. However, she saw a general trend toward "electronic intelligence emigration" in the Third World as countries get their data processing done in industrialized nations where it's cheaper, data banks are bigger and professionals more knowledgeable. Consequently, their own computers may stand idle: a study of the Arab League study showed use at only 23 to 60 per cent of capacity.

PROSPECTS FOR DEVELOPING COUNTRIES TO GET OUT FROM UNDER THEIR DEBT BURDEN are assessed by the World Bank's *WORLD DEVELOPMENT REPORT 1985* (1818 H Street, N.W., Washington, D.C. 20433, USA). The report is cautiously optimistic except for low-income African countries which will need outside aid to meet their obligations. But Jay Forrester of M.I.T., known for his computer simulations that led to the "Limits to Growth" study, writes in *THE FUTURIST* (World Future Society, 4916 St. Elmo Ave., Bethesda, MD 20014, USA) that developing nations will not only default on their debts but are likely to seize foreign-owned property. He sees this crisis coming as a long-term (45 to 60 years) business cycle nears its low point.

IMPACT OF MODERNITY UPON LADAKH is related by Helena Norbert-Hodge in her Schumacher Lecture reprinted in *RESURGENCE* (Ford House, Hartland, Bideford, Devon, UK - bimonthly - £11, \$20 in US/yr). Concrete houses, imported flour make their inroads, yet Ladakhi ways could be a model for the West as it strives for self-sustainability. Norbert-Hodge's Ladakh Ecological Development Group has started a library of appropriate technology and alternative ideas to show what is really modern in the West and take some of the glamor away from cement and pesticides. She writes: "The fact that the West is searching for alternatives to industrial society and that there are many parallels between its *ideals* and what actually exists in Ladakh is convincing."

FROM THE REGIONS

AFRICA

OLDEST 'COMMUNICATIONS MEDIUM,' THE THEATER CAN HEIGHTEN AWARENESS of village problems and stimulate solutions. Such is the message of a Workshop on Theater for Integrated Rural Development held at Yaounde and Kumba in Cameroon with international participants who worked in surrounding villages. The workshop report by H. Ndimbe Eyoh (POBox 755, Yaounde, Cameroon) shows how dramatized improvisation can generate first discussion by audiences and then mobilization. One outcome of the workshop was the cooperative start of a bridge to replace a shaky "hammock" used as a river crossing. Besides the University of Yaounde in Cameroon, workshop sponsorship came from Canada, West Germany and Sweden.

EFFORTS TO RESTORE AFRICA'S FAILING ECONOMY AND DETERIORATING ENVIRONMENT must be people-based, not capital-based, insist Lester R. Brown and Edward C. Wolf, authors of *REVERSING AFRICA'S DECLINE* (Worldwatch Institute, 1776 Massachusetts Ave., NW, Washington, DC 10036, USA). Any approach that looks to the bottom line must necessarily fail, but Africa's swollen and still-swelling population, root cause of its problems, can be mobilized. Millions must be organized to plant trees, build soil conservation terraces and plan families, the authors state, so that Africa can feed its people. The book sees no continent-wide solution such as the introduction of high-yield rice varieties in Asia. Since Africa depends on a number of staples and varied farming systems, much more research than in Asia or North America may be needed to raise farm output.

RESINDEX, A BIBLIOGRAPHICAL JOURNAL FOR THE SAHEL, has just brought out its first issue with 500 references, published by CILSS/Institut du Sahel (B.P. 1530, Bamako, MALI - in French). It uses the data base created by RESADOC, the Sahelian Scientific and Technical Information and Documentation Network and it will be published semi-annually. References came from Burkina Faso, Chad, Liberia, Mali and Senegal.

A VIEW OF LIFE IN SOUTH AFRICAN SCHOOLS, where the asking of questions is regarded askance, is to be had in *WORK FOR JUSTICE*, newsletter of the Transformation Resources Center (POBox 1388, Maseru, 100, LESOTHO). Another problem is textbooks by authors who do not come from the same society as their student readers.

MARKED FOR LIFE
By Patrick Farenga

Sit down. Shut up. Do as I say.

Ah, school days. It seems everybody has their favorite story about some ridiculous experience or injustice a teacher or school administration did to them, but grateful or indifferent towards being out of school, few of us consider what it means to be forced, by law, to attend school.

John Holt, among others, has written about the many reasons why we should abandon compulsory education. He notes how in a free country a person's learning, like his thought and speech, is his business, not the government's. Schools have official sanctions to exercise the right to tell other people what they must learn or know, and the right to say officially that some people are more able and worthy than others. As a result, your performance in school can determine your future to a great extent.

Throughout our schooling we are told that tests, especially big important ones (the #2 lead pencil variety), are objective and scientific monitors about what we know about a given subject. Never losing sight of our right to question what we are told, John Holt maintains there are two real reasons why we test children: the first is to threaten them into doing what we want done, and the second is to give us a basis for handing out the rewards and penalties on which the education system - like all coercive systems - must operate. By acting this way schools create the smart and the dumb classes, the winners and the losers, marked for life according to our indelible school records.

Much emphasis is currently placed on better education by spending more money for more teachers and, especially, more school, and very little emphasis is placed on readily providing students with real educational alternatives, such as choosing to learn with one's family at home or trying an apprenticeship outside of school (desire to learn, not age, being the determinant to apprenticeship), instead of more classes. What current school policies are doing is giving students more of the same medicine that's making them sick. Knowledge is a commodity in schools, and it is parcelled out in a precise dose every year to each student "getting" education. If the medicine works, the schools take credit for saving another soul from the gutter. If the medicine doesn't work, the school claims it's the student's fault for not learning.

In *HOW CHILDREN FAIL*, Holt wrote about his many years as a school teacher: "I taught, but they didn't learn. A few, good students before I ever saw them, stayed good. The bad students got no better and mostly got worse. If we checked the records of the best schools in this country to see how many of their C and D students they were able to turn into A students, the number would surely be pitifully small."

"The question I have been trying to answer for many years is, Why don't they learn what we teach them? The answer I have come to boils down to this: *Because* we teach them - that is, try to control the contents of their minds."

Holt remarks how compulsory school laws also put schools in the jail business, contributing to the lack of trust and confidence pupils need to feel from their teachers, and often killing the idealism of teachers themselves. Schools work on the assumption that no one will learn what the schools decide are "vital skills" unless they are force-fed by a professional teacher in a classroom. If you need an answer, ask the expert; this is how schools prepare and train children for dependency instead of independence, for slavery instead of freedom. Compulsory school laws prevent teachers from having a professional relationship with pupils, since such a relationship must be voluntary. This is proven daily with the success of people who attend dance, music, pottery, martial arts, typing, flying, language schools, etc. People are not forced by law to go to these schools, and since people attend *only because they want to*, they are more motivated to make the effort and discipline needed to learn their chosen subject.

Given the choice, will children choose to learn? Many children learn to walk, talk, read, write and do any number of things they see fit to learn long before they get to school. They might learn in unusual ways, on their own schedules, but rest assured, they will learn. By respecting the child as an independent learner and by offering help

(i.e. teaching) only when it is asked for, we can help schools understand how children learn best when they are treated as free citizens. Here are some resources to aid your thinking about compulsory education and how to unschool:

GROWING WITHOUT SCHOOLING. 729 Boylston St., Boston, MA 02116. A bi-monthly newsletter for anyone interested in learning outside of school without incurring the wrath of the school establishment. Our International Directory of homeschoolers, helpful material listings and reviews, national legal and educational news, and letters from families actually helping their children learn at home make GWS an important resource for serious unschoolers. Send \$15 for a 1 year subscription, \$2.50 for a single copy.

JOHN HOLT'S BOOK AND MUSIC STORE. 729 Boylston St., Boston, MA 02116. Over 250 books, records, instruments, sheet music, art supplies, and gadgets to help anyone pursue what they want to learn. All items listed are reviewed in GWS and sold through this catalog. Many books about compulsory school laws, the fallacies of testing, and how to teach your own, including the books listed below. Send 25 cents for our complete catalog.

DESCHOOLING SOCIETY by Ivan Illich. Harper and Row, 1983. One of the best works about why we need a society without compulsory learning, and what it might be like.

HOW CHILDREN FAIL (Dell, 1964, 1983), **HOW CHILDREN LEARN** (Dell, 1967, 1983), **FREEDOM AND BEYOND** (Reprinted by Holt Associates, 1982), **ESCAPE FROM CHILDHOOD** (reprinted by Holt Associates, 1985), **TEACH YOUR OWN** (Dell, 1981), all by John Holt. While different in approach and scope, each book demonstrates how children will learn better and are happier when treated as real people capable of using freedom responsibly.

SOCIETY, STATE AND SCHOOLS (Eerdmans, 1981) by Calvin Center. A textbook about the religious, philosophical, and legal issues raised by compulsory schooling.

THE LIVES OF CHILDREN (Random House, 1970), by George Dennison. A profound, moving book about kids - poor, non-white, disturbed, public school rejects - growing and learning in a small school that treated them like people, not problems. Marvelous examples about how children can learn without being forced to.

HOME BASED EDUCATION PROGRAM. Clonlara, 1289 Jewett St., Ann Arbor, MI 48104. Pat Montgomery runs this exceptional program that enrolls out-of-state students and helps them learn what they want to learn at home. If you feel you can't teach your own right now, Clonlara will provide you with needed ideas and support. **GROWING WITHOUT SCHOOLING** has listings of many schools like this that serve people of all faiths and philosophies. Send \$1 to GWS (see above) for our Home Schooling Resource List.

END VIOLENCE AGAINST THE NEXT GENERATION. (EVAN-G) 977 Keeler Ave., Berkeley, CA 94708. More concerned with stopping corporal punishment in schools than changing compulsory school laws, but they provide many good reasons that support such change.

EDUCATION OTHERWISE. 25 Common Ln., Hemingford, Abbots, Cambs. PE 18 9AN, England. A British group that supports home-based learning and non-compulsory alternatives to school.

MABEL DENNISON, who runs the Sandy River School in Farmington, Maine, adds:

Given safe and friendly conditions for exploration, for exercising initiative, and for taking risks as the learners they are, by an adult who can and will answer questions, children will acquire skills, knowledge and understanding. Children with ability in any field, or yearning for advanced knowledge, will make this evident, or be nurtured intellectually from early childhood, or discover this by luck, and will perform at near adult levels. Children are not good planners or organizers, and they are not self-conscious. I suggest that learning cannot be planned for others, teaching can happen only as occasions arise and can be planned only for willing, active students. Theory can be followed, and activities planned for children, (meaning intellectual, useful, inspirational and physical activities, and activities that allow children to explore, including being in places where people are working).

It was Illich who wrote: "The learner must be guaranteed his freedom without guaranteeing to society what learning he will acquire and hold as his own."

ASIA AND THE PACIFIC

CAMPAIGN TO FIGHT RAINFOREST ENCROACHMENT GOES ON whether in Australia, on the Solomon Islands, in Brazil, Costa Rica or Indonesia. It's pulled together once more in *WORLD RAINFOREST REPORT NO. 3* (Rainforest Information Centre, POBox 368 Lismore, N.S.W. 2480, AUSTRALIA - free to Third World, \$10/yr elsewhere) which excerpts findings, opinions from other sources as well. One writer sees the problem not as voracious logging or mismanagement but a political fight that must be waged by the disinherited of the tropical forested countries to gain both a stake in the land and political power. Until then, they must continue to put pressure on forests to survive.

GANDHIAN PRINCIPLES AND HOW-TO ARTICLES are woven into *RURAL TECHNOLOGY JOURNAL*, a new quarterly put out in India by Information Services Division, Centre for Development of Rural Technology (Institute of Engineering and Rural Technology, 26 Chatham Lines, Allahabad 211002, INDIA - \$12/yr.).

200 FARMERS A MONTH are trained in silkworm culture in the Bangalore area by the Asian Institute for Rural Development to give them a source of additional income, reports *AIRD NEWS* (7/A Rathnavilasa Road, Basavanagudi, Bangalore 560 004, INDIA).

SURVIVING ON THE SMELL OF AN OILY RAG has been achieved by Judy Wormwell, writing in *GRASS ROOTS* (Night Owl Publishers, POBox 764, Shepparton 3630, AUSTRALIA - Aust. \$3.25/issue) on how she managed to get along in a state of "planned poverty," quitting a teaching job to upgrade her education. She did it by hoarding, recycling and fixing things herself. Old knitted clothes turned into cushion covers, soap scraps became liquid soap, she did her shopping at the rubbish tip (dump), but she retained her sanity. And self-reliance in general is going strong in Australia, judging from pages and pages of feedback from readers in *GRASS ROOTS*.

DONATIONS OF PHOTOGRAPHS have been requested by the International Centre for Integrated Mountain Development (ICIMOD, POBox 3226, Kathmandu, NEPAL) for its library. Its collection now covers watershed management in Nepal, but pictures of mountain problems (and solutions) in Afghanistan, Bhutan, Burma, China, India and Pakistan are needed.

PEASANTS HAVE MARCHED ON THE INTERNATIONAL RICE RESEARCH INSTITUTE at Los Banos in the Philippines to protest IRRI's miracle rice seeds which require costly fertilizers, pesticides, irrigation and machinery, writes the newsletter of SIBAT (Room 421 Singson Building, Plaza Moraga, Binondo, Manila, THE PHILIPPINES), an appropriate technology network linking institutions around the country.

SRI LANKA'S SELF-SUFFICIENCY IN RICE is an illusion, charges *CHRISTIAN WORKER* (Christian Worker Fellowship, POBox 381, Colombo 1, SRI LANKA) which says it's based on a fall in demand -- and rise in malnutrition -- with an end to subsidized rice rations.

A LOBBY OF THE PEOPLE has been put forward by Leonard Peries (National Rural Conference, 108 Minuwangoda Road, Negombo, SRI LANKA) to halt the elimination of peasants and native agriculture by monoculture, inappropriate technologies and exploitation of cheap labor by industry. Such lobbying could be carried out by proponents in First and Third World who could then meet to evaluate how they've done. Peries wants to preserve Sri Lankan peasantry and he writes in *SUN*: "What is the difference between the tea trade as an export industry of the colonial and post-colonial era and the cheap labor that is going on in our Free Trade Zone? We have allowed the same evil to repeat itself at a higher level of sophistication."

DEVELOPING COUNTRIES COMPLAIN about their coverage in Western media but their newspapers commit the same sins of neglect and sensational play of crime and disaster when they report on their own rural regions. So writes J.V. Vilanilam in *MEDIA ASIA* (Asian Mass Communication and Research Center, 39 Newton Road, SINGAPORE 1130) as the quarterly devotes an issue to rural communications, particularly the lack of them.

CAST-IRON MANHOLE COVERS ARE OFTEN STOLEN FOR SCRAP in Third World cities, leaving just holes. *TECHNOLOGY DIGEST*, a supplement of *TECHNONET ASIA NEWSLETTER* (Tanglin POBox 160, SINGAPORE 9124) talks of a "Polycrete" (concrete reinforced with polypropylene fibers) cover developed in India that does the job so cheaply that it's not worth stealing.

CONFERENCE ON RURAL DEVELOPMENT IN INDIA will be held Oct. 19 by the India Development Service (POBox 980, Chicago, IL 60690, USA - Harinder Lamba, Conference Coordinator) at International House at the University of Chicago.

PROSPECTS AND PROBLEMS OF DEVELOPMENT IN ONE OF BANGLADESH'S POOREST REGIONS which lies close to sea level are discussed in *ADAB NEWS* (Association of Development Agencies in Bangladesh, 46A, Road 6A, Dhanmondi, Dhaka 9, BANGLADESH).

U.S. AND NEPAL MEET in *POKERNOMICS* by Ramesh Manandhar and Rod Rylander (East-West Publishers, Kha 1/822 Tahachal, Kathmandu, NEPAL or Rt. 1, Box 180, Denison, TX 75020, USA - 60 Nepali rupees or \$7 - ten trees will be planted in Nepal for each book sold). "Pokernomics" is the game rich countries play with the poor countries, explain the authors, to exploit their resources. They conclude that a strategy for self-reliance is needed by rich and poor, but must be based on dividing existing nations into small community-states.

DRIP IRRIGATION WITH A MUD PITCHER, A ROPE AND WATER is the sort of technology that *SCIENCE FOR VILLAGES* (Center of Science for Villages, Magan Sangrahalaya Wardha 442001, Maharashtra, INDIA - monthly, \$10/yr) writes about to build "a bridge between the science lab and the village mudhut." Editor Devendra Kumar often editorializes about the need for closer symbiosis between man and natural cycles.

IMAGINATIVE PROJECT TO USE THE OCEAN for energy and food has been drawn up by C.S. Hopman (B.P. 225, Noumea, NEW CALEDONIA). He proposes giant floating "marine bases" with wave energy driving magnetohydrodynamic generators to produce power. The bases would also be a site for large-scale mariculture, growing marine plants and animals for food.

LATIN AMERICA

GRUPO DE INVESTIGACIONES AGRARIAS in Santiago (GIA, Casilla 6122, Correo 22, Santiago, CHILE) is now headed by Alex Barril Garcia, sociologist and veterinarian. Most recently, he directed GIA's project to train technicians for non-governmental rural support programs.

TECHNICAL CONSULTANTS' SERVICE is available to small-scale industries in Guatemala by INTECAP (Apdo. Postal 2568, Guatemala, C.A., GUATEMALA) which publishes a *BOLETIN DE TECNOLOGIAS APROPIADAS*. Publications described in the bulletin are offered without charge.

AGRICULTURAL COOPERATIVE LIFE flows through *EL MIZQUENO*, a sprightly monthly newspaper produced as part of a literacy promotion program run by the Centro Portales (Casilla 544, Cochabamba, BOLIVIA). The paper is politically alert and carries material in the local Indian language as well as in Spanish.

MANUAL ON RURAL WATER SUPPLY SYSTEMS has been brought out in Spanish as *MANUAL DE APROVISIONAMIENTO RURAL DE AGUA* by Servicios Múltiples de Tecnologías Apropriadadas (Casilla 20410, La Paz, BOLIVIA - \$5). Semta also publishes *LABOR*, (4 issues - \$9 in N. America) a periodical covering planning and application of A.T. in Bolivia.

GETTING PEOPLE TO PARTICIPATE IN NATURAL RESOURCE MANAGEMENT was the goal of a workshop for development assistance workers in the Eastern Caribbean held in April at Vieux Fort, St. Lucia. A report is available from CODEL, Environment and Development Program (475 Riverside Drive, Room 1842, New York, NY 10115, USA).

'DOMINICAN WOMEN IN DEVELOPMENT' (its Spanish acronym is MUDE) now educates rural women for participation in their economy. It's a four-year program supported in part by CODEL, reports CODELnews (79 Madison Ave., New York, NY 10016, USA).

BIOGAS SYSTEMS are being encouraged by the Caribbean Development Bank (POBox 408, Bridgetown, BARBADOS) with support from West Germany. CDB NEWS tells of lowcost single-family installations built by farmers on the island of St. Vincent.

A.T. FOR RURAL LOWCOST HOUSING gets backing from public, private and international sources in the Dominican Republic. Their efforts are covered by *FOCO de tecnologia apropiada*, bimonthly published by CII-VIVIENDAS (Apartado Postal 20-328, Santo Domingo, DOMINICAN REPUBLIC).

MICROCOMPUTER COMMUNICATION NETWORK linking four Latin American centers is being designed by the new technologies program at Instituto Latinoamericano de Estudios Transnacionales. ILET produces a newsletter, *ALTERCOM* (Casilla 16637, Correo 9, Santiago, CHILE) which brings out special reports on issues such as arms vs. development, the new frontiers of information or change and culture in Latin America.

SIMPLE TECHNIQUES DEvised BY CHILEAN PEASANTS are explained in *TECNOLOGIAS CAMPESINAS DE CHILE*, series of leaflets published by CEAAL, the Consejo de Educacion de Adultos de America Latina (Casilla 6257, Correo 22, Santiago, CHILE). Among them: a fertilizer spreader, a surveying instrument for leveling terraces, a small thresher.

TRANSLATED FROM PORTUGUESE, a Spanish edition of *RELACIONES SOCIALES Y TRABAJO SOCIAL* by Marilda Iamamoto and Raul de Carvalho has been brought out by the Centro Latinoamericano de Trabajo Social (CELATS, Jr. Vanderghen 351, LIMA, Peru). The center has also published in Spanish two books on Andean agriculture and rural life by the Coordination Commission for Andean Technology.

EUROPE AND THE MIDDLE EAST

YOUNG ARCHITECTS AND CONSTRUCTION ENGINEERS will get an introduction to the problems they will face in developing countries at two courses being given in Belgium. The first, running from Oct. 7 to Dec. 20 at the Catholic University of Louvain (Unite Architecture - U.C.L., Place du Levant 1, 1348 Louvain-la-Neuve, BELGIUM), covers rural habitat; the second at the Polytechnic School in Mons from Feb. 3 through May, 1986, (Institut de Mecanique et d'Architecture, rue du Jonquois 53, 7000 Mons) will be on urban habitat (both require French). Organizers of the program emphasize the enormous effort needed to meet demand for housing -- 36 million units in Africa alone over the next 20 years -- with ridiculously low funding.

FOR THE ECOLOGY-MINDED READING GERMAN, there's *OKOJOURNAL* (postlagernd, CH-8021, Zurich, SWITZERLAND - 30 Swiss francs/yr) a well-turned-out bimonthly that roamed the subject in a recent issue from compost to clean air, campaigning against *autobahn* extension.

PROBLEMS OF TROPICAL REFORESTATION as they apply to the Dominican Republic are discussed in *ECHOS DU COTA* (Collectif d'Echanges pour la Technologies Appropriées, 18 rue de la Sablonniere, 1000 Brussels, BELGIUM - quarterly, 250 Belgian francs/yr, in French), notably from the viewpoint of the small farmers caught between long-term ecology and short-term economics.

FIVE-DAY COURSE IN USE OF EARTH AS A BUILDING MATERIAL will be run November 25-29 (in French) at the Catholic University of Louvain's Architectural Research Center (Place du Levant, 1, B-1348 Louvain-la-Neuve, Belgium) to make the most of it as a way to solve housing problems for the poorest of the poor.

COMPETITION FOR 30 FELLOWSHIPS FOR RESEARCH IN SOUTHERN ITALY has been announced by FORMEZ - Training and Studies Center for Southern Italy (Via Salaria 229, 00199 Rome, ITALY). Priority research areas are irrigated agriculture, marine biology and food production, problems of economic development, natural disasters, informatics, biotechnology and epidemiology. Deadline for entrants is December 31.

ALTERNATIVES TO MASS TOURISM are offered in the columns of *NEW TRAVEL BULLETIN* (7-8 Lyme Street, London NW1 0EH, UK - free with SASE or international reply coupon) with ideas for educational vacations, holistic health breaks, spiritual pilgrimages and budget fares.

INTERNATIONAL COMMUNES FESTIVAL was held Sept. 1-8 at Le Puy in France and organized by the Collectif Réseau Alternatif (Communaute du Mas Las Carboneras, 66480 Le Perthus, FRANCE).

NETWORK FOR INTERNATIONAL EXCHANGE OF MAGAZINES gets the support of *AAM/TERRA NUOVA* (Casella Postale 2, 50038 Scarperia [Fi], ITALY). Its name stands for, in Italian: food, agriculture, medicine/new land. Circulation has grown from 3000 to 10,000 in two years writes Sandra Borelli (Via Carteria 62, 41100 Modena, ITALY) who answers queries.

INFORMATION ON SWISS ALTERNATIVES comes from Jeannette Regan (Farbuhlweg 25, 3125 Toffen, SWITZERLAND). She writes of *Netzwerk Stiftung* (POBox 1356, 8048 Zurich), a new organization for alternative investments; *Widmer-Walty* (4665 Oftringen), a plant producing recycled paper; and the *Goetheanum* in Dornach, a center for anthroposophists producing organic foods and herbal remedies.

FRENCH VIEW OF COMPUTER WORLD IN THE U.S. appears in *TERMINAL* (CIII, 1 rue Keller, 75011, Paris, FRANCE - bimonthly, 190 francs, in French) which notes that only 300,000 Americans subscribe to a service such as CompuServe, compared to 600,000 terminals installed in the homes of French telephone users.

INVOLVEMENT OF CHILDREN IN ALTERNATIVE MOVEMENT takes up an issue of *GREENWAVE* (The Gate House, Fen Road, Milton, Cambridge, CB4 4AF, U.K. - bimonthly - £2/yr). There's much emphasis on non-sexist and non-racist books and toys ... and the Grapevine Radical Bookshop Cooperative in Cambridge is starting a kids' corner.

SOLAR-HEATED COMPOSTING LATRINE is described in Arabic by *MIDDLE EAST APPROPRIATE TECHNOLOGY NEWS* (POBox 113/5474, Beirut, LEBANON) which also makes a case for less industrial production of olive oil. New machinery enables 2 men to process 20 tons of olives a day, as compared to six men and seven tons the old way, but villagers need jobs.

IS ANYBODY OUT THERE? cries an anxious human standing on a globe in empty space. It's the title of a book by French cartoonist Jean-Francois Batellier (Free Association Books, 26 Freegrove Road, London N7, UK - £5.95) whose favorite topics are the human race, the arms race and the ratrace.

MONDAY EVENINGS AT 7 through October 28, Turning Points has a speaker at St. James Church on Piccadilly in London. It will be more than a local event on Sept. 23 when Drs. Helen and William Caldicott will talk on "The Dynamics and Pathology of the Nuclear Arms Race." This will be reported on-line by Sabine Kurjo (21a Goldhurst Terrace, London NW6 3HD, UK) to the World Peace Network Conference on the EIES network.

DEBATE OVER THE FUTURE OF WORK concerns *AUTOGESTIONS* (54, boulevard Raspail, 75006 Paris, FRANCE - quarterly - 200 francs/yr, in French) as prospects of full employment fade and, perhaps, the need arises to limit work hours. But how does one define work? Einstein came up with his theory of relativity on his free time, notes one writer. Can creative work be limited?

NORTH AMERICA

PEOPLE'S YELLOW PAGES to match up volunteers' offers with needs for service have been available for the past two years at the We-Know-Now Free Trade Exchange (Ellery Foster, POBox 841, Winona, MN 55987, USA). They're not computerized, just a set of ring binders that can be consulted at a place like a church or a food co-op. Participants fill out a yellow sheet, the services they can provide in front, the help they need in back. This information then goes into binders by name, by skills, by needs. Most important software, of course, is the person keeping the binders up-to-date.

RURAL VERMONT AND NEW YORK'S LOWER EAST SIDE are the locale for learning programs run by the Institute for Social Ecology (POBox 384, Rochester, VT 05767, USA), founded ten years ago by Murray Bookchin and Daniel Chodorkoff. It has just moved to Rochester, Vermont, where it has been donated the use of 35 acres of farmland as the site of a future center for education and research in social ecology.

GETTING THE ELMS BACK ON ELM STREET motivates the Elm Research Institute (Harrisville, NH 03450, USA) which has joined forces with the Boy Scouts of America to run a Johnny Elmseed program. Institute seeks both to treat old elms against Dutch elm disease and to replace victims with a new disease-resistant variety.

'ECO-TECH PRODUCTS AND SERVICES FOR DOWN TO EARTH ENERGY' are the stock in trade of the Nova Energy Company (POBox 102, Rye, NH 03870, USA) which operates through "a network of bioregionally-based partner-ecologists and contractors" and tithes its profits for self-help communities.

CONFERENCE ON INTERNATIONAL DEVELOPMENT AND ALTERNATIVE FUTURES: THE COMING CHALLENGES will be held Sept. 18-21 in Palm Beach, Florida, by the Association for the Advancement of Policy, Research and Development in the Third World (POBox 24234, Washington, DC 20024, USA).

NON-BUYER'S GUIDE has been launched by *THE NATIONAL BOYCOTT NEWSLETTER* (6506 28th Ave., NE, Seattle, WA 98115, USA - quarterly \$2/yr through 1985). It lists boycotts with their supporters and reasons but lets readers make up their own minds. It also gives them alternatives, such as cosmetics not tested on animals.

PROGRAMME OF THE GERMAN GREEN PARTY has been published in its first American edition by LongRiver Books (Inland Book Company, 22 Hemingway Ave., East Haven, CT 06512, USA - \$3.50, reduction for bulk purchases). Foreword is by Jonathon Porritt, author of *SEEING GREEN*.

THE TRUCKLOADS OF BUCKY FULLER'S ARCHIVES journeyed earlier this year from Philadelphia to the new home of the Buckminster Fuller Institute (1743 South La Cienega Blvd., Los Angeles, CA 90035, USA). He still teaches by video seminar - it was in 1975 that he said: "I can tell you everything I know in 40 to 50 hours" and he did.

TILTH MAGAZINE HAS CLOSED because of a financial crisis but Tilth Association (4649 Sunnyside North, Seattle, WA 98103, USA) is still at work in the Pacific Northwest, using local chapters to take over the functions of its regional office which has also shut down.

HOUSING THAT BREATHES AND A BED THAT MAKES ITSELF are among the offspring of Paul Maag's brain (WORLD NOBLE DESIGNS, POBox 685, San Francisco, CA 94101, USA) along with hydrofoil sailboats, saddle-shaped roofs, a "joy-toy" to let children master their bodies, a car intended as the Irish VW, a bench/table for standup/sitdown work, SCREWUP, a model T helicopter... Maag seeks R & D partners for these and other ideas.

VOLUNTEERS ARE TRAINED IN TROPICAL AGRICULTURE on a 2½ acre plot -- sized to give a family self-reliance -- set aside by the Kokokahi Church Hunger Mission Model on Oahu in Hawaii (Kokokahi Foundation, 45-741 Ko St., Kaneohe, Hawaii 96744, USA). Work is related in a newsletter, *MAKA'ALAMIHI*.

TRIPLE MERGER of movements combating the triple crisis of the arms race, hunger and environmental abuse is sought by sponsors of World Day, 21 June 1986 (765 United Nations Plaza, New York, NY 10017, USA), to use their media event to touch off a "single global redirection movement."

LOW-VOLUME SLOW-FLOW IRRIGATION SYSTEM POWERED BY SOLAR CELLS for smallscale farmers has been suggested by Adford L. Peirce (Rt. 3, Box 9, Walnut Shade, MO 65771, USA) who seeks aid from a foundation or private source to develop it as government grant sources dry up. He can supply the land and the water.

AFTER A BELATED START, the *GREAT LAKES BIOREGIONAL REVIEW* has made its bow as the newsletter of the Great Lakes Bio-regional Congress (POBox 4531, Ann Arbor, MI 48106-4531, USA - contribution, \$5 and up). Issue No. 1 carries a handy list of groups nationwide with the same goals.

CANDIDATES FOR MAYOR, city clerk and the local board of aldermen in upcoming November elections have been announced by the New Haven Green Party (1873 Chapel Street, New Haven, CT 06515, USA) shortly after its founding in July. News was reported by the New England Committee of Correspondence (POBox 703, White River Junction, VT 05001, USA) which will be holding its assembly November 8-10 at Claremont, NH. Theme will be "From Philosophy to Program and Practice." NECOS reports over 1,000 names on its mailing list, would like more.

PREVIEW ISSUE OF A NATIONAL GREEN NEWSLETTER has been brought out by the Inter-Regional Committee of the Committee of Correspondence (POBox 40040, St. Paul, MN 55104, USA) to network the movement. But expenses are being cut with the closing of the national office in St. Paul, to be replaced by an interim staff person working out of his home.

AND GREEN LETTER CONTINUES TO KEEP UP WITH THE MOVEMENT WORLDWIDE, starting with a page one report close to home on the founding meeting of the East Bay Green Alliance (POBox 9242, Berkeley, CA 94709, USA, also address of the monthly newsletter - \$17/yr if you can't afford more). Alliance intends to unite Green-hued groups and individuals, but won't act as a political party.

ECO-JUSTICE IS AN UPSTATE NEW YORK NETWORK working with campuses, churches and communities to "solve problems resulting from careless and selfish human activity." It now numbers 150 persons who are linked to 800 more in the U.S. through their use of its resources. Among these are a quarterly journal, *THE EGG*, (membership, \$15/yr) and an alternative library at its sponsor, the Center for Religion, Ethics and Social Policy (Anabel Taylor Hall, Cornell University, Ithaca, NY 14853, USA).

BIOREGIONS AND WORLD ORDER are the theme of a double issue of *BREAKTHROUGH* published by Global Education Associates (552 Park Ave., East Orange, NJ 07017, USA - quarterly, \$25/yr). It starts from the premise that "the nation-state is too large a unit to solve some problems; and too small to solve others."

BEST THINGS IN LIFE SHOULD BE FREE and would be, too, under the Free System proposed by Ernest Mann in his *LITTLE FREE PRESS* (Rte. 2, Box 136A, Cushing, MN 56443, USA - free). He envisions a world where no one would take pay for work nor pay for needs, a conclusion he came to after 20 years as a real estate broker and slumlord.

OFFER OF A FREE COPY OF THE CONSTITUTION (request should be accompanied by a SASE) has been made by Andrew Melechinsky in *CONSTITUTIONAL REVIVAL* (29 Fairfield Road, Enfield, CT 06082, USA), newsletter of his crusade against the Internal Revenue Service.

THIRTEEN ANNUAL FUTURE OF FREEDOM CONFERENCE will be held Oct. 25-27 in Fullerton, California, where tribute will be paid to Karl Hess, now a "decentralist" after writing speeches for Barry Goldwater and Presidents Nixon and Ford (Rampart Institute, POBox 26044, Santa Ana, CA 92799, USA).

ALL THE MANIFOLD IMPLICATIONS OF BIOTECHNOLOGY, the next scientific revolution that is already upon us, are taken up in a special issue of *SCIENCE FOR THE PEOPLE* (Science Resource Center, Inc., 897 Main St., Cambridge, MA 02139, USA - bimonthly \$15/yr) that covers the topic from genetic engineering to biological warfare. One writer warns that the upbeat atmosphere enveloping biotechnology is reminiscent of the heady early days of nuclear energy.

BURNOUT IN AQUARIUS was the focus of a seminar early this summer noted in *WINDWATCH*, newsletter of the High Wind Association (2602 E. Newberry Blvd., Milwaukee, WI 53211, USA - \$20/yr). It took up the widespread "dilemma of individual fulfillment and service to a larger whole."

A.T. DIRECTORY #38

Green Plants / Green Planet

with the soil, climate and ecology of the whole earth. If part (or all) of the people on Earth die of starvation it is (or will be) of our doing. There are ways to stop our "march to folly" and some people recognize our follies and are doing something to preserve us all by preserving our green plants. Won't you join this network?

GENETIC PRESERVATION

If we don't act, fully three-quarters of all vegetable varieties now grown will be extinct by 1991, says (FAO), the Food and Agriculture Organization of the United Nations. This is the result of industrial seed companies limiting their sales to hybrid varieties, buying up small independent seed suppliers, and actually lobbying for laws that make it illegal to supply other varieties of seeds. (UPOV). The International Union for the Protection of New Varieties of Plants, has been successful in promoting "plant protection laws" in many countries. In the European Common Market a "Common Catalogue" lists all seeds which it is legal to sell. Commercial interests are pushing for more plant patenting laws. The groups listed below are struggling to preserve our genetic heritage before it is too late.

SEED SAVERS EXCHANGE

Kent Whealy - Director
203 Rural Avenue
Decorah, IA 52101, USA

If you are already a member of Kent Whealy's Seed Savers Exchange (\$10/yr) and have his *Garden Seed Inventory* (\$12) you already know 239 companies supplying 6,000 non-hybrid varieties of seeds. And almost as many individual gardeners who are searching for and exchanging heirloom plants to preserve our vanishing genetic resources on which life on earth rests. The worldwide network is an outstanding example of how grass-roots organizing must prevent the "march to folly" led by governments.

SAHABAT ALAM MALAYSIA

37, Lorong Birch,
Penang, MALAYSIA

In *SEEDS AND FOOD SECURITY*, SAM reports on the "success" of The Green Revolution in making Third World Countries dependent on seed and fertilizer industries in the North. From 1500 species of wild plants and 500 major vegetables the spectrum of food supply has been reduced to 30 plants with 3 crops for 75% of the population. Germplasm, the basic material in breeding new varieties, is being removed from the South and stored under private ownership in the North. The so-called HYVs (High Yielding Varieties), which will only grow from boughten seeds, require irrigation, fertilizer and herbicides, have replaced natural disease resistant varieties.

THE SEED ACTION NETWORK

Henk Hobbelen Coordinator
Eerste Helmerstraat 106

NL-1054 EG Amsterdam, NETHERLANDS

Genetic erosion is a major threat to food supplies in both developed and developing countries. ICDA, the International Coalition for Development Action, has launched this Seed Campaign to bring together the transnational network of people and organizations concerned with this threat. SAN's bimonthly newsletter, *SEEDLINGS* needs your input on who's doing what toward genetic preservation.

TALAVAYA CENTER

San Juan Pueblo
Sante Fe, NM 87566, USA

Native Americans have saved ancient corn seeds for hundreds of years. Ears of white corn were found last year in a Taos Pueblo room which had been sealed for 200 years. Local farmers are now growing hundreds of varieties of native plants such as quinoa, once the staple of the Incas and amaranth, a high protein grain used by the Aztecs, as well as corns which fed the Hopi and Hispanic farmers in the year 1500.

IGRP

RR1 (Beresdorf)
Branton, Manitoba
R7A 5Y1 CANADA

The International Genetic Research Program promotes a network of scientists and independent seed companies working toward the preservation of natural resources. It monitors the seed industry and opposes attempts to bring genes under private control. The periodical *IGRP REPORT* (\$20) keeps members in touch, its Seed Directory (\$2) provides a list of sources for traditional seeds and films that promote the ideas of genetic preservation. (POBox 1029, Pittsboro, NC 27312, USA).

NATIVE SEED SEARCH

3950 West New York Dr.
Tucson, AZ 85745, USA

A non-governmental organization working to preserve wild and traditional arid land crops in the U.S. Southwest and Mexico, publishing a quarterly *THE SEEDHEAD NEWS*.

EARTHSCAN

10 Percy St.
London W1P 0DR U.K.

GENES FROM THE WILD by Robert and Christine Prescott-Allen gives due credit to the conscious use of wild genetic resources to dramatically increase the food supply on Earth, but warns that both animal and plant genetics are now in danger. Habitat loss, urban expansion, over-exploitation, gene patenting, and new species are among the threats to our gene pool. Oil exploration in Ecuador is wiping out the center of the wild cacao trees; the wild cypress in Algeria is down to 152 trees; wild cattle, goats, sheep and pigs are endangered. Zoos, genebanks and nature reserves are needed to protect our future.

CENTRO DE ECODesarrollo

AV. de las Granjas,
82, Col. Sector Naval
Delegación Azcapotzalco
02082 MEXICO

"The seed is the beginning and the end" a farmer told authors David Barkin and Blanca Suarez who then published *EL FIN DEL PRINCIPIO: LAS SEMILLAS Y LA SEGURIDAD ALIMENTARIA* the first Spanish book to discuss the relationship between genetic diversity and food stability. The book gives the history of the development of a rich heritage of locally adapted seedstock over 10,000 years by natives in Mexico and destroys the myth that native seeds are inferior to introduced hybrids.

FOOD JUSTICE CENTRE

366 Smith St.
Collingwood 3066 AUSTRALIA

Plant Varieties Rights (PVR) is the issue of this centre which has convinced the Australian Government to delay action on plant patenting until it has more fully examined the plant breeding needs of the country and the alternatives to PVR.

IDRC

POBox 8500
Ottawa K1G 3H9 CANADA

SOCIAL SCIENTISTS IN AGRICULTURE RESEARCH - LESSONS FROM MATARO VALLEY PROJECT, PERU is a study showing that traditional Peruvian potato seeds are usually better than those imported from registered seed producers.

STONE WALL PRESS

1241 30th St. NW
Washington, DC 20007, USA

Start your own gene bank as your contribution to human survival, suggests the book *PLANT EXTINCTION: A GLOBAL CRISIS* by Harold Kilpowitz and Hilary Kaye (\$16.95). From initial emphasis on South Africa and attention to special ecologies such as deserts, islands and the tropics this book ends in your own back yard and holds that the general public is finally responsible for preserving wild plants and other species for the future.

THE CENTER FOR PLANT CONSERVATION

125 The Arborway
Jamaica Plain, MA 02130, USA

Some 25,000 species of plants are native to North America but one out of eight of them — 3,000 — are endangered. CPC, with headquarters in the Arnold Arboretum of Jamaica Plain, is a network of organizations collecting seed and/or cuttings of endangered plants for preservation in botanical gardens.

AMERICAN HORTICULTURAL ASSOCIATION

POBox 1050
Mount Vernon, VA 22121, USA

A 1986 Calendar on endangered wildflowers is available for \$6.95.

UNEXPLOITED PLANTS

"Modern" man has narrowed his diet to the range of foods that can be "economically" exploited. Meat to many children is only some red stuff that comes in plastic wrappers; vegetables only products of the supermarket no more natural than their Twinkies, pop tarts, and Captain Crunch. Our food options reach way beyond our imaginations. Following are a few sources of plants we have done too little to develop.

BOSTID

NRC/NAS
2101 Constitution Ave.
Washington, DC 20418, USA

The Board on Science and Technology for International Development has undertaken unique studies and promotion of little-used plants particularly in tropical areas. Among publications available to Third World centers are: *Leucana: Promising Forage Tree Crop*, *Casuarinas: Nitrogen-Fixing Trees*, *Mangium and other Fast Growing Acacias*, *The Winged Bean*, *Amaranth*, *Jajoba*, and *Calliandra*. For a more complete list or for information on where to get seeds write.

ACTINIDIA ENTHUSIASTS NEWSLETTER

POBox 1064
Tonasket, WA 98855, USA

The Kiwi Fruit, which was taken from China to New Zealand and rechristened is only one of 15 species of the hardy Actinidia food vines. They grow into northern climates such as the Kurile Islands, Hokkaido, and Sakhalin and are being promoted by this newsletter as a food of the future.

JOJOBA HAPPENINGS

Office of Arid Land Studies
University of Arizona
1201 East Speedway
Tucson, AZ 85719, USA

Individuals interested in growing or using the desert plant jojoba may receive this bimonthly publication of the "International Committee for Jojoba Development" for the asking. Jojoba seeds are 50% oil, a liquid wax useful in lubricants, polishes, paper coatings, pharmaceuticals, and precision castings.

UNESCO GRANTS 10 A.T. LIBRARIES

Food self-reliance is one purpose of the TRANET/UNESCO A.T. LIBRARIES which TRANET sends to Third World villages with support provided by members of TRANET and development organizations. This joint project with the United Nations Scientific, Educational and Cultural Organization was in serious jeopardy when Reagan withdrew U.S. funding from the organization which has provided support for over half of the 72 libraries TRANET has already sent out. But UNESCO has seen fit to overlook the U.S. slight and has provided a grant of \$8000 to TRANET to initiate 10 more Appropriate Technology libraries in Third World villages. These will go to Yemen, the Sudan, Papua New Guinea, Sri Lanka, Zimbabwe, and the Philippines.

This is a big step toward providing the resources to make more people self-reliant. We would like to at least double this number and urge TRANET members to send an extra donation to the TRANET LIBRARY PROJECT, POBox 567, Rangeley, ME 04970, USA. You may designate the group you wish to support or we will select one of the 40 groups we now have waiting for funds for their libraries.

U.S. VEGETABLE LABORATORY

R.L. Fery, Research Leader
USDA
2875 Savannah Highway
Charleston, SC 29407, USA
The "Hi-Flyer Winged Bean" (*Psophocarpus Tetragonolobus*) has been released by the laboratory of the United States Department of Agriculture. Pods are 20 cm long with 10 to 16 beans per pod. Seeds are available for experimental use in tropical areas.

NEW FORESTS PROJECT

Ctr. for Development Policy
418 Tenth Street SE
Washington, DC 20003, USA
A free packet of 7000 *Leucana* seeds with instructions in English, French or Spanish as well as a backup network linking projects around the world is offered by NFP. *Leucana leucocephala*, "The Miracle Tree," can be used for firewood, fodder, fertilizer, erosion control, lumber, furniture or high-quality charcoal.

RARE FRUIT COUNCIL

3280 South Miami Ave.
Miami, FL 33129, USA
Information on Kiwi, Tree Tomato, Narjilla, Feijoa, and other little known fruits is available from this council representing seed, sapling and fruit distributors.

MUSHROOM

POBox 3156 University Station
Moscow, ID 83843, USA
This is the journal for wild mushroom gatherers.

LIVING OFF THE LAND

Marian Van Atta, Editor
POBox 2131
Melbourne, FL 32902-2131, USA
This "Subtropical Newsletter" describes in detail the propagation growth and use of one subtropical plant each issue and gives notes and ideas from readers; 58 back issues cover 58 subtropical plants from Israeli Apples through Waterchestnuts, Papaya, Aloe, Downey Myrtle, Carob and Miracle Fruit.

IITA

PMB 5320
Oyo Rd.
Ibadan, NIGERIA
Research Briefs publishes quarterly gives updated information on Cowpea, Cassava, Yams and other research being done by the network of World Bank research centers.

NATURAL FOOD INSTITUTE

POBox 185
Dudley, MA 01570, USA
Wonder Crops 1985 lists black currants with triple the vitamin C of oranges, Stone Age wheat, weevilproof Devil's claw millet, and peas from a ten foot tree are among listed seeds that can make it almost anywhere inspite of cold, disease, drought and insects.

SHOOTING STAR FARM

Canaan, ME 04924, USA
Seeds for the freezing North have been tried by C.R. Lawn and described in his *VEGETABLE VARIETY DESCRIPTIONS*.

HIGH ALTITUDE GARDENS

Bill McDorman
POBox 4238
Ketchum, ID 83340, USA
This small bioregional seed company specializes in open-pollinated varieties of special interest to mountain areas.

FOOD TREES

How much would our food budget change if we took advantage of trees as source of food? Could we fill our public parks with nut and apple trees to reduce urban starvation? Would the deep roots and drought resistance of some tropical food trees act as a resource for drought years? Some of the groups below are working to answer these questions.

ITPC

DC-2 Rm. 1103
United Nations, NY 10017, USA
An NGO (non-governmental organization) coalition associated with International Youth is promoting tree planting and efficient use. Their *TREE PROJECT NEWS* gives good information on groups and actions around the world and is sent bi-monthly to member groups and interested individuals.

FRUITION

POBox 872
Santa Cruz, CA 95061, USA
Free food forests should be part of the network of community gardens, land trusts, and permaculture to stabilize the world food supply. People are urged to plant food trees on both private and public land.

RAINFOREST INFORMATION CENTER

POBox 368
Lismore NSW 2480 AUSTRALIA
A new paradigm to replace "anthropocentrism" is the goal of John Seed and RIC. The rainforest is more than a resource for man's use, it is part of all of us as we are part of it. In 15 years the rain forest of the Solomon Island will be totally destroyed at present forest cutting rates. With it will go 163 species of land birds that are not found elsewhere; with it will go the livelihood of 2000 villages; and with it will go part of the Earth which cleans the atmosphere of carbon dioxide.

DE DORSCHKAMP

Ir. K.F. Wiersum
POBox 23
NL-6700 AA Wageningen, NETHERLANDS
Disappearing firewood is not the only forestry problem of the Third World. Trees have many functions not the least of which is supplying food for animals and people. This and other groups are promoting more general analysis of the multipurpose use of trees.

IVIN

A.P. Power
POBox 61
Angoram, Sepik Province
PAPUA NEW GUINEA
A revolution in local agriculture from slash and burn to subsistence horticulture is being promoted in this PNG jungle setting. This involves the search for Appropriate Technology tools, management skills, and for unused plants and vegetables growing in the surrounding jungle.

INPA

Dr. David Arkocoll
C.P. 478
Manaus A.M., BRAZIL
While many are concerned with the destruction of the Amazon Forest from afar a few like this organization are working within the forest with local villagers to create a better life with improved horticulture. Research on "food trees" has been their forte, but research through use, not papers which never leave academia.

LIVING TREE CENTER

POBox 797
Bolin, CA 94924, USA
Their attractively designed *Heirloom Apple Catalog/Newsletter* \$3 offers for sale 40 varieties of old apple varieties that need to be preserved. It includes the apple of the Soviet astronauts, Reinette Simirenko, the King of France's, Calville Blanc d'Hiver, and Thomas Jefferson's favorite, Spitzenburg (Esopus), as well as your grandfather's old standbys the Pippin, the King David, Astrachan, Gravenstein, and Baldwin. And there's more good information on apple history, propagating, caring, and use than lists in this "catalog."

AFRICA TREE CENTER

R.T. Mazibuko
POBox 90, Kwa Dlamahlahla
Plessislaer 4500
Natal, SOUTH AFRICA
"The Sons and Daughters of the Soil" are returning African blacks to management of native trees and plants. Mazibuko is leading a drive for each of 20,000 people to plant one fruit tree a year. He needs support to make this project reach the poor, the starving, the old, and the disenfranchised of Africa.

PUEBLO TO PEOPLE

5218 Chenevert, #5565
Houston, TX 77004, USA
"Cashews Reforest Honduras" reads a PTP news release. Co-ops of poor peasants have taken over land almost destroyed by abusive clearcutting of the once tropical forests. By planting cashew trees they have stabilized the soil preventing further erosion. And they finance their work by selling the cashews directly to you through this Texas office.

CERES

Vis Delle Terme di Caracalla
I-00100 Rome, ITALY
Eucalyptus produces a controversy between farmers and foresters in India. As foresters plant the fast growing fuelwood, farmers contend that the "ecological monsters" are swilling water needed for food. So reports this publication from the U.N. Food and Agricultural Organization.

FRIENDS OF TREES

POBox 1064
Tonasket, WA 98855, USA
Seeds for trees, shrubs, wildflowers, and herbaceous plants are the service this group provides to permaculture and bioregionalism.

WORLD NEIGHBORS

5116 North Portland Ave.
Oklahoma City, OK 73112, USA
LEUCANA: MULTIPURPOSE TROPICAL TREE is the title of one of the filmstrips provided the by the World Neighbors. Accompanying literature also give sources for seeds and further information on this "miracle tree." Among sources are: Tree Seeds International, 2402 Esther Court, Silver Springs, MD 20910, USA; Philipinas Plant Center, POBox 3350, Manila, Philippines; Department of Horticulture, University of Hawaii, Honolulu, HI 96822, USA; and CSIRO, Mill Rd., St. Lucia, Brisbane 4067, AUSTRALIA.

NAFEX

1848 Jennings
Madisonville, OH 42431, USA
The North American Fruit Explorers publishes a 150-page quarterly journal focusing on fruits and nuts.

SEED SUPPLIES

Destruction of seed supplies has become part of the arsenal with which nations compete with nations. Peasants in Nicaragua have had their local supplies destroyed to make them more dependent on fighting factions in their country. Further jeopardy of our seed supplies come from attempts to patent those we use and make us more dependent on hybrid varieties available only from agribusinesses. Such concerns are turning attention to local suppliers and organizations preserving open pollination such as the following.

ECHO

RR2 Box 852
North Fort Myers, FL 33903, USA
Tropical food plants are grown for seed and distributed free to Third World development workers by the Educational Concerns for Hunger Organization. Their *ECHO DEVELOPMENT NOTES* is also distributed free and covers food crops such as jicama, and edible tuber also known as the yam bean.

GRAHAM CENTER

Rural Advancement Fund
POBox 1029
Pittsboro, NC 27312, USA
Educational campaigns and political efforts toward preserving the family farm and teaching the Southern poor how to care for their own food needs are the broader mandate of this center. Their *SEED AND NURSERY DIRECTORY* is a catalog of many small seed producers and organizations which preserve the genetic varieties, bring diversity back to our food crops, stabilize world food supplies, and "plant a future."

INTERNATIONAL ASSOCIATION FOR THE EDUCATION, DEVELOPMENT AND DISTRIBUTION OF LESSER-KNOWN FOOD PLANTS AND TREES

Apdo. Postal 40
Camalu BC 22910
MEXICO
A research and distribution center for information and assistance.

SOUTHERN EXPOSURE SEED EXCHANGE

POBox 158
North Garden, VA 22959, USA
Open pollinated seeds for temperate climates

PEACE SEEDS

1130 Tetherow Rd.
Williams, OR 97544, USA
Organically-grown seeds of 360 plant varieties are grown as a way to participate in the growth of peace for the planet.

THE NATIONAL SEED CONFERENCE

180 Flynn Ave.
Burlington, VT 05401, USA
THE 1985 SEED CONFERENCE, Oct. 4-6 in St. Louis will hear speakers on the national program for germ plasm preservation, small seed companies, growing heirlooms, edible landscaping, seed saving, and all aspects of current seed potentials, production, and problems.

Among other small-scale seed suppliers are:

JOHNNY'S SELECTED SEEDS

Albion, ME 04910, USA
(Catalog \$5.00)

ABUNDANT LIFE SEEDS

POBox 374
Gardiner, WA 98334, USA

SANCTUARY SEEDS

1911 Yew St.
Vancouver, BC
V6K 3G3 CANADA

VITA-GREEN FARMS

POBox 878
Vista, CA 92083, USA

LE JARDIN DU GOURMET
West Danville, VT 05873, USA
(French/Vilmorin seeds)

TSANG AND MA INTERNATIONAL
1556 Laurel St.
San Carlos, CA 94070, USA
(Chinese seeds)

SELF-RELIANCE SEEDS
POBox 44
Guilderland, NY 12084, USA
(seeds for the natural farmer)

GARDEN CITY SEEDS
625 Phillips
Missoula, MT 59802, USA
(Open-pollinated for northern climates)

GOOD GARDENING

Knowing where your food comes from, if not supplying a portion of it yourself, is central to any and all concerns for the future of Planet Earth. Gardening, if only in a pot on your urban apartment window sill, can put you in closer touch with the cosmos. But for most of the groups listed below, gardening is part of the economic system, an ecological activity, and a joy in itself.

NATIONAL GARDENING ASSOCIATION

180 Flynn Ave.
Burlington, VT 05401, USA
(802) 863-1308
250,000 members benefit from their *GARDENING* magazine which gives details on specific plants, news on seed exchanging, recipes, canning instructions and other information to make food self-sufficiency fun and profitable.

AMERICAN COMMUNITY GARDENING ASSOCIATION

POBox 8645
Ann Arbor, MI 48107, USA
More a network than an association, the members rather than a staff do most of the work and exchange information directly and in meetings as well as through the ACGA Journal.

HENRY DOUBLEDAY RESEARCH ASSO.

Convent Lane, Bocking
Braintree, Essex, U.K.
Research and advice on organic farming is provided by this non-governmental organization supported by its 5500 members. In addition to a quarterly newsletter of some 30 pages, HDRA has forty odd pamphlets covering many aspects of their research.

CANADIAN ORGANIC GROWERS

33 Karnwood Dr.
Scarborough, Ont.
M1L 2Z4 CANADA
A network of Canadian organic gardeners that aims at promoting concepts, facilitating marketing, and awakening government interest in non-polluting horticultural methods.

LES QUATRE SAISONS DE JARDINAGE

Terre Vivant
6 rue Saulnier
F-75009 Paris, FRANCE
This bimonthly 100-page organic gardening journal (in French) also distributes many organic gardening books including: *Les Aliments Fermentés Traditionnels*, *L'ASSIETTE AUX CÉRÉALES, RAVAGEURS ET MALADIES AU JARDIN*.

BAKAVI, DESIGN FOR LIVING

POBox 374
Merrickville, Ont.
K0G 1N0 CANADA
Bakavi is a word coined to represent management of materials in continuous cycles. Permaculture is continuous cycle plant growing. Such cycles are Earth, human, and mythic manifestations of the cosmos. Permaculture is taught with this Bakavi view of the universe.

NISLPP

Suite 105
1424 18th Street NW
Washington, DC 20036, USA
The National Institute for Science, Law and Public Policy has taken "sustainable agriculture" as one of its interests. *HEALTH HARVEST — A DIRECTORY OF SUSTAINABLE AGRICULTURE AND HORTICULTURE ORGANIZATIONS* is available for \$6.00.

AGRICULTURE, MAN AND ECOLOGY FOUNDATION

Groenekanweg 90
NL-3737 AH Groenekan, THE NETHERLANDS
Will run training courses on ecological agriculture in developing countries in Pondicherry India from Feb. 10 to March 21, 1986 and will follow with similar courses in Africa.

THE GOOD GARDENERS ASSOCIATION

Arkeley Manor
Arkeley, nr. Barnet
S. Herts U.K.
Books cover all areas of biological gardening including composting, the use of lime, water supplies, grow your own food, and horticulture in the Bible.

NEW LIFE CENTRE FOR PERSONAL AND SOCIAL

REGENERATION
Emmanuel Petrakis, Director
189 Av. Acharnon
Athens 104 46, GREECE
"Deserts to Orchards" is a project this center is initiating to show that people themselves can end world hunger if given the chance. Planting trees in a compound that absorbs 30 times its weight in water is one method being tried with 1000 successful trees planted in Greece. Other ideas are solicited for a trial in Africa.

PERMACULTURE INSTITUTE

POBox 96
Stanley, Tasmania, 7331 AUSTRALIA
Bill Mollison has promoted a worldwide network of groups building sustainable low-input food systems based on perennial plants and sustained yields. This quarterly magazine covers the world of permaculture places and ideas.

PERMACULTURE INSTITUTE OF NORTH AMERICA

6488 S. Maxwellton Rd.
Widbey Island
Clinton, WA 98236, USA
Mollison gives occasional workshops at this North America Center which has also won plaudits on its "weeder geese" research which has been based on the long traditional use of geese to keep weeds under control in the Orient.

YANKEE PERMACULTURE

POBox 202
Orange, NY 01364, USA
The *INTERNATIONAL PERMACULTURE SEED YEAR-BOOK: 1985* (\$13.50) is a wide ranging celebration of permaculture with articles by and about Bill Mollison and lists of seeds, people and places relevant to permaculture, bio-regions, and green politics.

LAS ENCANTADAS

Ferme la Garrigue
F-11300 Festes St. André
FRANCE
Permaculture planning is being introduced in Southern France with workshops Sept. 23 - Oct. 6 by Sego Jackson from the Permaculture Institute of North America.

BUTTERBROOKE FARM

78 Barry Rd.
Oxford, CT 06483, USA
"Seeds for People not profit" is the motto of this seed co-op which helps gardeners throughout North America. Their quarterly newsletter (\$6.00) gives information on growing without chemicals, food storage and the latest seeds.

FORSCHUNGSRING FÜR BIOLOGISCH-DYNAMISCH

WIRTSCHAFTSWEISE
Baumschulenweg 11
D-6100 Darmstadt
W. GERMANY
Working for over 50 years to develop bio-dynamic methods and land management according to the ideas of Rudolf Steiner.

DEMETER-ASSOZIATION FREIBURG

Maienstrasse 1
D-7800 Freiburg
W. GERMANY
Since 1972 this group has been networking bio-dynamic gardeners with householders. Its 5-day-a-week open market brings milk, butter, cheese, bread, preserves and bread from the farmer to member families.

ILEIA

POBox 64
NL-3830 AB Leusden, NETHERLANDS
The Information Center for Low External Input Agriculture is searching for and promoting ways to improve the production of land by natural means. Minimum tillage, use of nitrogen fixing plants, trees to prevent erosion, organic farming methods, and genetic preservation are among topics covered in ILEIA's newsletter (\$10/yr). Over 700 documents are available and listed (\$2.00).

INTERNATIONAL ALLIANCE FOR SUSTAINABLE

AGRICULTURE
1701 University Ave. SW, Rm 202
Minneapolis, MN 55414, USA
IASA publishes the glossy and comprehensive *NEW DIRECTIONS IN AGRICULTURE* (\$250/yr), possibly the most comprehensive resource on agriculture available; a must for the researcher, the journalist, and the policy maker. For the less professional its bimonthly newsletter, *Manna* (\$15.00/yr) is available.

REGENERATIVE AGRICULTURE PROJECT

222 Main Street
Emmaus, PA 18049, USA
Rodale's Cornucopia Project as well as its publication *ORGANIC GARDENING, PREVENTION, and NEW FARM* are parts of the conglomeration of activities which have promoted good gardening and good living in both developed and developing countries for many decades.

PEPPA

las Encantadas-ass.-1901
F-11300 Festes St. André
FRANCE
Project: Paysages Edibles Permanents des Pyrénées
Audoises is introducing permaculture to France with books, publications and work camps.

ECOLOGICAL AGRICULTURE PROJECT

c/o Stuart Hill
POBox 2 Box 225
MacDonald Campus of McGill University
Ste. Anne de Bellevue PQ
H9X 1C0 CANADA
EAP is a unique resource of over 15,000 articles, 1,000 books, 40 journals and audio and visual resources on ecological agriculture. Special listing will give resources on small scale seed producers, hard to find fruit trees, herbs, and other information.

INSTITUTE FOR ALTERNATIVE AGRICULTURE

9200 Edmonston Rd., #117
Greenbelt, MD 20770, USA
U.S. national politics and actions of Federal agencies are well covered in this 4-page monthly newsletter.

CENTER FOR RURAL AFFAIRS

POBox 405
Walthill, NE 68057, USA
Their *SMALL FARM ADVOCATE* quarterly promotes local farming as businesses supplying good food for local consumption. Restaurants and other institutions get locked into suppliers of foods from California, Mexico, and other countries instead of these local producers.

ARVIND MILLS PREMISES

Attn: Korah Mathen
Naroda Rd.
Ahmedabad 380 025 INDIA
Organic farming in India is being networked through this center. Experiences in Auroville, the Murugappa Chettiar Research Centre, the Association for the Propagation of Indigenous Genetic Resources, are among groups which meet and exchange information in this network.

AGRICULTURE AND HUMAN VALUES

243 Science Building
Dept. of Philosophy
University of Florida
Gainesville, FL 32611, USA
The Center of Applied Philosophy recognizes that how we produce, purchase and prepare our foods are closely linked to our values system. This new journal explores the issues.

CHILDREN OF THE GREEN EARTH

POBox 200
Langley, WA 98260, USA
Founded by Richard St. Barbe Baker to educate and involve children in the support of the Women of Kenya's Green Belt Movement, India's Chipko Project, Robert Mazibuko's African Tree Centre, and other efforts toward a greener and peaceful Earth.

EARTHKEEPING

CFF Ontario
115 Woolwich St.
Guelph Ont.
N1H 3V1 CANADA
A new quarterly on "Faith and Agriculture" put out jointly by the Christian Farmers Federations of Ontario and Alberta combines the previous periodicals *PLOUGH SHARE* and *THE CHRISTIAN FARMER*.

THE LAND INSTITUTE

Rt. 3
Salina, KS 67401, USA
Sustainable alternatives in agriculture, shelter, energy and waste management are covered in their triennial *The Land Report*. Wes Jackson leads staff and students through a 43-week program of social change based on holistic use of the land which includes research on new ideas as well as revival of some old ones.

THE TRUMPETER

1138 Richardson St.
Victoria BC
V8V 3C8 CANADA
Poetry is not divorced from discussion of Plant Symbiosis, Sustainable Agriculture, or reviews of films, books, periodicals and organizations in these "voices from the Canadian Ecophilosophy Network." Current issues have been concerned over the loss of values and the destructiveness of biotechnology.

WORLD GREEN

E.C. Harper, Coordinator
Rt. 5 Box 142
Rockwell, TX 75087, USA

A program in the making to discover suitable plants for arid areas and distribute them through native organizations.

FOOD FIRST

Gardening can be an enjoyable hobby. Supplying food to the growing world population is the world's most serious matter. Hunger is man made. And only humans can solve the problem of starvation. Current food policies of northern governments and current food practices of northern people both lead to hunger in the South. There is a need to reevaluate what we eat and how we get it. The following are among those moving us toward more equitable policies and practices.

INSTITUTE FOR FOOD AND DEVELOPMENT POLICY

1885 Mission Street
San Francisco, CA 94103, USA

Francis Lappe and Joe Collins have started a new line of thought with their books *FOOD FIRST* and *THE AID DEBATE*. *FOOD FIRST COMICS* and the "Food First Curriculum" are bringing the problems of world hunger to the classroom.

EQUITY POLICY CENTER

2001 "S" St. NW
Suite 420

Washington, DC 20009, USA

Invisible to economists, street-food vendors supply up to 25% of the diet in towns of Bangladesh, Senegal, Philippines and Indonesia concludes a study, *STREET FOODS AS INCOME AND FOOD FOR THE POOR* by Monique Cohen and Irene Tinker. These micro-businesses, usually run by women, are being put out of business by Western modeled cafeterias and fast-food establishments introduced by multinational corporations from the North with financial guarantees provided by their governments. Development, and the urban poor, would be better served if local vendors were trained and encouraged.

WORLD FOOD ASSEMBLY

15 Devonshire Terrace
London W2 3QW U.K.

Grass-roots PDOs (People Development Organizations) world-wide have long deplored the "cheap food policies" which are putting Third World farmers out of work and turning their land over to multinational agribusinesses to grow luxuries for the affluent North. Now comes "biotechnology" with the threat of extending the "Green Revolution" to even higher technologies separating the people even further from their sources of food. WFA has the mandate to establish a global network to resist corporate monopolies and "Sound the Alarm on Biotechnology."

RESULTS

245 Second St. NE
Washington, DC 20002, USA

A grass-roots lobby against hunger with 50 groups in 30 states generates letters-to-the-editor, editorials on food issues, and briefs their Congresspeople.

WORLD FOOD DAY

1001 22nd St. NW
Washington, DC 20437, USA

this annual celebration, Oct. 16, reminds us how empty many rice bowls are and also how many groups are working to fill them.

ONE WORLD WEEK

POBox 1
London, SW9 8BH, U.K.

"Some of those who feed us are the world's hungriest people" proclaims their leaflet announcing the Oct. 22-27 event promoted by the World Development Movement's Churches Committee in Great Britain and Northern Ireland. This year, a "Recipes for Justice" supplement has been added to the planners notebook.

ALTERNATIVE TRADING NEWS

Friends of the Third World
611 West Wayne St.

Fort Wayne, IN 46802, USA

Combat world hunger by importing your foods directly from the Third World producers. Nicaraguan and Tanzanian coffee are among the first products offered.

BREAD FOR THE WORLD

802 Rhode Island Ave. NE
Washington, DC 20018, USA

Man not nature has caused world hunger, suggests BFTW background paper #79 *ROOTS OF THE AFRICAN CRISIS* by Paul Nelson. USAID and World Bank policies which discourage local food production and encourage export agriculture must end. Projects like the International Fund for Agricultural Development (IFAD) Small Farmer's Clubs in Malawi which make loans to members should be encouraged.

THUMPER

Broughton Press
POBox 36C96
Los Angeles, CA 90036, USA

The food and drug industry is taken apart in this critical review.

The U.S. government proposes to lower grain prices by 25% to maximize U.S. grain production and U.S. foreign exports. This U.S. taxpayer-supported program may put more Third World farmers out of business and increase the cost of food for the Third World poor. Mark Ritchie is collecting documentation on the impact of U.S. policies on local self-reliance and their impact on the environment. Send your comments to:

Farm Policy Analyst
Minnesota Department of Agriculture
90 West Plato
St. Paul, MN 55107, USA

ENVIRONMENT AND RESOURCES

"NO MORE BHOPALS" network has been set up to help Third World nations coordinate information on hazardous industries, writes *FRIENDS OF UNEP* (5 Brackett Road, Wayland, MA 01778, USA - quarterly, \$18/yr). More information can be had from Smitu Kothari (LOKAYAN, 13 Allipur Road, Delhi 110054, INDIA).

DIRTY DOZEN CAMPAIGN IS OFF AND RUNNING, backed by the Pesticides Action Network (PAN) of 300 groups in 49 countries. It's aimed at the twelve hazardous pesticides banned or restricted in industrialized countries but widely available in developing countries where they take a heavy toll, states *ECOFORUM NEWS ALERT* (Environment Liaison Centre, POBox 72461, Nairobi, KENYA).

DIRECTORY OF ORGANIZATIONS WORKING ON TOXIC WASTES ISSUES has been published by RE-SOURCES, quarterly of the Environmental Task Force (1346 Connecticut Ave., N.W., Suite 912, Washington, DC 20036, USA - \$15/yr), giving a sampling of national, regional or local groups.

BENEFITS OF BOTTLE LAWS ARE BEING LOST as New York state recyclers face a fading market for a glut of crushed glass, reports *THE HUDSON VALLEY GREEN TIMES* (POBox 208, Red Hook, NY 12571, USA - quarterly, \$10/yr). It recommends refillable bottles as a long-term solution.

THE DEEP BARREN OCEAN ENJOYS MORE LEGAL PROTECTION FROM WASTE DISPOSAL THAN FRESH WATER AQUIFERS, oceanographer Charles Osterberg writes in *THE SIREN* (UNEP, Palais des Nations, 1211 Geneva 10, SWITZERLAND - quarterly/free). He agrees that bays and estuaries must be protected, but otherwise it's nonsense not to use 330 million cubic miles of open sea water to get rid of waste that would otherwise pollute land needed to grow food.

GLOBAL PERSPECTIVE is the aim of the Coolidge Center for Environmental Leadership (1675 Massachusetts Ave., Cambridge, MA 02138, USA) which has been created to work with primarily foreign graduate students as it seeks to integrate environmental issues into university curricula. It is named in honor of Harold J. Coolidge, a pioneer in international conservation, who died last February.

JOINT U.S.-SOVIET RESEARCH PARK ON THE BERING STRAIT is proposed by Walter Orr Roberts in *JOURNAL '85*, annual published by the World Resources Institute (1735 New York Ave., N.W., Washington, DC 20006, USA). Among research topics is the question of a prehistoric land bridge between what are now Siberia and Alaska. Roberts suggests the park could extend 50 miles inland on both sides of the Bering Strait. Scientists would cross freely as polar bears do now.

"GET THE DRIFT AND BAG IT" goes into action Sept. 21 as a campaign to learn how much plastic debris washes up on beaches (last year, Oregonians collected 26.3 tons in less than three hours). Cleanups are being organized in Oregon, Washington, California and the New England states. Coordinator is Judie Neilson of the Oregon Department of Fish and Wildlife (POBox 3503, Portland, OR 97208, USA).

EARTH STEWARDSHIP SEMINARS have been offered in the U.S. and Canada by the Eleventh Commandment Fellowship (POBox 14667, San Francisco, CA 94114, USA) which has also started study groups and publishes a newsletter. It seeks a movement that "joins recognition of God with service to the earth."

U.S. AND CANADIAN FISHERMEN ARE STILL AT ODDS

OVER GEORGES BANK despite a World Court decision last year drawing a maritime boundary between their countries. Joshua Lipton in *NEXUS* (Atlantic Center for the Environment, 39 South Main St., Ipswich, MA 01938-2321, USA) reviews the origins of the dispute and fears the main casualty will be responsible management of the fishery resource itself.

HOMES FOR THE BIRDS and how to build them are in *ATTRACTING, FEEDING AND HOUSING WILD BIRDS* by Phyllis Moorman (TAB Books, Blue Ridge Summit, PA 17214, USA - \$8.95). As the countryside goes to suburbia and developers take over farms and forests, wild birds need all the help they can get.

A LAND ETHIC BILL up before the Michigan state legislature would help schools set aside 1/10th acre plots so that pupils, teachers and parents could plant native trees, shrubs and wildflowers for education in land stewardship, reports *CACC CLEARINGHOUSE* (Citizens for Alternatives to Chemical Contamination, 9496 School St., Lake, MI 48632, USA - quarterly, \$10/yr).

CHEMICAL WATCH appears in the pages of *PESTICIDES AND YOU* (National Coalition Against the Misuse of Pesticides, 530 7th St., S.E., Washington, DC 20003, USA), giving a rundown on the latest imposing - or lifting - of restrictions on pesticide uses.

DRAGONFLIES CONTROL MOSQUITOS for Wells, Maine, which imports them every year to do the job, reports *THE GADFLY* (PEST, Milbridge, ME 04658, USA - \$10/yr) which hopes university researchers will take a serious look at this technique to see how effective it really is.

PERSONAL RESPONSIBILITY FOR PURE WATER is emphasized by the National Water Center (POBox 548, 22 Kansas St., Eureka Springs, AR 72632, USA). It has produced three video documentaries - *Heal the Waters*, *Wastewater Blues* and *We All Live Downstream* - and offers a library of information on appropriate and conventional technology to handle water and wastes.

INDONESIA IS OPENING VOCATIONAL SCHOOLS TO REHABILITATE WILD ELEPHANTS, according to a report in *SAM FEATURES* (Sahabat Alam Malaysia, 37 Lorong Birch, Penang, MALAYSIA) which worries about clash between Malaysian elephants and developers clearing forests for agriculture. Indonesia is apparently on the same track as Burma where 5,400 domesticated elephants still work in the timber industry.

ENVIRONMENTAL EDUCATION RESOURCE FAIR will be held at the fall conference Sept. 27-Oct. 2 at the National 4-H Center in Chevy Chase, Md. of the North American Association for Environmental Education (POBox 44, Troy, OH 45373, USA).

SCHOOL-AGE CHILDREN FROM 7 TO 17 are invited to write a one-page letter on theme of "Please Save the World" by the International Environmental Education Foundation for delivery to the UN on its 40th anniversary celebration in October. The address: Secretary-General, United Nations - World Leaders, IEEF - UN PROJECT, (POBox 1092, Estes Park, CO 80517, USA).

TREE TITHE ON PAPER USE has been proposed by Bill Mollison of the Permaculture Institute (POBox 96, Stanley, Tasmania, 7331, AUSTRALIA). The Institute itself pays 50 cents on the wholesale price of each of its books sold, the money going to any group planting permanent forest. It also proposes to ask newspapers to "tax" advertisements and furniture manufacturers to tax their products for a tree fund.

FESTIVAL OF THE TREES '85 saw seeds planted by schools in North America, Australia, Europe and Japan with the encouragement of Children of the Green Earth (POBox 200, Langley, WA 98260, USA - \$25 membership) which produces a newsletter and materials for teachers.

ENVIRONMENTAL MEDIA GUIDE is being produced by Media Network (208 W. 13th St., New York, NY 10011, USA) and Environmental Action. Information is wanted on films, video tapes and slideshows on energy and the environment, particularly with emphasis on the impact of human actions and policies.

ENERGY DEMAND AND ENVIRONMENTAL CONCERN MEET HEAD-ON on the Colorado Plateau in the U.S. Southwest where boundaries of four states converge. Nuclear testing, strip-mining for coal, uranium mining, power production all leave their trace on a fragile wilderness. What has happened and what the citizen can do about it are the concern of a resource guide on *The Four Corners: A National Sacrifice Area* published by *THE WORKBOOK* (Southwest Research and Information Center, POBox 4524, Albuquerque, NM 87106, USA - quarterly, \$12/yr).

RUN AROUND THE WORLD is to start September 1986 when runners from 160 countries will carry a torch 20,000 miles to set off the "Olympics of Cooperation." It will begin at the UN in New York and end there in January 1987, reports *POSITIVE FUTURE NETWORK* (553 Ivy Ave., Palm Beach Gardens, FL 33410, USA - bimonthly, \$10/yr). Organizer is David Gershon (First Earth Run, 449 A Route 28A, West Hurley, NY 12491, USA).

THE GROUP THAT LIVES BY GRANTS WILL DIE WITHOUT THEM, muses *APPALACHIAN ALTERNATIVES*, newsletter of Appalachia - Science in the Public Interest (ASPI, POBox 398, Livingston, KY 40445, USA) as it makes a case for self-sustaining operation. Without grants, it's easier to identify with the poor one is trying to help -- and to learn how they get by.

AN IMPLSION MOTOR using "the natural principle of vortexian energy -- key to motion, propulsion and power" is now being built as a demonstration model by Energy Unlimited (POBox 35637, Sta. D, Albuquerque, NM 87176, USA) which has more information available.

SOFTWARE AND HARDWARE

ENERGY

FOUR-LEGGED DRIVE still works most of the world's farms, one is reminded by *ANIMAL DRAUGHT TECHNOLOGY - An annotated bibliography* by Jane Bartlett and David Gibbon (Intermediate Technology Publications, Ltd., 9 King Street, London WC2E 8HW, U.K.). In fact, much of Africa has yet to move from hand hoes to oxen. This little book gives a number of sources for the new technology that has been developed to improve the efficiency of animal power and presents both sides in the eternal oxen vs. tractor debate.

ALL THE MANY WAYS THE U.S. HAS SLASHED ITS ENERGY CONSUMPTION can be visualized in a Department of Energy publication, *NATIONAL AWARDS PROGRAM FOR ENERGY INNOVATION 1984* (available from the National Technical Information Service, U.S. Department of Commerce, Springfield, VA 22161, USA - \$18.25). It describes 338 projects selected for awards last year. Most striking is the short payback period, usually less than three years, for the projects chosen. Awards for 1985 are to be made this autumn and will give rise to another publication.

SOLAR ENERGY IN THREE FORMS -- PASSIVE, ACTIVE AND PHOTOVOLTAIC -- STARS in a 20-minute film, *THE SOLAR ADVANTAGE*, just released for sale and/or rental to teachers by Circle Oak Productions (260 Katonah Ave., Katonah, NY 10536, USA).

EIGHT PER CENT OF CALIFORNIA'S ELECTRICITY comes from small power producers who will be generating over 2,000 megawatts by the end of this year. Trend was reported by Independent Energy Producers (1225 Eighth St., Suite 285, Sacramento, CA 95814, USA) who note that cogeneration, wind, photovoltaic, biomass, small hydro and geothermal have broken the historic monopoly enjoyed by the electric power industry.

PAPERS PRESENTED AT THE EUROPEAN WIND ENERGY CONFERENCE held in October 1984 at Hamburg, West Germany, have been published in a 1,000-page volume available from Learned Information, Inc., (143 Old Marlton Pike, Medford, NY 08055, USA - \$95).

PHOTOVOLTAICS HOPE TO EDGE OUT BATTERIES in consumer products, reports *RENEWABLE ENERGY NEWS* (7 Church Hill, Harrisville, NH 03450, USA - monthly - \$24/yr). The market is ripe: \$4 billion worth of batteries are sold yearly and they're expensive power. Flashlight batteries run \$177 per kilowatt hour, radio batteries \$300.

SUNPOWER IN THE FROST BELT is to be tested on a community scale and for the first time in New England by Massachusetts Electric. It's putting photovoltaic arrays on the roofs of fifty homes and businesses in Gardner, Mass., to see how they will affect power distribution, says *RENEWABLE ENERGY NEWS*.

CONSTRAINTS ON THE QUICK FIX for fuel needs in the Third World's rural world are presented in *ENVIRONMENTALLY SOUND SMALL-SCALE ENERGY PROJECTS - Guidelines for Planning* by Elizabeth Ann Bassan and Tim Wood, Technical Editor, a CODEL-VITA publication (VITA, 1815 N. Lynn St., Suite 200, Arlington, VA 22209, USA - \$7.95). Most important of all is the need to match energy resources with requirements and to study the human context into which changes are introduced (example: the housewives who hate to replace open fires with closed stoves that don't light their homes at night).

ETERNAL DREAM OF PUTTING AWAY SUMMER'S WARMTH FOR WINTER USE can become a reality, writes John Hait in *PASSIVE ANNUAL HEAT STORAGE - Improving the Design of Earth Shelters* (Rocky Mountain Research Center, POBox 4694, Missoula, MT 59806, USA - \$14.95). Hait claims he can amass sufficient heat in the dirt surrounding an earth shelter by insulating over a distance of twenty feet from the house. The insulation also serves as an umbrella to stop water from carrying away heat after a rain. Hait's technology is certainly soft: no heat pumps, fans or chemicals. It's not the answer for the owner of the average home but passive annual heat store (which becomes cold storage for summer use) has always tempted seekers of self-reliance.

WHAT INDIA'S RESEARCHERS HAVE DONE TO USE WIND, SUN AND BIOMASS has been brought between two covers in *RENEWABLE SOURCES OF ENERGY - An Annotated Bibliography* (Consortium on Rural Technology, A-89 Madhuvan, Delhi 110092, INDIA - 150 rupees or \$40 abroad). A thousand abstracts cover the gamut of Indian R & D from solar cookers for desert villagers to materials testing in photovoltaics, nearly always with an eye on local conditions. Much of this is applicable to other countries with similar climatic and economic constraints. The Consortium on Rural Technology has also devoted a special issue of its journal, *CHANGING VILLAGES* (\$10/yr), to biogas in India.

POWER FROM THE SUN MAKES SENSE ON SOUTH SEA ISLANDS, French Polynesia had learned to the point where, as early as 1982, its 150,000 inhabitants were consuming 4 per cent of all solar cells produced in the world and two-thirds of world output of solar refrigerators. Because of the islands' remoteness, capital costs for installing photovoltaic cells are the same as for diesel generators, according to *PACIFIC ENERGY*, a booklet on solar energy on Tahiti and in the tropics, just out in English. Further information can be had either from SOL E.R. (Boite Postale 4100, Papeete, FRENCH POLYNESIA) or CEA-GER (Boite Postale 519, Papeete).

HOW UTILITIES LOST THEIR LOCK ON POWER comes through in *ELECTRICITY: NEW CONSUMER CHOICES*, (Center for Renewable Resources, 1001 Connecticut Ave. N.W., Suite 638, Washington, DC 20036, USA - \$3). It shows how cogeneration (in which the consumer makes his own electricity and heat), windmills, small hydro plants and, perhaps most important of all, more efficient appliances shave power demand and make the big central plant less and less of an economic proposition. The booklet is based on *THE POWER MAKERS* by Richard Munson (Rodale Press, 33 E. Minor Ave., Emmaus, PA 18049, USA).

OTHER WORDS OF CAUTION came in two Intermediate Technology Publications books (9 King St., London WC2E 8HW, UK). In his revised edition of *MODERN STOVES FOR ALL*, Wacław Micuta remarks that the much-maligned open fire can get up to 20% efficiency if it's well-run, more than some stoves. *WOOD-STOVE DISSEMINATION* (available in U.S. from ITDG, POBox 33, Croton-on-Hudson, NY 10520, USA - \$19.50) relates the proceedings of a conference in the Netherlands in 1983. A key point is the way innovators fail to recognize how needs vary from one country to another. For example, massive mud and clay stoves are cheap but families in many developing countries move with the seasons and need portable stoves.

TRANSPORTATION

THE WHEEL HAS NOT YET BEEN INVENTED as far as a goodly proportion -- from one to two-thirds -- of the rural population of the Third World is concerned. They live in villages connected to the outside world by footpaths, not roads. Small wonder then that

shoulder poles and headstraps are to be found in **LOW-COST VEHICLES - Options for moving people and goods** by Gordon Hathway. Even here, there's room for improvement. A Korean university has redesigned the chee-geh, an A-shaped back frame that enables farmers to carry more than 100 pounds on mountain paths. Then there are wheels, whether on barrows (the Chinese wheelbarrow carries more than the Western model), bicycles, load-carrying trikes, motorized rickshaws, jeepneys, motorcycle trailers, all moving loads and people. Studies of how they are used in various places are offered by **RURAL TRANSPORT IN DEVELOPING COUNTRIES** (both books are published by Intermediate Technology Publications in London and are available in North America from ITDG, POBox 337, Croton-on-Hudson, NY 10520, USA - \$13.50 each) by I. Barwell, G.A. Edmonds, J.D.G.F. Howe and J. de Veen. It is obvious, authors conclude, that government planners overlook rural transport needs completely, concentrating on roads to move crops for export when families may be spending more time hauling water and firewood. In passing, they mention an unusual rig in the Philippines -- the home-made foot or motor-powered railway skate, carrying passengers and cargo on underused rail lines.

FAT-TIRED BICYCLE MAY BE AN ANSWER for S.K. Jain (101/2 Hospital Road, Jaipur 302001, INDIA) who is looking for a human-powered vehicle appropriate for short-distance travel over the sands of his state of Rajasthan, three-fifths of it desert. He asks for ways to get more mileage out of musclepower, too.

WINNERS HAVE BEEN ANNOUNCED IN A NEIGHBORHOOD BICYCLE SHELTER DESIGN COMPETITION run by the Strycker's Bay Neighborhood Council (561 Columbus Ave., New York, NY 10024, USA) to enable city cyclists to leave their bikes out overnight. First prize went to a shelter using a wrought-iron picket fence, second prize winner used a roll-up grill. The council now seeks private sponsors to build prototype shelters on New York's Upper West Side.

PRIVATE BUS SYSTEMS COST HALF AS MUCH AS PUBLIC ONES to move the same number of people in many Third World cities, the World Bank's transport adviser comments in **THE URBAN EDGE** (World Bank, Room K 908, Washington, DC 20433, USA - free to developing countries, \$25/yr elsewhere). Private lines succeed in places like Hong Kong and Seoul while public systems run in the red (Sao Paulo's takes \$90 million a year in subsidies). Newsletter also mentions paratransit innovations such as Manila's jeepneys and bus convoys in Sao Paulo that hope to move 21,000 passengers an hour.

BIKE AND RIDE BUS ROUTE has been initiated between Oakland and Alameda, Calif., where Line T buses are equipped with front-end racks for two bicycles to take them through a tunnel (Alameda-Contra Costa Transit District, 508 16th St., Oakland, CA 94612, USA). And bicycles are being allowed on trains of Boston's rapid transit lines on Sundays and holidays on a six-month trial basis.

HITCH A BIKE FOR PEACE, suggests John Dowlin (POBox 7342, Philadelphia, PA 19101, USA). He'll give his 10% commission on Hitch-2 bike racks to the cause of Bike for Peace USA, in debt after cosponsoring a Moscow-Washington Peace Ride in 1983.

PEDAL-IT-YOURSELF TANDEM TAXI has made its bow in Basel, Switzerland, notes **NETWORK NEWS** (The Bicycle Network, POBox 8194, Philadelphia, PA 19101, USA). For his one-franc fare, the passenger gets exercise along with his trip. It also reports on new bike paths, new ways to haul bikes on trains and buses, including a "Buscycle" in Montreal.

LIGHTWEIGHT ELECTRIC VEHICLE FOR CITY AND SUBURBS could be built for under \$3,000, writes Peter H. Rubie (8217 Valencia Rd., Sebring, FL 33870, USA). There's no need to meet safety requirements for high-speed freeways where it wouldn't be used.

TENTH NATIONAL CONFERENCE ON SPECIALIZED TRANSPORTATION (for the elderly, the disabled and people with limited incomes) will be held November 18-20 in Sarasota, Florida (Coordinator: Prof. William Bell, 648 Bellamy Building, Florida State University, Tallahassee, FL 32306, USA).

MANAGEMENT WORKSHOP FOR OPERATORS OF SMALL RURAL AND SPECIALIZED BUS LINES will be run October 13-18 by the University of Wisconsin-Milwaukee (Division of Urban Outreach, POBox 413, Milwaukee, WI 53201, USA).

COMMUNICATIONS

PROGRAMS IN LAKOTA are broadcast by KILI to the Pine Ridge Indian Reservation (POBox 150, Porcupine, SD 57772, USA), site of Wounded Knee. Though it's all done on a shoestring (announcers often hitchhike to work, station has no running water), KILI is credited with building a community and participating in the rebirth of the Lakota Nation.

TRANSFORMATION OF MINI-PUBLISHING is examined by **THE SMALL PRESS REVIEW** (Dustbooks, POBox 100, Paradise, CA 95969, USA - monthly, \$16/yr). Cuts in grants and funding for literature mean more professional care on the part of the publisher (who often begins as a writer). Now his books must not only come out, they must stay out. Yet the journal feels that, despite conglomerate takeovers among the big fellows, small presses are holding up.

GESTATION HAS BEGUN for an "intercontinental journal for people of goodwill," writes its hopeful founder, John C. Diamante (Four Embarcadero Center, Suite 1980, San Francisco, CA 94111, USA) who already has a working title: **SPIRIT**.

THE LONE RECYCLER RIDES WITH SANMAO THE CHINESE ORPHAN and an international host of other characters in the catalog of Edu Comics (POBox 40246, San Francisco, CA 94140, USA). They're among a few dozen comic books that take the reader to Soweto in South Africa, Hiroshima under the bomb, classical Athens, issues of food and nuclear power, anywhere this versatile medium can go.

GUIDE TO COMMUNITY MEDIA listing nearly 50 films, videotapes and slide-shows on such topics as housing, crime and race relations, has been brought out by Media Network (208 W. 13th St., New York, NY 10011, USA - \$2 plus 50 cents postage).

GROWTH OF COMMUNICATIONS TO AND FROM SPACE is reflected in **THE 1984 SATELLITE DIRECTORY** (Phillips Publishing, Inc., 7315 Wisconsin Ave., Suite 1200N Bethesda, MD 20814, USA - \$197), at 975 pages nearly twice the heft of previous year's edition. It covers a number of aspects from satellite systems operators and earth stations to business and information services and communications attorneys.

ANYONE WANT TO BUY A NEWSLETTER? Marta and Robert Kaldenbach are selling **THE NEW ENGLAND FARM BULLETIN** (POBox 2699, Nantucket, MA 02584, USA) which they founded nine years ago. They call it "a healthy cottage industry capable of supporting a family whose consumption needs are well-controlled." The new publisher should have an interest in New England agriculture and an ability to write, type and run a micro-computer.

NETWORKS AND COMPUTERS

A CHANCE TO TAP (via a hard copy) The Networking Institute Multilogue enabled one to glean an idea from organizer Stan Pokras (POBox 14066, Philadelphia, PA 19123, USA). As more and more people work at home electronically, he raises the question: "What could be done with this new way of communicating to further smallscale international enterprises?" The multilogue also brought out value of weak ties. Information spreads fast within strongly-linked networks but not beyond them. Networks loosely knit by weak ties are much more likely to interconnect. Yet they don't know their own strength. Multiloguers observed that peacelovers far outnumber warmakers, but latter's close economic connectedness -- even on opposing sides -- give them so much more policy-making clout.

NETWORK MODEL TO LINK THE DISABLED TO EMPLOYMENT so as to fit them for the job market is being developed by Christine Davies at Noble Industries of Indianapolis (2406 North Tibbs Ave., Indianapolis, IN 46222, USA). She would like information on what has already been done elsewhere.

AVOIDING THE UNEXPECTED in manufacturing industry by predicting and preventing failures is the end-purpose of Failsafe Network, Inc. (4337 Roundhill Drive, Chesterfield, VA 23832, USA). Members pool resources and experiences.

HOPE FOR A COOPERATIVE SYNERGISTIC NETWORK bringing together Action Linkage, Possible Society and Positive Future Centers has been expressed by Kathleen Madden in her newsletter, *POSITIVE FUTURE NETWORK* (553 Ivy Ave., Palm Beach Gardens, FL 33410, USA). She's coordinating 90 positive future centers that sprang up during Barbara Hubbard's 1984 campaign for the vice-presidency.

'ET IN THIS CASE STANDS FOR 'ENABLING TECHNOLOGY: AN ADVOCACY,' a group (POBox 7129, Boca Raton, FL 33431, USA) of computer experts and users, including educators, business people, community activists, helpers of the handicapped. Purpose is to bring awareness of new technology to those who need it. Training programs and a lending library are planned.

INFORMATION ON COMPUTER NETWORKS SERVING PEOPLE FACED WITH SOCIAL PROBLEMS, such as the handicapped or minorities, is being put together at the Information Technology Center of the Graduate School of Social Work at the University of Denver (Denver, CO 80210, USA) by Walter LaMendola and Ellen Stein. Ultimate aim is a network directory to be made available to the public.

DIRECTORY OF MICROCOMPUTER SOFTWARE IN THE HUMAN SERVICES, edited by Joseph Doucette, has been published by Computer Consulting and Programming Associates (7553 Canal Plaza, Portland, ME 04112, USA). Programs are not only listed but reviewed by their users, social services throughout the country. Comments are intended to guide both agencies buying what is now available and developers of new software.

HEALTH

SHAPE OF FUTURE HEALTH CARE may well be determined by the controversy now engaging proponents of scientific medicine and the holistic health movement. A detailed look at these conflicting approaches is offered in *ALTERNATIVE MEDICINES - Popular and policy perspectives*, edited by J. Warren Salmon (Tavistock Publications, 733 Third Avenue, New York, NY 10017, USA - \$12.95). Here, the reader is introduced to scientific medicine and the other options open to patients, whether homeopathy, chiropractic, traditional Chinese systems, folk care, self-care or psychic healing. As western medicine's share of the GNP grows larger, confidence in its practitioners apparently lessens. Editor Salmon fears the continuing influence of what is being called the "medical industrial complex," but it is not likely to achieve true healing. Instead, he hopes for a consensus on broadening the concept of health and this book is certainly a step in the right direction.

WESTERN-TRAINED DOCTORS PRACTISING IN THE THIRD WORLD are the intended audience for *APPROPRIATE TECHNOLOGY*, a book published and subsidized by the British Medical Journal (BMA House, Tavistock Square, London WC1H 9JR, UK - £5 or \$8). It sets forth what can be done to compensate for lack of sophisticated equipment, trained staff, expensive drugs, even a reliable power supply. Besides covering facilities for medical practice, it advises on health education. Written by people with first-hand experience.

DISEASE STRIKES JUST AS HARD OR HARDER in slums of Third World metropolises as it does in rural areas, reports *THE URBAN EDGE* (World Bank Publications, POBox 37525, Washington, DC 20013, USA - free to developing countries, \$25/yr elsewhere) in an article surveying primary health care to bring preventive medicine to the poorest of the poor.

GLIMPSES OF A TOP FAMILY THERAPIST AT WORK are afforded in *SATIR STEP BY STEP - A Guide to Creating Change in Families* by Virginia Satir and Michele Baldwin (Science and Behavior Books, POBox 11457, Palo Alto, CA 94306 - \$14.95). The book starts with a family interview accompanied by Satir's comments, then Baldwin develops its theoretical basis. As the family relates and enacts its problems, Satir observes and interprets for the reader.

LUNG CANCER IS EXPORTED TO THE THIRD WORLD by U.S. tobacco companies up against a no-growth market at home, charges *SCIENCE FOR THE PEOPLE* (897 Main St., Cambridge, MA 02139, USA - bimonthly, \$16/yr) in a lead article in its 100th issue which also covers lead poisoning's effects on the urban poor and a number of instances where science is trying to blow the whistle on technology.

THREAT OF POLITICS TO HEALTH CARE concerns Dr. Ralph S. Crawshaw (2525 N.W. Lovejoy, Portland, OR 97210, USA), back from Guatemala and writing in the newsletter of his Club of Kos for Health Care. He calls violence a "new malignancy" whether in Central America or in the U.S. where homicide is the sixth ranking cause of physicians' deaths. But he is more optimistic over the news that a medical student chapter of the Club of Kos is being started at Tulane Medical Center for students who look upon the world as a whole, a prerequisite for working in that orphaned domain, international health.

TRAINING MANUAL ON THE SAFE USE OF PESTICIDES will be out in a new Spanish edition this October, announces *HUMAN ECOLOGY AND HEALTH*, newsletter of the Pan American Center for Human Ecology and Health "ECO" (Apartado Postal, 37-473, 06696, Mexico, D.F., MEXICO).

HELPING HEALTH WORKERS LEARN by David Werner and Bill Bower has just been published in English, Spanish and Portuguese by the Hesperian Foundation (POBox 1692, Palo Alto, CA 94302, USA - \$8 - special bulk prices for developing countries). More educational than medical in its approach, it is intended as a companion volume for Werner's *WHERE THERE IS NO DOCTOR*, printed in 27 languages. In its *NEWSLETTER FROM THE SIERRA MADRE*, Hesperian also reports on its programs for villages and disabled children in the mountains of western Mexico.

BAREHEADED DOCTORS have been making their appearance in Thailand with a program to train Buddhist monks as community health workers. David Gosling writes in *APPROPRIATE TECHNOLOGY FOR HEALTH* (Division of Strengthening of Health Services, WHO, 1211 Geneva 27, SWITZERLAND). Monks can reach poverty-ridden rural areas where there's no more than one physician per 200,000 population.

WATER AND SANITATION

FUNDS TO BUY PORTABLE WELL-DRILLING EQUIPMENT are being raised by Wellspring Africa (3138 Overhulse Rd., Apt. #136, Olympia, WA 98502, USA). They plan to take their rig to southern Liberia and drill for water in twelve rural villages with the help of the Christ Pentecostal Church in Monrovia.

HABITAT

EXPERTISE IN THIRD WORLD HOUSING AND CITY PLANNING is wanted by a "working group on technology, growth and employment" that had been set up by the economic summit in Versailles. Experts are expected to participate in seminars this fall and winter in European universities. Information should be sent to Susana Finquelievich (29, rue des Gravilliers, 75003 Paris, FRANCE).

TRADITIONAL ENGLISH COUNTRYSIDE HEDGEROWS AND ALL, is to be maintained around Crownhill Village, a new community planned for Milton Keynes, itself one of England's new towns (Greentown Group, c/o Urban Studies Centre, 553 Silbury Boulevard, Central Milton Keynes, Bucks, MK9 3AR, UK). European Commission has agreed to pay up to 40% of cost of a wind-solar combined electricity generating system at Crownhill where appropriate technology will be used to the utmost.

CITIES' WASTE GETS PUT TO WORK by the Institute for Local Self-Reliance (2425 18th St. NW, Washington, DC 20009, USA). It has advised Philadelphia on turning refuse into products rather than burning it in a large-scale trash-to-steam plant. In St. Paul, the local district heating corporation cut its coal bill in half by using waste wood, notably diseased elm trees. And in Washington, manure from the National Park Service and local stables has been composted, then bagged and sold to nursery and hardware stores by a youth program. The institute has been popularizing the concept of the Homegrown Economy, particularly in St. Paul.

SEMINARS FOR SELF-BUILDERS are being offered (in French) at an alternative university in Quebec where it is estimated that 20 per cent of homes will be owner-built by 1990. Courses are at a vacation center opened by a Bucky Fuller disciple, Rejean Cote, who converted it from an abandoned sanatorium (Village P.A.L.E., Lac Edouard, QC GOA 2G0, CANADA).

HEWING AND NOTCHING LOGS FOR A CABIN is an old skill updated by Peter Gott in the Appalachians. He passes it along in *HOMESTEADERS NEWS* (POBox 517, Naples, NY 14512, USA - bimonthly, \$10/yr).

BASICS OF BUILDING IN AFRICA WITH WHATEVER IS AT HAND come through in *CONSTRUCTION REFERENCE MANUAL - A Sourcebook for the Use of Local Materials in Construction* by Donald Batchelder, Robert E. Caiola and Stanton W. Davenport (The Experiment Press, Kipling Road, Brattleboro, VT 05301, USA). It's based on work done by the Experiment in International Living and the Kiteredde Construction Institute in southern Uganda where imported materials have long been scarce. The manual is illustrated and goes into such techniques as making paint from the soil, paint-brushes from palm leaves, concrete from cowdung, bricks from local clays and brick kilns, too, to fire them. The Experiment in Brattleboro, Vt., sent specialists to train builders to Kiteredde which drew on the long experience of the Bannakaroli Brothers, an African Catholic order, for highly local expertise. Along with the technical sections, there's a chapter on planning and management.

NATIONAL HOUSING FILM AND VIDEO FESTIVAL will be held Nov. 21-22 at Hunter College School of Social Work to draw attention to community approaches to the housing crisis largely ignored by the media. Information can be had from Media Network (208 W. 13th St., New York, NY 10011, USA).

WOMEN

SKIMMING THE CREAM of a 243-page world survey prepared for July's World Conference on the UN Decade for Women in Nairobi, *THE TRIBUNE* (International Women's Tribune Centre, 777 United Nations Plaza, New York, NY 10017, USA- free to Third World women, elsewhere \$2/issue) came up with some salient points. Survey showed number of women workers is underestimated because in agriculture, trade and informal sector, they escape official statistics. In agriculture, survey found virtually no country where national policies had benefited women's role. Women have also borne the brunt more than men of structural changes in the world economy. This is not widely-known because of inadequate media coverage of women in development and economic activity.

FEMINISTS MAY OR MAY NOT REJOICE over findings presented to the 7th United Nations Congress on the Prevention of Crime and the Treatment of Offenders that just ended in Milan, Italy, where it was brought out that the rise in overall crime worldwide is outstripped by the rate at which women are getting into criminal pursuits hitherto reserved for men (Information Officer, 7th UN Crime Congress, DPI/DESI, Room S-1961, United Nations, NY 10017, USA).

WHO EVER COOKED STANDING UP? wonders an African woman in a poem quoted by Marilyn Hoskin and Fred Weber in their study of why appropriate technology projects for women fail, published by *ECOFORUM* (Environment Liaison Centre, POBox 72461, Nairobi, KENYA - bimonthly, \$30/yr, free to developing country NGOs). They also quote a husband who remarks that since women in his village are getting a well, his wife will be able to help him more in the fields instead of gossiping while carrying water.

YOUTH AND LEARNING

YOUTH CONFERENCE ON FUTURISM is being put together by Les Yoshinaga (98-1720 Ipuala Lp., Aiea, Hawaii 96701, USA) who is looking for information that might help him.

A COURSE THAT EMPOWERS STUDENTS is the objective of Jacqueline Ludel who is reworking a freshman interdisciplinary studies course at Guilford College (5800 West Friendly Ave., Greensboro, NC 27410, USA). In its new form, it will be designed "to encourage students to recognize that they do indeed have options and that their choices, attitudes and behavior truly matter." She's seeking advice on suitable reading materials.

ALTERNATIVE DOCTORAL PROGRAM has been devised by Walden University's Institute for Advanced Studies (430 Marquette Ave., Suite 408, Minneapolis, MN 55401, USA) for mid-career corporate professionals. Residency consists either of four summer weeks or one weekend a month for ten months leading to reading, research and dissertation work around a concept of societal change.

FUTURE LEADERS OF ASIA'S CONSUMER MOVEMENT may emerge from an international workshop on "Youth Organizing for Change" to be run Nov. 10-23 at Penang, Malaysia, by the International Organization of Consumers Unions' Regional Office for Asia and the Pacific (POBox 1045, Penang, MALAYSIA). And the *IOCU NEWSLETTER* (Emmastraat 9, 2595 EG The Hague, THE NETHERLANDS) suggests a common symbol for consumer organization use worldwide to distinguish the information they provide from advertising in disguise.

HUMANISTIC ECONOMICS

NOT GROWTH REFORM, NOT ALTERNATIVES TO GROWTH but "complete expunging of the language of growth" is advocated by Richard Grossman in his *WRENCHING DEBATE GAZETTE* (95303 Dorsett Place NW, Washington, DC 20016, USA). Inequities and ecological messes are not side effects but deliberately arranged for control by the purveyors of growth and M-O-R-E. The answer, Grossman thinks is not to talk about L-E-S-S, but different and better. Since he has become executive director of Greenpeace, USA, he asks readers to take over the discussion and put out the next *GAZETTE*.

"WHAT WE ARE UP AGAINST is a total culture that is in flight from reason as it accepts every economic desire of individuals as equally legitimate as long as they can pay for it" - from *THE HUMAN ECONOMY NEWSLETTER* (Box 14, Dept. of Economics, Mankato State University, Mankato, MN 56001, USA - quarterly, \$15/yr).

THERE'S A \$2,000 GRAND PRIZE for the best proposal for "New Policy Approaches to Current Employment Problems," offered by the W.E. Upjohn Institute, (300 South Westnedge Ave., Kalamazoo, MI 49007, USA). Entrants should submit a brief concept paper, finalist will be asked to write longer essays.

FINANCING LOCAL EMPLOYMENT INITIATIVES, often ignored by conventional sources of funds, is the objective of a study undertaken in Europe where high unemployment appears endemic. It is being carried out for the European Economic Community and OECD by James Robertson (the Old Bakehouse, Cholsey, Near Wallingford, Oxfordshire OX10 9NU, and David Cadman, 5 Dryden St., Covent Garden, London WC2E 9NB, UK).

DIVESTMENT IN SOUTH AFRICA AND THE 'GUNS VS. BUTTER' ISSUE lead more and more investors to seek companies whose policies do not clash with their consciences. A worthwhile product and good labor relations (whether union or non-union) also matter. This is the explanation for the current interest in ethical investing advanced by *THE CLEAN YIELD*, monthly newsletter of Fried & Fleer Investment Services, Ltd. (POBox 1880, Greensboro Bend, VT 05842, USA) that tries to reconcile principles and profits.

CITY FOOD CONSUMERS CAN COME TO THE RESCUE OF RURAL GROWERS under ARABLE, an Association for Regional Agriculture Building the Local Economy that has been started in Oregon's Southern Willamette Valley (POBox 5230, Eugene, OR 97405, USA). Members open saving accounts that serve as the basis of ARABLE loans to local farmers to keep food dollars in the local economy.

REGENERATION is a new quarterly newsletter from Rodale Press covering the Regeneration Project (33 E. Minor St., Emmaus, PA 18049, USA - \$12/yr) that seeks to render regions more self-sufficient, particularly in food, and less dependent on costly imports. The idea, along with the Economic Renewal Project (Rocky Mountain Institute, Drawer 248, Old Snowmass, CO 81654, USA), stirs up a good controversy in the columns of *NEW OPTIONS* (1346 Connecticut Ave., N.W., Suite 924, Washington, DC 20036, USA) over dangers of economic isolationism that would generate unemployment elsewhere.

LIVELY DEBATE OVER WORKER OWNERSHIP appears in the spring/summer issue of *CHANGING WORK* (POBox 5065, New Haven, CT 06525, USA - \$10/yr). One side fears a future economy of worker-operated sunset industries on the fringe of the corporate world and its sunrise industries; the other grants that worker ownership is no panacea but recommends it as a tactic to be used in today's fluid situation. And both agree that taking over a terminally ill firm should never be done as a desperate move to save jobs.

WHAT ABOUT A WIND ENERGY COMPANY WORKING FOR THE MILITARY? North Wind Power in Moretown, Vermont, produces machines that the U.S. military uses on remote Arctic sites. Should the ethical investor keep his money in North Wind? *CATALYST*, newsletter published by the Center for Economic Vitalization (28 Main St., Montpelier, VT 05602, USA - \$49/yr along with another bimonthly, *GOOD MONEY*, and *NETBACK* quarterly), raises the issue. Editor Susan Meeker-Lowry notes military sales paid for R & D on wind machines for other uses, including water pumping in the Third World, but asks readers how they feel.

LOCAL ECONOMIC DEVELOPMENT INFORMATION SERVICE covering initiatives in the UK and the European Community is now being extended to the U.S. by its publishers in Scotland, The Planning Exchange (186 Bath Street, Glasgow G2 4HG, UK - monthly, \$75/yr).

PEACEWORK

AGAINST THE POWER OF THE MEGASTATE, what chance does the individual citizen have? A good one, according to proponents of nonviolent action following their exemplar, Gandhi. Their views appear in *WHY NONVIOLENCE?*, a tabloid published in a revised edition (TRANSNATIONAL COLLECTIVE, Movement for a New Society, 4722 Baltimore Ave., Philadelphia, PA 19143, USA - free outside U.S., free inside U.S. with SASE). It finds nonviolent action as early as 1774 when the thirteen colonies formed a Continental Association to fight the British by boycott. The movement has reached its peak with worldwide peaceful protest against nuclear armaments. It has been effective even in the eastern bloc, as evidenced by Solidarity's success in Poland. The tabloid touches on all aspects of the movement from civilian-based defense to the sitdown strikes of the Thirties, then offers a good reading list for those who wish a more in-depth look.

PEACE BRIGADES INTERNATIONAL seeks volunteers for "ready response teams" trained in nonviolence techniques which could be sent to conflict areas for short periods. (International Office, 4722 Baltimore Ave., Suite 2, Philadelphia, PA 19143, USA or Central America Projects Office, 175 Carlton St., Toronto, CANADA M5A 2K3 which has placed teams in Nicaragua and Guatemala).

"WHAT WOULD HAPPEN IF A NEUTRON BOMB DROPPED ON US?" is the kind of question a child is likely to ask these days. Help in answering it and so many others comes in *WATERMELONS NOT WAR!* (again New Society Publishers in Philadelphia - \$9.95) written by Kate Cloud, Ellie Deegan, Alice Evans, Hayat Immam and Barbara Signer with the participation of their children as "a support book for parenting in the nuclear age." They don't pretend to know all the answers (and so many of the questions are unanswerable) but they share with the reader the fears their children have expressed and what they have done to allay them. Most helpful is a good list of books and other resources for parents seeking to educate their offspring and themselves.

THE GREAT PEACE MARCH hopes to start 5,000 walking east on March 1, 1986 from Los Angeles over 3,000 miles and eight months to carry the message of nuclear disarmament for PRO-Peace (8150 Beverly Blvd., Suite 301, Los Angeles, CA 90048, USA). They've been given an encouraging sendoff in *NEW AGE* (342 Western Ave., Brighton, MA 02135, USA - monthly, \$21/yr) which also praises a new anthology, *THE PEACE CATALOG* (Press for Peace, 5621 Seaview Ave., NW, Seattle, WA 98107, USA) that covers not only writings but what people are doing for peace.

PROPOSED PEACE TAX FUND as reported in *NEW OPTIONS* (1346 Connecticut Ave., NW, Suite 924, Washington, DC 20036, USA - every 4 weeks, \$25/yr) would require conscientious opponents of war to pay taxes but money otherwise earmarked for the military would go into a special trust fund to finance peace research, retraining of workers displaced by conversion of war industries, and other causes. Fifty members of Congress have already been signed up as co-sponsors by the Peace Tax Fund Campaign (2121 Decatur Pl., N.W., Washington, DC 20008, USA).

THOUGH OFFICIAL ARMS CONTROL NEGOTIATIONS STAGNATE, individuals and peace groups have come up with a host of proposals -- from exchange of "hostages" to a second UN Assembly or a world referendum on disarmament. They're reviewed by Hanna Newcombe in *TRANSNATIONAL PERSPECTIVES* (Case Postale 161, 1211 Geneva 16, SWITZERLAND - quarterly, \$10/yr) which devoted an issue earlier this year to the main concerns of Albert Schweitzer on the 20th anniversary of his death.

REPORT ON GLOBESCOPE NATIONAL ASSEMBLY in Portland, Oregon appears in *INTER ACTION* (Global Tomorrow Coalition, 1325 G. St., N.W., Suite 1003, Washington, DC 20005, USA). In resolutions, Globescope asked for a Reagan-Gorbachev summit, mutual nuclear arms reduction and cooperative partnership between the environmentally-aware and the business community.

WHETHER TO HIS DRAFT BOARD, THE IRS OR PRESIDENT REAGAN, Unitarian Universalist minister and peace activist Douglas Fir Wilson writes to authority. A sample of his correspondence has been published as *LETTERS TO GOVERNMENT 1983-1971* (Drum Tree Press, 10 Pleasant Lane, San Rafael, CA 94901, USA - \$2, \$1 with five or more), starting with a note that accompanied his draft card and ending with a plea to Reagan to get the military -- the biggest government of all -- off our backs.

INFLUENCE OF MULTINATIONALS ON U.S. FOREIGN POLICY comes under the scrutiny of *CLOSE-UP* (Coalition for a New Foreign and Military Policy, 712 G St., S.E., Washington, DC 20003, USA - \$20/yr). Writer John Cavanagh distinguishes between corporations supplying arms and those whose aims don't necessarily coincide. But even firms whose main business is not military (such as GM or IT&T) use defense orders to tide them over lean recession years.

TRANET's Quarterly Newsletter-Directory is distributed regularly only to members. Copies are sent free to Third World individuals and organizations only as funds allow. Your subscription will help widen the network. Your membership underwrites the cost of one subscription to a Third World individual, library or organization.

MEMBERSHIP/SUBSCRIPTION: ☐ INDIVIDUAL \$30 ☐ LIBRARY \$50 ☐ ORGANIZATION \$150

The TRANET/UNESCO A.T. LIBRARY is a selection of 100 do-it-yourself manuals and other resources to promote local self-reliance and networking among recipients. TRANET members may subsidize any portion of the total \$800 per 100 book library for a Third World village.

Name: _____

Address: _____

Please Make Checks Payable to "TRANET"; POBox 567, Rangeley, ME. 04970, USA

TO HARNESS THE POWER OF A DREAM, Assistant UN Secretary-General Robert Muller proposes a "worldwide Bimillennium Celebration" in the year 2000 preceded by an unparalleled effort to achieve "a peaceful and happy human society on Earth." He made his suggestion in *PLANET EARTH*, journal of Planetary Citizens (POBox 426, Menlo Park, CA 94026, USA), in an issue devoted to emerging global values.

SOME FORTY PEACE GROUPS are involved in The Exchange Project of The Peace Development Fund (POBox 270, Amherst, MA 01004, USA) which will offer them workshops, consultant services and a quarterly newsletter, reports *PEACEWORK* (American Friends Service Committee, 21261 Massachusetts Ave., Cambridge, MA 02140, USA - \$10/yr). Deadline for 1985-86 applications was June, but there will be another cycle next year.

STRATEGIES FOR SOCIAL CHANGE are set forth in *PEOPLE POWER - Applying Non-Violence Theory* by David H. Albert (New Society Publishers, 4722 Baltimore Ave., Philadelphia, PA 19143, USA - \$4). Albert remarks at the outset that all power depends on the consent of those over whom it is wielded, then identifies its sources and how they are to be approached. Among examples he cites of non-violence triumphing over a well-armed state apparatus is the Iranian revolution.

A.T. NOTES

INTEGRATED APPROACH TO RAISING RURAL LIVING STANDARDS and thus stemming the drift into Third World cities has been taken by Canada's International Development Centre (POBox 8500, Ottawa, K1G 3H9, CANADA). IDRC relates its work in *SEARCHING* (also in French and Spanish), a booklet that's almost an A.T. catalog. Nothing big and spectacular, just research to grow better beans, for example, in Chile or to develop small woodburning power plants and the tree plantations to feed them in the Philippines. Handpumps to bring water to several African and Asian countries have been tested, a network has started to study crafts in Asia as an often-ignored support of rural economies, small fishermen are helped. All this and more are tied together by information programs.

GETTING A.T. THE WORLD OVER INTO TWO COVERS is the no mean feat achieved by Angela Sinclair in *A GUIDE TO APPROPRIATE TECHNOLOGY INSTITUTIONS* published by the Intermediate Technology Development Group (9 King St., Covent Garden, London WC2 8HN, UK - £4.95). It covers some 40 institutions in the First and Third Worlds, mostly national, but some regional and international, not just listing but evaluating, too. ITDG has also put out a revised edition of *APPROPRIATE TECHNOLOGY INSTITUTIONS: A DIRECTORY* (£2.95), more extensive but less descriptive.

GUIDE TO GIVING OF ONE'S SELF might be one way to describe *VOLUNTEER* (Intercultural Press, POBox 768, Yarmouth, ME 04096, USA - \$5.50) by Marjorie Adoff Cohen, prepared for the Council on International Educational Exchange and the Commission on Voluntary Service and Action. It lists 175 voluntary service organizations and the opportunities they offer to do almost anything almost anywhere from housing the homeless in Papua New Guinea to treating cavities in Rwanda. Some of these volunteer jobs require great skill, others mainly goodwill, but there is an astonishing number of opportunities for the professional, the student, the retired, for all ages and walks of life. And it's a pleasure just to read that all this is going on.

IF YOU KNOW SOMETHING ABOUT HAND-POWERED IRRIGATION PUMPS, you may be the mechanical engineer International Voluntary Services (1424 16th St., N.W., Suite 504, Washington, DC 20036, USA) is seeking for Bangladesh. IVS also needs a health trainer in Bolivia and, in Ecuador, a leadership trainer and a project coordinator for a social services agency. Other volunteer spots are opening in Botswana, Haiti and Zimbabwe.

THIRD WORLD RESOURCES (464 19th St., Oakland, CA 94612, USA - \$25/yr) is a new quarterly newsletter that describes organizations, books, periodicals, pamphlets, articles and audiovisuals on Third World regions and issues. It updates the *THIRD WORLD RESOURCES DIRECTORY* published in 1984.

WHAT WILL HAPPEN TO SOCIETY ONCE ITS WORK-BASED FOUNDATION IS DESTROYED was the main question before the 1985 Carnahan Conference on Harmonizing Technology with Society in August at the University of Kentucky (John Jackson, Electrical Engineering Dept., 565 Anderson Hall, University of Kentucky, Lexington, KY 40506-0046, USA). Several speakers thought it time that humanity put some distance between itself and technology to avoid disaster. Otherwise, as one of them observed, there will be a new interpretation to E=Mc²: E being economics, M marketing and computer power. Others looked at the origins of technology to see how to counter the irrational belief that it can solve all problems.

NGOS ARE ADVISED TO LOOK BEFORE THEY LEAP INTO COMPUTERS by Jose Ibarra A. Angeles, writing in *APPROTECH NEWS* (Asian Alliance of Appropriate Technology Practitioners, 4th Floor, Yutivo Bldg., 270 Dasmarinas St., Binondo, Metro Manila, REPUBLIC OF THE PHILIPPINES - quarterly). He raises many questions, such as: can an economy too poor to afford schoolhouses bring in computer programs for teaching? should an NGO endorse a technology whose effects on a Third World society are not yet predictable? couldn't the money be put to better use in development? It's not all negatives; the author sees computers as great eliminators of bureaucracies, a goal shared by NGOs. But "the technology is not neutral" and NGO must take serious stock of its needs and resources before deciding to adopt it.

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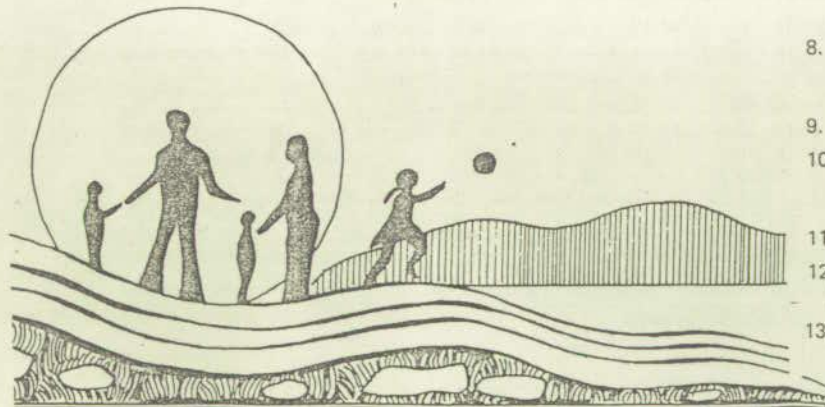
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PRINTED MATTER

The Wyuna Community is a group of concerned people who feel that the quality of life in our society at present is far from what it should be and in fact, our very survival is being threatened by the rampant lack of ecological responsibility on the planet. In seeking solutions to the ecological imbalances of the past, we place human in the center-stage and accept responsibility for our own evolution. We aim to research and assess small and more appropriate farming and building techniques, focusing on appropriate technology and alternative energy sources, simultaneously addressing perhaps the most basic area of all — living alternatives to wage/income dependence and the development of creative leisure in a society where jobs are rapidly disappearing.

We aim to live together as an intentional family, to follow life styles chosen by ourselves, rather than by circumstance, which provide maximum opportunities for human and spiritual growth. We aim to build a body of information and experience which will be of value to others concerned with self-empowerment, human relationships and communal living.

We choose as our home base Australia, (Canberra, A.C.T. and Mt. Oak in Bredbo, N.S.W.) and accept as our starting point the theoretical work of Jim Cairns, whose energy was the catalyst for this project.



Aims and Objectives

We aim to develop an egalitarian society in which:

1. All forms of life are treated with respect and awareness.
2. We commit ourselves to non-violence as a principle of life.
3. All members engage themselves in continual growth and transformation, and are encouraged to reach their maximum potential with specific emphasis given to nurturing this growth and potential in our children. To this end, we aim to structure our environment to maximise the learning process for all.
4. Self-responsibility and co-responsibility are worked at and accepted.
5. *We accept that we need to be the change we want to happen rather than put the emphasis on trying to change those around us.*
6. Real needs are explored and empowerment skills are sought to achieve their satisfaction.
7. Empowerment skills are further sought to enable us to experience:
 - . love rather than fear
 - . peace rather than violence or aggression
 - . freedom rather than guilt
 - . a basic sense of well-being to enjoy even in times of adversity.
8. Faith is developed to trust that everything we need is already within us and that it is possible to learn to release that power within us.
9. Total honesty with self and others is striven for.
10. *Symptoms of illness are perceived as feedback messages from the body which provide opportunities to solve deeper problems.*
11. Positive reinforcement replaces negative reinforcement.
12. Openness in relationships is encouraged but personal space is respected.
13. Direct relationships are fostered and "over-protectiveness" and "cliquishness" are discouraged.
14. Problems are confronted, if not immediately, then as soon as possible.
15. *Group meetings are given high priority.*
16. Hierarchies and the concepts of privilege and prejudice are not given sanction.
17. People are accepted as who they are — worthy of love, respect and dignity as human and spiritual (subtle energy) beings; their actions may be unacceptable but we distinguish between the action and the person.
18. Attempts to communicate are recognised and acknowledged.
19. Experimentation is encouraged.
20. Knowledge and skills are freely shared.
21. *Concepts of power and leadership are confronted and re-defined as community resources along with other talents, skills and energy available among us. Leadership is further defined as the functional use of these resources, and as such it is never imposed but is sought when required and is always empowering of the seeker.*
22. Sound ecological practices are maintained.
23. Renewable forms of energy, e.g. sun, wind, water, are used extensively.
24. Responsibility and care for the land is emphasised.
25. Everything is done to the highest possible standard.
26. High levels of commitment are maintained.
27. Cooperation replaces competition.
28. Material affluence is not sought as an end in itself but a sound economic base will develop communally.
29. Sexism, racism, ageism, adultism toward children and other forms of oppression have no place.
30. There is equal opportunity for all.
31. Decision-making by consensus and participation in decision-making processes is given highest priority. Implementation will be by appointed "responsible" people.

Behaviour Code

The community's aims and objectives will be reflected in our Behaviour Code, which is a list of norms, all of which are understood and endorsed by every member as the code by which the community intends to live.

1. **Equality Code:** All members, especially children, are treated as individuals with full human rights.
2. **Animal/Flora/Fauna Code:** All life forms are treated with dignity and respect.
3. **No Violence Code:** *All forms of violence (verbal, physical or psychic) are avoided. Feelings of violence are understood but not supported.*
4. **No Gossip Code:** No one speaks negatively about another behind that person's back. Something negative which really cannot be handled in any other way is shared with that person directly. If this proves impossible it can be brought up at the group meeting time set aside for such problem-solving exercises. In this sense, gossip is talk which does damage. It is not necessarily gossip to discuss someone else's love affair or the disastrous dinner they cooked last night, as either example could be talked about positively.
5. **Acknowledgement Code:** All attempts to communicate will be given a response. Any request will receive a reply. Greeting each other upon meeting will acknowledge each other's presence.
6. **Personal Space Code:** No one enters another's room or living space without the consent of that person and no one consciously invades the personal space that someone else may be in, regardless of their location.
7. **Cleaning Up Code:** We clean up after ourselves any mess we may have left behind.
8. **Efficiency Code:** We do things conscientiously, to the best of our ability, searching for ways of getting things done faster or better, if by doing so we can improve our environment, or leave ourselves time for other things.
9. **High Quality Code:** *We strive for the highest possible quality of life and balance our aesthetic, cultural, creative and social senses with our efficiency.*
10. **No Moaning Code:** We do not publicly complain about the things we think are wrong with the community. Instead, we work with others to put them right.
11. **Seniority Code:** Importance is not attached to seniority or status. We wish to avoid the emergence of prestige groups or hierarchies of any kind.
12. **Apprenticeship Code:** All members are required to share their knowledge and skills with any other members seeking to learn. The environment will be structured accordingly. Everyone in the community gains from this sharing and it reduces any tendencies toward monopolies of knowledge and skills. This also serves to assist in our re-defining of power and leadership.
13. **Honesty Code:** All members will try to be honest in all actions and communications with others.
14. **Non-Judgemental Code:** A conscious effort will be made not to be judgemental in our relationships and to recognise and give credit where it is due.
15. **Person/Action Code:** *Efforts will continuously be made until we succeed in automatically separating the person from the action. People are accepted, respected and cared for; actions can be unacceptable.*

Behaviour Code

16. **Member's Past Code:** A member's past, prior to joining the community, is regarded as part of that person's personal space, to be shared or not, at his/her discretion. We accept people for what they are, not for whom they may have been, with awareness that they and we will be different people again many times in our lives.
17. **Jealousy Code:** Feelings of jealousy and possessiveness are understood but not supported by the community.
18. **Personal Growth Code:** *All members will engage themselves in continuous growth and transformation, particularly cultivating skills of self-empowerment, decision making, negotiation, conflict resolution, the development of human potential, and the ability to deal positively with change.*
19. **Personal Change Code:** *All members take responsibility themselves to live and be the changes they wish to see happen around them rather than put the emphasis on trying to change others around them.*
20. **Health Code:** We are all committed to seeking a healthy way of life utilising all possible avenues to good health. A commitment to good nutrition and enjoyable exercise, an interest in Yoga and music, are examples of the physical, mental and emotional pathways to wholeness and as such are strongly encouraged.
21. **Spiritual Code:** *This community has no allegiance to any particular creed, dogma or religion. Nevertheless spiritual growth is encouraged as part of personal growth and is here defined as the path toward the reunion with the real Self (wholeness). To this end meditation is given high priority and is incorporated into our everyday living.*
22. **Social Change Code:** Personal change and social change are seen to be the manifestation of inner and outer growth and priority is given to work toward appropriate social change, remembering that personal change is the most effective tool of social change.
23. **Environmental Code:** Maximum individual care and concern will be exercised to ensure that the environmental aspect of the community will reflect a balance and compatibility with the natural ecology and the aims and objectives of the community.
24. **Reminder Code:** *In the course of reminding one another of our commitments to the community, we will be aware that it will be done in a non-aggressive manner, in the form of a request rather than an order, and that the person being reminded will respond as soon as possible — preferably immediately.*
25. **Self-Government Code:** We are a self-governing community coming to our decisions through consensus which we see as a process to be worked at, using every tool available. Workshops will be conducted on all policy issues and maximum participation will be expected from all members. Meditation will be part of all workshops. Should we fail to achieve consensus after a reasonable time and should it be necessary to make such a decision, then we will fall back on a 3/4 majority vote, with the awareness, however, that this would represent a regression in our growth process. Implementation of policies, decisions and programs will be delegated to appointed people who will be "responsible".

How Can Regeneration Help Your Community?

Just look at the possibilities!

Regeneration has the *unlimited potential* to help your town create jobs, enhance its environment, and ensure a more self-reliant future.

Look around you, and see all the different ways regeneration can work for you.

We invite you to join us as a partner in regeneration. Subscribe to our newsletter for practical development ideas . . . concrete examples . . . and exploration of all the intangible benefits of regeneration.

Creative Recycling

Remanufacturing of automobiles has become big business for these Pennsylvania entrepreneurs. They create like-new autos for about half the price of new ones—and plug a \$2 million-a-year drain on their economy. Enormous remanufacturing possibilities also exist for other items: appliances, machinery, bicycles and more.



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Wealth

Beyond the Bottom Line

Regeneration goes well beyond building your economy and community spirit.

One of the ideas related to regeneration is the idea of *recycling in the broadest possible sense*—from reclaiming old buildings . . . to harnessing energy from renewable resources . . . to farming without expensive and *dangerous* chemicals.

What's more, regeneration technology seeks to produce the goods and services your community needs, while simultaneously *preserving and improving* available resources . . . and *reversing* environmental damage caused by energy-intensive and materials-intensive technology.

Your town *can* thrive again. And we'd like to show you how to make it happen.

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Toward the Regeneration of America

In 1980, The Cornucopia Project was formed at Rodale Press to research the strengths and weaknesses of America's food system . . . and to chart a more sensible course for making it more secure in the years ahead.

As the Project studied dozens of individual states, a startling pattern emerged.

Virtually every state—including many of our most agriculturally oriented states—"imported" a vast amount of the food they consumed. This not only placed their states in a vulnerable position; it also caused a dollar drain that weakened their overall economy.

Our studies also revealed that the *food system was only one part of a much larger problem.*

Communities and entire states were vulnerable in other ways, too: in the energy they imported . . . the health care . . . the financial services . . . the shelter . . . the farm equipment . . . and more.

That's why we formed The Regeneration Project: to show communities how to become more self-reliant using their own skills and resources to meet their needs.

The Project is now seeking to form partnerships with concerned citizens and community leaders to set in motion the process of regenerative economic improvement.

This process would provide a method for recognizing, defining and solving many of society's most pressing problems. Its emphasis would be on jobs for people in your area . . . clean and safe energy production . . . fresh and nutritious food . . . clean and safe water . . . a healthier population . . . and an improved environment.

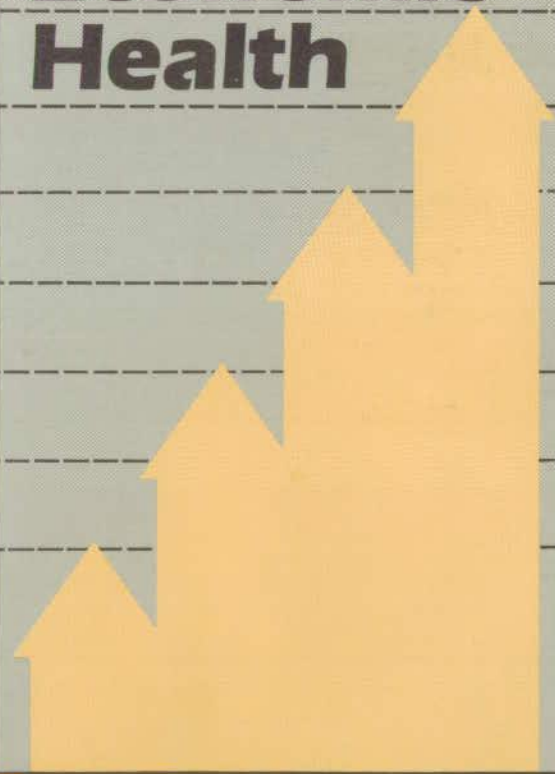
We welcome the prospect of working with you. And we would enjoy hearing your thoughts about Regeneration.

THE
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Regenerating America

New Ideas For Economic Health



farms. What's more, the plant's high strength wastewater is now used as fertilizer. There are many ways to turn vulnerabilities into assets. Regeneration can show you how!

Save on Energy

One of the largest economic drains on your community is probably energy. Taking advantage of waste heat (a greenhouse is an excellent example) is one way to cut your town's consumption of imported energy. Other ways include cogeneration, conservation and alternative energy measures.

Regeneration Is Working!

Almost instinctively, communities throughout America are starting to benefit from the principles of regeneration.

The effect on their local economies—and their community spirit—is encouraging.

Now, it can work for you, too.

The Regeneration Project has developed a way to help you assess your regenerative capabilities, and to explore *all* the options you have available to improve your local economy. We have also developed performance yardsticks to help measure your progress.

So join us! Be a partner in Regeneration, and help your community thrive again.



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Free Resources

What makes an economy sluggish?

One of the major things we've discovered is the amount of goods and services towns now buy from *outside* their community. *Food* is a major import. So is *energy*. And *housing materials*, and *autos* and even *health care*.

Another factor is the overuse of limited and expensive resources.

The Regeneration Project is setting out to show communities how to find and use all the readily available resources and skills—like land, water, sunshine, and a wide variety of recyclable materials—to promote future growth.

By learning how to use these renewable resources, you can improve your economy in two ways. You can slow the dollar drain from your community to other regions. And you can do a lot to enhance the spirit and the future security of your area.



Limitless Possibilities

Thinking regeneratively opens many doors for economic growth . . . providing countless opportunities for employment.

Old cars can be remanufactured like new. Bald tires can be retreaded or pulverized to make a better pothole patch. Locally grown food can be sold locally at a better price. Alternative energy sources can be tapped. Old buildings can be regenerated by local labor and supplies.

Regeneration works!

In nature, when an area is disrupted, small plants (called pioneers) emerge. They take in the available light and minerals and help create an environment where more diversified plant communities can take root and thrive.

The same benign force of nature can work for disrupted *economies*, too. Regeneration can help a wide variety of pioneer enterprises to emerge, to feed on available resources, and to pave the way for further vibrant economic growth.



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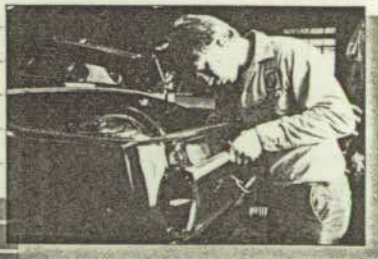
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Previous Land Settlement in Australia: Some Points for Low Cost

Rural Settlement

There have been various phases of white settlement of Australia each with their lessons to be learnt for future settlers. Settlement prior to 1940 is admirably summed up by the 1943 Rural Reconstruction Commission's First Report (RRC, 1944, Chapter III). That Commission's ten reports (1944-46) in all still make excellent reading covering many of the issues still pertinent to any rural settlement scheme.

The First Report recognised five stages of settlement in Australia since 1788. These were:-

Stage I, 1788-1820	First settlement to the expansion of the wool industry.
Stage II, 1820-1852	Wool
Stage III, 1852-1880	Gold rush
Stage IV, 1880-1930	General agricultural expansion, including WWI Soldier Settlement
Stage V, 1930-1944	Depression and WWII

We can add two further stages:-

Stage VI, 1944-1968	Post war reconstruction including soldier settler and other schemes modelled on the RRC's reports.
Stage VII 1968-1983	Rural decline, drought and recession. The Back to the Land movement.

It is the last four that are of concern here, but some of the RRC's conclusions about the first three still have relevance. Their points may be summed up with some modification and expansion as follows:-

1. Any new crop (or other rural venture I would add) is likely to need considerable trial and modification before it can be successfully undertaken.
2. Any agricultural commodity (and craft work I would add) will be difficult to sell in any volume unless it can be exported out of local districts and possibly overseas.
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Many thousands of Australians have taken up subsistence farming as a way of life in the last few years. I believe it to have been a very successful movement in land settlement. Many new settlers would argue that their subsistence farming was a far preferable land use than the exploitative cash farming that occurred by previous farm owners. There is some emerging evidence that the land settlers of the last fifteen years are much more

conscious of their effect on the land than prior users. See for example L. Paijmans, 1983, Rural Attitudes to Tree Decline in the Yarrowluma Shire, ANU LittB Thesis and S.R. Moore and R.E.R. Hartley, 1975 A Survey of Small Blockholders in the Mount Lofty Ranges; their Aims and Achievements. Soil Conservation Branch, Dept. Ag. Adelaide.

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The post 1945 settlement schemes have been successful in some terms. They have certainly settled a large area of Australia and helped increase rural output. But both those achievements have brought problems. Very little of Australia is now left in its "natural" state. Over 50% of the land area is in some way degraded and in need of rehabilitation. We have great difficulty in selling all our farm output and much receives very large public subsidies.

Certainly, the WWII soldier settlers succeeded personally at a much higher rate than their predecessors (no figures seem available) if the society's perception of them is right. But it is interesting to look at the cost. Some 600,000 service personnel were eligible in some sense at the end of WWII. The settlement scheme helped directly less than 2% (<12000). These 12,000 became a favoured few among returnees. The average debt wiped off by government for each settler was \$8,600, but in Tasmania it was \$36,100. The equitability of such a scheme is very much brought into question (Vellacot, 1983, pp. 84-5).

The seventh stage of land settlement, the most recent, is of course the motivation for our present concern. Presumably, one of our concerns is whether or not present "alternative" settlement should be encouraged, promoted and even assisted.

The motivation for the "alternative" settlers, the new settler, has been both similar in some respects to previous settlers, but also very different. Probably, the re-emergence of "land hunger" amongst a disaffected urban group has its closest ties with the post goldrush era. The "hunger" for land, both last century and during the 1960's and 70's contained a strong romantic element. An element of getting back to nature, to true living, coupled with a vision of a relatively benign "nature" out there in the bush to be got back to. Certainly, recently there has been a strong feeling of trying to rediscover, and experience roots which were for many new settlers to be found in their great grandparent's, and grandparent's pioneering experiences.

For many too, there was simply a desire to escape the city, especially the uniformity of suburban life. An echo perhaps of migrants escaping the industrialisation of 19th century European cities and the decay of the rural landscape. The new settler of the 1960's & 70's was trying to escape from a whole range of social, political and economic structures that were seen as no longer appropriate. Some did just "drop-out". But most I think were "dropping out" to "drop in" to some different structures, alternatives created around what were perceived as new values. I think that this is the most important difference between the new settler and the old. The old settler was trying to make good; seize the main chance. Very often the new settler had already made 'good' and found it wanting. The new settler was going "back to the land" to try and develop alternatives rather than trying to eventually make good within the society. Consequently, many new settlers have been prepared to forego material standards of living, including comfort that the majority of rest of Australia would have found intolerable (though as unemployment grows that may quickly be changing). The new settler was not usually concerned with minimum "living areas" for commercially viable farming. Rather the concern was for pleasant, or beautiful or interesting landscape that could provide some subsistence. Many people deliberately chose difficult areas, either ones to be preserves for conservation value or degraded land that could be rehabilitated. In many cases, going 'back to the land' was seen as part of the alternative challenge, i.e. to learn to farm and live in the Australian bush without destroying it; to learn to farm small intensive areas for subsistence using unconventional techniques and technology.

Lastly, in term of general motivation, the back to the land movement has been a response to a general feeling of a failure of community

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A summary of these points might be:-

1. A belief in voluntary simplicity.
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I think the last fifteen years or so has shown that rural settlement can succeed in Australia along these lines even where the motivation or desire is at odds with the previously received "wisdom". However, that previous knowledge must be considered and answered in any new scheme. All this is not to say that there has not been failure amongst new settlers. I doubt if 1 in 3 have stayed in rural Australia. But many more wish to go back to the land or are being driven back to cities (especially by rising land prices). I also believe that there is quite large rural sympathy for some new form of land settlement. Morna Vellacot concludes that many previous settlers would welcome "a new infusion of government sponsored settlers to balance an ageing population and boost the declining economic and political influence of the settlement communities" (Vellacot, 1983, p.91).

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Previous Land Settlement in Australia: Some Points for Low Cost
Rural Settlement

There have been various phases of white settlement of Australia each with their lessons to be learnt for future settlers. Settlement prior to 1940 is admirably summed up by the 1943 Rural Reconstruction Commission's First Report (RRC, 1944, Chapter III). That Commission's ten reports (1944-46) in all still make excellent reading covering many of the issues still pertinent to any rural settlement scheme.

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Stage VI, 1944-1968	Post war reconstruction including soldier settler and other schemes modelled on the RRC's reports.
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It is the last four that are of concern here, but some of the RRC's conclusions about the first three still have relevance. Their points may be summed up with some modification and expansion as follows:-

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The commission's comments on subsistence farming are also very much to the present point. They indicated that such farming is attractive to those who see and advocate "a return to the land as a 'way of life'". Success would be dependent on the degree of idealism of the participants, but they felt that if cash farming was possible it would always be more attractive. They concluded "we prefer to recognise the realities and assume that it is the aim of the nation as well as the individual to use the land to the best advantage". (RRC, Third Report p.119).

Many thousands of Australians have taken up subsistence farming as a way of life in the last few years. I believe it to have been a very successful movement in land settlement. Many new settlers would argue that their subsistence farming was a far preferable land use than the exploitative cash farming that occurred by previous farm owners. There is some emerging evidence that the land settlers of the last fifteen years are much more

conscious of their effect on the land than prior users. See for example L. Paijman, 1983, Rural Attitudes to Tree Decline in the Yarrowlumla Shire, ANU LittB Thesis and S.R. Moore and R.E.R. Hartley, 1975 A Survey of Small Blockholders in the Mount Lofty Ranges; their Aims and Achievements. Soil Conservation Branch, Dept. Ag. Adelaide.

The outcome of the RRC's ^{reports} were recommendations for rural settlement that were both the basis for the post-1945 soldier settlement schemes and a model for nearly all subsequent land development schemes. It is arguable that the RRC's recommendations have become the accepted wisdom about any successful land settlement in Australia. ^(cf. Harris et al. 1974) Any proposed scheme will certainly have to meet the points outlined above ^{if only to refute them}.

The post 1945 settlement schemes have been successful in some terms. They have certainly settled a large area of Australia and helped increase rural output. But both those achievements have brought problems. Very little of Australia is now left in its "natural" state. Over 50% of the land area is in some way degraded and in need of rehabilitation. We have great difficulty in selling all our farm output and much receives very large public subsidies.

Certainly, the WWII soldier settlers succeeded personally at a much higher rate than their predecessors (no figures seem available) if the society's perception of them is right. But it is interesting to look at the cost. Some 600,000 service personnel were eligible in some sense at the end of WWII. The settlement scheme helped directly less than 2% (<12000). These 12,000 became a favoured few among returnees. The average debt wiped off by government for each settler was £8,600, but in Tasmania it was £36,100. The equitability of such a scheme is very much brought into question (Vellacot, 1983, pp. 84-5).

The seventh stage of land settlement, the most recent, is of course the motivation for our present concern. Presumably, one of our concerns is whether or not present "alternative" settlement should be encouraged, promoted and even assisted.

The motivation for the "alternative" settlers, the new settler, has been both similar in some respects to previous settlers, but also very different. Probably, the re-emergence of "land hunger" amongst a disaffected urban group has its closest ties with the post goldrush era. The "hunger" for land, both last century and during the 1960's and 70's contained a strong romantic element. An element of getting back to nature, to true living, coupled with a vision of a relatively benign "nature" out there in the bush to be got back to. Certainly, recently there has been a strong feeling of trying to rediscover, and experience roots which were for many new settlers to be found in their great grandparent's, and grandparent's pioneering experiences.

For many too, there was simply a desire to escape the city, especially the uniformity of suburban life. An echo perhaps of migrants escaping the industrialisation of 19th century European cities and the decay of the rural landscape. The new settler of the 1960's & 70's was trying to escape from a whole range of social, political and economic structures that were seen as no longer appropriate. Some did just "drop-out". But most I think were "dropping out" to "drop in" to some different structures, alternatives created around what were perceived as new values. I think that this is the most important difference between the new settler and the old. The old settler was trying to make good; seize the main chance. Very often the new settler had already made 'good' and found it wanting. The new settler was going "back to the land" to try and develop alternatives rather than trying to eventually make good within the society. Consequently, many new settlers have been prepared to forego material standards of living, including comfort that the majority of rest of Australia would have found intolerable (though as unemployment grows that may quickly be changing). The new settler was not usually concerned with minimum "living areas" for commercially viable farming. Rather the concern was for pleasant, or beautiful or interesting landscape that could provide some subsistence. Many people deliberately chose difficult areas, either ones to be preserves for conservation value or degraded land that could be rehabilitated. In many cases, going 'back to the land' was seen as part of the alternative challenge, i.e. to learn to farm and live in the Australian bush without destroying it; to learn to farm small intensive areas for subsistence using unconventional techniques and technology.

Lastly, in term of general motivation, the back to the land movement has been a response to a general feeling of a failure of community

in urban and suburban Australia. New settlers have set out to either create new communities in new forms, e.g. communes, but most I would argue have set out to recreate or revive pre-existing or decaying rural communities. This has perhaps been their greatest success.

A summary of these points might be:-

1. A belief in voluntary simplicity.
2. A desire to return to nature in some form.
3. Belief in a lack of real 'life' opportunities in cities.
4. A concern with emotional, and what some would call spiritual, wellbeing rather than material wellbeing.
5. A desire to experiment with new forms.
6. Perceived necessity to recreate community.

I think the last fifteen years or so has shown that rural settlement can succeed in Australia along these lines even where the motivation or desire is at odds with the previously received "wisdom". However, that previous knowledge must be considered and answered in any new scheme. All this is not to say that there has not been failure amongst new settlers. I doubt if 1 in 3 have stayed in rural Australia. But many more wish to go back to the land or are being driven back to cities (especially by rising land prices). I also believe that there is quite large rural sympathy for some new form of land settlement. Morna Vellacot concludes that many previous settlers would welcome "a new infusion of government sponsored settlers to balance an ageing population and boost the declining economic and political influence of the settlement communities" (Vellacot; 1983, p.91).

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1983

Previous Land Settlement in Australia: Some Points for Low Cost
Rural Settlement

There have been various phases of white settlement of Australia each with their lessons to be learnt for future settlers. Settlement prior to 1940 is admirably summed up by the 1943 Rural Reconstruction Commission's First Report (RRC, 1944, Chapter III). That Commission's ten reports (1944-46) in all still make excellent reading covering many of the issues still pertinent to any rural settlement scheme.

The First Report recognised five stages of settlement in Australia since 1788. These were:-

Stage I, 1788-1820	First settlement to the expansion of the wool industry.
Stage II, 1820-1852	Wool.
Stage III, 1852-1880	Gold rush
Stage IV, 1880-1930	General agricultural expansion, including WWI Soldier Settlement
Stage V, 1930-1944	Depression and WWII

We can add two further stages:-

Stage VI, 1944-1968	Post war reconstruction including soldier settler and other schemes modelled on the RRC's reports.
Stage VII 1968-1983	Rural decline, drought and recession. The Back to the Land movement.

It is the last four that are of concern here, but some of the RRC's conclusions about the first three still have relevance. Their points may be summed up with some modification and expansion as follows:-

1. Any new crop (or other rural venture I would add) is likely to need considerable trial and modification before it can be successfully undertaken.
2. Any agricultural commodity (and craft work I would add) will be difficult to sell in any volume unless it can be exported out of local districts and possibly overseas.
3. Considerable capital is needed for rural ventures to be successful.
4. Migration of people on a large scale (to rural areas) only occurs at times of hardship and privation in the place from which the migrants come.

5. Rural dwellers are particularly vulnerable to lawless and antisocial behaviour. A commonly accepted code of behaviour including toleration and cooperation is necessary for rural communities to work.
6. Land hunger. This was particularly strong post the goldrushes and was manifested in the bitter conflict between selectors and squatters. This conflict between those who own and control rural land in Australia and those who desire access to it for closer settlement, i.e. the land hungry, is still with us. The hobby farmer, rural retiree, new settler etc. still faces strong opposition and conflict over appropriate land use with "real" farmers and government agencies. The RRC concluded in 1944 that "subdivision has little merit unless it has a sound agricultural and economic basis" (RRC, First Report 1944, p.26). Whether this conclusion is still valid is I think very much open to debate in light of the last fifteen years.

The boom and bust cycles of the stages IV and V, 1880-1944, and the perceived tragic fortune of WWI Soldier Settlement followed by The Depression were thought to have killed "land hunger". The realisation that farming was not easy and that rural life in Australia was likely to be very harsh and involve considerable hardship saw to that. However, the RRC saw that rural re-settlement could be possible if done in what it saw as the proper fashion, particularly learning from the lessons of the WWI settlers.

WWI Soldier settlers had varying failure rates. Of some 37,561 original settlers, by 1929, 26,591 (71%) remained. There was considerable variation across states with Victoria retaining 92,49 (81%) and Tasmania 777 (39%). Financial loss to government was considerable — total of £23,525, 522 (RRC, Second Report, p.48).

The RRC spent considerable time analysing the reasons for failure. Some nine are relevant here (RRC Second Report, paras 153-166):-

1. Inexperience and unsuitability of settlers.
2. Impossibly heavy burden of interest-bearing debt.
3. Inflated land prices.
4. Selection of unsuitable areas.
5. Inadequate farm size.
6. Lack of adequate and competent technical guidance.
7. Pushing settlers to complete responsibilities to governments too early.

8. The psychological factor amongst settlers manifest as an overwhelming desire to establish an independent home and livelihood.
9. Public pressure in political terms to re-establish people on the land in the face of knowledge to the contrary of its desirability in the long term.

In a recent ANU thesis, Morna Vellacot indicates that in light of these, the RRC recommended a post 1945 settlement scheme based on:-

1. Settlement determined by economic not political or emotional factors.
2. Careful selection of settlers with eligibility based not only on war service but also on temperament(sic), physical health, qualifications, age, experience, training etc.
3. State authorities to provide close supervision and guidance. (Vellacot, 1983, p.14-18).

Vellacot goes on to point out that because of the failure of the WWI scheme and the conditions endured by many rural people during the Depression the RRC convinced government that successful "land settlement in Australia must be based on commercial farming practices and must provide settlers with the living standards of other Australians" (Vellacot, 1983 p.18, emphasis added).

The RRC was very alive to the dangers of further rural settlement in Australia. Erosion and land degradation were recognised as a major problem; as was water supply, and isolation from community services and social amenities.

The Commission felt that any settlement scheme had to recognise three major limitations:

1. There are few areas in Australia suitable for yeoman or peasant agriculture.
2. That essential inputs for modern agriculture have to be purchased off farm, i.e. they cannot be grown or manufactured as part of the farming operation.
3. That in most previous settlement farm size was too small. The "living areas" were smaller than that needed to maintain the then present (urban) standard of living. (RRC, Third Report, passim)

In considering what sort of social and economic structure future settlement should have the Commission pretty much opted for the private owner operated family farm. However, in light of current proposals it is interesting to note that the RRC did consider the possibility of group or communal ownership and operation of farms under any resettlement scheme. State farming, collective farming, cooperative farming, share farming, subsistence farming, homestead or allotment farming and communal settlement were considered. Some space was devoted to a study of the "Jewish communal villages in Palestine" which were taken as the model for any communal settlement. The Commission concluded that "it would be fair to say that communal settlements are a practical possibility under certain conditions, i.e. when their members are carefully chosen and animated by some strong non-materialistic motive similar to that of the medieval monastic establishments, but whether such conditions are present in Australia is uncertain and whether success is possible without these factors is still more doubtful". (RRC, Third Report, p.115).

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Many thousands of Australians have taken up subsistence farming as a way of life in the last few years. I believe it to have been a very successful movement in land settlement. Many new settlers would argue that their subsistence farming was a far preferable land use than the exploitative cash farming that occurred by previous farm owners. There is some emerging evidence that the land settlers of the last fifteen years are much more

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Last chance offered to illegal builders

The Lismore City Council has announced plans for a stringent clampdown on illegal building work undertaken after next June 30.

Owners of illegal buildings in the City Council area will be granted an amnesty from prosecution if they apply for building approval before the June 30 deadline.

But anyone carrying out building work after that date without first obtaining council approval will be prosecuted under the New South Wales Local Government Act.

The council implemented the new policy this week after deciding to take tough action aimed at overcoming problems resulting from a rash of illegal building activity in its area.

The city health surveyor, Mr J Douglass, expressed alarm about the situation in a report recommending a set policy aimed at curbing 'unbridled illegal building work'.

Mr Douglass said that a disturbing increase in the incidence of illegal building during the past two years had to be checked if the council was to maintain reasonable control over buildings.

"Prosecution and demolition orders have been discussed, but there are problems associated with both," he said.

"The main problem with prosecution is that the legal costs incurred by the council usually exceed the fines and costs awarded by the court.

"And obtaining of a verdict against an illegal builder does not necessarily mean that the building, if sub-standard, will be brought up to a

standard acceptable to the council."

Mr Douglass accepted that demolition orders should be issued for illegal residences only as a last resort, and when all other avenues had been exhausted.

"As a general principle, it would be best — subject to development consent being available — to try to have all illegal buildings brought up to standard," he said.

"But there need not be the same reluctance to issue demolition orders on non-residential structures, if the co-operation of the owner cannot be secured to bring it up to standard.

"Nevertheless, there must be some deterrent if the council is to maintain any credibility in building controls."

Mr Douglass proposed a policy which, after a period of amnesty, would allow the owners of illegal buildings to apply to the council for development and building consent.

He said that when the amnesty expired, it should be council policy to prosecute illegal builders under sections 311 and 317 of the Local Government Act.

"While the amnesty is in force, extensive publicity should be given to the council's intentions," Mr Douglass said.

"Anyone found illegally constructing buildings during the amnesty should be treated in the same way as those covered by the amnesty — not prosecuted, but required to submit plans for specifications to the council."

If the council is satisfied, it can issue a Section 317A certificate of compliance indicating that, in the opinion of the

council, the building meets Ordinance 70 standards.

In the event of an illegal builder failing to submit this information,

he may be required by the council to improve the structure, or demolish it.

Council to seek out illegal buildings

The legal options open to the Kyogle Shire Council in dealing with unauthorised buildings within the shire boundaries are to be investigated by a newly formed committee.

The committee's work will complement a survey being carried out by council staff to identify and map all illegal constructions in the shire.

During the first inspection of properties undertaken for the survey, 27 unauthorised buildings were identified in the Upper Horseshoe Creek area.

In a report to the council this week, the shire engineer, Mr P Knight, said that the survey would be a 'lengthy task'.

But he said it was the only way the council could determine the extent of the problem.

"The question of what action the council should take in these matters is not simple," he said.

"All unauthorised dwellings are an offence against the Local Government Act. Many, but not all, are an offence against the Environmental Planning and Assessment Act.

"There are differing legal approaches the council can take — through building laws, planning laws, or both."

Mr Knight recommended that the council write to landowners whose properties contained unauthorised

buildings informing them of the buildings which were illegal and advising them that the council would take legal action if the constructions were not regularised within three months.

He also advised the council to reconstitute the town planning committee to become the town planning and building committee and recommended that it be authorised to investigate the legal options open to the council in dealing with illegal dwellings and the appropriate action for the council to take in each case.

The council adopted the recommendations.

After the meeting, Mr Knight said that the council would prefer landholders with unauthorised buildings on their properties to approach the council rather than have staff go in search of them.

"Even if the buildings are illegal, the council is willing to discuss the matter and advise landholders on the steps to take to have the buildings legalised," he said.

Officers look at problem buildings

Two senior officers of the NSW Department of Local Government held talks in Lismore this week with the Lismore City Council on multiple-occupancy building standards.

They are the chairman of the Building Regulations Advisory Committee, Mr Lyall Dix, and the chief technical officer of the department's land and building development branch, Mr Trevor Howse.

Mr Dix and Mr Howse were sent to Lismore to resolve problems confronting the council in applying Ordinance 70 building standards to multiple-occupancy housing.

The former Minister for Local Government, Mr Stewart, offered to send the two officers to Lismore when responding last year to a letter from the council concerning the Bodhi Farm multiple-occupancy development at The Channon.

The council had written to the Minister after the NSW Land and Environment Court refused to uphold demolition orders issued on two residences at Bodhi Farm.

Mr Stewart was asked to provide local government with clearly-defined guidelines for applying Ordinance 70 building standards to multiple-occupancy.

While in Lismore, Mr Dix and Mr Howse had talks with senior council officers and visited multiple-occupancy developments, including Bodhi Farm.

They also attended a meeting of the Lismore City Council on Tuesday night.

Mr Dix told aldermen that local government could not issue retrospective building approvals for illegal buildings.

He said councils could issue Section 317A certificates of compliance for illegal buildings, but only if the owner requested one and the building complied with Ordinance 70 standards.

Any illegal builder requesting a certificate of compliance could be asked to supply the council with plans and specifications and any other information needed to ensure that the building complied with Ordinance 70.

Banks and building societies would not finance the purchase of any building which had not been issued with a certificate.

Mr Dix was asked if the council and individual aldermen could be held legally liable in the event of a certificate being issued for a building which was later found to be structurally unsound.

He warned that councils had to act with 'due care and diligence' in issuing the certificates.

Otherwise they could be found liable.

"Obviously, it is difficult to see into a concrete slab once it has been laid," he said.

"Council building inspectors must make an assessment based on experience and the facts before them."

Mr Dix said that a recent High Court decision had dramatically shifted the onus of liability from the council to the owners in cases of illegal buildings.

"The law is quite clear. People must get approval before constructing a building," he said.

"Councils should use demolition orders as a last resort.

"Wherever possible, I would prefer to see an illegal building made legal.

"But I concede that the process for achieving that is complex."

Mr Dix said the council had only three options when dealing with illegal buildings.

He said the council could do nothing, demolish the building, or order that it be improved to an acceptable standard.

Mr Dix rejected claims by Ald R Baxter that the 'do nothing' option would lead to a proliferation of illegal buildings.

"I do not subscribe to that theory, simply because I believe that most Australians want the security of living in a council-approved house," he said.

Mr Dix said that different people had different ideas about the type of house in which they wanted to live.

He said that it probably was in order for a person 'living in the back blocks' to build a house with no walls.

Mr Dix said Ordinance 70 did not require the provision of walls in a house — only that the house be structurally sound.

"A house in the city with no walls is different to a house on a rural back block with no walls," he said.

June, give replied & sent copy of Bibliography.

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Ms. Nadine Hood
Lecturer
Northern Rivers College of Advanced
Education
Keen Street
LISMORE NSW 2480

Dear Ms. Hood

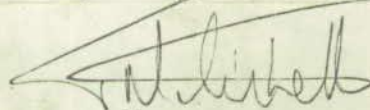
May I introduce myself. My name is Troy Mitchell and I am endeavouring to complete my final year of studies at Hawkesbury Agricultural College, to fulfill the requirements for a Degree in Land Economy. During this year I will undertake extensive research in an area of land management that is of particular interest.

Being an avid reader of "Simply Living", I was intrigued by the article that appeared in Volume 2 Number 8 titled "Rural Communities". Within this article I became aware of a study that you have undertaken concerning rural communities in New South Wales.

Having read the GAIA Atlas of Planet Management, the Third Wave and articles within Simply Living I have become interested in the idea of researching a more positive field of study than the usual areas of property development. The idea of undertaking research on rural communities appeals to me a great deal. Such a dissertation would examine land tenure, town planning and development control, government policy, community structure and management, life style economics and sustainable land development.

Could you please advise me about gaining access to your research paper and other such sources of information on this great alternative to rural landuse.

Yours faithfully



Troy Mitchell

13/2/86

Dear Peter H or Mae,

Enclosed is a letter I received.
I've replied.

Perhaps you might wish to as
well?

Yours

Nadine

Making a Caucus stirrer a minister

ROSS DUNN reports on the Left's candidate for one of the two vacant Cabinet positions in the Wran Government. For Ken Gabb, it's a case of third time lucky.

KEN Gabb will be relieved to enter the Wran ministry this week. Mr Gabb, 36, a left-winger, would probably have been a minister for two years by now but for his fierce criticisms of the Government in Caucus. In many ways his political career has been tied to the actions of the Premier. It was Mr Wran who persuaded Mr Gabb to run in a by-election for the seat of Earwood when the former Liberal Premier, Sir Eric Willis, retired. But it was also Mr Wran who acted to stop him from entering the Cabinet before now because of their sometimes heated differences within Caucus. It seems the Premier has decided for the sake of internal stability that he should not oppose Mr Gabb on this occasion. It is the third time the Left has selected Mr Gabb as its candidate for a Cabinet vacancy. Mr Wran has no doubt also noted that Mr Gabb has been a quieter figure in recent months. Perhaps Mr Gabb has realised that if he was not successful this time he could not expect the Left to choose him again. Mr Gabb is a unusual politician. As well as being a committed member of the Left, he is also a devout Christian: an Anglican lay preacher at St Paul's Church at Earwood. He once thought

of joining the priesthood but, as early as 14, decided on politics.

He sees no contradiction in being a left-winger and a Christian. He believes that all people are equal, and that the Labor Party offers the best chance of acting on that ideal.

Recently married, Mr Gabb, 36, lives in a modest three-bedroom house in Earwood, the area where he was born and raised.

The son of a welder who left school at 15 during the Depression, he was educated at Canterbury Boys High. He worked for a number of years in the NSW Crown Solicitor's Office, studying for his law degree at night, before entering politics in 1978.

But following his election the he and Mr Wran fell out over disagreements in Caucus about Government policy.

After the March 1984 elections, the Premier intervened so that Bob Debus and not Ken Gabb became the Left's new minister. The Premier may have genuinely felt Mr Debus was a better choice, but left-wingers believe Mr Wran was getting his revenge for a number of disagreements between himself and Mr Gabb.

The most notable was in 1982, when Mr Gabb organised a left-wing challenge in Caucus against Mr Wran's proposal to pass special legislation for a major development at Pagewood.

The night before the meeting, Mr Wran called Mr Gabb at home for the first time. Mr Wran told him he valued him highly, and it was about time he got him into Cabinet. But Mr Gabb has told left-wing colleagues he believed the phone call was an indirect warning not to oppose him over Pagewood.

Mr Gabb's view that backbenchers should have a big say in the formation of Government policy did not fit well with the Premier, whose style of

leadership has always been presidential. Since Labor was elected in 1976, Caucus has seldom played a vital role. Mr Gabb fought hard to change this and successfully moved a resolution that Caucus be given seven days notice of all future legislation.

Flowing from this rule change, Mr Gabb became a prime mover in setting up a group of Left and Centre MPs outside the Caucus to help formulate views on legislation and other issues before the Government. This enabled the Left to be more effective in Caucus, and forced the right to follow suit.

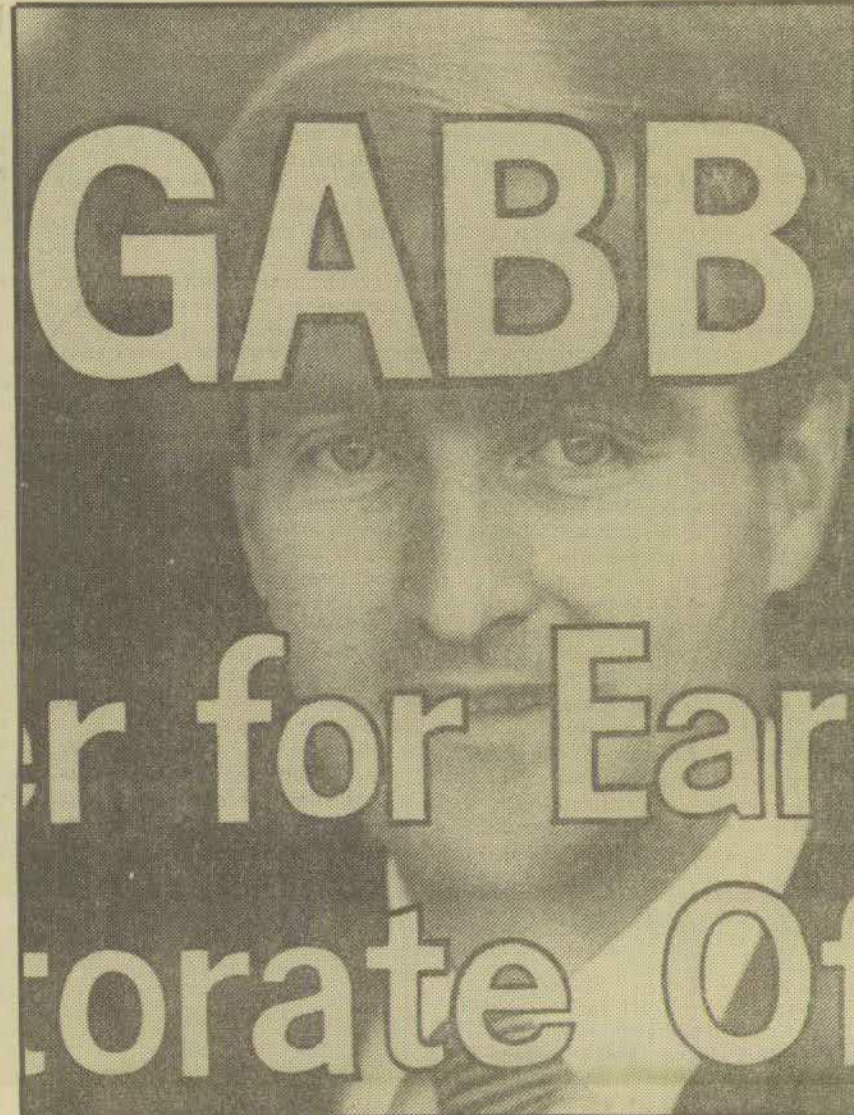
Clean-looking and politely spoken, Mr Gabb may lack the aggression of the typical, successful politician. He is not regarded as a strong parliamentary performer.

One minister said that although he might appear to be quiet and shy he was "morally tough" and "tough internally". Another said Mr Gabb may be too serious for his own good. "One of his problems has been that he doesn't laugh at the Premier's jokes."

"Sure I have trodden on a few people's toes," Mr Gabb says. "The way ahead, the successful path in career terms in Caucus, is to speak on motherhood motions and not involve yourself in controversial motions. I suppose I have involved myself in the controversial motions to a greater degree than some of my colleagues and there is a price to be paid."

"For a Government to be vital, and progressive, it needs to be kept on its toes. That I think, to a large degree, is the role of the backbencher in the Government."

Members of the backbench will no doubt hope that Mr Gabb will continue to hold this view after tomorrow's Caucus ballot.



Kenn Gabb ... "Sure I have trodden on a few people's toes."

Follow the rules, reap the rewards



DENNIS SHANAHAN reports on John Aquilina, a candidate for one of the vacant Cabinet spots and a party man who makes all the right moves.

WHEN John Aquilina was seeking advice about making the final step into the NSW Cabinet, a senior right-wing minister gave him this friendly but terse reply: "Cut your sideburns and buy a dark suit."

John Aquilina's long, dark sideburns and sandy-coloured suits made the Member for Blacktown contrast sharply with the dark-suited and studied elegance of the front bench.

A more fashionable coiffure and a more sombre suit were all John Aquilina needed to complete the formula for political success.

His entire career looks as if it could have been constructed from a Labor Party primer on how to become a right-wing minister. His assured rise to the Cabinet ranks tomorrow morning typifies the way in which a dedicated Labor man who does not particularly stand out from his fellow backbenchers can engineer a Cabinet post.

The best path to follow is to join the ALP early, preferably while still a teenager, work energetically within the party, enter local government, become mayor if possible, and then capture pre-selection for a safe seat.

Once you have entered Parliament, join the dominant right-wing faction,

support a senior minister, join a parliamentary committee and to cap it off become the committee chairman.

John Aquilina joined the ALP's Blacktown branch before he was into his 20s. Within a year he was elected to the branch executive and was attending the ALP annual conference as a delegate.

He decided to run for the local Blacktown Council. In 1974, then 24, John Aquilina was defeated in his first attempt, but three years later, after approaches from the ALP numbers men in the area, he was not only elected to the council but also became mayor.

By using the position of mayor effectively, he raised his profile in the western suburbs. At the same time he was appointed to the State Government's Ethnic Affairs Commission. He was gaining maximum exposure as an up-and-coming contender for MP.

In 1980, inevitably, he was one of two western suburbs mayors chosen to compete for safe Labor seats. The other mayor, Mrs Janice Crosio, has already entered the Cabinet.

In 1981 Mr Aquilina was elected as the Member for Blacktown and entered the second phase of his career.

As an MP he was a member of the dominant Centre Unity Group which decides right-wing Cabinet positions. He was also supported in a more personal way by the Deputy Premier, Mr Mulock, as part of the so-called western suburbs grouping of MPs.

He was almost immediately successful in parliamentary committee terms and was within a year a member of the powerful Parliamentary Public Accounts Committee.

Of all the parliamentary committees, the PAC is the best place for backbenchers to learn how the Government works, and to display their own

understanding of administration.

The chairman of the committee at the time, Mr Mike Egan, was freely tipped to become a Cabinet minister until he lost his seat in the 1984 election. Mr Egan's successor, Mr Carr, did join Cabinet as the Minister for Planning and Environment, and a previous chairman, Mr Brereton, has already left his mark in Cabinet.

When Mr Carr was promoted in 1983 Mr Aquilina became chairman and the next in line for a right-wing Cabinet job.

Some of Mr Aquilina's colleagues acknowledged that he did a competent job as committee chairman, although others were not happy with his criticism of the Government.

At one parliamentary caucus meeting the Minister for Youth and Community Services, Mr Walker, rounded on Mr Aquilina for some of PAC's criticism of his portfolio. But even while doing this Mr Walker recognised the almost automatic succession of right-wing PAC chairmen to the Cabinet.

His image as a quiet, perhaps too cautious parliamentarian changed when he attacked the Liberal Member for Eastwood, Mr Clough, over the control of crematoriums in NSW. Mr Aquilina proved he was prepared to throw dirt if need be and provide ammunition for the Premier to use in a successful parliamentary session at the end of last year.

Mr Wran's public support and congratulations sealed Mr Aquilina's fate: the man who made all the right moves early in his career was going to the final step into the Cabinet room.

After 16 years of careful nurturing and hard work the Member for Blacktown's career and ascension into the ministry is a vindication of all the values and hopes of the party faithful.

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Today The Herald looks at the state of English theatre and one solution to its troubles — taking it to the US.

Hath not thy rose a canker?

Theatre in London is in the doldrums, according to a number of its critics. One of them is JOHN LAHR and he explains why.

IN English life, the theatre has always played a crucial part in the debate the society has with itself. Through it, the society chronicles most accurately its manners, language, obsessions, and failures. But the history of theatre is a history of intermittent bursts of energy: long fallow periods, followed by sudden flowerings. These eruptions of productivity seem to occur, and end, with shifts in the nature of society.

The great cavorting American clowns emerged out of the new (and violent) industrial dynamism at the turn of the century. The discoveries of Chekhov, Stanislavsky and Meyerhold reflected in their stagecraft the imminence in Russia of a radical break with the past. Likewise, the English New Wave of the late 1950s was the by-product of the bumptious disenchantment generated by the spirit of progressive reform in the welfare state. Then, theatre was pushing at an open door. But now the political climate has changed, and the theatre with it. The successive British New Waves — 25 years of unprecedented theatrical activity — seem to be receding; and the British theatre finds itself in the doldrums.

The climate of Mrs Thatcher's England is not for debate but compliance; not for social justice but the entrenchment of established power. The society is winded, demoralised and afraid; and theatre has begun to reflect this exhaustion. The mood of retreat has been forced on theatre by economic stringency.

"It's a harder world than it was 10 or 15 years ago," says Dan Crawford, injured to it and to the fact that his King's Head Theatre has lost its \$100,000 subsidy. Cutbacks in Arts Council grants have changed the shape and content of what is produced. Productions of new, experimental, and controversial plays have been substantially curtailed; and adventurous theatres are being forced to play safe.

"Worse than that," says Crawford, whose theatre launched such commercial successes as *Mr Cinders*, Hugh Leonard's *Da*, Robert Patrick's *Kennedy's Children*, and Stewart Parker's *Spokesong*: "You don't have money to put on shows good enough to put arses on seats."

Things are not yet as bad in London as in New York where in 1984-85 only 33 shows were produced, one less than are currently running in the West End. But the subsidy cuts threaten the system of continuity that has allowed English playwrights to flourish, and kept British theatre from declining to the hit-and-miss chaos that has destroyed American theatre and its artists.

Harold Pinter, John Arden, Joe Orton, Edward Bond could not have survived the hostile reaction to their early work without the support of "alternative" theatres and without being able to practise their craft between stage plays on radio and television. As a result, the great poetry of contemporary England is on its stages, and theatre itself is elevated to the Third Estate.

But Pinter has recently declared he has nothing more to say. Arden and Arnold Wesker have also more or less withdrawn from the debate. Bond is lost to his own pretentiousness. And, occasionally, the figurehead of this golden age, John Osborne, emerges to make incoherent rumblings. The marvel is that they have been allowed a lifetime at their craft, and that this work has had such a profound international influence.



"I don't see a diminution of talent among the new writers," says Max Stafford-Clark, the artistic director since 1979 of the Royal Court where the first Wave began, "just a diminution of resources." The writing is on the fourth wall. The Manchester Exchange has dropped its program of new plays; and in London, the Royal Court, the Soho Poly, King's Head and Stratford East have cut their number of productions by half. Says Stafford-Clark, whose most recent play, Wally Shawn's superb *Aunt Dan and Lemon*, is the hit of the current New York season: "All of us in the theatre see it coming to an end. The Court supports under half the plays we did 10 years ago, one third of the actors because the casts are necessarily smaller."

WHAT'S being threatened, but hard for the public to see, is the infrastructure which feeds the talent into the theatre industry. "Why England creates playwrights," says Stafford-Clark — who admits that gatherings of theatre heads are "like early feminist meetings, where all our anger and oppression spew out" — "is that there's an economic structure that supports them. The National and the Royal Shakespeare Company have quite good records working with living authors, but I can't think of a writer that they've thrown into a pool. It's theatres like us who do that job and create additional entrants to the pool of writers all the theatres draw from."

One such Royal Court beneficiary is Hanif Kureishi whose mordant tale of Asian life in London, *My Beautiful Laundrette*, won such acclaim as a TV film that it was put on general cinema release. Kureishi, who is 28, has been brought up through the support system with plays at the Soho Poly, Riverside Studios, the Court, and the RSC's Warehouse.

Theatre is a handicraft industry in a technological age, and therefore expensive. But English theatre is big business, generating far more wealth for the nation than is doled out to it in subsidy. The government's economies in theatre don't stimulate initia-

tive in theatre, but undermine it, jeopardising future growth by chipping away at the theatre's major source of research and development for short-term savings.

"If the English theatre, because of cuts, is left with a dual monopoly situation, with the most money going to two theatres, the RSC and the National," says Max Stafford-Clark, "then the opportunity for making new writers will cease to exist and playwrights will cease to be the medium by which English society best examines itself. Playwrights will continue, of course, but it will become like New York, with one or two writers emerging as stars every few years and the rest wasted in the soul-destroying hustle for showcase productions."

Inevitably, in financial crisis, the majority of grant money and theatre activity gravitates to the institutional theatres. They are built to reflect the glory of established English culture, and they will always be supported by the establishment. These first-rate but embattled theatres are caught between the need to exploit product to raise funds and the responsibility to raise theatrical standards.

About 90 per cent of the RSC's Stratford productions and 60 per cent of its Barbican offerings are Shakespeare. The National offers a more varied repertoire. Since 1969 it has mounted 210 plays, including 79 new plays, 44 revivals of 12th-century plays, 56 classic plays and 15 Shakespeare. But even with this superb record, the National's "obligation to diversity" is a promise that can't be kept.

In order to maximise ticket sales, the National has homogenised its repertoire, pandering to its public instead of leading it. On offer on its main stages are plays by Ayckbourn, Stoppard, Congreve, Sheridan, and, in February — missing no commercial opportunity — Neil Simon. What passes for serious work is Peter Shaffer's biblical spectacle *Yonodab*, a bad bet hedged by its charming star, Alan Bates; and *Pravda*, an intended satire on Fleet Street press, where the only sign of life is Anthony Hopkins's brilliant characterisation of a reactionary press baron.

When institutional theatres have to make

swinging cuts, the first thing to go is their studio theatres, where reputations, but not profits, are made. Last summer's closure of the National's Cottesloe Theatre is a case in point.

The National's productions of *Guys and Dolls* and *Amadeus* may make it rich, but the triumphs of the Cottesloe make the National justly famous. The Mystery Plays, David Mamet's *Glengarry Glenn Ross*, the Eugene O'Neill season, are among the high points of many stimulating productions. But the Cottesloe costs \$1.5 million to run, and box office revenue is only \$500,000. Last autumn, with a special GLC grant of \$750,000, the theatre reopened with Peter Gill's ambitious and elegant Festival of New Plays, which had a nine-week run for 10 new works. The shows played to 80 per cent capacity, but this was not sufficient time for the best work — Daniel Moynin's *Murderers* or Gill's own astonishing experiment in style, an adaptation of Faulkner's *As I Lay Dying* — to be launched into the National repertoire or into British society.

The Cottesloe continues — for this year at least — but with revivals of Chekhov and Fugard. New plays can no longer feature largely in the theatre's programming. But if a theatre is to remain in the vanguard, it must welcome and support the new. Sadly, cost is now the better part of valour.

GOVERNMENT, in its ignorance, has urged theatre to seek the help of industry. But industry never invests in provocation, only self-promotion. It is hard to imagine industry backing for Ibsen or Strindberg or Brecht or Beckett at the beginning of their careers, or any visionary whose gift is to challenge the society's accepted view of itself.

Yet, without its rebels and visionaries, modern theatre would be worthless. "Industry will back theatre for high profile," says Dan Crawford, who, for his \$40,000 production of Francis Hodgson Burnett's *Secret Garden*, has managed to raise \$1,000 from the Secret Garden Tea Company. "But small theatres are not high profile." The Royal Court has raised \$100,000 to match a grant provided by Joe Papp's Public Theatre in New York, but almost all the donations were contributions from theatre-goers. And at Stratford East, the fund-raiser was released after her third year because she couldn't raise enough to cover her salary. Even the National, which raises the most of any theatre from industry — \$500,000 — sees this alternative to subsidy as monetarist pie-in-the-sky.

Much of the daring and debate has temporarily vanished from the English stage. Government policy has helped to divide the theatre community between survival and excellence. The institutional theatres scramble to turn out their showbiz pot-boilers. (RSC's *Camille* and *Les Misérables*; the National's *Guys and Dolls*.)

Of the 34 plays on the West End, 17 are musicals; seven (of which two are American imports) are straight plays; and the rest are the usual lucky dip of light comedy and farce. There is hardly a new writer or a corrosive idea on show.

What the West End is reflecting, in its all-pervasive escapism, is society's defensiveness. England's fatigue is visible in its nostalgia: for old musicals, for revivals, for farces in which situations, but not society's values, are turned upside down and where social upheavals are seen as a temporary aberration. There is no ferment in this fun, only an enervating frivolity.

Theatre can grow rich this way, but not strong. The most urgent issue being raised on the West End at the beginning of 1986 is in *Starlight Express*, which asks: Can a steam engine find happiness with an electric train?

New Society

Nicholas Nickleby: the culture wagon rolls

Loans: What's on offer

Home loans are hard to get, and getting harder? SHARON FLANAGAN surveyed the market this week. In this special report we reveal that although the market for "cheap" mortgages dropping would-be borrowers who only a year ago would have been eligible, or lenders who will consider financing non-customers.

BANKS

enabled the bank to increase the total amount of funds available.

Until recently the bank had maintained an open door policy to non-customers (although the majority of loans have been given to established clients), but this policy was under review.

The bank will lend customers four times their average credit balance in the past year.

A maximum of \$40,000 is loaned at 13.5 per cent, as part of a package which includes a personal or "Lifestyle" loan of a minimum \$5000 for five years at 19 per cent, which is designed to cover furniture, repairs, fittings etc.

With the addition of a personal loan component, the bank is prepared to extend the term of the housing loan to 30 years and the maximum size loan to 95 per cent of valuation.

costing a minimum of 17.75 per cent, while the proportion of the loan at the 13.5 per cent loan rate was decreasing as funding conditions worsened.

Mr Gledhill said since December the number of loan inquiries had eased, but applications were still running at a high level and loan approvals for November stood at \$6.5 million a day.

The upward march of mortgage rates in turn has imposed its own elimination effect on eligible borrowers.

Bank mortgage rates rose steadily from 11.5 per cent in early April last year until halted by the Government's ceiling of 13.5 per cent in early October - a rise of 2 percentage points.

(The effect of the artificial ceiling on housing rates can be seen in the corresponding 4 percentage point increase in the deregulated trading bank loan rates, for loans under \$100,000, over the same six-month period.)

monthly income need necessarily give up hope.

Some lending bodies offer a low-start repayment scheme designed to reduce payments in the initial years (usually four years) and increase repayments in later years in line with expected increases in the borrower's income.

Under such a scheme with the National, for example, initial monthly repayments on a \$50,000 loan (at 13.5 per cent over 20 years) are reduced to \$470 in the first year - compared with \$604 under a standard repayment scheme.

Repayments are still required to conform to the standard requirement of not exceeding 25 per cent of monthly gross income, which allows applicants with lower current incomes (but good future prospects, obviously) to qualify for a bigger loan than they would under a standard scheme.

However, despite such low-start schemes and "cocktail" packages, bank finance remains extremely tight and many prospective borrowers will miss out while the large gap between deposit and loan rates remains.

Even if the fall in rates recently heralded by Westpac eventuates later this year there is unlikely to be any immediate respite for prospective borrowers due to the time lag between a build-up in deposits and easier lending policies.

Ironically, the tight housing finance conditions could work in the local banks' favour in their bid to compete for customers against the newly arrived foreign banks.

Since the foreign banks are unlikely to deal in low-cost housing finance, prospective home loan applicants seeking to improve their chances of obtaining "cheap" finance are likely to look towards the local banks to establish such relationships.

The message for housing loan hopefuls from the senior

Name	Average loan	Rate	Max. loan to val'n	Max. term	Monthly cost*	Lending policy
BANKS						
Cwealth	\$38,500	13.5pc	75pc	25yr	\$584	4 X average 1yr balance
Westpac	\$40,000	13.5pc	80pc	25yr	\$583	4 X average 1yr balance
ANZ	n.a.	13.5pc	80pc	25yr	\$604	multiple of 1yr balance
National	\$47,500	13.5pc	75pc	20yr	\$470(a)	3 X average 1yr bal.(b)
Advance	\$58,000	13.5pc-18.5pc	95pc	25yr	\$583	none
State Bank of NSW	\$45,000	13.5pc-15.5pc	95pc	30yr	\$622(c)	4 X average 1yr bal.(d)
State Bank of Vic	n.a.	13.5pc-17.5pc	90pc	25yr	\$583	customers preferred
State Bank of SA	\$43,000	13.5pc-15.5pc	85pc-85pc	30yr	\$575(e)	(see story)
Bank of Qld	\$44,000	13.5pc-16pc	95pc	25yr	\$583	none
Rural & Ind. (WA)	\$35,000	13.5pc	85pc-85pc	30yr	\$573	none
BUILDING SOCIETIES						
St George (NSW)	\$48,500	14.5pc-15.5pc	95pc	25yr	\$641	none
United Perm (NSW)	\$48,000	14pc-15.5pc	90pc	25yr	\$641	min \$5000 for 6mths
Resi (Vic)	\$55,000	15.5pc	95pc	30yr	\$534(a)	members preferred
Statewide (Vic)	\$50,600	15.5pc	95pc	30yr	\$653	3 months' m'ship
Met'politan (Qld)	\$37,500	14.5pc-15.5pc	90pc	30yr	\$653	members only from Dec 16
Security Perm (Qld)	\$44,000	14.5pc-16.5pc	95pc	25yr	\$660	none
Hindmarsh & Ad. (SA)	\$50,000	14.5pc-16pc	90pc	30yr	\$633	none
The Co-op (SA)	\$50,000	14.5pc-17pc	95pc	30yr	\$635	1/2yr m'ship or 10pc for 1mth
Town & Ctry. (WA)	\$45,000	15.5pc-16.5pc	95pc	30yr	\$658	none
First (WA)	\$36,220	15.5pc	90pc	30yr	\$655	none

* Based on \$50,000 loan at max. term

(a) Low initial repayment scheme

(b) Multiple of 5 for customers of two years and more

Rationing leaves many customers out in cold

This form of package has been termed a "cocktail" and often brings the cost of the total package close to that offered by building societies (14-15.5 per cent).

The general manager for domestic banking at the National, Mr Ted Johnson, dislikes the term "cocktail" and says the packages merely acknowledge that a proportion of housing loans in the past went to home improvements and "chattels".

The "cocktails" offer another way of spreading the funds more thinly than merely cutting budgets - the relative proportion of low-cost to high-cost finance can be reduced.

The deputy general manager retail banking for the State Bank of Victoria, Mr Richard

The rise in mortgage interest rates in the six months increased the cost of a \$50,000 mortgage by \$1000 a year, or \$83.33 a month.

This means that under the common lending guideline of a 4-to-1 ratio between gross income and the size of loan repayments a person would have to be earning an additional \$4000 a year today to be eligible for the same \$50,000 loan.

For those forced to accept a "cocktail" package the increase in mortgage costs has approximately doubled.

The result is that many can no longer afford the size of loan they contemplated less than a year ago, and for some the prospect of owning their

PROPERTY REVIEW

with ROD READER

Revolutionary \$1bn US-style business park plan for Sydney

By SHIRLEY LAPLANCHE

A PROPOSED \$1 billion business park to be developed on 377ha in the middle of Sydney's western suburbs would be the first big development in NSW to benefit from legislation being considered by the State Government.

The Norwest Estate project is of a size and value almost unheard of in a city so short of good development land. The proposal will go on public exhibition at the Baulkham Hills Shire Council next month.

Such a large development is possible because the North Sydney Brick & Tile Co Ltd (Norbrik) has owned the land for more than 100 years.

When Norbrik moved its brickworks from St Leonards to Baulkham Hills it developed the St Leonards Industrial Estate and the Royal North Shore Hospital on its old site.

Now Norbrik has to relocate again and this time it plans to build Australia's first American-style business park on the site it will vacate.

Business parks in the United States emphasise quality of life for the people who work and live within them.

Dense landscaping, few if any fences, lots of recreation facilities, child minding facilities, local shops and factories designed to look like quality office buildings with their loading bays and despatch areas out of sight are all planned to create pleasant park-like surroundings.

Research has shown that people like to work within easy reach of their home so most of the business parks in the US include residential areas.

As well as those who would live in the park at Baulkham Hills, the developers estimate there would be about 200,000

people in the surrounding area in need of conveniently located employment.

The GHD Group started design work on the park in 1980 and representatives visited almost 80 business parks in the US before preparing final plans.

The project manager and director of the GHD Group, Mr Don Dwyer, said nothing like Norwest has been attempted in Australia and new legislation being introduced by the State Minister for Natural Resources, Mrs Crosio, had come as a pleasant surprise.

"We were expecting difficulty in getting some of our ideas passed because they were so revolutionary. But this new legislation permits most of them and clears the way for other big developments like ours," Mr Dwyer said.

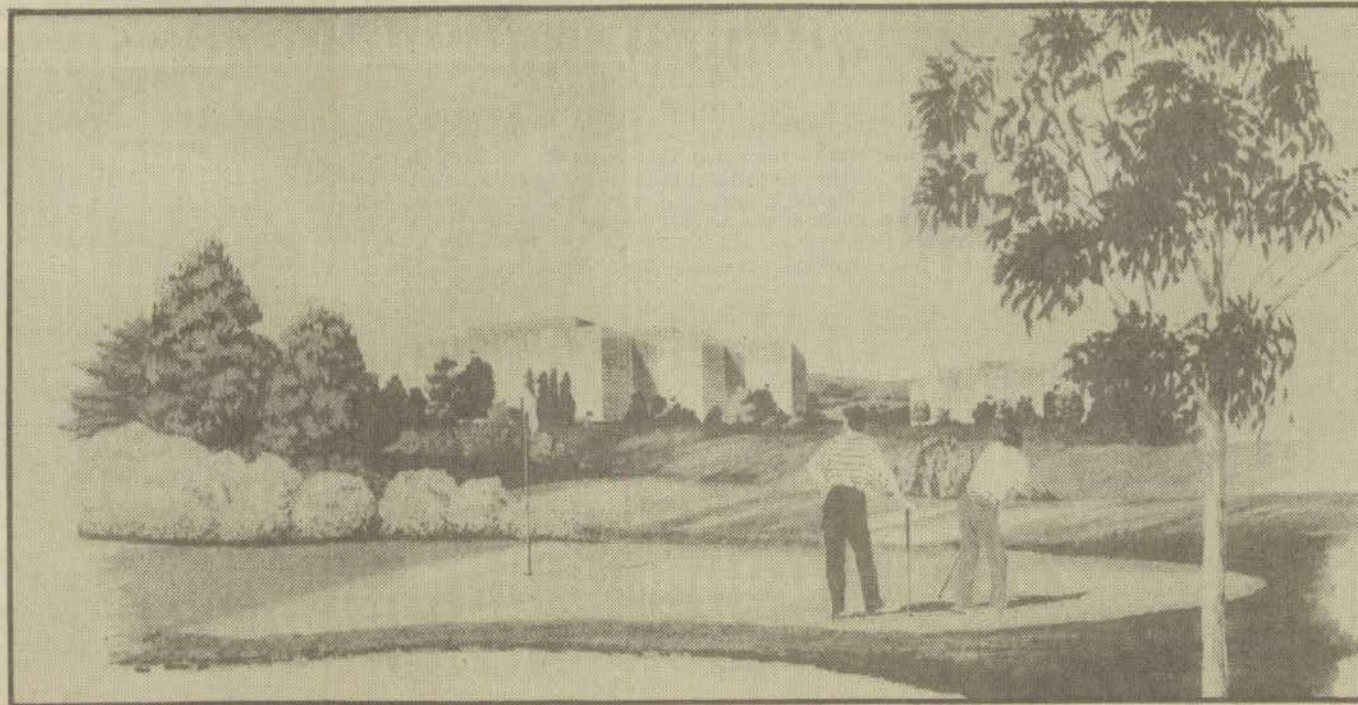
The legislation referred to by Mr Dwyer is in three parts. Legislation covering the "staged development of strata title" projects was passed by Parliament in October and will come into effect in March.

"Community title" legislation should be presented to Cabinet by the end of this month and "positive covenant legislation" already has been approved by Cabinet and is expected to be considered by Parliament in the autumn session.

The 377 ha Norwest Estate is bordered by the Castle Hill golf club on the north, Windsor Rd on the east, Old Windsor Rd on the west and the existing brickworks to the south. Most of the estate is redundant grazing land.

Norwest would supply up to 35,000 jobs and about 750 dwellings when completed.

It would comprise 197 ha of office, warehouse and light industrial buildings; 64 ha of residential development in two lots, one of 150 medium den-



An artist's impression of how the park will look in the western suburbs

sity dwellings, the other of mostly single dwellings; a 6 ha shopping centre; a convention centre and hotel; an 18 hole golf course and four lakes the biggest being 300m by 150m.

The balance of the land would be public open space for the use by residents and workers at Norwest.

Additional facilities like a child minding centre, a medical centre, a fitness evaluation centre and jogging and cycle tracks would be included. Where necessary underpasses would be constructed for joggers, cyclists and golfers.

Mini-buses would operate from all points of the park.

The historic Bella Vista Estate owned by the Water Board occupies 14 ha near the brickworks.

Norbrik would offer the Water Board an alternative site and restore the 19th century farmhouse and surrounding sheds as well as a row of Bunya Pines which once lined the driveway to the house. Nearly \$4 million has been set aside to restore the buildings, build a music bowl and barbecue area and establish an original style citrus grove and botanical gardens which would then be handed over to the council.

A dual carriageway would be built through the landscaped grounds to join Windsor and Old Windsor roads.

Norbrik would set up a body corporate or management company to maintain the park.

Mr Dwyer said development

would span about 15 years and the new legislation would ensure the quality of the park was maintained.

"It is the first time developers have been able to put a positive covenant as opposed to a negative, or restrictive, covenant over a property and know it will be effective with successive owners. Now we can start with a standard and know it will be maintained," he said.

"This is particularly relevant in areas like co-ordination of building styles and signage. We liked the parks in America where all signs, including directional and company nameboards, conformed to a set style and no writing was permitted on buildings.

"The new staged develop-

ment legislation is also good for Norwest because it will let a company choose the spot where it would like to build its premises. We would not have to subdivide the land into single blocks with a formalised road frontage before offering the land for sale or development.

"This way buildings could be situated anywhere within the industrial zone to take advantage of views. We would then landscape around the building to soften its line and enhance the parklike setting.

"And finally the 'community title' legislation means all owners would have a joint responsibility to maintain the common grounds, public facilities and services."

Multiple occupancy inquiry

Submission outlines problems

The submission by the Rural Resettlement Task Force to the Commission of Inquiry into multiple occupancy in Tweed Shire covered almost 70 foolscap pages.

It had five separate sections and 28 appendices.

The submission also contained comments and recommendations arising from primary submissions by several organisations.

These were Tweed Shire Council, Lismore City Council, Kyogle Shire Council, Land Commission, Northern Rivers County Council, Department of Agriculture, Department of Local Government, Soil Conservation Service, Johnson Farm Management and the Department of Planning and Environment.

The Task Force in its summary of recommendations dealt with eight separate sections.

These were:

- Problems encountered by the council in applying the present provisions of LEP No. 6 Shire of Tweed.

- The determination of an equitable formula for arriving at contributions under Section 94 towards council provided services and facilities.

- The implications of MO development for the provision of other services and facilities.

- The need for an equitable system to rate properties with MO

approval commensurate with the actual residential occupation of the land.

- Schemes in conflict with MO objectives which involve small areas of common land and large areas effectively alienated to individual management or residential subdivision.

- Action that anticipates development approval such as clearing land, road building and the construction of buildings.

- Adverse impacts on individual MO proposals on other residents in the vicinity.

- Means suggested to overcome these problems and any others that might be identified by the commission.

Some of the recommendations under the various sections were:

- "That the commission recommend that the SEEP 15 provide there be no minimum lot size for MO development (i.e. that the present 40 ha minimum be deleted and that council consider each case on its merits).

- "That clause 12A (2) (b) be retained to give effect to the provision that MO be owned in its entirety in common by at least two thirds of all adults residing on the land, or is otherwise owned on behalf of those persons".

- "That council does have adequate jurisdiction to assess and determine the nature of internal roads".

- That the vast number of complaints ... caused ... by the construction of

internal roads' appears primarily to be related to non bona-fide MO development".

- "That the attention of the Minister for Planning and Environment be drawn to the immunity with which trees of significance may be, and it appears recently have been, destroyed in the Tweed Shire area and that if immediate rectification by council is not forthcoming that consideration be given by the Minister to issuing an appropriate directive, or if necessary relieving the council of its planning jurisdiction".

- "That if a breach of the Tree Preservation Order occurs council automatically take action to seek redress as provided by the:

1. Imposition of a fine up to \$20,000 and

2. The replanting of nominated trees and their maintenance to maturity and

3. Provision of security to cover default".

- "That a uniform standard of construction for internal roads should not be adopted and that construction need not be supervised by a qualified engineer".

- "That where a Section 94 contribution is applicable to a MO development:—

- (a) an option always be provided for a time payment arrangement;

- (b) no payment need commence prior to the first building application approval; and

- (c) an option always be provided for 'in kind' payments".

- "That subject to preceding recommendation the following maximum contributions are recommended:—

- (a) Roads and bridges — maximum of \$1500 per dwelling.

- (b) Community facilities — maximum of \$150 per dwelling.

- (c) Open space — maximum of \$150 per dwelling.

- (d) Bush fire fighting facilities — maximum of \$150 per dwelling".

- "That it be recommended to the Minister for Natural Resources Janice Crosio that local electricity authorities be advised of the Government's policy in support of the use of renewable energy resources; and to take appropriate steps to ensure that such authorities do not lend weight to local government councils by recommending the supply of mains power, as a condition of MO development approval".

- "That MO communities pose no unusual specific 'threat' to traditional non-intensive rural agricultural development".

- "That the use of 'buffer zoning' not be required between MO communities and non-intensive rural agricultural development".

- "That MO development be permissible with council approval on prime agricultural land developed in pursuant to

the draft SEPP and in particular the clause which provides that land on which the dwellings are situated is not prime crop and pasture land".

- "That the present options open to council for rating should not be changed".

- "That the council may opt, where appropriate, to require as a condition of approval, that the approval will lapse if at the expiration of a specified period, specific conditions have not been fulfilled, or development as applied for has not occurred".

- "That where the council considers a MO application is questionable, due to its size or bona-fides etc., council recommends that the application be withdrawn and re-submitted for re-zoning as a 'rural residential' area".

- "That is respect of construction carried out without council consent, a section of the Act gives

council discretion in that it 'may' order demolition, or it 'may' order the doing of "such work as is necessary to make the building comply with the Act" or it 'may' choose to take no action. The issuing of a demolition should be an action of last resort only and that in the first instance rectification of the situation be sought by council on as co-operative a basis with the owners as practical".

- "That as far as is practicable the application of building regulations be based upon the 'performance criteria' and that, where possible there be 'deregulation' of buildings codes in accordance with

objections of the Australia Uniform Building Regulations Co-ordinating Council".

- "That existing illegal MO development be afforded the opportunity of legalisation as provided, if this is considered to be not technically possible then adopting a policy such as to give effect to the spirit of this policy".

- "That the proposed licensing of caravan parks and camping grounds be introduced as a matter of urgency and that when introduced, this provision be used by applicants as one option to facilitate non share holders residing on MO land or potential MO land".

Council clarifies building amnesty

An amnesty for owners of illegal buildings announced this week by Lismore City Council has been clarified by the town clerk, Mr B Stevens.

He said that local government could not issue retrospective building approvals for illegal buildings, but the amnesty to June 30 would allow the issue of certificates of compliance to owners of such buildings.

He said that after that date, owners of buildings erected without council approval would be liable to prosecution.

"This includes any new buildings, as well as those built before the amnesty was declared," he said.

"Owners of illegal buildings must take advantage of the amnesty to obtain their certificates of compliance, or they will be among those liable for prosecution."

Sat 9.3.86

I will be addressing basically the building regulations. To outline my work position: I am in charge of the building branch located within Department of Local Government. Its main function is to advise the minister on up to date regulations dealing with buildings - that is, new legislation and changes to existing legislation. To give a quick introduction: the law that governs the erection of buildings rests constitutionally with the States, individual States and Territories. The day-to-day application of the administration of building regulations has been vested into Local Government hands, that is, Councils. The State Government, however, has retained the right to formulate and promulgate building regulations. So, in other words, State Government makes the law and Councils carry it out. The minister, to assist in advising him, has constituted the Building Regulation Advisory Committee which has been going since 1921. B.R.A.C. is composed of a multitude of people from the building industry and hopefully gives a consensus view of any changes to the legislation so that mistakes are kept to a minimum and also so we are kept up to date.

In more recent times building regulations have adopted a national approach. This national approach stemmed from the Local Government ministers' conference in 1964 and was further reinforced in 1980, by the formal signing, or proposed signing, of an interstate agreement. From this Local Government Ministers' conference there was a committee formed and they produced the Australian Model Uniform Building Code. This is a technically oriented code, in other words it only contains technical provisions, and it is an endeavour to maintain uniform building regulations throughout Australia as a whole.

The regulations in N.S.W. are based on the A.M.U.B.C. and are provided as an Ordinance under the Local Government Act, namely Ordinance 70. The purpose of building regulations is to maintain an adequate standard of public health and safety and to a lesser extent amenity. The majority of building regulations do not deal with houses but with fire regulations in multi-storey buildings or mainly all public buildings. The classic example is the building you are in now, a public building. There's a fire-exit sign, there are panic bars on the door etc.

Now the current trend of building regulations, as reflected in the AMUBC and entrenched in Ord. 70 now, is towards performance standards. This is a departure from the traditional form of building regulations and will assist people in innovative and novel forms of construction. I can give an example of this. Previous requirements for a timber frame wall were 4 x 2 hardwood and 18 inch centres. That's been going on for many, many years. Now the Ordinance doesn't state that any more. It states that a building shall be erected so that it is structurally sound and capable of taking wind loads. Now the Ordinance calls up various provisions so they are deemed to comply with that standard like the light timber framing code. However, if you don't wish to erect in accordance with the light timber framing code you may do so, but it's up to you to convince the Council that what you are building is structurally sound. That may mean going to an engineer or someone like that. Council's role, and that is reinforced throughout the Ordinance, is to ensure that these standards are met. Really, it's up to you, if you want to go for some novel form of construction, to have sufficient documentation to convince the Council officers and the Council. Now the Department of Local Government offers assistance to Councils and to the public in a number of ways and especially to Councils in the administration of building regulations by having a number of Building Regulation Advisory Officers. These are so called experts available for phone enquiries and interviews who can give advice in relation to the intent and purpose of regulations. We also issue Building Regulation Advisory Notes which give the Department's interpretation of building regulations. We have issued about 70 to date.

On a matter that is a bit more pertinent to the seminar, the Minister has been recently requested to endorse the second draft of the 'Low Cost Country Home' book. The Minister has referred it to the Department. The officers in the branch have been through it and there are a number of anomalies, I think

about 13 or 14. We are currently negotiating with the Department of Environment and Planning and T A G to overcome these anomalies so we can put a recommendation to B R A C for its endorsement. However, if the Minister wishes to endorse it, that's personally up to him, of course. The converse applies, that if the department can't overcome the anomalies and the document may be legally incorrect, then we couldn't recommend that he endorse it.

I would just take this opportunity to advise members of the public that there does exist a department of Local government with a branch specialising in building regulations and that we do sit in an ivory tower down in Sydney and that we can become divorced from problems in the field. In this regard, I take the opportunity to ask you, if you see a problem that is persistent, please write us a letter, outline the reasons, what the problem is, any suggestions, and we can consider it. Obviously it will have to go to BRAC. The view of the Department is that we don't see a problem unless we are told or unless we see a need for a change. The current view is that there has to be a perceived need to change building regulations and of course it has to take into account economic considerations. I point out, however, that the wheels of bureaucracy are slow and I've only been a public servant for six months and I find it fairly frustrating from inside. Because of the uniform approach to building regulation changes to Ordinance 70 are very complex and very slow because the other states have to become involved and conversely when they want to change their laws they have to involve us.

So I ask you to make use of the Building Advisory Service if you wish. If you want an interpretation of a particular problem that you feel is significant and if you make a case for any interpretation that is fairly significant, I suggest that the Rural Resettlement Task Force make a submission to the Department and we could carve out the issuing of a Building Regulation Advisory Note. I've also already had a couple of discussions in relation to a few problems - mezzanines and walls in particular.

I'd like to conclude by saying, if you have a complaint about a building inspector, go and see your Council don't come and see the Department and if you have a complaint about the building regulations, come and see the Department.

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The Council of the City of Lismore

*Council Chambers,
Molesworth Street, Lismore, N.S.W.*

TELEPHONES:
ADMINISTRATION: 21 1501
ENGINEERING: 21 1499
PLANNING: 21 1497, 21 1523
HEALTH AND BUILDING: 21 1479

P.O. BOX 23A,
LISMORE, 2480
DX 7761



ALL COMMUNICATIONS TO
BE ADDRESSED TO
THE TOWN CLERK

CONTACT
FOR FURTHER ENQUIRIES
Mr. Sherring

REFERENCE WDS/GT/59620/P2-1,B2-1,R2-1,
P2-3,H1-2,P2-3-79/143
& M1-7

13th November, 1985

Mr. D. Lambert,
Rural Resettlement Task Force,
Post Office Box 62,
NIMBIN. N.S.W. 2480

Dear Sir,

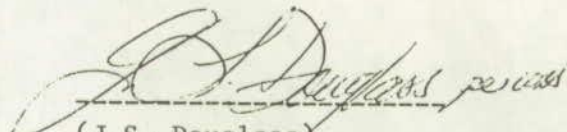
Thank you for the copy of the letter from the Minister for Local Government dated 25th September, 1985, forwarded with your letter of 31st October, 1985.

The Minister's letter confirms previous advice to Council regarding the unsatisfactory wording of Ordinance No. 70 and it is Council's opinion that until such deficiencies are rectified the matter can be controlled by Council's powers under Section 313 of the Local Government Act, 1919. This is clearly provided for in the Minister's reply at the bottom of page four of his letter.

No response to your reference to Movable Dwelling Licences is possible as the Minister's letter only gives a reply and not the question he was replying to, so that it is not known what he was replying to, or how the question was posed.

U Council declines to provide a copy of the Minister's response to Council's letter of 26th June, 1984, but confirms that it is similar to his reply to yourself.

Yours faithfully,


(J.S. Douglass)
For the Town Clerk.



MULTIPLE OCCUPANCY CODE

(Adopted by Council Resolution April 2, 1984. Minute No. 84/G200)
Amendment No. 1, May 21, 1984. (Clause 6.1.1 and Appendix "A")

6.4 Buildings.

6.4.1. No building shall be erected:-

- . within 50m of a timbered or scrub area.
- . on land liable to flooding or seepage.
- . on land liable to slip or to be adversely affected by land slip on adjacent land.

6.4.2. No buildings shall be erected without prior development and building approval having been obtained from Council in writing.

6.4.3. Any building erected without having first obtained the necessary approvals or in contravention of an approval shall be subject to an immediate demolition order and prosecution.

6.4.4. No temporary buildings, tents, caravans, or the like shall be erected on the land without prior issue of a movable dwelling permit and compliance with any condition contained therein.

6.4.5. All individual dwellings or cluster dwellings shall have self contained facilities in accordance with the requirements of the Local Government Act.

6.4.6. The development application for Multiple Occupancy shall show the location of all residential areas.

Following / . .

*288A.

(7) Nothing in this section applies—

(a) to a movable dwelling which—

- (i) is kept by its owner on land occupied by him in connection with his dwelling-house and is used for habitation only by him or by members of his household; or
- (ii) is kept by its owner on pastoral or agricultural land occupied by him and is used for habitation only at certain seasons and only by persons employed in pastoral or farming operations on that land; or

(9) For the purposes of this section—

- (a) the expression "movable dwelling" includes any tent, any van or other conveyance whether on wheels or not, and any shed or similar structure, being a tent, conveyance or structure which is used either regularly or at certain seasons only or intermittently, for human habitation:

Provided that it does not include a structure to which a building ordinance under Part XI applies;

- (b) the owner of land which is not let shall be deemed to be the occupier thereof;

317A. (1) Any person may at any time apply for a certificate to the effect that in the opinion of the council a building in all respects complies with the Act, the ordinances, and the plans and specifications, if any, approved by the council or if there has been any contravention of the Act or ordinances or any departure from the approved plans and specifications that such contravention or departure is not such as need be rectified.

(2) Application for the certificate shall be made in writing and shall state the name and address of the applicant, and the particulars of the building in respect of which the certificate is required.

(3) The council shall, upon payment of the prescribed fee, as soon as practicable furnish such certificate to the applicant, if the building in its opinion complies with the Act, the ordinances, and the plans and specifications, if any, approved by the council, or if, in its opinion, any contravention of the provisions of the Act or ordinances or any departure from the approved plans and specifications is not such as need be rectified.

(4) The production of the certificate shall for all purposes be deemed conclusive evidence in favour of a bona fide purchaser for value that at the date thereof the building complied with the requirements of the Act and ordinances.

(1A) If any building is erected or altered after the commencement of the Local Government (Amendment) Act, 1958, without the approval of the council having been obtained therefor beforehand, the council may, by notice in writing specifying a reasonable time for compliance therewith, order the owner to demolish the building or the alteration, as the case may be, or, as an alternative, to carry out to the satisfaction of the council such work specified in the notice as is necessary to make the building or the building as altered, as the case may be, comply with the Act and ordinances.

This subsection shall not apply to or in respect of any building in respect of which the council has issued a certificate under section 317A except as regards any alteration or addition thereto or any rebuilding thereof effected without the approval of the council after the issue of such certificate.

(2) If the order is not obeyed the council may with all convenient speed enter upon the building and the land upon which it stands and execute the order.

(3) Where the order directs the demolition of a building or any part thereof the council, if executing the order, may remove the materials to a convenient place and (unless the expenses of the council under this section in relation to such building are paid to it within fourteen days after such removal) sell the same if and as it, in its discretion, thinks fit.

(4) Where there is a sale under subsection (3), the council—

- (a) if the proceeds of the sale exceed the expenses incurred by the council in relation to the execution of the order and the sale—

- (i) may deduct out of the proceeds an amount equal to those expenses; and
- (ii) shall pay the surplus on demand to the owner; or

317M. (1) An applicant for an approval may lodge with the council an objection that the ordinances relating to the erection of buildings do not make appropriate provision with respect to the erection of the building the subject of the application or that compliance with any provision of those ordinances is unreasonable or unnecessary in the particular circumstances of the case.

(2) Any such objection shall be referred to the Tribunal which, if it is of the opinion that the objection is well founded and that the building would be of a satisfactory construction if a direction were to be given under this subsection, may, by instrument in writing, direct that—

- (a) such provisions of any ordinance relating to the erection of buildings as are specified in the direction—

- (i) shall not apply; or
- (ii) shall apply with such modifications as are specified in the direction, in respect of the erection of that building; or

- (b) such requirements as are specified in the direction shall apply to the erection of the building,

or give directions under both paragraphs (a) and (b).

*288A.

(7) Nothing in this section applies—

(a) to a movable dwelling which—

- (i) is kept by its owner on land occupied by him in connection with his dwelling-house and is used for habitation only by him or by members of his household; or
- (ii) is kept by its owner on pastoral or agricultural land occupied by him and is used for habitation only at certain seasons and only by persons employed in pastoral or farming operations on that land; or

(9) For the purposes of this section—

- (a) the expression "movable dwelling" includes any tent, any van or other conveyance whether on wheels or not, and any shed or similar structure, being a tent, conveyance or structure which is used either regularly or at certain seasons only or intermittently, for human habitation:

Provided that it does not include a structure to which a building ordinance under Part XI applies;

- (b) the owner of land which is not let shall be deemed to be the occupier thereof;

317A. (1) Any person may at any time apply for a certificate to the effect that in the opinion of the council a building in all respects complies with the Act, the ordinances, and the plans and specifications, if any, approved by the council or if there has been any contravention of the Act or ordinances or any departure from the approved plans and specifications that such contravention or departure is not such as need be rectified.

(2) Application for the certificate shall be made in writing and shall state the name and address of the applicant, and the particulars of the building in respect of which the certificate is required.

(3) The council shall, upon payment of the prescribed fee, as soon as practicable furnish such certificate to the applicant, if the building in its opinion complies with the Act, the ordinances, and the plans and specifications, if any, approved by the council, or if, in its opinion, any contravention of the provisions of the Act or ordinances or any departure from the approved plans and specifications is not such as need be rectified.

(4) The production of the certificate shall for all purposes be deemed conclusive evidence in favour of a bona fide purchaser for value that at the date thereof the building complied with the requirements of the Act and ordinances.

(1A) If any building is erected or altered after the commencement of the Local Government (Amendment) Act, 1958, without the approval of the council having been obtained therefor beforehand, the council may, by notice in writing specifying a reasonable time for compliance therewith, order the owner to demolish the building or the alteration, as the case may be, or, as an alternative, to carry out to the satisfaction of the council such work specified in the notice as is necessary to make the building or the building as altered, as the case may be, comply with the Act and ordinances.

This subsection shall not apply to or in respect of any building in respect of which the council has issued a certificate under section 317A except as regards any alteration or addition thereto or any rebuilding thereof effected without the approval of the council after the issue of such certificate.

(2) If the order is not obeyed the council may with all convenient speed enter upon the building and the land upon which it stands and execute the order.

(3) Where the order directs the demolition of a building or any part thereof the council, if executing the order, may remove the materials to a convenient place and (unless the expenses of the council under this section in relation to such building are paid to it within fourteen days after such removal) sell the same if and as it, in its discretion, thinks fit.

(4) Where there is a sale under subsection (3), the council—

- (a) if the proceeds of the sale exceed the expenses incurred by the council in relation to the execution of the order and the sale—
 - (i) may deduct out of the proceeds an amount equal to those expenses; and
 - (ii) shall pay the surplus on demand to the owner; or

317M. (1) An applicant for an approval may lodge with the council an objection that the ordinances relating to the erection of buildings do not make appropriate provision with respect to the erection of the building the subject of the application or that compliance with any provision of those ordinances is unreasonable or unnecessary in the particular circumstances of the case.

(2) Any such objection shall be referred to the Tribunal which, if it is of the opinion that the objection is well founded and that the building would be of a satisfactory construction if a direction were to be given under this subsection, may, by instrument in writing, direct that—

- (a) such provisions of any ordinance relating to the erection of buildings as are specified in the direction—
 - (i) shall not apply; or
 - (ii) shall apply with such modifications as are specified in the direction, in respect of the erection of that building; or
- (b) such requirements as are specified in the direction shall apply to the erection of the building, or give directions under both paragraphs (a) and (b).

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(7) Nothing in this section applies—

(a) to a movable dwelling which—

- (i) is kept by its owner on land occupied by him in connection with his dwelling-house and is used for habitation only by him or by members of his household; or
- (ii) is kept by its owner on pastoral or agricultural land occupied by him and is used for habitation only at certain seasons and only by persons employed in pastoral or farming operations on that land; or

(9) For the purposes of this section—

- (a) the expression "movable dwelling" includes any tent, any van or other conveyance whether on wheels or not, and any shed or similar structure, being a tent, conveyance or structure which is used either regularly or at certain seasons only or intermittently, for human habitation:

Provided that it does not include a structure to which a building ordinance under Part XI applies;

- (b) the owner of land which is not let shall be deemed to be the occupier thereof;

317A. (1) Any person may at any time apply for a certificate to the effect that in the opinion of the council a building in all respects complies with the Act, the ordinances, and the plans and specifications, if any, approved by the council or if there has been any contravention of the Act or ordinances or any departure from the approved plans and specifications that such contravention or departure is not such as need be rectified.

(2) Application for the certificate shall be made in writing and shall state the name and address of the applicant, and the particulars of the building in respect of which the certificate is required.

(3) The council shall, upon payment of the prescribed fee, as soon as practicable furnish such certificate to the applicant, if the building in its opinion complies with the Act, the ordinances, and the plans and specifications, if any, approved by the council, or if, in its opinion, any contravention of the provisions of the Act or ordinances or any departure from the approved plans and specifications is not such as need be rectified.

(4) The production of the certificate shall for all purposes be deemed conclusive evidence in favour of a bona fide purchaser for value that at the date thereof the building complied with the requirements of the Act and ordinances.

(1A) If any building is erected or altered after the commencement of the Local Government (Amendment) Act, 1958, without the approval of the council having been obtained therefor beforehand, the council may, by notice in writing specifying a reasonable time for compliance therewith, order the owner to demolish the building or the alteration, as the case may be, or, as an alternative, to carry out to the satisfaction of the council such work specified in the notice as is necessary to make the building or the building as altered, as the case may be, comply with the Act and ordinances.

This subsection shall not apply to or in respect of any building in respect of which the council has issued a certificate under section 317A except as regards any alteration or addition thereto or any rebuilding thereof effected without the approval of the council after the issue of such certificate.

(2) If the order is not obeyed the council may with all convenient speed enter upon the building and the land upon which it stands and execute the order.

(3) Where the order directs the demolition of a building or any part thereof the council, if executing the order, may remove the materials to a convenient place and (unless the expenses of the council under this section in relation to such building are paid to it within fourteen days after such removal) sell the same if and as it, in its discretion, thinks fit.

(4) Where there is a sale under subsection (3), the council—

- (a) if the proceeds of the sale exceed the expenses incurred by the council in relation to the execution of the order and the sale—

- (i) may deduct out of the proceeds an amount equal to those expenses; and
- (ii) shall pay the surplus on demand to the owner; or

317M. (1) An applicant for an approval may lodge with the council an objection that the ordinances relating to the erection of buildings do not make appropriate provision with respect to the erection of the building the subject of the application or that compliance with any provision of those ordinances is unreasonable or unnecessary in the particular circumstances of the case.

(2) Any such objection shall be referred to the Tribunal which, if it is of the opinion that the objection is well founded and that the building would be of a satisfactory construction if a direction were to be given under this subsection, may, by instrument in writing, direct that—

- (a) such provisions of any ordinance relating to the erection of buildings as are specified in the direction—

- (i) shall not apply; or
- (ii) shall apply with such modifications as are specified in the direction,

in respect of the erection of that building; or

- (b) such requirements as are specified in the direction shall apply to the erection of the building,

or give directions under both paragraphs (a) and (b).

REPORT TO COUNCIL MEETING 14/5/85

-1-

STUDENT PLANNER'S REPORT TO CHIEF PLANNER

SUBJECT: DEVELOPMENT APPLICATION 84/3173

(FILE: DO:JBG/P2-3-84/3173/61686/62549/64818/65167/65378)

1. The Application

APPLICANT: Chasij Pty. Ltd.

REGISTERED OWNER: K. Betteridge.

LOCATION: Portions 51 and 111 Parish of Hanging Rock, Salkeld Road, Blue Knob.

ZONE: Rural 1(a2) and Rural 1(b).

PROPOSED DEVELOPMENT: Multiple occupancy community development with a maximum of 27 single unit residences.

KEY ISSUES: Environmental impact; and compliance with the Multiple Occupancy Code.

17. Any dam, diversion channel or contour bank shall be constructed in accordance with the specifications nominated by the Soil Conservation Service and, where appropriate, the Water Resources Commission.

18. All buildings shall have external wall colours comprising dull "earthy" hues which blend with the surroundings. All roofing materials shall be non-reflective.

19. All residential buildings shall have external walls and roofs fully enclosing all habitable areas.

20. The applicant or the developer construct the following roadworks with associated stormwater drainage structures, to the satisfaction of the City Engineer and at no cost to Council: a 6.0 m wide formation with a gravel width of 6.0 m comprising 300 mm of compacted gravel (minimum) and the pavement be bitumen sealed for a width of 5.0 m, for the length of Salkeld Road from the property (Portions 51 and 111) entrance to the intersection with Main Road 142.

21. Full design plans be submitted for approval by the City Engineer prior to commencement of construction.

22. The proposed junction with Main Road 142 to be located to maximise sight distance available with a minimum of 200 m to be provided in Main Road 142. The junction of the proposed new road with Main Road 142 is to be widened to a N.A.A.S.R.A. Example No. 1 standard (100 k.p.h. design speed).

*288A.

(7) Nothing in this section applies—

(a) to a movable dwelling which—

- (i) is kept by its owner on land occupied by him in connection with his dwelling-house and is used for habitation only by him or by members of his household; or
- (ii) is kept by its owner on pastoral or agricultural land occupied by him and is used for habitation only at certain seasons and only by persons employed in pastoral or farming operations on that land; or

(9) For the purposes of this section—

- (a) the expression "movable dwelling" includes any tent, any van or other conveyance whether on wheels or not, and any shed or similar structure, being a tent, conveyance or structure which is used either regularly or at certain seasons only or intermittently, for human habitation :

Provided that it does not include a structure to which a building ordinance under Part XI applies;

- (b) the owner of land which is not let shall be deemed to be the occupier thereof;

317A. (1) Any person may at any time apply for a certificate to the effect that in the opinion of the council a building in all respects complies with the Act, the ordinances, and the plans and specifications, if any, approved by the council or if there has been any contravention of the Act or ordinances or any departure from the approved plans and specifications that such contravention or departure is not such as need be rectified.

(2) Application for the certificate shall be made in writing and shall state the name and address of the applicant, and the particulars of the building in respect of which the certificate is required.

(3) The council shall, upon payment of the prescribed fee, as soon as practicable furnish such certificate to the applicant, if the building in its opinion complies with the Act, the ordinances, and the plans and specifications, if any, approved by the council, or if, in its opinion, any contravention of the provisions of the Act or ordinances or any departure from the approved plans and specifications is not such as need be rectified.

(4) The production of the certificate shall for all purposes be deemed conclusive evidence in favour of a bona fide purchaser for value that at the date thereof the building complied with the requirements of the Act and ordinances.

317B (1A) If any building is erected or altered after the commencement of the Local Government (Amendment) Act, 1958, without the approval of the council having been obtained therefor beforehand, the council may, by notice in writing specifying a reasonable time for compliance therewith, order the owner to demolish the building or the alteration, as the case may be, or, as an alternative, to carry out to the satisfaction of the council such work specified in the notice as is necessary to make the building or the building as altered, as the case may be, comply with the Act and ordinances.

This subsection shall not apply to or in respect of any building in respect of which the council has issued a certificate under section 317A except as regards any alteration or addition thereto or any rebuilding thereof effected without the approval of the council after the issue of such certificate.

(2) If the order is not obeyed the council may with all convenient speed enter upon the building and the land upon which it stands and execute the order.

(3) Where the order directs the demolition of a building or any part thereof the council, if executing the order, may remove the materials to a convenient place and (unless the expenses of the council under this section in relation to such building are paid to it within fourteen days after such removal) sell the same if and as it, in its discretion, thinks fit.

(4) Where there is a sale under subsection (3), the council—

- (a) if the proceeds of the sale exceed the expenses incurred by the council in relation to the execution of the order and the sale—
 - (i) may deduct out of the proceeds an amount equal to those expenses; and
 - (ii) shall pay the surplus on demand to the owner; or

317M. (1) An applicant for an approval may lodge with the council an objection that the ordinances relating to the erection of buildings do not make appropriate provision with respect to the erection of the building the subject of the application or that compliance with any provision of those ordinances is unreasonable or unnecessary in the particular circumstances of the case.

(2) Any such objection shall be referred to the Tribunal which, if it is of the opinion that the objection is well founded and that the building would be of a satisfactory construction if a direction were to be given under this subsection, may, by instrument in writing, direct that—

- (a) such provisions of any ordinance relating to the erection of buildings as are specified in the direction—
 - (i) shall not apply; or
 - (ii) shall apply with such modifications as are specified in the direction, in respect of the erection of that building; or
- (b) such requirements as are specified in the direction shall apply to the erection of the building, or give directions under both paragraphs (a) and (b).



R.R.T.F.

RURAL RESETTLEMENT TASK FORCE
P.O. BOX 62 NIMBIN 2480 N.S.W.

PAGE 1



Meeting with Lyall Dix and Trevor Howse
Lismore... 2-5 pm. 4.3.86

A G E N D A

1. s.288A "Movable Dwelling Licence". Interpretation re 7(a)(ii)?
2. s.317A a) "Certificate of Compliance" for M.O. structures?
b) Status of amendment of this section?
3. s.317B "Demolition Orders" as last resort...BRAN?
s.317M "Innovative Design"...BRAN?
4. Low Cost Country Homebuilding Handbook
 - a) Status of endorsement?
 - b) Testing of mud bricks?
 - c) Application of Handbook to other than class 1 buildings?
5. Council's indemnity insurance re Engineers Certificates?
also TAG's indemnity cover re Handbook.
6. Use of mezzanines and open walls ... BRAN?
7. Aust. Uniform Building Regulations Coordinating Council (AUBRCC)
 - a) Responsibility of Councils?
 - b) Performance criteria ... general situation and particular viz. toxic substances under concrete slabs on the ground?
8. Deproclamation of Part 11 or amendment to permit this in rural areas of a city?
9. Expanded House
 - a) In general?
 - b) Fox Road etc?
10. Future Meetings? Regional?

Extract from
Submission-in-Reply by the Rural Resettlement Task Force
to the Commission of Inquiry into Multiple Occupancy in
Tweed Shire. Nov 1985.

B 5. COMMENT AND RECOMMENDATIONS ARISING FROM PRIMARY
SUBMISSION BY THE NORTHERN RIVERS COUNTY COUNCIL

1. We agree with the suggestion (PS p.1) that 240v mains electricity should not be connected without Council consent.

We draw attention to the fact that in the Barker Survey and in various primary submissions to the Inquiry very few M.O. residents have, or desire mains power.

2. With respect to the NRCC's advice about future cost increases we recommend:

RECOMMENDATION

"That the Council's warnings about future cost escalations for installation of mains power at a later date be included in the next edition of the DEP 'Low Cost Country Homebuilding' Handbook and the proposed Manual to SEPP 15." (Recommendation 8.2)

3. In the Letter of Reply, 21 Oct 1985, received by us from the NRCC, they have again asked "... to whom does the NRCC deal with in respect to ... an easement - the individual or the body corporate...". We submit that the registering of easements should be a matter between the NRCC and the corporate body or trust holding the property. Different communities may well have different attitudes to such issues as overground power lines etc. The internal rules and agreements may deny or give rights to its members to obtain the mains power.

RECOMMENDATION

"That the N.R.C.C. deal with the body corporate in respect to the registration of an easement or a right-of-way for the supply of mains electricity." (Recommendation 3.6)

4. We welcome the statement by the NRCC (p.2 of the above letter) that "... there is no intention of forcing electricity supply onto a community ...". Despite this statement our experience has been that the NRCC and some councils appear to have acted in concert to "rely" on each other, with the consequence that the local council has come to require the provision of mains supply as a condition of M.O. development approval or subdivision to facilitate such development.

In this regard we draw attention to a situation in the Ulmarra Shire Council area where this Council required as a condition of development consent the provision of mains supply to a property boundary. The cost estimated by the NRCC to provide this supply was \$20,696.00. The applicants asked the Council, through their Consultant Surveyor, to reconsider this condition for approval stating that:-

"The main reason for buying and living in the area is to lead an alternative lifestyle of self-sufficiency on a low cash flow budget. To this end they have purchased small capacity solar units to operate 12 volt appliances. Their power requirements are small and since they have already sold their 240 volt appliances, they have firmly indicated to me that they would not have the power connected in the foreseeable future, even if it was available." (Appendix 26a)

The Council did not consent to this request and the matter was appealed to the Court. A copy of the report by Council to the Appeal Conference is attached (Appendix 26b). In this report attention is drawn to the statement that:-

"... the Council considered a request from the NRCC that the provision of electricity be made a condition of approval for any development of land within the Shire." (Item 3) and,

"...reticulation of electricity is an accepted standard condition of consent." (Item 9)

In the relevant letter from the NRCC (Appendix 26c) the NRCC state that:-

"... this Council supports the condition of subdivision, requiring electricity supply ... to be extended to ... the proposed lots." The NRCC go on to say (p.2) that:-

"... not to enforce the condition in this particular instance would set a dangerous precedent."

No resolution was reached at the Conference and the matter went before a full hearing of the Court. After a full day of hearing, but before the applicants presented their case, the matter was settled out of Court, when the Council agreed to withdraw the required condition!

Despite the fact that the applicants were then not liable for the cost of the proposed work, they nevertheless had to pay out several thousand dollars in legal costs.

We seek a situation where other proposed community developments will not have to be confronted with a like situation.

5. In respect to the Tweed Council area we understand that the supply of mains electricity has been proposed as a condition of approval for at least two of the M.O. applicants in this area viz. at Coal Creek and at Byrrill Creek. We understand that this requirement is the subject of negotiation between the applicants and Council, and that Mr. J. Weller on behalf of these communities will be commenting on the present status of these negotiations.

6. The Energy Authority of N.S.W. advise us that the Government's energy policy is contained in the document Energy Policy Summary and Background Paper. (Doc. 34.). This policy recognises that the existing energy fossil fuel resources are a finite quantity. In respect to energy conservation the Policy states that:-

"... energy conservation is a corner stone of the Government's energy policy. The objective is to eliminate unnecessary and wasteful use of energy and hence reduce the overall demand. Energy conservation effectively extends the life of our resources." (Item 4.1)

The Policy goes on to state that:-

"In the long term, N.S.W. must seek to develop renewable energy sources. There is as yet no clear path to achievement of this aim, and pending their development we must reduce our dependence on oil and develop a diversified fuel usage pattern based on coal and natural gas." (Item 6)

...and further that:-

"The problem posed is complex and must be addressed by the Government and a populace which fully understands the seriousness of the implications and is willing to make the necessary adjustments and sacrifices. Decisions made, or avoided, in the next few years will directly affect our lives and those of our descendants. Difficult and possible unpopular choices must be made." (Preamble)

We concur with these sentiments. In respect to applying this Policy the Energy Authority has advised us that they have no jurisdiction over the policies of local electricity authorities, but that the Minister does have certain discretionary power. We hence recommend:-

RECOMMENDATIONS

"That it be recommended to the Hon. J. Crosio M.P., Minister for Natural Resources, that local electricity authorities be advised of the Government's policy in support of the use of renewable energy resources and asked to take appropriate steps to ensure that such authorities do not lend weight to local government councils by recommending the supply of mains power, as a condition of M.O. development approval." (Recommendation 3.7)

"That a user's decision to connect, or not to connect, to the mains supply of electricity is an issue of "freedom of choice" and as such the Tweed Shire Council, when considering an M.O. development application, should not treat mains power supply as a necessary service to or within the community." (Recommendation 3.8)

Let 21.11.85

(Re meeting of 25 & 26 Nov 85)

REPORT TO GENERAL PURPOSES COMMITTEE 12/11/85.

REFERRED TO
G.P. COMMITTEE

DEPUTY CITY ENGINEER'S REPORT TO CITY ENGINEER.

12/11/85

SUBJECT: 1986 PUBLIC WORKS ESTIMATES.

(IRG:LT: P10-1)

A number of items have been included in the draft estimates with increases over the normal inflation rate. The following reasons for these increases are now tendered.

Gravel Road Maintenance (Rural and Urban)

From now on Council will be obliged to register all gravel pits as mines and adhere to the guidelines for operation imposed by such registration, this will reflect in a higher price for gravel which in turn means higher costs for gravel road maintenance.

Council's statistics indicate the total length of gravel roads under maintenance as being 520 kilometres. Maintenance costs for the first half of next year are estimated at \$980 per kilometre, giving a total estimated cost of \$510,000. In addition, approximately 20% of these roads require a second grade each year requiring an additional \$102,000 (this amount allows for some flood and storm damage).

Bitumen Road Reseal

There is a popular misconception that once a bitumen road is constructed it will never require rebuilding and this concept is reflected in budgets by providing only for inflation without allowing for rebuilding. Also no allowance is made for growth in the road system.

Currently the total length of Council maintained bitumen roads is 275 kilometres and the Department of Main Roads recognises that pavement reconstruction should occur every twenty to twenty five years. Recognising the reduced traffic usage for Council roads and allowing a rebuilding period of twenty five years equates to rebuilding eight kilometres of road each year at an average estimate of \$50,000 per kilometre giving \$400,000 per annum.

Similarly, reseals should be done every ten to twelve years which equates to 25 kilometres per annum at \$11,000 per kilometre or \$275,000 per annum.

N.B. the above figures do not allow for a catchup factor and do not provide for major reconstruction of urban and rural arterials which are generally carried out using loans or commonwealth grants.

Works Engineer

This is an additional item which has been included in previous draft estimates but excluded due to budgetary constraints. Most surrounding Council's have appointed a Works Engineer even though they operate smaller works staff.

The ramifications of the Occupational, Health and Safety Act make it even more urgent that an appointment be made in 1986 as adequate supervision is considered one of the main ingredients in preventing accidents. Currently many decisions are being made based on judgement or without proper investigation and this will eventually lead to accidents and serious costly errors.

Other factors affecting the issue is the paper work and the trend by the Department of Main Roads to require more preparation for and closer supervision of works undertaken under its various programmes, the total cost of which is currently running at \$1.5 million per annum. Consideration of environmental factors is also having its impact on engineering work loads and to ignore such issues could lead to litigation and payment of compensation.

The trends as detailed above which are creating the need for the additional staff are generally created externally and are not supported by myself, however, they are real and I have no choice other than to react to them in an endeavour to avoid possible embarrassment and expense to Council.

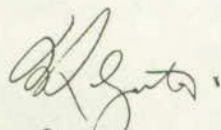
Finally, Council is demanding improved public relations and this can only be achieved by adequate staffing levels if efficiency is to be maintained.

Cost Clerk

Most Councils, to my knowledge, employ an Engineer's Cost Clerk working under the direct control of the Engineer. Although some of the duties of a cost clerk are currently spread amongst administration staff with Mr. Davis from the Engineers Office handling some of the invoices and minor duties, there still remains a lot that could be done by a full time Engineers Cost Clerk. Also Mr. Davis now has the responsibilities of Property Officer which is occupying the bulk of his time.

The major deficiencies currently existing in this sphere of activity is monitoring of costs, checking quantities of materials supplied and management of sundry debtor works.

6th November, 1985.


I.R. Gates,
DEPUTY CITY ENGINEER.

CITY ENGINEER'S REPORT:

I support the matters raised by the Deputy Engineer and in amplification of the information provided, submit the following additional detail -

GRAVEL ROADS MAINTENANCE:

The maintenance standard provided is for grading and some gravelling once per year for all roads and an additional 25% of roads to be graded twice per year. This is a very minimum standard which will not meet community requirements but is regarded as the basic minimum which is not being achieved at the present time.

The present total expenditure before additional supplementary budgets in 1985, is \$432,000 for rural gravel roads and \$32,400 for urban gravel roads giving a total budget of \$464,400. It is proposed in 1986 that this be lifted to \$612,000 as indicated in the Deputy Engineer's report.

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- **Land Law** by Peter Butt, Associate Professor of Law, University of Sydney
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- **Restrictive Trade Practices** by A. I. Tonking, Solicitor of the Supreme Court of New South Wales
- **Family Law** by Frank Bates, Reader in Law, University of Tasmania
- **Legal Profession** by R. D. Nicholson, Barrister and Solicitor of the Supreme Court of Western Australia
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- **Law of Contract** by Kevin Lindgren, Professor of Legal Studies, University of Newcastle, Barrister-at-Law (N.S.W.)
- **Intellectual Property** by Julie Dodds, Barrister and Solicitor of the Supreme Court of Victoria, Lecturer in Law, University of Melbourne
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- **Income Tax** by J. M. Waincymer, Barrister and Solicitor (Vic.), Lecturer in Law, Monash University
- **Industrial Law** by R. C. McCallum, Senior Lecturer in Law, Monash University; and Marilyn J. Pittard, Barrister and Solicitor (Vic.), Lecturer in Law, Monash University
- **Evidence** by Kumar Amaresekara, Barrister and Solicitor (Vic.), Senior Lecturer, Faculty of Law, Monash University
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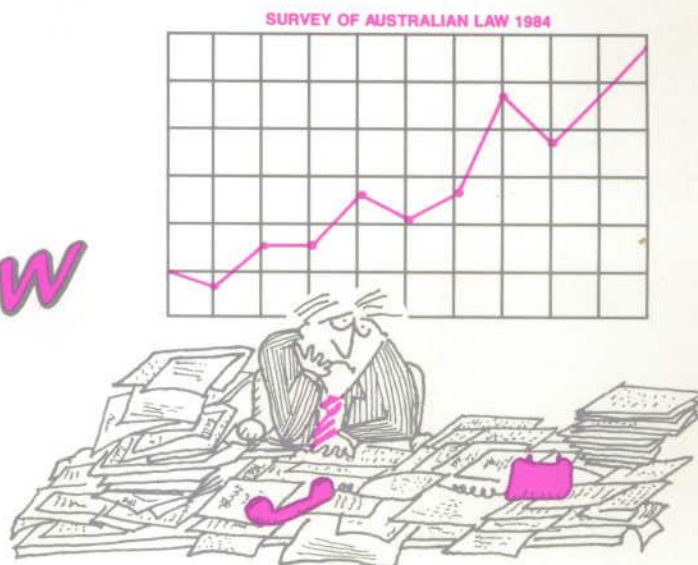
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An Annual Survey of Australian Law 1984



Editors

ROBERT BAXT

B.A., LL.B. (Hons) (Syd.) LL.M. (Harvard)

GRETCHEN KEWLEY

LL.B. (Hons) (Melb.), LL.M. (Monash)

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Details of the contents of the ANNUAL SURVEY OF AUSTRALIAN LAW are set out below and for ease of use a comprehensive index is also included.



THE LAW BOOK COMPANY LIMITED

Dear Peter;

At last; Humble apologies
for the delay.

Do you have any background
material relevant to our submission
to the minister.

regards. Kevin.

P.S. Will you be at Schwabacher
conference at Armidale beginning of
March.?

Y. will.

K.

R/Kevin. He is preparing report 1.3.86

MINUTE
NO

MINUTES OF THE ORDINARY MEETING 19TH NOVEMBER, 1985 OF THE BELLINGEN SHIRE COUNCIL RESUMED IN THE COUNCIL CHAMBERS, BELLINGEN ON TUESDAY, 3RD DECEMBER, 1985.

RESOLVED that route no. 2 be adopted and recommended to the Pastures Protection Board.

5318

APPLICATION FOR PART XI BUILDING REGULATION, LOCAL GOVERNMENT ACT TO THE SHIRE OF BELLINGEN (B.5-3) (A.15-1)

RESOLVED (1) That the principle of abolishing the application of part XI of the Local Government Act to the Bellingeen Shire rural area be adopted.

Councillors Braithwaite, Keough and Parbery voted against the motion.

(2) That a Committee of 3 consisting of Councillors Childs, Keough and Mackenzie be appointed for the purpose of submitting a draft submission to Council for consideration at its meeting to be held in February, 1986.

5319

DONATIONS TO OUTDOOR SPORTING ORGANISATIONS - REVIEW OF POLICY (A.15-1) (D.2-1) (R.3-1)

RESOLVED that the aims and objectives of the draft policy be adopted and that the implementation thereof be further considered together with the estimates for the year 1986.

5320

DETERMINATION OF RURAL ROADS CONTRIBUTION POLICY (A.15-1) (R.1-6) (T.7-47)

RESOLVED (1) That the existing policy (\$1,000) be retained at this stage;

(2) That the existing policy be further reviewed together with the fixing of fees and charges for the year 1986 at the January, 1986 meeting;

(3) That the policy be further reviewed immediately prior to the proclamation of the Local Environmental Plan for the rural area.

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DOWN ON THE COMMUNE

TED TRAINER says
*alternative living
deserves support*

SINCE Bob Hawke made his Boyer Lecture reference to using Kibbutz-style communes to reduce youth unemployment a significant amount of negative comment has accumulated. The apparent coup-de-grace came with the publication of the ANU's study *Rural Land Sharing Communities: An Alternative Economic Model?* by Sommerlad and others.

The key finding here was that rural commune dwellers were heavily dependent on the dole. About 46 per cent of the income in the communities studied came from welfare benefits, and people living in them in general existed below the poverty line. Suddenly the idea of unemployed city youth becoming self-sufficient in the country ceased to look like a simple way of reducing unemployment or the dole bill.

But this widely accepted analysis is superficial and misleading. It totally ignores the range of social conditions necessary to make regional economies viable. The economics of individual households are examined, with little or no reference to the difference that might be made if a few important supports were provided. The key questions should be: what are the supports required? How difficult or costly would they be to provide? And what difference would they make to the national economy?

The greatest needs people living alternative lives reveal in surveys are for information and training. Contrary to the dope-smoking, idle drop-out image, this is a highly skilled way of life. You are not a very useful person to have around a self-sufficient rural collective until you can handle the 101 things that need to be done every day. The typical city dweller can do very few of the things most people on a successful commune or homestead can do. In addition to needing day-to-day skills, communes need information on the most efficient low-cost technical solutions to their needs. For example, what sort of windmill or water turbine would be best on this site? Large amounts of time, energy, and capital often go down the drain because the wrong choices are made.

Today people living alternative lives have to rely on their own capacity to learn skills from one another. They evaluate schemes by trial and error, and must build information networks without any assistance from the state. How economically viable might these communes and homesteads be if they received a fraction of the information, research, training, and advice now available to others, notably to industry, commerce, and conventional agriculture? What might be the overall cost-benefit if the state were to establish a few regional advisory centres specialising in the problems alternative people face and offering a variety of courses?

Another major need is for access to credit. In a market economy, scarce capital and other rare and valuable things go mainly to the richest few because they can bid most for them. They then put these resources into the most profitable ventures, inevitably those providing more or less luxurious goods and services for people on high incomes.

Commune and homestead people are last in the queue for capital, despite the fact that they are the very people who can make it go furthest. There is abundant evidence that small scale, labour-intensive farmers, especially in the Third World, are far more productive per unit of capital or land than big agribusiness corporations. What might the economics of self-sufficient living look like if the state intervened to make sure that these people could get the cheap loans that would make possible huge jumps from the levels of efficiency and output their present poverty dictates.

THERE is also the whole question of decentralisation. Today most countries are witnessing a swelling flood of people from the land to towns and cities, when a sensible long-term strategy would be assisting a flow in the reverse direction. This cannot be done without state support for the decentralisation of industry. What percentage of Australia's investment, industry assistance (around \$7 billion a year in import protection is included), and research and development is going into enriching regional and rural areas with the industry, services, and conditions that would enable commune dwellers to find at least a little more part-time work and thus to be less dependent on the dole?

In much the same category is the difference that might be made through a small effort to assist the marketing of the many craft, farm, and other products people in the alternative life are willing to turn out but at present cannot easily sell in larger markets. Again, consider the huge sums the state spends to help marketing by those who produce wheat, wool, and many other things.

Sommerlad and company note but do not stress another category of cost-benefit considerations that should be central to any thorough economic assessment. More self-sufficient rural lives are associated with markedly lower costs of health, education, leisure and entertainment, and with lower incidence of crime, alcoholism, child abuse, vandalism, suicide, stress disease, and drug addiction. What would the saving per head in national expenditure on these things be for every dollar the state spent on assisting one of the most disaster-prone groups, unemployed youth, into the alternative life? Economists have no interest in anything but dollar costs, so they ignore the difference in quality of life between self-sufficient rural living and the boredom and despair of urban life on the dole. Nor do they care about the quality of life difference between being a valued and useful old person on a rural commune compared and being a useless, economically irrelevant, isolated, and bored urban pensioner. Any sane economic theory would take these immense real human costs and needs into account; conventional economic theory totally ignores them since they are associated with no "effective demand" and do not affect GNP figures.

If all we are concerned about is a simple way to save money spent on unemployed youth, then we should forget about communes. But the question should be: how economically viable might this option be given the relatively low cost of developing support systems and conditions? Small amounts of information, capital, training, and market access can make vast differences to the economic viability of alternative living.

Today alternative people are struggling to provide for themselves many things the rest of us have laid on by expensive bureaucracies, corporations, professionals, and councils, or can simply go out and

buy. They are providing much of their own food, clothing, shelter, services, energy, roads, research, administration, health care, education, and leisure — all at minimum cost in non-renewable resources and without any assistance from the state apart from meagre welfare payments. (Again conventional economic theory fails us; these important reductions in national resource consumption are not regarded as valuable contributions since all that matters in this economic system are additions to growth in levels of production and consumption.)

The most valuable sort of research project the federal government could undertake in this area would be to explore potential regional economic viability. Particular small areas should be examined to find out what they need to make greater economic progress. The question is what differences in output, sales, work, and employment might be made by providing certain resources? What things might people do if they could get cheap loans? What things might they produce if they could get assistance in marketing? It is likely that only small amounts of resources properly focused could have miraculous effects on regional economic health. (This is the general tragedy of conventional "development". Especially in the Third World, vast amounts of resources are going into developing whatever promises to add most to GNP. Thus cities and export crops boom while rural areas, where most people live, deteriorate. Yet minute amounts devoted to helping people to develop the simple things they urgently need can work miracles in terms of quality of life.)

THE commune question of course goes far beyond the youth employment problem. A far more important issue has been submerged. Ours is an *unsustainable* society. It is producing problems of potentially catastrophic proportions — resource scarcity, hunger and poverty, environmental destruction, North-South conflict, Third World debt, depression, and nuclear confrontation. These are not unfortunate accidents. They are direct consequences of our mindless pursuit of affluence and growth, problems generated by our obsession with increasing living standards when the few of us living in rich countries already hog 80 per cent of world annual resource production and consume 17 times as much per head as the poorest half of the world's people.

There is now a mountain of literature documenting this "limits-to-growth" perspective and pointing out that the supremely important task of coming decades is to change to much less wasteful and much more self-sufficient and communal ways of living.

The real significance of rural communes lies not in their potential for solving youth unemployment, but in the way they manifest aspects of the lives we must all move towards before long if we are to have any chance of achieving a peaceful, just, and sustained world order. We urgently need more experiments, more demonstration sites, and more research into alternatives to the conventional profligate and environmentally destructive way of life. Especially needed are explorations of forms suitable for urban areas. It is therefore most important that the federal government's interest in a Kibbutz theme should not be allowed to settle on the unemployment connection, nor be dampened by an analysis that ignores potential economic viability.

Report to CoCo Re Shop & Hall D.A. Conditions or Dealing with the Merry-go-Round Bureaucracy

I was asked to clarify conditions relating to sealing the carpark, hold-up in releasing plans & possible court appeal. A Saga of phone calls & negotiations is outlined below:

30 Jan., Mark McCosker

-advised that requirements of parking lot surface was to be set by the Engineering Dept.

-advised that the condition restricting hall use to members was to prevent thousands of people using it etc. I suggested the condition may be unworkable as non-members resided on the property as spouses etc. or in another scenario, one might like to invite their parents to a wedding celebration. He agreed the condition was somewhat unrealistic.

-advised that a site plan would be required.

-confirmed my view that the land was zoned 1(a)2 and that "places of assembly" & "general stores" were permissible land uses with the consent of Council. A refusal or any conditions imposed could be appealed.

30 Jan., Paul Hay

-was sympathetic but referred me to Brian Farlow

31 Jan., Brian Farlow

-was sympathetic, but said Dick Smith would have to deal with it as he imposed the condition at the Development Control Committee

4 Feb., Mark Norris

-advised that his dept. considered the structure to be a public hall within the meaning of the Act & that at this stage it met the requirements, however, as a routine procedure they proposed to send the plans to the Board of Fire Commissioners for approval once same were released by the Planning Dept. He urged that this be achieved ASAP

-he thought the condition re use restricted to CoCo members to be unworkable because once it was a hall, such restrictions couldn't exist. He advised that a rough look at the plans indicated that it was 297 sq. metres which under the Act @ 1.2 sq. metres/person would officially accommodate 247 persons.

4 Feb., Dick Smith

-he was sympathetic to our arguments re not having to seal it and suggested perhaps gravel with a thin layer of blue metal gravel on the surface might be acceptable, He'd discuss the matter with Mr. Lancaster & advise further

-he advised that in his opinion the present wording was awkward, but was interpreted to mean bitumen sealed

10 Feb., Terry McGee

-advised that the blue metal surface at Bush Factory was a Council Requirement, they had about 50 car spaces; he thought it was an excellent surface for helping to keep the hall clean and that he used one truck load.

11 Feb., Council Quarry

-advised that to deliver a full load of about 13 tonnes or 10 cubic metres would cost \$195. (This would spread about 30 mm over 330 sq. metres)

12 Feb., Dick Smith

-advised that the present wording meant bitumen, but his Dept. would recommend to the Development Control Committee that the condition be formally altered to provide for a gravel/blue metal surface

12 Feb., Mark McCosker

-I told him the DA conditions were proposed to be altered by the Engineering Dept. and asked would the Planning Dept. also concurrently agree to alter the condition restricting use to members. He was sympathetic and agreed to speak to Peter Reynders

17 Feb., Mark McCosker meeting

-He advised that the Dev. Control Committee had agreed in principle to all our requests and new conditions and a letter would be sent to T. Belton in a couple of days;

-he advised that the parking lot needed to be completed concurrently with completion of the hall or within 2 years, whichever came first; though arguably 8 spaces should now be completed for the shop use.

-he advised that a one dimensional site plan (as opposed to an Artists Impression) was required outlining parking arrangements and present & proposed tree planting.

-I advised that I thought the new conditions would be acceptable to CoCo

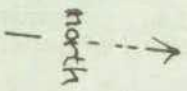
RECOMMENDATION

That the conditions be complied with, pending final wording, and that no appeal is required.

19 Feb. 1986

Dave Lambert

NUMBID / ABBRIGATI
RCHNS / PLACE.



Produced by the NIMBIN NEIGHBOURHOOD COUNCIL

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NIMBIN TOWN WITH A DIFFERENCE

Welcome to Nimbin, town with a difference. At least, that is its reputation and people come from near and afar to investigate it. What do they find?

That depends a lot on themselves of course. Some stop at the appearance of the main street: painted business houses; the great number of young and "alternative" people; the backdrop of mountain ranges. Some have the time and inclination to delve somehow deeper and come up with their own experiences.

Nimbin, little old and wise man who dwells in the mountain. The link with the past is still there: the survivors of the original Bunjalung tribe; their sacred sites of Blue Knob and Nimbin Rocks and in the hills and forests for those who have ears to hear. No place to live for women, the aboriginals knew, but for men to come and gain in wisdom.

Nimbin celebrated its centenary in 1982, a communal day as there ever was. It seems strange that the history of the district started to be recorded only a 110 years ago, merely a drop in the ocean of time. What treasures could be told if we could hear and understand the long story before that!

Much has changed of course in that last 100 years. Where you now see the most-of-the-time-greenhills was once the "big scrub", which disappeared gradually with the coming of the white settlers, who came at first for the rich stands of wood, later to settle permanently. The "Big Scrub" disappeared at about the same rate as its original inhabitants and only pockets of rainforest are left behind. just as only some scattered members of the original Bundjalung tribe survived.

In those early days life was harsh and the thought of conservation must have been far from the mind of those early settlers, who took the wood for its value first and after that to clear the land for the use of dairy and cattle, to grow bananas. The "new Settlers" as we now call the "alternatives" had different problems to face and different circumstances to live, but many common threads are there.

Although this community is no doubt the most radical experiment in approaches to human society and land use, there are many other communities in the Nimbin area worthy of note. These communities are people living their own lives and are not usually open to public inspection, however interested people will be able to effect the necessary introductions..

Some communities, or individuals among them, will be found to be more productive, hard working, knowledgeable than others. Many receive social security benefits since no paid employment can be found. In some instances this income is used with marvelous affect to build homes and permaculture. In other instances it is spent on food and drink by folk who do not work. In any event, the entire "alternative society" cannot be judged by the characteristics of a few; it is a diverse and and amorphous movement but capable of galvanizing into suprising unity when it matters. The evidence can, however, be clearly found among them that they are achieving something viable, not merely talking about irrelevancies. The saving of virgin rain forests remnants at Terania Creek and Mt. Nardi are anathema to some but eventually won the endorsement of the State Government. A good example of permaculture, where masses of food eventuates with little labour; or grass roots self management of low impact low demand living or of careful homebirthing with a better safety record than hospitals. ALL prove a way forward from the empty, unproductive neglect of the Australian landscape, from excessive urbanisation and centralisation of government, from resource pillage and pollution. It is unlikely full employment or growth economy will ever come again, and this can easily be seen as desirable, instead, should be settled in a "sustainable" lifestyle, where demands are less, where they produce much of what they need themselves, but where their standard of living and enjoyment of life are enhanced. Appropriate technology is quite acceptable, especially as a means of engineering a lifestyle where even less technology is needed. The value of "alternative society" as a means of bringing fulfillment and meaning to many unemployed, and of creating (when widely implemented) conditions where job sharing is common, should not be (but often is) underated. Our political rating is sub zero. Individuals wishing to buy into a land community can leave their name at Nimbin Info Centre, or contact the writer of this article at Box 16 Nimbin. Incorporated bodies such as CO-ordination CO-operative at Tuntabla Falls or Bush Coop., will consent to act as Trustee for acceptable groups. This means they do not themselves have to enter the long and expensive bother of incorporating but can bind themselves by such rules and agreements as they choose.

David Spain

"ALTERNATIVE SOCIETY"

AROUND NIMBIN

The "Alternative Society" is a very diverse and unorganised group of people, perhaps 4-5,000 of them in the Northern Rivers area. They share in common however an approach to life based on harmony with Nature; co-operation rather than competition and self sufficiency in food and cottage craft. Essentially, at its conscious core, the movement is concerned to build a "sustainable civilization" amidst the many problems of the "Mainstream". Its people are by no means apart from the Mainstream society, being interconnected on many social and economic fronts. But as a philosophy of civilization, the emphasis is quite different: on decentralization rather than cities; self-management rather than big government; on minimizing resource extraction and manufacturing rather than "growth economy"; on organic "small is beautiful", farming and building; on decision making by consensus rather than by majority will; on building a "sustainable civilization" which will last forever, rather than to drift in one obviously about to be wrecked on the rocks.

The movement sprang, in Australia, out of the "flower power" era of the late '60s when youth was alienated by conscription and the Vietnam war, enraptured by the visions of potential in themselves and in society (which they believed drugs had given them) and infuriated (from their admittedly privileged position as a post-war youth who had never known other than economic prosperity) by the materialist, commercial and exploitative values dominating civilization. In 1973 the Australian Union of Students held an Aquarius festival in the run-down dairy village of Nimbin, and as a result some hundreds settled in the area. Since then more have come, some of them motivated by similar ideals to the originals, other simply as the flotsam and jetsam of high unemployment and an alienating world.

Following this festival, due to the foresight and the diligence of a few people, enough shares were sold in a (registered) land co-operative to buy a 1140 acre property at Tuntabale Falls. Local council gave permission for settlement, and so began what is now the oldest and largest intentional community in Australia. Most shareholders living there dwell in semi-autonomous hamlets, in company (or conspiracy) with friends, and here they can build their houses, plant orchards etc. The hamleteers tend to share certain facilities (e.g. machinery, washhouse, water supply) and tasks (such as watering the seedlings, shopping or child minding). The community as a whole makes decisions at monthly meetings, and has built its own government approved school.

One point: Left with only a portion of the original scrub, they are certainly more careful with this left-over and "fought" twice police, bull-dozer drivers and authorities (via the media, closely watched by the rest of the nation and even abroad) to save what remained. (Terania Creek '80 and Mt Nardi '82). Both protest actions polarised the local population, both ended in a "victory" for the conservationists and resulted in a generally increased awareness of the environmental issues at stake. The closeness to nature is important to old and new settlers alike a movement away from highways and overpopulated suburbs towards the roots and source of our living, the land.

In the '70's NIMBIN changed its character of a quiet country town, when much of the generally growing urge of "back to nature and simply living" focussed on the N.E. corner of the state, stimulated into action by the big Aquarius Festival, an event which even now still sends ripples over the local waters. Nimbin has not been the same since then and most likely never will be: Time does not stand still or turn back. After the early communes like Nimbingee, Paradise Valley and Tuntabale Co-op. were formed in the early '70's, gradually more settlers flocked to the area, attracted by the good climate (admittedly a bit wet now and then, up to 250 cms. a year), the closeness to the coast, its rural character, the reasonable cheap land prices and that mystical aura built up since the festival.

This led to a land boom in the early '80s, reminding of the land rush in the early 1800s, but by now not so much land to pick from, and what was left soon pricing itself out of the reach of the searcher for cheap land. Even the prices to buy into communes became too high for many. And slowly the character of the "new settler" changed from a hopeful, idealistic, sometimes radical and often highly motivated, mostly poor (in material terms) hippy to middle-class city dwellers, who decided to sell and have another start in more rural circumstances. We can describe Nimbin now only as a mixture of different influences and not fully blended mixture at that.

Firstly you will find in Nimbin the slightly more than average expressions of a country town of its size: One pub and a licensed club (Bowling); Four churches and a hospital, the last one sometimes threatened in its existence; showgrounds, used by the flourishing Soccer and Cricket Clubs, and once a year for the traditional agricultural show; a caravan park cum swimming pool cum picnic area; a Kindergarten, Pre-school, Playgroups, and the State Primary and High School. Not so common perhaps for a small town, an excellent Youth Hostel. But also the many expressions of a newer culture, sometimes erratic like a speedy youngster, always full of new ideas and good intentions, sometimes lacking in more careful management: the Communes, big and small, scattered around in the district: a community school; a former butter factory, now used to nurse alternative dreams to reality; (Bush Traks, a recording studio and Bush Theatre both having survived the process of metamorphosis).

A local rag, "the Nimbin News", airing common and uncommon views and issued whenever "it happens" (a popular phrase in alternative terminology, sometimes meaning that it does not happen at all); Birth and Beyond, a group of women, mainly concerned with home birthing; a gallery which sells local craft only. Many dances, concerts and regular picture shows. A healing centre specialising in alternative methods. A small Saturday morning produce market. The Rainbow Cafe, a common eat and drink hangout with a history as colourful as the rainbow from which it derives its name. Organic gardening and many kids (unrelated). Workshops in music and dance. In yoga (There is a Satyananda Ashram not far away). Visiting performers and prophets. Gatherings and meetings of all kinds and descriptions. Some freaks and fanatics. Some wise persons and some fools. Some who "tune in", some who just "hang on".

Accommodation forms a problem. There is the caravan park where one can pitch a tent. There are the hotel, motel and youth hostel. May be you can befriend a local and barter some physical energy for accommodation. You may join the W.O.O.F. organisation, which links up people who like to do farm work with those who can provide accommodation in exchange for it, but this includes membership and takes some time to be processed. Buying into a commune requires some careful thinking and preparation and also some money these days. Moves are under way to make land available for Multiple Occupancy at low prices and it appears that the Government is now supporting such moves, but it will take some time before this can be translated into realities. Too much to describe it all. Something left to be explored, something left for the imagination. A longer stay in the area will give you a chance to find out more in detail for yourself. If you want any guide: the centenary book is for sale (\$12.00) at the Gallery and the Info centre. It gives much useful information. Nimbin wise old man in the mountains.

Ben Rotteveel

you back to the starting point. There is no camping allowed here. For a much longer walk there is the historic Nightcap Track which goes from Nightcap Road near Doon Doon across Huonbrook Road, Coopers Creek and joining up at the south end with Gibbergunyah Range Road.

SWIMMING HOLES

There is a nice swimming hole in Goolmangar Creek immediately to the west of the Nimbin shops. There are also swimming holes to be found in Tuntable Creek, Terania Creek, Mulgum Creek and the Hanging Rock

CAVE

In the Terania Creek Basin there is a shallow overhanging cave with aboriginal history, but as there are no well defined tracks, it is advisable to get clear directions from somebody familiar with the area.

NIMBIN WATER SUPPLY

There is a small concrete dam at the top of Gungah Road from which Nimbin gets its water supply. This is a very picturesque valley.

Peter van der Wyk.

MAIN MARKETS IN THE DISTRICT

The Channon Craft Market	Second Sunday of the Month
Byron Bay Fair	1st Sunday
Mt. Warning Fair	3rd Sunday
Ballina Market	4th Sunday
Main Arm Market	Last Sunday

Illustration on Front Cover by Julie Baigent

Maps By Gan Dixon

Mt. Nardi and Tunttable Falls Mt. Nardi and Tunttable Falls lie north west of Nimbin. There is a ridge which joins Mt. Nardi to the Konorigan Range and forms part of the perimeter of the Nimbin Valley. The Konorigan Range continue from the South West going South.

Goolmangar Creek To the south we have a narrow valley that joins Nimbin to Lismore. This valley was carved out between the Konorigan Range and the Nimbin Rocks and the Mountain Top area and is followed by the Lismore to Nimbin Road.

Nimbin Rocks To the south west we have the landmark that Nimbin is most famous for – the Nimbin Rocks. The three Nimbin Rocks (Needle Rock, Cathedral Rock and Thimble Rock) are often used as a symbol to represent Nimbin. The highest rock is the Thimble with the Needle Rock looking rather sharp immediately below it and the Cathedral Rock forming a triangle with the other two and pointing towards Lismore. There is a road access to the top of the rocks via Mountain Top Road and Lodge Road.

MOUNTAIN TOP TO STONEY CHUTE.

To the west of the Nimbin Rocks we have a plateau referred to as Mountain Top with another monolith south-west of Nimbin called Stoney Chute, which is used as a trigonometric station for surveys. Whitneys Road and Stangers Road mark another ridge which extends from Stoney Chute to Lillian Rock with Websters Creek flowing just outside the edge of this ridge.

WATERFALLS

To the north of Cawongala, Wadeville and Barkers Vale we have Hanging Rock Falls, a short distance from Williams Road.

Tunttable Falls can look quite impressive from a distance, but is difficult to gain access to, with no roads going to it and very rugged country around it.

There are series of waterfalls near Rocky Creek Dam with access from Rummery Road. The most well known waterfall in the area, and very spectacular, is Minyon Falls, which, by the size of the parking area, toilet blocks, sign posts, walking tracks and guard rails is designed for a lot of tourists.

Nearby on the same escarpment is the Condong Falls.

There is a wonderful walking track to a waterfall in the Terania Creek Basin at the end of Terania Creek Road. The way to the waterfall is signposted and provided with red ribbons tied to the trees all the way to the waterfall.

FOREST WALKS

First a warning: do not go off the beaten track as it is very easy to get lost. On nearby Mt. Nardi there are several forest walks starting from the two TV transmitting towers. There is a lookout looking towards Nimbin. This track was put in by the Nimbin Progress Association. There is a picnic area between the towers and a forest walk leading from the north tower that takes you through 4 forest types and brings

NIMBIN DISTRICT

NIMBIN DISTRICT

The surroundings of Nimbin lend themselves to all kinds of trips; from the short walks to the creeks nearby (with some excellent swimming holes) and the local swimming pool and picnic area, to longer walks to the end of Crofton and Gungah Road, the latter with the weir for the Nimbin water supply at the end of the road, the top of Mt. Nardi with the TV tower, the Nimbin Rocks, Mountaintop and the forestwalks as detailed below, all with beautiful views of the area. And the further away trips by bike or car; The Channon (via Tunttable Road or via the Lismore Road turn-off) with an excellent craftshop, Dunoon with its macadamia plantations (open for visitors) and Rocky Creek Dam, the Minyon Falls, The Whian-Whian State forest near Kyogle, Mt. Warning with a reasonably accessible climb to the top to give a magnificent 360 view, and of course the coast nearby, Byron Bay (the most easterly point of Australia) and Broken Head (with a lovely nature reserve) being popular choices for the day on the beach. Though much of the original beauty of the area of course has been destroyed over the years by excessive tree clearing, what is left after that certainly has a beauty of its own, which is worthwhile to explore.

THE NIMBIN HILLS, Mountains and Rock Formations

Mount Warning (aboriginal name "Woollumbin" = sleeping weather man) Nimbin is situated in a small valley on the edge of a large extinct volcano. The remnants of the original volcanic plug is now known as Mt. Warning near Uki. Mt. Warning can be seen directly north of Mt. Nardi. It is the first spot on the Australian mainland to receive the rays of the rising sun.

Volcanic Ring The edge of the volcanic crater forms a rough circle which takes in the McPherson range on the NSW- Queensland border, down through the Tweed range towards Lillian Rock; across to the Blue Knob Range, Mt. Nardi, Mt. Matheson (804 metres) and towards the coast through the Burringbar Range. There is a large opening between the McPherson Range and the Burringbar Range carved out by the Tweed River near Murwillumbah.

Lillian Rock A smaller opening into this crater is formed between the Southern end of the Tweed Range and Blue Knob having left Lillian Rock standing as a monolith as an indication of the original rim of the crater. The main road from Murwillumbah to Kyogle makes use of this passage as does the Blue Knob Road, which joins up with it. As seen from Nimbin this passage is slightly west from north.

Blue Knob Due north from Nimbin is the Sphinx Rock, a small monolith on top of the Blue Knob Range right next to its highest point (Mt. Burrell - 933 metres)

Copy sent to David S

Peter

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LETTERS

Rainbow Archives

—ALTERNATIVE TIME CAPSULE

P.O. Box 390, Avalon, 2107

Before you throw away all that 'alternative' memorabilia — *don't!* The Rainbow Archives Project, a new, grass roots, non-profit initiative, wants your help to preserve all that material.

The past 15 or 20 years have seen a culturally rich social phenomenon which we all broadly recognise by the titles 'alternative life style movement', 'counter culture' and 'new-age movement'.

The Rainbow Archives are now being set up by a few private individuals who feel a keen need to help preserve a comprehensive record of the still-young movement.

Mitchell Library Offers Support

Australia's foremost conservators of archival material,

the professional staff of Sydney's Mitchell Library, were enthusiastic when they learned of the project. They have offered not only their support and expert help, but also the premises of the library to house what is hoped will soon be an extensive and important collection. The Mitchell Library already is home to collections of archival material of other aspects of Australian life, such as Aboriginal culture, pioneers, ethnic groups and the women's movement.

What The Collection Will Contain

The dream is to dig up the widest possible representations of the movement, so the volunteer collectors are on the lookout for just about anything:

Pamphlets
Books
Magazines
Posters
Photographs
Illustrated manuscripts
Films
Videos



Council records
Newsletters
Minutes of meetings
Drawings
Poetry
Fiction
Clippings
Tape recordings
Transcripts
Oral histories
Commune records
Correspondence

Part-Time Volunteer Collectors Wanted

The Rainbow Archives is primarily a NSW project, and now has volunteer representatives in Sydney, Bellingen, Nimbin and Elands, but more collectors are wanted in those areas and others.

Rainbow Archives has the support of the following organisations:
Nimbin Neighbourhood Centre; Bellingen Neighbourhood Centre; Australian Association of Sustainable Communities; Green Alliance; *Nimbin News*; *New Awareness*; *Simply Living* magazine; *Maggie's Farm* magazine; 2BBB-FM, Bellingen, NSW; Rainforest Information Centre, Lismore, NSW; *Southern Crossings* magazine; *Down To Earth* Archives; *Grass Roots* magazine.

THE ALTERNATIVE CREDIT UNION
FOR NIMBIN/TERANIA

FEASIBILITY STUDY REPORT

Lisa Yeates

INTRODUCTION

We live in a time of deteriorating world economy and receding local employment. When we put our money into existing banks we are unavoidably putting it into the hands of the multi-nationals and adding to financial centralization at the expense of community control. The multi-nationals creating systems that have very high social and environmental risks, that directly exploit people and our earth's non-renewable resources. e.g. arms production, uranium mining, wood chipping and a whole host of exploitive, addictive or polluting industries.

Twenty years ago there was a movement of the people to break with this system and promote self-sufficiency. It was this aim which drew many people to this area. Hindsight and experience has shown us that individually one cannot survive off the land - it simply takes far too much time and energy to be possible. Many of us have bought land, built our own houses and our dependence on an income, but that DOESN'T make us self-sufficient.

We need to be looking at making our bio-region as secure in resources as is possible, to ensure a stable environment and create meaningful employment for ourselves and our children. If we pool our resources and skills we create even less dependence on the "system".

PROPOSAL

That the community of Nimbin should establish its own Financial Co-Operative or Credit Union.

That this institution should operate with the following Loan Criteria, or a Charter of Ethics. The primary criteria for loans secured by the Co-operative include whether the loans will create greater regional self-sufficiency in the production of basic necessities (food, shelter, energy) or in the providing of basic needed community services (transportation, health care, job training, legal services).

Other criteria would include whether the loan purpose will increase local employment and/or use local resources, conserve energy and be non-polluting to the environment.

VIABILITY SURVEY

"Poverty Consciousness" seems to be widely held in this area. By this I mean that there seems to be a prevalent attitude that there is not enough capital reserve in this area to float a Credit Union.

It is my opinion that that this is a false premise, that in fact we do have substantial capital reserves. This can only be adequately proved by conducting a community survey.

If the community does take the initiative to create its own savings/lending body it could attract quite substantial investments from several existing community groups and organizations. Some of these groups receive government funding which is paid by lump sum each year totalling hundreds of thousands of dollars. Presently, this money is being held in banks, Building Societies and Credit Unions to be paid out during the year. Already some of these organizations have indicated they would prefer to invest their monies into a Community based Financial Co-operative.

In the New Year, Social Security intends to pay all Pension, Sickness and Unemployment Benefits directly into the recipient's savings account. Once again we are looking at potentially millions of dollars a year in Social Security payments made to this area, which could be pooled in our own Finance Co-operative.

The last three years have seen a change in the type of people moving into this area. Retired people and families who have sold their properties to buy land, build homes, establish farms etc. They bring with them capital reserves which gives them security for the future. Once again individuals have expressed preference to investing these reserves for the Community's development.

WHY DO WE NEED A COMMUNITY BASED FINANCE CO-OPERATIVE?

To date this region has seen almost no investment from mainstream financial institutions. Any money invested in these institutions is channelled into commercial and development projects that are far removed from this district.

In addition, mainstream financial institutions tend to ignore two major target groups. Thus creating a situation where it is virtually impossible for many people in this region to take themselves out of the welfare system.

a) It is difficult to persuade these institutions to give loans for self-sufficiency projects (e.g. the manufacturing of pelton-wheels for generating electricity), whereas it can be argued that there would be an excellent market for such products.

b) They have a policy that persons on fixed incomes (i.e. pensions and benefits) are ineligible for loans.

The assumption made to justify this policy is that these individuals are on a very limited income, which under normal circumstances, should only just meet immediate needs, such as rent, power and food bills. Therefore they are a very bad loan risk, being unable to find the spare capital to meet loan repayments.

This community is in the unique situation of having many of the residents (who are receiving pensions or benefits) owning their own land or having a share in land and have built their own homes. Therefore they have no rental commitments. Many also raise their own produce and have established their own household energy source. This means they do not have the same weekly expenses as pensioners in the city. Therefore they do have the means of releasing a portion of their fixed income to meet loan-repayments.

A major factor to recognize when considering the creation of our own financial pool, is that this whole operation hinges on being able to offer its investors adequate interest. To be able to pay that interest it MUST make secure loans.

In this respect Nimbin's community has a huge advantage over traditional money lending institutions. Because we are already a small tight rural community, we therefore have a well established network and personal knowledge of individuals within our community. This gives us a much greater ability to accurately assess loan applicants and their ability to repay loans.

WE COULD SET UP OUR OWN CREDIT UNION.

Why a Credit Union?

Firstly because their security is guaranteed. The operation and administration of all Credit Unions in NSW are controlled by state legislation. All deposits in Credit Unions are protected and safeguarded by the Statutory Credit Union Savings Reserve Fund, established by the State Government and all Credit Unions must contribute to this fund.

This is a very important consideration since there would be community resistance to anything which is not completely bona fide. This situation comes about because many remember the collapse of a previous attempt to establish a Financial Co-op here in Nimbin 7-8 years ago.

A Credit Union is a savings and loans co-operative and consists of a group of people who have agreed to help each other by regularly saving together and then lending these savings to one-another at the lowest possible rate of interest.

All members are also the owners of the Credit Union. They are not motivated to make a profit for a group of remote shareholders, but by the desire to improve the financial well-being of ALL member-owners of their self-help enterprise. Credit Unions operate like a savings bank. They can also offer extra services such as paying by cheque regular bills (e.g. mortgages, rent) or regularly deducting a portion of members savings (e.g. \$5.00 per week which would accumulate to pay annual car registration or property rates). They also offer Investment Accounts such as 30 days Notice of Withdrawal Accounts and Long Term Savings Accounts, both of which have higher rates of interest.

Credit Unions are not there to make a profit. They must, of course, cover costs and set aside some prudent reserves, but surplus funds are returned to members through higher savings and investment interest and lower loans interest.

The members of the Credit Union ELECT a board of directors who are responsible for the running of the Credit Union on the members behalf. The authority of these directors is governed by the policies, laws and rules adopted by the members. The board also appoints the manager and any necessary staff.

THE LIMITATIONS OF CREDIT UNIONS

Many of the following points are merely sound management principles and therefore should not hinder the establishment of a Credit Union, but at the same time must always be considered.

a) Credit Unions must always operate on a credit basis, maintaining a cash liquidity of 7%. Therefore if liquidity drops below this point no loans can be given.

b) Credit Unions must operate within the surplus calculated quarterly.

c) There must be a minimum of 25 members before a Credit Union can be formalized.

d) Credit Unions cannot offer more than 17 1/2% interest on investments, as determined by the State Minister.

e) Credit Unions must pay into the State reserve fund .75% of each dollar (or \$75 for each \$1,000) held in assets (i.e. invested). This payment is calculated as of the 31st of March and is held in trust to act as a reserve fund against a Credit Union going "under". If the following year's total assets have dropped, then the relevant amount, calculated on the difference, will be reimbursed.

f) Credit Unions have the policy of not lending to individuals on a fixed income - as outlined previously.

Since this effectively wipes out a large target group in this community, it is an issue which must be resolved. It must be stressed that at no point does the Credit Union Act legislate for such an attitude. It is merely the literal interpretation taken by functioning Credit Unions in this state.

What it does mean is that, before formally being accepted by the Registrar, we would need to present a well documented argument that will persuade the Registrar and the State Minister (presently Frank Walker) that we have an exceptional case and should be able to consider loan applications from this target group.

g) Credit Unions can only lend to individual members, not worker co-operatives or commercial businesses, although legislative changes are being made, which will allow organizations to borrow from Credit Unions.

h) Credit Unions can only offer unsecured loans for up to \$1,000..

i) Unsecured loans and loans made for the purchase of a car, farm machinery and any equipment must be repaid within 5 years.

Loans for land must be repaid within 20 years.

j) Credit Unions can only invest any surplus capital with Trustee Investments such as Bonds, Banks and Semi-government securities.

PROCEEDURAL GUIDLINES FOR THE FORMATION OF A CREDIT UNION

This is clearly outlined in the Credit Union Act and Regulations, copies of which are submitted with this report. However there is still a lot of groundwork needed and I will outline this as follows:

- 1) Generate public awareness, interest and support. This can be done through submitting articles to the Nimbin News and the local media, preparing and printing informative handbills, and through public meetings.
- 2) Gather statistical data from the community. A questionnaire could be distributed to every householder in the district via the Post Office. A format is submitted with this report. John Pearson, (Economics advisor, Planning Division, Lismore City Council) has offered the services of Lismore Council's statistical computer and his time to compile the information from the completed questionnaire forms.
- 3) Bring together a Working Committee made up of 7-12 trusted members of the community. This Committee would have to take on the responsibility of following up on the steps necessary to achieve formalization of the Community Credit Union.
- 4) Write to the Registrar of Credit Unions requesting Application and Feasibility Forms.
- 5) Using the statistical data from the questionnaire, complete the Application and Feasibility Forms.
- 6) The Registrar encourages Credit Unions to affiliate with the Credit Union Association, although this is completely optional. Doing so would be to the benefit of the Community Credit Union, since we could then plug into their resources, administration and trouble-shooting expertise.

If it is decided to join the Credit Union Association, it is necessary to pay them an annual levy of 50 cents per member.

7) We can then write officially to the Credit Union Association, stating that there has been dialogue with the State Reserve Board and the Registrar and ask them for support and assistance with completing the feasibility paper. The Association would be hesitant to assist us if we are not affiliates, since their counseling would require a substantial amount of person-hours and they no longer have specialized staff for this role.

8) Present the completed forms to the State Reserve Board, who will then counsel the Registrar for Credit Unions as to whether we have fulfilled all requirements to become registered. Basically the type of information required will be:

- a) An estimate of Membership numbers.
- b) An estimate of Investments and Savings.
- c) An estimate of Loans.
- d) An estimate of Expenses.

BACKGROUND CONSIDERATIONS ON EXISTING CREDIT UNIONS

No new Credit Unions have been set up in the last 10 years! Although just 2 months ago, the Board of the Credit Union Association did indicate that they would support the creation of new Credit Unions.

The number of Credit Unions in NSW has dropped from 400 (ten years ago) to 226.

WHY?

Approximately 8 years ago two Credit Unions crashed, alerting authorities of their vulnerability. Consequently State Legislation introduced in 1962 made much stiffer requirements. There were too many Credit Unions for the market to support. Credit Unions are in a highly competitive arena, under great pressure from other financial institutions such as banks etc., which can offer higher interest rates. This forced the smaller Credit Unions to amalgamate, creating bigger institutions and taking Credit Unions away from their original concept of providing Finance Co-operatives for the masses.

These days, Credit Unions with a membership of 300-400 and assets amounting to \$1/2 million are considered small. They must operate on voluntary labour, to keep administration costs to a minimum. Once assets exceed that amount experience has shown that a paid manager is needed. Credit Unions seem to be treading tricky grounds from that figure until assets exceed \$2 million and must operate with prudence.

Most Credit Unions operate on a 6%-8% margin between deposits and loans, although it is possible to operate on a finer margin, but this requires extreme caution.

Credit Unions are entitled to borrow on their assets from shares and savings up to 25% from the Credit Union Association or banks etc.

When establishing and operating a Credit Union it is essential that administration must be consistently sound and very accurate records be kept. This exacting task requires personnel with substantial professional skills. During the early development of Credit Unions, necessity dictates that all administration be conducted by volunteer energy who will need a very high commitment if that Credit Union is to succeed. Nimbin will need to find just such people, well before it could open a Community Credit Union.

There are ways around this dilemma. We could follow the example of an American group, based in Great Barrington, called S.H.A.R.E or Self Help Association for a Regional Economy.



SHARE

Self Help Association for a Regional Economy
Box 125A, RD 3, Gt. Barrington, MA 01230 413-528-173

WHAT IS SHARE?

SHARE is a non-profit organization which has been established by community members of the Great Barrington area. Membership is open to anyone in the Southern Berkshire region. Members elect the SHARE board of directors. The purpose of SHARE is to pool human and capital resources in order to facilitate and encourage greater regional self-reliance in the area of the basic human needs of food, shelter, energy employment, health care, education and cultural activities. SHARE's primary objective is to create a source of funds which may be lent through a local bank at attractive rates of interest to businesses or individuals who are providing services or producing products which meet SHARE's criteria of encouraging regional self-reliance, but who are unable to obtain, or who cannot afford, conventional financing.

For this purpose SHARE has designed two funds to be administered by a local bank. One of these funds, the SHARE Credit Fund is designed to provide short term (up to two year) loans which are primarily self-liquidating in that they either create savings or increase production with which to repay the loan.

The second fund is called the SHARE Direct Loan Fund and is designed to provide access to higher risk loan money necessary for business expansion or start up costs.

HOW DOES THE SHARE CREDIT FUND WORK?

Anyone wishing to become a member and support the SHARE Credit Fund may make a deposit in the local cooperating bank and designate the amount which he/she wishes to place in the SHARE Credit Fund. This amount will be handled by the bank as a joint deposit between the individual and the SHARE Credit Fund. Up to 75% of these funds may be used by the bank as cash collateral for loans which SHARE agrees to support. This account will function otherwise in the same way as any other savings deposit account. Only the depositor may withdraw funds from the account.

Any business or individual in the wider community or region may apply for collateral support from the SHARE Credit Fund for loans to be made through the local bank. If the loan proposals meet SHARE's criteria then SHARE may approve the use of its depositors' collateral to support the loan.

SHARE -2-

The total amount on loan shall not exceed 75% of the total Deposit Balance (i.e. the aggregate of all SHARE depositors' accounts). No one loan shall exceed 20% of the total loans permitted or \$3,000.00. Depositors may withdraw funds at any time providing withdrawals do not reduce the cash collateral below the amount of loans outstanding.

Examples of the type of loan to be considered by the SHARE Credit Fund:

- A family might save 20-30% of its food costs by participating in a food buying club, but doesn't have the money at the beginning of the month when the order arrives. The family could borrow the necessary money -- even at 10% interest or more -- and still realize a significant savings.
- A farmer wishing to introduce a new vegetable crop in the area, takes out a small loan for seed and planting equipment. The loan is made less risky because a local consumer buying club writes a contract to purchase his crop when it is ready.

HOW DOES THE DIRECT LOAN FUND WORK?

The Direct Loan Fund is designed to assist individuals to make direct loans to specific businesses, or individuals. Loan proposals which are brought to the attention of SHARE's board and which meet SHARE's criteria will be advertised through SHARE's membership and various media where appropriate.

Lenders may choose which concerns to lend to, length of loan and interest rate. The lender then deposits the loan money in the SHARE Direct Loan Fund account of the participating bank with proper designations including desired payback periods. The bank would then make the loan and handle all details including collection. A banking fee is charged by the bank for this service (probably 2%). The loan is entirely at the lender's risk, but he/she may remain anonymous if desired.

Other loan conditions which may be required by the SHARE board include: co-signers, reports to the lender if requested, demonstration of community support for the undertaking (for instance advance contracts to purchase the products).

Examples of the type of loan envisaged here include:

- Loans to newly formed companies to sell or lease wind generators or solar devices to members of the community in order to reduce the cost of electricity and increase local self-reliance in energy.
- Loans to farmers to purchase new types of equipment which are more appropriate in scale or size.
- Construction loans for self-help building before a mortgage can be obtained.

This type of lending establishes a direct relationship between the lender and the loan recipient. Traditionally banks have played the role of impersonal intermediary between these two elements of the economic community. The attempt in the SHARE Direct Loan Fund is to open the contact between these two groups allowing a greater sense of human trust and responsibility to effect economic relations.

WHAT ARE SHARE'S LOAN CRITERIA?

The primary criteria for loan applications in SHARE are whether the loan will create greater regional self-sufficiency in either basic necessities (food, shelter, energy) or basic community services (transportation, health care, job training, education, and cultural activities).

Other criteria would include whether the project would increase local employment and/or use local resources, conserve energy and be non-polluting to the environment.

Consumer loans are generally discouraged except when providing access to basic human needs.

Loans through the SHARE will preferably be self-liquidating in that the purpose of the loan will be to create savings or reater productivity which can repay the loan.

Only members of SHARE qualify for loans through SHARE.

HOW DO LOAN ORIGINATE?

The SHARE concept anticipates that separate associations will be organized, or may already exist, around basic needs and interests such as: food, housing, land, energy as well as around basic social services such as health care and transportation. Educational and artistic associations would also be encouraged. From this network of associations, proposals for loans would arise and be reviewed by members of the association in order to determine whether or not they meet SHARE's social and financial criteria. If the proposals meet SHARE criteria they will be brought to the SHARE board which, depending on the availability of funds, would decide whether to support the proposal through the SHARE Credit Fund, or to advertise it as a loan opportunity through the SHARE Direct Loan Fund.

WHAT OTHER ROLE DO THE ASSOCIATIONS PLAY?

The associations are the human heart of the SHARE concept. Although the associations as a whole do not guarantee the loans, individual members of the associations may do so by acting as co-signers on the loan. The associations, however, are a network of contacts which could provide a number of services to any particular borrower. These services could include technical assistance, managerial assistance, markets for products (farmer's markets, solar and wind energy buyers for instance). This function of the associations provides the best gurantee of the loans made through SHARE.

THE SHARE TRUST FUND

In addition to the SHARE Credit Fund and the SHARE Direct Loan Fund, a separate, tax-exempt organization known as the SHARE Trust Fund has been formed. The purpose of the SHARE Trust Fund is to provide a vehicle for gift money to pass to community projects complimenting the placement of credit and investment money. The SHARE Trust Fund represents the understanding that a community needs to develop and maintain a strong cultural life in addition to its economic and social functions if it is to be a viable, imaginative and healthy community. It is from the educational and cultural programs that new ideas and spirit move into a community. The support of this kind of activity comes largely through gifts. The SHARE Trust Fund will make monthly reports listing local educational and cultural organizations whose programs meet SHARE criteria. Individuals could make gifts directly to those organizations or through SHARE Trust Fund.

Businesses who are recipients of loans through the SHARE Direct Loan Fund would be required to place a percentage of their profits in the SHARE Trust Fund or give directly to a community organization. In this way capital created by the community would go back into the community.

The Trust Fund recognizes that inherited wealth and accumulated wealth play a different role in a community's economic life than credit capital or investment capital. It was principally to accomodate this differing need that the SHARE Trust Fund was established.

RECOMMENDATION

I believe we should carefully study the S.H.A.R.E. concept. After assessing the survey which should give us an estimate of the total monies available for investment in this region, we could approach the Lismore Credit Union. It is quite feasible that we could persuade their board to adopt a principal similar to the SHARE idea, since we could be injecting a large block of investments into their organization.

If we were accepted we would benefit three ways:

- a) The community would still have control on how its money was used.
- b) We wouldn't need to provide the very exacting administration, since the Credit Union would be doing all the book-keeping, calculations of interest and statements, providing all the pass-books and relevant paper-work and balancing.
- c) It would be an effective first step towards creating our own Community Credit Union, by establishing the concept of community members pooling their financial resources to be invested within their own community. This could only add to public acceptance and trust that it is all possible.

CONTACTS MADE

Mr Sharp,
Executive Officer,
State Savings Reserve Board,
11th Floor,
Town Hall House,
Sydney, 02) 267 1321

Mr Bussman,
Registrar of Credit Unions,
161 Maquarie St,
Parramatta, 02) 689 8111

Tony Bennett &
Olig Rozmetta,
Credit Union Association,
P.O. Box 156,
Burwood, 02) 745 1511

Shann Turnbull,
Management Consultant &
Member of Schumacher Society,
M.A.I.,
12th Floor,
33 Bligh Street,
Sydney, 02) 233 5340

Jill Jordan & Steve Davies
Maleny and District Community Credit Union,
c/- Maple Street, Co-operative,
Maleny, 071) 94 2604

John Pearson,
Economic Development Officer,
Planning Dept,
Lismore Council, 066) 21 1496

1. NAME OF PROPOSED CREDIT UNION: MALENY & DISTRICT
COMMUNITY CREDIT UNION LIMITED
2. BOND OF MEMBERSHIP: THE AREA BOUNDED BY
MALENY, MONTVILLE, MAPLETON,
KENILWORTH, CONONDALE & SURROUNDS
KNOWN GENERALLY AS THE BLACKALL
RANGE AND HINTERLANDS

3. ESTIMATED EXTENT OF BOND IN NUMERICAL TERMS: EST. POPULATION 4000-5000
EST. MEMBERSHIP 1,000

4. PROPOSED SOURCE OF INITIAL FUNDING:

- (A) Anticipated share capital to be raised before business commences \$ 1,000
- (B) Anticipated initial ~~overdraft~~ or loan money which could be raised from Federation of Queensland Credit Unions Cooperative Society Ltd 20,000 at approximately _____ % per annum.

Have you discussed above with Bank or other Financial Institution named Yes

Conditions to be negotiated at time

If answer is "yes", attach details/conditions to apply in respect of overdraft or loan money.

- (C) Anticipated deposits on incorporation 210,000
- (D) Other Funding (Attach Details) -

TOTAL

\$231,000

- (A) *Erect/Lease/Purchase Premises (weekly rental) -
- (B) *Purchase/Lease Facilities including fixtures and fittings, etc est. 100
- (C) *Purchase/Lease vehicles and Other Capital Equipment -
- (D) *Purchase/Lease Office and Accounting Equipment 200
- (E) Other (Attach Details) Miscellaneous 100
- (F) Incorporation Expenses 185

* Delete where inapplicable

TOTAL

\$ 585

6. ANTICIPATED INCOME AND EXPENDITURE STATEMENT FOR FIRST YEAR

Account	Amount \$	Account	Amount \$
EXPENDITURE		INCOME	
Affil & Regn. Fees	210	Interest Rec'd - Members	41,435
Audit & Accty. Fees	400	- League	-
Bad Debts	-	- Other	-
Bank Charges & Chq Forms	200	M'ship Fees - Joining	3,000
Computer Costs	-	- Other	-
Debt Collection Expenses	-	Sundry Income	-
Depreciation	-	(Give Details)	-
Hire of Equipment	100		
Insurance - Life Savings	33		
- Loan Prot.	50		
- Package	-		
- Other	17		
Interest Paid - Bank	5,400		
- Savings	20,625		
- Term Dep.	2,600		
- Other	-		
Legal Expenses	500		
Meeting Expenses	200		
Office - Rent	780		
- Elect. & Clean	100		
Postages	300		
Promotion & Education	500		
Repairs & Maint. - Equip	-		
Salaries & Wages } voluntary +	4,000		
Staff Amenities	-		
Stamp Duty	100		
Staty & Office Regs.	500		
Sundry Expenses	260		
Telephone	500		
Travel Expenses	-		
TOTAL EXPENDITURE	37,375	TOTAL INCOME	44,435
SURPLUS			
LOSS	7,060		

ANTICIPATED BALANCE SHEET AS AT END OF FIRST YEAR

<u>ASSETS</u>		<u>LIABILITIES AND CAPITAL</u>	
<u>Assets</u>		<u>Liabilities</u>	
Bank	5,000	Bank	-
Cash on Hand	1,475	Loans from Non Members	20,000
Furn. & Equipment	585	- Central	
Investments -		- Others	
Deposits with Association	25,000	Provisions L.S.L. N/E	
Shares in Association	-	Tax N/E	
Protection fund	-		
Loans to Members	25,000	Sundry Creditors	-
Prov. Bad Debts	255,000	Suspense N/E	
Prepayments		Stamp Duty Reserve N/E	
Suspense N/E		DEPOSITS	
Interest Accrued N/E		Savings	60,000
		+ Prov. for Int. N/E	
		Term	200,000
		+ Prov. for Int. N/E	
		Non Members	-
		+ Prov. for Int. N/E	
		CAPITAL AND RESERVES	
		Reserves	4060
		Shares	3,000
		SURPLUS (DEFICIT) FOR YEAR	
	287060		287060

N/E: Not estimated

GENERAL

	Number	Amount
<u>LOANS</u> Anticipated Balance at end of year	50	255,000
<u>SAVINGS</u> Anticipated Balance at end of year	300	260,000
<u>MEMBERSHIP</u> Anticipated Balance at end of year	500	3,000

INTEREST RATES

On Call	9%	Details of any other Savings Deposits
Term Deposits		
Term	Min. Dep	Rate
		11%
		%
		%
		Loan Interest Rates
		17%

CO-OPERATING WITH OTHER CREDIT UNIONS:

- (A) In considering your proposed Credit Union has investigation been made to determine potential for co-ordinating the Credit Union's activity with the facilities of another Credit Union or other business in area (i.e. common accounting facilities, use of part of existing premises, joint utilisation of existing management expertise, or of existing Board of Directors skills in area etc. etc.)

(Answer "Yes" or "No") Yes

- (B) If your answer to (A) above is "yes", give brief details:
The Credit Union is establishing under the auspices of The Maple Street Co-operative Society Limited who have offered the fullest possible support. The two existing Credit Union agencies have no facilities and no expertise.

DATE: _____

SIGNED: _____
 Chairman of the Proposed Credit Union.

SURVEY FOR NIMBIN/TERANIA CREDIT UNION

THIS SURVEY HAS BEEN PREPARED TO RESEARCH THE AMOUNT OF SUPPORT OUR COMMUNITY WOULD PROVIDE IN RUNNING ITS OWN "CREDIT UNION" SIMILAR TO THE NOW SUCCESSFUL AND OPERATIONAL CREDIT UNION AT MALENY (QLD.). PLEASE NOTE THAT ALL INFORMATION GIVEN WILL BE CONFIDENTIAL AND YOUR ANONYMITY WILL ALSO BE ASSURED. WE BEG OF YOU TO COMPLETE THIS QUESTIONNAIRE & RETURN IT TO N.N. & I.C. URGENTLY AS WE ARE ONLY INTERESTED IN GATHERING THIS INFO. FOR PROJECT FEASIBILITY STUDY.

1.0) WHERE DO YOU CURRENTLY KEEP YOUR MONEY?

- a. ☐ SAVINGS BANK
- b. ☐ TRADING BANK
- c. ☐ CREDIT UNION
- d. ☐ BILLS/SHARES
- e. ☐ OTHERS +

1.1) WOULD YOU DIRECT YOUR SAVINGS INTO YOUR OWN CREDIT UNION

☐ YES

- a. ☐ TO PROVIDE SELF & COMMUNITY CONTROL OF FINANCIAL & SELF HELP EMPLOYMENT PROJECTS
- b. ☐ TO BREAK WITH MULTINATIONAL CENTRALIZED FINANCIAL CONTROL
- c. ☐ OTHERS

☐ NO

- d. ☐ YOU ARE HAPPY WITH PRESENT ARRANGEMENTS
- e. ☐ YOU ARE ALREADY A MEMBER OF A CREDIT UNION
- f. ☐ OTHERS

1.2) WHAT AMOUNT OF INITIAL INVESTMENT COULD YOU CONSIDER?

- a. ☐ \$ 0 → \$ 199
- b. ☐ \$ 200 → \$ 499
- c. ☐ \$ 500 → \$ 999
- d. ☐ \$ 1,000 → \$ 4,999
- e. ☐ \$ 5,000 → \$ 9,999
- f. ☐ OVER \$ 10,000

REGULAR DEPOSITS

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

VARYING DEPOSITS

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

1.3) ARE YOU RECEIVING SOCIAL SECURITY?

YES ☐ NO ☐

1.4) IF ON SOCIAL SECURITY, HOW MUCH COULD YOU AFFORD TO SET ASIDE TO REPAY A POTENTIAL LOAN? \$

1.5) IF YOU JOINED THIS CREDIT UNION, WHAT TERMS OF INVESTMENT WOULD YOU REQUIRE?

- a. ☐ ORDINARY/ON CALL INVESTMENT: ANY AMOUNT IMMEDIATELY WITHDRAWABLE
- b. ☐ NOTICE OF WITHDRAWAL: 7-30 DAYS - MINIMUM BALANCE RANGING FROM \$200 → \$500
- c. ☐ LONG TERM DEPOSITS: FIXED WITH 3 MONTH RECALL
- d. ☐ LONG TERM DEPOSITS: FLEXIBLE WITH 1 MONTH RECALL

1.6) WHAT TYPE OF INTEREST WOULD YOU REQUIRE FROM YOUR CREDIT UNION?

- a. ☐ COMPETITIVE WITH OTHER INSTITUTIONS
eg. ORDINARY o/c (6% → 9%), NOTICE OF WITHDRAWAL (10% → 11%), TERM DEPOSIT (11% → 13%)
- b. ☐ REDUCED INTEREST RATES ALLOWING FOR REDUCTION IN BORROWERS INTEREST RATES
- c. ☐ NO INTEREST RATES (FOR TAXATION PURPOSES)

R.R.R.B.E

2.0) WHAT SERVICES WOULD YOU LIKE TO SEE YOUR COMMUNITY CREDIT UNION OFFER ?

- a. ☐ BUDGET A/C :- MEMBERS NOMINATE THE ESTIMATED COST OF THEIR EXPENSES (CAR REGO, PHONE etc) FOR WHICH THE CREDIT UNION THEN CALCULATES AMOUNTS OF REGULAR DEPOSITS NECESSARY TO COVER THEIR PAYMENTS & ARRANGE FOR BILL PAYMENTS WHEN DUE
- b. ☐ PERIODIC PAYMENTS :- REGULAR BILLS (RENT, CAR, MORTGAGE) DEDUCTED FROM MEMBERS A/C & PAID BY CREDIT UNION
- c. ☐ BILL PAYING :- CREDIT UNION CAN MAKE OUT CHEQUE TO PAY ANY BILL NOMINATED BY MEMBER
- d. ☐ INVESTMENT A/C / COMMUNITY FUND
- e. ☐ FINANCIAL COUNSELLING :- MONTHLY BUDGETING, RETIREMENT FUND
- f. ☐ SPECIAL SAVINGS A/C :- CHRISTMAS SAVINGS OR HOLIDAYS

3.0) WOULD YOU ENVISAGE LOAN REQUIREMENTS FROM YOUR OWN CREDIT UNION ?

☐ YES ☐ NO

3.1) IF YES, WHEN WOULD YOU REQUIRE LOAN ?

- a. ☐ IMMEDIATELY
- b. ☐ WITHIN 12 MONTHS
- c. ☐ AFTER 12 MONTHS
- d. ☐ DON'T KNOW

IF AFTER 12 MONTHS INDICATE WHEN

3.2) FOR WHAT REASON WOULD YOU REQUIRE LOAN ?

- a. ☐ TRANSPORT
- b. ☐ LAND/HOUSE/ SHARE PURCHASE
- c. ☐ HOUSE IMPROVEMENTS (SOLAR PANELS etc)
- d. ☐ SELF EMPLOYMENT PROJECT
- e. ☐ COMMUNITY PROJECT
- f. ☐ OTHER

3.3) PLEASE GIVE BRIEF OUTLINE OF PROJECTS YOU HAVE IN MIND

3.4) HOW WOULD YOU PREFER TO PAY BACK LOAN ?

- a. ☐ INTEREST ONLY WITH LUMP SUM PAYMENT
- b. ☐ MONTHLY PAYMENTS
- c. ☐ FORTNIGHTLY PAYMENTS
- d. ☐ WEEKLY PAYMENTS

3.5) IF REQUIRED, WHAT COLLATERAL WOULD YOU BE PREPARED TO OFFER AS SECURITY ON A LOAN

- a. ☐ MORTGAGE
- b. ☐ BONDS/STOCK
- c. ☐ LAND

I arrived here on Tuesday afternoon, 10th December, surprised to find a substantial tent village where before there had been only one small icosahedron. Visitors had been arriving and leaving, population then about 12, plus Wyuna crews at Paul's place in shifts of 3 to 5.

As you may have heard by now, Wyuna members seized Paul Neutze's place on the 14th of October, 2 days before he had an emergency liver bypass operation in New Zealand. He never regained consciousness and died on the 31st of October, according to the hospital from a liver destroyed by an alkaloid "found in comfrey". He was 23. According to his friends, Paul had rarely consumed comfrey. This seizure has been justified by Wyuna as an "unwritten law" that "vacant" dwellings could be used by whoever needed them. In the process, they evicted Lorraine Mafi Williams' daughter-in-law and her kids, to whom the resident community had offered the space. Wyuna offered to "share" the space, an offer declined by one who had just seen violence done by these people.

The physical violence has, for the time being, abated; apart from Marg McLean having a bag of cement thrown at her while she was attempting to retrieve another bag Wyuna people had thrown into a gully near Paul's house on the 12th of December, there have been no physical attacks on Mt. Oak Community members since the day Paul died, when 4 Wyuna males came down here after midnight bearing 2 foot lengths of tool handles, applied these to Geoff Hunter and a visitor across the neck from behind, hit Kathy Fenton (Canberra Environment Centre) under the jaw and several times threw Marg McLean to the ground.

For those of you kept in the dark about these events, read also the press release of October 9th (Nimbin News and the Neighbourhood Centre have copies, ask to see them), detailing the prior assaults of October 5th, on Marg McLean and Michael Conway, by or occasioned by 7 Wyuna males, who arrived in military style and uniforms, knives on belts, guarded gun in car, tore out windows and phone, and applied intimidatory tactics to visitors, telling them to leave or face bashings. This occurred, these people are truthful, there are independent witnesses.

You may be aware that one of these 7, "Bear", and a woman Bobby came to Nimbin in early December, after contact with Lisa Yeates, to present "the other side of the story" in the form of Wyuna's guidelines, a "White Paper" on their position on the CHEP grant disclosures and "The Original Settler's Diary of Mt. Oak", prefaced and epilogued by Cairns and purporting to be extracted from Ross Morton's diary since 1978.

The people here have felt this latter document is too full of fabrication to deserve reply ("has Ross Morton read it?") believing that this will be self-evident to the aware reader, but a letter from David Spain to Cairns, the latest Nimbin News (accompanied by a letter from Gloria Constine) and my report of the non-response in Nimbin to what is happening here has evoked a re-appraisal of what people will believe, when unfamiliar with the situation and having no personal knowledge of the integrity of the people of Mt. Oak community, when presented with a document bearing the imprimatur of one who commanded a deal of respect from many in the naive '60s and '70s.

I know many of you will have a hard time believing a lot of this; try imagining this happening at Wattle Creek, Nymbngee, Nimbin Rocks, Bundagen or anywhere else you have villages of earth-first people. I have reiterated these violent incidents only to drive home the need for people throughout Australia to understand the background to what is happening here, for otherwise the campaign to save Mt. Oak makes little sense, or can be misunderstood as just an attempt to stop a violent takeover of a bit of land by a group constituting a few families.

Cairns and Wyuna members have attempted to convince the police, media and others that this is merely a "domestic dispute", the sort of split within communities that many of us are all too familiar with by now. I believe it has far wider implications for the sustainable communities movement in general, and therefore feel it necessary to encourage people to explore the Cairns / Morosi / Ditchburn connection with this land and with the "Down to Earth" movement over the last 10 years.

Many people were inspired by Jim Cairns' speeches in '76 at Cotter and '77 at Bredbo, by talk of "the peoples' free land" and "separating ownership from control" etc., as documented thoroughly in the Bredbo Papers that Barrie Griffiths, as custodian of the Down to Earth archives, has spent the last year preparing from dozens of tapes of meetings at that Confest and subsequent events, affidavits and accounts by many of the people involved - Nimbin people should see Peter Pedals if they want to read the whole sordid story.

Wyuna's "Aims and Objectives" and "Behavior Code" - seemingly a composite of every alternative manifesto, "new age" vision or community aims you are likely to have heard of, much of which sounds very familiar and would elicit little argument from people living in communities - bears little relationship with the way this group is operating.

- Aim 1: "All forms of life are treated with respect and awareness".
- Aim 2: "We commit ourselves to non-violence as a principle of life".
- Behavior Code 3: "No Violence Code: All forms of violence (verbal, physical or psychic) are avoided. Feelings of violence are understood but not supported".

Once you know that these are patent deceptions, and that these people are prepared to use tactics of physical and psychic violence to accomplish their aims, the rest of this document rings totally hollow. They have at the same time falsely accused the residents here of various violent acts over the years to justify their assaults, thefts and attempted takeover of this community, because the people here have not submitted to Cairns' attempts to lay Wyuna's guidelines on Mt. Oak Community, nor accepted the claim that Junie Morosi's group is the legitimate trustee of this land.

Because these people are so skilled at sounding eminently reasonable on the surface, and people are not used to people claiming to be "alternative" to lie on such a grand and orchestrated scale, it now seems that only a complete investigation and exposure of the affairs of Cairns, Morosi and Ditchburn and their connection with "alternatives" since 1977 can suffice to free Mt. Oak from their control, and return that control to those participating, so that this community can at last determine its own future free from external intimidation, and grow into a true "free land" community.

Note well that none of this trio has been present at any of this violence, and although Cairns said when contacted: "I've had a full report of it and I agree with what they did", still some people feel there may be a possibility that he is subject to the same deceptions as the rest of us. When people say "how could he not know?", I can only refer them to the events of 1975, or to the degree to which "Alternative Australia" seems to have bought the whole package. Whether Cairns has been misled or used can no longer be an issue, when too much human and ecological oppression has taken place in his name. He has had, and continues to have every opportunity to join with the residents to form the Trust on which the '78 agreements were based, and implement his word to help establish a community free from external oppression.

So Wyuna is busy spreading stories about Barrie Griffiths seeking personal political power, and are working unrelentingly on character assassinations of Mike Conway and Marg McLean, who came here together some 6 years ago and have been active participants ever since. To the assault charges resulting from the bashings they have responded with counter-charges of assault against Michael (3) and Marg (2), and Michael especially has been targeted with stories of shooting, threatening violence and intimidation over the years, told by Wyuna people to participants in Mt. Oak, in the "Original Settler's Diary" and to a woman interviewing Wyuna for Melbourne public radio.

Cairns' solicitor has warned the residents that their "licence" to be here may be revoked, although they have never applied for such a licence, working according to the original guidelines as set up at Bredbo '77, which specifically exclude Cairns or the Trust he promised to initiate or anyone else having any power or authority over the people living on the land, residents' control as a community in enforcing and further evolving these guidelines, "participatory democracy". These principles are quite clear, straightforward and well-recorded, and lots of money was raised and held by Cairns on the basis of them; this is known despite Cairns' refusal over the years to make the accounts and books of the "temporary" trustee company available. Even the Corporate Affairs Commission have been unable to obtain the last 2 years' returns.

Since Cairns allotted Junie Morosi personally and Wyuna Inc. shares in "Research for Survival P/L" (the very day Wyuna received the disputed CHEP grant of \$133,000 into their account), they have claimed absolute ownership and control of Mt. Oak. They have made these claims here, to the press and to Telecom, the Post Office and other authorities. Cairns has been asserting that he personally has the right to set guidelines for this community increasingly ever since the Confest, where he had sold everyone on the line that there would be no external interference. Now we are told that Wyuna's guidelines ARE Mt. Oak's guidelines, and that the "trustees" are to be resident, totally in contravention of the Confest agreements under which people were encouraged to contribute money and in some cases years of work to the project. I've heard many of these tapes in the last weeks.

Mt. Oak Seed Exchange mail and all other mail sent to Mt. Oak Community and not personally addressed to residents has been frozen for months, since Ross Morton (the entrusted key holder) accompanied Wyuna members to the Post Office in Cooma. The Postmaster intimated that Cairns approached the Minister (Duffy) directly in the matter. Documents provided by Wyuna to the CHEP inquiry show Ross and his wife have been members of Wyuna since June '81, though the people here were told that he only joined them earlier in '85 - see the "Settler's Diary", p.9.

All these years, while the people here now and scores of others who have been here for varying periods have worked amazingly hard at erosion control, irrigation, building, food and tree growing; having collectively sunk tens of thousands of dollars into infrastructure such as pumps, irrigation, energy systems and so on; having spent (and wasted) many attempts to get Cairns to register the promised "Down to Earth Foundation" to nominally "own" the land; Cairns and the Morosis have lived in their reportedly comfortable Canberra homes, occasionally visiting the land, proposing to begin a new hamlet near the entrance to the property, where they have had a water bore for some years - not since February '84 as claimed in the "Diary". This is not the only wildly incorrect date in that document, but some of this information cannot be released now, due to pending legal matters.

Now Wyuna has moved in by force, refusing to consult with the resident community according to its constitution and guidelines, claimed Paul's home, thousands of trees and infrastructure such as water systems (paid for and installed by Mike and Paul) as "communal property", refusing access to the community's major erosion mitigation and regeneration works even for maintenance, and shown a radio interviewer their concept maps for Mt. Oak which include an "Aboriginal village" and a "Tongan village" right where the existing community buildings are, with apparently no provision in these plans for the existing settlers, ostensibly because they have not "applied" to the self-appointed leader for "permission" to settle this free land!

Cairns and Morosi claim that there is NO community here, they have referred to the residents as "squatters", sent the Cooma-Monaro Shire Council people out here to hassle what they consistently call "substandard" dwellings, they have alluded on public radio to depleting here. They say they're into "quality" lifestyles, and the people who have chosen to settle here don't come up to their standards - all this from Canberra!

One has to ask, "Why do Cairns, Morosi and Wyuna want to take over this community?". Obviously, things are getting hot for them in Canberra; apart from the CHEP business, the National Crimes Unit of the Federal Police is known to be investigating other aspects of Wyuna's affairs, including suspect intervention in immigration applications involving Junie Morosi's capacity as a marriage celebrant, and other activities of Research for Survival P/L apart from holding title to the Mt. Oak land.

It is clear that Wyuna have no love for the land, nor regard for the community's ecological guidelines: they have dumped loads of rubbish and old cars and removed loads of (scarce) firewood for sale in Canberra, including cutting down live trees. One Friday recently Telecom were here to put in a phone to Paul's place, sped through Telecom by Cairns, based on a medical certificate for Alexis Morton, an 80 year old woman who now rarely visits. The proposed route of the line (to be laid by a 12 ton Mercedes tractor) is right along the side of the erosion gully that Paul spent the last 2 years of his life working to regenerate. When I questioned Ken Goudge (Bernadette Morosi's husband) about the route ("Couldn't it go along the ridge track?") he said "Telecom know what they're doing, they're the experts". In the end, we were able to have Telecom stay the earthworks, they've just laid the line on the ground for now.

The people here are brave, but until recently, few. They have been less intimidated by the "presence" a few hundred yards up the hill than by the lack of response, so far, from the thousands of Australians who witnessed the birth of this place as "free land", the dozens involved in those formation meetings, the scores who lived here over the years, the hundreds who have visited. They wonder if people just don't care, disbelieve the reports, or are frightened off by stories of CIA connections. Many opposed the choice (by Cairns et al) of this land in the first place, and perhaps still feel this land isn't worth defending - to lovers of lush green coastal forests this is understandable, although those who know the different beauty of the inland country or have seen the work of transformation in process here will understand why these people have as much if not more love and respect for the land they are caretaking - there's no ownership nor "equity" in the form of sellable shares, and till now, constant threat of outside interference.

The situation has changed radically in the last two weeks. There has been a steady stream of people coming and staying, from a few days to a week, and a number of people who have lived here over the years have "come home", at least for as long as it takes to sort this mess out. Melbourne DTE people especially have maintained contact, and helped out with some funds for phone and legal expenses - they split publicly with Cairns and Morosi years ago after bitter experiences.

Benny Zable recently stayed for a week, and spent the first few days still believing that negotiations with Cairns and Wyuna might help, so he went back and forth between Paul's place and the other community dwellings attempting to give fair hearing to "both sides of the story". In the end he phoned Cairns to arrange a meeting - he told Benny what he's told many others - no negotiation with the "counter-culture".

Once Benny realised what was really happening, he spent 3 days making a video which will be shown at the Confest and hopefully on the Peace Train, if the people in the Nimbin area who have been consistently supporting Cairns/Morosi/Wyuna and attempting to discredit those who would expose them have less success than they've had the last couple of years at de-activating Nimbin - see Nimbin News editorial, Dec. '85.

Just news. Michael Petter (Brisbane AASC / News from Home) arrived a week ago, working hard and fast on AASC and Mr. Oak stuff. Annie (Fanny), Al and son Pul arrived the other day from Marree/Roxby, and are staying a while. Wouba and Suzanna are here from Elands. A bunch of south coast folks, Fiona from East Gippsland; there are about 20 - 30 people here most of the time. There are rumours of Wyuna taking out some sort of injunction on the 8th of January, so everyone's pretty busy.

Bren from Adelaide and friends from Canberra are energising a new building on the site of the old community-built A-frame, the one that burnt down in May '84, with Cairns claiming publicly that it was HIS \$3,500 KIT HOME, implying (at the time and via Ross Morton's "diary") that people here would burn down, at the beginning of winter, the only building containing the community cooking and bathing facilities, a large library, and so on. In fact, Cairns contributed nothing to this building, it was built by residents from scrounged and 2nd hand materials. The web of lies seems endless, and sometimes impenetrable.

So what are the options? If Cairns, Morosi and Wyuna do succeed in taking control of this land, what will that matter to any apart from a small group of people who will have to retrieve what they can of their dreams and resources and start again somewhere else? How could it harm other communities or the movement in general to have these pseudo-alternative people base their operations here? What harm could they do? After all, their stated objectives are personal and spiritual growth, cooperation etc. They are involved in a wide range of "alternative" activities, from organising for the "Getting Together" conference to selling flowers and home-made icecream and running coffee shops.

If Ditchburn and Morosi took lists of most and photos of many of the people who attended a number of Confests, meetings and other gatherings, so what? Lots of people (AASC, Permaculture etc.) have lists and photos of lots of people. If they counted all the money from two confests and the expected profits turned into losses, so what? If they sunk the Paddington Drop-Inn Centre by stacking meetings (ask Peter Pedals), how does that relate to this "internal dispute"? As we all know, conspiracy theories are a debased currency these days, so perhaps none of them have any foundation? Junie Morosi told a journalist recently that Mt. Oak's solicitor was "ex" ASIO, and nobody wonders how she'd know, or why she'd say? These stories are so old, so widespread yet so far unprovable that this alone seems to deny their validity.

Many people from the Nimbin area who were at Cotter and/or Bredbo told of the bad smell around the origins of DTE and the administration of those events. We have many testimonials of people's experiences from that time to this (including some from people willing to testify), yet it seems to have just passed into the mythos of the 70's, just another hippie "bad vibe", having no relationship with what is happening today.

Even the so-called "alternative" press (except Maggies' Farm) is turning a blind (?) eye to this struggle, which is why I have undertaken to distribute this report at my own expense - at least I know it will not be subject to the editorial control that has kept this story out of, for instance, Nimbin News.

I know we feel more comfortable not knowing. If we know, we have to care. If we care, we have to act. I put off coming down here as long as I reasonably could, despite knowing and caring for the people here, this dream and the damage being done, here and by their supporters in Nimbin and elsewhere by these people and the empire of interests they are so successfully representing.

Roxby to go ahead? Pine Gap and the rest to be secured by the new A*US treaty? More woodchips from heritage areas in Tasmania and what's left of Eden? Land Rights? Tropical Rainforests? Plant Variety control? ID cards? Nimbin news in Nimbin News? How many more easy years with no risks do we have?

If you are coming to the Confest at Daylesford in January, think about spending a day or two here on the way or on the way back - there'll be people leaving from here and returning, you'll be able to make up your own mind about who's who and what's happening.

If you were at Cotter in '76 or Bredbo in '77, if you were at any of the many meetings that formulated what has become Mt. Oak, if you contributed any money or time or effort or interest in this story, think about writing something about your experiences. We have numerous affidavits from people, but we need more. Add your voice to stop this incredible rip-off of many people's years of effort, and the movement's energy and credibility! The people here are every bit as committed to resolving this as we were to saving Terania Creek or Mt. Nardi from forces displaying remarkably similar motives and tactics.

The AASC gathering from the solstice to new year has spent time on this situation, and its part in the "big picture". We can't let this distract us for much longer, or steal energy from people committed to burying the past and planting the future, eh?

love life, the Empire's dying.

Ian Smith, Nimbin Rocks via Bredbo.

contact: Mt. Oak Community,
c/- P.O. Box 55, Cooma 2630
ph. (0648) 5482 ask for 67

[illegible]



MRS HOLMAN discusses her grievances with SRA bus driver Janis Janson.

SRA buses cause row at Bangalow

The proprietors of a Bangalow fabric business have complained about the noise and inconvenience created by the State Rail Authority buses and passengers.

The proprietor, Mr Paul Holman, said the SRA buses began stopping outside the shop in Bangalow's main street while roadwork was being carried out last year.

His wife, Tamar, said it was 'most unfair' of the SRA to dump passengers without any timetable for its road coach services.

She said that in many cases, people alighted from the bus and then needed to organise their own transport to their destination.

When a taxi was needed, it was necessary

to telephone Lismore as there was no taxi service in Bangalow.

Mr Holman said that he had complained to the Chief Executive of the State Rail Authority, Mr David Hill, who had given him verbal and written assurances that the buses would not stop outside the shop once the roadworks had been completed.

Mr Hill said the SRA bus stop would be relocated to the Bangalow railway station in Station Street.

The secretary of the Bangalow Chamber of Commerce, Mr Tony

Cresswell, who owns the business next to the fabric shop, said there was no need for the bus to stop in the main street.

He said that there was no reason why the buses could not use space allocated to them at the railway station.

Mr Cresswell said the Holmans had an understandable complaint, and that he would confer with the president of the chamber and take action on the matter.

Mr Cresswell said the SRA bus service was a farce because there was a railway line to Bangalow.

Government vetoes city promotion levy

A Lismore City Council proposal to introduce a special promotions levy on the rateable value of all commercial properties in Lismore has been rejected by the State Government.

The suggested levy of .15 cents in the dollar was first proposed by the Lismore and District Chamber of Commerce and Industry as a means of raising funds for promoting Lismore as the 'commercial, sporting and cultural centre of the North Coast'.

The Lismore town clerk, Mr B C Stevens, said yesterday he had received a telephone call late on Thursday afternoon notifying the council that the

application had failed to meet with the approval of the State Cabinet and the then Minister for Local Government, Mr Stewart.

"We received verbal advice that the Minister had refused to grant approval, that it would only be granted in the most desperate circumstances," Mr Stevens said.

"They obviously took the view that the promotion of the city was not a need.

"In my opinion it was a high-handed decision.

"The worst feature is that it has deprived people of the right to pay the levy if they wanted to and it has deprived the council of the right to collect it in an equitable way to promote the city."

\$52,000 aim

Based on current rateable values in the city area, such a levy would have raised about \$52,000 a year.

The council decision to

support the chamber's proposal had been based on the understanding that it had significant support in the community and that it met with government approval.

"The chamber could have left the council out of the levy but it needed the council to collect and audit the levy," Mr Stevens said.

"It has the ability to make the businesses pay in an equitable way.

"Evidence indicated that there was not significant resistance in the business community to the levy proposal.

"The decision not to approve the application is a blow to the Lismore and District Chamber of Commerce and Industry and a blow to the people of Lismore who want to have their publicity organised in such a way to suit their needs.

"The council spends money on promoting Lismore but it does not fulfill the promotional needs that the chamber considers necessary.

"It also seems to be another nail in the coffin of the autonomy of local government.

"I can not see any justification for the then Minister of Local Government, Mr Stewart, to refuse the request of the chamber, which has the support of its members and rate-paying businesses.

"I suggest that the chamber should try to introduce the levy itself, but they do not have the power to ensure that everybody pays it.

"The chamber should also make loud noises to the State Government and to the Premier, Mr Wran and to Mr Stewart's successor and apply to the Government again next year."

Yesterday the president of the Lismore and District Chamber of Commerce and Industry, Mr Graham Patch, said he would not be able to comment on the rejection until he had spoken to Mr Stevens.

Ballina Shire polices water restrictions

From Our COASTAL BUREAU

Ballina and district residents yesterday were warned that local government officers were making tours of the shire to police 'blanket' water restrictions.

This week the Ballina Shire Council extended water restrictions for all parts of the shire.

The use of fixed sprinklers and hoses by domestic water users has been banned.

The deputy shire engineer, Mr Greg Trent, said afternoon storms during the past few days had served only to halt the decrease rates in dams

and water storage areas.

The extension of restrictions included consumers supplied with water from Marom, Duck and Gum creeks.

Mr Trent said shire inspections by council officers were fairly 'low-key'.

Inspections already had been carried out in Alstonville.

If residents were found to be contravening restrictions, the officers would ask them to turn off sprinklers or fixed hoses.

Mr Trent said that at least 100 mm of rain was needed before the level in the Emigrant Creek Dam reached a point 150 mm below the spillway, at which time restrictions might be eased.

Lismore council adopts 8 pc rate rise

The Lismore City Council has formally approved an eight per cent increase in its four general fund rates for next year.

The council initially approved the increase, which is the maximum permitted under the State Government's rate-pegging legislation, last November.

The general rate has been increased from 3.219 cents in the dollar to 3.476 cents and rural rates from 1.071 cents to 1.157 cents.

Rates for multiple-occupancy developments have risen from 3.207 cents to 3.464 and the general commercial rate from 5.222 cents to 3.804 cents.

The minimum rate has

been increased by eight per cent from \$169.12 to \$182.65.

The new rates will provide the council with a \$2400 surplus on an anticipated turnover of almost \$30 million.

Aldermen also formally approved water, sewerage and garbage rates adopted at its estimates meetings last November.

Water rate

The Lismore water supply rate has been levied at .935 cents in the dollar, based on land value, with a minimum rate of \$240.

The minimum rate for undeveloped land not

supplied with water from council mains has been levied at \$151.

Sewerage rates for this year have been levied at .54 cents in the dollar, based on the value of the land, with a minimum rate of \$136.

The minimum rates for undeveloped land not connected to sewerage mains has been levied at \$83.

Sewerage rates for multiple-occupancy developments have been levied to include a rate of \$136 for the first unit of occupancy and \$68 for each subsequent unit.

Special charge

The council resolved that an additional \$34 be charged for each water closet or urinal installed in hotels, motels and guest houses where toilet facilities were shared.

Flood-prone land, determined by council as unsuitable for building, would be exempt from water and sewerage rates.

The ordinary garbage charge has been increased by eight per cent to \$49.13 a year for a weekly service, but garbage removal rates for 120 and 240 litre and school service containers will remain the same.

Another Tidy Towns winner

A third North Coast town has won an award in the State-wide Tidy Towns Competition.

The Mullumbimby Tidy Towns committee was notified by mail this week that the town had won an award in the 1985 competition.

Alstonville and Lennox Head also have won awards in the NSW competition.

But the exact nature of the awards will not be known until the presentation ceremony at Leeton on February 22.

The president of the Mullumbimby Tidy Towns Committee, Mrs E Robinson, said yesterday that the town had entered two areas in the competition — the Brunswick Valley Heritage Park and the Mullumbimby cemetery.

She said that the Tidy Towns judge had been impressed with the two entries.

1986 Re-Opening Sale

Our pine factory is overstocked, we must clear all stock immediately to make way for new models. Selling starts at 9 a.m. today and continues until sold out, all advertised lines are now selling at 1985 prices.



20 colonial dining settings must be sacrificed, round, oblong, oval tables, some with extensions. Numerous styles of chairs available for immediate delivery as illustrated \$595, from

\$395



CHEST OF DRAWERS

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Dressers

FROM \$295



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MINISTERS SLAM US FARM BILL

State MPs get 3.8 pc pay rise

SYDNEY. — New South Wales Members of Parliament have been awarded a 3.8 per cent pay rise in line with the national wage case, the Premier, Mr Wran, announced yesterday.

Mr Justice Slattery, the Parliamentary Remuneration Tribunal, also granted rises in electoral allowances, expenses and certain travel allowances, in line with wage-fixing principles.

The rises take effect from last November 15, and follow the State Industrial Commission's decision of the previous week.

Mr Justice Slattery said there would be no further increases to bring parliamentarians' pay into line with the salaries of senior public servants, despite the tribunal's earlier recommendation for parity with grade 12 clerks.

"No move is being made to correct this anomaly for the present determination because of the continuing need for restraint," he said.

Under the new scales, private Members of both Houses earn \$42,129 a year, excluding electoral allowances.

The Premier, Mr Wran, earns \$108,796 a year, the Deputy Premier, Mr Mulock, \$89,052, other Ministers \$83,974, and the Opposition Leader, Mr Greiner, \$79,470.

Allowances range from \$13,601 a year for inner-Sydney electorates to \$24,203 for distant country electorates.

CANBERRA. — The Federal Government has expressed concern about the United States Farm Bill which contains mandatory export subsidies for US farm products.

The Minister for Primary Industry, Mr Kerin, and the Minister for Trade, Mr Dawkins, said yesterday that they had written to the US Secretary for Agriculture, Mr John Block, highlighting their concern and disappointment.

The Ministers said further high-level representations to the Reagan administration would continue with a view to ensuring that the legislation was implemented in a way which minimised the effect on Australian trade.

They said that the Farm Bill, which was signed by President Reagan last December 23, would result in new pressures and further breakdown of an already unstable world market.

Mr Kerin and Mr Dawkins said there were some moves toward increased market orientation in the legislation, but they were much less than Australia had hoped for.

"The slowness of these reforms and provisions for substantial export subsidies, credit assistance and concessions for purchasers of US agricultural products, can only further depress world markets for agriculture

and increase the pressure on Australia's farming sector," they said.

Specific concern

Of specific concern to Australia was the mandatory requirement in the legislation for the use of \$US2 billion in commodities over three years for the so-called Export Enhancement Program, and \$325 million in funds or commodities to combat competitor subsidies and access problems.

"Such a mandatory provision will create



MR KERIN

confusion and depression in the market," the Ministers said.

"The answer to unfair

trade does not lie in a trade war. Everyone ends up a loser in that.

"The answer lies in recognising and coming to terms with market realities, and in establishing effective disciplines on agricultural trade."

The Ministers said they looked forward to working with the US administration to establish such disciplines, particularly through the forthcoming GATT round of multilateral trade negotiations.

Kidnap fear for Australian businessman

MANILA, Friday (Reuters). — A Belgian-born Australian businessman disappeared in the southern Philippines two weeks ago and was feared kidnapped, an Australian Embassy spokesman said today.

He said Mr Loui Anton Bond, 57, was last seen on December 20 about 15 kilometres from Cagayan de Oro and according to an eyewitness 'it looked as though' he might have been kidnapped.

He said police reports suggested Bond might have been taken by the

Communist rebel New People's Army, which is active in that part of Mindanao Island, but this could not be confirmed.

The spokesman said Bond was believed to be involved in the mining industry and to have lived in the Philippines for the past few years.

ALP hints at deal with Joh

BRISBANE. — The Australian Labor Party in Queensland has hinted it may try to arrange a preference swap with Premier Sir Joh Bjelke-Petersen's National Party at this year's State election to break the Liberal Party.

The ALP State president, Mr Ian McLean, said yesterday that the Liberals should think again if they planned to rely on Labor preferences in marginal seats.

"There is no certainty Labor would want to prop them up as a political entity in Queensland," Mr McLean said.

"Our long-term interests may be better served by wiping them out and having a two-party system in this State."

Liberal announcement

Mr McLean was responding to the announcement on Thursday by the Liberal State president, Mr John Moore, of a five-year plan aimed at winning government for the former junior coalition partner, with improvements also at local and Federal levels.

The notion was shaky, Mr McLean said.

"They depend entirely on getting back into coalition with the Nationals, and building from there," he said.

"Firstly, the gerrymander ensures the National-Liberal coalition is not possible — it was designed to provide government for the Nationals in their own right."

"Secondly, they only show how whimpish and subservient they are in a National-dominated coalition."

Mr McLean thought a 100-year plan for the Liberals might be more appropriate.

Police search for bandits

Murwillumbah police yesterday afternoon were searching in the Uki area for two men who held up a Gold Coast building Society agency.

Police said that road-blocks were set-up after a blue Holden Commodore, registration number 018-OEN, that the men used in the robbery was seen heading towards New South Wales.

They said that a person near the Natural Arch National Park in the Gold Coast hinterland identified the vehicle.

The two men held up the Metropolitan Permanent Building Society sub-branch at the Isle of Capri using replica firearms and escaped with an undisclosed sum of money about 8.30 am.

The two men had earlier tried to hold up the Bundall Real Estate office in Crombe Avenue, about 10 minutes earlier.

Murwillumbah police said that the road-blocks were removed after three hours.

Second attempt

One of the two men was described as in his late 30s or early 40s, and was wearing khaki overalls and a blue shirt.

He wore light welding glasses and his face was covered with a brown zinc sun cream.

The secretary of the real estate firm, Miss Kristy Prideaux, 16, was alone in the office at the time of the attempted robbery.

"I was sitting in the office and a man entered the door and demanded money," she said.

"He hit me on the throat with a newspaper when I told him there was no money and he pulled out what I am certain was a toy gun."

"After a couple of minutes I convinced him there was no money and he left, threatening to return if I informed anyone of the incident."

Miss Prideaux said that another man was in a dark blue car outside the office.

When the men had left she telephoned her employer, who informed police.

Population survey reveals problems

Page 3

Lismore Lake re-opens

— Page 3

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Weather

Local early fogs then a warm, humid day. Isolated showers clearing. South-east to north-easterly winds, 5 to 15 knots. Seas slight. Low swell.

Tomorrow: Very warm, humid. Yesterday's Lismore maximum, 29; minimum, 18. Forecast maximum, 29. ● Weather map — Page 22.

Tides

At Ballina Bar:

TODAY: High, 3.15 am, 1.3m; 3.15 pm, 1.4m. Low, 9.09 am, 0.5m; 9.44 pm, 0.3m. Sun rises 5.59, sets 7.53.

TOMORROW: High, 4.14 am, 1.4m; 4.24 pm, 1.3m. Low, 10.27 am, 0.5m; 10.37 pm, 0.3m. Sun rises 6.00, sets 7.53.

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LISMORE TRAFFIC LIGHTS

INCORPORATING
LISMORE BRAKE SERVICE

35.12

J.D. WELLER

(BARRISTER & SOLICITOR, VICTORIA)
SOLICITOR, ATTORNEY & PROCTOR, N.S.W.

TELEPHONE
(066) 779333 CV

MAIN STREET,
STOKERS SIDING,
N.S.W. 2484

22 October 1985

The Secretary
Byrrill Creek Hamlet Pty Ltd
C/O Post Office
UKI 2484

Dear Sir,

RE: BYRRILL CREEK HAMLET APPEAL LAND AND ENVIRONMENT COURT
HELD 17 OCTOBER 1985

I confirm that the first Court Hearing was held before Mr Knight in the Land and Environment Court, Mr Conney, Halliday and Stainlay, representing Tweed Shire Council, John Weller for Byrrill Creek Hamlet Pty Limited.

In summary, it was indicated to the Court by Tweed Shire Council that the Development Application was in order and could be approved on the following conditions:

1. The provision of adequate vehicular access. The applicant to consult with Council's Engineering Department in this regard and all access construction to be approved by Council's Chief Engineer.
2. The provision of one (1) off street car parking space for each home site. Such to be in accordance with Council's Car Parking Code.
3. Vehicular access to be provided within five (5) metres of all water storage dams and tanks. Domestic water storage to be accessible in accordance with Council's specification "FCO 066". The applicant to consult with Council's Fire Control Officer in this regard.
4. All requirements of the Northern Rivers County Council to be met with respect to the provision of electricity to the development prior to release of any approved building plans pursuant to this approval.
5. Compliance with all statutory requirements with respect to destruction of trees. The Soil Conservation Service advises that statutory requirements exist in this locality with respect to destruction of trees within twenty metres (20m) of the Tweed River and the Service is to be consulted in that regard.

6. Access roads to be constructed in such a manner so that soil erosion and sediment movement are minimised.
7. The applicant to consult with the Soil Conservation Service regarding design, layout and construction of dams.
8. The construction and maintenance of all internal access roads to be the responsibility of the shareholders of the Company holding title to the land. Council does not accept any responsibility for construction and maintenance of same.
9. Separate Building Applications to be submitted for any building work, such to be approved prior to commencement of such work. Each application to include soil tests and land suitability assessment prepared by suitably qualified persons for each individual site if and as required by Council's Health and Building Department. All septic tank installations to be to the satisfaction of Council's Health and Building Department.
10. All garbage disposal to be to the satisfaction of Council's Health and Building Department.
11. All site drainage to be to the satisfaction of Council's Health and Building and Engineering Departments.
12. This approval covers only the establishment of twenty (20) home sites and the erection of twenty (20) dwellings. No buildings whatsoever are to be erected without approval therefore being obtained from Council pursuant to the provisions of the Local Government Act and Ordinance 70.

With two further contentious issues which were discussed at length. The Conditions 1 - 12 did not appear to be in conflict with any of the already granted Multiple Occupancy Applications and the only comment that I would make is that under the condition relating to the Northern Rivers County Council I successfully represented Coal Creek Pty Limited which was the fifth Multiple Occupancy approved in Tweed Shire on the basis that compulsory electricity does not have to be connected to the site prior to the Development Application Approval so in effect this condition merely requires us getting a short letter from the Northern Rivers County Council stating that they do not require the connection of electricity which they have indicated to me in an open letter they will be prepared to do.

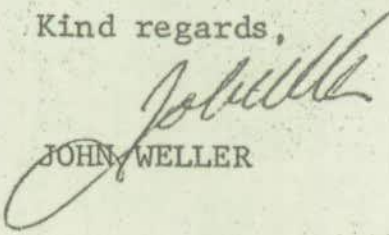
Council then stated that their Engineering Department had indicated that it would cost \$140,000.00 to upgrade Byrrill Creek Road to a standard acceptable to Council to accommodate the additional traffic likely to be generated by the development. The contribution would be from approximately one kilometer from Kyogle Road, to the second entrance to the property. Council stated that it felt that a safe upgrading of Byrrill Creek Road on this stretch would be to a Department of Main Roads standard B Type gravel which is 6.1 metre wide gravel roadway. The Court indicated that it took the strong view and felt that their view was consistent with Council that it would be harsh for the developer to pay for the entire upgrading of this stretch of roadway and that they felt that the run of Court decisions and the equitable result would be that the Development Application could be approved on the condition that the twenty holders of Building Permits would pay a prorata

cost of road upgrading on the formula as set out below:

- (i) That a traffic count be put on Byrrill Creek Road to establish the existing traffic movement per day.
- (ii) That assessing that the Byrrill Creek Hamlet would increase the traffic movement by four movements per day per dwelling equalling eighty movements, that this figure then be added to the traffic count figure and whatever percentage it was of the total, then that should be the condition of Development Application Approval, e.g. if the traffic count figure averaged out at 240 vehicle movements per day you would add the figure of 80 to 240 being the existing traffic movement plus the Byrrill Creek Hamlet traffic increase totalling 320 movements per day of which the Byrrill Creek Hamlet would therefore contribute one quarter of the \$140,000.00 road upgrading, being \$35,000.00. In this regard Tweed Shire Council are planning to put down road counts immediately and they indicated that a very brief road count that they had done prior to the Court Hearing had indicated 156 movements per day and that prior to this road count they had no history of road counts whatsoever.
- (iii) Council further formally requested as they have done with each and every Multiple Occupancy that there be \$2,500.00 road contribution levy per dwelling and the Court pointed out that based on Land and Environment Court decisions and in particular Pick and Ballina Shire Council, in 1985, that the Court would not regard as legal the imposition of a levy plus upgrading of the rural road access to the property itself. This means that in the case of Byrrill Creek Hamlet it appears that the Road Contribution Levy of \$2,500.00 per share will not be required to be paid as a condition of approval. In place of the levy would be a specific contribution as a share of the upgrading of Byrrill Creek Road to the property which I personally feel is of greater benefit to the members of Byrrill Creek Hamlet than paying an amount into a general fund of Tweed Shire Council which it can use for whatever purpose it likes without any direct link to the property itself.

Please advise me immediately road counters are down and one would hope that the pro-rata share is one that is suitable for all members so that Development Application Approval can be granted for a figure of even less than the standard \$2,500.00 levy and with the money being spent to the benefit of the members. I will keep you in touch.

Kind regards,


JOHN WELLER

To David L

18-12-85

News report of Inquiry
Extracts as

Aq - Horticultural Model

Harshes Communes Reorganized - Trans-

Davidson a hardcom Wadeville SA

Communes for the unemployed - Trans-

Black. Stages of Dev of Commune

Ted Trainer explains why we should welcome the rural communes Labor is suggesting for the unemployed.

HAWKE'S COMMUNES RECONSIDERED

Various members of the Labor Government, especially Senator Susan Ryan and Prime Minister Hawke, have been expressing interest in the idea of assisting unemployed people to move into some form of rural communal lifestyle.

This would seem to be a marvellous ploy for those charged with keeping the lid on the unemployment problem as we move further into the age of automation. It promises not only to reduce the number on the streets and the associated social problems but to legitimise the fact that the volunteers will have been excluded from a normal share of the nation's GNP. In addition it should be a cheap solution because participants will actually be producing some of the goods and services they consume.

So it should not be surprising if those observers from left of centre react with outrage to the whole idea. But not so fast. There is a good chance that it will backfire and have delightfully subversive effects against those who have conceived it as a device to reinforce a society dedicated to the endless pursuit of more and more sales, affluence and economic growth. There is, in other words, a chance that the venture will convince at least some and maybe a lot of participants that a frugal, self-sufficient, labour intensive and communal alternative lifestyle close to the earth is preferable to the conventional 9 to 5 consumer rat race, whether or not one is employed. Unless large numbers of people come to hold this general point of view in the next few decades the chances for homo sapiens are bleak. Let me explain.

Unemployment is just one more in the list of intractable and accelerating problems being generated by an economic system which allows the principle of profit maximisation to be the main determinant

of what is done. One consequence is that perhaps 80% of the world's annual resource production flows into rich countries, much of it to be squandered on ski boats and throw-away cans while some 10 million people, mostly infants, die each year because it is too expensive to buy fuel to sterilise dirty drinking water. It is much more profitable to sell oil to the rich at \$34 per barrel than to the poor at the 50c a barrel that would actually still return a small profit. For the same reason one third of the world's entire grain production and more than half its food production are fed to animals in rich countries each year, while at least 500 million and possibly 1000 million people are hungry and up to 20 million starve to death each year.

It is not just that the "effective demand" of the few who live on the islands of affluence enables us to hog most of the available resources. Market forces also gear much of the Third World's ~~productive capacity to supplying us at negligible return to the~~ majority of Third World people. The export of the luxuries tea and coffee alone take 40 million acres of Third World land. As much as 20% of Third World agricultural production might be flowing to the overfed countries, earning the income a few super-rich plantation owners then spend on importing consumer goods while tea and coffee pickers commonly go hungry on 1% or less of the retail value of their products.

Very few observers would now deny that the global economy is massively unjust, nor that it has done little or nothing for the majority of people in the Third World. In many cases where there has been most spectacular development defined in terms of growth of GNP, notably Brazil, the living standards of the poorest have actually fallen. It is widely recognised that although conventional free-enterprise-led development generates considerable wealth little of it ever "trickles down" to those in most need. Yet the development

that has occurred has greatly enriched Third World elites, the transnational corporations (which often take out in profits three times as much as they bring in as new investment each year) and the consumers in developed countries. It has given us access to the 70% of our raw materials consumption that comes from the Third World. One third of our export sales go to the Third World; i.e., mostly to the tiny wealthy elites who pay for them with earnings from export plantations that should have been growing staples for the peasants.

The growth advocate would have us believe that only if we increase our material living standards even further can the Third World improve its position. He does not seem to realise that after three decades of this approach poverty has increased and the Third World has run up debts so huge that they now threaten to bring down the entire world financial system. In any case recent evidence shows that there are far too few resources left for all people ever to rise to anything like the living standards people in developed countries have now.

In other words, there are numerous weighty reasons for believing that the Third World's problems cannot be remedied until the developed countries accept "de-development"; i.e., "The rich must live more simply in order that the poor may simply live."

Less needs to be said about the way the endless pursuit of affluence and growth is destroying the ecosystems of the planet, nor about the fact that if all parties go on grabbing for increased consumption of dwindling resources there can be no other outcome than increasing international conflict and an ever-rising probability of nuclear war.

As the "limits to growth" literature has been arguing for more than a decade, the major global problems crowding in on us cannot be solved until we in rich countries abandon affluence and growth and

accept the idea of shifting to values and forms of social organisation which permit us to live on far lower rates of per capita resource use.

The alternative lifestyle movement represents the general alternative that is required; i.e., a way of life involving much more frugal, self-sufficient, labour intensive and cooperative practices.

That way of life has its drawbacks and problems, but it also has profoundly important non-material benefits which are not easily understood by those conditioned to believe that the quality of life depends on how much one can buy. The task before us is to spread the realisation that in addition to saving us from catastrophic resource, environmental, Third World and international conflict problems, a shift towards the alternative in question could in fact result in a higher quality of life than most of us now experience.

With luck, Hawke's scheme will unwittingly help to spread this realisation and thereby contribute to the eventual dismantling of the insane growth machine he and just about every other politician and economist in the world are desperately trying to crank up. Hopefully those who are rightly cynical about the proposal will hold their fire and give it a chance to deliver what was not intended.

MINISTER FOR LOCAL GOVERNMENT AND ADMINISTRATIVE SERVICES, advising of progress made in the constitutional recognition of Local Government at the recent session of the Australian Constitutional Convention held in Brisbane and forwarding copy of his speech to the Convention on this matter.

MAYOR (copy)
TOWN CLERK *De nota 17/9*
CHIEF CLERK *CIMW 18/9/85* LETTER NO. 68820 REFERS

Copies for *Ward* *CIMW 18/9/85*
Alex Green
x Nicolson



FILE NO. *L6-1*

MINISTER FOR LOCAL GOVERNMENT
AND ADMINISTRATIVE SERVICES

Parliament House
Canberra, A.C.T. 2600



The Mayor
City of Lismore
PO Box 23A
LISMORE NSW 2480

Lysore
68820 WAR
L6-2/
L6-1

Dear Mayor

I am writing to let you know of progress made in the constitutional recognition of Local Government at the recent session of the Australian Constitutional Convention held in Brisbane.

The Convention considered a report which recommended that

- (a) All States pass legislation to formally recognise Local Government;
- (b) The States, the Northern Territory and the Commonwealth adopt a declaration of principles to be applied in the constitutional operation and regulation of local government authorities in Australia;
- (c) This declaration be attached to the publication which contains the Australian Constitution;
- (d) An amendment to the Australian Constitution to be achieved in the period leading up to the Bicentennial Year.

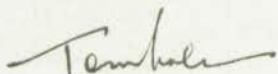
When the report came before the Convention, for debate, the motion to adopt it was moved by Alderman Percival and seconded by myself. In doing so I indicated that the Commonwealth Government delegation would support an amendment which by then had been placed before the Convention. The amendment had the effect of placing more emphasis on constitutional amendment as compared with other options for recognition.

The Convention decided to approve the report as well as the amendment and to

Clearly there is still much work to be done before we are able to achieve proper recognition of Local Government in the Australian Constitution. Nevertheless the steps taken at the Brisbane Convention are important and demonstrate the value of Local Government taking a united stand on this issue.

For your background information I am enclosing a copy of the speech I gave to the Convention on this matter.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Tom Uren', with a stylized, cursive script.

TOM UREN



AUSTRALIAN CONSTITUTIONAL CONVENTION

PLENARY SESSION

BRISBANE 29 JULY - 2 AUGUST 1985

AGENDA ITEM B3

SPEECH BY THE HON. TOM UREN, MP

MINISTER FOR LOCAL GOVERNMENT AND ADMINISTRATIVE SERVICES,

IN SUPPORT OF THE MOTION.

30 JUL 1985

Mr Chairman ----- the Commonwealth Government has a strong commitment to strengthening the capacity and raising the status of Local Government in the Australian federal system.

This has been reflected in the policies we have pursued since coming to office in 1983.

At this Convention we are considering important proposals to recognise the significance of local government in our three sphere structure of government.

The Commonwealth Government is supporting the thrust of these proposals.

I would like to commend the working party responsible for the report before us tonight and in particular the contributions of Doug Lowe and Greg Percival.

The Report recommends a series of measures as part of a process towards eventual constitutional recognition of local government which could be achieved in connection with the bicentennial year.

The first measure canvassed in the report is enactment of legislation by all State Governments formally recognising local government. State constitutional recognition would reflect its responsibility for local government and confer a degree of security to local government in the exercise of its powers.

The second measure proposed by the sub-committee is for all States, the Commonwealth and the Northern Territory Government to adopt a declaration of principles. This would be attached to the publication which contains the Australian Constitution.

It is a novel approach worthy of consideration on its merits. Should it receive endorsement by this Convention the Commonwealth Government is prepared to support it.

The third measure proposed in the report is for a draft amendment to the Australian Constitution to be pursued further. The Commonwealth Government is prepared also to support this general approach and in particular the suggestion that the matter be referred to a Premiers Conference.

I should point out, however, that we believe there is a need for further consideration of the text of the proposed amendment. The draft, for instance, would seem to require local government bodies to be established in all Commonwealth Territories. There is a question of how relevant a local government system might be in the smaller Territories.

We also have concerns about the possible costs of a referendum. I am advised that if such a referendum were to be held separately from an election the costs would be of the order of \$25 million. We have to be mindful of this given the pressures to contain our expenditure. We need also to consider the public reaction. An expensive referendum proposal might well hinder the case of local government.

These are the three measures proposed by the sub-committee. I invite all delegates to give them serious consideration. For we have at this convention an historic opportunity to redress the undervaluing of the contribution of local government to the Australian political system of representative democracy.

I have been an advocate of strong local government throughout my political life. I have always been an anti-centralist and have favoured decentralisation of power to people where they live.

Over this period I have seen the role of local government change significantly and the character of local government mature.

Local government's traditional responsibilities of rubbish collection, roads construction and maintenance, drainage and sewerage have become common place. While they remain important responsibilities, they now constitute a much smaller proportion of local government outlays than was formerly the case.

Local government has enhanced its capacity to fulfil the broader roles envisaged for it at the time of its establishment before the creation of the Australian Federation:

- . to be an informed and responsible decision maker in the interests of developing the community and its resources;
- . to be a responsive and effective provider and co-ordinator of public services at the local level;
- . to be a catalyst and a resourceful initiator of local effort;
- . to represent the local community to other governments and the wider society.

Local Government contributes directly and indirectly to the social and economic development of the nation. The national achievement is in large part the sum of local efforts. Local authorities as regulators of private activity within their areas, influence the productivity of businesses and households. Local authorities are themselves significant employers of labour, producers and consumers of goods and services, investors and borrowers of finance, and developers of land and infrastructure.

State and Commonwealth Governments have increasingly realised the potential of local government and devolved more and more responsibilities to it. Local government has been increasingly called on to provide and co-ordinate human services and district facilities. Local government's suitability for these functions brings flexibility to public administration and contributes to the efficiency and effectiveness of overall effort. Increasingly we will need as a nation the special contribution that local government can make.

But local government is more than an agent of the State or the Commonwealth. It is a system of government in its own right. Democratically elected local government forms part of the Australian political fabric.

Local government has the right to participate as a partner in the political decision making of the Federation. Local Government is entitled to be consulted by other governments on decisions which affect the areas for which it has legitimate authority and responsibility.

The constitution of the Commonwealth is the most appropriate document in which to make reference to all three spheres of government making up the Australian political system. Recognition in the constitution would both explicitly draw attention to the complementary nature of Commonwealth, State and local government responsibilities and implicitly point to their status as partners.

Constitutional recognition of local government provides an opportunity to proclaim the significance of local government as a responsive and responsible partner. It would publicly signal the extent and diversity of local government responsibilities and make clear the public obligations of local government.

Local government issues have been addressed at the Constitutional Conventions of 1973, 1975, 1976 and 1978.

A referendum was put to the Australian people on 18 May, 1974. Apart from New South Wales, all States rejected the proposal.

The referendum proposal sought to amend the Constitution by granting powers to the Commonwealth to enable it to borrow monies on behalf of local government and to grant financial assistance to local government bodies on the Commonwealth's terms and conditions.

This was largely Gough Whitlam's grand design or blueprint. But local government was not generally in favour of the proposal and, in fact, worked to veto it.

Since that time the emphasis has changed. We are not now talking about what the Commonwealth Government wants for local government but what local government wants for itself. We are not now handing down a charter for local government but rather listening to what local government is pushing up.

Unlike 1974, we are not seeking to extend Federal powers. We are not seeking to by-pass the States. The draft proposed by the sub-committee recognises and preserves the rights of the State and Northern Territory Governments in respect of local government bodies established by their legislation.

From the point of view of the Commonwealth we are seeking to work in co-operation with the States in encouraging and assisting local government to achieve its potential as the third sphere of government in this country.

But the change over the last decade has not only been on the part of the Commonwealth. Local government views have also changed.

Whereas in 1973, the Australian Council of Local Government Associations was proposing some five amendments to various clauses of the Australian Constitution, principally concerned with financial issues, now local government is seeking one amendment simply to recognise its existence. Whereas in 1974, local government was divided in its views on constitutional recognition, today it is united.

Local government's position on this issue has evolved out of a gradual process of consultation. We are now being asked by local government to give due respect to that process. We are being asked to give support to the correction of an historical oversight. We are being asked to contribute to strengthening the Australian political system.

I believe it is now appropriate for us to respond constructively.

The time is long overdue for us to give full and proper recognition to the important role local government has played and is playing in the government of our country.

Peter

69928
26-1

AUSTRALIAN CONSTITUTIONAL CONVENTION

PLENARY SESSION

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POLICY ON THE PROTECTION OF AGRICULTURAL LAND

Rising world populations are placing additional demands for food and fibre on the agricultural lands of the world. Agricultural output over the next 20 years will be required to grow by over 50% to meet the food and fibre needs of this population growth. Urban and industrial expansion, erosion, salinisation and other forms of land degradation are increasingly alienating and depleting agricultural land resources.

Australian Agricultural Council, in adopting its National Agricultural Objectives, stated that agricultural policies should be directed at among other things conserving natural resources to maintain their long term productive capacity for the community as a whole.

New South Wales as Australia's most important agricultural producing State must maintain its ability to produce food and fibre not only for the nation's resident population but also through exports for populations in the rest of the world.

Agricultural land is vital for this purpose and the Department of Agriculture recognises that such land with a high suitability for production is a limited resource in N.S.W. and that the continued alienation of good agricultural land is undesirable for the future well-being of the State's rural and urban citizens.

The Department clearly states that its policy is to support the retention of good agricultural land for commercial food and fibre production. Such agricultural land is defined as being Classes 1, 2 and 3, as described in the Rural Land Evaluation Manual, plus special purpose lands as defined by the Department of Agriculture.

The Department acknowledges that the basic unit of production in Australian agriculture will remain the family owned farm for the foreseeable future and land use policy should support and strengthen this structure.

The concept of a holding size capable of supporting efficient sustainable production in the long term should remain the cornerstone of land use planning policy decisions.

It is recognised that a uniform minimum subdivision policy, applied on a statewide basis, is arbitrary and often counterproductive to the protection of agricultural land. More appropriate subdivision sizes should be determined for a local government area or region. The primary determinants should be

- (a) productivity and suitability of the land in question
- (b) structure and nature of agricultural industries in the area being considered.

The Department of Agriculture is committed to the planning principles contained in the Environmental Planning and Assessment Act of 1979 and will assist local government, departments and other authorities by providing land suitability mapping studies of the agricultural land classes and other information. This will be achieved by bringing together teams of specialist officers who will assemble relevant biophysical and economic data. Advice on general planning policy and development proposals for agricultural land will also be provided.

While it is recognized that there is a legitimate demand for rural residential and similar holdings, such developments will be encouraged in areas with land of lower agricultural quality providing all other planning considerations are also met.

Alternative proposals for land tenure and new approaches to rural living concepts will be studied and assessed.

The Department will work to increase community awareness of the social, economic and environmental consequences that occur when good agricultural land is alienated from production. It will support local government policies which prevent infrastructure costs of rural residential and similar developments being passed on to the rest of the rural community.

The Department is the determining authority where a land owner objects to mining on his property to ascertain whether the subject land is agricultural land as defined under the Mining Act.

Where agricultural land has been disturbed by extractive industry, the Department will work closely with other authorities such as the Soil Conservation Service of New South Wales to ensure that the land is suitably restored to its former or improved productivity.

The Department of Agriculture will research and promote the adoption of farm management practices which are compatible with sustainable agricultural production, maintenance of the resources and protection of the environment.

The Department will act in cooperation with others to arrest the decline in tree cover in rural New South Wales. It will actively promote through its network of advisory officers and in cooperation with other state departments and authorities, the variable and multi-faceted use of trees on farms.

The Department supports the system of environment impact assessment to ensure that a development will be beneficial to, compatible with, or have minimal effect on the rural industries. Advice will be given to planning authorities during the preparation of environmental impact statements as well as at the assessment stage.

UNIVERSITY ENTERS INQUIRY

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In its submission it stated that it had been carrying out field work during the past two months starting in the southern part of the State working north.

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There had also been a high degree of land rehabilitation especially through re-forestation.

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MULTIPLE OCCUPANCY INQUIRY RESUMES

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He said this yesterday at the re-convened Commission of Inquiry into multiple occupancy which was heard in the Murwillumbah Court House.

The inquiry had been adjourned part-heard from the first week in October.

Commissioner Woodward was appointed to chair the inquiry by the NSW Minister for Planning and Environment, Bob Carr at the request of Tweed Shire Council.

The final submissions were made to the inquiry yesterday.

In those, Tweed Shire Council's proposed tree preservation order came under fire and it was claimed that it was making a mockery out of environmental planning legislation.

The order was described as being grossly inadequate and that Mr Carr's attention should be drawn to the trees that had already been destroyed in the shire and consideration should be given by the Minister to relieving council of its planning jurisdiction.

The submission, which was one of 51, came from the Rural Re-settlement Task Force and it also called for the appointment of a full-time environmental officer in the shire.

The submission also claimed that three proposed multiple occupancies in the Urliup Road and Tomewin areas were not bona fide and that the tree preservation order had been ignored with the clearing of the properties concerned.

The submission claimed that the applications were for speculative purposes.

In its comprehensive submission the Task Force dealt with all aspects of multiple occupancy and claimed there was a need for guidelines to be set down and published and also for Tweed Shire Council to publicly state from time to time that permission was required for road developments and

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stories P3



● Commissioner
John Woodward

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Copy of RRTF submission
available from me
RRTF

Return to Peter

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Woodward ends inquiry

The public hearing of submissions into the Commission of Inquiry into multiple occupancy in Tweed Shire was concluded at



● Commissioner
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Murwillumbah yesterday.

Commissioner John Woodward will now consider all the 51 submissions and additional information before preparing a report some time in the new year.

The report will then go to the NSW Minister for Planning and Environment Bob Carr before being made public.

It is expected that this will not be until around March next year.

The Commission of Inquiry was ordered by Mr Carr at the request of Tweed Shire Council.

It began at Murwillumbah early in October and was re-convened again on Tuesday and concluded yesterday.

Most of the two days' sitting was taken up with a detailed and comprehensive submission from the Rural Settlement Task Force based at Nimbin.

Tweed Shire Council in part of its submission told Commissioner Woodward that it had received about 300 submissions following the public exhibition of its draft Local

Environmental Plan and it was hoping Commissioner Woodward's report would be available before it finalised that plan.

(The draft LEP was dealt with at a special town planning committee meeting of the council yesterday which was in committee.

Earlier the council had carried out a number of inspections throughout the shire).

Also this week it was stated that a firm NSW Government policy on multiple occupancy development was expected early next year.

Mr Carr said that a draft State environmental planning policy on multiple occupancy had generated a significant response.

He said that more than 60 local government councils as well as individuals and community groups had provided comments on the draft policy.

At Tuesday's sitting of the Commission of Inquiry, Commissioner Woodward said he had made arrangements for those submissions

from the State-wide plan to be made available to him so that he could take them into consideration when compiling his report.

Commenting on the State-wide plan, Mr Carr said "Multiple occupancy involves building dwellings on a single parcel of rural land which is to be jointly owned, managed or occupied".

"The draft policy reflects the Government's continued support for multiple occupancy of rural land, but this support is based on the strong belief that most multiple occupancies wish to co-operate and conform with the law.

"Present planning law does not make adequate provision for such development.

"Under the proposed policy, multiple occupancy developments would be permitted with council consent in rural zones outside the major metropolitan areas of Sydney, Newcastle and Wollongong," he said.

"Such consent would be subject to the protection of environmentally

sensitive areas and prime crop and pasture land and would take into account the capability of the land for the proposed use," said Mr Carr.

"The Department of Environment and Planning is now reviewing the submissions and the issues raised will be taken into account before a decision on the policy is taken in the new year."

The Minister said that he expected existing illegal multiple occupancies to submit development applications to the relevant councils.

"Councils then will have a responsibility to administer the multiple occupancy policy when it is made, in a humane and sensitive way," he said.

"Any further multiple occupancy development which occurs outside the requirements of the policy will be reviewed with concern."

● See story on Task Force submission

Multiple occupancy inquiry

Submission outlines problems

The submission by the Rural Resettlement Task Force to the Commission of Inquiry into multiple occupancy in Tweed Shire covered almost 70 foolscap pages.

It had five separate sections and 28 appendices.

The submission also contained comments and recommendations arising from primary submissions by several organisations.

These were Tweed Shire Council, Lismore City Council, Kyogle Shire Council, Land Commission, Northern Rivers County Council, Department of Agriculture, Department of Local Government, Soil Conservation Service, Johnson Farm Management and the Department of Planning and Environment.

The Task Force in its summary of recommendations dealt with eight separate sections.

These were:

- Problems encountered by the council in applying the present provisions of LEP No. 6 Shire of Tweed.

- The determination of an equitable formula for arriving at contributions under Section 94 towards council provided services and facilities.

- The implications of MO development for the provision of other services and facilities.

- The need for an equitable system to rate properties with MO

approval commensurate with the actual residential occupation of the land.

- Schemes in conflict with MO objectives which involve small areas of common land and large areas effectively alienated to individual management or residential subdivision.

- Action that anticipates development approval such as clearing land, road building and the construction of buildings.

- Adverse impacts on individual MO proposals on other residents in the vicinity.

- Means suggested to overcome these problems and any others that might be identified by the commission.

Some of the recommendations under the various sections were:

- "That the commission recommend that the SEEP 15 provide there be no minimum lot size for MO development (i.e. that the present 40 ha minimum be deleted and that council consider each case on its merits).

- "That clause 12A (2) (b) be retained to give effect to the provision that MO be owned in its entirety in common by at least two thirds of all adults residing on the land, or is otherwise owned on behalf of those persons".

- "That council does have adequate jurisdiction to assess and determine the nature of internal roads".

- That the 'vast number of complaints ... caused ... by the construction of

internal roads' appears primarily to be related to non bona-fide MO development".

- "That the attention of the Minister for Planning and Environment be drawn to the immunity with which trees of significance may be, and it appears recently have been, destroyed in the Tweed Shire area and that if immediate rectification by council is not forthcoming that consideration be given by the Minister to issuing an appropriate directive, or if necessary relieving the council of its planning jurisdiction".

- "That if a breach of the Tree Preservation Order occurs council automatically take action to seek redress as provided by the:

1. Imposition of a fine up to \$20,000 and

2. The replanting of nominated trees and their maintenance to maturity and

3. Provision of security to cover default".

- "That a uniform standard of construction for internal roads should not be adopted and that construction need not be supervised by a qualified engineer".

- "That where a Section 94 contribution is applicable to a MO development:—

- (a) an option always be provided for a time payment arrangement;

- (b) no payment need commence prior to the first building application approval; and

- (c) an option always be provided for 'in kind' payments".

- "That subject to preceding recommendation the following maximum contributions are recommended:—

- (a) Roads and bridges — maximum of \$1500 per dwelling.

- (b) Community facilities — maximum of \$150 per dwelling.

- (c) Open space — maximum of \$150 per dwelling.

- (d) Bush fire fighting facilities — maximum of \$150 per dwelling".

- "That it be recommended to the Minister for Natural Resources Janice Crosio that local electricity authorities be advised of the Government's policy in support of the use of renewable energy resources; and to take appropriate steps to ensure that such authorities do not lend weight to local government councils by recommending the supply of mains power, as a condition of MO development approval".

- "That MO communities pose no unusual specific 'threat' to traditional non-intensive rural agricultural development".

- "That the use of 'buffer zoning' not be required between MO communities and non-intensive rural agricultural development".

- "That MO development be permissible with council approval on prime agricultural land developed in pursuant to

the draft SEPP and in particular the clause which provides that land on which the dwellings are situated is not prime crop and pasture land".

- "That the present options open to council for rating should not be changed".

- "That the council may opt, where appropriate, to require as a condition of approval, that the approval will lapse if at the expiration of a specified period, specific conditions have not been fulfilled, or development as applied for has not occurred".

- "That where the council considers a MO application is questionable, due to its size or bona-fides etc., council recommends that the application be withdrawn and re-submitted for re-zoning as a 'rural residential' area".

- "That in respect of construction carried out without council consent, a section of the Act gives

council discretion in that it 'may' order demolition, or it 'may' order the doing of "such work as is necessary to make the building comply with the Act" or it 'may' choose to take no action. The issuing of a demolition should be an action of last resort only and that in the first instance rectification of the situation be sought by council on as co-operative a basis with the owners as practical".

- "That as far as is practicable the application of building regulations be based upon the 'performance criteria' and that, where possible there be 'deregulation' of buildings codes in accordance with

objections of the Australia Uniform Building Regulations Co-ordinating Council".

- "That existing illegal MO development be afforded the opportunity of legalisation as provided, if this is considered to be not technically possible then adopting a policy such as to give effect to the spirit of this policy".

- "That the proposed licensing of caravan parks and camping grounds be introduced as a matter of urgency and that when introduced, this provision be used by applicants as one option to facilitate non share holders residing on MO land or potential MO land".