



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

COPY

Hon. Craig Knowles M.P.
Minister for Planning and Housing,
Parliament House,
Macquarie Street,
SYDNEY 2000

12th May, 1995

Dear Minister Knowles,

**Re: STATE ENVIRONMENTAL PLANNING POLICY 15 -
MULTIPLE OCCUPANCY**

I write on behalf of the Pan-Community Council (Pan-Com), established in 1989, which is an umbrella organisation for Multiple Occupancy (M.O.) communities in northern New South Wales.

Following our representations to Janelle Saffin prior to the recent State election, we were advised by her of the Party's support for the reinstatement of the above Policy. We understand that you were also involved in these negotiations.

Pan-Com was very concerned when Robert Webster repealed SEPP 15 without any public consultation on the report and recommendations made by the consultant engaged by the Department to review this Policy. This was regrettable, particularly in the light of our repeated unsuccessful requests to obtain a copy of this report.

Pan-Com is of the view that the M.O. Policy introduced by Premier Carr during his time as the Minister for Planning, has been achieving the aims of the Policy and has been very effective legislation.

SEPP 15 has enabled a sustainable family lifestyle option not otherwise available. This is particularly true in enabling owner-built, debt-free housing for those on low incomes.

In repealing the legislation Minister Webster proposed that M.O. settlement should be available at the discretion of each local Council.

Lismore City Council, which contains the largest number of M.O.s of any Council in the State, has declined to amend its LEP to permit new M.O. applications or to allow the expansion of existing communities.

Many existing M.O. communities have developed on the understanding that they would be able to expand if and when the need arose, for example when their children came of age and were looking to construct a house for their own family. (Such expansion of course, still being within the population threshold set in the Policy).

Several cases are known to us where existing M.O.s have already been disadvantaged in this way.

We submit that the above clearly demonstrates the need for a State Environmental Planning Policy for M.O.

We hence request that the SEPP 15 be reinstated in its present form, without alteration, as a matter of urgency.

We understand that there is a proposal to review all SEPPs. In the event of this happening we would be happy to participate in a review of SEPP 15 at that time, and indeed believe that we may be able to make a special contribution in this regard.

In conclusion we wish to extend to you a cordial standing invitation to visit representative M.O. communities in this area. We would welcome the opportunity to facilitate such a visit when you are next visiting the North Coast area.

Yours sincerely,



Diana Roberts
Lismore City Councillor
on behalf of Pan-Community Council



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

Dianne Lloyd
Lilyseed Youth Housing Co-operative,
80 Cullen St.
Nimbin, 2480
11-6-93

Dear Dianne,

Pan Community Council is an umbrella organisation concerned with protection of the natural environment, promotion of land-sharing communities and sustainable lifestyles and providing information and assistance when dealing with Government bodies.

The organisation is very supportive of the Lilyseed Housing project and is hoping to see more projects of this kind.

Yours Sincerely

Judy Lancaster, Secretary, Pan Community Council.

Sent 11-6-93 on Pan Am
letterhead

Dianne Lloyd
Lilyseed Youth Housing Co-operative,
80 Cullen St.
Nimbin, 2480
11-6-93

Dear Dianne,

Pan Community Council is an umbrella organisation concerned with protection of the natural environment, promotion of land-sharing communities and sustainable lifestyles and providing information and assistance when dealing with Government bodies.

The organisation is very supportive of the Lilyseed Housing project and is hoping to see more projects of this kind.

Yours Sincerely

Judy Lancaster, Secretary, Pan Community Council.

Judy

Pan Community Council,
c/- Nimbin Neighbourhood Centre,
51 Cullen St. Nimbin.

May 31, 1993.

Dear Members,

On behalf of the Lilyseed Committee I am writing to ask for your support in the form of a written support letter to be included in our attachments for the final submission of funding through the Local Government and Community Housing Program of The Dept. Housing.

The funding is for an eight household common equity youth housing co-operative under Community Title to be situated within 7 kms of Nimbin. The project has support from the Dept. of Housing, The Association to Resource Co-operative Housing, State and Federal Govts.

The project will house 4 units for single homeless young people and 4 units for homeless young families at a total cost of \$350,000. We are aiming to encourage the development of smaller public/community housing projects in rural townships and villages like Nimbin in order that young people do not need to leave their community supports when their families breakdown and they become homeless. We envisage that the Lilyseed project will be utilizing low-impact building, design, energy supply and effluent management.

The need for youth housing in Nimbin has long been evident and we now ask for your support. Please feel free to contact me at Nimbin on 891 658 (work - wednesdays) or leave message at home 891 271 for any further details. Letters of support need to be in by two weeks.

Sincerely
Dianne Lloyd
Dianne Lloyd,
Secretary,
LILYSEED COMMITTEE.



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

FIVE COPY

To: Commonwealth Department of Tourism
Forest Ecotourism Program
Grants Scheme

FEB 1993

Pan Community Council is an umbrella organisation with it's members coming from most of the Land-sharing Communities in the Lismore and Kyogle Shires.

It is expected that with the establishment of the Rainbow Region Ecotourism Association, each Community involved would have the opportunity to create employment on the participating Community, in the form of setting up accommodation for visitors, creation of walking tracks through and to, other Communities, re-afforestation and education of such visitors by offering hands-on experience in Alternative building, Permaculture, Alternative power systems, Environmentally safe disposal of waste e.g. composting toilets, with emphasis placed on the importance of sustainable lifestyles.

Yours Sincerely,

Judy Lancaster

Judy Lancaster,
Secretary/Treasurer, Pan Community
Council



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

FAKED FRT? TUES 2/9/11

Max Fathers
Northorn N.S.W. Area Office
Department Employment, Education and Training,
Carrington St.
Lismore, 2480

Dear Mr. Fathers,

Pan Community Council is an umbrella organisation with its members coming from most of the Communities in the Shire. Our concern is with the sudden withdrawal of promised funds to establish The Terania Eco Tourism Association. It was expected that with the establishment of Terania Eco Tourism Association, that each Community involved would have the opportunity to create employment in the form of work on that Community to set up accomodation for visitors, create walking tracks through Communities also joining them with other Communities, educate visitors by hands-on experience in Alternative building, gardening, Permaculture, Alternative power systems, compost toilets to name a few, all this to promote sustainable lifestyles. Without the support of The Terania Eco Tourism Association these plans are going to be difficult, if not impossible, to implement, so we urge you to reconsider the matter.

Yours Sincerely,

Judy Lancaster

Judy Lancaster,
Secretary/Treasurer, Pan
Community Council.

NIMBIN ROCKS Co-OP
NIMBIN
VIA LISMORE 2480
18 January 1991

Pan Community Council,
PO Box 102
Nimbin

Dear Sir or Madam,

Shareholders in the Nimbin
Rocks Co-Op are trying to obtain information
about requirements that the Council has relating
to using the property for multiple occupancy.

Would there be someone
in your group with whom we can discuss the
varied issues involved? If so, could you please
advise me at your earliest convenience.

Yours sincerely,

Lorraine Fraser

(Ms) LORRAINE FRASER

Replied 29.1.91
Lorraine ROBERTS
Advising I would
meet with them &
details re Feb 24
meeting

Meetings, meetings, meetings

A meeting to rekindle support for the disabled, and particularly a fundraising wheelchair journey by Byron resident Jacob Baldwin, will be held at the Byron Bay Services Club tomorrow night.

Byron Shire Council will meet at 5.30pm next Tuesday in St Martins Hall, Stuart St, Mullumbimby.

A Multiple Occupancy meeting for registered MOs will be held in the New Durrumbul Hall on March 20, 6pm. Enquiries, phone 845423 or 845437.

The Byron Bay Blue Light Disco Committee AGM will be held this Thursday at 5:30pm at the Byron Bay Courthouse. Contact Robert Sheridan on 857777 or Inspector Chris Long on 85 6300.

Byron Bay Chamber of Commerce will be meeting on Monday March 11 at the Council Chamber.

Paul McGuire.
c/- Rock Valley
P.O. 2480.

Dear Diana?

It's been 12 months
since I contacted you. Is the
newsletter still \$20.00, if more
please let me know.

We are making enquiries about
the ~~the~~ Communities title - has
anyone else tried that you know
of, if so I would like to meet
with them to discuss strategy,
maybe you would have a contact
Thanking you

Paul McGuire,

Diana

Send out a note with March 91
newsletter.

Replied
19/3/91

Replied 13/4/91
Diana Ross

Tom Byrne
RMB 1097 A Via
Wedonga 3691

Hi,

I live on a small prop. in the
Kiewa Valley NE Vic and I am planing on
making a trip to the Rainbow region after
Easter, with the intention of looking and
finding out more about the structure of some
of the Alternative Communities in your area.
The property I own is only 27 acres but it
has great potential and I would like to
see it develop along alternative lines and bring
in another two family groups to grow and
share in the everyday activity of life.
If you could help me with contacts I would
be most grateful,

Tom Byrne

Forbidden Fruits nursery

"Goat Ranch", Dorrroughby Road,
Dorrroughby, via Lismore. N.S.W. 2480
Phone: (066) 895344



Thank you for your interest in our trees.
FORBIDDEN FRUITS NURSERY trees are propagated using ORGANIC
and BIODYNAMIC techniques, to ensure healthy, vigorous trees
with delicious results. Trees are available in either 6 or 8
litre planter bags, or 6" pots.
More exotic fruit trees, and rare rainforest trees are sometimes
available, please enquire.

12/3/91

Hello,

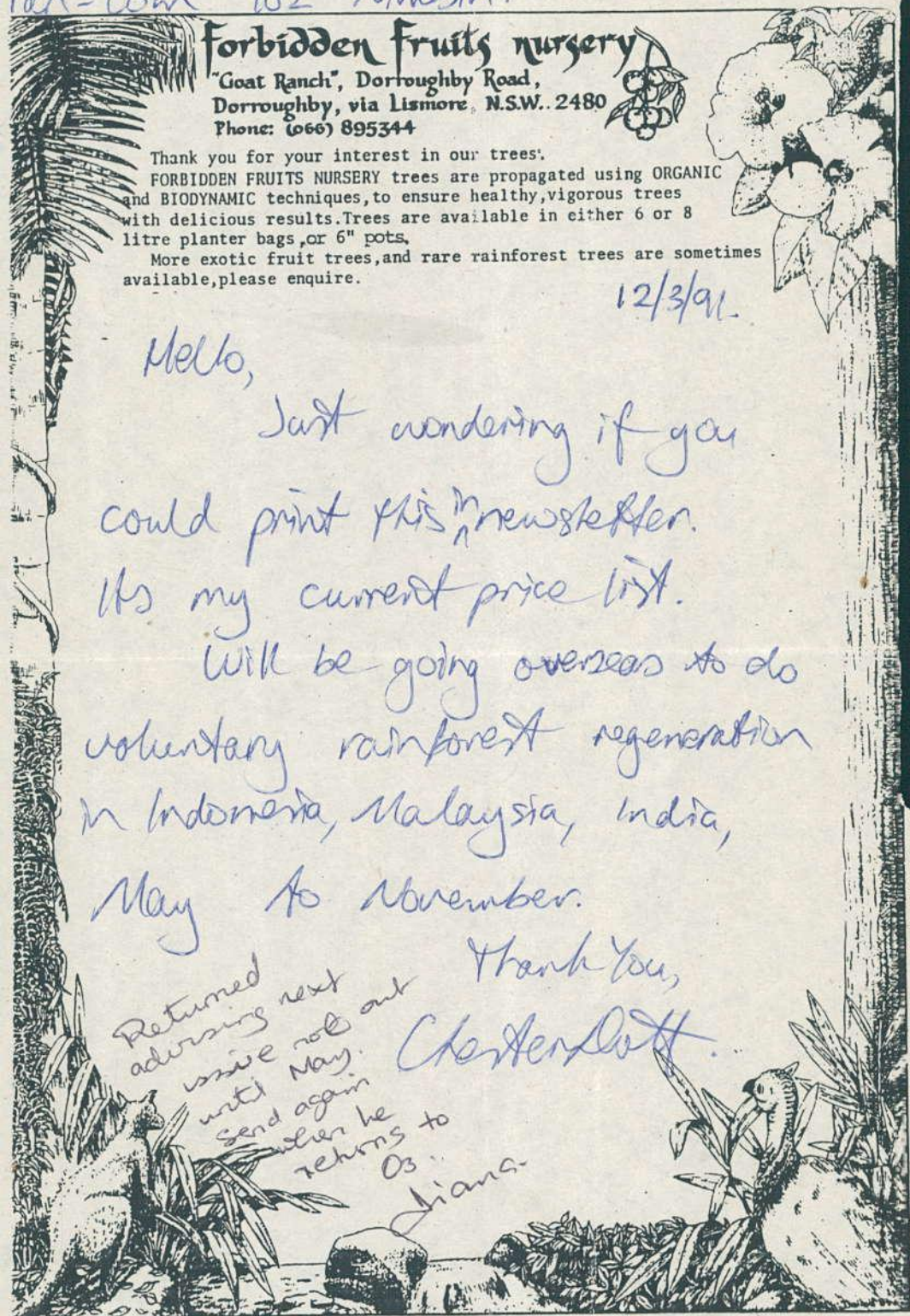
Just wondering if you
could print this in newsletter.
Its my current price list.

Will be going overseas to do
voluntary rainforest regeneration
in Indonesia, Malaysia, India,
May to November.

Thank You,

Cherlene Cott.

Returned
addressing next
issue not out
until May.
Send again
when he
returns to
Os.
Liana.



The Council of the City of Lismore

*Council Chambers,
Molesworth Street, Lismore, N.S.W.*

TELEPHONES:
ADMINISTRATION: 21 1501
ENGINEERING: 21 1499
ENVIRONMENT AND DEVELOPMENT 21 1479

P.O. BOX 23A,
LISMORE, 2480
DX 7761
FAX: (066) 21 9094
(066) 22 1592

ALL COMMUNICATIONS TO
BE ADDRESSED TO
GENERAL MANAGER/TOWN CLERK

IN REPLY PLEASE QUOTE
TJD:LH/S/6-3-371-1

CONTACT Mr Doherty 211479

FOR FURTHER ENQUIRIES

Environment & Development Division

14th March, 1991

The Secretary
Pan Community Council
PO Box 102
NIMBIN NSW 2480

Dear Sir,

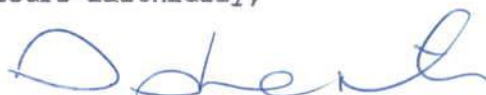
RE: MULTIPLE OCCUPANCIES

I refer to your correspondence dated 27 February, 1991, the contents of which has been noted. Council has no inspection timetable for multiple occupancies and it is unlikely that one will be developed for some time if indeed at all.

However if a timetable is developed at some future time, Council will advise the appropriate multiple occupancies of Council's intention to carry out a detailed inspection.

Please find enclosed a copy of Council's General Management Structure.

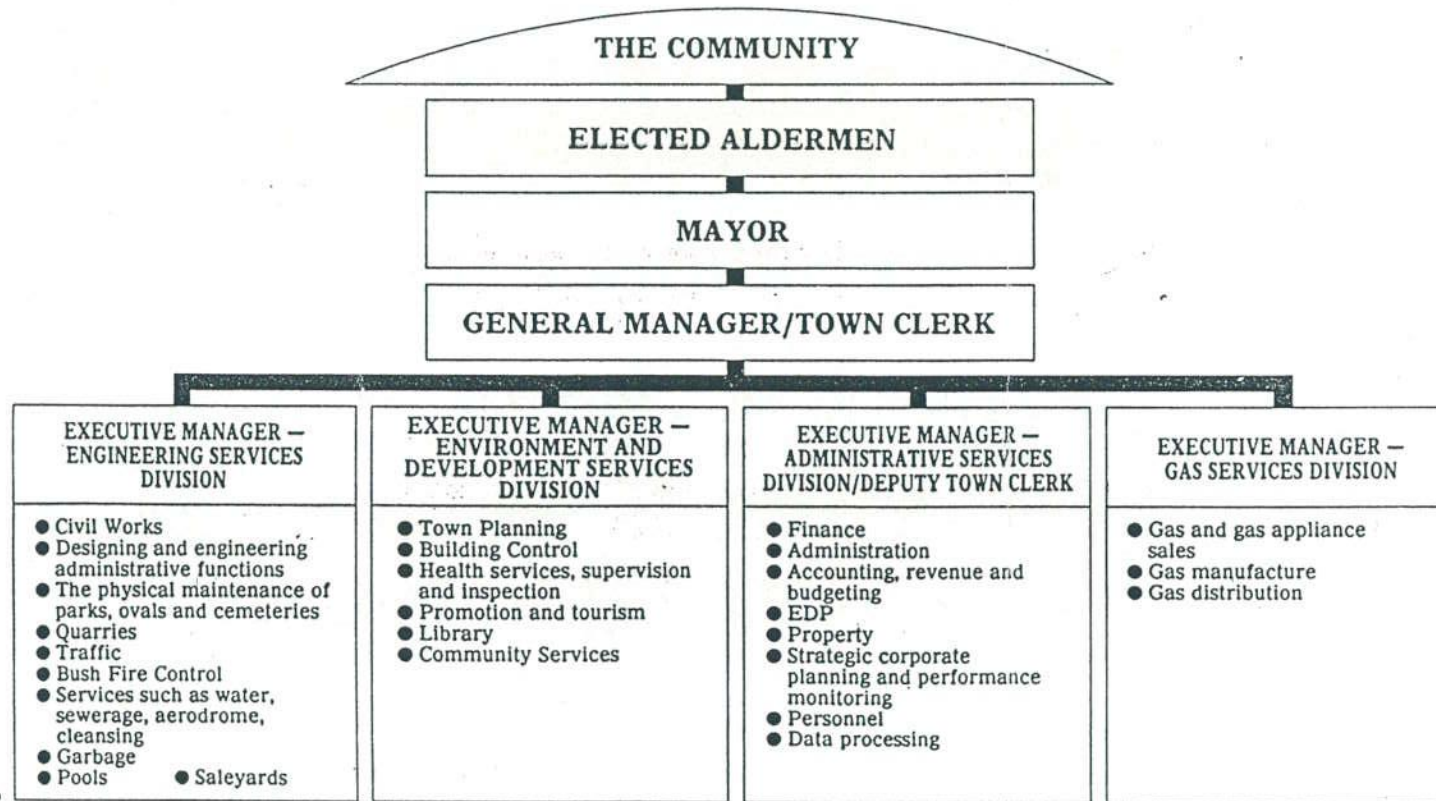
Yours faithfully,



(T.J. Doherty)
Chief Health and Building Surveyor

Att.

The New Structure of Your Council



COPY



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

Lismore City Council
Attn.: Town Clerk
Council Chambers
Molesworth Street
Lismore, N. S. W.

21st January, 1991

Dear Sir,

It has been brought to our attention that Lismore Council inspectors are planning to carry out inspections on all multiple occupancies in the Shire.

Pan Community Council hereby requests further information on

- a) the timetable of these visits,
and
- b) the purpose of the inspections.

We look forward to hearing from you.

Yours sincerely,

Sino

for Pan Community Council

Phone
(066) 89 1355



71-81 Cullen Street,
Nimbin, 2480.

Nimbin Central School

Dear *Di*,

As you are probably aware by now, Nimbin Central School will be holding a celebration weekend over the June longweekend this year - 8th and 9th June - to celebrate 100 years of public education in Nimbin.

We have been informed by many people of the excitement and enthusiasm that people have for this occasion and we have been notified by people from as far as Perth, Adelaide and Melbourne of their intentions to join us over this weekend.

Our program for this weekend includes a street parade, open day at the school, souvenir sales, stalls, church service, sports day, an official opening, a dinner/dance, a disco and an historical play.

As Nimbin will have a great influx of visitors during this weekend we would like to see a community celebration during this weekend.

Maybe your organisation could think about the possibility of preparing a float for the parade.

We hold Centenary committee meetings at the school on every second Monday afternoon this term at 3.30pm to which we cordially invite you to attend if you would like to know what's being planned, or if you would like any questions answered or if you have any constructive suggestions for this weekend.

Looking forward to hearing from you,

Yours Sincerely,

Mrs D. Armstead

Secretary.

P.O. Box 616,
Byron Bay, 2481.

4th February, 1991

Pan-Community Council,
P.O. Box 102,
NIMBIN, 2480.

To whom it concerns,

I have been delegated to write to you on behalf of our informal group whose aim is to form a permaculture inspired hamlet in Byron Shire under new Community Titles legislation.

We were hoping you may be able to offer us some workable legal models for human co-habitation. Specifically, our interest is in actual examples of Trust Deeds or Company "Articles of Association" and any comments as to how these have performed in aiding the development of "community".

We have already been skinned by a solicitor who was of little practical help, so if you could recommend a committed and reasonably priced "green" solicitor that would be a bonus.

Looking forward to hearing from you.

Yours faithfully,

Paul Richmond

P.S. If there are any office costs, such as photocopying and postage, be reassured we will promptly reimburse you.

*Replied
10/2/91
Adara*

FREE

VOL. 3

North Coast

ISSUES

FEB. '91

No.2

Over 20,000 readers throughout Ballina Shire, Byron Bay & Lismore

MODEL M.O. FOR MEERSCHAUM VALE

By DANNY MORTISON

Applicants for a Multiple Occupancy development at Meerschaum Vale chose the M.O. in preference to freehold development to preserve the integrity of the land.

A meeting of local residents at Meerschaum Vale Hall on the evening of January 15 heard the applicants, led by Solicitor, Quentin Proctor, and Planning Consultant, Stephen Connolly of Planners North, speak about the aims and objectives of the people behind the application.

Unlike many other M.O. applications the packed hall was told the majority of people involved in the planned community were professional people whose main aim was the conservation and regeneration of the 97 hectare site using the permaculture techniques expounded by Bill Mollison.

Mr Connolly told the meeting the M.O. application was within the guidelines of the N.S.W. Environmental Planning Policy.

"I hope Ballina Shire Council will permit this project which would maintain the integrity of the land and environment with little or no impact. The only alternative for this land would be a freehold subdivision which would probably ensure severe degradation of the site.

"Further the applicants for this will ask for a covenant to be put on the land to ensure there will be no future sub division, therefore preserving the integrity of the site in perpetuity.

"My clients are not hippy dippies,

they are straight forward people; solicitors, medical practitioners Clerks of Court and public servants. They are seeking to establish a community that lives in harmony with the environment; a model of sustainable development."

Mr Proctor introduced himself as a recent resident of the area. He had lived behind the Gold Coast for some 20 years.

All of the people involved are members of "All One Voice" an organisation which conducts seminars and workshops on the environment.

"A number of people within this group decided they wanted to find a place where we could put many of the ideals from these seminars and workshops into practice.

"We don't wish to become some elitist or exclusive group. We have modelled the community facility on successful overseas co-operative housing groups such as in Denmark which are similar to Townhouse set ups in Ballina.

"We are definitely not a religious or political group, nor do we have affiliations with such. We believe we represent the wider community of people who are concerned about the decline in international energy resources."

Mr Proctor said an O.K. from Ballina Shire Council on a Multiple

Occupancy development would not mean the land would be immediately sold.

"In fact the site would never be a commercial proposition."

Mr Proctor explained to the meeting the plan was to erect 12 energy and cost efficient dwellings which would be architect designed.

The major concerns of people at the meeting were the impact on creek water with which the new occupants would water gardens and newly planted forest trees.

All drinking water would be drawn from rainwater tanks.

Opposition came from cattle farmers who required water for stock on grazing land below the planned development.

Stephen Connolly told those concerned that any water planned to be taken from the creek would be under the guidance of the Water Resources Commission.

One interjector scoffed at the idea, saying he had previous dealings with the commission and "got nowhere".

Mr Connolly said any land holders who were inconvenienced by the inaction of the Commission had the legal right to take the WRC to court.

Other fears from residents included that the Multiple Occupancy would: "turn this village into

Continued page 3

MODEL M.O.**From page 1**

another Nimbin or Mullumbimby... we don't want that".

Mr Proctor said there was little likelihood of such a scenario given the professional background of most of the people involved in the community.

"Our common goal is tied in with our association with the organisation "All One Voice Incorporated" a N.S.W. organisation dedicated to educate people on the environment, sustainable and ethical business practices, health, relationships and general skills." One of the members of All One Voice is Dr Helen Caldicott who figured prominently in the unseating of Charles Blunt at the last Federal election.

He said a number of community members would be commencing a health and medical centre in Alstonville and possibly an environmental education centre where seminars could take place informing people on environmentally safe household products, consumer goods, building materials and the like.

Another concern from residents was the number of dwellings permissible.

Mr Connolly said the application to Ballina Shire was for 12 dwellings, architect designed, built from plantation timbers with colourbond roofing. Under State legislation this could later be increased to up to 25, but only with Council approval.

Many at the meeting assumed that this would be the case despite assurances from Mr Proctor that the Trust's intention was

for just 12.

"Even these 12 dwellings, with approval, would not go up immediately. They would be built gradually over, perhaps the next 12 to 24 months, after we got building approvals from Council."

Jeannie Hicks, a neighbour of the site, said she would support the application.

"Multiple Occupancy developments are usually made by people with romantic ideas with little resources to bring these to fruition. The people involved in this application already have a common ideal and have been successful in their professional lives. Any work on the property which could not be done by these people would, most certainly, pave the way for others in the area to be gainfully employed.

"I wouldn't be backing anything which did not have integrity. The people in this project aim to set up a village style concept which would be a model for others using natural energy of solar, wind and water.

"I believe that showing that people can live in harmony with the land and assist regeneration of a property can only do good for the planet. Today it is a reality that resources are becoming more and more scarce and I see the goal of this group as fairly noble."

Mr Proctor confirmed after the meeting the proposed development was based on maintaining and improving the integrity of the land and would most certainly provide an injection of funds to the area with employment opportunities for building and forest regeneration projects which would be on-going.

PAN-COM

27 February 1991

General Manager
/ Town Clerk
Lismore City Council
PO Box 23 A
LISMORE 2480

Dear Sir,

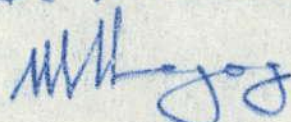
Multiple Occupancies - Ref: ISD: AM/5/371

I refer to your letter of 4 February 1991.

At our meeting of our Council on 24 February 1991 it was resolved to acknowledge the above letter and request the following information:-

- Could you please give reasonable notice to the particular Multiple Occupancy of the intended visit by the appropriate Council Officer, and,
- If an inspection timetable is prepared by the Council could a copy of the timetable be forwarded to this Council for notification to the respective Multiple Occupancies.

Yours sincerely,



MIKE SHIEGOG
(897321)

The Council of the City of Lismore

Council Chambers,
Molesworth Street, Lismore, N.S.W.

TELEPHONES:
ADMINISTRATION 21 1501
ENGINEERING 21 1499
ENVIRONMENT AND DEVELOPMENT 21 1479

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LISMORE, 2480
DX 7761
FAX: (066) 21 9094
(066) 22 1592

ALL COMMUNICATIONS TO
BE ADDRESSED TO
GENERAL MANAGER/TOWN CLERK

IN REPLY PLEASE QUOTE
TJD:AM/S/371



CONTACT Mr Doherty-211479

FOR FURTHER ENQUIRIES
Environment & Development Division

4th February, 1991

The Secretary,
Pan Community Council,
P.O. Box 102,
NIMBIN NSW 2480.

Dear Sir/Madam,

MULTIPLE OCCUPANCIES

I refer to your correspondence dated 21 January, 1991, the contents of which has been noted. Council has no timetable to carry out inspections of all Multiple Occupancies within the City area. However inspections will be carried out from time to time of Multiple Occupancies in relation to Council's Development and Building Control functions.

If you have any queries regarding this matter please contact me.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Doherty'.

T.J. DOHERTY,
CHIEF HEALTH AND BUILDING SURVEYOR.

"Please inform ~~the~~ B11ies when visiting"

"Timetable when prepared"

P-c
24
2
91
outg.

Dr. Taëni,
YULUNGA Co. Pty. Ltd.,
Barkers Vale via KYOGLE,
NSW 2474 Australia
Ph. (066) 897 231

Kyogle Shire Council,
P.O.Box 11,
KYOGLE 2474

24th Oct., 1990

Re: M.D. Development Application No. 89/37

We are in receipt of the Notice regarding Council's refusal of consent to the above application, dated 20-3-90, as well as that concerning the negative result of Council's reconsideration (dated 26-4-90).

Meanwhile further circumstances have arisen which lead us to regard the reasons for refusal, as given by Council in the original Notice of 20th March 1990 as clearly invalidated.

1. "Number of objections to the proposal received from adjoining landowners." Of these objectors, a significant number, in a declaration submitted by me to Council previously, have withdrawn their objection. Adjoining landowner to the SW., Mr. Patrick Gil was among them. Mrs. Ch. Harvey, the neighbour on the SE boundary, has since died; the property is up for sale. The Sheddens, our neighbours on the NE side, have now also dropped their objection under certain conditions which we've agreed to comply with (see the enclosed letter). On the NW the property borders on rainforest. So there is no longer any current objection from adjoining landowners.

2. "Proposal could lead to loss of amenity to adjoining landowner." The reason for this was the objection raised by Mr & Mrs Shedden which, as the enclosed letter shows, will no longer be upheld if we agree to the planting of a tree screen as a condition for the MD development.

3. "Public road leading to development is unsuitable for increased traffic." As Council members agreed in the on-site inspection of 13th Feb., chief contributing factors to any deterioration of McClelland Rd. are run-offs from several properties around the slope. It cannot be argued that traffic from the further two households the M.D. development here applied for would involve, would cause any substantial road damage - in particular in view of almost \$ 6000 road improvement levy which Council would collect from the M.D.

4. "Use of land for multiple occupancy is not compatible with adjoining land uses." In view of all the factors stated above, there is no longer any foundation to this claim.

We are therefore, before exercising our right of appeal to the Land & Environment Court, once again asking Council to reconsider their position.

Yours faithfully,

(Eva & Rainer Taëni)



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

May 14, 1990

Nearly Normal Nimbin,
c/- P.O.
Nimbin 2480

Dear N.N.N.,

At a recent meeting of the Pan-Community Council it was agreed that we would co-sponsor a public meeting to be held on the question of drugs in Nimbin.

Des Layer from Moondani will attend the planning meeting on May 21 on our behalf and will report back if we can be of further assistance.

Regards,

A handwritten signature in blue ink, appearing to read 'Diana'.

Diana Roberts
on behalf of Pan-Com

NIMBIN COMMUNITY
POLICING
CONSULTATIVE
COMMITTEE
C/O P.O NIMBIN
2480

May 1, 1990

Lismore Council Aldermen,
Lismore City Council Chambers,
Molesworth St.,
Lismore 2480.

Dear Sirs,

The Nimbin Community Policing Consultative Committee is a broad-based community organisation established in Nimbin in 1989 to facilitate communication between the police and the community of Nimbin and surrounding areas. At the most recent meeting of the N.C.P.C.C. the proposal to open a Tavern at the Old Butterfactory, The Channon, was discussed. Everyone present at the meeting voiced concern at the proposal and for this reason we are writing to you to express our opposition. Much of our concern stems from our experience of having an Hotel in Nimbin and we hope you will give the following your full consideration before deciding whether to approve The Channon Tavern development application.

First and foremost our concerns relate to the manner in which the presence of an Hotel in a small country village changes the atmosphere of the village, often in a negative fashion, and contributes substantially to the social problems of that village. In Nimbin much of the violence and aggression that occurs within the village is a direct consequence of the existence of the Hotel and problems associated with alcohol consumption. For example, there are often drunken fights on the street outside the Hotel which frequently involve kids either directly or as witnesses. On any evening, but especially at weekends, many children of all ages will be found either in the Hotel (accompanying parents who are drinking) or outside on the streets (waiting for parents or friends to drive home). The Nimbin Hotel provides very few facilities or suitable activities for children and is an unsuitable venue for children to be around. Undoubtedly, the existence of the Hotel also contributes to increased alcohol consumption amongst the local population. Again this is of particular concern in Nimbin when considering the effects on our teenage population who have easy access to alcohol through the Hotel and can often be found on the streets or nearby venues on weekend nights drinking. Further, the Nimbin Hotel also provides a convenient venue for selling of illegal drugs, especially amphetamines.

Other concerns relate to the number of drunk drivers to be found on local roads. Nimbin, like The Channon, has no public transport system or alternative transport service. Hotel patrons generally use their own cars to get to and from the Hotel and there is no doubt that many drivers are over the blood alcohol limit when they leave the Hotel to drive home. Nimbin district roads are generally narrow and winding, often pot-holed and corrugated and it is not uncommon to find abandoned cars where people have failed to take the bend or "lost" the road after a night at the Hotel. We urge Council to consider the likely increase in drunk driving in The Channon should the Tavern be established and the risk that this places on the local community, children as well as adults.

Another issue to be considered is that of policing. On many nights when alcohol related problems arise in Nimbin it is often impossible to establish contact with the Nimbin police due to understaffing. As Nimbin police cover part of The Channon this problem may be exacerbated should a Tavern open there. This will have consequences for Nimbin. In addition, drink driving cannot be adequately dealt with without an increased police presence.

In closing, we urge you to consider all of the above, to look at the Nimbin example and to reject the development application for a Tavern at The Channon. From our experience the influence of an hotel on a small village has the potential to be very damaging.

Yours sincerely,



Ian Watt
Secretary

PREPARED BY DIANA ROBERTS FOR THE NIMBIN POLICE COMMUNITY CONSULTATIVE COMMITTEE

During November 1989 I visited Nimbin Central School and spent one period (40 minutes) with each of Years 7, 8, 9 and 10. Whilst this time was inadequate it was nevertheless productive. The following is a summary of the discussions that took place.

Kids' thoughts on the existing Youth Club

1. Not open regularly or consistently enough, especially on weekends. Currently the hours of opening are 3.30 - 6pm Wed./Thurs., 3.30 - 10pm (occasionally 12) Fri., often not open on Saturday especially at nights, no Sundays.
2. Closes too early at nights.
3. Needs better facilities such as improved seating, more private spaces, better equipment e.g. pinball machines, pool table, good stereo, video with large screen, sports equipment.
4. Supervisors need to have a good relationship with the kids and need to have kids' respect. The younger kids felt Yr 10s could provide this supervisory role. Yr 10s felt adults were needed.
5. All kids acknowledged that things provided in the past often haven't lasted long partly due to poor quality, a lot of use, lack of regular maintenance, abuse by some kids.
6. A verandah behind the youth club with access only from the youth club would be a big improvement.
7. The youth club needs to be bigger, especially during wet weather.

Without exception kids wanted the youth club in town and felt that its location next to the pub wasn't a problem. Yr 7 also wanted a kids' shelter on the outskirts of town - a place with no houses around so they could make noise and with overnight accommodation available in a generally adult-free environment. Yr 10 also put forward the idea of a house for youth out of town.

Discos

All kids felt the main problems with the discos run in the past were:

1. Too many rules, especially not being able to leave to go outside.
2. The Bowling Club was an unsuitable venue.
3. Live bands are much preferable to discos.

All years wanted more dances with live bands, live performances by musicians, live theatre etc.

Movies

Many kids regularly go to the movies. Some kids, especially younger ones, are not allowed to go to the youth club but can go to the movies.

Swimming Pool

Most kids use the pool regularly during the warmer months. They felt the area could be improved with more shade.

Other Ideas (not necessarily in order of importance):

1. Camping weekends away with transport provided e.g. to the beach, canoeing trips, etc. This was put forward by every year.
2. Set something simple up at the Falls area where many kids go swimming.

3. Somewhere to play amplified music.
4. Sporting trips to Lismore.
5. Self-defence classes.
6. Skateboard Park, roller-skating facility, trail bike tracks.
7. Theatre workshops.
8. Arts studio for weekend use.
9. Buses available to provide cheap transport to take kids to events organised elsewhere e.g. concerts, dances etc.

Transport

Many kids felt transport to be a problem but to varying degrees. Most kids manage somehow or other to get to and from town on Friday and/or Saturday nights. Many kids hitch to get lifts or organise transport with friends/parents who are in town themselves. Getting into town on Saturday is difficult whereas on Friday many kids stay after school.

Disposable Income

Kids have between \$5 and \$20 per week to spend on their entertainment. Generally, the younger the kid the less money available for this purpose.

Parental Attitudes

Only very few kids stated they have parents/guardians who won't let them come to Nimbin in the evenings.

Drugs

Kids stated very strongly that improving the facilities available to them in Nimbin would be very unlikely to change their drug using habits. For example, drugs aren't allowed at the movies but kids "get out of it" before they go. Marihuana is a commonly used drug and many kids expressed a desire that it be legalised. Alcohol is also a common recreational drug for kids of all years and all find it extremely easy to obtain.

Adrian Robert

Near-NORMAL Nimbin.



c/- POST OFFICE, NIMBIN NSW 2450

PHONE CONTACT: BOB HOPKINS 891.529 (B.H.)

May 9th, 1990.

Dear Friends,

At the last meeting of our group, it was decided to convene a **Town Meeting** in Nimbin to discuss the subject of

DRUGS IN NIMBIN

WHAT ARE THE PROBLEMS?

We are doing this because we feel that in the light of recent violence, the large scale police raids, continued adverse media interest that seems only to exacerbate these problems, and the unpopular reality that most of this town and area's residents are affected, to varying degrees, by the current drug prohibition laws, it is necessary to call a public meeting.


We feel that as a community we must come to a common understanding of how "drugs" affect the environment we live in; what problems, if any, are felt as a consequence of this "drug" use in the community; determine ways to act that effectively meets the challenge, especially in relation to young people, posed by "drugs".

We are not proposing this meeting in order to manipulate support for our arguments. We would like to see a frank, open and constructive public forum where all local residents are able to express their opinion. We welcome submissions and input representative of your group. We would seek to include the input from politicians and from those with relevant expertise and/or experience.

This meeting is proposed as a Town Meeting for the people of the Nimbin area. We have no desire any national media or to create cheap publicity gimmicks. Last year's experience needs no recounting. However, media is continuing to come to and report on Nimbin and unless we can answer as a united community, then we will continue to be portrayed as a fragmented victim of "inevitable" changes for the worst. This deflects attention from the relevant, visionary work that we accept as part of our daily lives here.

We are asking you to join as co-sponsors in this meeting. We must put any divisions of the past behind us and affirm a common future, defining mutual problems and acting in concert for impact.

Planning for this forum will begin at our meeting on **Monday May 21st, 3pm.** In the **Environment Centre (back room), 54 Cullen Street,** and we invite you to send a representative.

 National Organization for the Reform of Marijuana And other so called illegal drugs Laws

Should you decide not to co-sponsor this forum, we hope you will keep it in mind and attend. Again we would welcome any representative of yours submitting your group's considerations.

A list of Nimbin groups and organisations that have been sent this sponsorship invitation is attached. We acknowledge that it is short notice, but already we are involved in adverse media publicity which seems more to compound these situations. Thus the need to act. Money will be needed for publicity, printing etc. Any donations to assist in defraying expenses would be appreciated.

Remember, please, the May the 21st deadline. Anyone is welcome to attend and your presence would be appreciated.

For a healthy, safe and strong Nimbin,

Bob Hopkins

Bob Hopkins,
on behalf of nearly NORMAL nimbin.

Organisations and groups that copies of this letter has been sent to:

Nimbin Neighbourhood Centre, Nimbin Progress Assoc., Nimbin Environment Centre, Drug Interest Group, Nimbin Policing Community Consultative Committee, Nimbin Chamber of Commerce, Pan Community Council, Nimbin News Rainbow Power Co., Nimbin Central School P@C, Nimbin Community School, Turnable Community School, Nimbin Pre-School, Daystar Steiner School, Nimbin Central School Staff Association, Nimbin Hospital Auxillary, Nimbin C.W.A., Nimbin A@I Society, Nimbin Church Council.

This may be an incomplete list of concerned groups. Should you know of other such interest groups, please pass this information on to them, perhaps by photocopying this invitation.

from Blue Springs Dec 89 Community Newsletter

FOR YOUR INTEREST

PmDavis

SPEAKER FROM PANCOM

DIANA ROBERTS from Pancom visited Blue Springs on 11th Nov. 1989 and gave a talk to interested shareholders.

Diana said that PanCom is an organisation of individual people with a diversity of views. She said that PanCom was formed last year from people who were from four or five communities, to link communities so they can learn from each others' successes and experiences. She said that the chief aim of PanCom is information sharing.

PanCom holds monthly meetings in a different community each time. Sometimes childcare can be arranged. Specific issues from individual communities are brought up, and information is shared. What PanCom does is reflected by those who attend the meetings.

The monthly newsletter has been going for a year now, and the input, again, is reflected by what is submitted for publication.

Four co-ordinators are appointed for six months from those who attend the meetings.

At Barjuma Community, Mike Shegog has a resource centre of information of material relevant to Multiple Occupancy. Communities work on their own issues, and they may go to PanCom for help. Michele Trudeau us one of several Lismore solicitors interested in issues concerning M.O.'s.

PAULINE

The Pancom meeting in February is at Blue Springs on Sun. Feb. 11th at 12 noon. . Is there anyone willing to arrange childcare for 2-3 hours?

EDITOR

A CELEBRATION OF SUSTAINABLE LIFESTYLES

PAN-COM's gathering is for residents of land-sharing communities and interested people at The Channon on Feb. 3rd and 4th 1990.

Workshops include: community development, environmental issues, green politics, alternative energy, low-cost housing, legal structures, etc.

There will be Kids' Activities, Music, Tim's Ten Restaurant, and information stalls. If you or your community would like to run a stall, contact PAN-COM, P.O. Box 102, Nimbin 2480

COST: Children under 16 free
\$10 per person who registers before Jan 12th.
\$ 15 per person at the gate.
\$100 per community if paid before Jan 12th.
Overnight camping \$3 per adult, per night.

WRITE TO: PAN-COM, P.O. Box 102, Nimbin 1380



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

FILE:

SUBMISSION. On the terms and conditions of Land Sharing/Multiple Occupancy Development within the Shire of Kyogle, as contained within Draft L.E.P. No.3 of the 24/2/89.

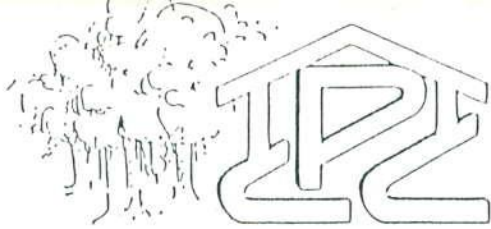
PART 1. COMMENT.

Draft L.E.P.No.3 represents a marked improvement over previous Drafts, and is felt generally to be a sensible approach to Land Sharing/M.O. development. In defining "multiple occupancy" the L.E.P. has achieved a better understanding of the aspect of 'community' which is the main concern of people living the lifestyle, and those attracted to the lifestyle. The term "multiple occupancy" itself does not reflect this aspect, and for this reason the term Land Sharing Community has been substituted throughout this submission.

Whilst L.E.P.No.3 exhibits a more enlightened approach to the unique aspects of Land Sharing, there are several areas which require further consultation and attention.

PART 2. DEFINITIONS.

Part 5. para 2. defines "caravan park" as land used for moveable dwellings. This definition certainly does not comply with the usual interpretation of the term "caravan park", and would appear to limit the use of such accomodation to residents of Land Sharing Communities wishing to use a caravan as temporary accomodation whilst house building is in progress. This apparent limitation appears through Part 14A,(2)(c) which provides that development may not include a caravan park. Whilst this clause is most sensible, and completely in tune with the desires of Communities, it would appear, through the unusual definition of "caravan park" to place unreasonable limits upon residents of Communities. It has been found that caravans are an excellent temporary dwelling, not only providing safe and hygienic accomodation, but easily removed when a house has been constructed.



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

PART 3. INCLUSIONS.

Part 14A(2)(f) requires either deletion, or the term "partial economic self-sufficiency" requires interpretation under Part 5. Such interpretation would become quite cumbersome, as the term could logically include such activities as low-cost or owner built housing, vegetable gardens, independent power systems, co-operative business ventures, sustainable agriculture etc., the aspects are enormous. As it is clearly the intention of people seeking a lifestyle of Land Sharing to achieve a degree of self-sufficiency. at some level, it would appear superfluous to include this clause. in the L.E.P. There is no question in the minds of residents of Land Sharing Communities as to whether economic self-sufficiency is a desired goal, achieving this goal simply takes time. The "Boardroom and bulldozer" approach to economic development is not one that appeals to Land Sharing Communities, hence we may take a little longer to achieve our goals. Nevertheless, economic self sufficiency has become a reality for some residents of quite a few Communities in the Nimbin area, and the same result will be seen in the Kyogle Shire in time. Any assessment of economic self-sufficiency at the planning stage of a Land Sharing Community would be very difficult, as the forms taken depend on the mix of eventual residents. Currently, these forms include alternative energy, permaculture/ organic agriculture, healing, craft production, regular markets, most of the Trades, some professions, and others corresponding to the work-skills in the broader community. The recent definition, under the appropriate Act, of 'primary producer' as being a person who 'profitably engages' in primary production, if applied in kind to economic self-sufficiency, would prove inappropriate as well, due to the apparent difficulty in assessing 'profit'.

Part 14A(2)(a), (iii) and (iv) and the term "home improvement area", essentially limit the maximum area available to a share-holder of a Land Sharing Community as a defined living area to 5000 sq.metres. The problem of defined living areas was possibly the biggest point of debate with the Land Sharing Movement for many years, and still continues to cause difficulties from time to time.



PART 3. INCLUSIONS.

Part 14A(2)(a) (iii) & (iv) cont.

Many attempts were made to enable residents of Communities to have some defined 'private' area involving groups ranging from participating residents of Communities to State government bodies. A solution has emerged over the last few years which seems to suit members of Land Sharing Communities, most local Councils, and those State bodies who maintain an interest in the Land Sharing philosophy. Rather than being strictly defined and limited to a maximum size, it has been found that to plan a variety of share sizes, based on the topography of the site, and including use of natural boundaries, is the best approach to the question. The average share size on existing Communities is approximately 5 acres. The actual sizes vary greatly on most Communities from less than 1 acre to around 10 acres depending on the nature of the site. The size of share-holdings cannot be dealt with nor defined under the terms of the L.E.P. More appropriately, this matter should be dealt with at the time of assessing a Development Application. This approach may be facilitated by amending Part 14A(3), (a), (b), and (c) to the following, or similar;

- (3) An application to carry out Land Sharing must be accompanied by;
- (a) A site plan prepared in consultation with the Soil Conservation Service of N.S.W. This plan must contain the following;
 - (i) Location of access roads and dams.
 - (ii) Location of each house site and attached share-holding. These sites must be consecutively numbered on the plan and pegged on-site with site numbers clearly attached.
 - (iii) Existing natural environment including forest cover, species habitat, prime agricultural land, erosion areas and other environmental hazards.
 - (iv) Domestic water supply system and waste disposal systems.
 - (v) Community facilities and intended uses of Common Land.



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

PART 3. INCLUSIONS.

- (3) An application to carry out Land Sharing must be accompanied by;
- (b) A bushfire management plan prepared by a person experienced and competent in this area. Hazard reduction zones, as specified by the N.S.W. Fire Board's 'Hazard Reduction Booklet' must be in place around each house-site before the issue of any Temporary Dwelling Permit takes place.

The final aspect of Draft L.E.P. No.3 to be dealt with is perhaps the most difficult. It is the intention of this submission to deal with those aspects of Land Sharing legislation which bear on the social concerns of residents, that is in those areas where we have collective expertise. However, the zoning limitations of L.E.P. No.3 are a matter of concern for the Pan-Community Council and will require more detailed and personal consultations.

With this in mind, we would request a meeting with your staff, at a convenient time, in order to deal with this issue. At such a meeting, it is our intention to present our verbal submission relating to the question of zoning restrictions. Our position at present is that we would like Land Sharing to be an acceptable land use within the whole of Kyogle Shire, subject to the normal limitations of Development approval including public comment.

We look forward to an early date for such a meeting, anticipating a relatively open approach to the matters raised in L.E.P. No.3.



SUMMARY.

The overall feeling of the Draft L.E.P. is positive. Pan Community Council feels that by listening to the advice of people who have been actively involved in the Land Sharing lifestyle for many years, Kyogle Shire Council can achieve the most balanced L.E.P. in relation to M.O. to date. Moreover, we are anxious to link the care of the native environment to future Land Sharing developments.

Much has been achieved by the many and varied people who participate in this lifestyle, a great deal of which goes unnoticed by the public in general. Despite this lack of recognition, communities have prospered, businesses have opened, trees have been planted, schools have been opened, and, we feel, cultural enrichment has occurred. All this without the support of government in general, and sometimes in a climate of hostility and misunderstanding.

Some of the answers to many of the problems facing all of us today are being sought by ordinary people living on Land Sharing Communities. This is not to negate the activities of many others, but our lifestyle is really the 'cutting edge' of change. We seek practical solutions to problems and constantly look for better ways to live.

With co-operation and tolerance, Pan Community Council feels that Kyogle Shire Council is capable of producing the best L.E.P. relating to Land Sharing that has been released to date.

We thank you for the opportunity to comment on L.E.P. No.3, and look forward to further correspondence.

P.O. Box 158

(Blue Springs)
Symonds Rd,
Numbin.

25th Nov. 1989

Dear Pan Com. Council,

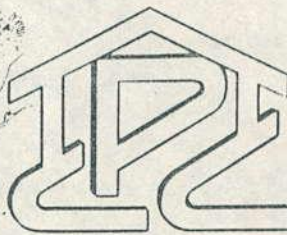
We note with dismay the increased cost of the gathering to be held in Feb 1990. We feel that this will militate against low income people, small communities, and people who may come a long distance at some expense, to attend.

It can be argued that the Channon is more expensive than than Tyamokari, but even so, it seems a lot. The meeting at Avalon in '88 was great, and there was a good variety of ~~good~~^{cheap} food. One food stall does not seem good enough as it smacks of a monopoly, price and variety may not be to everyone's satisfaction. It is no doubt too late now to change the arrangements, let's try next time (1991) to get back to the good old informal style of '88.

If 2,000 or 3,000 had turned up at Avalon '88, we could have managed, plenty of space and plenty of creek frontage. It could be a bit crowded at the Channon if this happens.

Pauline Davis
Loch Brown
Linda Murray
Judy Hales
Bill Kenyon

PAULINE DAVIS
Loch Brown
SHAW MURRAY
LINDA MURRAY
Judy Hales
BILL KENYON



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

12 December 1989

Registrar of Credit Unions,
P.O. BOX 972
PARRAMATTA N.S.W. 2150.

Dear Registrar,

North Coast Ethical Credit Union Application for Registration

Members of Pan - Community Council at its meeting on 10 December 1989 resolved to strongly support The Channon Trust's application for registration of the North Coast Ethical Credit Union. Our members are acutely aware of the need for an ethical credit union which can assure concerned investors that their funds will be utilised in an ethical and environmentally sound manner particularly in this " rainbow " bio-region. The Channon Trust has already demonstrated its commitment not to discriminate against the financially disadvantaged and will facilitate the provision of funds for housing and small businesses to people who would otherwise be denied these opportunities.

The Pan - Community Council is represented by 20 Multiple - Occupancy Communities in a bio-region covering the Tweed, Byron Bay, Ballina, Lismore and Kyogle Shires and 16 individuals supporting the following aims and objectives:

1. Protection of the natural environment
2. Promotion of social interaction between communities
3. Direct assistance in dealing with local councils and other government bodies
4. Fostering sustainable economic initiatives
5. Promoting the general principles of multiple occupancy land use to media, councils, and the broader community
6. Pooling resources, expertise and skill sharing to facilitate the above

Yours fraternally,

Mike Shegog

Mike Shegog (for) Pan - Community Council - (066) 897321

AN ALTERNATIVE CREDIT UNION?

The Channon Trust Community Loans and Investment Service is fostering the establishment of an ethical credit union that will operate in the local government areas of Tweed, Byron, Kyogle and Lismore.

The benefits of this Credit Union will be:-

- 1) Residents of these areas will have access to a locally controlled finance institution.
- 2) The policies of the Credit Union will take into account the special nature of the region and as far as possible assist members who are denied credit on the basis of employment and/or lifestyle.
- 3) The funds of members will be invested locally, thus improving the quality of life for all residents of the region.
- 4) The Credit Union will be able to receive deposits from anywhere in Australia thereby allowing many people to withdraw their financial support from areas of which they disapprove and redirect these resources to projects that are environmentally and socially sound.

Critical examination of the finance industry has shown that Credit Unions are the most responsive to the wishes of their depositors and because of the personal nature of their lending the majority of their loans would be for acceptable purposes. However, as at date of writing, no credit union in this area has adopted an ethical charter, so there are no restrictions as to where surplus funds may be invested. Furthermore, as with Banks and other financial institutions loans to welfare recipients are usually not possible. If you are in any doubt as to the need for this proposed new credit union, contact your bankers and ask for written confirmation that you would receive finance if required.

There will be a formation meeting for the proposed credit union on 21/9/89 at The Red Dove Hall Lismore at 7.30 p.m.. At this meeting the rules for the proposed credit union will be approved by those wishing to become the initial members, directors will then be elected by the members. It is necessary that at least 100 people join at that time in order for the credit union to be approved. For further details contact the Channon Trust on 221511.

Proposal with 10 signatures returned to union.

File.



The Channon Trust

Community Loans & Investment Service

Cnr. Dunoon & Mill Streets, The Channon

Postal Address: C/- The Post Office, The Channon 2480 Phone: (066) 886276

DRAFT AIMS AND OBJECTS OF THE FAR NORTH COAST ETHICAL CREDIT

UNION

AIM

To create a community controlled sustainable future.

OBJECTIVES

The primary objects for which the Far North Coast Ethical Credit Union is being established are:

- 1. To receive on deposit funds from members.*
- 2. To lend money to members with particular consideration to those who are unfairly denied credit.*
- 3. To provide financial advisory and budget counselling services to members.*
- 4. To arrange insurance and other financial services on behalf of members.*
- 5. To act as a financial intermediary on behalf of members.*
- 6. To promote and support local enterprises that are conducted in an environmentally sound and socially responsible way.*
- 7. To promote and support locally owned and controlled agricultural, manufacturing, retail and service industries.*
- 8. To promote and support a way of life which is sustainable, in that it limits the use of non renewable resources, takes into account appropriate technology and is energy efficient.*
- 9. To promote and support employment which is safe and non-exploitative.*
- 10. To promote and assist environmental and community organisations in particular.*
- 11. To promote and assist people in building their own homes and in general to assist people in acquiring reasonable housing.*
- 12. To encourage people to take more responsibility for their money and how it is used, through education about ethical investment and seeking members active involvement in the Credit Union.*
- 13. To support the development of community based ethical loan and investment organisations.*

P.T.O.

Additionally the Credit Union will not knowingly, lend money to, take part in or support any business or activity which unnecessarily:

- a. pollutes the air, soil or water;
- b. creates products or services which will have harmful effects on the environment;
- c. destroys or wastes non-renewable resources;

Nor will the Credit Union knowingly lend money to, take part in or support any business or activity which:

- a. contributes to the inhibition of human rights;
- b. engages in the manufacture of armaments or similar means of mass destruction;
- c. enables or encourages the evasion of income tax, or the defrauding of government;
- d. entices people into financial over commitment;
- e. negatively discriminates in employment, advertising or education on the basis of sex, race, creed, disability or income;

NIMBIN NEIGHBOURHOOD and INFORMATION CENTRE

Cullen St.,
Nimbin,
2480
Ph. 891492

22.9.89

NIMBIN COMMUNITY BUSINESS AND EMPLOYMENT DEVELOPMENT

Dear Sir/Madam,

re: Business and employment initiatives to enhance the
economic position of the Nimbin District

The Nimbin Neighbourhood Centre is intending, with assistance from the N.S.W. Department of Industrial Relations and Employment, to establish a Business Incubator/Enterprise Centre for the Nimbin District. The project aims to provide secretarial, bookkeeping and business management assistance to foster new and enhance existing business and employment opportunities.

If successful (and it should be), the project will assist the Nimbin community to retain a large portion of the funds that currently leave the area for various reasons. There are many goods and services presently unavailable from within the Nimbin community that we could provide; also there are many skills and much experience going to waste locally, as well as a growing, well-educated group of young people.

NIMBUS will encourage new enterprise and employment initiatives, foster the establishment of support services to improve the likelihood of new enterprises being successful, identify job opportunities and match them with the unemployed and assist in vocational training initiatives.

NIMBUS will, as far as possible, use only Nimbin-supplied goods and will encourage any businesses it generates to do the same. Hopefully this will provide increased turnover in existing businesses that will allow them to reduce margins, thus reducing the need for local residents to purchase outside Nimbin. NIMBUS will be a non-profit organisation designed to maximise benefits to the Nimbin community.

Here follows a list of areas under consideration and their benefits:

Book Shop - Stationary
Rural Bus Service
Community Newsletter
Publishing & Printing
Legal Advice - Conveyancing
Caravan Park Expansion -
Temporary & Permanent
Education - Adult & Youth
Shared Organic Farm -
Land & Facilities
Recycling Depot

Tourist Promotion Facilities
Low Cost Housing
Shared Workspace -
Craft, Mechanical
Elderly Accommodation
Alternative Energy Centre
Media Centre
Furniture Manufacture & Repair
Secretarial Service
House Repair Crew
Transport - Goods Depot

NIMBUS and its generated businesses will:

provide work experience for local students and unemployed;

establish a local financial institution that will allow Nimbin's income to be invested, with full security, in the local district rather than being syphoned off to Lismore and Sydney;

assist local growers in the formation of a co-op to market their produce;

similarly assist local craft persons;

overcome the problems of transporting goods in and out of Nimbin either by assisting expansion of existing transport businesses or by establishing a new one;

bring much needed government funding into the area by identifying projects that qualify for funding, assisting local residents to form groups to seek funds and assist with funding applications (e.g. there is a \$20,000 p.a. grant available to assist community groups with soil conservation projects).

Naturally, to succeed a project such as this requires the support of the community. We look forward to discussing the project with you in greater detail.

Yours faithfully,

Dick Hopkins

Dick Hopkins, Co-ordinator

Pan Community Council

PRESS RELEASE:

9th/August 1989.

A group of about 60 concerned residents met at the Autumn Club hall in Murwillumbah on Monday night, with the aim of forming the Tweed branch of the Richmond Greens Political Party alliance.

A member, Ms Janaki Pearson, encouraged the gathering comprising of farmers, individuals and diversified local environmental groups, to put aside their differences and work towards the common goal of arresting the worlds critical challenges relating to environment, socio-economic and political issues.

The objects of the meeting were to hear everyone's ideas, to formalize a group of people who are concerned enough to act, to discuss various local concerns and how to more effectively deal with issues by establishing an environmental resource centre in Murwillumbah, and to provide voters with a Green alternative in the next election.

The meeting resolved to call on Tweed Shire Council to provide recycling facilities to outlying areas of the shire and produce a booklet for each household on "How to recycle your rubbish".

It was also resolved to lobby for recognition of forest regeneration on farmland as an appropriate land-use attracting rural rating concessions, and the promotion of ecologically sustainable planning guidelines for rural lands developments based on Permaculture and Bio-dynamics to balance the urbanization of farmland.

The group will call public meetings in all major centres of the Richmond Electorate in the near future.

For further information contact Ms ~~Jan Golding~~ 066 ~~793282~~.

JANAKI PEARSON

797181

(PRETTY BULLY)
CO-OP.

CALL TO THE GREENS

Public meeting to form the
TWEED VALLEY GREENS

Do you subscribe to:

- ecological sustainability
- social and economic equality
- grassroots democracy
- disarmament / non-violence

Then come along and share your ideas

Monday 7th Aug

7-30 Autumn

(next to m'bah Library) **Club**

Donations to:

Commonwealth Bank m'bah NO. 669999

Dear Friends at Pan-Com,

Energy spent to bring
together green-conscious peoples of the Tweed catchment
both to facilitate State & Federal candidates and
to establish an "Environment Centre" in Marwillumbah
along the lines of the 'Big Scrub' in Lismore.

Also to manifest a regular newsletter on environmental
matters of the predominantly local nature, on a
subscription basis.

Anyone interested ??

May be see a few Pan-Com faces at the meeting?

Sincerely

J. Munin

Pretty Gully.

Byrill Creek.

Aug 11th - 89
Pretty Gully.
Byrill Creek.
Via UK1 2484

Dear Pam Com,

Enclosed is a copy of the press release after the meeting at the Antium Club.

The meeting was really two pranged in that motions were passed to formalize the RICHMOND GREENS POLITICAL PARTY, later meetings will formalize the CONSTITUTION of the same, the general aim of which will be the AUTONOMY of the RICHMOND GREENS and the ensurance of grass-roots democracy.

Perhaps Pam-Comm could help by organizing a meeting in Nimbin. Is Kyogle Shire part of Richmond?

Anyway contact JANAKI at Pretty Gully 797181 to co-ordinate.

The other aim of the meeting was to gather energy for an environmental resource centre in Murrumbidgee. Well the wheels are moving on that, Maree Fowler from the Big Scrub spoke and was extremely helpful. Jim Cohen spoke on the new centre in Byron and a member of a Gold Coast group told of plans to establish a centre at Tweed Heads which would be extremely complementary with a centre in Murrumbidgee.

Quite a network developing really. Perhaps then issues like Mt. Nullum would get the energy needed. (NULLUM NULLUM NEVER NEVER)

Anyway the other item is about Grinden plans to re-write the Co-ops ACT. No doubt it will need close scrutiny. The other Co-ops should have a copy of the Review EXECUTIVE REPORT to the minister.

Shame about the Spring Equinox Festival, we were looking forward to it. When we organized the 2,4-D Concert at Mt. Waring EVERYONE in Byrill Creek (almost) HAD to be involved in one or more ways. We broke into sub-groups to handle specific areas so as not to overload on the scope of the event. No 'Reg' people should be without backup support. No one should feel indispensable. More involvement = less burn-outs. = more fun by all

Regards Jan Morrison.
Pretty Gully Secretary.

Pan Community Council

P.O. Box 102

Newbarn 2480

Aug. 21 1989.

Mary Wright
35 Calder St
Lithgow 2790

Dear Mary,

Further to our phone conversation I have enclosed for you some information about Pan-Com that appeared in a local magazine & an old issue of our newsletter. In the newsletter you will see some ads for shares for sale on communities that will give you some idea of prices. Please disregard the information about the Spring Equinox Festival as we have since decided to postpone it. As soon as we have a new date I will let you know. Subscription to the newsletter is \$20 per year & we try to produce an issue every month. Membership of Pan-Com is \$2 but a subscription to the newsletter covers this.

As far as information about multiple occupancies in general is concerned it's hard to know where to start. Every community is different and I think I answered most of your questions on the phone. Most communities are set up so that residents live apart in their own dwellings (of various forms, shapes & sizes) but pool resources & skills & have workdays to look after their land as a whole & meet regularly or irregularly to discuss finances, land development, problems etc. If you are interested in buying into a community why don't you write a letter to our newsletter stating what you think you are looking for? However, the best way to get what you want is to travel to the area you'd like to live & see what's available. You might be able to get information about communities closer to Newcastle/Taree by writing to:

Howland Community, Darkwood Rd, Thornton NSW 2454 (066) 558514

I hope all this is useful to you.

Good luck with your search.

Regards,

Adrian Robert,

Pan-Len Co-ordinator.

P.S. If you have any further questions please feel free to write or ring me on (066) 871529 on Tuesday or Friday.

ALL COMMUNICATIONS TO BE ADDRESSED
TO THE SHIRE CLERK
P.O. Box No. 11
KYOGLÉ, 2474.

PVK:PEB



ADMINISTRATIVE OFFICE:
STRATHEDEN STREET
KYOGLÉ, N.S.W. 2474.
TELEPHONE (066) 32 1611
FAX 066322228

IN YOUR REPLY
PLEASE QUOTE:

T.3-7

CONTACT

Mr Knight

FOR FURTHER ENQUIRIES

July 26, 1989.

Pan Community Council,
P.O. Box 102,
NIMBIN. 2480.

Submission regarding Multiple Occupancy as contained with Draft
L.E.P. No. 3 - Discussion Paper dated February 24, 1989.

Dear Sir,

Thank you for your submission received in June this year. Your ideas will be given full consideration as the draft is developed and should be most helpful.

At present because of the massive flood aftermath problems that Council faces, work on the Draft L.E.P. has been put on the back burner for a while. When work is recommenced, Council will contact you regarding the meeting you requested.

Yours faithfully,

P.D. Thew
(P.D. THEW),
SHIRE CLERK. *PEB*

COMMUNITY CONSULTATIVE COMMITTEES.

DEFINITION:

A C.C.C. is a forum for a community and their Police to identify and discuss community/Police issues with a view to resolving the matters. The membership should be representative of each level of the community in which it is based (eg. Business, pensioners, youth, unemployed, service, religious, community and ethnic/aborigine groupings etc). It is primarily a resource for the Patrol Commander - a mechanism whereby the Commander can consult with the community on the policing of the area. This consultation will be invaluable to the Patrol Commander, when allocating resources and evaluating operational strategies in the patrol. Of course, the success or otherwise of the committee will depend on the skills and commitment of the Patrol Commander.

INTRODUCTION:

The C.C.C. is a key strategy to ensure the OPERATIONAL effectiveness of Community Based Policing. It brings together the Police and their local community on a regular formal basis, to jointly consider local problems.

BENEFITS FOR THE POLICE:

1. Police can become a part of the formal/informal networks which operate in a community.
2. Police can be accepted as valuable members of a community, not a discreet group with the sole perceived function of law enforcement.

3. Police can use community networks/agencies to relay information on Police programmes - (newsletters, local councils, neighbourhood centres etc.)
4. Police can be made aware of other programmes operating in their areas eg. street kids, CYSS programmes.
5. Once networks have been established it will give the Police other sources of information on illegal activities eg. stealing, gambling, drugs.
6. Provide the Police with regular feedback on how they are understood by the community.
7. Meetings can act as a forum for Police to voice opinions about situations or issues, of concern which Community groups may be in a position to alter, thereby preventing them from becoming Police matters.
8. Can allow Police to become more aware of the Government - non-Government referral agencies - eg aboriginal groups, ethnic community groups, womens' refuges.
9. Can allow the Police to work together with their community on pro-active community policing.

BENEFITS FOR THE COMMUNITY:

1. Breaking down the barriers - 'them' and 'us' attitudes.
2. Community can learn to appreciate problems posed by staff shortages for Police and high work load in some areas.

3. Can be made aware of the role of the Police - difference between the Police and the Law.
4. Can be kept informed of any changes to the law.
5. Can learn and inform the community of the structural nature of the Police and its strategies.
6. Can be provided with information of Police programmes, N.H.W. Safety Houses, etc.
7. Can get to know the local Police as PEOPLE and include them in community activities.
8. Can have a direct line to local Police and be more inclined to approach them without feeling threatened.
9. Get to know the Police NEEDS of their area and act as an independent lobby group or get others to lobby on behalf of their local Police.

*OBVIOUSLY WHAT IS OF BENEFIT TO THE COMMUNITY IS ALSO GOOD FOR THE POLICE AND VISA VERSA.

There are, and will be many obstacles to establishing and maintaining an effective Community Consultative Committee, however, it will have many positive consequences for both the Police and the community.

ANNEXURE 3

SUGGESTED OBJECTIVES FOR COMMUNITY CONSULTATIVE COMMITTEE.

1. Identify problems affecting the community.
2. Consider appropriate means of overcoming identified Community problems and promote an awareness within the Community of its needs to take an active part in the prevention of crime. (See Annexure 5)
3. Improve the communication between the Police and Community at large.
Promote an awareness of its legal and moral obligations in relation to crime.
4. Improve communication and interaction between the various cultural, ethnic, bureaucratic, commercial and welfare groups within the community.
5. Develop an understanding of:-

The laws of the state;
The role of the Police in the community;
The rights of the individual;
The need to maintain good order in the community.

ANNEXURE 4

SUGGESTED GUIDELINES FOR COMMUNITY CONSULTATIVE COMMITTEES

1. Must be non-political
2. Must be democratic with one vote per organisation or group represented
3. Transcend the individual boundaries of each group or organisation to achieve a common goal
4. Must consider the needs of the community as a whole above the needs of each individual group.
5. Matters for discussion must be of a pertinent and constructive nature
6. Must not be used as a forum to air personal or minor organisational grievances.

Practicalities

15th June, 1989

Pan Community Council,
P.O. Box 102,
Nimbin. 2480

Dear Diana,

After the interview about living on multiple occupancy land went to air, we received this letter from Michael Cassimatis.

I have written to him saying I have forwarded his letter to you, C/- of Pan Community Council, and also suggested that he make a trip to the area he is interested in and see what's available and what suits him.

Hope you can help him by sending some literature and/or some idea of what may be available in your area. He sounded an honest and genuinely interested person, so hope this has not been too much of an imposition for you.

Replied 5/7/89
with copy of June
newsletter + article from
Nimbin News - suggested
he attend the Festival

Yours sincerely,



Kerry Stewart,
PRACTICALITIES



ABC Radio GPO Box 9994 Sydney 2001 (02) 3390211

BROADCAST: ABC National Radio: Saturdays at 9.00 am, Adelaide 8.30 am, Perth 9.30 am, Sydney 2FC576, Canberra 2CY846, Newcastle 2NA1512, Melbourne 3AR621, Brisbane 4QG792, Adelaide 5CL729, Perth 6WN810, Hobart 7ZL603.
ABC Regionals Wednesdays at 7.15 pm. (WA Thursdays at 10.30 pm)

23/5/89

MICHAEL CASSIMATIS

59 BYWONG ST.

TOOWONG. QLD

4066.

The Producer,
Practicalities
ABC

Dear sir,

Today I listened to a programme, "practicalities," which featured interviews with a number of people who are involved with Multiple Occupancy Communities. As I am most anxious to communicate with such people, I would be greatly in your debt if you would kindly help me to contact them.

In particular, I am interested in communities from Northern NSW, to Northern Qld. I have recently bought a property at Hervey Bay Qld, however,

(2)

since hearing your programme I find that I may wish to buy into a Multiple Occupancy Community.

Although I am a full-time teacher here in Brisbane, I am contemplating resigning and living as an artist/craftsman. (I am also a jeweller and potter, and have been involved in housing construction) I am 37 years old, divorced and wish to start a happy life with such enterprising people as you portrayed on your programme.

I have included some information about myself as the community folk may not wish to hand out information to "just anyone"

Thank You for your assistance,
Michael.



PARLIAMENT OF NEW SOUTH WALES
LEGISLATIVE COUNCIL

STANDING COMMITTEE ON STATE DEVELOPMENT

**INTERESTED IN
COASTAL DEVELOPMENT?**

SO ARE WE

**PLEASE CHECK THIS PACKAGE
AND CONTACT US**

99 Elizabeth Street, Sydney, N.S.W. 2000.
Telephone 221 6299. Facsimile: 232 6539

Tel: (02) 230 2858



LEGISLATIVE COUNCIL
PARLIAMENT HOUSE
SYDNEY 2000

Forwarded with the Compliments of

The Hon. Richard Jones, M.L.C.

INQUIRY INTO COASTAL DEVELOPMENT

This package is about an inquiry by the New South Wales Parliament into coastal development and the environment. The inquiry is by the Standing Committee on State Development.

The Committee would like to know what you think about coastal development and its effect on the environment.

This package contains details of:

- Inquiry terms of reference
- Committee members
- Committee procedures
- Committee papers and reports
- Stages of inquiry
- Invitation to express interest
- Questionnaire on coastal development
- Submission cover sheet

If you need more information after you have read this package, or require additional questionnaires or "Expression of Interest" sheets, please write to:

The Secretary
State Development Committee
Level 3
99 Elizabeth St
Sydney NSW 2000

or telephone

Cathy Richards, Jennifer Knight or Brian Jinks

on

(02) 221 6299

or fax to

(02) 232 6539

RESOLUTION BY THE LEGISLATIVE COUNCIL

On 4 May 1989 the New South Wales Legislative Council resolved:

- (1) That the Standing Committee on State Development inquire into and report on:
 - (a) the environmental and/or other implications of development in the coastal region of New South Wales; and/or
 - (b) any other matter incidental to or arising out of the above term of reference.
- (2) That the Committee report progress within 6 months.

MEMBERSHIP OF THE COMMITTEE

The Standing Committee on State Development comprises members of the Liberal, National, Labor and Australian Democrat parties; they are:

The Hon John P Hannaford, MLC (Chairman)
 The Hon Richard T M Bull, MLC
 The Hon John J Doohan, MLC
 The Hon Richard S L Jones, MLC
 The Hon Ian M Macdonald, MLC
 The Hon John C J Matthews, MLC
 The Hon Stephen B Mutch, MLC
 The Hon Paul F O'Grady, MLC
 The Hon Kenneth W Reed, MLC

COMMITTEE PROCEDURES

The Standing Committee on State Development

- + will accept written submissions concerning its inquiries from any person or organization
- + will conduct its hearings in public, with very few exceptions
- + may summons witnesses, send for papers and travel widely while conducting its inquiries.

Although the Committee has wide powers, its proceedings are relatively informal. It conducts hearings in order to obtain information from people who are in a position to assist the Parliament.

COMMITTEE PAPERS AND REPORTS

The Committee is required by the resolution of the Legislative Council to report progress by early November 1989.

The Committee will publish an "issues paper". This will list, among other things:

- + legislation, environmental and development policies and planning schemes affecting the coastal region
- + State government bodies controlling, and involved in, coastal development
- + local government policies and attitudes towards coastal development
- + community groups and organizations interested in coastal development
- + business and industry groups and representatives interested in coastal development
- + natural resources of the coastal region
- + demography of the coastal region
- + infrastructure for coastal development
- + finance for coastal development
- + community services and coastal development.

The "issues paper" will be the basis for reporting by the Committee. The Committee may report in stages, depending upon the complexity of its inquiry.

The "issues paper" will be distributed widely, in order to assist people to make detailed submissions.

STAGES OF INQUIRY

During the initial stages of the inquiry into coastal development, the Standing Committee on State Development proposes to do three things:

- + seek expressions of interest from people wishing to give information about coastal development
- + gather relevant information on the background to, and issues in, coastal development
- + hold initial discussions with people who express interest in the inquiry.

These three initial stages will overlap to some extent.

The Committee, after publishing its "issues paper", will hold formal public hearings. The evidence from these hearings will form the basis of the Committee's report(s).

STANDING COMMITTEE ON STATE DEVELOPMENT

COASTAL DEVELOPMENT INQUIRY

Expression of Interest

I am interested in the coastal development inquiry being conducted by the Standing Committee on State Development.

I wish to

- ☐ be placed on the Committee's mailing list
- ☐ provide copies of relevant documents (see attached questionnaire)
- ☐ make a written submission to the Committee
- ☐ have an interview with a Committee representative
- ☐ give evidence at a formal Committee hearing
- ☐ return the questionnaire (see next page)

(please tick the appropriate box)

Name.....

Address.....

Name of group (where applicable).....

Address of group.....

Nature of group (brief statement of aims, interests etc).....

Telephone.....Fax.....

Send to: The Secretary, Standing Committee on State Development,
Level 3, 99 Elizabeth Street, Sydney NSW 2000
by 31 July 1989.

STANDING COMMITTEE ON STATE DEVELOPMENT

COASTAL DEVELOPMENT INQUIRY

Questionnaire

Name.....

Group (if applicable).....

.....

The Standing Committee on State Development is seeking the views of individuals, community groups and State and local government authorities about coastal development and the environment.

The Committee aims to publish an "issues paper" on coastal development and the environment, setting out the background and listing the issues and problems that are perceived by the people involved.

In particular, the Committee is gathering details of

- + the localities in which coastal development is seen as an issue, but where there is no development as yet
- + specific projects (or proposed projects) that are seen as issues in coastal development
- + general questions of coastal development that may be common to several localities or projects.

This questionnaire is the Committee's first step in gathering this information.

If you wish to list more than one locality, project etc, photocopy the questionnaire or ask for extra copies from the address at the bottom of the questionnaire.

LOCATION (This section applies where no development has taken place or is proposed)

Name of place.....

Alternative name (used locally, used in media etc).....

.....

Nearest town.....

Local government council area.....

Other identification (if applicable).....

.....

Brief details of issue or anticipated problem at this location..

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

PROJECT (This section applies where development exists or is proposed)

Name of project.....

Name of developer.....

Nature of project (eg, marina, sewerage works).....

.....

Circle the appropriate word(s): This project is presently

Completed Under construction Approved (not begun) Proposed

Location of project.....

Nearest town.....

Local government area.....

Other identification (if applicable).....

.....

This section seeks information about

GENERAL QUESTIONS/ISSUES IN COASTAL DEVELOPMENT AND ENVIRONMENT

Nature of question/issue (eg, building height, beach access)...

.....

.....

Examples/locations illustrating question/issue.....

.....

.....

STANDING COMMITTEE ON STATE DEVELOPMENT

COASTAL DEVELOPMENT INQUIRY

WRITTEN SUBMISSION COVER SHEET

Name.....

Name of group (where applicable).....

.....

Position in group (where applicable).....

Address.....

.....

Address of group (where applicable).....

.....

Telephone number.....

Facsimile number.....

There is no set format for submissions to the Committee.

It would help the Committee if each submission included a brief summary of its main points, and if the main sections of the submission were given headings.

The Committee has not set a closing date for written submissions.

Nevertheless, submissions should be sent to the Committee as soon as possible.



DEPARTMENT OF FOREIGN AFFAIRS AND TRADE

CANBERRA, A.C.T. 2600

1626D/5289w

June 1989

Pan-Community Council
PO Box 102
NIMBIN 2480

Dear Sir

Thank you for your correspondence to Senator Evans on imports of rainforest timber and other environmental questions. He has asked me to reply on his behalf.

The Australian Government recognises that protection of our environment is a matter of high priority. The types of issue you have raised are currently under consideration by the Government, and your views will be taken into account.

Yours sincerely

R. Waver

for (Karina Campbell)
A/g Assistant Secretary
International Organisations Branch



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

22nd May, 1989

Senator Graham Richardson
Minister for the Arts, Sport,
Environment, Tourism & Territories
Parliament House
CANBERRA, 2600

Dear Senator Richardson,

This Council urges you to support draft legislation to ban the importation and use of rainforest timbers.

Through indiscriminate and wasteful logging practices in rainforests overseas, many tribal people are deprived of their habitat and hunting grounds. Tribal people in many rainforests overseas have lived in harmony with nature for millennia and it would appear imperative in the light of the present global environmental crisis for "developed" societies to emulate a harmonious relationship with nature and to preserve the integrity of the tribespeople from whom we might hope to learn.

The effects of heavy pollutants produced by the developed world can be best offset by the ability of tropical rainforests to regulate CO₂ production. Many tropical rainforests overseas, as well as in Australia, are severely threatened with extinction by the year 2000 and it is clear that immediate action is called for to preserve them.

It is all too obvious that any economic gain can only be enjoyed briefly. If economic sustainability is to be deservedly fostered then surely the command of the hour is to expand plantations thus providing a mitigating resource to heal the wounds of the world rather than to destroy rainforests forever for pitifully short-term monetary gain.


Pan-Community Council represents many people of all ages living on land-sharing communities throughout northern N.S.W. who share a common concern for the protection of the natural environment both here and overseas. We urgently request you to support the draft legislation to ban the importation and use of rainforest timbers.

Yours sincerely,


Representative


representative


Representative


representative

R.M.B. 9315,
Whitfield Rd,
King Valley, 3678.

8th September, 1989.

Diana Roberts,
P.O. Box 102,
Nimbin, 2480.

Dear Diana,

We were sorry to hear of the cancellation of the Spring Equinox Festival. I still think that it is imperative that the knowledge that would have been delivered at the festival must still be delivered. Therefore I would appreciate it if I could have access to community members via your newsletter.

October, November is the optimum time for planting of the Paulownia tree. We must act fast if we are to succeed in sustainable farming and timber production. Paulownia is a particularly good tree for agro-forestry, intercropping and can be fitted into an organic sustainable farming cycle. A 10-15 year rotation timber crop can be grown on a 4 x 4 spacing and still maintain annual understorey crop production.

Besides the fact that leaves with flowers decompose quickly raising soil humus, hence raising fertility. Paulownia also possess a deep tuber like root system usually with about 20% of the root system in the cultivated zone.

For the Earth,



Jeremy Wozniak,
KING VALLEY TREE FARM.

M/S 30/9

One of these two homes will actually save you money.



This home has a variety of power sources



This home is all Electric

Going 'All Electric' has many Cost Saving Advantages and you pay only one bill for all your energy needs. **LAUNDRY SAVINGS...** the latest twin element electric water heaters will give you all the hot water you need, day or night, at 1/3 the domestic cost. **WORKSHOP SAVINGS...** electric tools make your jobs easier and quicker. **BATHROOM SAVINGS...** Electric hot water. Now as little as 1/3 domestic cost. Flow-control valve shower heads conserve water. **KITCHEN SAVINGS...** Electric hot water as little as 1/3 the domestic cost, and the cheapest way to wash dishes. An electric kettle or jug is still the most energy-efficient way to boil water. Modern refrigerators have Energy Efficiency labels. Microwave ovens reduce cooking costs by 1/3 yet retain all the foods nutritional value. **LIVING ROOM SAVINGS...** reverse-cycle air conditioners are 2-3 times more efficient than any other heater and don't emit noxious odors or pollutants. In summer they cool your house just as efficiently. **BEDROOM SAVINGS...** Electric off-peak storage space heating, an extremely safe and efficient way of keeping the winter chill off. Winter nights are more pleasant with an energy efficient electric blanket.

You save more than energy with an all electric home.

For more information on saving energy with electricity, phone your nearest N.R.E. office, Tweed Heads(075) 54 2888 & Grafton (066) 42 1844.

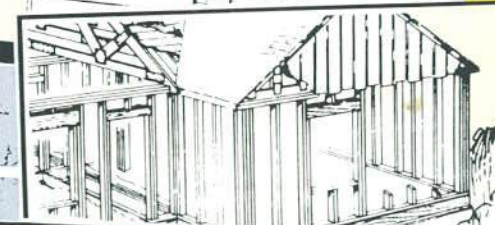


THE OWNER BUILDER RENOVATOR

FOR THE RICHMOND VALLEY

A Simple Guide To Building & Renovating

FREE PLEASE TAKE ONE



Under the Prescribed Payments System (PPS), if you are a house holder or an owner/ builder and expect to make payments of \$10,000 or more for your private home renovation or construction project, you must notify the Tax Office.

However, if you are an owner/ builder, you must also deduct tax from your payments to the contractors and send the tax deducted to the Tax Office.

To find out more, pick up the free (PPS) brochures from your local Tax Office.

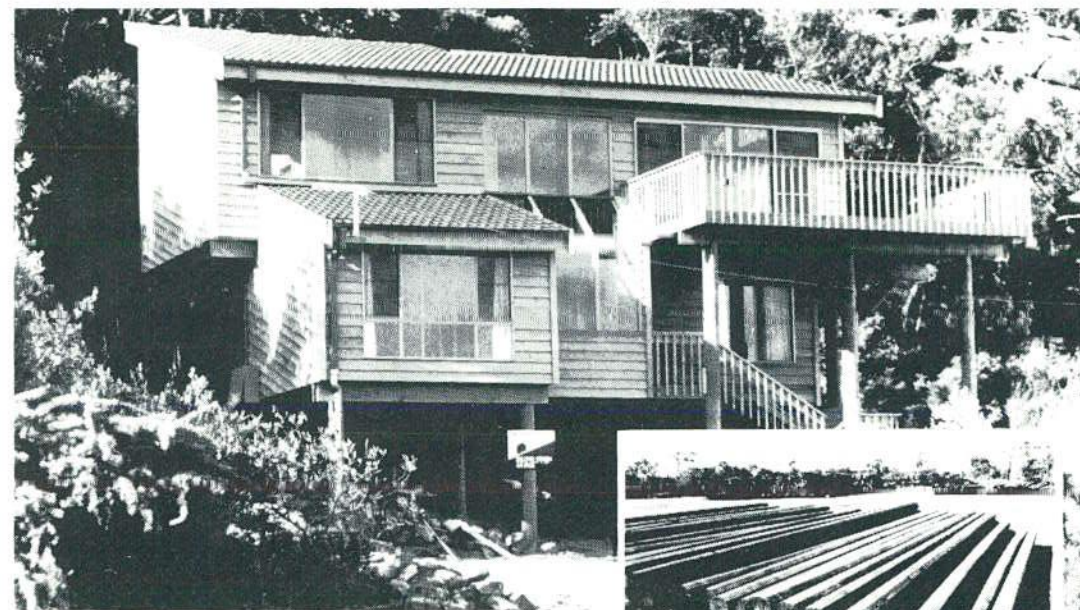
Australian
Taxation
Office



If you're spending \$10,000 or more on building or improving your home, you must tell the tax office.



For building poles that are literally poles apart, you need Koppers



Built by Pole Houses Australia.

The poles with a pedigree.

When you specify Koppers 'Tanalised' building poles, you will receive a certificate showing that each pole has been tested in a laboratory registered by the National Association of Testing Authorities. This is your assurance that each pole has been treated to the specification required for a minimum 80 year life in the ground.

A high degree of uniformity

Selected for their straightness, Koppers poles are machined to produce conformity in their diameter. Features which make for easier, faster construction and owner satisfaction.

You won't find a stronger pine pole.

15% stronger than ordinary radiata poles, there's nothing that will stand up to it, like a Koppers architectural grade building pole.

For further information complete the coupon below, or phone (02) 251 7755.

Please send me a Kopper's Pole Wallet

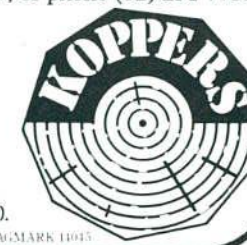
Name

Address

Postcode

Telephone

Post this coupon to: Koppers (Aust.) Pty. Ltd., P.O. Box N180, Grosvenor Place, Sydney 2000.



AGMARK 11015

plaster core encased in a heavy plaster liner board.

Hanging beam: The transverse beam supporting the ceiling joists.

Head: The top transverse section of an opening.

Herringbone strutting: Zig Zag arrangement of struts between major roof or floor structural timbers to prevent them twisting or tipping out of shape.

Highlight (or clerestory window): A window above the roof of another part of the building, sometimes used to admit light or ventilation to inner rooms in houses or into the rear portion of large rooms.

Hip roof: A roof roughly pyramidal in shape, with ends and sides inclined and each surface terminating at an inclined ridge or hip rafter.

Hose cock: A tap with the outlet threaded on its lip, so that a garden hose or washing machine hose can be connected to it with a matching threaded coupling.

Hydrated lime: Slaked lime (water added), dehydrated and ground into powder form.

Hygrovents: Porous earthenware tubes inserted into walls to attract water, which then evaporates away through them.

Infill panel: A panel or section used to fill in an area or space between structural sections, e.g. timber panelling, decorative panels, brickwork or metal sheeting.

Jamb: Vertical sides of an opening.

Joists: The parallel timbers stretched on edge from wall to wall to which the floor or ceiling is fixed (they also act as structural ties).

Lagging: Insulating covering for hot water pipes.

Laminated timber: A built up timber member made from several timber sections glued together to increase its structural strength or to create a multi-grain or colour effect in benchtops etc.

Lime (Calcium Oxide): Made from limestone or calcium carbonate by burning, used in mortars, limewashes.

Lintel: A horizontal load-bearing member spanning an opening.

Louvers: Overlapping timber, glass or metal blades built into an adjustable frame or opening to ventilate, or control light penetration, whilst excluding rain.

Manhole: An access opening in a ceiling, etc, to allow inspection of the roof structure, floor structure, plumbing or electrical wiring.

Maisonette: A small self-contained dwelling.

Mitre joint: A corner joint made by bevelling complementary angles at the ends of two pieces of wood and joining them.

Mullion: The vertical dividing unit in a window or door frame, or the dividing unit in the lower portion of a paneled door.

Newell: The post supporting the stair flight into which the stringer or handrail are housed.

Nogging: Intermediate trimming between structural members such as studs, joists, etc.

Nosing: The internal sill finish of a window, or the leading edge of a stair tread.

Pediment: Projecting triangular gable over an entrance, door or window; or forming the gable end of a roof.

Pier and beam construction: Where the structure is carried on reinforced concrete beams supported on concrete piers.

Pitch, roof: The ratio of height to the span of the roof, e.g. a pitch of 1 in 4 means the roof rises through 1 metre in spanning a 4 metre space.

Plate: A horizontal timber structural member supported along its length (particularly one along the top of a masonry wall on which the ends of roof timbers are laid and fixed into place).

Plate straps: The metal holding down straps built into external masonry walls to hold the plates in position.

Pointing: The filling of joints in brickwork or masonry.

Purlin, roof: A supporting or structural unit fixed at right angles to the roof wall.

Raft slab: A concrete floor slab foundation designed with intergraded edge and internal beams (where necessary) to support the

full load of the structure above.

Rafter: A structural member in the roof, sloping down from the roof ridge to the eaves.

Reactive foundations: Foundations in a soil generally containing clay, where a volume of change takes place as the water content decreases (causing shrinkage or heaving) which in turn can cause damage to building footings and structures built above unless they are specially strengthened.

Render: A hardwall finish such as cement or plaster applied to brick or masonry walls.

Ridge: The highest point in a roof, usually a horizontal line.

Rise: The vertical distance between treads on a stairway.

Riser: The vertical portion of a stairway under each step.

Sarking: A waterproof membrane fixed under the roof covering; or boarding fixed to the lower end of rafters under the roof covering.

Sash: The glazed frame forming part of a window.

Sash or door style: The side framing members of a framed door.

Scantlings: Sawn framing or structural timbers, usually less than 125mm in width.

Screed: Layer of concrete or cement mortar used to even-off the floor before the laying off

Septic system: A sewerage disposal system, relying on bacterial action to break down the sewerage, incorporating a holding tank a liquefying tank and an effluent disposal line.

Shakes: Small timber panels used as roof or wall cladding, which are split from specially sawn blocks.

Shingles: Small sawn timber panels, used as roof or wall cladding; can also apply to a flat terracotta roof tile, or small fibre reinforced cement panels used as roofing.

Sill: The lower horizontal section of a window frame or opening.

Sill flashing: The tray built in under the sill to prevent entry of moisture.

Skillion: A roof sloping in one direction only with rafters pitching or leaning against the wall.

Skirting (baseboard): Originally a wooden board, but now sometimes metal, plastic or tiles, set around the base of an interior wall to protect it from damage.

Soffit: The lower face or under-surface of anything as, for example, the under-face of an arch, the under side of the eaves of a roof.

Stopcock: An in-line tap used to control the flow along the line of a pipe, e.g. to the toilet cistern.

Studs: The vertical structure units in timber or steel framing.

Sub-floor: Any floor laid as a base for other floor finishes, e.g. concrete to be tiled.

Suspended ceiling: False ceiling fitted beneath original to lower the height of a room or hide services such as pipework or ducts.

Timber mouldings: Timber sections machined to decorative shapes, used to hold timber panelling in position, or to conceal gaps in joints between different materials, e.g. between a plaster wall and a door frame.

Transom: A horizontal member dividing window or door frame units at the top of the frame.

Transom light: A sash or light above a door or window, usually fixed.

Tread: The top face of a step in a stairway or door opening.

Truss: An engineered fabricated structural load-bearing unit spanning between supports, e.g. roof truss or floor truss.

Tuckpointing: A method of embellishing face brickwork or stone masonry by planting a projection joint of white or coloured lime putty over the flush joints of the original mortar.

Underpinning: A method of strengthening the foundations of a building after they have been damaged by reactive soil movement, generally achieved by digging out underneath the existing foundations and inserting piers down to a better load-bearing level.

THE PURPOSE OF THIS BOOK

The current economic climate in Australia has resulted in more and more people looking at the possibility of owner-building. Owner-builders are people who undertake the construction or renovation of their own home by hiring sub-contractors to perform most or all of the construction steps required to build or renovate the house, whichever the case may be.

This book will help you decide if owner-building is a suitable alternative for you as it sets out very simply, the correct building procedure. It does not attempt to verse the owner-builder in the intricacies of construction. Its purpose is to advise the owner-builder on how to go about construction by using licensed contractors.

It is quite possible that with the necessary knowledge of the construction procedure, determination and the use of licensed contractors and quality materials, you could make very substantial savings in the construction or renovation of your home.

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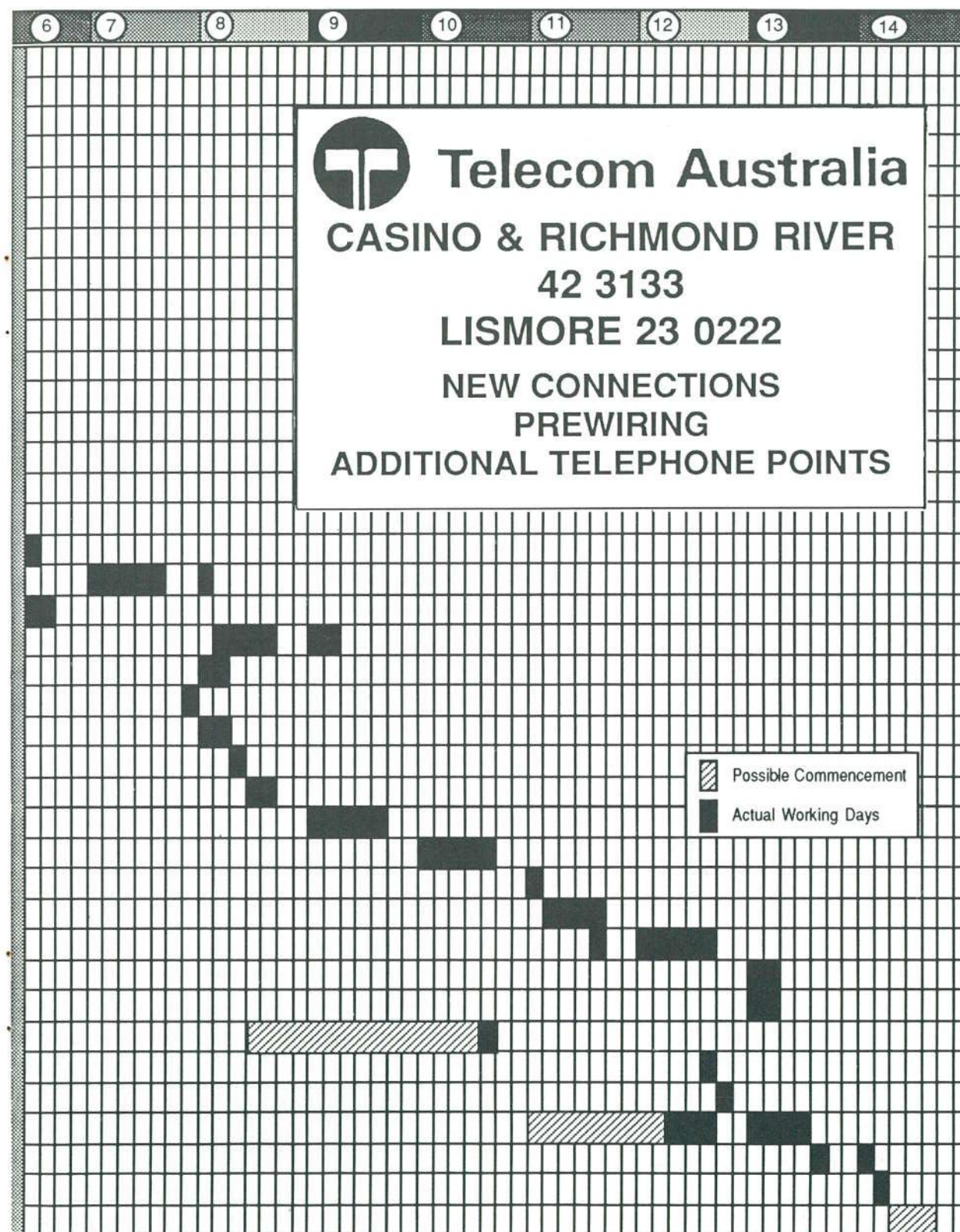
The Australian Institute of Building Surveyors (N.S.W. chapter) is a professional body which represents Building Surveyors. AIBS supports the concept and technical content of this publication. Readers are encouraged to use this publication for guidance when considering building or during construction, and to consult their Local Government Building Surveyor for further advice or assistance.

AIBS
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Camperdown N.S.W. 2050



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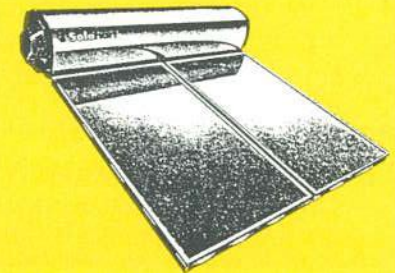


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Arrange Services						
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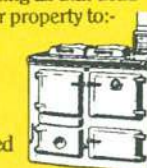


Are you burning money?

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WHAT IS AN OWNER-BUILDER?

There are two separate aspects of owner-building:-

1. SUB-CONTRACTING WITH BUILDERS OR TRADE CONTRACTORS

This is where the owner-builder undertakes to hire and supervise sub-contractors in the total construction. The owner-builder does not involve him or herself in the physical aspect of the construction, but acts in a supervisory capacity only.

2. EMPLOYING BUILDERS OR TRADE CONTRACTORS

This is where the owner-builder is involved to a much greater extent in the construction, by minimal use of sub-contractors. The owner-builder in this case will provide a great deal of the labour content of the job and only utilise sub-contractors for specialised work which he or she cannot undertake.

It is vitally important that you - as the owner-builder - carefully weigh up the two methods.

There are a number of factors which should determine the method you choose in becoming an owner-builder; physical fitness, the availability of time and general ability, these must all be considered. All three should be rationalised and realistically appraised, as keenness to get involved can lead to disaster. Generally speaking, the more novices involve themselves in the project the longer the construction will take and what appear to be cost saving measures, can result in a botched job of nightmarish proportions.

It is our belief that the best method, is where the owner-builder utilises the services of licensed contractors almost entirely, only involving themselves in the financing, purchasing of land, selection of a plan and perhaps some of the labouring or very simple tasks.

FUNCTIONS OF AN OWNER-BUILDER

The prime requisite of being an owner-builder is to be a good organiser —organisation is the key to successful conclusion of the project. Time is a crucial aspect in owner-building, the owner-builder will have to organise a schedule which allows the job to be completed in the time span allowed. This may mean, after-hours overseeing or participation in the project, or arranging the major construction work to coincide with holidays, or even taking extended holidays.

Being a decision maker is important. An owner-builder will need to decide on the land, the plans and negotiate with tradesmen as amicably as possible to get the best and most economic result. These are just a few of the discussions in which you must be involved.

Financing an owner-built home is not as easy as a custom or spec built home, but here again good organisation will assist, (see Financing Section). Another vital aspect is accounting procedure. An owner-builder must ensure that all records, arrangements for payment to suppliers and contractors are met, payments to the various government departments for the long service levy and prescribed payment system are made, and of course make sure all relevant insurances are effected. These are just part of the accounting aspects of being an owner-builder.

Good public relations are important, the owner-builder must have good relationships with council and its Health & Building Surveyors, tradesmen, manufacturers and suppliers, neighbours, and very importantly, within the family.

ADVANTAGES OF OWNER-BUILDING

The primary advantage of owner-building is that with good organisation, savings on the costs of a spec or custom built home are possible. Another advantage is that a larger or better home may be achieved. These two aspects also apply if major extensions or renovations are being undertaken. There is also considerable self-satisfaction achieved on successful completion.

grandparents time. Electricity has, in effect, given us the opportunity to spend more time with our families or doing the things that we want to do.

Electricity, just where would we be without it?

GLOSSARY OF HOUSING TERMS

To help the owner builder get to know the names and terms of the major items of the structure and finish, a selection of the most commonly used terms is included in the following glossary for your guidance.

Aggregate: Blue metal added to cement, as a concrete.

Ant caps: A metal cap or strips placed on supporting piers or built into walls below ground floor level to retard the entry of termites into timber portion of the structure.

Apron flashing: Pieces of galvanised iron, lead or other impervious material used to prevent the penetration of water where two surfaces join, e.g. roof and parapet or chimney.

Architrave: A separate moulding fixed as a surround to a door or window opening.

Astragal: Strapping retaining downpipes

Awning window: Window where sashes open out horizontally on friction stays not hinges.

Balustrade: Collective name to the whole infilling from handrail down to floor level at the edge of a stair

Barge board: Fascia board fixed to racking face of gable at the roof line (verge).

Barge capping: The timber or metal cap between the top of the barge and the roof surface.

Bearer: A sub-floor timber supporting the floor joists.

Bi-fold doors: A door consisting of a number of hinged flaps folding at one or both sides of a door opening.

Birdsmouth: A recess cut into a roof rafter to accommodate the wall plate.

Box gutter: A roof guttering which is not on the exterior edge of the roof.

Brick ties: Galvanised steel wire (or plastic) ties built into brick walls at regular intervals to link internal and external portions of a cavity brick wall.

Brick tor: Galvanised wire or mesh reinforcement in the mortar joints or brickwork to add strength.

Butt hinges: Hinges which have square or rectangular flaps pivoting on a central pin.

Casement window: A type of window with one or more sashes hinged vertically to the frame.

Cathedral ceiling: Where the ceiling follows the line of the roof timbers left exposed.

Cavity wall: Double brick wall with air space between for ventilation and protection against moisture.

Ceiling: The top or overhead portion of a room or building.

Ceiling joist: The structural member spanning the room to support the ceiling lining which also ties the roof to the rest of the structure at plate level.

Clouts: Flat-headed galvanised, copper or aluminium nails used to fix sheet materials or metal fixings.

Coach screws: Heavy-duty fixing screws with square or hexagonal heads requiring a spanner to fit in place.

Collar tie: A coupling horizontal roof unit fixed to two opposite roof rafters to prevent roof spread or deflection at the rafter centre.

Construction joint: A joint provided in structures to allow for movement in the structure due to expansion and contraction.

Contact adhesive: Adhesive used where both surfaces are eventually covered, to provide positive fixing on contact, e.g. laminates to benchtops.

Compressed fibre cement sheet: An extra high density sheeting made from cement fibre, used for sub-floor in wet areas of the house such as bathrooms.

Cornice: Ornamental moulding used as a finish between ceiling

and wall or column.

Cut and fill: The method often used to provide a level area on a sloping site, where part of the sloping surface is cut away and used to provide fill on the portion of the slope immediately below it.

Dampcourse: A waterproof membrane built into brickwork and masonry, or in situation where rising damp could occur (usually bitumen coated aluminium, pvc, copper or lead).

Door furniture: All fittings on the door except the hinges.

Door head: The section that spans the top of the door opening.

Door jams: The vertical sides of the door opening.

Doors, hollow core: Flush panel doors with either a hollow core or a core filled with light honey combed kraft paper.

Double hung window: A window where two sashes fill the opening, and both are vertically sliding, balanced by cords and weights, springs or balances.

Drip groove: A weathering groove or recess on the underside of soffit to retard the penetration of windblown water into a building.

Dutch gable roof: A mainly pyramid shaped roof with the top portion shaped to include a triangular shaped gable portion.

Eaves soffit: The underside or horizontal section of the eaves.

Efflorescence: The formation of a powdery deposit of water soluble salts on the surface of a wall, washed out by rain from the mortar between bricks.

Effluent: The liquid discharge from sewerage or septic systems.

Electrical earth: A safety circuit built into the electrical system, which is intended to save life, so that any fault in wiring will then cause electric current to flow to earth, usually a wire connected to the water pipe at the first point of entry into the house, which should never be left disconnected.

Escutcheon plate: A plate surrounding or covering a keyhole.

Expanded metal: Metal sheet or strip stamped then drawn out to form a mesh, used as gratings or for ornamental applications.

Extruded sections: Any metal or plastic component shaped by being forced through a die, e.g. the sections used to make up aluminium doors and windows, tubes etc.

Fibreboard: A panel formed by compressing fibre into low, medium or high density building board.

Fibrous plaster: Gypsum plaster cast in sheets, which is reinforced with sisal or fibreglass fibres.

Finial: Decorative finish at the top of a gable.

Fitments: All items built in or provided as part of the building, e.g. stove, bath, hot water service.

Fixtures: Any built-in item actually fixed in position, e.g. kitchen cupboards, linen or storage cupboards.

Flashings: Pieces of galvanised iron, lead or other impervious material used in many parts of a house to prevent the penetration of moisture.

Floor framing: The structural timbers supporting the floor itself.

Footing: The construction whereby the weight of the structure is transferred from the base structure to the foundation.

Foundation: That portion of the land on which the structure is supported.

Frieze: Band of plaster, paper or other material placed horizontally around the four walls of a room. Or part of the wall of a room above the picture rail.

Gable: The triangular portion of the end wall of a house formed by continuing the wall up from eaves level to meet the sloping roof profile.

Glazing bar: Mouldings used in glazed door or window as a division between small panels of glass.

Going (or projected stair tread): The width of a stair tread exclusive of any projection or nosings.

GPO: General purpose outlet, or electric power point.

Grout: Thin fluid mortar for filling of joints or cracks, e.g. in brickwork, wall or floor tiles, concrete.

Gypsum plasterboard: A lining board compressed of a gypsum

TELECOM

Call Telecom early and they can share the trench used by other utilities for the telephone cable from the street to the house. This could reduce costs, particularly if the house is more than 30 metres from the property boundary. Telecom internal wiring up to the first point is free, and wiring installed during the construction means no unsightly exposed wiring later.

If additional telephone points are required, the installation cost is determined by the amount of time taken to complete the work. It makes sense then to have additional points wired before internal linings are installed. Telecom also has phones available for sale or rent. Call the number of your Telecom office, shown on page 30 for further details.

THE ALL ELECTRIC HOME IS ENERGY EFFICIENT

For some time now, the efficiency of electricity and electrical appliances have more or less been taken for granted. However, a recent analysis by Dr. Robert Bartels from the University of Sydney's Department of Econometrics has confirmed that all electric households use less energy than those homes with gas and electricity.

In his report, Dr. Bartels states that "when gas and electricity are added together (in those dual fuel households), however, gas users consume almost 9,000 MJ more energy than non-gas households."

The main reason for this increased use of energy is that gas appliances are not energy efficient. Two thirds of all the gas that is used in a stove, hot water system or heater is wasted as exhaust fumes and that's literally throwing money away.

According to Bartels, the end-use contributions to total electricity and gas consumption for residential users were estimated as:-

Water Heating:
Gas — Accounted for 55% of all gas used in the home.
Electric — Accounted for 22% of all electricity used in the home.

Heating:
Gas — Accounted for another 24% of all gas used in the home.
Electric — Only used 9% of all electricity used in the home.

Cooking:
Gas — Used 21% of total gas consumed in the home.
Electric — Consumed 10% of all electricity used.

The case for electricity has always been its ability to easily convert energy to operate a variety of labour saving devices. Recent advances in manufacturing techniques and solid state technology have meant that electrical appliances now perform the same old chores just as effectively, but with greater energy efficiency. Apart from reducing your electricity consumption and subsequently your electricity account, greater use of energy efficient electrical appliances also means that a valuable resource, energy, is being used wisely.

In the kitchen, the introduction of the microwave oven has revolutionised cooking. In addition to saving time, energy and the patience of the home person, cooking with microwave ovens retains up to 90% of the foods nutritional value. The microwave oven's faster and more efficient operation actually saves around 70% of the energy normally used for cooking purposes. Other benefits of using this versatile appliance are:-

- No heat in the kitchen;
- No steamy vapours;
- No messy saucepans to scrub; and
- A hygienic and safe way to defrost frozen foodstuffs.

Traditional electric ranges, cooktops and ovens have also undergone an amazing transformation in recent years. The availability of these appliances in a wide range of designer colours, finishes and cooking surfaces make them an attractive addition to any kitchen.

Electric cooktops combine economy of operation low cost, ease of care and are cleaner to use than comparable gas units. Tests

have shown that, contrary to popular belief, most electric cooktops are just as quick as gas appliances and far more energy efficient. Two of the units tested, the halogen and induction hotplates are at the leading edge of high technology application in the kitchen. Halogen hotplates cook with light and use Tungsten Halogen lamps to produce heat. These lamps are similar to the heat lamps used in the warming cabinets in takeaway food shops. Heat generated by the lamp is instantaneous and is transferred to the cooking vessel through a smooth ceramic cooktop.

Switch on a Halogen hotplate and it lights up immediately. Response to changes in heat settings is speedy, providing smooth, precise control from fast boil, to the gentlest of simmers. For the technically minded, the lamps operate at the high frequency end of the heat spectrum, allowing good heat penetration with little waste. This is a highly efficient cooking appliance.

Induction Hotplates

Induction hotplates use magnetic energy to generate heat directly in the base of suitable cookware — if a magnet will stick to a pot or pan, it is suitable.

The cookware actually does the cooking while the ceramic cooktop surface of the hotplate stays cooler and safer for inquisitive little fingers. When the hotplate is switched on, heat is generated. When it is switched off, heat generation ceases instantly. Slide controls allow infinitely variable temperature ranges with immediate response. The induction cooktop, faster than gas and the ultimate in energy efficiency.

Electric Hot Water

Electric water heaters have a number of advantages for existing and new home owners. Electric systems can be located almost anywhere, inside or out, they are cheaper to purchase and don't require ventilation or expensive flues, the outer casing remains cool during operation and the householder doesn't have the worry of gas leaks if the pilot flame goes out.

The combination of large mains pressure storage units and N.R.E.'s low cost Off Peak 1 Tariff means that you get more hot water for your energy dollar.

An electric water heater is more energy efficient than gas systems because the heating element is immersed directly in the water. Consequently, electric units are cleaner, odourless and quiet. They don't require regular maintenance nor do they produce any by products of combustion.

Climatising

Only electricity can provide the modern household of today with an appliance that allows the owner to control the climate in their own home all year round.

Reverse cycle air conditioning may be luxury, but they are not an extravagance. For approximately the price of a refrigerator and around 15 cents per hour, your family can enjoy a comfortable living environment regardless of the weather conditions outside. Reverse cycle air conditioning units are a boon for allergy sufferers and asthmatics. With no pilot flames, burner maintenance, fuel leaks or noxious fume emissions an air conditioner can be located in any room in the home, even in the baby's nursery.

Like all electrically operated heaters, the air conditioner has no flame or build-up of combustion deposits on furnishings and fittings and is highly efficient. In fact, a reverse cycle air conditioner can be three times more efficient than an electric radiator or gas heater.

In addition, a reverse cycle air conditioner in the cooling cycle controls humidity in the home, expelling excess moisture (and possible mould and mildew build-up) as well as filtering dust and pollen from the air.

Reverse cycle air conditioners are simple to operate and are a desirable capital improvement that adds value to the family home. Electricity is the most versatile of energy forms presently available in the home. Since its first commercial introduction just 100 years ago, electricity and electrical appliances have helped relieve us of many of the tedious chores commonplace in our

DISADVANTAGES

The main disadvantage is inconvenience. The owner-builder will have to disrupt the lifestyle of the whole family, have less leisure time, and of course be prepared to get in and help in those tasks that are within their capabilities. Bad planning and organisation, attempting to do-it-yourself when not capable, lack of time control, failing to keep proper records, will all result in a job going very wrong, which of course will result in additional time and substantial cost.

The following pages deal with the official requirements of being an owner-builder/renovator. It is essential that you fully understand these pages.

WHAT THE INTENDING OWNER BUILDER NEEDS TO KNOW

THE FOLLOWING INFORMATION IS FROM THE BUILDING SERVICES CORPORATION (BSC)

If you are undertaking building work on your home as an owner builder and the market value of the labour and materials exceeds \$3,000 and the work requires approval from your local Council, then you must obtain an owner builder permit from the BSC before commencing the work. Your local Council will require you to produce the permit before it will release its building approval for the work.

It is important that you read the information contained in this book so that you fully understand your rights and obligations as an owner builder.

WHAT ARE THE REQUIREMENTS TO BECOME AN OWNER-BUILDER

You must own or have a share in the ownership of the land upon which the building work is to be carried out.

You must live in, or use the completed building work yourself.

WHAT WORK CAN YOU DO AS AN OWNER BUILDER

An owner builder may only build or alter or add to a single dwelling or a dual occupancy (a two unit dwelling where each unit is a separate dwelling). The Building Services Corporation Act does not allow owner builder permits to be issued for other types of residential building work e.g. multiple flats or home units.

You cannot obtain more than one owner builder permit within 5 years unless you are building on or improving the same property or unless you demonstrate special circumstances. Each case is considered on its merits.

HOW TO OBTAIN AN OWNER BUILDER PERMIT

Applications for Owner Builder Permits are available from the Corporation's offices. Fill in the application form and return it to the Corporation together with —

1. Proof of ownership of the land on which the owner builder work is to be undertaken (copy of rate notice or certificate of title).
2. A copy of the plans submitted to council (these will be returned to you).
3. The permit fee of \$30.
4. The relevant insurance premium (if applicable).

You may lodge your application by mail, or in person, at any of the Corporation's Area Offices.

APPROVALS NEEDED

You obtain approval from your local council for most building work. (Check with your Council Health and Building Department if you are in doubt). The Council will not release your plans and specifications unless you produce your Owner Builder Permit.

Approval from your local water authority and Electricity County Council is required for those works over which they have control.

An Owner Builder Permit does not allow you to carry out electrical, plumbing, gasfitting or drainage work. This work

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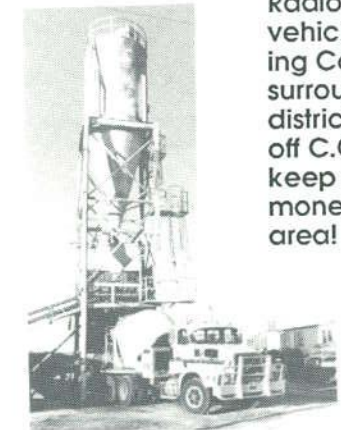
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must be done by an appropriately licensed contractor.

WARNINGS

- Do not accept the advice of an unlicensed person to obtain an Owner Builder Permit and then engage that person to do all the work. They will be breaking the law and you will not receive any protection under BSC Insurance.

- You should obtain professional advice on insurance to cover any damage caused to your property, adjoining properties, public liability, Workcover etc.

- Many owner builders gain great satisfaction from their own efforts. However, there are several matters which you should consider before embarking on an owner builder project.

- Some people choose to be an owner builder, primarily to save money. However, the assumed savings are not always achieved. For example:

- individuals cannot always obtain the savings on materials available to people in industry

- inexperience in project co-ordination can lead to loss or damage to building materials or costly duplication.

- A high level of project management skill is necessary, for example:

- materials need to be ordered and delivered at the right time
- contractors need to be co-ordinated to do work in the correct sequence

- there may be the need to vigorously negotiate with suppliers or contractors where there are delivery delays or defective work.

This skill is usually only acquired after extensive experience.

- Technical judgements at critical stages of the project have to be made. This will require a technical grasp of the work done and its quality.

SOME HELPFUL ADVICE

You should plan out your building project. A Building Schedule (bar chart) listing all activities and a time-frame for completion of each activity will assist you in this regard. A Building Schedule appears elsewhere in this publication and is for a three bedroom brick-veneer house. Please note that it does not utilise Saturdays and Sundays.

It would be impossible to prepare a schedule to suit all owner builder/renovators, as each individual circumstance varies.

A number of organisations, including Building Information Centres, conduct worthwhile owner builder courses. Your attendance at one of these courses could greatly assist you in achieving the satisfactory completion of your project.

EMPLOYING CONTRACTORS

All contractors in the residential building industry must be licensed with the Corporation. Each contractor is issued with a **Gold Contractor Licence Card** which clearly shows the type of work they are authorised to carry out and the expiry date of the licence.

To ensure that you are covered by BSC Insurance you must enter into contracts with licensed contractors.

If you choose to engage a licensed contractor as an employee you will not be covered by BSC Insurance. In this instance, the owner builder is solely and entirely responsible for the work.

If you employ persons to carry out building work rather than engage them as contractor, they must be an employee in the proper sense, that is, you must pay full wages, deduct tax and pay full workers compensation, and the employee must be subject to your direction and control in all matters.

If you are unsure as to whether a person is an employee or a contractor, see your solicitor.

CHOOSING CONTRACTORS

First ensure that the contractor holds a **Gold Contractor Licence Card** issued by the Corporation authorising the type of work you want carried out.

Before you accept any quotes for work on your project, ask contractors for the addresses of other recent jobs similar to the one you are intending to do.

Check them out and, in particular, ask the owners:

- Did the contractor do a good job?
- Was the work completed on time?
- Were the right materials used?
- Did they have any difficulty in contacting the contractor and discussing the work being done?
- If the final account was higher than the quote, was a satisfactory explanation given?

WHEN ENTERING A CONTRACT

When you have chosen a contractor to carry out a particular part of the work, remember that the overall control and co-ordination of the project is your responsibility.

Make sure that the contract:

- is in writing
- is entered into by the same person or company as named on the gold licence
- is signed by both parties.

Any changes to the contract should be in writing and be signed by both parties. Variations to the wording of a contract should be initiated by both parties.

Following this general advice will assist you in clarifying matters should a dispute arise.

KEEP RECORDS OF CONTRACTS

It is important that you retain all documentation relating to contracts entered into by you in case it becomes necessary for you to seek the assistance of the BSC.

HOW MUCH DEPOSIT

The Building Services Corporation Act makes it illegal for a contractor to require a deposit of more than 10 percent for jobs up to \$20,000 in value and 5 percent for those over that amount.

IF A PROBLEM ARISES

The first thing to do is talk to your contractor about your concerns. This may resolve the problem. If this fails you should put your complaint in writing to the contractor clearly identifying your concerns.

If the problem is not resolved you can lodge a formal complaint with the BSC. But, before doing this you should contact our Consumer Advice Service on (02) 959 1444 or 008 45 1258 (toll free) at any time during business hours and discuss your problem. This service may be able to assist in quickly resolving the matter. In the event that both your approach and the Corporation's official intervention fail to solve your problem you can lodge a claim under BSC Insurance.

BSC INSURANCE

Prior to 21 March 1990 owner builder permit holders had no recourse to insurance when defective and/or incomplete work was carried out on their behalf by a licensed contractor and that contractor was unable or unwilling to remedy the matter. Subsequent owners also very rarely had recourse to insurance when they purchased owner-built work and problems subsequently arose.

The majority of owner builder permit holders are now required to pay an insurance premium based on the estimated market value of the work. **For this, the owner builder receives protection under BSC Insurance and if the owner builder subsequently sells the property, the new owner also receives protection.**

COMPULSORY INSURANCE

If you are undertaking owner builder work which consists of:

- the construction of a home
- alterations or additions to a home (not an outbuilding or any other work detached from the home)
- the construction of an in-ground pool
- any owner builder work which includes at least one of the above aspects (for example, if you intend to add to your home and also construct a detached garage)

then **you are required** to pay an insurance premium either at the time of making application for your owner builder permit or prior to lodging the application. This premium is additional to your permit application fee. The scale of premiums is shown below.

toward the house or under it.

It may be necessary to build spoon drains which discharge into the storm water drainage system. Drainage of this type, i.e. surface water, is not permitted to flow into sewerage drains.

FINISH UP

Garage doors and various other fittings including shower screens, mirrors, flyscreens, security doors etc., should now be given a thorough clean up.

BUILDING SCHEDULE

We have emphasised the need for the owner-builder to be a good organiser, and by making up a realistic construction schedule or sequence you will be able to obtain the maximum output from your sub-contractors.

This book's construction sequence deals with the most common of home building in the country viz. timber frame, brick veneer house. It should be pointed out that there is, however, more variety available e.g. kit houses, earth brick homes, solar houses, dome houses, pole houses etc., and should you choose to build any of the more unconventional form of house, you will need to revise the construction sequence. Again, while timber framed houses are the most popular a relatively recent innovation is the steel framed house.

Each of the sub-contractors perform different functions at a certain stage in the overall construction of a house, by carefully planning in consultation with sub-contractors you will be able to estimate the time necessary on each particular stage of construction.

When you have completed your schedule, check with each of the sub-contractors to make certain they are satisfied with the time allotted for their particular involvement in the construction.

Remember, there are many variables when building a house. Sub-contractors may not turn up at their allotted time, or certain jobs can take longer, or even completed sooner. Therefore it is important to be flexible, making allowances for the unexpected. We have stressed the importance of utilising the services of qualified, highly skilled sub-contractors in the construction, and as such they will have other commitments. When preparing your schedule find out from each, how much lead-time is required and make the necessary allowances in your schedule wherever possible.

A well-planned construction schedule is a vital part of successful owner building.

Today professional builders very rarely employ permanent tradesmen and in fact act in a supervisory capacity, much in the way an owner-builder/renovator has to operate. Because building is their profession, they are very proficient and can achieve the targets in construction they set themselves.

The owner-builder/renovator needs to apply the same methods as near as possible to those of the professional builder, but in most cases will take far longer. Accordingly we have prepared a building schedule which would be similar to that utilised by a professional builder.

This schedule appears elsewhere in this publication and is for a three bedroom brick-veneer house. Please note that it does not utilise Saturdays and Sundays.

It would be impossible for us to prepare a schedule to suit owner-builder/renovators, as each individual circumstance varies.

SAVING MONEY WITH SOLAR ENERGY

Solar energy has been used to heat water in Australian homes for more than 30 years. In that time, every major technological breakthrough has been made by Solarhart.

The innovative manufacturer's latest development is an exclusive "jacketed" system which offers substantial benefits to house-holders in hard water or frost-prone areas.

In a conventional solar hot water system, the water circulates

through six small pipes in each collector panel, absorbing heat before being fed into the storage tank. In the new Solarhart system a special "Hartgard" fluid is sealed in a closed circuit, formed by the solar collector panels connected to a jacket, or chamber, surrounding the storage tank.

The fluid in the panels is heated by the sun and circulates naturally around the jacket, transferring heat to the water stored in the tank. Efficiency is enhanced by the innovative design of the "Multiflow" collector panels which each incorporate 35 channels, putting more fluid in direct contact with solar radiation.

This unique closed-circuit system eliminates "furring" on calcification within the collector panels which can be caused by hard water. This considerably extends the life of the unit.

Because the "Hartgard" fluid has an extremely low freezing point, the system is completely protected from the possibility of frost freeze.

Local distributor, Gary Lowbridge, says that the new 300JK series system incorporates a new high-efficiency Black Chrome Multiflow collector proven to be over 20% more efficient than any other available.

"This exclusive process is in many ways as important a breakthrough as the closed circuit system.

"At the height of summer, collector efficiency is not a key factor, because far more solar energy is available than is needed to heat a 300 litre tank.

"It's at those times of the year when the sunshine is only intermittent that efficiency becomes critical.

"The extra 20% efficiency offered by our new product means that water is reheated faster in winter and greater overall savings are possible", he said.

The 300JD system is ideally suited for connection to existing solid fuel water heating providing hot water in summer without the need to heat up the home.

"Interestingly, the typical annual consumption of the electric booster in the 300JK model roughly equates to the year-round running cost of the pilot light on a conventional gas water heater", says Gary Lowbridge.

"When compared with the running costs of an electric hot water storage system operating on continuous tariff, the Solarhart 300JK system will pay for itself in just a few years.

"The low cost of operating the Solarhart unit will then represent a straight cash saving every year", according to Mr. Lowbridge.

THE POLE FRAME HOUSE

In areas where the danger of land-slip exist or the block of land is steep, an alternative for the owner builder is the pole frame house.

This system consists of heavy vertical timber poles which are sunk into the ground and run to the roof. Other timbers are bolted to them to form a supporting frame for the floors, roof and walls. Because the poles are the only part of the frame in contact with the ground the pole-frame house is less likely to suffer land-slips. Pole-frame houses are also extremely suitable for steep, rocky or uneven sites, requiring a great deal of levelling, the cost of which can be considerable.

There are several factors which the pole frame house gives in great flexibility and design.

1. Not having to level the block no matter how steep.
2. Walls not having to carry the load of the building.
3. Roof beams can be bolted at any height or angle to the vertical central poles.
4. Walls can be positioned at will.
5. Roofs can be set at any angle.

While most pole frame houses in N.S.W. have been built in timber, the system is suitable for brick with concrete fittings as well as other materials such as mud bricks. If contemplating this system it is advisable to utilise the services of an architect to draw up the plans and supervise construction.

WET AREA FLASHING

After the wall framing and roofing has been completed, prepare the wet area surfaces by removing all debris including mortar deposits. Flashing is to be fixed to all internal angles formed between the floor and the walls. Use a waterproof flashing material, which is flexible enough to allow for normal movements in timber framed structures and still being tough enough to resist any damage which might occur during installation of the floor surfacing material. The flashing material should also be compatible for bonding with epoxy adhesive.

WALL & FLOOR TILING

Check to see that joints and junctions are water tight in and around the showers and bath. Leakage from these areas could mean costly damage, structurally and superficially so ensure all is waterproof.

Joints must be straight and even. Make certain the tiler is using a high quality adhesive and it is being used as specified by the manufacturer.

The grouting to the joints must be pushed in and finished off neatly. An additive to the grout will help prevent it flaking or falling out.

PAINTER

A close scrutiny of all rooms cupboards is essential prior to painting. Imperfection on the surfaces of walls and ceilings should be corrected, nail holes filled and sanded off, no unsightly splintering or grooves should be seen in the mouldings and finally make sure all is securely fixed, ready for the painter.

Don't stint on the quality of the paint - it is advisable to use a washable paint on the walls.

While appearance is the most important factor ensure that the paint is applied to the manufacturers specifications.

The paintwork should be flat and even with a minimum of brush or roller marks. Painters should always be using drop sheets to prevent spillages on expensive fittings and brickwork.

PLUMBER — FINAL

The plumber will complete the plumbing by fitting wastes to the basins, sink tubs, showers etc. Taps will be fixed, hot water service connected, fit toilet suites and if necessary install the dishwasher.

Ensure that down pipes are fitted neatly and the sewer is connected. The storm water drains should be connected and inspected by council.

Where gas is to be used, it is important that you contact your local gas authority to discuss both the installation and types of appliances available. If a mains gas supply is unavailable in your area, bottled gas may still be a viable financial alternative, especially for cooking and heating.

ELECTRICIAN — FINAL

The fixing of switches, installation of power points, wiring of fans, stoves, hot water system, range hood, waste disposal unit and room heaters should be completed.

The electricians work will be inspected by the appropriate authority before the supply is connected.

TERMITE TREATMENT (PART B)

Your licensed pest controller will initiate Part B of the soil treatment for buildings under construction at this stage. You are reminded that your building is not completely protected until the second part of the treatment is carried out.

LANDSCAPING

Landscaping can be undertaken at this stage. Take care not to disturb the termite barrier.

Choice of paving usually falls into two categories, concrete or tile. The most widely used is concrete which is inexpensive and practical. In some areas it will need reinforcing particularly where driveways are concerned. Steel reinforcing is not expensive and will help prevent cracking, especially in areas where vehicular traffic may occur.

Paving must provide a fall to ensure that water will not run back

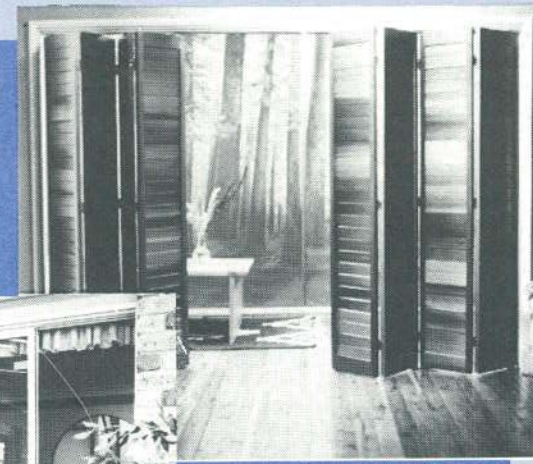
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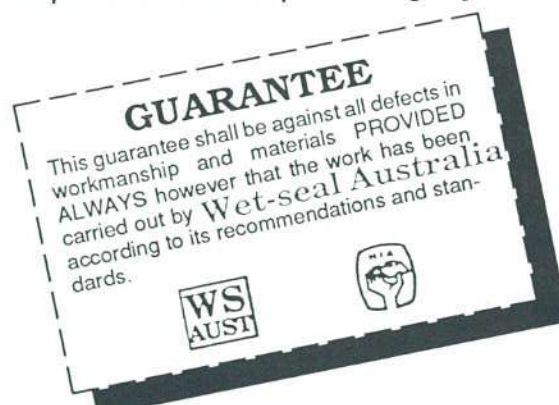


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A permit will not be issued by the BSC unless the required insurance premium has been paid. You will receive protection under the **BSC Special Insurance Scheme** for each contract you enter into with an appropriately licensed person to carry out part of the owner builder work. Protection will be provided for each contract up to \$5,000 for a period of **3 years** from the date of issue of the permit. A subsequent owner will also receive protection. Further details of coverage are provided in this book.

PREMIUM PAYABLE

Single dwelling	Premium
Estimated Market Value of Labour and Materials	
\$3,001 to \$10,000	\$ 75
\$10,001 to \$20,000	\$100
Over \$20,000	\$200

DUAL OCCUPANCY

Step 1 Divide Total Estimated Cost by two to obtain the average cost.
Step 2 Use the average cost to determine the premium payable for one unit of building work from the above table then multiply by two.

e.g. A dual occupancy residence with an estimated cost of \$130,000. Average cost per unit is \$65,000. Premium payable on one unit is \$200. Total premium payable is \$400.

Work other than on a single dwelling or dual occupancy cannot be undertaken by an owner builder.

NOTE: Premium Payable correct at time of publication, may be subject to change.

INSURANCE PROTECTION — NO PREMIUM REQUIRED

If you are undertaking owner builder work which is not of a type requiring payment of a compulsory premium, such as a separate garage, brick fence or other detached structure, you will still receive protection under the BSC Special Insurance Scheme. No premium is payable for this cover.

The protection is provided for each contract up to \$5,000 for a period of 12 months from the date of issue of the permit.

INSURANCE YOU CHOOSE TO TAKE OUT

You may, at your option, extend the period of coverage provided for work not covered by compulsory insurance by paying a premium. If you elect to take up this option, the premium payable would be the same as that payable in a situation where compulsory insurance applies.

If you exercise this option, you will receive protection under the **BSC Special Insurance Scheme** of up to \$5,000 for a period of 3 years from the date of issue of the permit for each contract entered into by you with an appropriately licensed person to carry out part of the owner builder work. A subsequent owner will also receive protection.

INSURANCE COVERAGE FOR THE OWNER BUILDER

For every contract that you enter into with an appropriately licensed contractor you will receive coverage under the BSC Special Insurance Scheme of up to \$5,000 against losses reasonably incurred by you in rectifying any defective work carried out by that contractor. This coverage will also apply should it become necessary for you to rescind or terminate your contract (through no fault of your own) prior to the completion of the contracted work, and you incur additional costs in having that work completed. You may require legal advice prior to this action. If a premium has been paid, this coverage is available for 3 years after the date of issue of the permit. If a premium is not paid, the coverage is openly available for 12 months from the date of issue of the permit.

Note, however, that the contractor must be licensed to carry out the type of work covered in the contract.

reinforcing — if damage occurs make sure it is repaired before the pouring of the concrete.

After the steel has been placed and the job is ready to pour, a Council inspection must be carried out before work proceeds.

POURING OF CONCRETE

This is the specialised field of the concretor. Ensure that once the pour is started, it is completed as soon as possible. The slab will be weakened if fresh concrete is placed against partly set concrete.

Make sure that the membrane is not broken during the pour and that neither reinforcing nor plumbers waste pipes are disturbed or moved.

The slab should not be allowed to dry too quickly as this may produce cracks in the surface and in extreme cases structural faults.

Consider installation of Gas Service before concrete pour.

ANT CAPPING

These are metal caps or strips placed on supporting piers or built into walls below ground floor level, to retard the entry of termites into timber portions of the structure. Ant capping is necessary after the damp-proof course has been laid on the brickwork. During the bricklaying of the base the floor framing will have arrived.

FLOOR FRAME

Your carpenter will place the bearers first, then the floor joists. Once the bearers and joists are fixed, the carpenter should ensure that the floor frame is flat. If this is not checked at this stage, irregularities could occur later which could be difficult to rectify.

Before the flooring is fixed, check to see that the bearers are resting on the piers and there are no gaps between. Furthermore the joists should be fixed tight to the bearers. This will save you having to correct squeaks at a later stage.

A Council inspection is required prior to the placement of the floor.

This is an excellent time to organise anti-termite spraying. Sheet flooring (particle board) is the most widely used type of floor and is most satisfactory if the floor is to be carpeted. It is imperative that either be fixed to the manufacturers specifications.

WALL FRAME

The Owner-Builder would be advised to utilise pre-fabricated wall frames. We have advised that time is vitally important and pre-fabricated wall frames will simplify the job. Wallframes are to be in accordance with AS1684, unless otherwise specified, their use reduces cutting and assembly costs on the job and theft of materials from the site is reduced.

ROOF TRUSSES — CARPENTER

For the same reasons as above, pre-fabricated roof trusses should be used.

They are designed and engineered to suit spans, roof coverings and loadings. The supplier will specify placement and necessary spacing and will supply all associated hardware such as bracing, triple grips (for fixing down the trusses) and any other items required.

WINDOW & EXTERNAL DOOR FRAMES — CARPENTER

Window frames should be placed and fixed as soon as possible, making sure that flashings are used where required.

External door frames should be fixed in making sure they are square and plumb. After the carpenter has finished a check should be made.

ROOF & GUTTERING — PLUMBER

After completion of the frame, the plumber is required to fix the guttering prior to the roof covering. the valley flashings should also be in place.

Your plumber should ensure that the gutterings will fall to the position of the downpipes.

At this time the plumber will do a "rough in" a term referring to the fixing of hot and cold water services and drainage points built into

the walls. Where gas is to be used, it is important to contact your local gas authority, new houses division, to discuss the "rough in" and final connection to the main system.

Make sure that all supply pipes are pressure tested before internal linings are fixed.

A council inspection is required before the external linings are fixed

ROOF COVERING

Whatever material is being used for the roof it should be fixed to the manufacturers specifications. These will be available from your supplier.

Sarking is strongly advised as it will give added security against water penetration, should accidental damage occur to your roof. Sarking also prevents the entry of dust, cools the house in summer and warms it in winter, helping to reduce energy bills. It is a low cost item which will give you added protection if the roof is damaged.

WALLS — BRICKLAYER.

Brick walls are constructed in two stages. The first, dwarf walls, as explained earlier; after the footings have been completed. The second stage is after the roofing is completed, and meter box is in place.

EXTERNAL DOORS, DECKING AND STEPS. — CARPENTER.

External doors can now be installed by the carpenter. Decking and steps can also be undertaken at this time, nogging and trimming put in place for future fittings; e.g. shelving, towel rails, wardrobes etc. Check to see that wall bracing is securely fixed. Eaves should be lined and the sub-floor access door constructed and fitted.

WIRING — ELECTRICIAN

The electrician will place the lighting and power cables, the initial plan will have indicated where power outlets and lighting points are to be placed.

Telecom should be advised of your requirements so that pre wiring can be done.

BRICK CLEANING

If bricks are used in your construction, the brick cleaner should be contacted at this point.

INTERNAL LININGS — PLASTERER

Prior to proceeding with the internal linings satisfy yourself that all tradespeople have performed their tasks correctly.

It will be too late after the house has been lined.

Make certain the floor tiler has poured the shower bases and is prepared for the wall linings to proceed and see that the floor flashings are installed in the wet areas.

A separate council inspection of all wet areas is required prior to internal linings being installed.

Ensure all trimming for fittings etc. is placed, walls are straight, power and light points are in the right position and plumbing points are correctly positioned.

Check that wall cavities, vermin wire and wall ties are clear of mortar.

The plasterer may now proceed and the linings must be fixed to the manufacturers specifications. Walls must be straight with no bulges or irregularities. Cornices straight and even and neatly joined.

JOINERY & FIX OUT — CARPENTER

The carpenter can attend to all the internal doors, bath, shower, kitchen cupboards and any extraneous joinery as well as the mouldings.

FLOOR SANDER

Carpeted areas require a basic sand; however where carpet is to be laid, surfaces should be even and sound. Particularly on sheet type flooring a vinyl can be adhered directly to the floor surface. Where floors are to be polished a great deal more has to be done. After the basic sand a fine sand is carried out followed by two or three coats of lacquer. Naturally all nail holes should be punched and filled.



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SOIL TREATMENT FOR BUILDINGS UNDER CONSTRUCTION FOR PROTECTION AGAINST SUBTERRANEAN TERMITES

An essential part of the building process for a new house is the protection of the investment in that building. As part of the protection process, the Australian Standards Association has prepared the Standard A.S 2057 - 1986.

The standard has been recently reviewed and consists of a two-part treatment. The first part involves the application of an approved chemical to the under-slab soil prior to the concrete being poured, or to the sub-floor areas in bearer or joist constructions before the floor is laid. The second part of the treatment is carried out when the plumbing has been completed and the back-filling around the building carried out.

It is recommended that you consult with your local pest controller before building.

DAMAGE TO ROADWAYS, KERBING, GUTTERING OR FOOTPATH

Should the footpath, the guttering or kerbing be damaged during construction, you will be liable to reimburse the Council for the cost of repairs or renewal if a security deposit has not been lodged beforehand. If this is damaged before you start, notify Council.

CONCRETE FOOTPATH CROSSINGS

Wherever concrete kerb and guttering exists, Council require special crossings over footways areas. These crossings are to be of concrete or other approved materials, set out in accordance with property line levels and shape as determined by Council. Application for approval of footway crossings should be made to Council before work commences.

BUILDING CONSTRAINTS

Throughout the City there are a number of areas affected by various constraints including:

- Slip and subsidence
- Flooding
- Unhealthy building land
- Various easements and services

Advice should be sought from Council's Health and Building Surveyors to determine any constraints affecting building which apply to your property.

RESIDENTIAL BUILDINGS — GENERAL SITE REQUIREMENTS — FRONT BUILDING LINE

The building should be sited so that no part of it encroaches onto the fixed building alignment 6.000 metres from front alignment. Corner allotments require 4.500 metres building line set back to side street. Building alignment to unnamed lane — see Council's Building Code.

Wall to side and rear boundaries 900mm minimum. Eaves and gutters to side and rear boundaries 675mm minimum.

TOWN PLANNING REQUIREMENTS

It is necessary to obtain Development Consent for the erection of a dwelling house prior to obtaining Building Approval. Council does not allow separate detached habitable rooms. All construction intended for permanent occupation for residential purposes must be part of a principal residence.

GUIDE FOR THE LODGING OF BUILDING APPLICATIONS

1. Introduction

When lodging a building application it is essential that you provide Council with as much relevant information as possible. This will enable the processing of your application with out any unnecessary delay.

When filling out the relevant forms please remember to write legibly, giving all required details.

2. Plans and Specifications

With most applications a minimum of three copies of plans and two specifications are required to be submitted.

The plans are to be drawn neatly, accurately and to scale. They are to include a site plan showing the building work in relation to all boundaries and any existing buildings on the land; a floor plan accurately dimensioned showing the size and scope of the pro-

CONSTRUCTION ESTIMATE

Item	Estimate	Actual Cost
45. Insulation & Weatherstrip		
46.		
47.		
48. Framing - Labour		
49. Finish - Labour		
50. Siding - Labour		
51. Supervision & Consultation		
52. Other Labour		
53.		
54. Utilities		
55. Insurance		
56. Clean-up		
SUB TOTAL		
57. Financing Costs		
58. Land		
TOTAL Page 2		
TOTAL Page 1		
GRAND TOTAL		

CONSTRUCTION SEQUENCE

ARRANGE SERVICES

Arrange with your electrician a temporary supply of electricity. You will need a water supply for the duration of the job so organise this with the plumber.

Council regulations require that a site toilet is provided and where necessary footpath crossings, which will be installed by Council. Where Owner Builders are going to undertake part of the construction themselves, it is wise to consult with a hire company as to the equipment you will need.

ARRANGE SUB-CONTRACTORS

The following sub-contractors should be contacted:

1. Excavator.
2. Electrician (temporary power and water).
3. Plumber & Drainer
4. Concretor
5. Carpenter
6. Bricklayer
7. Plasterer (Internal linings)
8. Roofer
9. Tiler (Wall & Floor)
10. Floor Sander
11. Painter

When contacting the sub contractors, it is important to remember that they may have several jobs on at once, and with weather interference, it is wise to be prepared to be flexible in your schedule.

MATERIALS

The suppliers you will need to arrange for materials and approximate delivery dates are:

Sand, Gravel and Filling
Bricks
Hardware Merchant

Concrete
Timber
Roofing
Windows, Doors and other joinery
Tilta and Roller Doors
Wallboard or Plasterboard
Kitchen Manufacturer
Paint & Wallpaper
Light Fittings

It is vitally important that you liaise with your sub contractors and suppliers with regard to timing of deliveries. You must ensure that materials are delivered when your subbie is engaged to do a particular job. It isn't much good to have your concretor arrive and not have concrete available. You will find that some sub contractors will wish to retain responsibility for supply of their own materials, e.g. the electrician generally supplies all of the materials he uses. This situation will vary from trade to trade so be aware of who is supplying what, and when payment is required. All the above details should be arranged when drawing up your schedule.

CLEAR & ESTABLISH SITE

Prepare the site for building, removing all vegetation that may inhibit building. It may be necessary to employ an earthmover to level the block. This information on levels will be available from your surveyor.

You are required to have a sign clearly visible from the road with the following information:

EXAMPLE:

Mr & Mrs J. Citizen
Lot 100 Madison Ave.,
Owner Builders Permit No. 1234567

CONSTRUCTION ESTIMATE

Item	Estimate	Actual Cost
1. Plans		
2. Permits		
3. Grading: Excavation & Fill		
4. Foundation: Labour & Material		
5. Flatwork: Walks, Drives, Floors		
6. Brick & Stonework		
7. Fireplace/Woodstove		
8. Framing Timber		
9. Siding Material		
10. Exterior Deck Material		
11. Termite Protection/Soil Treatment		
12. Finish Timber		
13. Windows		
14. Doors: Internal & External		
15. Garage Door		
16. Cabinets & Installation		
17. Roofing: Material & Labour		
18. Trusses		
19. Gutters & Downspouts		
20. Plumbing — Complete		
21. Rain Drains		
22. Sewer & Water Hook-up		
23. Natural Gas Hook-up		
24. Skylights		
25. Electrical Wiring — Complete		
26. Telephone Installation		
27. Light Fixtures		
28. Appliances		
29. Plastersheet: Material & Labour		
30. Heating & Air conditioning		
31.		
32. Hardwood Floors		
33. Flooring Timber: Material & Labour		
34. Wallpaper		
35. Linoleum/vinyl Flooring		
36. Carpet		
37. Tilework/Slate		
38. Gas Installation		
39. Benchtops		
40. Hardware		
41. Mirrors/Shower Doors		
42. Wrought Iron		
43. Wallpaper		
44. Painting: Interior & Exterior		
SUB TOTAL		

LISMORE CITY COUNCIL REQUIREMENTS AND INSPECTIONS

OWNER BUILDERS

It is suggested that Owner Builders that when in doubt, prior to carrying out any work, ask Council's Health and Building Surveyors for assistance. They are available between the hours of 8.30 a.m. to 10.00 a.m., Monday to Friday for advice and to assist you in the Department of Environment and Development Services. Council's Engineering staff deals with enquiries regarding work on Council's roadways, sewer mains and water supply mains. For land use and development enquiries contact Council's Department of Environment and Development.

It will be necessary for the site to be properly identified for services and inspections. It is suggested that the sign include name and address of Owner Builder, Lot Number, Permit Number, the latter being a requirement of the Building Services Corporation.

A temporary toilet facility will be required to be provided on the site and must be kept in a clean condition at all times during the course of construction. The service is to be provided by means of portable toilets or temporary connection to the sewer.

Water should be connected to the site as early as possible to provide a necessary supply of clean water at all times. If water is not available, a tank system should be provided.

If sewerage is not available to the site, a septic tank application should be submitted to Council with the building application or soon afterwards to ensure construction is not delayed.

INSPECTIONS

It is necessary for the Owner Builder to notify Council twenty-four (24) hours in advance for the following inspections.

- (1) Foundation Trenches — before concrete is poured.
- (2) Reinforced Concrete — reinforcement in position prior to concrete being poured.

(3) Internal Drainage — drainage lines to be under a water test at the time of inspection.

(4) Bracing Inspection — prior to the lining of any walls.

(5) Frame Inspection — completion of the wall and roof framework.

(6) External Drainage and Absorption Trenches Inspection — prior to backfilling.

(7) Final Inspection — building shall not be used or occupied until approval is granted by Council.

Should you have any enquiries regarding the Building Approval or conditions imposed, contact Council PRIOR to commencement of work.

Council will return approved plans by mail.

SOIL TREATMENT FOR BUILDING CONSTRUCTION FOR PROTECTION AGAINST SUBTERRANEAN TERMITES

An essential part of the building process for a new house is the protection of the investment in that building. As part of the protection process, the Australian Standards Association has prepared the Standard A.S. 2057-1986.

The standard has been recently reviewed and consists of a 2 part treatment. The first part involves the application of an approved chemical to the under-slab soil prior to the concrete being poured, or to the sub-floor areas in bearer and joist construction before the floor is laid. The second part of the treatment is carried out when the plumbing has been completed and the backfilling around the building carried out.

It is recommended that you consult with your local pest controller before building.

DAMAGE TO ROADWAYS, KERBING, GUTTERING OR FOOTPATH

Should the footpath, the guttering or kerbing be damaged during construction, you will be liable to reimburse the Council for the cost of repairs or renewal. If this is damaged before you start,



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notify Council.

BUILDING CONSTRAINTS

Throughout the City there are a number of areas affected by various constraints including:

- (a) Flooding;
- (b) Various easements and services; and
- (c) Filling.

Advice should be sought from Council's Health and Building Surveyors to determine any constraints affecting building which apply to your property.

RESIDENTIAL BUILDING GENERAL SITE REQUIREMENTS

1. Building Lines

Generally a front building line of 6.0 metres applies in the urban area. Rural areas 15 metres; Main Roads 28 metres or 38 metres from centre line.

Applicants should verify with the Council the building line applicable to their allotment prior to preparation of building plans. Additional requirements also apply to building and fences on corner allotments. Enquiries in this regard should be made at Council offices.

2. Site Setbacks

Dwellings that incorporate a garage or where adequate parking facilities have been made at the front (not encroaching on the fixed building line);

Walls to boundary - 900mm. minimum.

Eaves and gutters to boundary - 675mm. minimum.

3. Cut and Fill

Council's standard conditions are:

(a) All cut and fill on the property is to be battered at an angle not greater than 45 degrees within the property boundary, stabilised to the satisfaction of Council and provided with a dish drain or similar at the base or otherwise retained to the satisfaction of Council.

(b) Where an excavation extends below the level of the footings of a building on adjoining land, the person causing the excavation shall give seven days notice of his intention to excavate to the adjoining owner and furnish such owner with particulars of the work he proposes in order to preserve and protect such building from damage.

(c) Filling to be consolidated in layers to obtain a building platform with a uniform field density of 90% relative to Test E2-1 Australian Standard 1289-1977 (Modified A.A.S.H.O.) and a certificate stating the compaction achieved to be provided prior to pouring the footing and/or slab.

4. Carports/Pergolas - Setbacks

Front boundaries as above.

Side boundaries - if detached a minimum of 900mm. from dwelling they may be erected on the boundary. If attached to dwelling and enclosed the same side boundary set back as for dwellings. If open (only supported on posts) they may be erected to boundary.

5. Engineering Details

Engineering details may be required for footings and slabs on poor soil, for suspended slabs, for steel beams and for retaining walls exceeding 1m. high. Engineering details may be submitted after approval, prior to work commencing.

6. Plans and Specifications

A minimum of two copies of plans and specifications are required to be submitted with every application. An additional three copies of plans are required if a Development Application is submitted at the same time as the Building Application.

The plans are to be drawn neatly, accurately and to a reduction of 1:100. They are to include a site plan showing the building work in relation to all boundaries and any existing building on the land; a floor plan accurately dimensioned showing the size and scope of the proposed building work; and all elevations inclusive of a sectional elevation. The site plan is to be drawn to a ratio of 1:200. If the building work is for an addition to an existing structure, please distinguish between the existing and the proposed.

7. Fees

All applicable fees will be calculated by Council staff on lodgement of the building application. The amount depending on the scope of work involved. Should you wish to clarify any of the fees involved, Council staff will be only too pleased to assist.

COUNCIL BUILDING AND INSPECTION REQUIREMENTS FOR RICHMOND RIVER SHIRE

It is suggested to all owner-builders that when in doubt, prior to carrying out any work contact Council's Health and Building Surveyor's for assistance. They are available from 8.15 a.m. to 10.30 a.m. each day for advice and will be pleased to assist you. It will be appreciated that good site identification will facilitate services, delivery of materials, inspections and the like and it is suggested that an appropriate identification sign be displayed on the lot showing the name of the owner-builder, lot number and permit number, the last mentioned being a requirement of the Building Services Corporation.

HOUSE DESIGN & CHARACTERISTICS OF ALLOTMENT

Many important aspects should be taken into consideration when selecting a building design. For example buildings should be designed and orientated to take advantage of winter sun and utilise shade and/or natural ventilation in the summertime. Design can enhance the particular advantages of an allotment for example an outstanding view and in certain cases can make the house more comfortable in which to live by locating bedrooms away from noise generators, for example busy roads. Sloping blocks also need care and slab on ground construction is generally not suitable on steep country owing to the costly earthworks involved and likely earth scarring which would occur. Council requires that cut and fill be restricted to maximum of 900mm for each and in these circumstances it may be preferable to consider conventional floor construction and/or split level design.

It is useful to remember that placement of the building on the site should allow the construction of future carports and/or garages and the like behind the building line. Vehicular access to the rear yard area can also be of significant advantage and this sometimes can be accomplished by maintaining sufficient side clearance from the boundary (minimum 2.5 metres) or by incorporating an additional roller door at the rear of the garage in some designs.

It is essential that the right of adjoining land owners are considered when designing and siting a building on your land. Recent changes to the law allow neighbours to inspect and comment to Council on your proposed building plans. Consultation with neighbours will avoid costly delays and reduce possible conflict and is strongly recommended.

BUILDING CONSTRAINTS

Richmond River Shire has large areas of land which are subject to flooding and also areas which are considered to be prone to bush fire to varying degrees. Council has adopted policies in regard to both these factors to mitigate damage and enhance safety in these events. Council's Health and Building Surveyors will assist you with advice in regard to the requirements of these policies.

Additionally some areas of the Shire have been identified as being geotechnically unstable (subject to landslip). Building in these areas will require individual survey and report by a qualified Geotechnical Engineer and the footings system designed according to that report. The method of effluent disposal and drainage of the land generally may also need to be determined having regard to the geotechnical factors identified.

Regard should also be paid to exposure of the site. Exposed sites are subject to significant wind pressure and, accordingly, structures should be designed to withstand such forces.

the temptation to purchase new furnishings is greatest. More people get into difficulties paying their mortgage because they are over-committed on other debts than for any other reason. The Housing Advisory Service has an excellent range of booklets on home purchase, such as the "A-Z of Home Purchase", "Financing your Home Purchase" and "Government Housing Assistance Schemes". If you would like any of these free booklets or further information on the Home Buyers Nights, contact the Service located at 106 Church Street, Parramatta - Phone 689 8199, or 725 George Street, Sydney Phone 264 3399, or 9 Darby street, Newcastle - Phone (049) 294 977. Toll free ring (008) 424242 or (008) 422215.

INSURANCE

Insurance is another important aspect and should be attended to at this time. While insurance against theft and damage is an expense it is worthwhile.

Workers' compensation and public risk are essential. If you provide work for anyone on an hourly rate you must have them covered. Failure to do so can involve you in enormous amounts of money should they become incapacitated or injured. Likewise, regarding public risk. When a house is being constructed often the general public wander into the site and should they injure themselves as a result of a misplaced plank or anything that may be construed as negligence on your part, you may be required to make a substantial payment. Consult either a reputable insurance company or a local insurance broker who will advise you on the insurances you will require.

As explained elsewhere, you can insure against defective work through The Building Services Corporation (formerly The Builders' Licensing Board). This can be an important factor should you decide to sell in the future (see section on The Building Services Corporation).

Contact The Australian Tax Office regarding your responsibilities under the prescribed payments system as outlined earlier in this book.

SUPPLY AND TRADE QUOTATION

Obtain a written quote for everything you can, but remember there are quotes and quotes. Check the valid period on any quotes and any conditions. Always make sure that comparisons are made on the same basis. For example ensure that brick supply companies include delivery to your site.

By outlining a written quote from tradesmen and suppliers and through thorough examination, you will notice some anomalies, that is some may include items and services that other do not. By careful comparison you will be able to make the best judgement that will enable you to get the best quality and quantity for your money.

Wherever possible get a quote on a contract basis, that is a price for the complete job. Vagaries can leave you wide open for surprises which will cost you money.

It is not suggested that the majority of suppliers and tradesmen are not conscientious people who will try to do the best for you, just that things can be forgotten or words misconstrued over the term of the construction. Scrupulous tradespeople and suppliers will be happy to provide a written quote. There is provision in this book for quotations.

PERMITS

Having purchased your land, had your plans and specifications prepared, it is now time to make application for a council building permit and an owner-builder's permit. While the time taken to process council building permits vary from council to council it usually takes about three weeks. The owner-builder permit can be applied for at the Building Services Corporation (previously The Builders' Licensing Board) offices.

It is absolutely unwise to proceed with any building prior to receiving your Council Building Permit and owner-builder's permit. To do so could mean that you may be legally required to tear down any construction undertaken.

Most Councils require three copies of plans and specifications, but it is advisable to have at least six extra sets for use with your sub-contractors and suppliers.

CHECK THE FOLLOWING

1. Is your land title cleared?
2. Have you had your finance approved in writing.
3. Have you obtained the necessary permits and licences?
4. Are you fully aware of your obligations regarding the Building Services Corporation, The Australian Taxation Department and the Long Service Levy?
5. Have your plans been approved by Council?
6. Have you organised your temporary power supply with your electrician, had water connected and hired a temporary toilet?
7. Have you erected the necessary job sign?
8. Have you arranged your insurances?

The completed house plans are now ready to be lodged with Council. The design of your new home may mean that your building approval may contain conditions requiring you to engage a consulting engineer to prepare designs of foundations, footings, concrete slabs, suitable vehicular access and retaining walls. Your consulting engineer is most suitably qualified and experienced to carry out this work for you.

Various lending institutions often require an Engineers Certificate approving the various stages of construction before progress payments are issued. It is important for you to consult with your lending institution for any specific requirements they may have in regard to whom they will want to carry out the inspections.

The complex nature of soils and sub soils means the engineer must be extensively trained in all matters relating to building foundations from the strength of the soil required to support the weight of the building, to the affect of sub-surface water on the strength of foundation soils.

With the density of housing increasing in all urban areas, you may find the block of your choice means your home may have to be built on a slope. Designing and placing footings under these conditions require the skills of a qualified engineer.

You will require an inspection by a qualified engineer if you are building under any of the following conditions, loose sands which settle unevenly, reactive clay foundation soils which expand and shrink with change of season poorly compacted filled sites or difficult vehicular access.

Remember that the engineer with local knowledge can often be the best choice.

Always ensure that your consulting engineer is experienced and fully qualified to carry out the work.

FINANCING AND MANAGEMENT

THE LOAN

Obtaining finance is not easy for an owner-builder, so it is most important to find out from the lending institution their requirements in relation to your particular situation.

Lending institutions generally view the owner-builder warily, because they invariably take far longer to complete the job than a professional builder.

It is extremely important that you realistically estimate the time the construction will take. Furthermore, cost the entire job thoroughly making allowances for contingencies or failure of sub-contractors to turn up on time, bad weather etc. The lending criteria of institutions will vary especially with each individual case. Accordingly it is impossible to set out the terms and conditions under which you may obtain a loan.

However, the better prepared you are, the greater the chance of having a loan approved.

When applying for the loan you will require an accurate Cost Estimate which as outlined earlier, must be realistically prepared. In a later section of this book we discuss construction scheduling, and we recommend you attach this to your cost estimate.

Present professionally drawn plans together with a site plan. If your plan has been approved by council, attach a note indicating this. The site plan is a scaled drawing showing where your house will sit on the block. Again, it will help if the site plan has been professionally prepared.

The lending institution will supply you with a financial statement form, which will require you to list assets, liabilities, employment record, income etc. Make sure this is completed accurately.

It will help if you supply a detailed summary of why you are able to undertake and successfully conclude owner-building or renovation. Provide as much relevant material as possible.

PAYING SUB-CONTRACTORS AND SUPPLIERS

Sub-contractors are paid weekly or at various stages for work completed. All transactions with your subbies should be done in

writing. Obtain a written statement of all materials and labour charges used at that stage.

Often subbies cannot complete their job, and it is acceptable practice to retain up to 10% of invoice's until the job is completed. Local Councils will require inspection at various stages of the construction and where this has to be done, only make payment when the inspection has been carried out and approved.

FINANCING YOUR HOME PURCHASE

Before looking for a home, potential buyers should spend some time gathering information about home purchase, including the various sources and availability of housing finance. The Department of Housing Advisory Service offers free, impartial advice about all aspects of home purchase including sources of affordable finance, government assistance schemes, how to buy land, build a home, buy a unit and how to bid at Auctions.

To assist home buyers a series of Home Buyers Nights are planned for this year. These evenings seek to provide those wishing to buy their first or subsequent home with information from a wide range of sources in a pleasant and relaxed environment. Speakers from various organisations cover such areas as finance, government assistance schemes, building, owner/building, and legal aspects of home purchase. Organisations represented include Banks, Building Societies, Credit Unions, Co-operative Housing Societies, Law Society of NSW, Real Estate Institute, Landcom and the First Home Owners Scheme.

Home Buyers Nights provide an excellent opportunity for people to speak to various lending bodies about a possible home loan. Take information to help the lending body assess how much they will lend you — for example, your pass books, bond certificates, insurance policies, proof of earnings and documents showing ownership of any property.

If you're self-employed, you will need to show income tax returns, probably for the last three years and possibly your income tax assessments. Be prepared to furnish details of any financial commitments you have, e.g. car credit, sale agreements, personal loans.

Shop around and compare the interest rates and conditions of the various lenders. If you are a first home buyer ask about any special concessions that may be available.

The amount you can borrow is mainly determined by your income, the interest rate charged, the term or length of the loan and most importantly, your other commitments. If you do have other loans, such as a car payment, hire payment or other debts, your borrowing and repayment capacity will be reduced.

When building a kit home, lenders are sometimes reluctant to offer a traditional housing loan if the purchaser intends to be an owner-builder.

If you do not have the cash to purchase the kit, you will probably be offered a personal loan at a much higher interest rate. Alternatively, consider having the kit built to lock-up stage by a licensed builder, and complete the rest yourself. Or you could have the whole job built by a licensed builder in which case the lender may consider offering you a housing loan at a more attractive rate.

Once you know how much you can borrow, add your deposit to this amount and look for a home within this price range. The N.S.W. State Government has schemes to assist low income earners to buy a home of their own. These are outlined in a brochure entitled "Government Housing Assistance Schemes" available from the Housing Advisory Service.

One important point to remember is that a housing loan is a long term commitment and the home it will provide is essential to the health and well-being of yourself and your family. Don't jeopardise this by over-committing yourself with other debts. This is especially important when you first move into your home, when

PLANS & SPECIFICATIONS

Two copies of plans and specifications are required to be submitted

with each application. The plans should be in ink, drawn neatly, accurately and to scale. They are to include a site plan showing the building work in relation to all boundaries and any existing buildings on the site; a floor plan appropriately dimensioned showing the layout, proposed use of the rooms and the extent of the proposed building work; all elevations including a sectional elevation, again accurately dimensioned.

The scale should be appropriate to the proposed work with 1:100 being common for general plans and 1:250 for site plans. Submitted plans should also show relevant levels of the allotment depicting the extent of earthworks, batters retaining structures and the like.

If the building work proposes the addition of any structure on the site on which any buildings are existing, please distinguish between the existing and the proposed.

FEES

All applicable fees and deposits will be calculated by Council staff on lodgement of the building application. Should you wish to clarify any of the fees involved, Council staff will be pleased to assist.

SEPTIC TANK APPLICATIONS

Where reticulated sewerage is not available to the site the septic tank application should be submitted to Council as early as possible, preferably with the building application or soon afterwards to ensure that construction is not delayed. Installation of sewerage connections and septic tanks must be carried out by licensed Plumbers and/or Drainers.

TEMPORARY FACILITIES

It is required that a suitable temporary toilet facility be provided. This may consist of a temporary connection to the sewer or a hired serviced chemical toilet of which several types are available. It is important that the toilet be kept clean and in a tidy condition at all times during the course of construction.

Water should be connected to the site as early as possible to provide the necessary supply of clean wholesome water for building and drinking purposes.

SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES.

An essential part of the building process for a new building is the protection of the investment in that building. As part of the protection process, the Standards Association of Australia has prepared the Standard A.S. 2057-1986.

Council's policy with respect to this standard requires the application of an approved chemical to the under slab prior to the moisture barrier being laid and concrete poured.

DAMAGE TO ROADWAYS, KERBING & GUTTERING OR FOOTPATH

Should the road, footpath or kerb and guttering be damaged during construction you will be liable to Council for the cost of repairs or replacement. Accordingly, if these constructed improvements are damaged before you start please notify Council.

INSPECTIONS

It is necessary for the owner-builder to seek inspections at the various stages of construction. Inspections may be arranged by contacting Council's Health and Building Department and will be carried out on the next working day when the area is normally serviced.

It will be appreciated that in an area as large as Richmond River Shire it is impractical to service all areas each day. Inspections in the Evans Head, Woodburn and Broadwater areas are normally restricted to Monday, Wednesday and Fridays.

Please note that inspections are required at the following stages of construction:-

- Trenches when reinforcing steel is in position before concrete is poured;
- All reinforcing steel properly tied and supported on appro-

- ropriate chairs before concrete components of the building are poured (e.g. on ground and suspended slabs, beams, etc.);
- c) All framework before the fixing of internal linings and ceilings with all flashing to windows, wet area floors and roofs in position and water plumbing completed;
- d) All stormwater, sewerage, septic and sullage drains when pipe work is completed prior to backfilling;
- e) Completion of the building before occupation.

LONG SERVICE LEVY

A Levy is payable in respect of the cost of erection of buildings/structures in N.S.W., to finance a long service payments scheme for workers in the N.S.W. building and construction industry.

EXEMPTIONS

A levy is not payable where the cost of construction is less than \$50,000.

OWNER BUILDERS & CERTAIN ORGANISATIONS

Application can be made to the Long Service Payments Corporation by genuine owner builders and bona fide non-profit sporting, charitable and voluntary organisations and churches for an exemption of up to 50% of the levy amount payable. The basis of the exemption will be the percentage of work being carried out by the owner builder or voluntary group.

NOTE: Exemption should be obtained before paying levy.

WHO MUST PAY THE LEVY?

The levy is payable by the person who makes the building application for local council approval, or where no such approval is required, the person for whom the building or structure is being erected.

HOW MUCH IS THE LEVY?

The levy rate is 0.1% of the construction cost as determined by Council, or where Council approval is not required, the contract price.

WHEN MUST THE LEVY BE PAID?

The levy must be paid before work has commenced. Councils will not release approved plans and specifications unless the levy has been paid.

WHERE TO PAY THE LEVY

The levy can be paid at any bank or at the Corporation, (Some Councils also accept payment). A completed levy deposit slip must accompany the payment. Levy deposit slips can be obtained from branches of the State Bank, and the Corporation.

LEVY PAYMENT BY instalMENTS

Where the cost of construction exceeds \$500,000 and either the duration of work exceeds twelve months, or payment of a lump sum is unduly onerous, an application can be made to the Corporation to pay by instalments.

SUPPLEMENTARY PAYMENT OF LEVY

A supplementary payment will be required if the cost of the construction rises by more than \$50,000.

REFUND OF THE LEVY

A person may apply to the Corporation for a refund or part refund if construction does not proceed, or where construction is completed and the final cost was less than the original estimate and the difference is more than \$50,000.

ENQUIRIES

Enquiries in relation to these matters should be directed to the Information Section of the Long Service Payments Corporation, on telephone numbers 925 6464 (Sydney metropolitan) or (008) 426684 (country call at local rate).

TAX AND THE OWNER BUILDER

INTRODUCTION

If you are involved in a private or domestic construction project then you may have tax obligations under the Prescribed Payments System (PPS).

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OUT VICTORIA, QUEENSLAND AND
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**FOR FURTHER INFORMATION CONTACT
THE PUBLISHERS ON (044) 55 5699.**

Under PPS, people working under contract in selected industries have tax taken out of their payments by the person paying them. This tax is sent to the Tax Office and is credited to the person receiving payment. It is important that you understand how the system works and what your obligations are. If you don't understand something please call your local Tax Office.

WHO IS AN OWNER BUILDER?

You are an owner builder if you are undertaking a private building project and:

- you apply to a local council or authority for a building permit to be issued in your name AND you organise your own contractors for the project; or
 - you have a building permit issued in someone else's name and they organise their own contractors for the building project.
- What types of projects are involved? Only projects with a total cost over \$10 000 are covered by PPS. Some examples of the kind of projects covered are:
- building your own home or holiday house for private use
 - private extensions or renovations
 - putting in a pool or spa
 - building a tennis court
 - landscaping in association with your building
 - building a garage

WHAT COSTS ARE INCLUDED IN THE \$10 000?

All costs associated with the contract for the construction project are included. Such as:

- materials
- labour
- excavation/site clearing
- scaffolding
- electricians/electrical fittings
- bricklayers
- surveyors
- fixtures and fittings
- tiles/taps etc.
- access roadways
- plumbers
- carpenters
- painters
- engineers

These are examples only. There may be other costs associated with your project which are not listed above.

Costs for architectural and drafting services, engineering, surveying and other similar professional services are to be taken into account in calculating the total cost of the project. If the payment for these services is being made under a separate contract, the payment does not need to be reported to the Tax Office. However, if these services are provided by the builder under the building contract they will have to be reported to the Tax Office.

YOUR OBLIGATIONS TO THE TAX OFFICE AS AN OWNER BUILDER

First you need to fill out a Paying Authority Notification Form and send it to the Tax Office to register as an owner builder. You do this only once, within 2 weeks of starting your project. When the Tax Office receives your registration form they will send you deduction forms and some PPS reconciliation forms.

Then you will need to deduct money (tax) from the payments made to the person or persons who are doing the work for you and send this to the Tax Office by the 14th of each month.

FOR MORE INFORMATION ...

It is important that you understand your obligations as there are penalties for not following the tax laws. For more information you will need to read the Owner Builder brochure which is available from your local Tax Office.

You can also make telephone enquiries from your local call area to the number shown in the Commonwealth government section of your local telephone book.

Enquiries from anywhere else in Australia (except Tasmania, the Northern Territory and the Newcastle region) outside of these

VALUATION

A Registered Valuer who is an Associate of the Australian Institute of Valuers can provide an expert valuation service to the owner-builder by advising initially upon the current valuation of the block of land selected and then, based upon the choice of house plans, can further advise upon the expected market valuation of the house on completion.

The services of the expert valuer are also employed by various lending bodies in assessing the progressive payments on loans during construction based upon an assessment of the value of work completed in relation to the overall cost estimate.

WHAT THE ENGINEER WILL DO FOR YOU

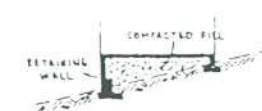
A consulting engineer is best qualified to carry out a pre-purchase inspection if you are thinking about buying vacant land, first to advise you on the suitability of your land for your intended needs and secondly to advise you on the most suitable foundation and floor system to suit your block and your proposed method of construction.

It is important for the architectural drafts person to have this information prior to the preparation of house plans.

The final choice will depend on multiple factors including your finances, your needs and your block.

With the combination of advice from your engineer and architectural drafts person you will be able to make the right choice in home design, saving you from unnecessary extra building costs later and helping you stay within your budget.

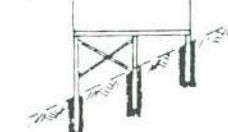
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to find they are in breach of copyright laws, resulting in expensive legal settlements.

It is a good idea to have several sets of blueprints of your plans and specifications. Council will usually need 3 sets, and your suppliers and contractors may retain copies for quoting purposes. Obtaining extra copies of plans is inexpensive and will prove extremely useful in overall construction.

THE LAND SURVEYOR AND THE OWNER BUILDER

In the planning stage of your new house a Land Surveyor can provide information that is very relevant to the designer. A Land Surveyor takes levels over the land and locates features such as existing trees, rock ledges, adjoining buildings and anything else that may have relevance to your future house. This information is drawn to scale as a site plan and can include the contours of the land as well as the exact dimensions and angles of the boundaries. The designer needs this information to be able to design economical foundations, best access for both people and vehicles, best use of aspect and any unique features the land may have. The site plan should also show easements for drainage, rights of carriageway, position of sewer lines. The Title Deed of the land should also be checked to see if there are any restrictions as to user or Covenants affecting the land, perhaps prohibiting the use of particular building materials or limiting the height of a new house in the case of a locality with water views. Council requirements may prohibit building a house with a floor level below a certain height in a flood risk area. A Land Surveyor has the expertise to provide this information.

After your house plans have been prepared to your satisfaction and approved by the Council, and before any building work is commenced, it is advisable to instruct a Land Surveyor to peg the corners of the land and at the same time mark the position of the proposed new house. Pegs are usually placed in position relative to the main walls of the house but offset by a set measurement. This way the setout pegs are not destroyed by the first machine that works on the site, and with builders profiles set over them can be referred to by the excavator, concreter, bricklayer and others. The Land Surveyor will issue a Surveyor's Certificate showing details of boundary measurements and offset measurements, and other relevant information.

Many owner-builders need the assistance of a bank or building society to finance their home and it is usual for the lending authority to require an up-to-date Identification Survey Certificate to be supplied by the owner-builder before a progress payment will be made. This may occur at foundation level or when wall frames or roof trusses are erected. The Land Surveyor will make a site inspection and measurements and then prepare the Certificate back at the office.

At completion of the external part of the building the lending authority requires a final Surveyor's Certificate or Identification Survey showing the position of the external walls and also the eaves and gutter in relation to the boundaries. The Land Surveyor will certify that the requirements of the Local Government Act, Building Ordinance have or have not been complied with, regarding the minimum allowable distances of walls and eaves and gutter from boundaries of the land. This Identification Survey is also required by the Council when an application is made for a Building Certificate for the completed house. The Building Certificate is issued by the Council under the provisions of Section 317AE of the Local Government Act, after a Council Officer has inspected and approved the construction of the house.

Your Land Surveyor will gladly advise and help you with any of the land surveys mentioned in this article. His expertise covers many other areas of Land Development and he is usually available either by phone or by appointment in his office, or at your site.

local call areas may be made for the cost of a local call by phoning 008 113 008.

Callers in the following regions can ring:

Tasmania 008 001266

N.T. 008 888215

Newcastle 008 045576

PURCHASING THE LAND

Having decided to become an owner-builder your initial step is purchasing the block of land. This will play a vital role in the end result and as such, certain considerations should be given to the following:-

1. The neighbourhood is compatible to the style of house being erected. It should also suit the kind of lifestyle which suits you and your family, e.g. other children as playmates.
2. The surroundings will greatly enhance the character of the house being built. A view or a pleasant bushland setting is a valuable asset.
3. The land and style of house should be compatible, a cheap house on an expensive block or vice versa is very definitely not advisable.
4. Make sure services such as electricity, gas and sewerage are available. Don't accept assurances, obtain confirmation from the relative authorities in writing. Where sewerage isn't available check with council to have an inspection advising whether the absorption of the ground will allow the installation of a septic system or whether a pump-out system with holding tank will be required.
5. Inspect the land during wet weather, looking for springs or watercourses which may involve expensive extra drainage costs. Low lying land which is damp, swampy or subject to seasonal

flooding should be avoided at all costs.

6. Having chosen the block of land, engage the services of a solicitor. Don't enter into a contract to purchase land without your solicitor's advice. There can be problems such as:- encumbrances on the land, restrictions by council prohibiting certain kinds of structures, covenants or restrictions on the title, e.g., easements for electricity lines, drainage or sewerage pipes. Your solicitor will advise you and ensure the title to your property is in order. It is an expensive exercise to purchase the block and then find out problems exist.

7. It is a very good idea to have the block surveyed to ensure you build on the correct block of land. (See section on Surveyors).

8. The council will advise whether the block of land contains fill. It is advisable to ascertain what the subsoil consists of. Enquiries at the council or from the neighbours will usually provide this information. By knowing the subsoil type, you know if the footings will be abnormally expensive. It is important to take into consideration the type of soil in your block. The house you are going to build will only be as good as the soil it sits on.

The most important consideration when choosing a block is, how stable the foundations are, in relation to the mass of earth that will sit beneath your future home.

Most homes ride some sort of ground swell created by the soil increasing in volume when wet and decreasing when dry. If this wave-like motion is exaggerated, a brick home will move about, which may cause the brickwork or masonry to crack under stress, especially in the weaker areas of walls such as windows, doors and other openings.

Stable Soils: Are only marginally affected by seasonal moisture changes. Sandy soils or shaley soils and rock fall into this category. However, site preparation for building on rock can be expensive - more particularly if the site is sloping.

Intermediate Soils: Show some reaction to seasonal moisture

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changes which can result in more expensive site preparation. Clay content in these soils is higher but not excessive.

Unstable Soils: Are very heavy, clayey soils, that will swell during the wet winter periods, then shrink away during hot dry summers. They should be avoided. These soils add considerably to costs and of course can lead to the problems mentioned earlier. The ideal soil condition has low clay content or is of sandy loam, free of organic matter. Soil which contains a low percentage of clay and high sand content is also an excellent base. If you are in any doubt it is most advisable to contact a soil consultant or a foundation engineer to provide a report.

Avoid extremely rocky or uneven land, or blocks with very little top soil. The latter will be subject to erosion which can cause considerable additional cost to stabilise. Furthermore, a lack of topsoil will not support plant growth.

If the land has been filled it is most important you seek the advice of a soil consultant or foundation engineer, as pointed out earlier, the house you build is only as good as its base. The additional expense of seeking the advice of an expert is money well spent. Poorly compacted, filled blocks can often result in very serious problems. When considering a hillside block be wary of landslips resulting from fractional movements of the earth. This usually occurs on steep hillsides, over clay, or coal seams, which can result in serious slippages.

Contact your local council and if the block is in a high risk area it is essential to obtain a geotechnical report from a qualified geotechnical consultant prior to purchasing the land.

LEGAL ASPECTS

Before agreeing to purchase a block of land it is important to consult a solicitor. There have been many cases where buyers sign a contract which they don't fully understand.

If you change your mind after exchanging contracts your deposit may be forfeited and you may be liable for the difference between the agreed price and the price the vendor obtains on the subsequent sale.

When buying a block of land it is customary to pay a holding deposit. This is a preliminary deposit in the initial stages of purchase which places no legal onus on either purchaser or vendor, and should be refunded in the event of either party withdrawing from the transaction.

It is not a legal requirement that a holding deposit has to be paid, however, it is an act of good faith, and should be paid to the vendor's agent not to the vendor. It is sensible to have "subject to contract" written on the receipt.

As pointed out earlier a holding deposit is not legally binding and does not stop the vendor or his agent from accepting a higher offer.

When contracts are exchanged and the final deposit, which together with the holding deposit is usually 10% of the purchase price has been paid, both parties are legally bound. It is only under extraordinary circumstances that either party may withdraw.

An option to buy on a property is a legal document giving the buyer first choice, specifying the purchase price and option period. The purchaser pays a fee, which if the sale proceeds, comes off the purchase price. It is not refundable if the sale does not proceed. Think carefully before entering into a option to buy agreement. If you have decided to buy the block and paid your holding deposit, consult your own solicitor. Don't be talked into using the vendor's solicitor, always use your own and most importantly don't sign anything before your own solicitor has seen the document, especially where the agent asks you to sign an "offer and acceptance" or "option to purchase" form.

New vendor-disclosure legislation has simplified the procedure of checking on particulars. Vendors of all property are required by law to provide title particulars, zoning certificates, sewerage diagrams and a warranty to the effect that the property is not affected by plans for future resumption by Government or public authority.

Failure to disclose the foregoing will allow buyers to rescind the contract.

Legal aspects of land purchase is complex and it is imperative you engage the services of a reputable local solicitor.

DECIDING ON A HOME PLAN

There are obviously many aspects to consider in deciding on a plan. We have listed some of the considerations but there are many more which apply to different individuals.

The cost of building the design must be within your financial resources.

Don't be too ambitious. Some owner-builders attempt to build a house which is beyond their capacity to control, and as a result are unable to complete the job.

• Do not over capitalise. While it may not be your intention to sell, we don't know what the future holds and your position today may change tomorrow. So make sure that the home plan chosen, and eventually the home you have built, can be sold at a figure that will at least realise your investment.

• Select a design that is suitable for your building site. Do not try to adapt a plan that is clearly ill suited to your land. Rather, decide on a plan that relates to your block.

• Realise the impact of the sun and the wind on your home. Have the rooms organised so that the effects of the elements are maximised or minimised to suit.

• Take advantage of any view you may have. The outlook from windows of your home can make it more attractive and may add value.

• Attempt to gauge the effect of street noise and arrange the rooms accordingly. While doing this, keep in mind the privacy of your backyard in relation to surrounding homes.

• Don't change your mind once you have started. This can be costly and time consuming. So be absolutely certain the

design you have chosen is the right one.

While some people may have the capacity to draw their own plans, the average person should employ a professional, house design is a complex area encompassing knowledge of housing construction, engineering principals, design capabilities and much more.

However, this does not mean that you can't have involvement in the design, you can by discussing your ideas with the designer. You may be in the fortunate position to employ the services of an architect, but if not, there are excellent recognised home plan services that will more than adequately fulfil your requirements. Architects and home planning services have a large range of stock plans which will satisfy the most discriminating tastes. However, if any of the stock plans don't suit you, the designer will visit your block, listen to your ideas and prepare preliminary sketches. When these have been completed you can study them with the designer, and make any final changes. When you are satisfied, final drawings are created.

These will include the floor plan, exterior elevations, foundations — plumbing — electrical wiring — cabinet and construction details, as well as the necessary cross sections. They will be drawn to scale and contain all measurements.

Remember, a plan which has to be drawn for your own individual taste will cost much more than a stock plan. You can choose from literally thousands of stock plans which have been prepared for various blocks of land, style and price range.

N.B. Don't try to prepare plans yourself, unless qualified to do so — employ a professional, and very important, once you have settled on a plan don't change it.

All prepared plans are automatically copyrighted so don't be tempted to borrow plans from project builders or anyone else. There are cases where people have taken a plan they have seen and either gone to another builder or owner-built the house only

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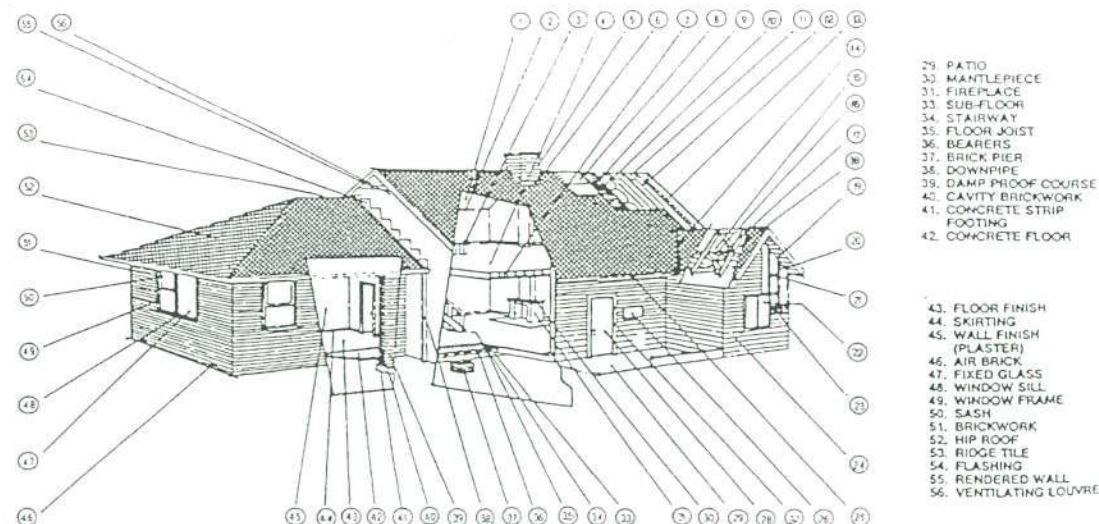
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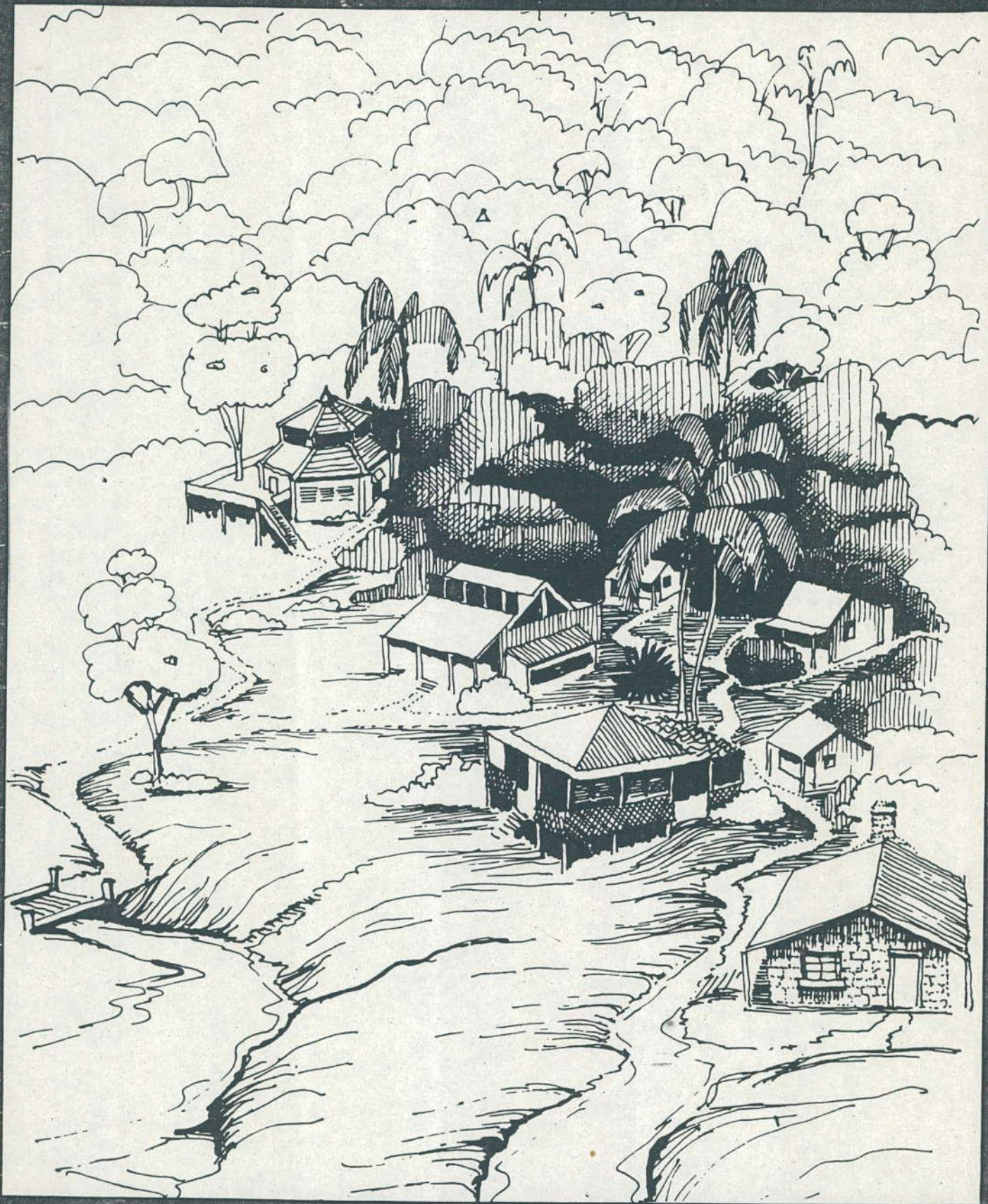
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Multiple Occupancy Of Rural Land

State Environmental Planning Policy No. 15



Department of Environment and Planning

FOREWORD

The growing interest in different types of rural lifestyles has meant that new forms of development must be considered in planning for many parts of New South Wales.

Since 1980, the State Government has encouraged multiple occupancy - where people pool their resources to acquire and jointly operate a rural property - in suitable circumstances. Few councils, however, provide for such developments in their planning controls.

The Government has decided to introduce a State environmental planning policy which provides a framework for allowing multiple occupancy in particular rural areas of New South Wales, subject to strict planning controls.

I encourage all people interested in multiple occupancy and the planning of rural areas to observe the aims of the policy and maintain the balance between the development and conservation of our rural areas.



BOB CARR
Minister for Planning and Environment
and Minister for Heritage

This booklet explains the State Government's policy on multiple occupancy of rural land. More information is available from the Department of Environment and Planning. The policy will be reviewed after 12-18 months of operation and comments are welcome. They should be addressed to the Regional Manager, Northern Regions Office, PO Box 6, Grafton, NSW, 2460.

The Department hopes to publish a multiple occupancy handbook with more detailed advice by mid 1988.

Head Office

175 Liverpool Street, Sydney 2000
Phone: (02) 266 7111

Western Sydney Office

31-39 Macquarie Street, Parramatta 2150
Phone (02) 689 8111

Northern Regions

49 Victoria Street, Grafton 2460
Phone: (066) 42 0622

Hunter Office

20 Auckland Street, Newcastle
Phone (049) 26 2566

South Eastern Office

251 Crawford Street, Queanbeyan 2620
Phone (062) 97 6911

Botany Office

52 Bay Street, Rockdale 2216
Phone (02) 597 1233

Illawarra Office

84 Crown Street, Wollongong 2500
Phone (042) 28 4644

January 1988

INTRODUCTION

What is multiple occupancy?

Multiple occupancy is a type of rural development where a group of people, not necessarily related to each other, live on a single property in several dwellings.

These people usually have the desire to:

- . live as a community and build a number of dwellings in a rural setting on unsubdivided land as their main place of residence;
- . manage the land for communal purposes in an environmentally sensitive way; and
- . pool their resources to develop communal rural living opportunities.

Farming is not necessarily intended as the primary source of income.

Various forms of legal organisation are possible but subdivision of the land, including strata subdivision under the Strata Titles Act, 1973 is not. Legal titles giving separate entitlement to a small part of the land plus the sharing of common land has been shown to be a form of subdivision and is prohibited under the multiple occupancy policy.

Multiple occupancy entails the sharing of the land and communal ownership of the whole land holding. People, often on low incomes, may either pool their resources to purchase land collectively or purchase a share in an existing community. They may seek approval from the local council to build and/or occupy either a dwelling or part of an expanded house. This form of community rural lifestyle can be achieved and sustained at a much lower cost than separate, conventional, urban and rural residential situations. It is the rural equivalent of people sharing a house in an urban area.

Where does the multiple occupancy policy apply?

The policy applies to many local government areas in the coastal and tablelands parts of New South Wales, but it excludes the Newcastle, Sydney and Wollongong areas and the ACT and Kosciusko subregions. The municipalities and shires where it applies are listed in Schedule 1 to the policy (at the rear of this booklet).

Multiple occupancy is excluded from national parks, nature reserves, areas zoned for environment protection and coastal protection, and areas where more than 80 per cent of the land has slopes in excess of 18 degrees. A range of environmentally related criteria must be met before development approval can be granted under the policy.

It is also not permitted on prime crop and pasture land and the development must be designed to minimise impact on existing agriculture. Furthermore, multiple occupancy cannot be approved on blocks where more than 25 per cent of the land is 'prime crop and pasture land'.

What area of land is needed for multiple occupancy?

The minimum area for a multiple occupancy approval under the policy is 10 hectares. A formula determines the number of dwellings permissible. On 10 hectares four dwellings are allowed; on 200 hectares, 51 are possible; and a maximum of 80 dwellings are possible on blocks of 360 hectares or more.

Multiple occupancies on smaller blocks may be allowed, provided there are good planning grounds for such approval.

Types of housing on multiple occupancy properties

Housing arrangements on multiple occupancy properties vary from dispersed single family dwellings to clusters of expanded houses where groups of buildings function as a dwelling-house, with shared facilities such as a kitchen and bathroom (Figure 1).

'Clustered' and 'dispersed' settlements are two forms of development (Figure 2). The clustered form is generally preferred because it minimises the impact of development and construction, facilitates a single services corridor, and encourages community living.

Non-residential development

Under the multiple occupancy policy, schools, community facilities and workshops could also be permitted as long as they are intended primarily to serve the needs of people living on the land and are minor in scale.

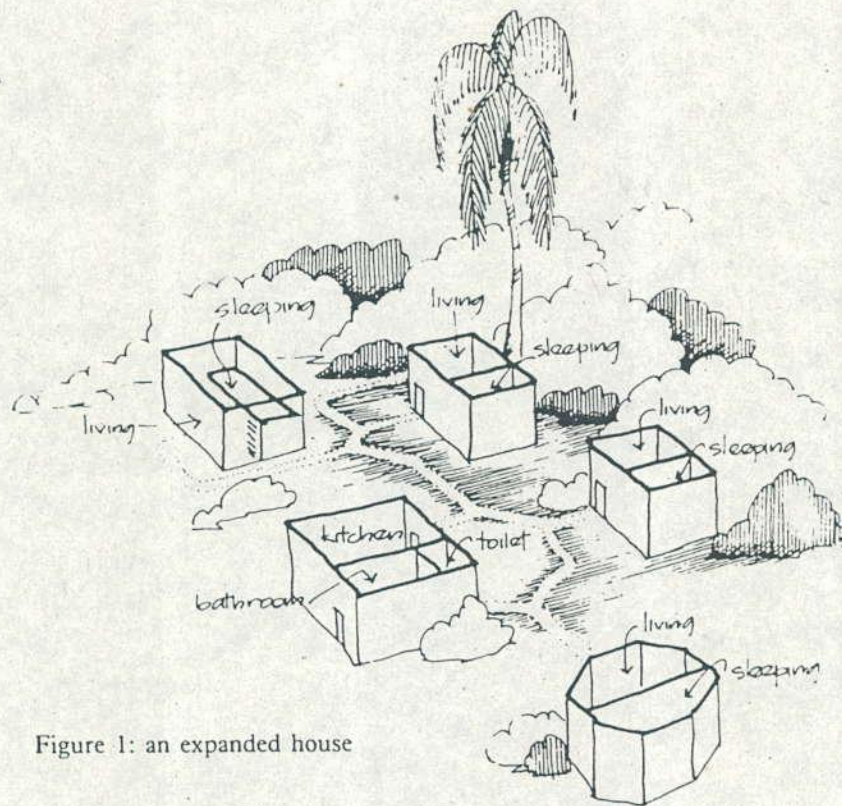


Figure 1: an expanded house

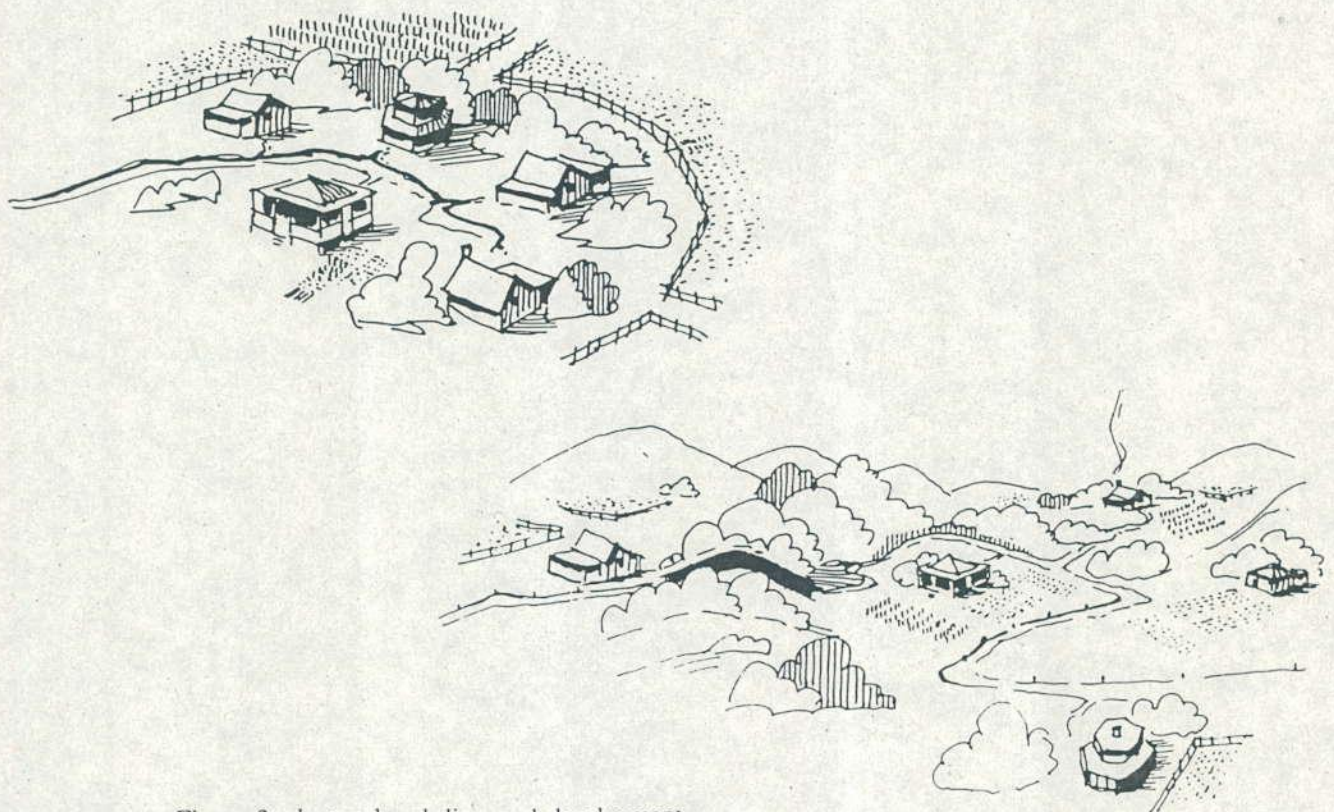


Figure 2: clustered and dispersed development

Contributions for services payable to council

The Minister for Planning and Environment has issued a direction under section 94A of the Environmental Planning and Assessment Act, 1979 to limit contributions for services and community facilities to a maximum of \$1950 per dwelling. The actual amount to be charged will be determined by individual councils having regard to the characteristics and location of the proposed multiple occupancy.

Existing developments

Some existing multiple occupancy-style developments have been created without development consent. Often they have been in areas where there were no local planning controls to deal with multiple occupancy. Some of these developments may not meet all the conditions laid down in the policy. The Department of Environment and Planning is available to advise people in this situation and local councils to help them to comply with planning provisions.

How to apply for multiple occupancy

People interested in multiple occupancy should make a development application to their local council. The council may approve of the proposal subject to it meeting the planning provisions specified in the policy and being in an appropriately zoned area.

When more than four dwellings are intended, a map showing the characteristics of the land and the proposed development must be included. In these cases, the council will advertise the proposal for public comment before determining the application.

If the property consists of several parcels of land, these should be consolidated when the development application is made.

EXPLANATORY NOTES

STATE ENVIRONMENTAL PLANNING POLICY NO 15

Multiple Occupancy of Rural Land

- Clause 1 gives the name of the policy.
- Clause 2 states the aims and objectives of the policy.
- Clause 3 defines specific local government areas to which the policy applies. These are listed in Schedule 1. Clause 8(1) limits the applicability of the policy within those areas to rural and non-urban zones. Schedule 2 details lands in rural areas to which the policy does not apply, such as national parks, State forests and scenic protection areas.
- Clause 4 deletes multiple occupancy provisions in local environmental planning instruments existing at the date this policy came into effect. This avoids confusion between this policy and any local environmental planning instrument which contained multiple occupancy provisions prior to the policy.
- Clause 5 defines the terms used in the policy. Note the definition of 'dwelling' allows the concept of expanded dwelling-houses. These are intended to meet the needs of people, not necessarily related, who wish to live as a single household but in two or more separate structures with shared facilities. This concept is more specifically stated in clause 5(2).
- Clause 6 states the relationship of this policy to other planning instruments. This policy prevails in the event of an inconsistency between it and any other instrument. The date of the making of another instrument does not affect the interpretation of this clause.

Clause 7

subclause (1) provides that multiple occupancy is a development requiring the council's consent for two or more dwellings on any rural or non-urban land to which this policy applies. Before a council may consent to a multiple occupancy development, however, it must ensure that certain conditions are met. These conditions are clearly stated in clause 7(1)(a) to (h).

Subclause (2) states that this policy allows a development application to be made even though it may be prohibited under another planning instrument including any local environmental plan. It is an elaboration of clause 4.

Subclause (3) refers to the condition in 7(1)(b) that land which is the subject of a multiple occupancy development application must be at least 10 hectares in area. Subclause (3) recognises that in most local environmental planning instruments the minimum area for subdivision is more than 10 hectares. It ensures that a subdivision that would otherwise be illegal under a planning instrument cannot be carried out through the use of this policy.

Clause 8

lists the matters that a council must consider before determining an application for multiple occupancy.

Subclause (1) applies to all applications which will result in two or more dwellings.

Subclause (2) lists additional matters that must be considered where an application will result in four or more dwellings. It prevents a council giving its consent to a multiple occupancy development application proposing four or more dwellings unless the site plan accompanying the application contains the additional information clearly stated in clause 8(2)(a) to (f).

Clause 9

determines the density of multiple occupancy development which may be permitted on an allotment.

Subclause (1) gives the formulae for calculating the maximum number of dwellings permissible, including any existing dwellings, based on the area of the allotment. To determine the maximum number of dwellings permissible, substitute the area of the subject land for the letter 'A' in the appropriate formula in Column 2 of the table. The answer is easily calculated.

Clause 9 also provides the maximum permissible density for a given area of land. When it has considered the matters listed in clause 8, a council may determine that a lesser density is more appropriate for a particular development application.

The formulae are designed so that the density of development decreases as the area of the subject land increases.

On more than 360 hectares the maximum number of dwellings permissible is 80 regardless of how much larger than 360 hectares the land area is.

Subclause (2) states that if the number of permissible dwellings results in a fraction of one half or greater, it shall be deemed to constitute one whole dwelling. If the fraction is less than one half, it shall not be deemed to constitute a dwelling and the fraction is ignored.

Subclause (3) requires that density is also limited by an assessment of the accommodation needs for a population maximum at an average of four persons per permissible dwelling. This provides a way to judge an application which includes expanded dwellings.

Clause 10

prohibits subdivision of land as part of a multiple occupancy development under this policy. Subclause (2) permits minor subdivisions for particular purposes such as widening a public road, creating a public reserve or consolidating allotments.

- Clause 11 provides for multiple occupancy development of four or more dwellings to be advertised for public comment. This clause recognises the fact that the environmental impact of larger multiple occupancy developments is likely to be greater and should be subject to public scrutiny. Public comment can then be taken into consideration by a council in reaching its decision.
- Clause 12 enables the Department of Environment and Planning to monitor and review the policy. This is considered necessary as it is not known how well the demand for multiple occupancy will be met by this policy. Any particular areas of concern should be identified within 12-18 months of its operation.
- Clause 13 suspends provisions of section 37 of the Strata Titles Act, 1973; and any agreement, covenant or instrument which would otherwise prevent multiple occupancy from being carried out in accordance with (i) this policy; and (ii) the consent of the relevant council made under the Environmental Planning and Assessment Act, 1979 in accordance with this policy.
- SCHEDULE 1 lists the local government areas to which the policy applies.
- SCHEDULE 2 lists land that is rural ~~or~~ non-urban but is excluded from the policy.
- SCHEDULE 3 removes existing multiple occupancy clauses from local environmental plans.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

STATE ENVIRONMENTAL PLANNING POLICY No. 15 - MULTIPLE OCCUPANCY OF RURAL LAND

HIS Excellency the Governor, with the advice of the Executive Council, and in pursuance of the Environmental Planning and Assessment Act 1979, has been pleased to make the State Environmental Planning Policy set forth hereunder in accordance with the recommendation made by the Minister for Planning and Environment. (83-10203).

Minister for Planning
and Environment

Sydney, 1988.

Citation

1. This Policy may be cited as State Environmental Planning Policy No. 15 - Multiple Occupancy of Rural Land.

Aims, objectives etc.

2. The aims, objectives, policies and strategies of this Policy are -
 - (a) to encourage a community based and environmentally sensitive approach to rural settlement;
 - (b) to enable -
 - (i) people to collectively own a single allotment of land and use it as their principal place of residence;
 - (ii) the erection of multiple dwellings on the allotment and the sharing of facilities and resources to collectively manage the allotment; and
 - (iii) the pooling of resources, particularly where low incomes are involved, to economically develop a wide range of communal rural living opportunities, including the construction of low cost buildings; and

(c) to facilitate development, preferably in a clustered style -

- (i) in a manner which both protects the environment and does not create a demand for the unreasonable or uneconomic provision of public amenities or public services by the State or Commonwealth governments, a council or other public authorities;
- (ii) in a manner which does not involve subdivision, strata title or any other form of separate land title, and in a manner which does not involve separate legal rights to parts of the land through other means such as agreements, dealings, company shares, trusts or time-sharing arrangements; and
- (iii) to create opportunities for an increase in the rural population in areas which are suffering or are likely to suffer from a decline in services due to rural population loss.

Land to which this Policy applies

3. (1) Except as provided by subclause (2), this Policy applies to land within the cities, municipalities and shires specified in Schedule 1.

(2) This Policy does not apply to land specified in Schedule 2.

Amendment of certain environmental planning instruments

4. Each environmental planning instrument specified in Column 1 of Schedule 3 is amended by omitting the clause or matter specified opposite that instrument in Column 2 of that Schedule.

Interpretation

5. (1) In this Policy -

"council", in relation to the carrying out of development, means the council of the area in which the development is to be carried out;

"dwelling" means a room or suite of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as a separate domicile;

"ground level" means the level of a site before development is carried out on the site pursuant to this Policy;

"height", in relation to a building, means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point;

"home improvement area" means the area of land, not exceeding 5000 square metres, around a dwelling;

"prime crop and pasture land" means land within an area -

- (a) identified, on a map prepared before the commencement of this Policy by or on behalf of the Director-General of Agriculture and deposited in an office of the Department of Agriculture, as Class 1, Class 2 or Class 3 or as land of merit for special agricultural uses;
- (b) identified, on a map prepared after the commencement of this Policy by or on behalf of the Director-General of Agriculture marked "Agricultural Land Classification Map" and deposited in an office of the Department of Agriculture, as Class 1, Class 2 or Class 3 or as land for special agricultural uses; or
- (c) certified by the Director-General of Agriculture, and notified in writing, by or on behalf of the Director-General of Agriculture to the council, to be prime crop and pasture land for the purposes of this Policy;

"the Act" means the Environmental Planning and Assessment Act 1979.

(2) For the purposes of this Policy, the council may, in respect of development proposed to be carried out pursuant to this Policy, treat 2 or more dwellings as a single dwelling if it is satisfied that, having regard to the sharing of any cooking or other facilities and any other relevant matter, the dwellings comprise a single household.

Relationship to other planning instruments

6. Subject to section 74(1) of the Act, in the event of an inconsistency between this Policy and another environmental planning instrument, whether made before, on or after the day on which this Policy takes effect, this Policy shall prevail to the extent of the inconsistency.

Multiple occupancy

7. (1) Notwithstanding any provision in an environmental planning instrument concerned with the use of land for the purposes only of a dwelling or dwellings (as the case may be) in rural or non-urban zones, development may, with the consent of the council, be carried out for the purposes of 2 or more dwellings on land to which this Policy applies within such a zone where -

- (a) the land comprises a single allotment not subdivided under the Conveyancing Act 1919 or the Strata Titles Act 1973;

- (b) the land has an area of not less than 10 hectares;
- (c) the height of any building on the land does not exceed 8 metres;
- (d) not more than 25 per cent of the land consists of prime crop and pasture land;
- (e) the part of the land on which any dwelling is situated is not prime crop and pasture land;
- (f) the development is not carried out for the purposes of a motel, hotel, caravan park or any other type of holiday, tourist or weekend residential accommodation;
- (g) slopes in excess of 18 degrees do not occur on more than 80 per cent of the land; and
- (h) the aims and objectives of this Policy are met.

(2) The council may consent to an application made in pursuance of this clause for the carrying out of development whether or not it may consent to an application for the carrying out of that development pursuant to any other environmental planning instrument.

(3) Nothing in subclause (1)(b) shall be construed as authorising the subdivision of land for the purpose of carrying out development pursuant to this Policy.

Matters for council to consider

8. (1) A council shall not consent to an application made in pursuance of clause 7 unless it has taken into consideration such of the following matters as are of relevance to the development the subject of that application:

- (a) the means proposed for establishing land ownership, dwelling occupancy rights, environmental and community management will ensure the aims and objectives of this Policy are met;
- (b) the area or areas proposed for erection of buildings, including any proposals for the clustering of buildings;
- (c) the area or areas proposed for community use (other than areas for residential accommodation and home improvement areas);
- (d) the need for any proposed development for community use that is ancillary to the use of the land;
- (e) the availability and standard of public road access to the land;

- (f) the availability of a water supply to the land for domestic, agricultural and fire fighting purposes and, where a proposed water supply is from a river, creek, dam or other waterway, the effect upon other users of that water supply;
- (g) if required by the applicant, the availability of electricity and telephone services;
- (h) the availability of community facilities and services to meet the needs of the occupants of the land;
- (i) whether adequate provision has been made for waste disposal from the land;
- (j) the impact on the vegetation cover of the land and any measures proposed for environmental protection, site rehabilitation or reafforestation;
- (k) whether the land is subject to bushfires, flooding, soil erosion or slip and, if so, the adequacy of any measures proposed to protect occupants, buildings, internal access roads, service installations and land adjoining the development from any such hazard;
- (l) the visual impact of the proposed development on the landscape;
- (m) the effect of the proposed development on the present and potential use, including agricultural use, of the land and of lands in the vicinity;
- (n) whether resources of coal, sand, gravel, petroleum or other mineral or extractive deposits will be sterilised by the proposed development;
- (o) the effect of the proposed development on the quality of the water resources in the vicinity;
- (p) any land claims by local aboriginals and the presence of any aboriginal relics and sites;
- (q) whether the land has been identified by the council as being required for future urban or rural residential expansion;
- (r) whether the development would benefit an existing village centre suffering from a declining population base or a decreasing use of the services provided in that centre.

(2) The council shall not consent to an application made in pursuance of clause 7 for the carrying out of development on land for the purposes of 4 or more dwellings unless the site plan accompanying the application identifies -

- (a) vegetated areas requiring environmental protection or areas where rehabilitation or reafforestation will be carried out;
- (b) any part of the land which is subject to a risk of flooding, bush fire, landslip or erosion or any other physical constraint to development of the land in accordance with this Policy;
- (c) any part of the land that is prime crop and pasture land;
- (d) any areas of the land to be used for development other than for dwellings;
- (e) the source and capacity of any water supply, electricity, telephone and waste disposal systems for the dwellings; and
- (f) the proposed access from a public road to the area or areas in which the dwellings are to be situated.

Density of development

9. (1) Subject to subclause (2), a council shall not consent to an application made in pursuance of clause 7 for the carrying out of development on land unless the number of proposed dwellings on the land, together with any existing dwellings on the land, does not exceed the number calculated in accordance with the formula specified in Column 2 of the Table to this clause opposite the area of the land specified in Column 1 of that Table.

(2) If the number calculated in accordance with the formula as referred to in subclause (1) includes a fraction, the number shall be rounded up to the nearest whole number in the case of a fraction of one-half or more or rounded down to the nearest whole number in the case of a fraction of less than one-half.

TABLE

Column 1	Column 2
Area of land	Number of dwellings where A represents the area of the land the subject of the application (measured in hectares)
Not less than 10 hectares but not more than 210 hectares	$4 + \frac{(A - 10)}{4}$
More than 210 hectares but not more than 360 hectares	$54 + \frac{(A - 210)}{6}$
More than 360 hectares	80

(3) Even if the number of proposed dwellings on land the subject of an application made in pursuance of clause 7 together with any existing dwellings on the land does not exceed the maximum number of dwellings permitted by subclause (1), the council shall not consent to the application if those dwellings are so designed that they could, in the opinion of the council, reasonably accommodate in total more people than the number calculated by multiplying that maximum number of dwellings by 4.

Subdivision prohibited

10. (1) Where development is carried out on land pursuant to this Policy, the issue of a council clerk's certificate under the Local Government Act 1919, or of a council's certificate under the Strata Titles Act 1973, required for the subdivision of the land is prohibited.

(2) Subclause (1) does not apply with respect to the subdivision of land for the purpose of -

- (a) widening a public road;
- (b) making an adjustment to a boundary between allotments, being an adjustment that does not involve the creation of any additional allotment;
- (c) rectifying an encroachment upon an allotment;
- (d) creating a public reserve;
- (e) consolidating allotments; or
- (f) excising from an allotment land which is, or is intended to be, used for public purposes, including drainage purposes, bush fire brigade or other rescue service purposes or public conveniences.

Advertised development

11. (1) This clause applies to development to be carried out pursuant to a consent referred to in clause 7, being development for the purposes of 4 or more dwellings (whether existing or proposed dwellings).

(2) Pursuant to section 30(4) of the Act, the provisions of sections 84, 85, 86, 87(1) and 90 of the Act apply to and in respect of development to which this clause applies in the same manner as those provisions apply to and in respect of designated development.

Monitoring of applications

12. Where a council receives an application made in pursuance of clause 7, the council shall, within 30 days of determining the application, forward a copy of the application to the Secretary together with a copy of the notice of the determination of the application.

Suspension of certain laws

13. (1) For the purpose of enabling development to be carried out in accordance with this Policy or in accordance with a consent granted under the Act in relation to development carried out in accordance with this Policy -

- (a) section 37 of the Strata Titles Act 1973; and
- (b) any agreement, covenant or instrument imposing restrictions as to the erection or use of buildings for certain purposes or as to the use of land for certain purposes,

to the extent necessary to serve that purpose, shall not apply to the development.

(2) Pursuant to section 28 of the Act, before the making of this clause -

- (a) the Governor approved of subclause (1); and
 - (b) the Minister for the time being administering the provisions of the Strata Titles Act 1973 referred to in subclause (1) concurred in writing in the recommendation for the approval of the Governor of that subclause.
-

SCHEDULE 1

(Cl. 3)

Armidale
Ballina
Barraba
Bathurst
Bega Valley
Bellingen
Bingara
Blayney
Bombala
Byron
Casino
City of Greater Cessnock
City of Greater Lithgow
City of Maitland
City of Shoalhaven
Coffs Harbour
Cooma-Monaro
Copmanhurst
Dumaresq
Dungog
Eurobodalla
Evans
Glen Innes
Gloucester
Goulburn
Grafton
Great Lakes
Greater Taree
Guyra
Hastings
Inverell
Kempsey

Kyogle
Lake Macquarie
Lismore
Maclean
Manilla
Merriwa
Mudgee
Mulwaree
Murrurundi
Muswellbrook
Nambucca
Nundle
Nymboida
Oberon
Orange
Parry
Port Stephens
Quirindi
Richmond River
Rylstone
Scone
Severn
Singleton
Tallaganda
Tamworth
Tenterfield
Tweed
Ulmara
Uralla
Walcha
Wingecarribee
Yallaroi

SCHE D U L E 2

(Cl. 3)

Land which is a national park, historic site, nature reserve, Aboriginal area, state recreation area, protected archaeological area or game reserve within the meaning of the National Parks and Wildlife Act 1974.

Land which is a reserve within the meaning of Part IIIB of the Crown Lands Consolidation Act 1913 or which is vacant land within the meaning of that Act.

Land which is subject to the Western Lands Act 1901.

Land which is a State forest, flora reserve or timber reserve within the meaning of the Forestry Act 1916.

Land which, under an environmental planning instrument, is within an area or zone (within the meaning of that instrument) identified in that instrument by the description -

- (a) Coastal lands acquisition;
- (b) Coastal lands protection;
- (c) Conservation;
- (d) Escarpment;
- (e) Environment protection;
- (f) Environmental protection;
- (g) Open space;
- (h) Rural environmental protection;
- (i) Scenic;
- (j) Scenic protection;
- (k) Water catchment;
- (l) Proposed national park,

or identified in that instrument by a word or words cognate with any word or words used in paragraph (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) or (l) or by a description including a word or words so used and any other word or words.

SCHEDULE 3

(Cl. 4)

COLUMN 1	COLUMN 2
Environmental Planning Instrument	Clause or Matter
Interim Development Order No. 40 - Lismore	15, 16(3) and Schedule 6
Interim Development Order No. 2 - Shire of Bibbenluke	23
Interim Development Order No. 80 - Shire of Coffs Harbour	24A
Interim Development Order No. 1 - Shire of Evans	28, 29, 30 and Schedule 5
Interim Development Order No. 1 - Shire of Severn	13A
Interim Development Order No. 1 - Shire of Terania	13A and 13B(3)
Interim Development Order No. 1 - Shire of Ulmarra	13A
Interim Development Order No. 2 - Shire of Wingecarribee	The matter in Column 1 of the Table to clause 66 relating to Portions 26, 27 and 28, Parish of Bundanoon, Penrose and the matter specified opposite thereto in Column II of that Table
Interim Development Order No. 1 - Shire of Woodburn	13B
Interim Development Order No. 1 - Shire of Byron	11B and Schedule 8
Gloucester Local Environmental Plan No. 4	18
Great Lakes Local Environmental Plan No. 28	12
Nymboida Local Environmental Plan 1986	12 and 15
Orange Local Environmental Plan No. 11	29

Schedule 3 (Continued)

COLUMN 1	COLUMN 2
Environmental Planning Instrument	Clause or Matter
Wingecarribee Local Environmental Plan No. 55	Schedule 7 to clause 42 relating to Portions 4, 45 and 48 Clemens Road, Jellore.
Tweed Local Environmental Plan 1987	34
Hastings Local Environmental Plan 1987	29
Nambucca Local Environmental Plan 1986	16A



REGISTRATION

THE PARTICIPATION FEE FOR THE 3 DAYS IS \$15 PER ADULT OR \$7 PER DAY.

THERE IS NO CHARGE FOR THOSE UNDER 18 YEARS OF AGE.

THERE WILL BE NO ADDITIONAL CHARGE FOR ANY OF THE WEEKEND'S EVENTS WITH THE EXCEPTION OF THE DANCE ON SUNDAY NIGHT. A ADMISSION FEE OF \$4 WILL BE BE CHARGED THOSE WHO WISH TO ATTEND.

FEEES WILL BE COLLECTED AT BOTH THE NIMBIN NEIGHBOURHOOD CENTRE AND THE NIMBIN TOWN HALL. UPON REGISTERING YOU WILL RECEIVE A TAG THAT WILL INDICATE THAT YOU HAVE REGISTERED. PLEASE WEAR THIS PROMINENTLY SO IT WILL BE OBVIOUS TO ORGANISERS.

Persons and community members who registered and paid for the February 1990 "Celebration" that was flooded out will receive free entry. Please go to the registration desk to receive a tag.

Lifestyle views to be discussed

The Pan-Community Council (Pan-Com), an umbrella organisation for land-sharing communities in Northern New South Wales, is holding a three day 'celebration of sustainable lifestyles', this long weekend.

A spokeswoman for Pan-Com, Diana Roberts, said the gathering aimed to bring people together in a stimulating and friendly environment to discuss ideas on sustainable lifestyles.

Ms Roberts said workshop topics included how to 'think globally and act locally', effective use of the media, appropriate waste treatment for out-of-towners, conflict resolution, organic food growing and marketing, sexual politics, and Permaculture.

Ms Roberts said the celebration also would include a tour of Tuntable Falls community, one of the oldest land-sharing communities on the North Coast.

"On Saturday the Nimbin Environment Centre will hold a night of storytelling and entertainment to retell some of Nimbin's col-

ourful history," Ms Roberts said.

"There will be stories from the Bundjalung people together with the retelling of the 1973 Aquarius Festival, the Terania Creek and Nightcap Forest struggles, and songs and stories tracing the evolution of the area's communities."

Among the speakers at the workshops will be Lismore City Council's executive manager, environmental and development services, Mr Phil Denniston, radio journalists Phil Hurst and Yvette Steinhauer, social activist Dr Helen Cadicott, permaculture designers Jude and Michel Fanton, performer and artist Benny Zable (who painted the Nimbin shop murals), secretary of the North Coast Ethical Credit Union, Simon Clough, and solar power and waste management expert, Dr Stuart White.

Ms Roberts said that charges would be \$15 for the three days or \$7 a day. Registrations can be made at the Nimbin Neighbourhood Centre and camping is available.

SATURDAY SEPT. 29th 1990

COMPLIMENTARY ADMISSION

~~BOOHI FARM~~

SPEAKERS H.C. R.F.

WORKSHOP LEADERS

MUSICIANS

~~BRUCE MCNILL~~

~~CATERERS~~

KIDS' ACTIVITIES PEOPLE

NAME	COMMUNITY / ADDRESS	PAID \$
✓ —	"" PINPUNA	100
✓ —	LILLIFIELD	100
X MIKE SHEGOS	BARJUMA	10 ✓
Money refunded - can't come in September.		
RALPH & EVA TAEINI	YULUNGA, BARKERS VALE 2474	20
X JAI MORRISON	PRETTY GULLY	✓ 10
X PETE SYMONDS	" "	10 ✓
X JO GARDNER	" "	10 ✓
X WALLY, JUDY, JOY, WOLFGANG	WHATT COMMUNITY	40 ✓
X PETER N. JOHNSON	P.O. Box 123, MUDGEERABA 4213	12
X GIDA MARCUS / RUSTY / ROS	C/- THE CHANNON 2480	30 ✓
X JAYNE PARROTT / PETER ARNOLD	CAMPING PAID \$6 P.O. Box 743 MURBAH	20 ✓
X IRENE DAVEY	14 WELCH ST., URBENVILLE 2475	10
X ALFREDO / JENNY	MARTIN RD, BILLEN CLIFFS	20
X —	"" AVALON	100
ARIEL FRANKLIN (+ ONE)	C/- NIMBIN P.O.	—
KATIE CAUCCUTT		10 ✓
Money refunded		
TONY FOLEY + CHARMAINE ENGE	61 PARK RD. NAMBOR 4560	20
X SAMANTHA	Lot 16 5TH GOSLAND Hwy Five Ways VIC 3977	10 ✓
X GORDON & KATE	TYAMOKARI	(20) ✓
Bob Hopkins	Pretty Gully	10
—	MOONDANI	100
	BUNDAGIN - \$10.00 each	
	DREAMING CAMP	100.
		\$720

Jane Gardener	\$15.00 3 days
Dave King	\$15.00 3 days
Phil Clark	\$15.00 3 days.
Svette & Arnu	\$30.00 3 days
Ian Dixon	7.00 Saturday
—	14.00 x 2 Saturday
Creemont Comm.	30.00 x 2 3 days.
K. Steenwyk	3 days \$15.00
KAREN CROSBY	1 day Saturday \$7.00.
Bundagin Comm -	3 days \$20
Michael	3 days \$15
Moondani Comm	3 days - \$100.00
D. Helliwell	3 days - \$30 x 2 people
Simon Clough	1 day Sat. \$7
Lou Spratt	1 day Sat \$7.
Gordon King	3 day - \$15
Janaki	3 days - free re: Di
John W. Isaac	3 days. - \$15
Florista Vergem	} 3 days Moondani
Conrad	
Linda	
Chris	
Warren	} Pretty gully - \$10
PRU	

DREAM CAMP	Karli M'Laughlin	\$10	3 days - tour help.	10 ✓
	Janna.	\$15	3 days	15
	Dunan.	\$7	1 day	7
	Robert	\$15	3 days	15
	Sarney	\$15	3 days	15
	John	\$5	"	5
	Taren	\$5	"	
	Byron	5		
	Mirabai	"		5 ✓
	Jodi	—	3 days. ✓	5
	Toby	..		
	Rebecca	..	✓	5
	Lyn	..	✓	5
	Steve	..		
	Natalie	..		
	Graeme	..		
	Richard			
	Bhavan:			
	Kevin Childs	\$14	1 day x 2.	14
	Bundagin x 2.	\$20	3 days.	20
	Penny Roberts	\$7	1 day.	7
	Durant	\$4	1 workshop	4
	mathew	\$15	3 days.	15
	Paul	\$15	3 days.	15
				157

Regola
ReithL,

30-9-90

ABERDEEN

Moondani
\$14 + day x 2.

14

2 x 2 days

28

Lee

\$1 day x 2 people

14

Peta

3 days x 1 person

15

Angela

1 DAY x 1 person

7

CHRIS OLIVER

3 DAYS x 1 person

15

DONNY

2 DAYS

1 PERSON

10

KERIN HUNTER (L.N.G)

1/2 DAY

2 PERSONS

7

1-10

7

The Council of the City of Lismore

*Council Chambers,
Molesworth Street, Lismore, N.S.W.*

TELEPHONES:
ADMINISTRATION: 21 1501
ENGINEERING: 21 1499
ENVIRONMENT AND DEVELOPMENT 21 1479

P.O. BOX 23A,
LISMORE, 2480
DX 7761
FAX (066) 21 9094
(066) 22 1592



ALL COMMUNICATIONS TO
BE ADDRESSED TO
GENERAL MANAGER/TOWN CLERK

IN REPLY PLEASE QUOTE
MN:VLW/90/6301/P/1701-45

Mr Norris
CONTACT
FOR FURTHER ENQUIRIES
September 28, 1990

Mr M. Shegog,
Co-ordinator P.A.N. Community Council,
P.O. Box 102,
NIMBIN. N.S.W. 2480

Dear Sir,

CELEBRATION OF SUSTAINABLE LIFESTYLES 29/9/90 - 1/10/90 - NIMBIN

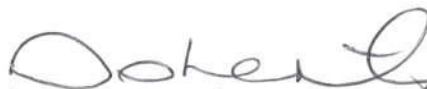
Reference is made to your letter of 12th of September, 1990, and 24th of September, 1990, requesting consent for the above mentioned event.

In view of the proposal outlined and following discussions with Council's Officers, approval is given in accordance with the following conditions:

1. A daily garbage collection service be arranged by the Celebration Co-ordinators and disposed at Nimbin tip. Such a service is to be provided to the Department of Education grounds as well as the Cullen Street service bins. All refuse is to be removed from all sites used in association with the festival no later than 2nd of October, 1990.
2. All food operations are required to be in accordance with Council's Market Food Stall Code.
3. All temporary structures created on both Rothwells land, Cullen Street, and Nimbin Central School property are to be removed before the 3rd of October, 1990.
4. This consent is only valid for the celebration duration 29th of September, 1990, to the 1st of October, 1990.

Should you wish to clarify any of the abovementioned items please contact Mr M. Norris of Council's Environment and Development Services Division, Magellan Street, Lismore.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Doherty', with a stylized flourish at the end.

(T.J. Doherty)

Chief Health and Building Surveyor

DANCE



~~NIMBIN TOWN HALL~~

STARTING 7.30 PM WITH
The KOMRADZ

NEXT SUNDAY SEPTEMBER 30TH

FEATURING

* TOP NORTH COAST
SWAMP *
MUSICK
EXPONENTS



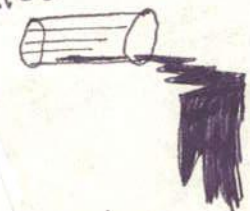
Plus
dem

GREAT LEAPING

WHIRLIGIGS

TOP CAMPUS BAND

LIKKER
LICENCE!



BATMAN!

PART OF THE Nimbin

CELEBRATION of SUSTAINABLE LIFESTYLES
— SPRING FESTIVAL DANCE —

ADMISSION \$4.00

FOOD
ON
SALE.

CELEBRATING THE SPIRIT
OF THAT WE CALL,
Normally,
NIMBIN
....nearly.

YOU'RE INVITED TO PARADE WITH
US ON SATURDAY NIGHT, DANCE
YOUR OWN DANCE, 6.30PM
TAKING THE SPIRIT INTO TOWN
FROM CAMPING AREA

THE ORGANIC

SPIRIT OF AUSTRALIA (IF NOT BEYOND)



MURWILLUMBAH, BLUEKNOB
LILLIAN ROCK
GOLD COAST

CROFTON'S Rd
and NIMBIN
....abode of peace....
MOTEL
TRAIL RIDES (4x4)

SYRINGE DISPOSAL BIN BETWEEN TOILETS & HALL

NO THRU ROAD

GREAT SWIMMING

THE SOURCE
(OF ALL LIFE? ...
WELL, IT'S JUST A
THOUGHT.)

- THINKING GLOBALLY ACTING LOCALLY
- NIMBIN ENVIRONMENT CENTRE
 - NIMBIN HERBAL APOTHECARY
 - SEEDSAVERS
 - BIRTH & BEYOND
 - FASHIONATING NIMBIN APPAREL
 - NIMBIN TRADITIONAL HEALING CENTRE

JUST ANOTHER OZZIE COUNTRY TOWN....
THAT WAS ONCE Koori LAND (RECENTLY)

STONEY CHUTE,
KYOGLE, NIMBIN
ROCKS ABORIGINAL
COMMUNITY

LISMORE



DANCING WITH A SPRING IN YOUR STEP
TO THE BEST IN NORTH COAST
SWAMP DANCING MUSIC
"The WHIRLIGIGS" **UM** "the TOMRADS"
TOWN HALL, SUNDAY NIGHT, 7.30 → \$4.00

HIGH ST, FALLS RD.

NIMBIN NEIGHBOURHOOD CENT.
NIMBIN YOUTH CLUB
NIMBIN MUSICIAN'S GUILD.

TOMATO SAUCE
HOUSES

LOTS A NEW TREES
BEHIND HOSPITAL

DOCTORS SURGERY

I.P.O.

"TOMATO SAUCE"
PUBLIC TOILETS

HOTEL

CAMPING
& VOLLEY BALL

BASKET BALL COURT

BOWLING CLUB

COUNCIL CARAVAN
PARK, BBQ,
SHOWERS, TOILET

SWIM POOL

PLAYGROUND

RAILWAY PARK

MT. NARDI, N'CAP
NAT. PARK, CHANNON
TUNTABLE, GUNGAS
ROAD.

STREET

HIGH SCHOOL DISTRICT
EMAP

UNITING CHURCH

RAINBOW POWER CO.

NEWSAGENTS
CRAFTS

RAINBOW CAFE

NIMBIN MUSEUM

NIMBIN BAKERS
COFFEE LOUNGE

NIMBIN EMPORIUM
CHEMIST

BUTCHER
SAMORGANIC STORE

GARAGE

"BLUE MOON CHINESE
TAKEAWAY"

"Espresso Bar" GREAT COFFEE

BULK FOOD AS WELL

GATE AT REAR
OF COMMUNITY SCHOOL

RAINBOW POWER CO.

NIMBIN COMMUNITY
SCHOOL

HARDWARE

SKATE
H RAMP

PRIMARY GROUNDS
NIMBIN CENTRAL SCHOOL

YOUTH HOSTEL

MULGUM CK

CROFTON'S Rd
and NIMBIN
....abode of peace....
MOTEL
TRAIL RIDES (4x4)

PAN-COMMUNITY COUNCIL'S
CELEBRATION OF SUSTAINABLE LIFESTYLES

INAUGURAL INTER-COMMUNITY SOCIAL
VOLLEYBALL



COMPETITION
SUNDAY
SEPTEMBER
30, 1990



All day there will be a volleyball competition happening. Come on your own or as part of a team.

There will be no entry fee to play in the volleyball competition on Sunday. There will also be kids' volleyball games. The competition will run for the full day but there are other things planned for those who are not volleyball enthusiasts and who don't want to watch. There will be prizes for the winning teams.



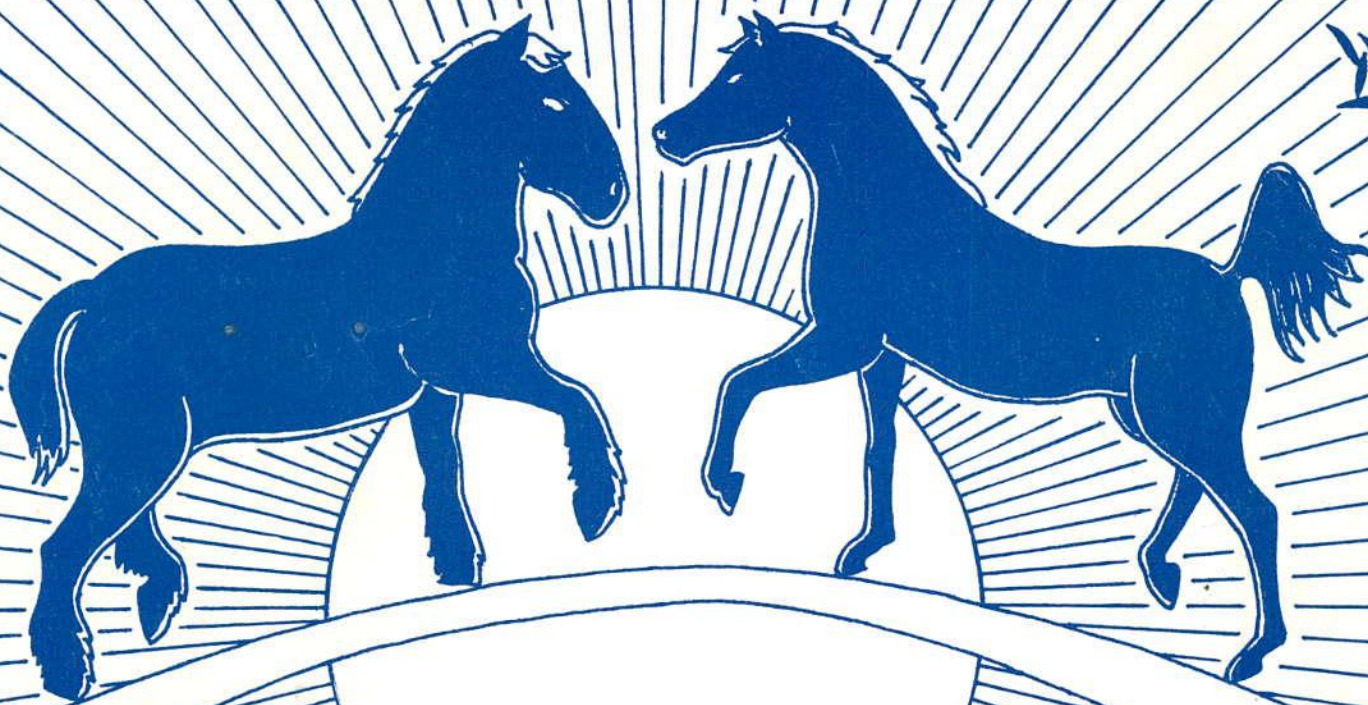
PAN-COMMUNITY
COUNCIL
P.O. BOX 102
NIMBIN 2480

PH.066 891 529

OPEN TO ALL LAND SHARING COMMUNITYS, LOCAL
COMMUNITY AND SPORTING GROUPS, CLUBS OR JUST PICK UP TEAMS

FAIR

SATURDAY
1ST SEPTEMBER



WEST MEETS EAST
IN
THE YEAR OF THE HORSE

SULKY RIDES

G LESSONS

DISPLAY

★ ART EXHIBITION
(Paintings, Wood Carvings &
Wearable Art)

★ CRAFTS, CLOTHING, TOYS

★ CANDLE MAK

★ LUCKY DIP

★ MERRY-GO-R

June 30, 1990

Nimbin Community School,
Cullen Street,
Nimbin 2480.

Dear Friends,

The Pan-Community Council is organising a "Celebration of Sustainable Lifestyles" Gathering to be held in Nimbin on September 29, 30, and October 1, 1990. The Gathering is for members of land-sharing communities, those interested in the lifestyles and other rural dwellers and aims to bring together people in a stimulating, enjoyable and friendly environment and to provide participants with ideas and information. The program for the 3 days consists of guest speakers, workshops, kids' activities, a volleyball competition, a dance, camping and other activities.

As part of the weekend we will be arranging special activities for kids of all ages which we plan to hold in the Tomato Sauce Building. In addition, we would like to offer parents the opportunity of leaving their children in a safe, supervised environment for parts of the weekend. It is for this reason we are writing to you. We would appreciate being able to have access to the Community School or at least part of it during this weekend as a venue for childcare. It is not our intention to offer childcare for the whole weekend but mainly when workshops are being held. If you are open to us using the school premises we will ensure the children are supervised whilst they are there and we are happy to discuss any concerns or questions you may have.

We hope you will view our request favourably,
Regards,

Diana Roberts
Ph. 891 529 (w)



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

31st August, 1990

Dear

Thank you for agreeing to participate in our Gathering planned for September 29 & 30 and October 1st. Your input will be very much appreciated. For your information we have enclosed details of the weekend's activities and an outline of workshop options and times.

If you have any problems with any part of the program or would like to suggest changes please let me know by writing to the above address or phoning (066) 891 529.

Looking forward to seeing you at the Gathering.
Regards,

A handwritten signature in cursive script that reads "Diana Roberts".

Diana Roberts
Co-ordinator



PAN-COMMUNITY
COUNCIL
P.O. BOX 102
NIMBIN 2480 PH.066 891 529

children's
workshops
& activities,
\$1500 for
3 days.

CELEBRATION of SUSTAINABLE LIFESTYLES!

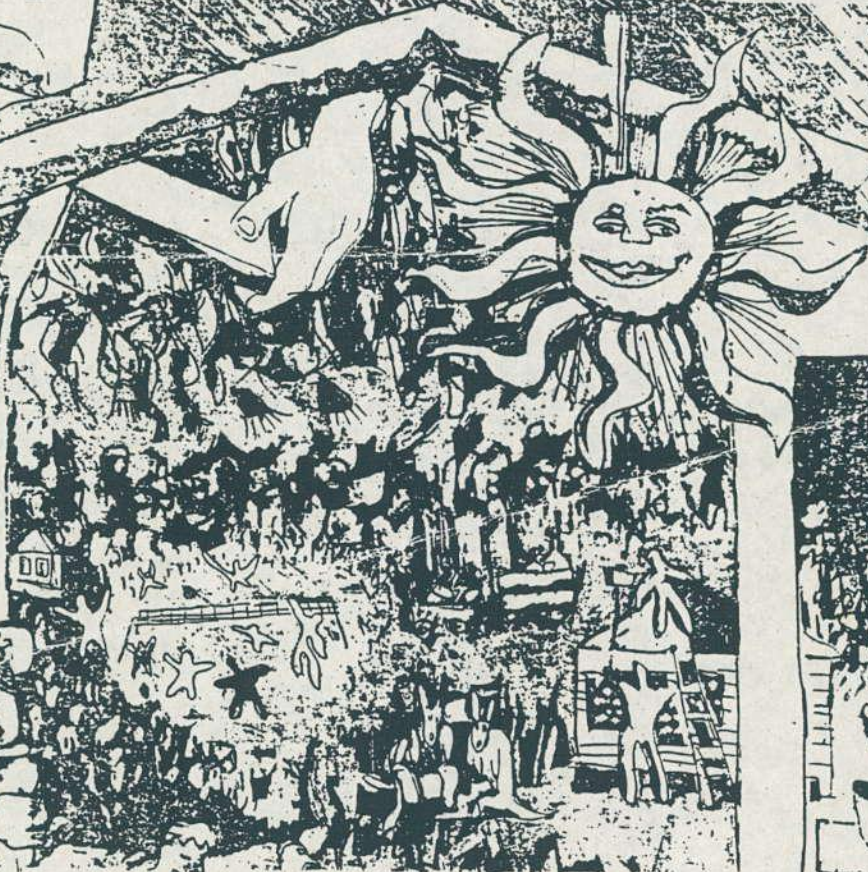
SPRING FESTIVAL - NIMBIN OVAL

Saturday September 29th, 30th & OCTOBER 1ST

COME & CAMP, SHARE IDEAS,
Bring tents & things...

'MESS' HALL
by AVALON
COMMUNITY

DANCE SUNDAY NIGHT
INTER-COMMUNITY
VOLLEYBALL COMPETITION



NIMBIN OVAL
NIMBIN
TOWN



WORKSHOPS,

book in &
meeting point
Nimbin
Neighbour-
hood
Centre

Bamboo - hands on practical workshop...

Community Forum...

Using the Media...

Permaculture...

Bureaucracies & the Law...

Sewerage & Sullage....

Seed Savers...

Think Global Act Local....

More...

No PETS...

Simply Living

3rd Floor, 46-54 Foster Street, Surry Hills N.S.W. 2010. Phone: (02) 281 3784. Fax: (02) 281 4154.

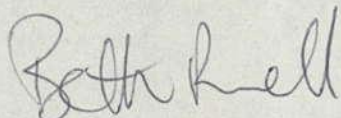
20th August

Dear H Neville

Thank you for submitting your article for our consideration. As we are unable to publish it in the near future, I am returning it to you, in the hope that you will be able to have it published elsewhere.

All the best with your future work and thank you for thinking of Simply Living.

Kind Regards



per Samantha Trenoweth
Editor



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

10 July 1990.

The Editor-in-Chief,
Mr. Richard Jones,
PO Box 124,
Terrey Hills 2084,
N.S.W.

Dear Sir,

I write both to introduce the Pan-Community Council to you, and to submit the enclosed article relating to our Festival of Sustainable Lifestyles. Our organisation enjoys the support of most land-sharing communities on the North Coast, and is dedicated to promoting the philosophy of land-sharing and the benefits of a low-impact lifestyle. We are a non-profit organisation, staffed by volunteers who co-ordinate meetings on various member communities, deal with complaints and difficulties with local and State government, and who also publish a monthly news-letter, 'Land-Sharing News'.

Whilst the Pan-Community Council is certainly financial, our coffers don't exactly overflow, and for this reason we seek your good offices in regard to publication of the enclosed article. We would dearly love to be able to place a full-page advertisement in your excellent magazine, funds, or rather the lack of, preclude this possibility.

I trust that the article meets with your guidelines, and that you find both the space and the faith to include it in the next issue of 'Simply Living'. The title of your magazine expresses the intent of our Council perfectly, and is read by most of our membership. I look forward to your reply, and take this opportunity to thank you in anticipation of your assistance.

Yours Sincerely,

Mr. H. Neville.

Encl.



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

LAND SHARING COMMUNITIES;

The cutting-edge of conservation.

The popular press calls them 'Communes', the government has labelled them 'Multiple Occupancies', but the people living the life-style prefer 'Community'. More specifically, 'Land Sharing Community', a title which expresses the intent of the life-style, the sharing of land. The land-sharing movement began in Australia in 1973, at Tunttable Falls near Nimbin. Since then, many hardships have been overcome by people seeking a simple way of life, goals have been re-defined, philosophies have evolved. Community life on the North Coast of New South Wales is as diverse as the folk living on communities, but at the base of every community, whether intentional or not, is the sharing of land, through group ownership. This form of land use is certainly nothing new, ever since the human species settled into an agricultural existence, land has been held in common. More than any other concept, private ownership of land, particularly rural land, has been responsible for devastation and degradation of our natural resources. Common ownership of land is the first step towards developing a sense of stewardship towards our environment, and this factor is also a strong influence within land-sharing communities.

In June of 1988, while most of Australia celebrated 200 years of soil loss and de-forestation, an organisation called Pan-Community Council came into existence as a result of Public Meetings held around Nimbin. In September of the same year, Pan-Com, as the body has come to be known, held a Spring Festival on rural land adjacent to two land-sharing communities, ending the three-day event with 23 member communities.



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

(2)

Membership has now grown to represent over forty communities, and Pan-Com has been very active at the political level, even becoming involved in Helen Caldicott's recent attempt to gain a Federal seat. This political involvement is on-going, and is necessary because governments at all levels continue to frustrate residents of land-sharing communities. The first two years of Pan-Com's life was given over to mainly political issues, the attempt by local councils to ban land-sharing, the demolition of a member's home, and other matters. However, the members of Pan-Com feel that the time is ripe to celebrate their unique life-style, and are planning a second Spring Festival. This Festival is to be held in Nimbin over the long week-end of September 29th/30th and the 1st of October. Billed as a 'Celebration of Sustainable Lifestyles', the gathering will give members of land-sharing communities the opportunity to decide future directions for the land-sharing movement on the North Coast of N.S.W. The choice of the title "Sustainable" was concious, as there is a great deal of debate within the wider community as to what the word actually means. Members of Pan-Com feel that sustainability in land use is achieved when input to the Earth at least balances or preferably slightly exceeds output. A view shared by many people interested in some kind of future for their children.

The programme for the September festival includes workshops and group discussions on many subjects of interest not only to people living on land-sharing communities, but to anyone with an interest in a sustainable future. Accomodation for the three day event is being co-ordinated by



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

(3)

Pan-Com, and will include the choice of either camping in Nimbin itself, billeting on member communities, or more conventional tourist accommodation. Pan-Com urges anyone wishing to attend the festival to allow some extra time to view some of the unique features of Nimbin, as the Village will be turning on its' best. The Nimbin Show is held on the week-end preceding the Pan-Com festival, so the entire last week of September will be busy around this picturesque village. If you are interested in alternative energy, building, politics, conflict resolution, agriculture, waste disposal, education, forestry or other related fields, then you could do no better than to attend the Celebration of Sustainable Lifestyles. More information can be obtained by writing to the Pan Community Council, Post Office box 102 in Nimbin.

June 30, 1990

The Secretary,
Nimbin & District Progress Association,
c/- Barjuma.
Lillian Rock Road,
Nimbin 2480

Dear Progress Association Members,

This is to Advise you that the Pan-Community Council is organising a Celebration of Sustainable Lifestyles for members of land-sharing communities, those interested in the lifestyles and other rural dwellers. The aims of the gathering are to bring together people in a stimulating, enjoyable and friendly environment and to provide participants with ideas and information. The gathering will be held in Nimbin on September 29, 30 and October 1, 1990.

The program for the 3 days consists of guest speakers, workshops, kids' activities, a volleyball competition, a dance, camping and other activities. If anyone would like to participate or wishes further information please contact us in writing or ring myself on 891 529 or Mike Shegog on 897 321.

Regards,

Diana Roberts

June 30, 1990

The President,
Nimbin Chamber of Commerce,
c/- P.O.
Nimbin 2480

Dear Chamber of Commerce members,
This is to advise you that the Pan-Community Council is organising a Celebration of Sustainable Lifestyles for members of land-sharing communities, those interested in the lifestyles and other rural dwellers. The aims of the gathering are to bring together people in a stimulating, enjoyable and friendly environment and to provide participants with ideas and information. The gathering will be held in Nimbin on September 29, 30 and October 1, 1990.

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Regards,

Diana Roberts

FEB 3 & 4, 1990

Gathering cancelled on Feb 2nd
due to cyclonic weather conditions



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

Dear,

Thank you very much for your advance registration and fees for the Celebration of Sustainable Lifestyles Gathering.

When you arrive, would you please go to the registration desk to receive your official attendance tags. Enclosed is the proposed program and other information.

Looking forward to seeing you at the Channon, BYO utensils, seating and musical instruments etc.

A handwritten signature in black ink, appearing to read 'Ridder'.



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

22nd January, 1990.

PRESS RELEASE

DR. HELEN CALDICOTT TO OPEN "CELEBRATION OF SUSTAINABLE LIFESTYLES"

The Pan-Community Council (Pan-Com), an umbrella organisation for land-sharing communities in northern N.S.W. is holding a weekend "Celebration of Sustainable Lifestyles" on February 3rd and 4th, 1990. The Gathering to be held at Coronation Park, The Channon, will be officially opened by Dr. Helen Caldicott, long-time peace and environment activist of world-renown who is living permanently in this area.

The "Celebration of Sustainable Lifestyles" has been organised by Pan-Com for members of land-sharing communities, those interested in sustainable lifestyles and other rural dwellers. The aim of the Gathering is to bring people together in a stimulating, enjoyable and friendly environment in order to promote the free exchange of ideas and information.

Other guest speakers include Ms. Robyn Francis, editor of Permaculture International, and Mr. Kevin Childs, Deputy President of Bellingen Shire Council.

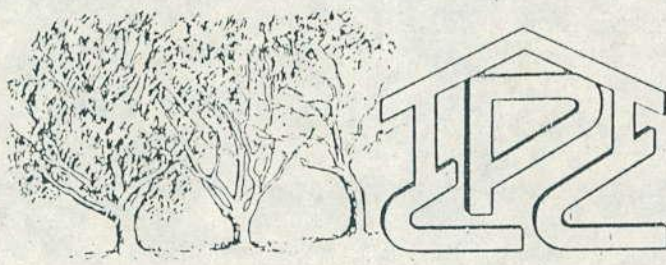
Throughout the weekend workshops will be conducted by a variety of people with expertise in specific areas. Workshop topics include:

- * Effective political representation
- * Environmental issues - organic growing and marketing, seedsaving, alternative energy systems, composting toilets, sustainable bio-systems
- * Creation of sustainable economic systems and employment
- * Formation of land-sharing communities
- * Dealing with bureaucracies
- * Personal empowerment
- * Bamboo - its uses and economic potential
- * Effective use of the media.

Throughout the weekend there will also be activities for kids, entertainment and food available.

On the Saturday night a concert will be held at The Channon Hall featuring many local artists.

For further information contact Diana Roberts, c/- Mike Shegog Ph. (066) 897 321.



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

A CELEBRATION OF SUSTAINABLE LIFESTYLES

The Pan-Community Council is holding a gathering for members of land-sharing communities and those interested in the lifestyles at The Channon Oval, The Channon (nr. Nimbin) on February 3rd and 4th, 1990.

Apart from being a wonderful opportunity for people to get together in a stimulating and friendly atmosphere participants will be provided with lots of ideas and information. Part of the weekend will be devoted to workshops led by people with skills in specific areas. These will include :

Development of land-sharing communities; Organic Growing; Permaculture Design; Alternative Energy Sources; Composting Toilets; Teenage Kids on Communities; Green Politics; Campaigns for Local Government Elections; Employment Creation; Alternative Building Materials; Building with Bamboo; Communities and the Law; Ethical Investment; Soil Conservation and many more. There will also be a few guest speakers.

In addition there will be activities provided for kids, music, Tim's Tent Restaurant (Breakfast, lunch and dinner) and information stalls.

The Gathering will be on rain or shine and the costs are as follows:

\$10 per adult who registers before January 12.

\$15 per adult at the gate.

\$100 per community if paid before January 12. This will allow multiple entrants from the community but communities are asked to advise the number of people attending when they register.

Kids under 16 are free.

Overnight camping is available at \$3 per adult per night and there are also a couple of hot showers.

Bring your instruments, bring your own seating, crockery and cutlery. Leave your pets at home and no alcohol. During the weekend there will be live music.

To register please write enclosing money & details to Pan-Community Council, P.O. Box 102, Nimbin 2480. Please send a stamped, addressed envelope. For more information you can ring (066) 897 321 or (066) 891 492 (Saturdays, 10 - 2pm only).



See over for
registration form.

REGISTRATION FORM.

Return before 12th January 1990.

Post to; Pan Community Council
PO Box 102,
Nimbin 2480.

I/we wish to register for the Celebration of Alternative Lifestyles to be held at the Channon Market site on the 3rd and 4th of February 1990. Enclosed please find costs to cover my registration, being for;

Individual Registration (\$10.00) Name:

Community Registration (\$100.00) Name:
Number attending:

In addition, I am interested in being involved as an active participant in the following;

Workshop Co-ordination: Specify type;

Kids' Activities.

Administration.

Pan Com Stall.

Other Stall. Specify:

First Aid.

Gate Keeping.

Other Activity. Specify type;

Additional Information:

If not claimed within (7) days
return to PO Box 102 Nimbin 2480

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
FAX: (066) 21 9094



ALL COMMUNICATIONS TO
BE ADDRESSED TO
GENERAL MANAGER/TOWN CLERK

CONTACT Mr. Parry
FOR FURTHER ENQUIRIES

REFERENCE HPP/LJF/89-7477/P1-1-15/P1-6

10th November, 1989

Ms. Diana Roberts,
Pan-Com Co-Ordinator,
P.O. Box 102,
NIMBIN. 2480.

Dear Madam,

Reference is made to your letter seeking permission to use the area surrounding The Channon Oval on the 3rd February, 1990, for the conduct of a weekend festival for people who live rurally and a seminar/workshops on aspects concerning multiple occupancies.

Approval has been granted subject to the following conditions being adhered to:-

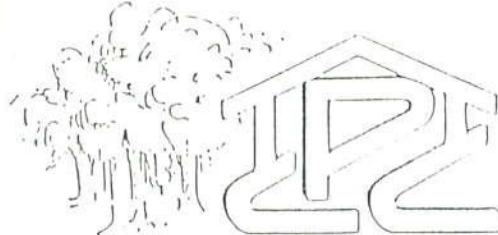
1. Hours of operation be between 9:00 a.m. to 12:00 (midnight);
2. Camping is prohibited within Coronation Park;
3. Approval is issued for the 3rd and 4th February, 1990.
4. Documentary evidence of the organisations public liability insurance is to be supplied to Council;
5. There be no undue noise;
6. Scale of fees - \$70 per day;
7. The taking of intoxicating liquor into and the consumption of intoxicating liquor is prohibited in Coronation Park. Written applications for special functions will be considered by Council in conjunction with the Police Department;
8. Open fires are prohibited.

Should you wish to confirm the bookings, or have any enquiries regarding these conditions, please contact Mr. Paul Parry on (066) 21 1423.

Yours faithfully,

(P. T. Muldoon)
GENERAL MANAGER/TOWN CLERK

*will provide
- extra
bins for
recycling
- car parking - street
- Friday use - day
- 240v - on site
- fire extinguisher
- use of oval - cricket on an
- sketch plan - no
- toilet paper - will provide*



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

OCTOBER 9, 1989

The Town Clerk,
Lismore City Council,
P.O. Box 23A,
LISMORE 2480

Dear Sir,

We are writing to request permission to use the area surrounding the Channon Oval on February 3 & 4, 1990 to hold a weekend Festival for people who live rurally. The Festival will be for residents of multiple occupancies, people interested in M.O.s & people who live on freehold title but who are interested in the workshops we are planning to conduct. These will cover areas such as:- Alternative building materials; Building & local govt; Employment Creation; Ethical investment; Teenagers on community; Alternative energy sources; environmental issues, etc. etc.

It is not our intention to use the oval but we would like access to the building near the toilets for catering purposes. We have spoken to Mr. Dorahy who owns land adjoining the oval & he is happy to accommodate those who wish to camp overnight provided Council approve.

A small group of us would like access to the Oval perimeter on Feb. 2nd to set up. We are also considering having a dance on the Saturday night & would appreciate Council advising us of their requirements in relation to this.

We hope you will consider our request favourably & we look forward to hearing from you as soon as possible with details of hiring costs, public risk insurance etc. For your information Pan-Com is a non. profit making organisation

Yours faithfully,

Diana Roberts

DIANA ROBERTS

PAN-COM CO-ORDINATOR

Ph. (0666) 891529.

A CELEBRATION OF SUSTAINABLE

MUSIC

BYO INSTRUMENTS

SATURDAY 3RD FEB '90
8 PM - THE CHANNON HALL

FEATURING

* \$4.00
AT THE
DOOR

R
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A
N

LOTHARIO & CAGLIOSTRI — DAVID
SOMETHING FISHY — BIRCH

BROUGHT TO YOU BY, & IN CONJUNCTION WITH, PAN COMMUNITY
COUNCILS: "CELEBRATION OF SUSTAINABLE LIFESTYLES" AT THE
CHANNON CYCL - 3RD & 4TH FEB

*THOSE ATTENDING
THE "CELEBRATION"
ADMITTED FREE

BYO CUSHION



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

A CELEBRATION OF SUSTAINABLE LIFESTYLES

The Pan-Community Council is holding a gathering for members of land-sharing communities and those interested in the lifestyles at The Channon Oval, The Channon (nr. Nimbin) on February 3rd and 4th, 1990.

Apart from being a wonderful opportunity for people to get together in a stimulating and friendly atmosphere participants will be provided with lots of ideas and information. Part of the weekend will be devoted to workshops led by people with skills in specific areas. These will include :

Development of land-sharing communities; Organic Growing; Permaculture Design; Alternative Energy Sources; Composting Toilets; Teenage Kids on Communities; Green Politics; Campaigns for Local Government Elections; Employment Creation; Alternative Building Materials; Building with Bamboo; Communities and the Law; Ethical Investment; Soil Conversation and many more. There will also be a few guest speakers.

In addition there will be activities provided for kids, music, Tim's Tent Restaurant (Breakfast, lunch and dinner) and information stalls.

The Gathering will be on rain or shine and the costs are as follows:

\$10 per adult who registers before January 12.

\$15 per adult at the gate.

\$100 per community if paid before January 12. This will allow multiple entrants from the community but communities are asked to advise the number of people attending when they register.

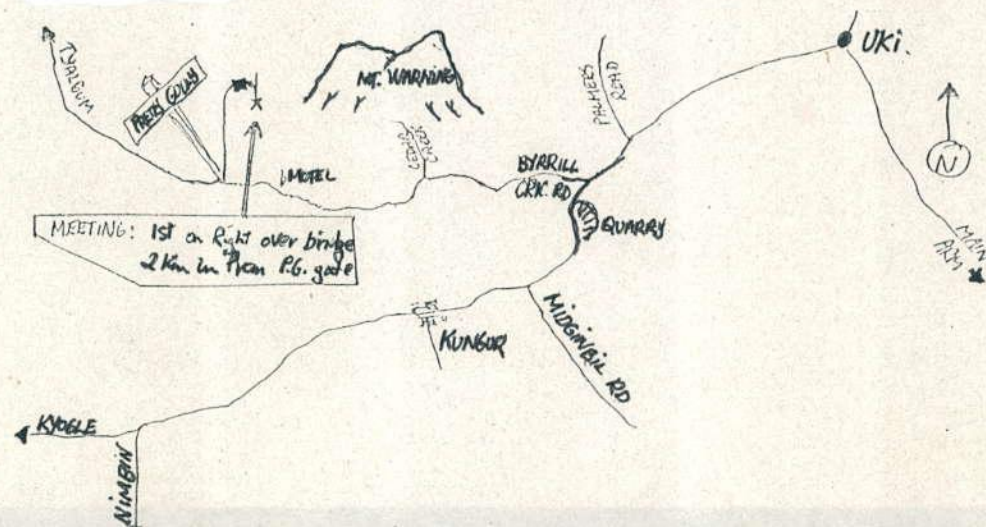
Kids under 16 are free.

Overnight camping is available at \$3 per adult per night and there are also a couple of hot showers.

Bring your instruments, bring your own seating, crockery and cutlery. Leave your pets at home and no alcohol. During the weekend there will be live music.

To register please write enclosing money & details to Pan-Community Council, P.O. Box 102, Nimbin 2480. Please send a stamped, addressed envelope. For more information you can ring (066) 897 321 or (066) 891 492 (Saturdays, 10 - 2pm only).

VENUE DETAILS FOR PAN-COM'S JAN 14, 1990 MEETING



Workshops:

Music!

A

PARA COMMUNITY COUNCIL

Celebration OF Sustainable LIFESTYLES

Camping: \$3.00 adult night (showers)

Registration: \$10.00 (adult)
\$100.00 (community)
(By Jan. 12th) \$15 (gate) Kids Free

The CHALK OF NIMBIN
(16kms. East of Nimbin)

Guest Speakers!

Kids Activities!



February 3 & 4

Regⁿ and Info: Para Com Council
P.O. Box 102 NIMBIN 2480
Ph: (066) 897321 (066) 891492

No Pets!
No Alcohol!

Catering by
Tim's Tent
Restaurant



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

A CELEBRATION OF SUSTAINABLE LIFESTYLES

This Celebration of Sustainable Lifestyles has been organised by the Pan-Community Council, for members of land-sharing communities, those interested in the lifestyles and other rural dwellers. The aims of the gathering are to bring together people in a stimulating, enjoyable and friendly environment and to provide participants with ideas and information. If you would like to know more about Pan-Com or would like to subscribe to our newsletter (\$20.- p.a.) please enquire at our information stall.

WHAT'S HAPPENING?

REGISTRATION: All those attending part or all of the weekend are required to register and will receive an official attendance tag. The registration desk is situated next to the Pan-Com Information stall. The cost is \$15.- per adult for the week-end \$10.- per day. Please attend to this on arrival.

PROGRAM: see attached

CAMPING: Space has been made available for camping with vehicle access next to the Channon Oval. It is at the rear of the car-parking area. There are two toilets and two showers with continuous hot water for CAMPERS ONLY. The camping fee is \$3.- per adult per night. Children free. This fee is charged by the landowner who requests the following;

No dogs in the camping-ground.

Only one central campfire

Please don't light individual campfires - a BBQ will be available.

Swimming in the creek is fine but please DON'T USE SOAP.

Please don't leave any rubbish!

FOOD: All meals provided by Tim's Tent kitchen starting with breakfast from 7 a.m. Ample choice for very reasonable prices. There is also a tea, coffee and cake stall run by Pan-Com.

FIRST AID: First Aid is available at the Pan-Com Information stall.

COUNCIL REGULATIONS

No dogs. No alcohol. Don't litter.

(For your information there will be a cricket match on the Oval during Sunday so please ensure no-one goes onto the oval.)

WHAT'S ON?

A program is attached. A Pan-Com stall has been set up to provide people with detailed information concerning the program and workshop venues. Announcements will also be made over the P.A. system so keep an ear tuned in.

BODHI FARM TOUR

Bodhi Farm is a community off Wallace Rd., The Channon who have kindly offered to open their community to visitors on Sunday afternoon from 2 until 5.p.m., including afternoon tea. Bodhi Farm is a long-established community and is a very interesting and beautiful place to visit. Things to see and talk about include:-

1. A complete alternative energy set up including a hydro scheme, pelton wheel,

solar panels, etc. (If this is what you want to see, allow your whole visit for it as there won't be enough time to see other things).

2. A wide range of building materials and house designs plus composting toilets in action!
3. An extensive, long-term land-management plan including gardens, agriculture and forest development.
4. An opportunity to talk to residents about how they organise their community and the social aspects of living on a community.

Bodhi Farm have requested that numbers of visitors be available by Saturday night. If you wish to visit, please leave your name and info about what you want to see at the Pan-Com stall by 6.00 p.m. on Saturday. In addition we will try to organise transport as there is only limited parking available at Bodhi Farm.

KIDS' ACTIVITIES

Activities for kids will be available (acrobatics, face-painting, trampolining, paddling pools) throughout the weekend based around the kids' play area.

DRAMA WORKSHOPS: On Saturday and Sunday whilst workshops are underway, Mike Russo, an experienced drama teacher from Lismore will be conducting kids' drama workshops for children 8 years and up. Interested kids are to gather at the kids' play area 10.30 Sat. morning; 2.45 Saturday afternoon and 9.15 on Sunday morning. There will be a maximum of 20 kids per workshop.

Permaculture productivity on the agenda

Using permaculture techniques a 200-house subdivision on 29 hectares has been able to produce more food than when the area was used as a market garden.

Instead of a parks and gardens department, the subdivision has an agricultural committee which looks after the area, the director of Permaculture International Ltd and president of the Earthbank Society, Ms Robyn Francis, said.

They have planted fruit and nut trees along cycle and roadways and land with agricultural value is managed by the people to make a living, she said.

Ms Francis, who is about to start a 13-day permaculture course on the Northern Rivers, said Australians were turning to permaculture techniques.

She said trends in Europe and North America showed that more professional groups such as lawyers, town planners and property developers were using permaculture techniques to create a better living environment.

Ms Francis, who has lectured and consulted on sustainable development and planning in the United States, Europe, India and Australia, believes that permaculture design is the key to developing a blueprint

for regional planning that will ensure a clean environment, meaningful employment and a resilient local economy.

"Permaculture design is sustainable development, an interdisciplinary approach that combines ecology, geography, environmental science practices with the facts of modern scientific research," she said.

"Our future depends upon an awareness of how to use this information in the planning process.

"We need sane land development."

Ms Francis said the introduction of the Community Titles Act could change the way land was used in a subdivision.

"Developers have to analyse the land as a whole," she said.

"Tree stands, water courses and agricultural land has to be protected from development and become common land on the property deed."

The course is to be held at the Life Resources Exchange Centre in Lismore from today.

It will cover basic ecology, housing, sustainable agriculture, 'bioregional' planning, waste and sewage management, appropriate technology, ethical investments and community economics.

CELEBRATION OF SUSTAINABLE LIFESTYLES

WORKSHOP OPTIONS

During each workshop time slot the workshops listed below will run concurrently. Please choose one you would like to attend. Venues will be allocated prior to commencement of the workshop sessions and an announcement will be made over the P.A. Further information is available from the Pan-Com information stall.

SATURDAY, FEBRUARY 3rd, 10.45am - 1pm

1. "Making effective use of the media" - Yvette Steinhauer, freelance journalist and Phil Hurst, ABC Radio current affairs
2. "Dealing with Bureaucracy" - development applications, building applications, Soil Conservation Act, Water Resources Commission, Social Security - Dave Lambert, Rural Resettlement Task Force founder and Wally Wallace.
3. "Composting toilets - the ecological options" - Leigh Davison.
4. "Bamboo" - an introduction to bamboo and a look at its uses and economic potential - Hans Erkin.
5. "Seeds - a natural resource" - a look at the need for collection and maintenance of primitive varieties of useful cultivated plants in Australia, establishment of local repositories and practical day-to-day and long-term maintenance of this kind of natural resource - Jude & Michel Fanton, Seed Savers' Network, Nimbin.

SATURDAY, FEBRUARY 3rd, 3pm - 5pm

1. An open workshop on mens' issues - Ken Golding and Stuart Anderson. (This workshop will run until 6pm if necessary).
2. "Creation of sustainable economic systems" - including a look at ethical investment, the Local Employment Trading Scheme and sustainable employment - Simon Clough.
3. "Forming a land-sharing community" - Greg Reid.
4. "Political Empowerment" - Kevin Childs, Deputy President, Bellingen Shire Council.

SUNDAY, FEBRUARY 4th, 10am - 12 midday

1. "A sustainable bio-system - the mechanics of doing it together in a small region" Robyn Francis, editor Permaculture International.
2. "Organic growing and marketing" - Kyogle Organic Growers.
3. "Alternative Energy Systems" - Peter Pedals and Karl McLaughlin, Rainbow Power Co., Nimbin.
4. "Green Politics" - Al Oshlack, Green Alliance activist.

A CELEBRATION OF SUSTAINABLE LIFESTYLES



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



The Pan-Community is holding a gathering (rain or shine) for members of land-sharing communities, & those interested, at The Channon Oval, near Lismore Nth.NSW on 3rd & 4th Feb 90.

Workshops to include; Development of Communities, Organic Growing, Permaculture, Alternative Energy, Composting Toilets, Teenagers on Communities, Green Politics, Campaigns for local elections, Employment

Creation, Alternative Building, Communities & the Law, Ethical Investment, Soil Conservation, and more.

\$15 at the gate, Under 16's are free. Overnight camping, with some hot showers, \$3 per adult per night. ..There will be live music. Bring own instruments, seating, crockery and cutlery, Leave pets at home. No alcohol allowed.

Info Ph.(066) 897321,891492 (Sats 10-2pm).

PERMACULTURE DESIGN COURSE
PERMACULTURE DESIGN COURSE
29 April - 12 May 1990
Teacher: Lea Harrison

Intensive 12 day residential course, held on farm in Tweed Valley, north-eastern NSW. Course includes lectures, slides, videos, outdoor observation and practice in designing. Limit 20 people.

No previous experience necessary. Cost \$500, covers tuition, food and accomodation. Further details from: Lea Harrison, Stoddarts Road, Tyalgum 2484 Ph. (066) 793242



STOP PRESS

PART TIME PERMACULTURE DESIGN COURSE:

TEACHER: Robyn Francis

Every fourth weekend from Apr21-Aug11 at The Web 142 Agnew St, Brisbane.

Convenor: Ronni Martin ph:8991953

The course will cover the usual curriculum with an added emphasis on urban issues.

MORE DETAILS NEXT ISSUE.



THE THIRD WEB TRADE EXHIBITION:

Starting late February, this trade Fair will feature Food Issues.

If you know of any appropriate enterprise that would be interested in exhibiting please contact The Web ph:8991953 ASAP!

**** ALL ONE FAMILY GATHERING ****
 Upon having read THIS, and after you've
 considered how much you'd like to fit in-
 to the format, you can take it that you've
 been well & truly INVITED to attend /



The

All One Family GROWTH and HEALING Gathering

To Celebrate AUTUMN EQUANOX 23rd to 25th March 1990
 at "The Edge", on Horseshoe Creek Road, near
 KYOGLE . Nth N.S.W. .. (Turn off Murwillumbah Road
 just out of town - travel Horseshoe Ck Rd, to SIGN.)

Come help prepare from 19th - .

* Various HEALERS are expected,
 including Breathconnection people &
 many work/FUN-Shops WILL BE ON ..

All weather/mud-free parking and
 camp-sites... Bring big tarps for
 rain-free space - in case .?. Some
 \$'s donations welcomed this time to
 help with cost of grass-cutting etc.

When you are there, you wont HAVE TO
 do anything, except what's normally
 done at All One Family Gatherings ;
 like Eating, Swimming, Dancing, Med-
 itating, Massaging, Conversing, Pre-

paring Food, Sleeping

Peacefully, Sauna ing,

Bushwalking, Hugging,

more Hugging, Discussing, Singing,
 Healing, Making Music, BEing, etc'..

Like past Events, the Festive space

WILL BE FREE from com-
 mercialism, intoxicatants, problems,
 pollutants and negativity. You can
 expect to be with a very supportive
 family, leaving behind all the drugs
 alcohols, tobacos, dogs, meat-eating..
 BRING FOOD TO SHARE from our roster-
 free Vegetarian Kitchen, & your own
 eating-gear etc'.. It's dog-free to
 avoid piddle in the middle (wot a
 muddle) & negative-free by avoiding
 all agro stuf.. Want to Try ? Feel
 the difference !!!

Later, we might expect to dance back
 out into the world, freely singing
 loudly, our Joy of Living !!

Tho' there has been them who ignore it!
 There are MANY of us who are FOR it !

So we'll be FREE from drugs,

All tobacco and grog,

And be sure that this time -

We really MEAN IT !

Many of our friends have been staying
 away from recent Gatherings, because
 of irresponsible people who choose to
 forget & light-up a Smoke when they
 feel like it, being insensitive to
 the needs of others... These A.O.F.
 Events are provided specially for
 those who wish to enjoy time & space
 together in unpolluted atmosphere and
 without a hint of intoxicants...

So please, if you have problems about
 leaving out such addictions for a few
 days, feel free to attend the OTHER
 festivals where people are less
 Sensitive .. THANK !!



Do you have some-thing to say in our March 90 DTE NEA Newsletter ? Then please send IT to arrive in Box 341, SPRING HILL 4004 = not later than 19th Feb ! It can tell of EVENTS happening from March 1st..Phone 391 2005 for direction to our next office

Please feel WELCOME to be part of the team next month - we need MORE Help ! Any Volunteers ? Phone :

** ON ADVERTISING **



Like we've said befor in these page 2 notes, we try not to " advertise " in the way the well-known main-stream-media of our time, pushes un-needed products etc', by coersion & manipulation into the mentally conditioned mass-population./

RESOURCING OUR WORLD

When submitting your Messages
in Loo of "ADVERTISING"

Remember the Guideline of Donacion to help Print & Post Costs : \$50 a full page. \$25 a half, etc'



THANX MUCHLY FOR YOUR SUPPORT !!

DownToEarth NorthEastAust Newsleta

:@ \$1.50 from shops, etc..

SUBSCRIPTIONS will be \$20 a year of 11 editions, POSTED to U.

Feel free to send less if you like or more if you can! # \$20 is a convenient number..

Please write to us at : DTE-NEA Box 341, SPRING HILL 4004..



DO WE HAVE A POLICY? DO WE HAVE A PLAN? Not really, but sort of. We DO try to max the info, and min the space we give to any subject. Last year we started to receive L O N G I S H articles, well written and all that, but we just cannot give them the space. So we are returning to our before-that position. FROM NOW ON long articles will be MENTIONED and a contact address made known. We attempt to fit interests for 2000+ readers, and we prefer the smorg asbord approach. Luv yous all.

The other thing we have to cope with is a reject policy, and oh dear! We return stuff sometimes if it seems UNCOMFORTABLE for it to go in. We aim to encourage all sorts of things like growth, awareness, independence, spiritual freedoms, peace. We get uncomfortable about high priced NEW AGE workshops, articles that use divisive language, and hard-stated opinions about THE WAY THINGS ARE/SHOULD BE. And who is this 'we' who does this? Join us on a working team, and YOU TOO can throw about this sort of flexible responsibility. (Ed)



A bush camp with a difference...

HARMONY HOLIDAYS FOR TEENAGERS



There is an extensive programme of workshops and personal growth groups offered by Harmony Holidays.

Residential camps are run during school holidays. Weekend workshops and leadership training groups are run monthly. Programme details are available on request.

There is a standard cost for the residential camps and weekend workshops, which includes food and accommodation.

The fee for the camps is negotiable in certain circumstances, so please do not allow your financial situation to exclude you from attending.

MOVING ?

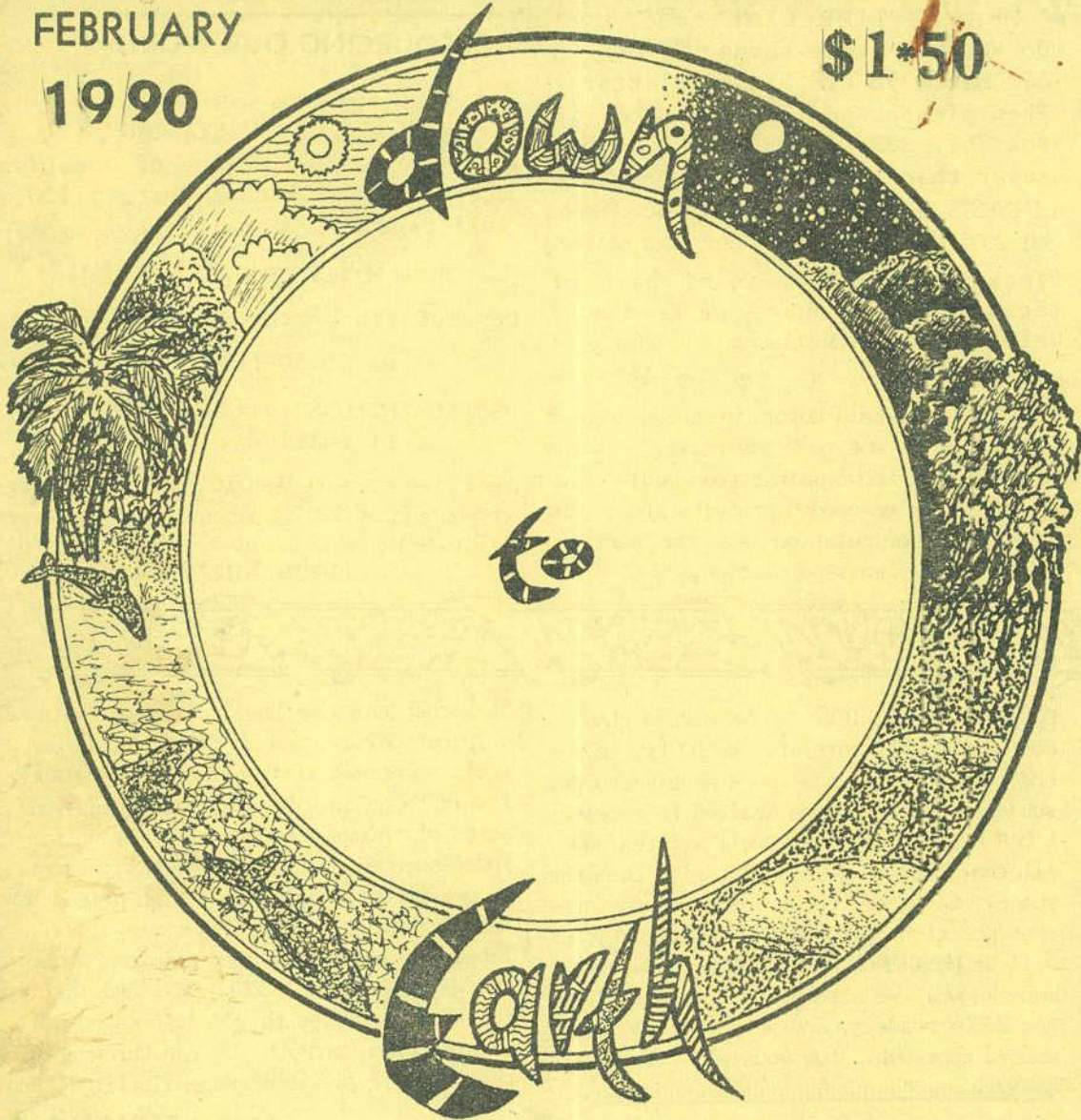
Please fill in your new address
return with your current label

Harmony Holiday
P.O. Box 337,
KYOGLE 2474
Phone Amrita
066 331 325

FEBRUARY

1990

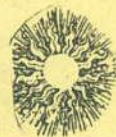
\$1*50



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NORTH EAST AUSTRALIA NEWSLETTER

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| 3* Autumn Equinox, Growth & Healing All One Family Gathering ! | 15* Ethical Buyers Guide . |
| 4* Celebration of Sustainable Lifestyles. | 16* Resource Centres . |
| 5* Native Forests . | 17* Daintree Road to Close ? |
| 6* The Healing Network . | 20* Why Vegetarianism ? |
| 8* Ethical Banking . | 21* Mountain-view Sanctuary . |
| 9* Deep Ecology . | 23 * VIPASSANA .. |
| 11* Money - - ? | + page 27 with Love ! |
| 12* What Greenhouse Effect ? | |





ALL ABOUT A.S.C.



ASSOCIATION FOR SUSTAINABLE COMMUNITIES:

A.S.C. is a national association formed last year in N.S.W. Across Australia there has been a movement towards rural resettlement, environmental responsibility and viable community living. A need was seen for grassroots people to be in touch with each other, both for exchange of information and skills, and on occasion, to speak with a united voice on issues of mutual concern to us all. *Sustainable* communities are being seen as one answer to Australia's urban sprawl and associated social, economic and environmental problems.

The A.S.C. network consists of *bioregions. Two such regions are already operating on the Sunshine Coast, exploring areas such as land tenure, group dynamics, building methods and appropriate technological and agricultural systems. Focus is on self-help rather than welfare dependency.

A.S.C. envisages making these skills available to the whole community. For this to be successful your input is valuable. Just contact your local co-ordinator to find out how you can get involved.



CONTACTS: Maleny region reps: Jan Tilden Ph: 942604
Phil Hornibrook. 944580

Nambour area: Yandina - Elaine Green. 467917
Palmwoods - Cath Thompson. 459935
Eudlo - Vivienne Coleman. 459616



*Communities - you don't have to live on a commune to be part of a community. A community is any group of people who share - goals, ideals, working bees, food co-ops, transport.

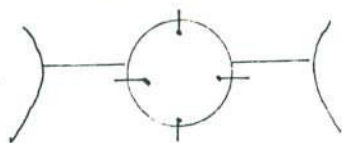
*Sustainable lifestyles could be defined as environmentally, economically and socially sound.

*Bioregions are based on natural and geographical boundaries. e.g. rivers and catchment areas.

the neck measurement plus seam. Sew the ends together so you have a circle, and slip this over the head to make sure it fits. Now fold it over so it's double thickness and still a circle. Place pins so you have it equally divided into quarters. Do this also on the neck of the jumper (it won't fall exactly on the shoulder line). Pin the rib to the neckline on these four points, so that you only have it pinned in four places. When you knit, stretch the band and under material so that it fits exactly. If you sew slowly and carefully, you won't have any trouble. Ribbing needs to be stretched a lot more than the other material. Use a fairly small stitch, and then go around again in the end, stretching all the time, to give it more strength.



rib trim



neck of garment

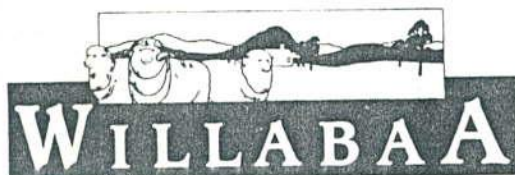
The same procedure is used for the new waist band you are making, but this need not necessarily be made from ribbing. It will just look a bit more sloppy if it isn't. Whichever material you use, the maximum stretch must go around the body for the waistband. Make the length so it fits comfortably around the waist. I didn't need to alter the bands at the wrists and ankles, but you can do them also if you need to, following the same guidelines as for the neck. For a neat effect, they should also be done in rib material, which is purchased where you buy stretch-knit fabric. You won't need to buy very much of this, as it won't be expensive. Ask the assistants to help you work out how much you will need. They are always very obliging. The bands can be of a different colour, so don't worry if you can't get a good match. Be adventurous!

Now for the pants. One of the reasons we changed the waistband on the jumper was that we are now going to use the carded piece from the top to give more length for the pants. Here's how it's done. Unpick the stitching around the top of the pants and remove the elastic. Cut off the bands at the bottom of the legs (if any) and cut in a straight line up the outer sides of each leg. There may not have been a seam here originally, but you are going to create one now! (If it had a stripe down the side of the legs, you could remove it at this stage, and replace it with a larger, different one). Now add a piece of contrasting material up the sides as you did on the jumper. Use the old waistband from the jumper as a new band on the pants, and thread elastic through it, or make a new band if you wish. The idea is to replace the band so you are adding more length to the garment. As it's usually under a jumper or shirt, nobody is going to see what tricks you've used here. Replace the old bands at the ankles, or make new ones from ribbing, and there you are.

Believe me, it's a lot easier to do than to read or write about! As I said earlier, you have nothing to lose, so give it a try! You could even use the same principles in reverse to make a large one fit a smaller child. To use an old cliché, 'The possibilities are only limited by your imagination'.

HANDY HINT

Try shaving cream as a spot remover. The foam really works. Wash up with water or club soda.



Spinning a Great Australian Yarn . . . Into a Legend

Australian knitters just love a Great Yarn.

In fact they enjoy everything that goes into the crafting of a classic garment that others will wear and enjoy for years.

That is why WILLABAA has produced a range of smooth textured, non-greasy yarns in soft, natural colours, that are a joy to work with.

WILLABAA offers you a premium quality, hand and machine knitting yarn to produce classic all-purpose garments (with the distinctive softness of Fine Merino wool.)

Consider using a combination of colours in a Fairisle or other traditional pattern.

Available in 200g 8 ply hanks or 200g 4 ply cones.
\$8.00 per 200g delivered.

For a 1989 Sample Card and price list write to

WILLABAA

950 HUMFFRAY ST. STH., BALLARAT, VIC. AUSTRALIA 3350
TELEPHONE (053) 333 832



enclose a stamp to cover return postage. PURE NEW WOOL



PAN COMMUNITY
COUNCIL
P.O. BOX 102
NIMBIN 2480

INVITES RESIDENTS OF LAND SHARING
COMMUNITIES AND PEOPLE INTERESTED
IN THE LIFESTYLE TO THE SECOND ANNUAL
SPRING EQUINOX FESTIVAL.

SEPTEMBER 22 - 23 - 24: TYMOKARI
COMMUNITY STONEY-CHUTE via NIMBIN,
NORTHERN N.S.W.

A CELEBRATION OF ALTERNATIVE LIFESTYLES.

HEALING: ALTERNATIVE ENERGY: CO-
OPERATIVES: ETHICAL INVESTMENT: SUS-
TAINABLE AGRICULTURE: GREEN POLITICS:
ENVIRONMENTAL ISSUES: ALTERNATIVE SO-
CIAL STRUCTURES: FORESTRY: MANY
OTHER TOPICS WITH GUEST SPEAKERS
INCLUDING: WOMEN'S ISSUES: LOW COST
HOUSING. MUSIC: DANCING: SONG AND
CELEBRATION. CAMPING FACILITIES: SHOW-
ERS: SAUNA: FOOD.

REGISTRATION FORMS SEND SAE BEFORE 30/8.

Annual Gathering

The following people are to be sent registration forms when a new date is set: -

- ✓ Miss T. Cox, Lillyponds C/Park, Mayilton Q 4560
- ✓ Ian Storach, "Homeland" Darkwood Rd, Thora 2454 (wanted several forms)
- ✓ Peter Johnson, P.O. Box 123, Mudgeeraba Q. 4213
- ✓ Tom Byrne, RMB 1097A via Wodonga Vic 3691
- ✓ Diana Horton, cf- P.O. Murwillumbah 2484
- ✓ Stuart Kingsford P.O. Box 874, Eltham Vic 3095
- ✓ Kerry Host, 35 Carlyle St, 17 Mile Rocks Q. 4073
- ~~Mary Wright, 35 Cater St, Lithgow 2790 (May since have subscribed to the newsletter)~~
- ✓ T. Wozniak, RMB 9315 via Wangaratta 3678 (wanted 10 forms).
- ✓ Kayne Parrott } P.O. Box 743, Murwillumbah 2484
- ✓ Peter Arnold }
- ✓ Mrs C Fickling, cf- P.O. Kyogle 2474
- ✓ Shawn & Ruth Fox, 21 Bateke Rd, Mt. Tamborine Q. 4272
- ✓ John Christensen, RMB 2025, Beechworth Vic 3747
- ✓ Rose Brooke, cf- Bullen Cliffs, Martin Rd, Larnook 2480 - wanted to bring a dog.
- ✓ Kelly Anderson, lot 8, Tullymorgan Rd, Ashby 2463 (066) 453547 (nr. Maclean)
(Note: wants to put M.O. on 100 acres - was at Kyogle camp).
- ✓ Sarah Hague, Cottage 3, "Carwoola" RMB 127 via Bungendore 2621
- ~~Shake.~~
- ✓ On Shalan, Beadie River, via Tenterfield 2372
- ✓ Jonathan Chance, The Edge, Horseshoe Crk ^{via} Kyogle 2474

All sent letter re Gathering 3/4 Feb.

4/12

Replied
re post payment
14.8.89
will write & send
details when known
Diana.

P. M. CARLIN,
9 VINEYARD AVENUE,
SMITHFIELD 2164.
SYDNEY. N.S.W.

PAN COMMUNITY COUNCIL,
P.O. Box 102,
NIMBIN 2480.
N.S.W.

Sent letter 4/12
(no transport
details)

Letter returned
as left address.

Dear Sir / Madam,

I write with a request, could you please forward to me two registration forms for "The Second Annual Spring Equinox Festival" to be held at Tymokari Community, Stoney-Chute, via Nimbin from September 22nd through until 24th.

As I would be relying on Public Transport from Sydney to Nimbin could you please advise me on how far Tymokari

Community is from Nimbin and would there
be transport available between the two.

I thank you for your time and for
your attention.

Yours sincerely,
Phyllis M. Carlini.

Wrote re cancellation
& asked for more info
on workshops he'd run,
especially 2 kids.
Send registration form
when available
Didn't enclose a 3.A.E.!

Michael Earth Spirit
27 Lumley St
Caerins 4870.

Dear Friends,

I'm interested in being part of the Annual
Spring Equinox Gathering at TYAMOKARI Community.
I am a Healer, doing such things as Homoeopathy, Rebirthing,
Spiritual Healing, Massage, Touch for Health. I'm interested
in myself & friend attending in exchange for doing a
workshop, lecture or kids shop. If that's OK with you
we can schedule something when we arrive.

Peace & Love

Michael.

4/12 Sent letter with note re free
entry if still interested in kids
workshop & asking him to ring Mike
or write soon.

cf P.O. Rock Valley
via his more 2480.
Re "Equinox Festival"

Dear Friends,

I would like to offer my skills as an experienced "permaculture tutor," to the festival. I could give a 90 minute presentation as an introduction to "Homestead Permaculture". If you want my contribution I would like advance notice by mail of when it will be time tabled. I will only be able to attend on one day and would appreciate a free entry pass.

Yours for a brighter green future
David King
1 . 8 . 89.

Wrote 8/8/89 advising cancellation & saying I'd
be in touch when new date.

Chris

Sent letter 4/12 but didn't
enclose extra details

14:58

25/8/89

**Shakta Sadhana Yoga Society,
G.P.O. Box 3177,
SYDNEY
N.S.W. 2001.**

Dear Friends,

Please accept this letter in lieu of the "official" registration form for the Annual Spring Equinox Gathering. The sum of \$10 is enclosed for one person, ^{— not} although there may be others arriving with me (they will pay at the gate). _{enclosed}

I would like to run a stall, which would basically be an information stall on behalf of the Shakta Sadhana Network, although your permission to include saleable items would be welcomed.

Also, I'd like to run a workshop on "Clowning & Circus" and/or "Introductory Dance-Drama and Storytelling."

I'd appreciate it if you could send all necessary information as soon as possible.

Yours faithfully,
Jason-Iona.

5.9.89 - Replied re postponement. Advised that a stall would be okay & asked him to let us know if he still wishes to run a workshop once a new date is set

4/12 sent letter



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

Dear

Thank you for your request for registration forms to Pan-Com's Spring Equinox Gathering. For several good reasons we have decided to postpone the Gathering and are presently in the process of setting a new date. Currently we are considering January 1990 as a possibility. As soon as we have more information we will forward a registration form to you.

We apologise if this has caused you any inconvenience but thank you again for your inquiry.

Regards,

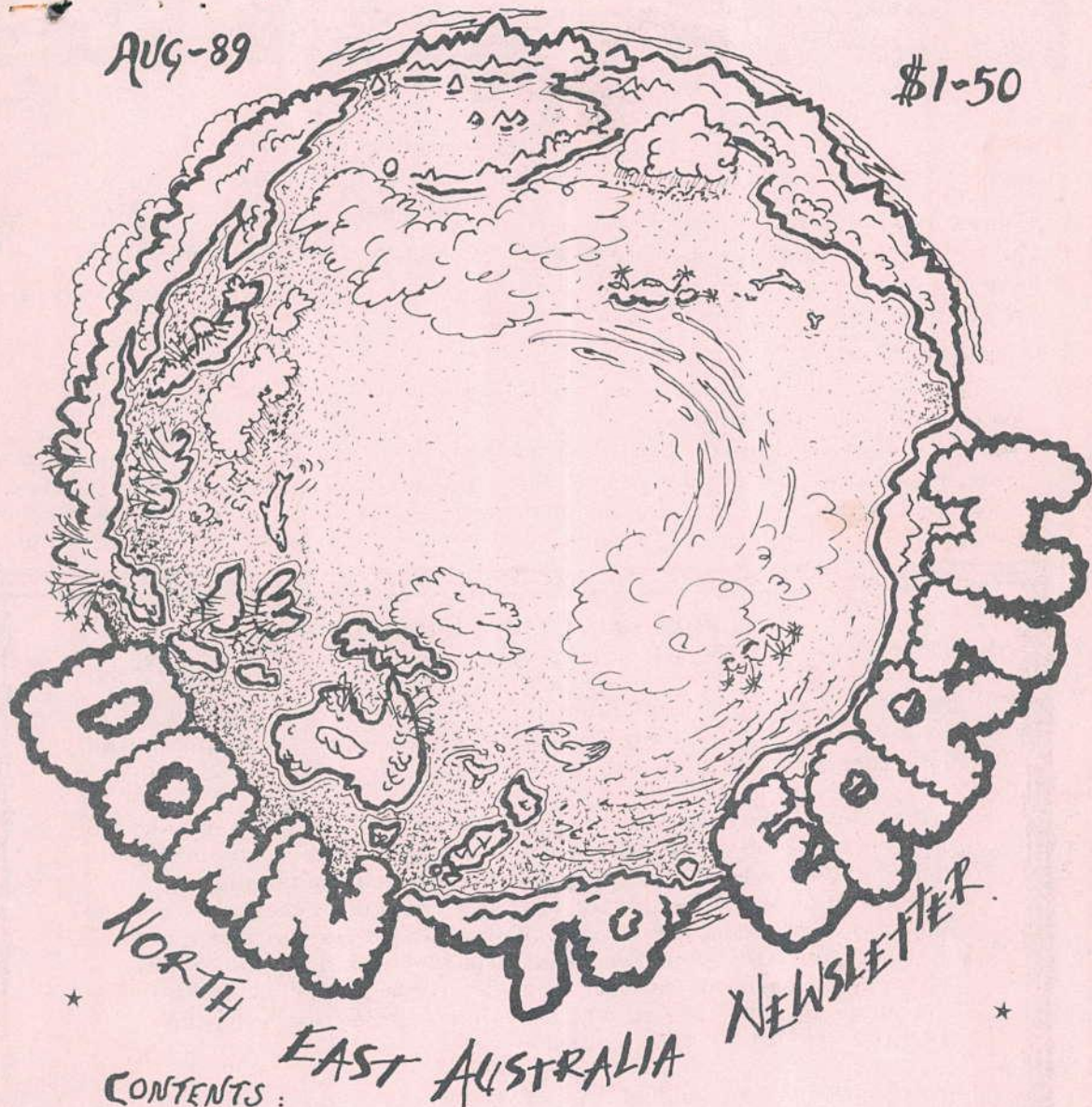
Diana Roberts

Diana Roberts

Pan-Com Co-Ordinator

AUG-89

\$1-50



CONTENTS:

- 3- Nimbin Spring Celebration + AllOneFamily
- 4- Democracy Demonstration in Brisbane
- 5- 'HOMELAND' peace&healing FESTIVAL
- Bris Ind'n't School 21st Birthday -6
- 8- Mind-Body-Spirit FESTIVAL Sydney
- Kingston toxic waste dump -on- 10
- 13- Ancient Art & Modern Medicine
- Centerspread- DIRECTORY of Periodicals.



- 15- Free Beaches
- 16- International Network for Religion and Animals
- 17- Tableland Growth Centre, FNQ
- 18- Invite to top of Cape York
- 19- VEGAN Soc FEASTS !
- 23 - Introducing INUIT -
- 24 - Far-out Far-north !

Sept' DTE-NEA will be Posted Mon' 28th Aug... It will tell of Events happening from Sept 1st.. SO YOUR WORDS MUST REACH US BY Aug 23rd "

Please feel WELCOME to be part of the team next month - we need MORE Help ! Any Volunteers ? Phone : 391 1736 for directions & timings.

** ON ADVERTISING **

Like we've said befor in these page 2 notes, we try not to "advertise" in the way the well-known main-stream-media of our time, pushes un-needed products etc', by coercion & manipulation into the mentally conditioned mass-population.

When submitting your Messages in Loo of "ADVERTISING"

Remember the Guideline of Donation to help Print & Post Costs : \$50 a full page. \$25 a half, etc'

THANK MUCHLY FOR YOUR SUPPORT !!

DownToEarth NorthEastAust Newsleta

:@ \$1.50 from shops, etc..

SUBSCRIPTIONS will be \$20 a year of 11 editions, POSTED to U.

Feel free to send less if you like or more if you can! # \$20 is a convenient number..

Please write to us at : DTE-NEA Box 341, SPRING HILL 4004..

Vipassana Centre Queensland

PO BOX 119 POMONA QUEENSLAND 4568
TELEPHONE (07) 851 306

THE FIRST COURSE is planned to be held here on December 27 to be given by Dr Kay Wain. For this to happen all the support and help that you can give will be needed.

A Planning Committee has been formed to look at the best ways of achieving the objective of a first course, and the costs involved. There will be many ways to give service including building, landscaping, sewing, painting etc. and some of these tasks can be achieved away from the Centre. If you would like to support the Centre financially, donations can be made to a building or general fund, or by student loans or periodic payments. It is estimated at this stage that \$35,000 to 40,000 will be needed to build the essentials to hold a first course.

Group sittings are held at the Centre every Sunday morning from 8-9 am and students are invited to meditate here at any other time that may suit them.

Regular working bees are held on the 2nd Sunday of each month following the 8-9 group sitting.

The trust meets on the last Sunday of each month also following the 8-9 group sitting. These meetings are open to all old students and your participation is encouraged.

For any further information please contact the Centre, Laraine

**** A CELEBRATION OF ****
**** ALTERNATIVE LIFESTYLES ****

The Pan-Community Council
invites residents of land sharing
communities & people interested
in the lifestyle to the Second
ANNUAL SPRING EQUINOX GATHERING !
September 22 - 23 - 24, 1989

**** AT ****

"TYAMOKARI COMMUNITY" Stoney Chute
and Kyogle Roads cnr., Via NIMBIN.

Apart from being a wonderful
opportunity for members of com-
munities to get together in a stimulating
and caring atmosphere, the Gathering
will focus on : Community development :
: Environmental Issues : Green Politics :
: Alternative Energy : Healing : Low Cost
Housing : Dealing with Bureaucracies :
: Legal Structures : Ethical Investment :
Local Government : Communications :
and many other issues ...

Also : Camping facilities, Showers,
Sauna, Kids activities, Music, Food and
Information Stalls. ****Dancing Sat Nite****

Registration & info Forms are available
by sending stamped - addressed envelope
to Pan-Com, Box 102, NIMBIN, 2480 before
August 30th : \$10 per Adult or \$15 at
the Gate..... Cost per LandSharing Com-
munity \$50 in advance (multiple entrance)

If you would like to have a stall, run
a workshop or help with the organisation
Please let us know before Aug 30th ...



~ ALL ONE FAMILY ~ see p.

WANT TO come help set-up the
Kitchen, etc' ? Arrive about 18th
Sept to be in the building of the
Family comforts (& energy) ... !
Bring tools, food, massage oil,
y'wire & nails, music & love ...



3

**** ALL ONE FAMILY GATHERING TOO ****

There were those among us who were
wondering where the next A.O.F. was to
Gather, when suddenly, we were INVITED to
use space at TYAMOKARI and make it part of
the Gathering there !

SO an All One Family Kitchen &
Camp area will be Free from Smoke
and all other Intoxicants -&-money
(even tho' we will need to Donate
at the Main Gate, to help pay for
the general sett-up of the Main
Gathering. Etc' etc...)

THEN the AOF Camp & Kitchen will be a
SANCTUARY for many to join in as approp-
riate for their needs of peace, clarity and
happiness. The kitchen will operate on food
people bring to share and there will be at
least one Communal Feast each day. Prob-
ably best around 5 to 6pm at a Camp-Fire.

There will be Roster-Free preparation
time from mid-afternoons which is also a
Fun-shop into Nutrition, Health and Vegan/
Vego' wholesome food combining. There will
be people at the Kitchen willing to share
expertise in Feast Preparation, with every
one willing to help, while learning..

Near time to eat, there will be
a Circle to Dance, Sing, Chant, &
Bless the Food, welcoming in every
one wishing to be in this ever-ex-
panding family, to come share the
great loving feeling of supportive
togetherness ...

There will also be a Sharing of Ideas &
Feedback Circle at Breakfast-time each day
befor the SHARING of the total Gathering..

THEN during the days, it's OK to expect
cutious people to come in, asking what All
One Family Gatherings are all about.. We
will have big NoticeBoreds ful of explain-
ations, AND that will be a great opportu-
nity to meet people around the Camp Fire &
discuss our reasons for needing to be Free
from Intoxicants and Problems ...

4. GONDWANA

Malcolm McDonald

Gondwana is a cultural movement, supported by an economic strategy and a political ideal. Gondwana is the name given to the ancient continent which combined the existing continents of the southern hemisphere.

As a culture, Australia is firstly the Aboriginal homeland. Aboriginal people have been suppressed and exploited. GONDWANA supports aboriginal culture especially through language and land rights.

Australia is also a multicultural society of immigrant cultures - British, Mediterranean, Pacific, Asian and more. Gondwana stands for the free expression of all these cultural groups.

The Australian government supports multiculturalism officially, but economic forces allow these groups to be exploited mercilessly. The economy has to back the culture. GONDWANA therefore promotes a decentralized self-sufficient, bioregional economy. This is only possible with a healthy environment of air, water, soil, vegetation and a healthy integration of agriculture, industry and commerce. The environment also has an intrinsic value beyond utilitarianism.

Gondwana also supports these ideals in the political arena.

Much of value in society is already happening now in Australia - in aboriginal support, multicultural expression, sustainable agriculture, cooperatives, and wilderness protection. However there needs to be a strong link between these diverse interests. Fragmented action can be united in a forceful way - to make a progressive new Australian society.

Thousands of Queenslanders were yesterday incited by a clergyman to meet at a venue Lord Mayor Sallyanne Atkinson has branded illegal.

Dr Noel Preston said the Lord Mayor had refused permission for a demonstration in King George Square on Tuesday at 4.30pm in favor of democratic reform.

"This is the first test a Liberal organisation has had to see where it stands on democracy," Dr Preston, a spokesman for Citizens Against Corruption, told a rally at Roma St Forum.

Opposition Leader

Wayne Goss said for too long the Government had treated people like a private empire.

"This is the year the empire strikes back," he said. "May the force be with you."

A motorcycle policeman led the parade. Police at intersections stopped traffic to give the marchers right of way.

Twenty-two groups were involved in yesterday's march.

Estimates of the turnout by organisers varied from 5000 to 12,000.

The jam-packed forum gave a prolonged, standing ovation to Senior Constable Peter Pyke, the officer who has spoken out about corruption in the force.

"What a great day for Queensland," he told them, "because apathy died today."

He said some of his brother officers had marched in the crowd from the Botanic Gardens via Parliament House to the forum.

Some reporters remembered the last time they covered a march to the forum - when police assaulted marchers and harassed journalists during the SEQEB dispute.

Yesterday only a handful of police guarded intersections as people marched in a carnival-like atmosphere without any violence or unpleasantness.

There were anti signs everywhere - nuclear dump, Route 20, Wolfdene Dam, the Cape York spaceport, aircraft pollutants and feed lots.

But the litany was fixed. When anyone shouted: "What do we want?" the chant was: "Democracy." "When do we want it?" "Now!"



"BE GENTLE WITH YOURSELF"

STOP THE REDBANK RADIO-ACTIVE DUMP

Concerned Citizens are manning a legal picket at the site in an effort to stop this environmentally dangerous construction being built.

Your support is needed. It is NOT illegal to picket the site. If you can help then phone us,

818 1142

COMMUNITY AID ABROAD

New "HomeWares Shop" for
*Clothing *Giftware *Jewellery
*Rugs *Pottery *Bells
is at Shop 233 Level 2 MYER CENTR
IN Brisbane City : Ph. 221 4199.

During 1989 it is hoped to create an organization with members in all states, and to keep contact through our newsletter.

You can contact Malcolm about GONDWANA PO Box 534 Brighton, SA 5048.



Program



ELEBRATION

OF



USTAINABLE



IFESTYLES

SATURDAY

- 9.00am Registration (Town Hall or Nimbin Neighbourhood Centre)
9.30am Introductions, Information, Housekeeping (Town Hall)
9.45am Guest Speaker Jan Oliver
10.30am Workshops
1.00pm Lunch
2.30pm Guest Speaker Helen Caldicott
3.00pm Workshops
5.30pm Dinner (Town Hall)
7.00pm **CELEBRATE THE SPIRIT OF NIMBIN**
- an evening of story telling and entertainment brought
to you by friends of the Nimbin Environment Centre. Admission
free. Bring a cushion. (Town Hall)

SUNDAY

VOLLEYBALL - a volleyball competition will happen throughout
the day next to the camping area (near the caravan park). Entry free. Enter
on your own or as a member of a team.

For those who don't want to play volleyball:

10am to 2pm - a tour of Tuntable Falls Community. Please call into the
Neighbourhood Centre for transport details. Lunch can be bought at Tuntable.

2pm - 5pm **COMMUNITY FORUM** - an opportunity for people to
ask questions, exchange information, find out more about sustainable life-
styles. Includes presentations from Nmbngee, Whatt, Blackhorse Creek,
Tuntable Falls, Pretty Gully, Greg Reid. (Town Hall)

ALSO:

3pm - 5pm A North American Indian ritual healing circle conducted by
Jonathon Damien - a powerful transformational experience.

5pm - 6pm Circle Dance - A North American Indian dance conducted by
Benny Zable.

Both these events will take place on the primary school grounds west of the
main street (behind the shops).

7.30pm



MONDAY

9.30am Workshops
12.00 Lunch & Close

WORKSHOP DETAILS

Saturday morning, 10.30am

A choice of one of the following:

1. Conflict Resolution - Tim Armstrong & Liz Jensen (Hall Annexe)
2. Making Effective Use of the Media - Yvette Steinhauer & Phil Hurst
3. Your Legal Rights as a member of a land-sharing community - Tony Pagotto, Dave Lambert, Wally Wallace
4. Permaculture Introduction - Jude & Michel Fanton (Environment Centre)

Saturday afternoon, 3.00pm

1. How to think globally, act locally - the empowerment of a community. A forum with input from Helen Caldicott, Kevin Childs, Phil Denniston, Diana Roberts, Annie Boyd and Janelle Saffin. (Town Hall)
2. Seeds - a natural resource - Jude & Michel Fanton (Environment Centre)
3. Sexism & Communities - Beatrice Bentley
4. Creation of Sustainable Economic Systems - Simon Clough

Monday morning, 9.30am

1. Appropriate Waste Treatment - problems of handling human waste and options. A comparison of different strategies including composting toilets, pits, pan collection, septics. How to economise water use. Ideas welcome. Stuart White (Hall Annexe)
2. Talking Organic - Sam Bernard (Town Hall)
3. An open workshop on mens' issues - Stuart Anderson. Men & Women welcome (Environment Centre)

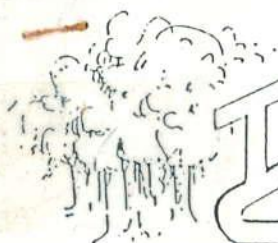
OTHER WORKSHOPS

Details to be announced:

A BELLY DANCING workshop for women conducted by Janaki

A BAMBOO workshop conducted by Taurayin Bamboo will run for one hour each day and will look at general principles for using bamboo to construct houses, sheds and pagolas with relevant design, treatment and applications. Reference will be made to local government regulations.

FURTHER INFORMATION AVAILABLE AT THE
NIMBIN NEIGHBOURHOOD CENTRE



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

A CELEBRATION OF ALTERNATIVE LIFESTYLES

Pan-Com invites residents of land sharing communities & people interested in the lifestyle to the Second Annual Spring Equinox Gathering.

SEPTEMBER 22-23-24, 1989

TUMAKARI COMMUNITY, STONEY CUTE, VIA NIMBIN NSW.

Apart from being a wonderful opportunity for members of communities to get together in a stimulating and caring atmosphere, the gathering will focus on:

- Community Development
- Environmental Issues
- Green Politics
- Alternative Energy
- Healing
- Low Cost Housing
- Dealing with Bureaucracies
- Legal Structures
- Ethical Investment
- Local Government
- Communication

and many other issues.

Also: Camping Facilities; Showers, Sauna, Kids Activities, Music, Food Stalls, Information Stalls

Dancing on Saturday night.

Information & registration forms are available by sending a stamped, addressed envelope to Pan-Com, P.O. Box 102, Nimbin 2480 (before August 30th).

Cost per adult: \$10 or/ \$15 at the gate

Cost per land sharing community: \$50 in advance (multiple entrants)

If you would like to have a stall, run a workshop or help with the organisation please let us know before Aug. 30th

The political forum held on Saturday afternoon had the theme 'THINK GLOBALLY ACT LOCALLY', and although this theme was temporarily lost, the outcome was one of direct action at a local level with global significance.

I was facilitator for this forum and found that the concerns of individuals about diverse issues e.g. aboriginality, logging, mining, nuclear arms, pollution; was very strong, although somewhat frustrated by not knowing where/how to start to effect changes.

What became evident after some discussion was that the 'LOCALLY' portion of the theme came down to 'INDIVIDUALLY'. To 'ACT LOCALLY' first means to change things in ones own life that can have some impact on the local front e.g. non-use of plastics, non-polluting practices, planting of trees, involvement in local groups (Pan Corn, Environment Centre).

Global issues came to the forefront & people participating were asking: what can we do? Interest was generated in doing some local action & as time was running out it was decided to take a break & re-convene.

Helen Caldicott then directed our attention to brainstorming of the most critical issues. It was generally agreed that the three most critical, global issues were: Ozone depletion, nuclear disarmament and green house gases. A lot of opinion was voiced in regards greed being the driving force behind these problems, it was also recognised that apathy & ignorance played a major part. Discussion followed & it was recognised (and encouraged by Helen Caldicott) that the one area in which we as a group could act locally with a global effect was in the washpad blockade. Hence a meeting date was allocated to follow this up and take some action and to link up with other groups already acting.

Love & peace, for the earth
Gordon W. King



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

17th September, 1990

PRESS RELEASE

CELEBRATION OF SUSTAINABLE LIFESTYLES

The Pan-Community Council (Pan-Com), an umbrella organisation for land-sharing communities in northern N.S.W., is holding a 3-day CELEBRATION OF SUSTAINABLE LIFESTYLES on SEPTEMBER 29 & 30, OCTOBER 1. The Gathering, to be held in Nimbin, is the second such Spring Festival organised by Pan-Com for members of land-sharing communities, those interested in sustainable lifestyles and other rural dwellers.

The aim of the Gathering is to bring people together in a stimulating, enjoyable and friendly environment in order to promote the free exchange of ideas and information. Throughout the weekend workshops will be conducted by a variety of people with expertise in specific areas. Workshop topics include:

- * How to think globally, act locally.
- * Sexual Politics
- * Effective use of the media
- * Appropriate waste treatment for out-of-towners
- * Conflict Resolution
- * Legal Rights
- * Permaculture

and many others.

The Celebration will also include a tour of Tunttable Falls Community, and a one-day volleyball competition followed by a dance on the Sunday night.

Throughout the 3 days there will be activities for kids, entertainment and food available.

CELEBRATE THE SPIRIT OF NIMBIN

On the Saturday night (29th Sept.), the Nimbin Environment Centre will be holding a night of storytelling and entertainment that will retell some of Nimbin's colourful and varied history. There will be stories from the Bundjalung people together with a retelling of the 1973 Aquarius Festival, the Terania Creek and Nightcap Forest struggles, the birth of Birth & Beyond, the evolving of communities, owner building, community-based education, and many other stories and songs from Nimbin's past.

For further information on the above please contact Diana Roberts, Ph. (066) 891 529.

VENUE FOR 3-DAYS: NIMBIN VILLAGE