

29/10/98

Veki

For your files!

— Some of these dates are missing

also when did ^{AASC} ~~AAGE~~ start?

If you remember drop me a line
sometime. No urgency — just
for the record.

Doni

A History of Multiple Occupancy / Rural Land Sharing Communities in the Bellingen Shire, NSW

- 1972 MO/ **Hamlet Development** begins to emerge as a movement in NSW
- 1973 Aquarius Festival Nimbin
First intentional community set up in Bellingen area
- 1975 - 78 Responding to lobbying from new settlers, State Government becomes actively interested in concept of MO - handbooks, pamphlets published by Department of Environment and Planning (DEP) etc
 - Nov DEP issues **Circular 35** 'Hamlet Development' & model enabling clause for councils.
 - Dec DEP Minister, Paul Landa, convenes meeting in Lismore to resolve problems and initiate State policy.
- 1980 Feb Minister retrospectively approves MO in Lismore and Terrania Shires.
DEP issues **Circular 44** (more definitive than Circular 35).
- July Bellingen Town Planning Committee recommends adoption of Circular 44. (However council did not deal with the matter after lunch adjournment).
- 1980 - 81 Bellingen Shire Council (BSC) accepts DAs and fees from some intentional communities (NB at this point illegal, referred to here as 'mo's').
- 1981 June **Bundagen**, large mo in neighbouring Coffs Harbour Shire, established - intention to seek legality from the start
 - Nov Bellingen Shire Council resolves to prepare an LEP for MO
- 1982 By now 12 intentional communities have been established in Bellingen Shire
 - Feb BSC resolves to prepare a new shire -wide rural LEP
- 1983 May **MOAG (Bellingen Multiple Occupancy Action Group)** set up after large public meeting in response to general concern that BSC doing nothing about MO. Intensive lobbying of State Government begins
 - Aug BSC appoints its first ever **Town Planner** (prior to this only a chief building insp.).
- 1984 MO groups throughout the State appeal to Minister to prepare State code for MO
 - Aug Valla Planning Conference - Planning Minister Sheahan announces **preparation of SEPP for MO**
 - Dec **RRTF Rural Resettlement Task Force** set up (1 Dec '84), based in Nimbin, replaces earlier group (DTE). Major focus to achieve MO in NSW. As a larger group RRTF provides invaluable support for B MOAG; in continuous contact.
- 1985 Jan B MOAG and BSC negotiate funding from the State Housing Commission; **Bellingen Housing Officer**, Jack Wyatt, appointed to prepare **MO code for the Shire**. Extensive consultation with existing illegal mos; B MOAG rep on Steering Committee for Housing Officer

- Feb At a public meeting on MO, council announces it hopes to have the code finalised by XMAS, in readiness for the SEPP
- Apr **MO Seminar at Nimbin** convened by Minister Frank Walker (NSW Housing Commission). Minister announces government sponsorship and funding for experimental MO community. Minister expresses his concerns at obstructions encountered from local government, also legal entities (eg loans for housing) promises prompt action through other departments.
- Aug **Draft SEPP on MO** released at the Valla Planning Conference by NSW Planning Minister Bob Carr. He says SEPP finally near completion, awaiting Woodward's Report
- Woodward Commission into MO now investigating charges made to and services delivered to MOs
- Housing Officer Jack Wyatt preparing to finalise Bellingen's Code.
- 1986
Mar **Woodward Commission Report** published.
- July BSC accepts **Draft Shire Rural LEP** sends to DEP Grafton for approval.
- Aug **MO Manual** (produced jointly, DEP and MO members) 2nd draft - to await of SEPP before finalisation. (As of Oct '98 still in draft form).
- Oct **BSC accepts MO Code for exhibition and public comment**
- Nov B MOAG questions **lack of action by BSC to amend IDO**, until done communities cannot apply for MO
- 1987 **PANCOM (Pan Community Council)** formed Nimbin: to promote social interaction between communities, assist in dealing with councils and government bodies, foster sustainable economic initiative and protect the environment. Replaced RRTF. B MOAG continued to liaise and receive valuable info and support from this umbrella group.
- Feb **BSC accepts MO Code** (with minor amendments) as **DCP 7** (17 Feb '87)
Note: this code of considerable interest to mo s in other shires.
- Feb DEP accepts Bellingen Rural LEP, must go on public exhibition again before final adoption.
- Apr BSC amends **DCP 7 MO density provisions** (on advice from B MOAG and Town Planner) affirms adoption of code and **instructs Town Planner to proceed with its implementation**
- 1987 - 88 **Nothing happens!** Town Planner says code is 'on hold' awaiting LEP decision or SEPP release.
- Oct Bellingen Shire Rural LEP **finally on exhibition.**
- 1988 Jan **SEPP 15 Multiple Occupancy in Rural Areas gazetted!**
\$1,950 is the maximum MOs are to pay for Section 94 contributions.
BSC is now in position of having to make a determination within 40 days of receiving DA for MO. Town Planner has still not advertised the adoption of the MO code

- Feb **BSC reaffirms MO Code, DCP 7.** (16 Feb '88)
- 3 months registration periods starts.** 'Existing' mos to pay the S 94 contributions which were in place at the time they bought the land. New MOs or those 'existing', but not taking up registration during 3 months, to pay 'whatever is normal' ie current contributions. Dispute over where this 'existing' cut off point is -
- Note:** Contributions include standard S 94 (as applies to any new house in rural area - roads, open space, social amenities and later bush fires) plus cost of any special road upgrading needed for each specific DA.
- ? June Election of Liberal Coalition Government, NSW.
- Jul **First DA for MO approved by BSC** (6 July '88)- The Promised Land
- Planning Minister Hay announces **abolition of \$1,950 maximum contribution for MO** (8 July '88).
- Nov Bundilla, Leaches' Reach, Madge's Hill, Thora Bakery appeal to be treated as 'existing'.
- 1989 Apr Appeal of the above rejected. They pay the current Sec 94 contributions.
- Introduction of Community Title.
- 1990 **SEPP 15 amended:** MO = 3 houses and above
Tourism allowed on MO if LEP permits
- 1991 Feb BSC amends DCP 7 in line with SEPP 15. Retains DCP provision that all MO DAs be advertised
- 1993 **SEPP 15 Review.** DEP commissions Purdon and Associates.
(This follows strong lobbying against MO from N NSW National Party and real estate agents. Equally strong lobbying comes from Pan Com, B MOAG and others to ensure that Purdons do their job properly - we fail).
- 1994 Sep **Purdon Report** to NSW DEP findings include:
- there is no new demand for MO
- it is not appropriate to have a statewide Policy as 80% of MOs are on N Coast.
- Oct **NSW Liberal Coalition Government repeals SEPP 15 as from 1 Dec** (13 Oct '94).
- Councils are allowed until Jan 31st 1995 to deal with any DAs lodged for MO before 1 Dec '94.
- Result:** mad scramble by any groups even vaguely thinking of MO to make sure they do not miss out
- Initially B MOAG sees no cause for alarm, since believes Bellingen has its own provisions for MO (DCP 7). However, closer examination shows that, contrary to council's instructions (April '87), MO was never put into IDO or the LEP that superseded this. DCP all this time had no legal standing (!)*
- Nov Labor, State Opposition, commit itself to reintroduce MO if elected.
- ? May Labor elected to State government. When announces 'considering' reintroducing SEPP 15 local councils (esp Lismore) complain they have not been consulted.

- 1995 Sep **Rural Settlement: Guidelines on the Rural Settlement on the North Coast of NSW.** prepared by DUAP. Includes MO as an option within the 'best practice' of cluster planning for future rural housing.
- Dec 96 - Apr 97 **The old SEPP 15 put on public exhibition as draft for submissions**
- Mar **DUAP (formerly DEP) comes to Bellingen as part of its consultation on MO.** Meets with local councils (Macleay to Grafton), tours MOs then meets with B MOAG. Goes on to Lismore for similar programme with councils and Pan Com *B MOAG & Pan Com hold several meetings to prepare for this and to write our submissions. Pan Com produces extremely comprehensive & professional submission which B MOAG supports; includes suggestion that term Multiple Occupancy should be replaced by Rural Land Sharing Community*
- 1998 Apr **SEPP 15 reintroduced as Rural Land Sharing Communities (1 April '98).**

Dorin Hart 27 10 98