

**PAN COMMUNITY COUNCIL MEETING WITH DUAP
REPRESENTATIVES IN CONNECTION WITH DRAFT SEPP-15
IN BYRON SHIRE, 18TH MARCH 1997**

Attending for Pan Com.:

Eddie Buivids
Simon Clough
Rob Doolan
Peter Hamilton
Graham Irvine
Cr. Diana Roberts

AGENDA

(Chairperson: Simon Clough)

1. Introduction

Closing time 4.50pm

2. Pan Com Overview

3. Pan Com's Interim Amendments to the Draft Policy

4. Purdon Report

5. Closure

Tea break mid-afternoon. Presentation of visual material of an intentional community.

WORKING DEFINITION OF "INTENTIONAL COMMUNITY"

"A community having the clear desire to live in a way that enables strong social bonding, cooperation and sharing within the context of the Aims of the Policy."

BACKGROUND TO MULTIPLE OCCUPANCY COMMUNITIES IN NSW

MULTIPLE OCCUPANCY: History of its Introduction



After the Aquarius Festival in Nimbin in 1973 many participants wanted to settle in the north east corner of NSW. This area has come to be known as the Rainbow Region.

Up to 1980 planning legislation permitted one dwelling house per 40ha (100 acres) on rural land. Confronted with this situation many new settlers chose to build illegally while campaigning for the planning legislation to be changed to permit the communal sharing of rural land.

As a result of this campaigning Paul Landa, Minister for Planning in the Wran Government in 1979 held a "Hamlet Seminar" in Lismore and in the following year gazetted 23 properties in the Lismore City Council area thereby making these legal Multiple Occupancies (MO).

In 1988 Bob Carr, Minister for Environment and Planning in the Wran Government introduced a State Environmental Planning Policy (SEPP) - 15 for the Multiple Occupancy of Rural Land. The aim of this policy was to encourage the collective ownership of land (with subdivision prohibited); the construction of low cost dwellings and generally to provide an environmentally sensitive approach to community based rural settlement.

In 1994 there were a total of 251 MOs in 20 of the 67 Local Government Areas (LGA) in NSW. Some 80% of these are located in the 8 LGAs in the Rainbow Region. There are some 64 MOs in the Lismore City Council area.

MOs vary in size between 10 to 80 ha. Most MOs have about 9-12 dwellings per property. (A few large communities raise the statistical average to 15 dwellings). Each dwelling has an occupancy of about two persons per dwelling.

It is estimated that there are now in excess of 7000 MO residents in NSW. As at 1994 some 75% of the MO

"household" incomes were under \$20,000 pa. MOs once established, have had a low to medium turnover of resident members.

In 1994 Robert Webster, Minister for Planning in the in the Fahey Government, repealed SEPP-15 on the ground that this Policy "no longer had a statewide application"!

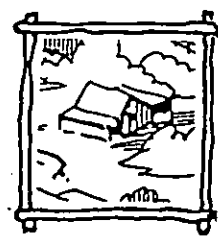
Existing MOs remain legal and may expand in accordance with an existing approved Development Application.

Councils may now introduce provisions in their planning instruments to permit new MOs. To date the only Council to consider this has been the Lismore City Council where the decision was not to do so. Three Councils which had in place provision for MOs in their planning legislation prior to the repeal of SEPP-15 continue to approve new MOs.

The ALP at the time of the 1994 State Election made an electoral promise to reinstate SEPP-15. As yet the Carr government has not done so despite continual lobbying by Pan Com.

In every Lismore City Council election since 1977 there has been an MO resident elected as a Councillor. In this time there have been four such Councillors with the current Councillor being Diana Roberts.

HOME BUILDERS ASSOCIATION

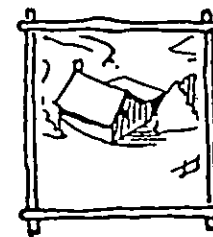


The Homebuilders Association (HBA) was formed in 1977 in response to demolition orders issued by Lismore City Council on a number of illegal dwellings. Its charter was "to promote, publicise and further the interests of owner-builders in the Rainbow region" and to act as a representative body for MO resi-

dents. The HBA persuaded the Council to withhold the demolition orders.

HBA members assisted Sydney University's "Technical Assistance Group" in the preparation of the "Low Cost Country Homebuilding" Handbook. This Handbook was published by the Dept. of Environment and Planning in 1982 and is still a standard reference work.

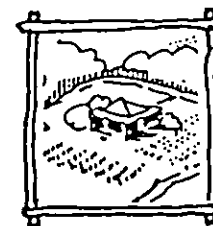
RURAL RESETTLEMENT TASK FORCE



The formation in 1983 of the Rural Resettlement Task Force (RRTF) grew out of the need for a formal Association in the negotiations with the NSW Lands Commission to initiate a government supported, pilot MO community settlement. With a change of Government this Project was dropped!

The RRTF represented MO communities in a Commission of Inquiry into MO development in the Tweed Shire area, and assisted new settlers in many Court Appeals in connection with MO Development Applications to the relevant Council. The RRTF initiated the first draft of what became SEPP-15.

PAN COMMUNITY COUNCIL



Pan Community Council (Pan Com) was formed in 1987 with the primary aim of promoting social interaction between communities; assisting in dealings with councils and government bodies; fostering sustainable economic initiatives, and protecting the environment.

Pan Com produces a Newsletter, holds community meetings, lobbies the Government and its Departments and issues media statements on policy matters. It produced a model MO Development Control Plan for use by Councils as an aid in the implementation of the former SEPP-15.

PAN COMMUNITY COUNCIL P.O. Box 102, Nimbin, 2480

PAN COMMUNITY COUNCIL

"Building Intentional Communities"

Pan Community Council:

1. (a) Welcomes the exhibition of Draft SEPP-15, and
 - (b) recommends;
 - # that the wording of the original SEPP-15 be retained as far as possible for the reason that in general it has successfully stood the "test of time" and to this extent is a credit to the Department,
 - # that amendments to the Policy be confined to those issues that further the aims of the Policy being implemented.
- (2) (a) Supports councils introducing MO provisions into their respective LEP's provided they are not less encompassing than the requirements in the SEPP, and
 - (b) does not support councils being exempt from the SEPP unless and until the Department has received acceptable Draft LEP provisions.
- (3) Recommends that where a council provides for MO in their LEP that the Department recommends that an MO DCP be provided. (The Lismore City Council Draft MO DCP-20 1994 is suggested as a basis for such a DCP.)
- (4) That the wording of the SEPP Policy together with LEP and DCP legislation, where possible be based on "performance" outcomes, rather than "prescriptive" directives.
- (5) Supports the Department publishing a "Rural Landsharing Community Manual" to assist potential new settlers and council staff unfamiliar with this form of development. Such a Manual to be produced in close consultation with MO organisations, MO residents and professionals involved in preparing MO DA's,

###

PAN COMMUNITY COUNCIL

Proposed List of Items in the Draft Policy for Amendment etc.

Clause

Priority "A"

1

2(a)

2(b)(iii)

7(1)

7(4)

9(1)(j) [Old and new]

12(3) [New]

13(2), (3) [New]

Schedule 2 (in the DUAP Draft)

Priority "B"

2(c)(i)

2(c)(iii)

3

7(1)(g), (h)

7(2)

7(3) [Old and new]

9(1)(a), (b), (m), (q), (r)

9(2)(b)

9(3) [New]

10

12(3) [New]

Schedule 1 [In the DUAP Draft]

Schedule 3 [In the DUAP Draft]

MASTER
Policy Overview
Pancom 67 ps

PAN COMMUNITY COUNCIL

"Building Intentional Communities"

Overview STATEMENT

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*MASTER
Pancom 67
AGENDA*

**PAN COMMUNITY COUNCIL MEETING WITH DUAP
REPRESENTATIVES IN CONNECTION WITH DRAFT SEPP-15
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ARM. Eddie Buivids
Simon Clough
✓ Rob Doolan
✓ Peter Hamilton
• Graham Irvine
• Cr. Diana Roberts

*of re Council
services.*

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(Chairperson: Simon Clough)

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WORKING DEFINITION OF "INTENTIONAL COMMUNITY"

Group of people
"A community having the clear desire to live in a way that enables strong social bonding, cooperation and sharing within the context of the Aims of the Policy."

PAN COMMUNITY COUNCIL

MEMORANDUM: *Background to meeting with representatives of DUAP re the Review of the Draft SEPP-15 currently on display.*

Date: *Tuesday 18th March 1997*

Time: *1.30pm - 4.00pm*

Venue: *Mayor's Room (upstairs in the Civic Hall, Dalley Street, between Burringbar and Tincogan Streets, Mullumbimby. (Tea and biscuits will be available.)*

Attending:

DUAP: *Roger Elliott, Acting Divisional Manager, Metropolitan Planning Division
Susan Sky, Acting Manager, Planning and Design Branch,
Martin Dally, Town Planner
(Possibly) Jim Clark, Planner, DUAP Grafton Office*

Pan Com: *Simon (Chair.), Eddie, Di., Rob, Peter, Graham.*

Observer: *David Kanaley Strategic Planning Manager, B.S.C. (Invited by us to attend in an observer capacity. David is currently involved in the review of MO in the BSC LEP in the context of the Council review of their rural strategic policy generally. I have been invited to attend as an observer at the planner's meeting in the morning.)*

Background and Overview of the DUAP visit.

The Mayor of Bellingen Council (Sue Deathbridge) asked DUAP to visit councils in the north coast with a view to discussing the Policy. All the north coast councils were advised of this. David Kanaley initiated a proposal for two reps from all the councils in the far north coast to attend a meeting at Mullum. (It is expected that there may be two planners or a planner and a councillor.) Diana will be attending representing LCC.

The meeting at Bellingen will take place on Monday 17th March. The Bellingen Multiple Occupancy Action Group (MOAG) will have a private meeting with the DUAP party in the afternoon and expect to inspect one or two MO's. (Note. None of the DUAP party have ever been on an MO and hence I have gone to pains to arranging brief visits to MO's both here and in Bellingen.)

The meeting with the council planners etc is scheduled for 10.00am to 12.30pm. David says it is rare for council planners to get together in this way and that he for

one has no idea what stance planners and councillors in other areas have on MO and their reasons for their position.

Council will be providing lunch for the planners etc from 12.30 pm - 1.30pm.

The meeting with Pan Com is scheduled for 1.30pm - 4.00pm.

From 4.00pm to about 4.45pm David has arranged for a visit to "Gondwana Sanctuary" at Tyagarah. All of those in attendance at our meeting are invited to attend this visit.

The DUAP party will then visit, (at Pan Com's invitation) "Jagera" (Rob's community at Whian Whian) on their way to Lismore where they will stay the night and return to Sydney the following morning by plane.

Pan Com members who wish to join the visit to "Jagera" are invited to join the convey at Tyagarah. It is not expected this visit will spend more than about 20 - 30 minutes on site.

Meeting Procedure. As will be appreciated the Pan Com Meeting is tight on time. We need to make the best use of the time available!

Note in my correspondence to Roger Elliott of 14th that I have invited him to highlight particular issues of concern etc to the Dept. so that we can consider giving these priority on our agenda. Apart from this as I see it we can select those items to which we give priority, or simply work sequentially through what is left.

If we get through all or most of this, I would consider the meeting to have been a successful achievement!

Personally I do not see that issues about which there may be disagreement need be debated out. For me what is important is to suss out those issues about which there is agreement or disagreement and if possible in the latter case, get some indication of the reasons for their stance, so that we can take this on board in our written submissions.

Anything we can do to establish a good social connection I believe will be priceless!

In view of the tight day schedule I would ask that everyone be on hand say about 1.20pm ready for a prompt start.

Yours, Helping to build intentional communities.



#70244

MEETING WITH DUAP REPRESENTATIVES
DRAFT SEPP 15 ON MULTIPLE OCCUPANCY ON RURAL LAND

Tuesday 18 March, 1997

Council Chambers, Station Street, Mullumbimby

ITINERARY/PROGRAMME

8.00am	Meet Roger Elliott, Susan Sky at Guesthouse.
8.30am - 9.15am	Inspection - Proposed MO at Blackbutt Lane, Broken Head (Meet on site at 8.30am)
9.15am - 10.00am	Return to Council Chambers, Mullumbimby
10.00am - 12.30pm	Meeting with planners from various Councils
12.30pm - 1.30pm	Lunch at Council
1.30pm - 4.00pm	Meeting with Pan Community Council
4.00pm - 5.00pm Approx.	Inspection of "Gondwana Sanctuary" MO at Tyagarah

No exclusion of Westlands Nat.

because there are no local camels in
that area. It was simply a way of
referring to that area.

Jim Clark. 7/3/97

M057A

S.51A Act 20th 1993 = DCP

Order S.23 ^{dir} can delegate. must be ^{formally} followed by Council
SEPP-15 1988

Hartley & Hambrook included at that time because
had it in their LEP

S.117 Direct - Councils
+ guideline.

^{and 22}
DCP prepared by DOAP not Councils

Options

- ① Put it in LEP
- ② Other (her type.)

FAX DOCUMENT FROM PETER HAMILTON

1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T)

TO: Jim Clark

FAX No: DATE: 7-3-97

Number of pages (including this sheet): 3

SUBJECT: SEPP-15 - DUAD Meeting in Byron Shire

COMMENTS:

I attach copies of correspondence re the
issue of DCP's in relationship to a SEPP.

I would appreciate it if you would phone
me as soon as convenient re
the issue of DCP's under an REP.

Thanks.

Regards

Peter

Willedge DA B/Head
2/3/97

Bernie —

Bruce B. — (wk end)

Holly N. —

Mark McDermott.

Rob

7/3/97

Has no comment/ suggestion re
def of "duate" etc
of his example - of cluster
by (along) the creek.

NB DARP ^{Rural} "fardelio" is calling in 25 yrs
of MO experience in N.E. as the "model"
~~of~~ as it is this model upon which
CT such as "faterbok" has
been based.

PAN COMMUNITY COUNCIL

Proposed List of Items in the Draft Policy for Amendment etc.

MASTER
Item Amend.
LIST
com 67 p 3

Clause
Priority "A"

Sumar

- ✓ 1 ✓ ✓
- ✓ 2(a) ✓ ✓
- ✓ 2(b)(iii) ✓ ✓
- ✓ 7(1) ✓ ✓
- ✓ 7(4) ✓ ✓
- ✓ 9(1)(j) [Old and new] ✓ ✓
- ✓ 12(3) [New] ✓ ✓
- ✓ 13(2), (3) [New] ✓ ✓
- ✓ Schedule 2 (in the DUAP Draft) ✓

Priority "B"

- 2(c)(i) ✓ ✓
- 2(c)(iii) ✓ ✓
- 3 ✓ ✓
- 7(1)(g), (h) ✓ ✓
- 7(2) ✓ ✓
- 7(3) [Old and new] ✓ ✓
- 9(1)(a), (b), (m), (q), (r) ✓ ✓
- 9(2)(b) ✓ ✓
- 9(3) [New] ✓ ✓
- 10 ✓ ✓
- 12(3) [New] ✓ ✓
- Schedule 1 [In the DUAP Draft] ✓ ✓
- Schedule 3 [In the DUAP Draft] ✓ ✓

Our Meeting

My Notes at Meeting
of 18-3-97

~~Local Policy Directorate~~

~~No ^{NO} water catchment and except
winter use rights.~~

✓ ① Let ~~Ag~~ to support
mo in Prime of

✓ 7.1 David re 2-3 house issues

✓ 7.1 "Court is set up" to deal with "in the direction"

✓ 8.94 - 8.90

① 7.4 no to think re Sue

✓ 9.1 drop as erodes implicit

① Re S. 90 EPI or guidelines

① "Demand for physics" - ~~our views~~
want to hear our view -
eg mo

*

5/4/97

1

My notes re outcome of meeting with SORP 18-3-97
with a view to final submission by Per Com
on the draft SEPP-15

There follow the 7 minute "A" items in the meeting agenda.

1. Name

Appears may be support. No expressed objection. Verbal
agreed both supported.

In argument I linked the intentionality agreement
with the aims.

2(a) To strengthen the int. aspects by giving
acknowledgement as an aim.

2(b)(i) I explained the importance of retaining recognition
of low income objectives & low cost housing

Note (perhaps at this point there is a point re the
IDA amendments process that ^{the fact that} a Council could
enact provisions whereby a single story
dwellings are "complying development"
which receive a "complying development
certificate" if deemed to fulfil the
requirements of the BCA.

At the same time however a Council could
determine not to be "particular case"
or exclude them from ^{budgetary} provisions
thereby making it ^{more} ~~difficult~~ for dwellers
on M100 to build a house in terms
of cost/rent type.

Provision should then be made in the SE700
to ensure the principle that the no form
of ~~building~~ ^{development} ~~is~~ not discriminated against
on this account.

If ^{this principle} it is accepted it appears that it is not only
desirable to retain this, or words to give
the same effect, are retained in the Act, and,
to include a specific reference thereto in
the body of the Policy to assist
the Court in implementing this provision in the
spirit of the Act in the event of an appeal
to the Court.

We submit with respect that this is not a
trivial detail as the evidence to hand, is
viz that no Council has taken the opportunity to
introduce into their Act even though
they have had 2 years to do so, ~~is indicative~~
of the indicator ~~a wide a reluctance~~ to say
the least, a reluctance to support ~~and make~~
this form of ^{development} ~~two~~ ^{being self-help} ~~development~~
which is marked as ^{enabling low cost housing} ~~being brought about by~~
~~these on land for those on low incomes~~
~~exploit who desire to engage in~~
~~self help~~ low cost, self help, owner
built homes.

In respect to the proposed 10A amendments ^{in general} ~~and the~~
 Ten Com ~~was~~ ^{is} a ~~central principle~~ ^{central principle} in respect
 to the S-90 provisions in particular. Ten Com ~~was~~ ^{is}
 that as a matter of principle all relevant
 current subjects of S-90 that are ~~likely to be~~
 central and/or critical to the ~~complementarity of~~ ^{complementarity of} the SEPP-15
 be embodied in SEPP-15 Policy. This can
 be achieved ~~by~~ ^{by including} in the body of the Policy
 and/or in an app. schedule to the Policy
 by the "Site Analysis" schedule.

2(c)(i) Did this pt dealt with?

2(d)(iii) Was this acknowledged as redundant?

7.1 Delete 'or Director' as Gabrielle would not agree on basis of not wanting to have to adjudge in such a matter!!
"This is what the Court is set up to adjudicate"

○ What was outcome of 2 or more, v. 3 or more?

○ What was Jim Clark's comments on use of SAPP-1 re this?

○ David H. ^{Rob} raised also the '2 or more' v. '3 or more'

I favour sticking with '3 or more'

What is to stop anyone applying for 3 + building only 2?

○ Query made on 890 v 8.94 - What?

○ See p 5 (our sub) 7.1 next - re "comment"

○ 7(3) 'Home industries' response?

○ 7(4) Drop HIA? (A)

○ p 7 (a) error should be (j) - What response to this?

no 9(1) i new

change/refer to new j to say to new (3)

Meeting view to drop, as implied anyhow & may create this implied status.

○ 9(1)(m) Any discussion on this?

(A) This provision relates to buildings (as the "air space above the ground") & hence in no way reflects on legislation relating to title to the land.

○ See EPI¹¹⁰ guidelines:

○ What is the demand for services?
They want to hear our view (on what?)?
cf also with Di. re this.

#

NB. S. 90 + S. 94 + road cond of consent
clean up.
cf Woodward + refer to this.

12 (3) [see 7(5)] Delete

13. 13(2) See of the Dept

13(3) General reticence to do this. Cost. What would we (or anyone do with the data?) - specify some examples. They argued that it was not their function to monitor legislation.

To which we could reply the how come IDA proposals?

13(1) strength by comment, retention of this despite short earnings. Guidelines/periodic? circular could draw attention to this - specifying, refusals, withdrawals etc.
~~fact.~~

○ SOAP Schedule 1. Then comment?

○ SOAP " 2.

§11. See Comment(?) (Drop(2))
of Rob's notes re this.

○ §11. - re *Enrobodalla*. R/X of - this otherwise

2/ *Enrobodalla* for mo list? & contact.

○ SOAP. 3. Site Analysis!

My notes of Pan Com meeting 9-3-97

☐ Re restraining spec. mo developers

○ Robin Moore's solution is to put a ceiling on the profits earned by the developer!!

○ Graham opposed in that not workable & was up to the govt to initiate a solution by administration!!

☐ Lima - Reported on Titled Submission/account of private title achieved & mortgaged. (NB this always been poss. for tenants-in-common & for title to mortgage to raise & to build by mortgaging the property. The mortgagor however should be aware that the joint share holders only requires one to object & the matter would be in the Supreme Court & years of litigation.

NB. This applies to all system of land title.

☐ ABC FM 96.9 Tues 9-10am on "Community" with Jennifer Dunge. Interviews incl Lima. Ditts Wed - with talk back. 1800 025-977.

Sue Friday 12-3-97

- Title?
Roger Elliott. Act Dir Manager
Suss. Metropolitan Planning
Dir
- Is she coming. Act Manager
Planning & Design
Dir.

Q Fax Today. 9391-2373

Martin Daley - Town Planning.

Col does not know any of these people.

PH

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"Building Intentional Communities"

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###

3/3/97 Jerry Bannan re BSC Rural Review Committee

Members: Jerry, Jan (Chair), Has, Richard (secretary),
Higgins.

B/Hd Jim Armstrong
Bruce Blackford (if about)

B/Sy Fay Fleck
Dagmar Antapp
Elaine or Michael Costes

Mullen (left early) ? / Jeff Tassel

Poss. Cr. - Jerry C

See Minutes of 25-2-97 re Karaley letter to
DOAP re exemption re 1

Royce at last meet (he is not a member!) has
taken Karaley/GIS to task in using the term
"land capability" - v - "land suitability".

Case of one area group who were interested & open in
improving the access road. David looked at
the local & came to the conclusion that the
rd could be upgraded (gravel) to the desired
level but it would require an extra settlement
of x households. The community considered
this & opted that on social grounds the x
households was unacceptable, socially & they
opted for the road to stay as is.

David keen on the formula being applied to that land suitable for
new settlement (rather than the property in fact). This

24/2/95

Kareley

David knows Roger & Susan but not the 3rd person

- ✓ Roger was in Grafton office in 1970's & visited David's place as did Susan. (Kangaroo Creek)
- He is an urban-urban man. English. Flies everywhere. immaculately dressed with Italian shoes freeked out by grass seeds, but is a nice person.
- He is the "Acting" ^{Head} Metropolitan Planner" & before this was "Head Sydney North Planning."
- David is intended to host a meeting of Council planners from all NC Councils & 1 rep Councils. He expects Kyogle, his, Tweed at least to attend - as a "round table conference" 2-3 hrs
- Helps to inspect and show the extreme of successful & rip off MO.
- Meeting to share experience & how MO has worked for them. He is putting to Byron Council tomorrow night for at least 1 Councillor to be elected to attend.

David is involved in the proposed Willoughby MO-DI as a good example of "environmental repair".

Roger responded positively to David's proposal to visit.

He has spoken with Dennis? Planner at Ballinger

"Career people." Trevor made it clear to David he 'had nothing to do with the SEPP and wants nothing to do with it!!

Set
Byron wanted "Elliott -"
(J-Keraley)

Don't

Going away 21st.

Could go to Grafton. OK

MOA's affairs is positive -
rating.

"MO not paying them away".

Homelevel 20 in DA but
not built.

Happy to pay rates / hours
or prophy for the 7
provision on the same.

Workers dwelling

85-86 MOA Policy - expectations
- as housing not pushed

DOAN

MOAG meeting 7 March 5pm
MOAG - with MOAG subs
being prepared

Mark Stevens FAX 552 016

on Cyprian
but 551 117, with message to P.U. ^{DOAN}

✓ Please deliver for tonight's Council Meeting.

FAX DOCUMENT FROM PETER HAMILTON

1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T)

TO: C. Ian HOSKEN

FAX No: DATE: 25-2-97

Number of pages (including this sheet): 1

SUBJECT: Reinstatement of SEPP-15 Multiple Occupancy

COMMENTS:

David Knobel has arranged for DUAP representatives from Sydney to meet with planners from other councils in the North Coast on the morning of Monday 18 March in the Byron Chamber. An invitation is also to be made for say one Councillor from each council to attend. The aim of this meeting is to review the SEPP-15 Policy.

David plans to raise this at tonight's meeting. I would appreciate it if you could attend the meeting on 18th. If this requires formal adoption at tonight's meeting, could you please arrange for someone to nominate you to attend.

Pan Community Council will be meeting in Mullum with the DUAP representatives on the afternoon of the 18th. I would also appreciate your participation in this gathering.

Regards

Peter

DH Copy

**PAN COMMUNITY COUNCIL MEETING WITH DUAP
REPRESENTATIVES IN CONNECTION WITH DRAFT SEPP-15
IN BYRON SHIRE, 18TH MARCH 1997**

Attending for Pan Com.:

Eddie Buivids
Simon Clough
Rob Doolan
Peter Hamilton
Graham Irvine
Cr. Diana Roberts

AGENDA

(Chairperson: Simon Clough)

1. Introduction

Closing time ~~4.50pm~~

3.45

2. Pan Com Overview

• *Guidelines*

3. Pan Com's Interim Amendments to the Draft Policy

4. Purdon Report

Guidelines

5. Closure

Tea break mid-afternoon. Presentation of visual material of an intentional community.

WORKING DEFINITION OF "INTENTIONAL COMMUNITY"

"A community having the clear desire to live in a way that *facilitates and establishes* strong social bonding, cooperation and sharing within the context of the Aims of the Policy."

conflict resolution

BACKGROUND TO MULTIPLE OCCUPANCY COMMUNITIES IN NSW

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After the Aquarius Festival in Nimbin in 1973 many participants wanted to settle in the north east corner of NSW. This area has come to be known as the Rainbow Region.

Up to 1980 planning legislation permitted one dwelling house per 40ha (100 acres) on rural land. Confronted with this situation many new settlers chose to build illegally while campaigning for the planning legislation to be changed to permit the communal sharing of rural land.

As a result of this campaigning Paul Landa, Minister for Planning in the Wran Government in 1979 held a "Hamlet Seminar" in Lismore and in the following year gazetted 23 properties in the Lismore City Council area thereby making these legal Multiple Occupancies (MO).

In 1988 Bob Carr, Minister for Environment and Planning in the Wran Government introduced a State Environmental Planning Policy (SEPP) - 15 for the Multiple Occupancy of Rural Land. The aim of this policy was to encourage the collective ownership of land (with subdivision prohibited); the construction of low cost dwellings and generally to provide an environmentally sensitive approach to community based rural settlement.

In 1994 there were a total of 251 MOs in 20 of the 67 Local Government Areas (LGA) in NSW. Some 80% of these are located in the 8 LGAs in the Rainbow Region. There are some 64 MOs in the Lismore City Council area.

MOs vary in size between 10 to 80 ha. Most MOs have about 9-12 dwellings per property. (A few large communities raise the statistical average to 15 dwellings). Each dwelling has an occupancy of about two persons per dwelling.

It is estimated that there are now in excess of 7000 MO residents in NSW. As at 1994 some 75% of the MO

"household" incomes were under \$20,000 pa. MOs once established, have had a low to medium turnover of resident members.

In 1994 Robert Webster, Minister for Planning in the in the Fahey Government, repealed SEPP-15 on the ground that this Policy "no longer had a statewide application"!

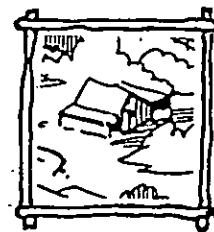
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The ALP at the time of the 1994 State Election made an electoral promise to reinstate SEPP-15. As yet the Carr government has not done so despite continual lobbying by Pan Com.

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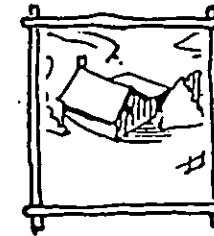
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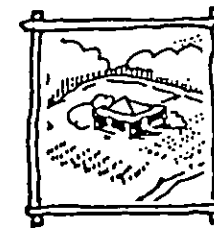
RURAL RESETTLEMENT TASK FORCE



The formation in 1983 of the Rural Resettlement Task Force (RRTF) grew out of the need for a formal Association in the negotiations with the NSW Lands Commission to initiate a government supported, pilot MO community settlement. With a change of Government this Project was dropped!

The RRTF represented MO communities in a Commission of Inquiry into MO development in the Tweed Shire area, and assisted new settlers in many Court Appeals in connection with MO Development Applications to the relevant Council. The RRTF initiated the first draft of what became SEPP-15.

PAN COMMUNITY COUNCIL



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PAN COMMUNITY COUNCIL P.O. Box 102, Nimbin, 2480

PAN COMMUNITY COUNCIL

"Building Intentional Communities"

*Use this as a
preface to all
submissions.*

Pan Community Council:

1. (a) Welcomes the exhibition of Draft SEPP-15, and
 - (b) recommends;
 - # that the wording of the original SEPP-15 be retained as far as possible for the reason that in general it has successfully stood the "test of time" and to this extent is a credit to the Department,
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- (4) That the wording of the SEPP Policy together with LEP and DCP legislation, where possible be based on "performance" outcomes, rather than "prescriptive" directives.
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PAN COMMUNITY COUNCIL

Proposed List of Items in the Draft Policy for Amendment etc.

Clause

Priority "A"

- ✓ 1
- ✓ 2(a)
- ✓ 2(b)(iii)
- ✓ 7(1)
- ✓ 7(4)
- ✓ 9(1)(j) [Old and new]
- ✓ 12(3) [New]
- ✓ 13(2), (3) [New]
- ✓ Schedule 2 (in the DUAP Draft)

Priority "B"

- ✓ 2(c)(i)
- 2(c)(iii)
- 3
- 7(1)(g), (h)
- 7(2)
- 7(3) [Old and new]
- 9(1)(a), (b), (m), (q), (r)
- 9(2)(b)
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- 10
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- Schedule 1 [In the DUAP Draft]
- Schedule 3 [In the DUAP Draft]

**PAN COMMUNITY COUNCIL MEETING WITH DUAP
REPRESENTATIVES IN CONNECTION WITH DRAFT SEPP-15
IN BYRON SHIRE, 18TH MARCH 1997**

Attending for Pan Com.:

Eddie Buivids
Simon Clough
Rob Doolan
Peter Hamilton
Graham Irvine
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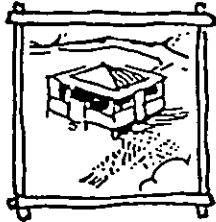
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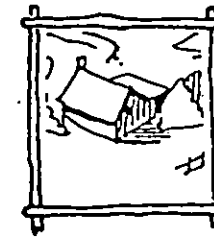


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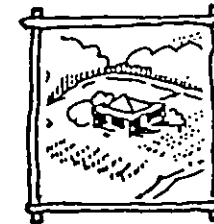
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