

See 64 draft 14  
for original text &

Grohenes motivations - 64ac far  
newer ~~was~~ test.

~~could afford~~

- by indicating that one or more of the  
can lodge a DA. could afford  
attention to that ~~fact~~ doing so.

Comment: 'Smart' solicitor  
where a DA is <sup>not</sup> lodged by a  
CM body

- signing a Stat Dec. does not  
prohibit the signatory changing  
their mind & not doing so.

Comment: True, but so what. It's  
a ~~statutory~~ <sup>statutory</sup> ~~requirement~~ <sup>requirement</sup>  
where a solicitor ~~signs~~ <sup>signs</sup>  
~~appearing~~ <sup>appearing</sup> ~~signed~~ <sup>signed</sup> by in the  
name of the same solicitor.  
such as a solicitor!

SEPP-15.

○ Replace S. 94 ruling (as before)  
of any other dispensations

~~a First 111 ref.~~

Amend Act to add JCP to REP + SEPP-15  
or SEPP nominated by Minister

Apologies for 2pm start

Meeting 8-3-97

2 Agenda (items)

1 • Apologies - Jim/Di (late Meeting start)

• Funds?

• Submission (copy to Pan Com)

3 • Amendments to Policy

4 • DVAD Meeting

△ (Reciprocal observers)

△ Reps.

• Other

Answer -

John McI  
Barbara Bb

(49) 'Visions of North'

9/11 outline by me

1. new name

9/11 v. CMB

sch 2

cl 5 p 6.

5/0 Bridget - Robin "Visions of North"

9-10 Tues Robin Jerry McPann SEPR

Phone - Wed Nat.

Threats to members (Eddie) mortgage / Jonathan

# **STATE ENVIRONMENTAL PLANNING POLICY 15 AND YOU!!**

**18th February 97**

After nearly two years since it promised to reinstate the state wide Multiple Occupancy legislation the Carr government has started on a process of reviewing the policy. We have only got this far because of the persistent lobbying of Pan Com and the much appreciated efforts of Ian Cohen (Greens) and Janelle Saffin (Labor) both members of the State Upper House.

There is no certainty that the Department of Urban Affairs and Planning's review process will result in either:

1. Reinstatement of SEPP15, or
  2. A multiple occupancy policy that will meet the needs of communities.
- To ensure that multiple occupancy of rural land continues to have effective state wide policy backing supporters of the policy need to act now!

**PLEASE WRITE AS AN INDIVIDUAL OR A COMMUNITY  
(PREFERABLY) TO THE DEPARTMENT OF URBAN AFFAIRS  
AND PLANNING BEFORE 14TH MARCH (address is on enclosed  
sheet).**

We suggest that you write to the Department in simple direct terms. Here are some ideas about what you might like to say:

Multiple Occupancy has given:

- \* our family, community etc. the opportunity to live co-operatively, (in what ways?). This has the following advantages.....
- \* the opportunity to build low cost housing (perhaps describing design and costs briefly)
- \* us the opportunity to live in a simpler and more environmentally sensitive way,
- \* the ability to share land that we could never own individually.

You might also like to comment on the superiority of M.O. over Community Title in the sense that it allows community members to have choice over membership and is lower cost because the infrastructure costs are less (no surveying, or inappropriately high standard of facilities).

It is important to stress that MO needs to be available to today's young people who are facing high levels of unemployment and little or no prospect of owning their own home. You could also mention that this situation is

getting worse with the current attack on public housing. These issues are too important to be left to the whim of individual councils. Historically local councils have taken a very conservative and prejudiced attitude to MO. We need a State Policy to protect and encourage Multiple Occupancy so that people can make a broader choice about their way of life.

Pan Com will be writing its a collective as discussed at the meeting on 9th February. This submission will be more technical in nature and compliment the submissions from individuals and communities. If you wish to be involved in this submission or want help with your own submission contact Peter Hamilton 858648, Simon Clough 886217 , Alan Hill 897464, Eddie Buivids 843813 or Graham Irvine 891666.

### **MONEY!!!**

Pan Com has been operating on a shoestring for years. To mount an effective campaign for the reinstatement of the MO policy we need more money to cover fax, phone and mailout costs. Also Pan Com will need additional funds to make a reasonable contribution to the establishment of a National Intentional Communities organisation with a regular newsletter (see last newsletter).

Dharmananda has recently joined Bodhi Farm as Pan Com's only regular contributors. They contribute \$50 a month between them, we need more! So please ask your community to make a donation. It's an investment in the future of MO and intentional communities.

You can make a one off donation (mailed to the address below) or preferably organise an automatic deduction from your credit union account (banks charge too much) to Pan Com's account at Summerland Credit Union account number 21367.

### **VISIONS OF NIMBIN**

Pan Com has been approached to make a contribution to this "cultural and trade" exposition at the Nimbin Showground at Easter. At our last meeting we decided to have a stall that would feature photographs and writings about local communities. Bridget Crouch 895300 and Robin Moore 897239 have undertaken to co-ordinate contributions from different communities. We would also like someone to volunteer to co-ordinate material specifically on buildings on communities, please contact Robin or Bridget.

**COME TO THE EXPO, IT WILL BE A GREAT EVENT.**

*Pan Community Council, PO box 102, Nimbin 2480*

# Draft Policy SEPP 15

## DRAFT STATE ENVIRONMENTAL PLANNING POLICY MULTIPLE OCCUPANCY ON RURAL LAND

• • • • •

*FOR FURTHER INFO,*

**Draft State Environmental Planning Policy (SEPP) 15 — Multiple Occupancy of Rural Land is currently on exhibition.**

**This policy is substantially the same as the previous SEPP 15 with some minor amendments which were designed to improve the location of Multiple Occupancy housing, better manage environmental impacts and address State and local concerns about the hazards of bushfires.**

### **What is a draft SEPP?**

State Environmental Planning Policies (SEPPs) deal with environmental planning matters of State significance. A draft SEPP is a proposed policy which is released for public comment.

### **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.

### **What are the objectives of the SEPP?**

The SEPP aims to encourage a community-based and environmentally sensitive approach to rural settlement, and to enable people:

- to live as a community and build a number of dwellings in a rural setting on undivided land, preferably in a clustered pattern, as their main place of residence;
- to manage the land for communal purposes in a way that both protects the environment and does not create a demand for the unreasonable or uneconomic provision of public resources;
- to pool their resources to develop low-cost affordable rural living opportunities.

### **Where does the draft SEPP apply?**

The draft SEPP applies to the local government areas listed in Schedule 1 of the policy. It does not apply to certain lands which are listed in Schedule 2.

### **What may be a suitable location for Multiple Occupancy?**

A suitable site for a Multiple Occupancy must satisfy several criteria before a council can consider a development application for that use. The site must be zoned rural or non-urban and must be a single allotment. In addition, the site must have suitable physical characteristics, some of which are listed below.

- The area of the site must be greater than 10 hectares.
- Prime crop and pasture land must not cover more than 25 percent of the site.
- Slopes greater than 18 degrees must not cover more than 80 percent of the site.

### **How would a development application for a Multiple Occupancy be assessed?**

If a proposed site satisfies all basic prerequisites, a development application can be lodged with the local council. The council will decide if the site is suitable for the intended types, pattern and intensity of use as set out in the development application. The development application must contain a Statement of Environmental Effects, a detailed site analysis, a statement explaining the relationship of the design of the development to the site analysis and a management plan covering specified issues.

In considering the development application, the council must consider section 90 of the *Environmental Planning and Assessment Act 1979*, which includes a requirement to refer to the 'Planning for Bushfires Manual'. Councils must also consider other relevant legislation such as the *Threatened Species Conservation Act 1995* and the matters listed in clause 9 of this draft SEPP.

Some important issues are:

- the type and location of all proposed development on the site;
- potential impacts on resources, for example:
  - water quality and quantity
  - Aboriginal relics or sites
  - whether the development will sterilise deposits of minerals or extractive materials
  - the impact of the development on the vegetation cover and any reforestation or site rehabilitation proposed;
- the impact of the development on neighbouring land uses;
- the identification and management of hazards, for example, bushfires, flooding, land slip.

It is intended to produce guidelines on the implementation of SEPP 15 to address issues such as waste management, water quality, water sharing and the issue of land use conflicts. The guidelines will be prepared in consultation with councils, user groups, the National Parks and Wildlife Service, the Environment Protection Authority, the Department of Agriculture and the Department of Land and Water Conservation.

### **How does draft SEPP 15 differ from the previous SEPP 15?**

Management plans are now required to address the following issues, because clear programs for the ongoing performance of the development are important:

- noxious weed control
- internal roads and servicing
- bushfires.

There are additions to Schedule 2 which lists specified lands which are excluded from the policy. It may be possible to refine those exclusions after this public consultation process.

More emphasis has been placed on the requirement to address the issue of land use conflicts.

### **Will subdivision of the site be allowed?**

The draft SEPP specifically prohibits subdivision, including strata titling or any other form of separate land title, on land approved for Multiple Occupancy.

### **Have your say...**

Copies of the draft SEPP are available free from the Information Centre, Department of Urban Affairs and Planning, 1 Farrer Place, Sydney, (02) 9391 2222 and from the department's regional offices in:

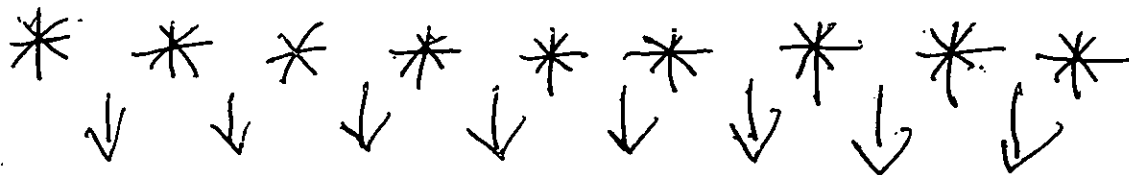
Rockdale	ph. (02) 9597 1233
Parramatta	ph. (02) 9895 7633
Newcastle	ph. (049) 262566
Wollongong	ph. (042) 268120
Grafton	ph. (066) 420622
Queanbeyan	ph. (06) 297 6911.

The draft SEPP will be on exhibition until 14 March 1997. You are invited to comment on this draft SEPP. Comments will be received until 5.00 pm, 14 March 1997 and should be sent to:

The Manager  
Planning and Design Branch  
Department of Urban Affairs and Planning  
Box 3927 GPO  
Sydney NSW 2001

All comments received on the draft SEPP will be carefully considered.

If you would like further information on this draft SEPP, please phone the Planning and Design Branch on (02) 9391 2249.



## ***PAN COMMUNITY COUCIL MEETING***

***Sunday 9th March (Channon Market day)***

***2pm at The Channon Hall***

***Main business will be to discuss submissions for the reinstatement of SEPP15 the Multiple Occupancy policy and other tactics.***

PAN PGM MEETING - 9 Feb 1997  
 PO Box 102, Nimbin, 2480

## ATTENDANCE LIST

NAME	Community or address	Phone(s)
KEN GOLDING	BODHI FARM THE CHANNON	88628
DAVID KING	Mackellar Range Trust	880192
Bija Wehner	Free Cloud The Channa	886350
JAN GLASS	"ON THE ROAD"	
DIANA ROBERTS	PINPUNA	891648
Robin Moore	ROBB RD, LILLIAN ROCK	897293
JACK ARMSTRONG	75 LIFESON RD. "JAGERA" WHIANWHAN	895397
GLORIA CONSTINE	Tumble Falls Nimbin	891082
LEE DUNCAN	NIMBIN ST, The Channon	886158
Robyn Whyte	Rainbow Falls The Channon	886206
Peter Hamilton	Bodhi Farm	858648
Holly Shioch	Holy Goat Ranch Dorravby Rd Dorravby	
Tony BELTEN	C.M.B. TUMBLE FALLS NIMBIN (CO-OP	891-424
ANNE RANSLEY	TUMBLE FALLS (CO-OP FAX 891005)	891002
Jonathan Jansen Tree	P.O. Box 358 Nimbin 2480	882263
Srinia Sunshine (Forsy)	P.O. Box 358 Nimbin 2480	882263
BRIDGET CROUCH	HOLY GOAT RANCH DORRABLY RD.	895300
Stewart Edmandson	" " " " " "	" "
Cicay Wilson	27 Smith St Clunes 2480	291324
Ruthie Andrew	BOX 331 NIMBIN	891658
ELLY WILSON	SIDDHA FARM NIMBIN 2480	891074
JACK ARMSTRONG	JAGERA WHAN	
Nitya Rolle	C/O Bodhi Farm The Channa (Feb '97 only)	
Jim O'Malley	Tumble Falls Community	
Hc. Gunaragananda	Hnanda Rainjane Lot 66 Chelmsford Road	066/880100
PRITAM (ANTONY MCCARDOL)	PARADISE VALLEY, CROFTON RD, NIMBIN	891182
Robert Kennedy - Rainforest House	13 WETHERSPOON ST LISMORE	213294
Graham Irvine	Moondani Falls Rd Nimbin 2480	891666
Simon Clough	Dharmada, Ross Rd The Channon	886217



12.2.97

✓ Alan,

Simon is about to send out newsletter follow up  
re meeting on 9 March. I suggest the actual  
address of folk on the attendance list be  
included in this mail out. Could you please  
help by upgrading the mailing list and  
get to Russel and/or Simon.

Thanks

Peter

Semin - self explanatory  
o Summary needed with clear things adopted.

o 3rd phase at Comingsford

o Minutes (summary) of meeting

o Planning format to all in 1 wk.

✓ Finance - Data auto bank transfer =  
- minutes asked about  
donation system.

• data  
• \$120 p.a. flat/mo \$240  
• sliding scale/person.

"Pamcom to come up with a formula"  
\$10 p.a.

✓ NB. Simms. Finance req ~~for any decisions~~  
to proposals, eg re sep legitimate  
promotion. formula p3?

✓ o Final req for Charity O.D. - Chairman & Number

✓ o Rating report at <sup>or before</sup> 9th meeting?

Semin & Lee

Press Release

Info.

SEPP Submission Team.

Tony Belton

Patricia

Peter

Di

Graham

Simon

Eddie

Alan

Rob

Jack A.

Agreed to mail out to all within 10k submission  
format.

# FAX DOCUMENT FROM PETER HAMILTON

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

✓  
TO: Graham

FAX No: ..... DATE: 15-2-99

Number of pages (including this sheet): 5

SUBJECT: Par Com Minutes 9-2-99

COMMENTS: I will be asking Simon if he can update these Minutes  
& get circulated. I note the request to have a SETP submission  
format out within 1 week!! Could you please supply the "details"  
sought on p2 and give to Simon. The decision(s) on finance is not clear  
to me? Have you been in touch with Rob?

Regards

my discussion paper in next draft form!

*[Signature]*

# Pan Com Meeting 9.2.97 Channon Hall

## AGENDA (Draft)

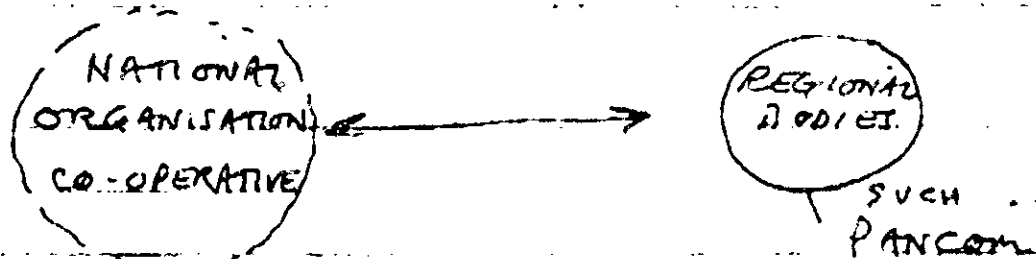
No	Item	Who	Time
1	Welcome, circle introduction (start 3.00pm sharp)	-	5
2	Apologies & attendance list (circulate)	-	1
3	Agenda, closing time 4.30?, adoption	-	3
4	"Commonground" (Vic) and India Intentional Com. Gathering Report	Simon & <del>Bill</del>	12
5	Lismore Council re SEPP Report & Rural Res Com Report	Bill	5
6	Pan Com SEPP-15 Response (a) DUAP Variations (b) Our additions, upgrade (c) Model Dec? mo (d) Manual on mo (e) Request for meeting with DUAP (f) SEPP Editorial coordinators	Peter, Graham general.	30
7	Publicity Work Party Report - "Nimbin News", Homepage	Russell B & Bill	4
8	Ministerial Housing Task Force Report	Peter	4
9	"Visions of Nimbin", Pan Com Stall 29-31 Feb	Diana	8
10	Finance, fundraising, Channon Market Gate?	Diana-Simon	8
11	Next Meeting	-	3
12	Announcements	-	3
13	Closing celebration	Lisa?	4
	Chairperson = Simon & Di, Scribe = Graham?		90"

NINE RING WATER 1.  
SIMON

## PANCOM MEETING

9th FEBRUARY '97  
Minutes taken by Ken

- 2 - Review of Common Ground - Brief report from Simon



- NEW LETTER

- NATIONAL GATHERING  
EVERY 2 YEARS.

- 3 - Conference in India - Simon gave a brief report

- 4 - Lismore Council:- Ken read Bills report on Lismore City Council's planner's recommendations. Simon explained SEPP 15

- 5 - Peter explained difference between new & old SEPP 15 policy. Call for bush fire & for noxious weed plans in D.A's. This now a statewide inclusion in SEPP 15. Important to see how we can increase the benefits within the policy whilst retaining the spirit of intentional community. Existing policy has worked exceedingly well just needs to be tightened up.

New additions to draft policy?

- adjustment of densities to suit land form

① - Diana - More emphasis on cluster development  
 - Requirement to develop a plan to deal with conflicts.

② Simon - Council to establish M.O. Review Committee to make recommendations to planning dept

③ Tony Belton - Approval from council for yearly approach to development improvements required. (Staged development).

④ Graham - proposal to guard against speculative activity on M.O.s.

- Matters for council to consider

Council not to consent unless following considerations -

1) Communal organisation & decision making process.

\* (See Graham for detail of these proposals.)

No problem with new Schedules in new policy. Reservations expressed as to how fire control is implemented.

① - Intentionality Criteria - narrows opportunities for developers to capitalise on M.O.s.

- Cluster development - Non-prescriptive

- Conflict resolution plan - Peter Radden to determine form & implementation.

- Request for people to participate in collective PanCom submission

① 1) Tony Belton

② 2) Pritam for Paradise Valley

- Agreed to mail out to all community contacts within the next week offering a submission format.

6) Siama - Nunku Vision. Posters & leaflets to distribute - Not just about Nunku, about the region. Important to have a display of community living. Request for someone to co-ordinate a display. Simon Russell suggested 5-6 or 8 communities prepared an A3 sheet about their community. Brizette & Rakem <sup>Moore</sup> volunteered to be key co-ordinators.

7) Finances. Simon suggested communities pass a resolution to make regular bank deducted contribution (£10) to PanCom (Summerland acc - Pan Community Council). Siama stressed the need for a financial policy to cover PanCom expenditures. Request for communities other than Bodhi Farm to make contributions.

- Siama suggested a once yearly one off payment from communities - no payment no information.

£120 per annum suggested.

Ellen suggested a sliding scale.

PanCom will come up with a formula. Simon recommended that future expenditure be for legitimate promotion of PanCom's objectives.



For future large expenses in conferences.  
as many communities as possible be  
contacted prior to expenditure.

Donna - PanCom to be Charity at Nether  
Market market.

Pan Com to be charity at Braun  
Market.

Request for Money to buy new school site at Nether  
request for a PanCom contribution of  
\$50. Partially agreed in favour.

Given that proposals need to be in by  
March 14<sup>th</sup> Simon suggested another  
post market meeting after ~~market~~  
~~market~~ ~~to be held March 9<sup>th</sup> at the~~  
~~St James Hall. Agreed.~~

Rating: - To be discussed next meeting  
Simon & Lee will work on the  
rates position for the PanCom submission.  
Donna & Russell will work on  
more details after April.

# FAX DOCUMENT FROM PETER HAMILTON

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



TO: Tony Belton / John Armstrong / Ken Warwick

FAX No: .....

DATE: 16-2-97

Number of pages (including this sheet): 10

SUBJECT: SEPP-15 Discussion Paper

COMMENTS: .....

Herewith Draft. Your comments appreciated. Would you please pass on a copy to those concerned.

Regards

Peter

Ken Warwick  
King  
Bill  
Britam +  
Russell

# FAX DOCUMENT FROM PETER HAMILTON

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

✓  
TO:  Simon

FAX No: .....

DATE: 15-2-97

Number of pages (including this sheet): 2

SUBJECT: Pan Com Mailing list

COMMENTS: .....

Herewith attendance at recent meeting for update  
of mailing list.

Regards

Peter

Please ring me Q

Adhi 1

Lamook

Freehold

Perthia

Rabb Rd

Jagti

Ynt. Falls

Rainbow Falls

Holy Goat

Siddha Farm

Anada Rainjana

PV

Wooden

Pharmen.

✓ Graham

Read on phone to Graham ✓  
19-2-97

As you are aware the Council's plan is proposing to cease providing £ to the State under the Council-State Housing agreement and in lieu subsidies develop landlords for the difference in rent by a person who would otherwise be provided with a Housing Commission House. ~~the~~ the theory is that the the housing market will find this attractive & therefore provide

- build new (low cost) houses to fill this market. I question that this will happen. Setting this aside I do see that MO could be in for a bonanza if this comes into place as an MO corporate body could build for its members and hence qualify for the rental subsidy!!! This is the existing Housing Coop Model.

In your wording re house site rights please ensure that an MO's Corp body is not accidentally negated in any way to qualify for this rent relief. If you have any difficulty in following my logic, please ring me.

x  
John

# Pan Com Meeting 9.2.97 Channon Hall

## AGENDA (Draft)

No	Item	who	Time
✓1	Welcome, circle introduction (Start 3.00pm sharp)	-	5
✓2	Apologies & attendance list (circulate)	-	1
✓3	Agenda, closing time 4.30?, adoption	-	3
✓4	"Commonground" (Vic) and India Intentional Com. Gathering Report	Simon & Graham	12
✓5	Lismore Council re SEPP Report & Rural Res Com Report	Bill	5
✓6	Pan Com SEPP-15 Response	?	
	(a) DUAP Variations	Peter, & Graham	
	(b) Our additions, upgrade	general	
	(c) Model DCP - MO		
	(d) Manual on MO		
	(e) Request for meeting with DUAP		
	(f) SEPP Editorial coordinators		30
✓7	Rating issue	Simon	X 8
✓7	Publicity Work Party Report - "Nimble News", Homepage	Russell & Bill	4
✓8	Ministerial Housing Task Force Report	Peter	4
✓9	"Visions of Nimbin", Pan Com Stall 29-31 Feb	Diana	8
✓10	Finance, fundraising, Channon Market Gate?	Diana - Simon	8
11	Next Meeting	-	3
12	Announcements	-	3
13	Closing celebration	Jack Pan Russell	4
	Chairperson = Simon & Di?, Scribe = Graham?		98

# PAN COMMUNITY COUNCIL

is holding a **Meeting**



In God's kitchen

**Sunday 9 February**  
**at The Channon Hall 3pm**  
( the day of the market)

to discuss and rally support for:

- \*\* SEPP 15 - the state government has released a draft Policy for comment
- \*\* Establishing a national network of Intentional Communities
- \*\* To hear how the Lismore Council Rural Residential Steering Committee is proceeding
- \*\* Finance

Visit the Pan Com Stall at the Market.

*Dear Friends*

*Greetings for the new year.*

There has been a number of things happening with MO's lately and the Pan Community Council feels that it is important to rally support around the possible reintroduction of SEPP 15 and to discuss some of the recent events. Could you please distribute this information and the poster on the back of this letter to your community. In brief the points are:

1) Extremely important is the **government release of SEPP 15 for comment**. In accordance with the governments electoral promise to reinstate the State Environmental Planning Policy (SEPP 15) for Multiple Occupancy a draft of this Policy is on public exhibition and is available for your comment.

The release of this draft does not bind the government to introduce the Policy. No guarantee can be assumed. Lismore Council has already requested that if the Policy is to be reinstated that there be a twelve month moratorium before it becomes effective.

Pan Com is looking to make a group submission and your suggestions for inclusion in this and your energy to bring this about is invited. Personal and individual community submissions are also invited to be sent direct to the Department. Submissions are to be made by 14th March. For a free copy of the Draft contact the Department of Urban Affairs & Planning in Grafton on (066) 420 622 or fax (066) 420 640.

2) There will be a report about the 4 day national festival/conference at Commonground in Victoria held on 2nd January. Sixty people attended the gathering from 20 communities. Simon Clough and Gloria Constine attended this meeting. It was decided to **establish a national organisation of Intentional Communities**. This organisation will be a co-operative with a representative from each of the regional community bodies (such as Pan Com). The basic aim of this group will be to promote and protect communities, while most of the power in the movement will be maintained at the regional level. Pan Com may be taking on the role of establishing the organisation. Gloria has undertaken to be the key person in the editing of a newsletter for the national group.

3) Simon Clough is presently in India attending an **international meeting** on Intentional Communities and will give us a rundown on what happened at the Channon meeting.

4) The Lismore Council appointed a **Rural Residential Steering Committee** towards the end of last year to see whether it would recommend MO's in selected areas. Pan Com has a representative, Bill Kid on the Committee. It has met a number of times and we will hear a report of its proceedings.

For more information contact Russell Anderson (066) 891 658



## **Pan Community Council**

**P.O. Box 102  
Nimbin 2480**

**Dear Community member**

*We recently had two Pan Com meetings. This was an attempt to reach out to the wider community, but unfortunately drew a very small attendance. They were however very inspiring and effective. We now want to reach back into the communities and establish a strong network between us. It seems there are no identified networking representatives on communities. Or maybe there are, but we'd like to reactivate and stimulate this network.*

We are asking if your community is interested in nominating a network representative to become involved in Pan Com by : 1) **stimulating wider participation within the area and within the communities and 2) letting the world know more about the intentional communities on the North Coast.**

**Stimulating wider community participation** would mean you're network representative would inform most people on your community about Pan Com events, and similar important events. This could be by distributing leaflets and or talking with people and feeding information into the community meetings.

**Letting the world know** would mean your network representative would staff the stall at the Channon market - with others on a roster system. From the Pan Com meetings a stall has been established at the Channon market every month. We will also use this as a gathering and meeting place.

There are many more ideas and reasons behind why we need to network together however the above two ideas are practical and workable. The following are some of the other ideas and question that were raised at the last Pan Com meetings. They try to capture some of the 'intention' and why we want a network.

It was thought that we have reached a new era - it is now 20 years that communities have been established on the North Coast. The "new settlers" are maturing and the children who were born on communities have reached or are reaching adult life. We are witnessing the first generation of alternative communities.

### **Young and Old**

Are the youth in the community going to move away and communities will mostly be older people? Or will the young stay or come back and want to buy land or buy shares? How will the old fend for themselves on communities? Are we going to move off our communities to retirement homes in Lismore or the coast?

How do we continue to interact with each other socially and politically? Is there a need to come together at all? What is the future role of Pan Com?

### **What is the future of Communities?**

**For the short term** Sepp 15 needs to be reinstated so that new people arriving or the 'youth' can establish MO's. Sepp 15 won't be reinstated easily, if at all. We will need to organise a campaign strategy. MO's were displaced from under our very noses. A strong network may have mobilised to stop this?

**For the long term future** (the next year) there could

be work shops at communities to gauge the feelings about networking with other communities. What would we want from such a network? Do we want to feel like we belong to a wider community that is growing and is a part of the changing world?

Other workshops could be an inspiration for innovative future community development and be an active part of the 'new social movements'. Is it possible to claim our achievements and show the outside world that we have something to offer them?

From the practical level the Channon stall is a good start - as a gathering point for the network representatives and other interested people. This can lead to other possibilities that look at some of the questions raised above. From all these ideas we can organise around a common intention and help build a stronger network and stronger community.

Do you want to be involved?

We also want to do an update of our mailing list and would appreciate your informing us if you want your name and address kept on our mailing list.

*Russell Anderson, Simon Clough, Alan Hill. For more info. contact  
Simon on 886 217*

## **NIMBIN INDEPENDENT MEDIA INC.**

**INCORPORATION:** Yes! We are now incorporated! It's been a long haul but it's only a tiny step along the way.

**WHAT NEXT?** Now the real work begins!

We are now eligible to register with the Australian Broadcasting Authority as an aspirant radio station and can apply for a test transmission whenever we are ready. With a bit of luck this will be early in the new year. To do this we need equipment and, you've guessed it, this takes money. Lots of it!

We have had incredible support from the community and it is clear that everybody thinks Nimbin needs a community radio station.

We now have over eighty members, many of them with considerable technical and programming skills but not many with any spare money. We need sponsors, donors and ideas for fund raising.

**MEMBERS** - Prominent among our members we are proud to include: Winifred Mitchell - A tireless worker for community projects and one of the founders of the Older Women's Forum whose members work to provide Friday soup and a wonderful Christmas dinner to any who want to come along.

Vale Mendelsohn - local wildlife carer who is never too busy to attend to sick and injured animals and who also writes short stories, poems, plays and filmscripts. Vale is planning to work with Nimbin Players to produce radio plays for us.

Diana Roberts - Local Councillor who never fails to fight for the rights of the Nimbin Community and is at the forefront of the campaign to acquire the Nimbin School Site. Rita Tarraran - Resident of Paradise Valley and teacher of Italian at Lismore Heights Primary School. Rita has had experience in radio and hopes to help in presenting programmes.

Bryce Hitchen - Gold Coast entrepreneur who plans to bring overseas tourists to Nimbin, promote Nimbin events and generally publicise the natural beauty and attraction of our village.

Marcel le Bars - Programme presenter on BAYFM.

*Continued on P.35*

## **PAN COMMUNITY COUNCIL ... MEDIA RELEASE**

### **COUNCIL TO VOTE ON MULTIPLE OCCUPANCY POLICY TONIGHT** *(tuesday 28th january)*

The future of Multiple Occupancy housing in the Lismore region could hinge on a vote at tonight's Lismore council meeting.

Council will respond to the State Government's draft SEPP 15, which allows for Multiple Occupancy housing in rural areas.

The draft policy was released last month for comment.

A Report prepared by council rejects the State policy even though it concedes MOs are a LEGITIMATE form of rural settlement. It argues that Lismore Council should be exempt from SEPP 15 if it is reintroduced.

- o The Pan Community Council, which represents Multiple Occupancies in the region, says the report has been prepared without ANY public consultation. It doesn't even look at local housing issues, such as housing shortages, homelessness and the need for options for low income residents.

Pan Com says successful intentional communities have been established in the Lismore region for more than 20 years, and they have provided a huge range of advantages for residents, the environment, and the wider community.

Under SEPP 15, any further MOs would be approved ON THEIR MERIT, and in line with strict planning criteria.

Pan Com is calling for Council to prepare a new response to the draft SEPP 15, this time with community consultation.

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for further information contact :

Graham Irvine	ph: 891 666
Tony Belton	ph: 891 424
David King	ph: 880 192

**PANCOM SPOKESPERSON, BILL KIDD, WILL SPEAK AT TUESDAY'S  
COUNCIL MEETING, AND WILL BE AVAILABLE FOR COMMENT.**

# PAN COMMUNITY COUNCIL

is holding a **Meeting**



In God's kitchen

**Sunday 9 February**  
**at The Channon Hall 3pm**  
( the day of the market)

to discuss and rally support for:

- \*\* SEPP 15 - the state government has released a draft Policy for comment
- \*\* Establishing a national network of Intentional Communities
- \*\* To hear how the Lismore Council Rural Residential Steering Committee is proceeding
- \*\* Finance

*Dear Friends*

*Greetings for the new year.*

There has been a number of things happening with MO's lately and the Pan Community Council feels that it is important to rally support around the possible reintroduction of SEPP 15 and to discuss some of the recent events. Could you please distribute this information and the poster on the back of this letter to your community. In brief the points are:

1) Extremely important is the **government release of SEPP 15 for comment**. In accordance with the governments electoral promise to reinstate the State Environmental Planning Policy (SEPP 15) for Multiple Occupancy a draft of this Policy is on public exhibition and is available for your comment.

The release of this draft does not bind the government to introduce the Policy. No guarantee can be assumed. Lismore Council has already requested that if the Policy is to be reinstated that there be a twelve month moratorium before it becomes effective.

Pan Com is looking to make a group submission and your suggestions for inclusion in this and your energy to bring this about is invited. Personal and individual community submissions are also invited to be sent direct to the Department. Submissions are to be made by 14th March. For a free copy of the Draft contact the Department of Urban Affairs & Planning in Grafton on (066) 420 622 or fax (066) 420 640.

2) There will be a report about the 4 day national festival/conference at Commonground in Victoria held on 2nd January. Sixty people attended the gathering from 20 communities. Simon Clough and Gloria Constine attended this meeting. It was decided to **establish a national organisation of Intentional Communities**. This organisation will be a co-operative with a representative from each of the regional community bodies (such as Pan Com). The basic aim of this group will be to promote and protect communities, while most of the power in the movement will be maintained at the regional level. Pan Com may be taking on the role of establishing the organisation. Gloria has undertaken to be the key person in the editing of a newsletter for the national group.

3) Simon Clough is presently in India attending an **international meeting** on Intentional Communities and will give us a rundown on what happened at the Channon meeting.

4) The Lismore Council appointed a **Rural Residential Steering Committee** towards the end of last year to see whether it would recommend MO's in selected areas. Pan Com has a representative, Bill Kid on the Committee. It has met a number of times and we will hear a report of its proceedings.

For more information contact Russell Anderson (066) 891 658

*Visit the Pan-Com Stall at The Channon Market.*