

# MEBBIN SPRINGS

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COMMUNITY SETTLEMENT  
UKI, N.S.W.

21/11/1984

Dear *Love,*

Mebbin Springs is a novel proposal to settle 240 families and individuals (possibly 1,000 people) on 12 square kilometres (3,000 acres) of undulating farm land and forest located in the Tweed Valley in northern New South Wales. It is our aim to create a thoroughly progressive rural community that combines the best aspects of traditional values with new approaches to twentieth century living.

The site is ringed by wooded mountains that form the perimeter of an ancient volcanic crater with adjacent Mt. Warning at its core. The climate is upper temperate to sub-tropical characterised by mild winters and high annual rainfall (60" p.a.).

Since publicising the project in April, 1984, more than *140* families and individuals from all over Australia have selected homesites at Mebbin Springs. These founding members are people of diverse ages, skills and backgrounds who share a common desire and commitment to work together to establish a community based on principles of economic and social co-operation, environmental harmony and democratic self-government. The scheme incorporates innovative ideas to achieve these goals.

Mebbin Springs will not be a commune, nor will it be a conventional rural housing estate. In traditional villages residents live in close proximity but are unable to regulate the use and enjoyment of their shared environment and are unable to act as a group to utilize their economic resources.

At Mebbin people will own their own homes (residential areas totalling 600 acres) but the bulk of the property, about 2,400 acres, will remain common property owned in common by the members constituted as a Corporation.

This carefully structured balance between group and individual ownership should provide a high degree of closeness and co-operation and in this manner the principles of 'collective co-operation' and 'reward for personal endeavour' will operate together.

Individual titles ensures that sufficient funds can be raised to properly capitalise property improvements and economic production - something rarely achieved in alternative communities. In addition, people will also be able to obtain conventional finance to 'buy and build'.

The impetus is not one of survivalism: once established the community envisaged will be integrated commercially and socially with society at large.



Multiple occupancy planning provisions permit 240 residential buildings to be erected on the property. This forms the basis for the legal structure proposed - a Company with 240 equal share holdings each with an entitlement to individual ownership of a residential lot. (Up to four adults may jointly purchase and occupy each home site).

In the first instance it may be necessary to offer long term leasehold as an interim title. This will provide security of tenure until the property is rezoned should there be any delay in the process.

Tweed Shire Council has supported an application to rezone the property to enable the registration of a strata plan, a process expected to take about six months. If this occurs, the leasehold title will convert to an individual freehold equivalent title under the Strata Titles Act.

Village sites (approximately 1/2 acre) cost \$25,000. All other sites (1 acre to 4 acres) cost \$30,000. Payment of \$250.00 secures a site for a period until legal documentation can be executed - \$8,500 is payable at that time. The balance is payable on receipt of individual title - scheduled to occur when the stage of development to which a lot belongs is ready for sale.

Included in this price is the cost of developing the common area, establishing community services and facilities, and providing the basis of economic activity. When the residential lots have been sold and the capital works program carried out, Mebbin Springs will be complete with its own roads, electricity, water supply, wildlife and rainforest reserves, parks, dams, open spaces, child-care centre, schools, library, meeting hall, workshops, bulk-store, nursery, agricultural and forest operation, and visitor/tourist facilities.

The larger broadacre lots are valued at approximately \$35,000 (current freehold market appraisal). Leasehold valuation is expected to be two-third's of that amount. Westpac Banking Corporation and the State Bank of N.S.W. have confirmed that leasehold title is acceptable security for bank mortgage finance to 60% of the valuation. This does not take into account the individual's share in the common ownership of the common property, comprising 2,400 acres, presently valued at \$1,000 per acre.

The opportunity will exist for members to become involved in community affairs in varying degrees. Some people may choose to retire in relative tranquility, while other more active members will engage in collective and private enterprises. In addition to a residential lot, each proprietor will have the right to lease a utility lot (part of the common property) to use for individual farm or business purposes. These lots will each cost about \$2,000 with an annual rental of \$250. These funds will form part of the Company's revenue to be used for the purpose of providing venture capital to assist members establish their own businesses.

The property has the productive capability to support numerous primary, secondary and tertiary industries and a range of ventures considered viable have been identified. Founding members able to establish enterprises are already selecting suitable sites for such operations. Co-ordinated marketing is envisaged, subject to the agreement of members. It is believed that the economic activities planned for Mebbin Springs will create employment which, in turn, will confer lasting and expanding benefits. The settlement is designed to be essentially self-regulating and self-reliant.



Home-building will be one of the foremost tasks in the formative years of settlement. To assist people, attractive house plans have been developed that make use of inexpensive materials available on the property, including round poles, rough sawn timber and mudbricks. These designs incorporate natural thermal controls and low maintenance features, to help contain both cost of construction and up-keep.

Already several founding members are working towards establishing a 'Building Service' to assist members in all aspects of home design and construction and to co-ordinate community building activities generally. A comprehensive Building Policy is being developed to promote a unique architecture at Mebbin Springs based on concepts of energy conservation, economy of design and environmental harmony.

Founding members with experience in education are planning the establishment of our own school catering for pre-school through to secondary school. The aim is to create a healthy learning environment within the community where the childrens intellectual, emotional, physical, spiritual and social needs are fully met.

The reality of the Mebbin Springs ideal is achievable within four years. The physical development of the property will occur in five planned stages, six months apart, commencing July 1985. The success of the venture now depends on people who, sharing the over-all vision, are able to commit themselves to the pioneer tasks of establishing a new community.

Born out of a desire to forge a better future, Mebbin Springs is designed to enable people to increase their living standards and enjoyment of life by allowing them to move to a beautiful rural setting where there is ample access to space; well-balanced territorial rights; proper control of the environment; and ready access to land, capital and resources not available elsewhere.

If you are interested in our new community then you are welcome to contact our Murwillumbah office for further information about future meeting dates and venues, or alternatively contact a member of the Founding Committee.

Thank you for your interest and we look forward to hearing from you.

Sincerely



John Burrell  
Convenor  
Mebbin Springs Founding Committee



## THE FOUNDING COMMITTEE

The Founding Committee is made up of seven people who are committed to the successful establishment of the community - all intend to buy and build at Mebbin Springs.

The Committee was formed at the instigation of the convenor when it became timely for prospective members to participate in the development of social and economic strategies for the community. This was after the physical capabilities of the site had been fully assessed by the development company - Hoffah Pty Limited.

The Founding Committee has provided input in several ways. It assisted in planning the advertising campaign and individual members have been present at meetings held in the various Capital cities and at open weekends helping prospective members select homesites and negotiate their place at Mebbin Springs. F.C. members have engaged in regular consultation with Hoffah in relation to on-going aspects of the project, in particular costing, staging and the preparation of draft by-laws for the internal regulation of the community. Amendments and additions were required to the model by-laws scheduled under the Strata Titles Act to provide rules that are appropriate to the objectives of the community and its rural setting.

The F.C. has been responsible for the establishment of an information network (newsletter and informal gatherings) to keep intending settlers abreast of developments and act as a staging-house for their ideas and suggestions.

The F.C. will become the first community council. At the first formal meeting of founding members (expected sometime in early March '85), half of the F.C. will resign and their positions open to election of members. Councillors will be elected for two years with half resigning each year to ensure both continuity and democratic input.

It is envisaged that the community will be managed by numerous semi-autonomous committees formed to administer particular aspects of the collective's general responsibility. During the period of transition until the Council is established it is proposed that the Founding Committee will lay the ground work for these by establishing sub-committees for the following functions:

general maintenance, participatory education program, forest production, finance, townplanning, pre-school and children's facilities, agricultural production, wildlife management, visitor control and promotion, crafts guild, low cost housing and building advice, reafforestation and weed eradication.

It is hoped that individuals with appropriate skills will be attracted to participate on the committee. Meanwhile, the Founding Committee welcomes suggestions and comments from prospective members so that structures within the community may maximally reflect the common goals of the members.



FOUNDING COMMITTEE

Chairman: David Butler (066) 79 3266  
30 Eyles Avenue 72 1765  
MURWILLUMBAH NSW 2484

Secretary: Dyan Horrocks (066) 79 5265  
"Four Peaks"  
Rowlands Creek Road  
UKI NSW 2484

Sydney: Bob Robertson (02) 63 63241  
8 Pamela Place  
GIRRAWEE NSW 2145

Melbourne: Ron Collins (03) 89 07349  
32 Vivianne Avenue  
BOX HILL NORTH VIC 3128

Adelaide: Ric Hutchings (08) 33 27272  
90 George Street  
NORWOOD SA 5067

Brisbane: Doug & Carol Hammonds (07) 39 06512  
6 Tarrow Street  
TINGALPA QLD 4173

~~Peter & Kerry Shaw (07) 36 97937  
27 Charlotte Street  
PADDINGTON QLD 4064~~



THE DEVELOPMENT COMPANY

The development company is Hoffah Pty Limited trading as Hoffah Development & Construction. Owned and directed by John Burrell and Dr. Robert Tym, it is the vehicle for the establishment of the venture. The person responsible for formulating the proposal and managing the project is John Burrell.

Hoffah has carried the entire project to date incurring expenditure of nearly \$600,000. It has

- (i) secured the purchase of the property from Kunghurloo Pastoral Co. Pty. Ltd. (at 1981 land values);
- (ii) prepared a formal Social and Environmental Study and other supporting documentation including detailed costings;
- (iii) obtained the support of Tweed Shire Council for a Local Environmental Plan (to allow strata title);
- (iv) carried out major capital works on the property; and,
- (v) convened the Founding Committee and advertised the proposal.

There are several things that distinguish Hoffah's role at Mebbin Springs from that of a conventional developer. As the overwhelming objective is the establishment of a viable community the project has been structured, as far as possible, to ensure that this occurs:

1. The layout does not seek to maximise lot yield, rather it attempts a rational approach to the land and the objective, creating a balance between residential and non-residential land uses.
2. Included in development costings in addition to the usual estimates for roads and services are amounts needed for the establishment of community facilities, common property improvement and collective economic enterprises. There is also provision for a common fund to provide key finance to community members starting their own ventures. These considerations reduce what would otherwise be profit.
3. The project rests on a combination of capital, land, expertise and people. Hoffah is the catalyst bringing these elements together. In return the Company seeks only a 'fee for service' from founding members.



4. The projected cost of the entire development has been distributed over the 240 proposed home-sites to produce a fairly even price structure - the sites are literally being sold at cost.
5. To ensure that the venture does not fail in the event that insufficient numbers of people are attracted to the proposal by the date for acquisition of the property (1st July 1985) Hoffah is committed to underwriting the project by purchasing at that date the shares remaining to be sold (at par value) to enable the community to have sufficient funds to complete the purchase. Hoffah will only be involved in this way if required by the community.
6. For there to be sufficient funds for a stage of development to commence and proceed as scheduled it is estimated that 50% of the sites in that stage need to have first been sold. To ensure that this occurs, Hoffah will acquire up to 50% of sites where necessary.

The community will then act as agent for Hoffah in the sale of these lots.



MEBBIN SPRINGS PRICE STRUCTURE

- |                    |           |
|--------------------|-----------|
| 1. Village sites   | \$ 25,250 |
| 2. Clustered sites | \$ 30,250 |
| 3. Dispersed sites | \$ 30,250 |

These amounts are made up as follows:

\$250 is the Lot Nomination Fee payable on selection of a site. This is non-refundable but purchasers benefit by reducing Hoffah's expenditure prior to acquisition of the property (1st July 1985). These amounts will be brought to account at that date.

\$8,500 entitles a person to purchase a specific residential lot. This amount is payable before the 14th January, 1985. This sum will be held in trust (jointly by the solicitors for both parties) until acquisition is imminent. Should any impediment prevent the purchase or the establishment of the community this money can be refunded together with interest where applicable. Alternatively, a banker's letter guaranteeing payment is acceptable in lieu of cash.

\$19,000 (\$14,000 in the case of village sites) is the base purchase price for a residential lot payable when and as title is conveyed. This occurs no later than the date work is scheduled to commence in the stage area to which a lot belongs. This figure is subject to an escalation factor of 15% p.a. commencing 1st July '85 to cover cost of inflation.

\$2,500 is the establishment fee payable to the organisers, Hoffah Pty Limited (John Burrell's Company). For lots selected in stages 3, 4 & 5 this amount can be paid by instalments over five years if desired.

Other likely costs payable by the purchaser includes:

- |                                    |       |
|------------------------------------|-------|
| 1. survey fees                     | 750   |
| 2. Council contribution            | 2,500 |
| 3. other (legal, registration etc) | 500   |

Council contribution could be greatly reduced if the Tweed Shire Council either:

- a) lowers the road maintenance contribution rate (presently under review; or
- b) accepts land dedicated in lieu of such contribution; or
- c) makes an exemption or reduction in the case of Mebbin Springs;

Any of which is possible, but the second of which is the most probable



# WALKER GORDON

Lic. Auctioneers, Stock, Property and Real Estate Agents

**RICHMOND HOTEL BUILDING, 36 WOODLARK STREET  
LISMORE, N.S.W. 2480**

**Phone 21 2416**

TO WHOM IT MAY CONCERN.

Valuation and assessment made account Kunghurloo Pastoral Co.Pty.Ltd., and Hoffah Pty.Ltd., of rural land situated at Kunghur. Comprising 1214.058 hectares approximately, values being assessed on comparable sales in area.

My value on the above parcel of land 1214.058 hectares -  
\$2472.00 per hectare = \$3,001,151.30.

Dated 26th August, 1983.

Signed.....  
G.P.BROWN,  
Lic. Real Estate Valuer.  
No. 2007.



## MEBBIN SPRINGS SETTLEMENT LAY-OUT

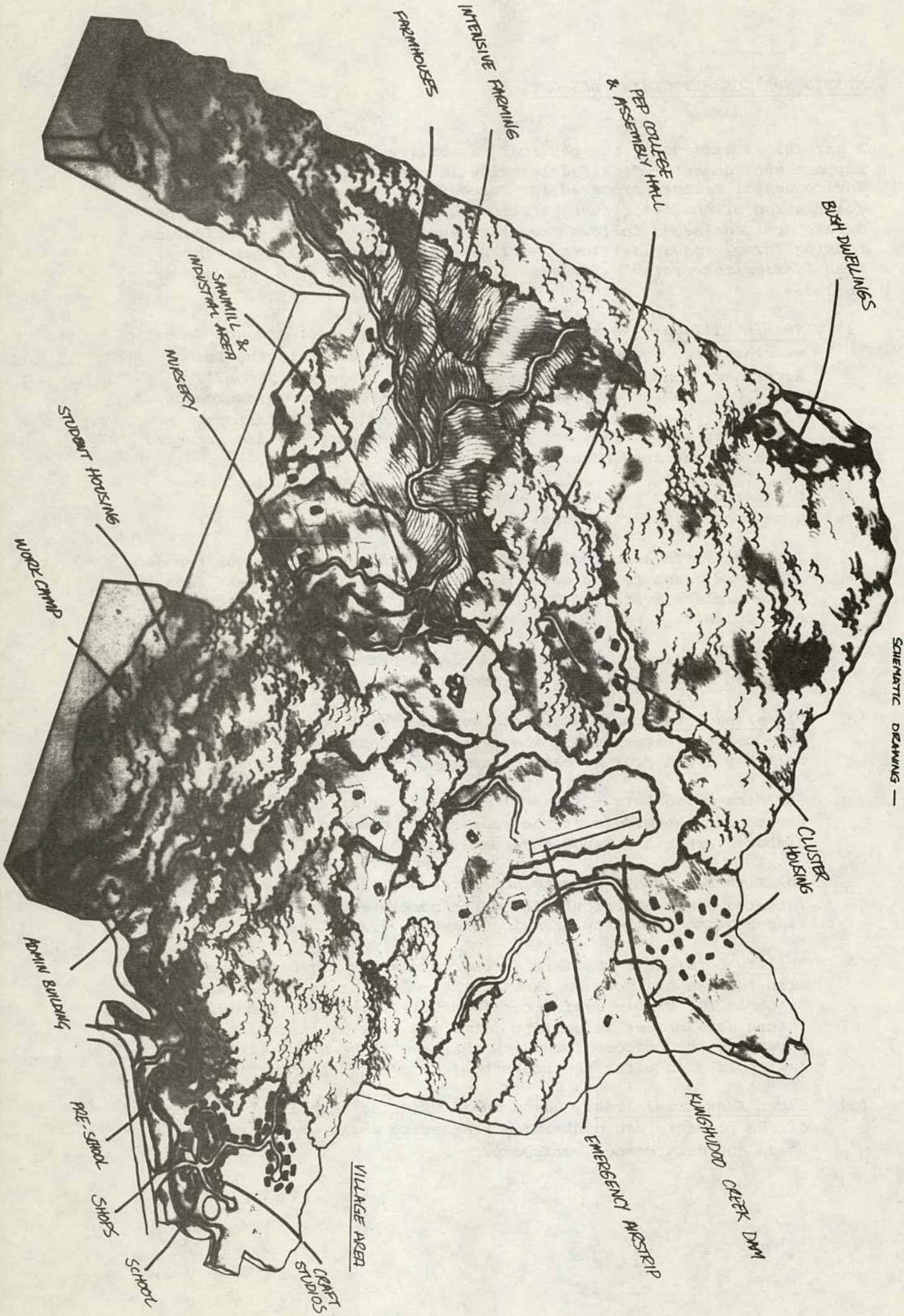
A careful assessment of the physical capability of the property to support the concept - detailed formally in the Study of Social and Environmental Factors prepared for Tweed Shire Council - preceeded the formulation of the settlement pattern proposed for Mebbin Springs. The development envisaged follows from that analysis: lot configuration and housing forms, roads, services, agricultural and other land uses have been "design integrated" with each other and with the site. The scheme includes:

- (1) Mebbin Village: serviced with sealed roads, power and non-domestic water supply, located near the main road adjacent to the Tweed River, and containing 20 home-sites (each averaging 2000m<sup>2</sup>), a child care centre, a primary/secondary school, and an emergency fire station. Utility lots for artisan and craft workshops, warehouses and stores, and other commercial purposes are expected to be concentrated here.
- (2) Clustered Lots: two kinds, both supplied with power and non-domestic water sources:
  - (a) The North and Middle Hamlets - two groups of 15 homesites each placed adjacent to the major dam site on Kunghurloo Creek. Lots in these hamlets averaging 0.4 ha (one acre) and 0.8 ha (2 acres) respectively.
  - (b) Bush Hamlets - located in 3 places off the Old Coach Road to the East of the property, surrounded by dense forest.
- (3) Dispersed Lots: two kinds, both serviced with power and non-domestic water supply wherever water cannot be conveniently or reliably drawn from streams or dams:
  - (a) Farm-house Lots - these sites are discriminately spaced throughout the middle of the property in cleared and lightly timbered areas and range between 1 to 2 ha (2 to 5 acres);
  - (b) Timbered Lots - private homesites positioned extensively in forested areas, particularly on the north-western and south-eastern ridges of the property, ranging between .5 and 1 ha.
- (4) Utility Lots: numerous farm or business sites (as many as members wish to take up) forming part of the common property. Areas suitable for viable agricultural pursuits have been set aside for future development as utility lots. The size of these lots will depend on the purpose for which they are to be used. Title will be leasehold even after the property is converted to strata;
- (5) Light Industrial Area: based on an existing sawmill at the heart of the property and containing processing works, machinery shops, sheds and maintenance workshops;

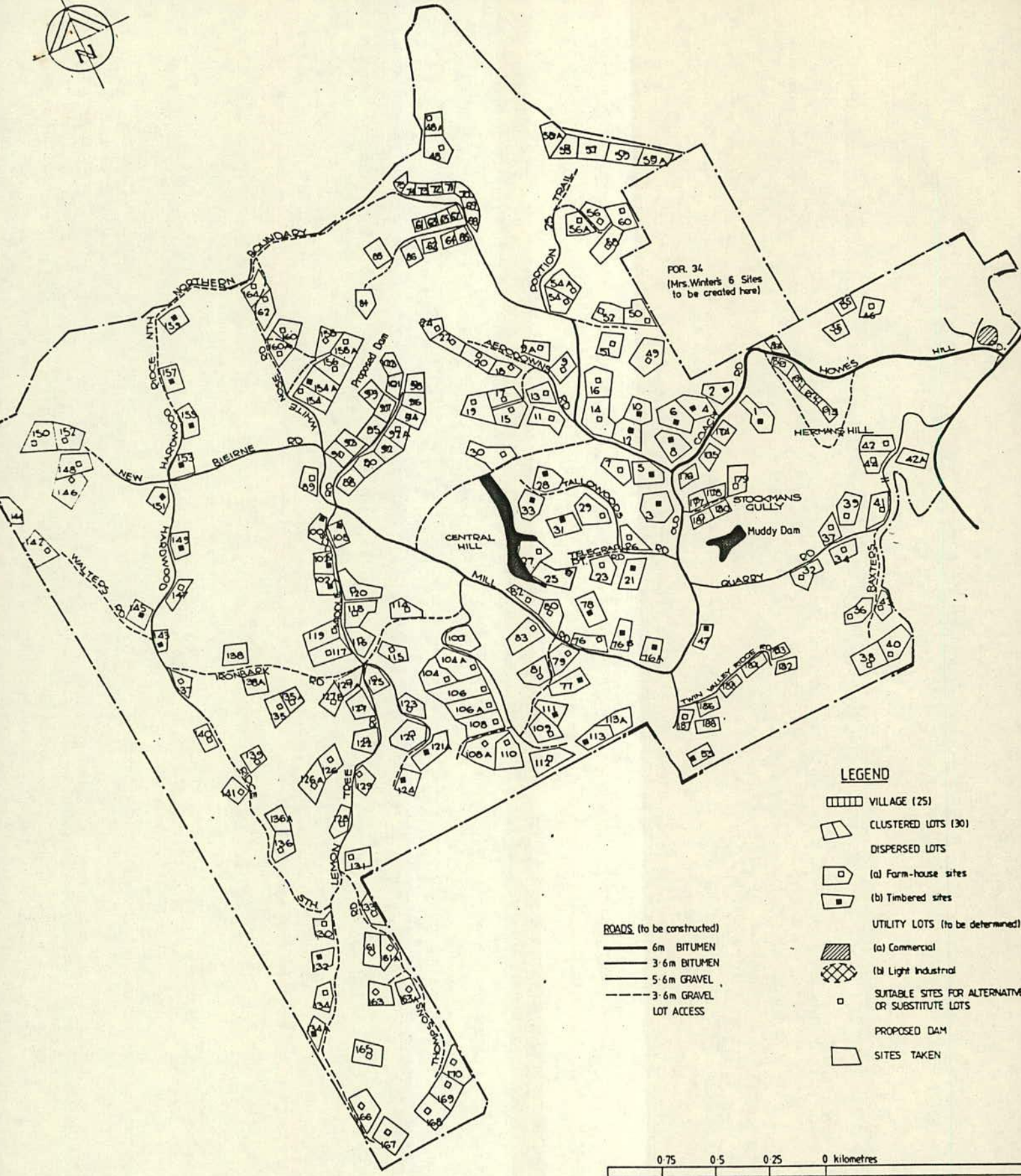


"MEGBIN SPRINGS"

SCIENTIFIC DRAWING —



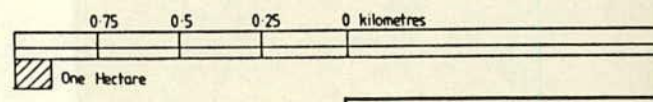




**LEGEND**

- VILLAGE (25)
- CLUSTERED LOTS (30)
- DISPERSED LOTS
- (a) Farm-house sites
- (b) Timbered sites
- UTILITY LOTS (to be determined)
- (a) Commercial
- (b) Light Industrial
- SUITABLE SITES FOR ALTERNATIVE OR SUBSTITUTE LOTS
- PROPOSED DAM
- SITES TAKEN

- ROADS (to be constructed)**
- 6m BITUMEN
  - 3.6m BITUMEN
  - 5.6m GRAVEL
  - 3.6m GRAVEL LOT ACCESS



**PLEASE NOTE**

- LOTS DRAWN WITH SUITABLE HOMESITE INDICATED
- BOUNDARIES ARE REPRESENTATIVE ONLY. SUBJECT TO PEGGING BY AGREEMENT & SURVEY
- PLAN SUBJECT TO MINOR VARIATION. DISTANCES TO ADJACENT LOTS REPRESENTATIVE ONLY

MEBBIN SPRINGS  
 COMMUNITY SETTLEMENT

**DESIGNATED  
 LOT PLAN**

HOFFAH DEVELOPMENT & CONSTRUCTION



## BUILDING POTENTIAL

The Mebbin Springs proposal envisages the construction of 240 dwellings and numerous other buildings. This section discusses the concept of having a co-ordinated building program based on an internal building code and a well organised building service.

### INTERNAL BUILDING CODE

There are no buildings on Mebbin Springs other than the sawmill, the nursery and a few small sheds. This absence of man-made structures presents a unique opportunity for the Collective to develop its own controls on building to regulate the visual and environmental impact of whatever is erected.

For this reason Building Policies will be adopted that promote economy of designs, energy efficiency, climatic and environmental suitability and discourage building styles and materials not considered harmonious with bush and farmland surroundings, or compatible with the likely aspirations of settlers.

There are also by-laws to prevent the siting of buildings that detract from the privacy of adjoining lot owner settlers, or fail to blend into the prevailing landscape.

These by-laws will operate in conjunction with local government building controls. It will be necessary for members to seek building approval from the Mebbin Springs governing body (the Collective Council) as well as Tweed Shire Council.

It is proposed that the building controls will be supervised on a day to day basis by the Lowcost Building Service (LBS).

### LOWCOST BUILDING SERVICE (LBS)

Controlling certain building activities, whilst desirable, is nonetheless negative. On the positive side, it is appropriate that building activities should be stimulated that use modern and efficient methods of construction to produce high standard accommodation at reasonable cost.



The establishment of an on-site building service owned and operated by community members is thought to be the best way of assisting settlers with the design and construction of their homes. Its function will be diverse, ranging from a purely advisory service through to actual construction of homes to lock up stage.

Members will be encouraged to work with the LBS at every level of construction whether erecting their own homes or not.

Advice on selection of design will be a major function of the team, with special reference to local conditions, materials available and the requirements of the Internal Building Code.

LBS personnel will facilitate the processing of various applications, permits and approvals, arranging insurance and other relevant matters. It is anticipated that through close liaison between the interested parties, bureaucratic pitfalls and delays can be kept to a minimum.

As well as encouraging members to carefully consider all aspects of their building requirements, the LBS will help them to take on as much construction as they can on their own.

To assist the owner-builder with his or her project, the LBS will produce modular "kit-homes" for easy erection. The basic components can be manufactured at the sawmill, and transported on site for assembly.

In catering to the needs of the community, economy of design and construction will be sought in response to constraints imposed by the limited expertise of the average owner-builder, and by the limited availability of funds. The service will provide sound, low cost, aesthetically pleasing, and environmentally responsible buildings which reflect the values and aspirations of their intended occupants.

### Design Ideas

During the course of planning the Community, John Burrell's Company has generated a number of house designs using round pole "post and beam" construction methods.

The use of local timbers, mud bricks, and natural thermal control techniques to produce both lowcost and low energy housing are considered desirable.



It is hoped that community members may be encouraged to forsake inappropriate building conventions, and to give attention to designing for the Tweed Valley climate, where summers are characterised by high humidity and concentrated rainfall and winter days are warm but nights are cool.

The Service will offer a range of modular and non-modular house plans that have scope for expansion.

Speed of construction, economics in labour and materials, and low-maintenance considerations will be fundamental.

### LBS Structure

It is intended that the LBS have its own identity separate from Mebbin Springs Ltd. It is envisaged that it will operate as an independent business venture run and operated by members for their own benefit.

It may be appropriate if the LBS is structured as a Proprietary Company owned by the active participants with the company holding perhaps a 15% interest. This will be decided when the team is assembled and discussions take place with the Founding Committee.

The LBS should be a profit making venture, at least with regard to its actual building operations. However, it is appropriate that its advisory service should be initially subsidised, to ensure its availability to all members. In this regard, the development company has included in the Preliminary Budget, costing for a manager for the LBS for 12 months. This should greatly assist the establishment of the service.

### The Initial Building Phase

A number of buildings are urgently required at Mebbin Springs. These include in order of priority:

- . an amenities building for the work-camp residents
- . a plant and vehicle maintenance shed
- . an administration office
- . a joinery workshop
- . a pre-school
- . residential accommodation for initial community members.

On completion of the above, further work will be generated as community members commence home construction, and as the number of residents increases, further non-residential buildings will be required.



### Broader Market Possibility

It is expected that a team of experts will be assembled, including architects, builders and trades people, whose skills and expertise could readily be put to use in the context of the community at large.

Mebbin Springs could provide a convenient base for this team to operate a building and advisory service for people interested in low cost housing. There should be a continuing demand for such a service: the north coast of N.S.W. is at the centre of the rural re-settlement movement, and currently there is no co-ordinating body to advise people in the latest methods of economical and environmentally sound methods of design and construction.

Using designs and methods that will be tried and tested on the property, it is conceivable that a broader market for pre-fabricated housing could be established. Further associated possibilities include the manufacture of PC and other items such as flat plate solar absorber panels for water-heating, and the assembly of hydraulic rams for use in domestic water supply systems.



## WHY STRATA?

This aspect of the Mebbin Springs proposal is novel and based on reasoning that the principle of strata title is the best available legal means of ensuring long term stability and success of group settlement. This is a view derived from an appraisal of previous group settlements that were founded on less structurally developed legal concepts.

The strata title concept should overcome problems other communities have experienced with social acceptance, long term cohesion, lack of finance, and other difficulties related to under-capitalization and poor legal structure.

### Problems of Internal Cohesion

There have been many different approaches to group settlement of rural land and experience has shown that some forms have been more successful than others.

In particular it has been observed that groups whose members are defined by their relationship to one another (religious groups, extended families and the like), and not by their joint occupation or ownership of land alone, have tended to effect more durable settlements than those where members belong together only because they live (or own) together. It is useful to characterise these groups as "relational precinctive" and "simple precinctive" respectively, (precinctive, in the sense of belonging to a particular area). Loose terms like "commune" and "alternative community" hide this important distinction.

It would seem that the difference observed is a function of administrative organisation. Arguably, relational precinctive groups are better models of political compagination than simple precinctive groups. Settlements of religious "free associations" have generally been effective in regulating and ordering internal behaviour, generating work and being productive, because adherents have embraced hierarchical power structures and accepted the commands of their leaders.



In contrast, most simple precinctive groups were formed by people pooling together to buy land cheaply. They were often constituted without clear objectives and without firm agreement between members as to:

- . allocation of private areas to individuals;
- . use of communal space and resources;
- . decision making processes;
- . administration (management to put decisions into effect);
- . codes of behaviour, and processes for generating new rules;
- . mechanisms for enforcement of regulations.

Failure to define rights and obligations in relation to these matters has allowed disputes to arise on multitudinous issues and has frustrated attempts at common management in many instances. Many "communities" established with the best intentions have suffered problems of inertia, rapid turn-over of members and quarrelling, or have fallen apart altogether because of these inherent weaknesses.

Groups that have attempted to deal with these structural problems by reaching agreement of some kind or other (either before or after settlement) have often been unable to avoid problems because:

- . inappropriate legal structures have been employed on many occasions;
- . subsidiary agreements of dubious legality (both formal and informal) have been relied on;
- . there has been resistance to enforcing agreements legally because of adverse group pressure and the time and legal expense involved.

Difficulties often emerge when members wish to leave the group and sell their "interest" at a price that reflects their improvements to the property and any appreciation in its value. This desire may be wholly outside the terms of their original agreement with the other group members. Or it may be a problem simply because it is uncertain what their actual "interest" is, how it can be valued, and what restrictions there are, if any, on its sale.

The systems adopted by most precinctive groups, even those possessing a sound basis in existing law, provide poor models of internal cohesion.



## Social Acceptance

For many who have continued living in "communities" despite problems of cohesion, "when the dust of ideals has settled on the ground of reality", their alternative lifestyle has proved to be little more than a means of passively settling in a pleasant climate removed from the demands of mainstream society. In the process many simple precinctive groups have gained dubious reputations and given a wrong impression of their aspirations.

This is not to understate the importance of these social experiments. Nor does it detract from their achievements. They established that secular group settlement of rural land could sometimes be effective in providing people with improved standards of living through inexpensive accommodation and a healthy environment. What limited their potential was lack of consensus or administrative control or both.\*

"Communities" possessing strong informal political structures have proven more viable, but often at the cost of free thought and expression. This kind of ideological cohesion is not acceptable to many Australians who could otherwise be attracted to "group settlement".

Present structures provide an unnecessary hurdle to ordinary people who could benefit by joining well ordered precinctive groups. That more appropriate structures have not been developed before now results in part from the failure to understand the real basis for the formation of precinctive groups.

The demand for rural "self sufficient communities" has been misconceived as "alternative" by people from all sides of the social spectrum. In fact the need arises from issues affecting everybody, basic social issues concerning the enjoyment of life, such as:

- . access to space;
- . definition of territorial rights;
- . control of the micro environment;
- . better use of land, capital and resources.

The concept of group settlement of rural land is compatible with the ideals of many Australians on these issues.

"Communities should not be disregarded as counter culture, opposed to, or in conflict with the apparent values of a materialistic consumer society."  
(H.V. Evatt Memorial Foundation).

\*(This is consistent with the views of sociologist Mona Ravenscroft formed after 10 years of active research involving over 60 communities.)



Neither are they challenges to established social and economic structures. The emergence of so-called "communities" has proceeded peacefully within the framework of our society as a natural and perhaps necessary adjunct to it.

The next step in the evolutionary process is the development of a system that enables precinctive groups to be both cohesive and cosmopolitan.

- . To be widely attractive it must be a scheme of administration that is compatible with commonly accepted social and political ideals.
- . It must be capable of coping with a divergence of opinion but at the same time allow binding decisions to be made.
- . It must harness the common aspiration to own one's own home.

Mebbin Springs has been framed in answer to this problem. It embraces social and economic aspects, but in the final analysis, it is its dedication to the establishment of fair and reliable political processes that rely on tolerance and freedom of speech, that sets it apart as a model for group settlement. It has its administrative roots firmly in mainstream cultural values. It will not be dependent on political or prescriptive metaphysical belief for cohesion.

#### Problems of Finance

Group settlement, particularly in N.S.W., has been hampered by under capitalisation as much as it has by lack of political cohesion.

Much of the hardship and disillusionment experienced by pioneers of group settlement has resulted from shortage of money for the proper establishment of homes and gardens, roads and services, fields and fruit tree orchards, workshops and fences and the purchase and maintenance of basic rural machinery (like pumps and tractors) needed for clearing, farming and weed eradication.

Lack of finance has resulted usually from the adoption of legal and administrative structures that retard (needlessly reduce) individual and group borrowing capacities, and in particular:

- (i) prevent the group property being used as collateral;
- (ii) diminish the potential value of individual "interests" and therefore their collateral worth;
- (iii) create individual "interests" that are unacceptable security for conventional loans.



Most group settlements have been affected without the assistance of conventional finance and lending institutions. Their performance, outside the mainstream, has been thus limited.

The group borrowing capacity has rarely been explored because few precinctive groups, (whether relational or otherwise) have been prepared to mortgage the group property to raise funds even though, in most cases, the land is unencumbered. Having combined meagre funds to acquire their land, members are naturally reluctant to place the property at risk by borrowing against its asset worth without some enforceable agreement to ensure that the money will be repaid. This is a matter of concensus as much as anything else.

The course of development of most group settlements has been:

- . the group property has been purchased without borrowings with funds raised by cash subscriptions from members;
- . further capitalisation for works has also come from individuals' cash funds (often on an ad hoc basis);
- . members have been left to their own devices to finance the construction of their homes.

It has fallen back on individuals to pay for development "out of their own pockets", and the only avenues of conventional finance open have been personal loans, usually only available in small amounts and at high interest rates. This is an obvious disincentive for proper standards of construction being applied.

It may have been less of a problem in the past when initial subscription contributions rarely needed to exceed \$500, but with increased, land values nowadays, figures of \$7,000 are probably average, and amounts up to \$15,00 are not unusual. Building costs have also increased a minimum of \$15,000 is needed to erect a modest rural cottage, using low cost materials and methods.

This has increasingly put reasonable accommodation standards beyond the means of many people: having purchased their "share" and made their contribution towards capital works, they have very little money left to build.

Lack of individual ownership has meant that group members are unable to borrow against their interest in the property. This lack of individual accountability has not only closed off conventional home loan options, but also has prevented many people, otherwise eligible for government assistance (in the form of terminating building society loans and home grants) from being able to avail themselves of it.

All of these factors have been obvious dampers on proper development.



Even carefully planned settlements can suffer problems of under-capitalisation: whenever the legal structures employed do not create individually mortgagable securities, financial strategy must depend on cash subscription.

A recent example is "Billen Cliffs" near Nimbin, N.S.W. The project seemed to be well organised. A unit trust was employed to give members a clear beneficial interest in areas occupied for private purposes; "shares" were sold at a price estimated to be sufficient to cover the cost of acquiring and developing the property, including management costs; and the project was approved for multiple building approvals. As it turned out, unexpected factors caused actual construction cost to exceed estimates and further funds are now required. Raising them will be an unexpected burden to the residents and members are hampered by their inability to mortgage their beneficial interest to raise finance.

The Rural Resettlement Task Force (RRTF) has responded to these problems by inviting the N.S.W. Government to provide funds to purchase and develop a new group settlement at Grevillia near Kyogle. The Government has responded by taking an option over the property through its corporate instrumentality the Land Commission (Landcom). It has commissioned a feasibility study for the project.

It is expected that the project will proceed with Landcom assuming the chief administrative role. This will no doubt ensure that capital works will be performed to a high standard, and that construction costs are properly contained. However, it is evident, from information contained in the RRTF pamphlet, that capitalisation of the project is expected by the usual means of group member cash contribution. When all the "shares" have been sold (we are told) Landcom expects to withdraw from the project with its capital repaid, any opportunity costs re-imbursed (including interest on borrowings) and all of its administrative costs fully met.

To date (March 1984), it is quite uncertain what "interest" in the property each member will receive, and whether or not it will be individually transferable or mortgagable. It is difficult to imagine that conventional long term low interest housing loans will be available to settlers.

How capital required to set up a working farm (to pay for machinery, stock and so forth) will be raised and financed is not known. It seems that the legal and financial structures to be employed at the Grevillia settlement may be similar in most respects to Billen Cliffs and other such developments.



### The Strata Principle

The model that has been adopted for Mebbin Springs is contained in the Strata Titles Act, 1973 (N.S.W.). (Unfortunately, there is no equivalent in N.S.W. to the advanced cluster housing legislation of Victoria or the group title legislation of Queensland.)

The principle of strata title familiar in an urban context, can be applied to broadacre, rural land without too much difficulty. A detailed discussion of the legal implications is contained in The Study of Environmental and Social Factors (mentioned previously).

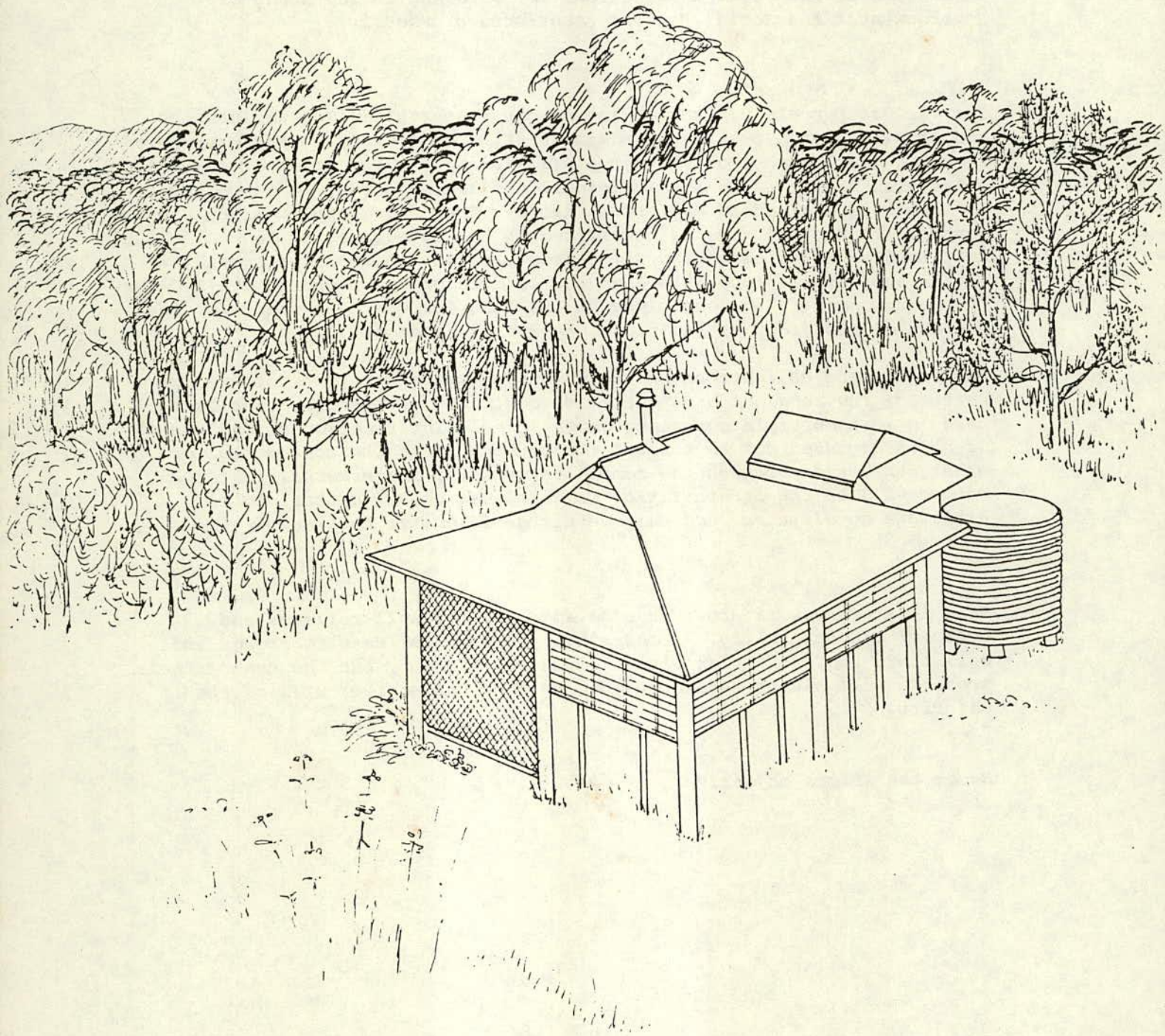
The various parcels of land making up the property will be amalgamated and the whole area put in the administrative control of a Body Corporate to which every member of the group will belong. Within that area smaller areas will be set aside for individual use and enjoyment and attached to each will be a freehold equivalent title. They will vary in size appropriate to their use as determined by the objectives of the settlement. Notwithstanding this enclosure, the whole property will remain subject to group rule, and the balance of the property (called the "common property") will be owned by the Body Corporate in trust for the members of the group as individual tenants in common.

The rights and obligations of the community members will be ordered as a matter of law, and not as a matter of contract, or otherwise, as is the case in most multiple occupancy communities. Intervention of the courts if necessary need not be subject to argument as to the contractual or other obligation between the community members, and external to the scheme will be the Strata Titles Commissioner who is authorised to arbitrate on disputes, and enforce his decisions if necessary.

This legal framework provides a balance between self-reliance and communal accountability. Members will be able to lease, mortgage and sell their own properties without much restriction, but the use of their property will always remain subject to the "collective" will of the majority.

Hence the Strata objective.







#### ACCOMMODATION GUIDE

You will be welcome to camp on the property but there are no facilities.  
You may prefer to stay at one of the following places:

#### Burrellea Caravan Park (066) 797170

Proprietors - Keith & Joan Banting are long time locals who support the M.S. concept and love talking to visitors.  
Onsite vans between \$16 - \$18 per day - \$45 - \$60 per week.  
Powered sites \$7 per day - \$30 weekly. Campsites \$5 daily - \$25 weekly.  
Closest shop and fuel to Mebbin Springs.

#### Bushranger Motel (066) 797121

Proprietors - Col & Chris Payten "hale fellows well met".  
Located on Midginbil Road 15 km from the main road and 4km from Mebbin Springs. Includes licensed restaurant, bar and variety activities, including guns and trail bikes. Good Sunday spit-roast.  
Camping facilities available.

#### Midginbil Hill Holiday Farm (066) 797158

Proprietors - John & Annette Flower are lovely people and excellent hosts - John has a 4 by 4 station wagon and conducts informal tours of Mebbin Springs. Located on Midginbil Road past Bushranger Motel. 2km from main road and 4 km from Mebbin Springs.

(i) Lodge Tariffs are all inclusive and are from:

Adults: \$38 per day and \$230 per week.

Children: 12 and under 16, \$29 and \$175 per week

4 and under 12, \$19 and \$115 per week.

2 and under 4, \$9 and \$55 per week

(ii) Campsite Tariffs:

Adults: \$4 per day

Children: 2 and under 16 \$2

Horseriding: \$6 per hour

Erected tents available for hire - ask for price.

#### Wollumbin Wildlife Refuge Caravan Park (066) 795120

Proprietors - D & J Davidson

Located on Mt Warning Road 24 km from Mebbin Springs.

Onsite vans: Between \$15 and \$22 per 2 persons

Extra adults at \$2.50 per day

Weekly; 6 days.

#### Mt. Warning Lodge Country Resort (066) 795161

Proprietors - Peter & Clair Searle (new settlers)

Located on Mt Warning Road, 21 km from Mebbin Springs.

Serviced units, licensed restaurant with variety of activities in relaxed 'low pressure' atmosphere.

#### Tyalgum Hotel (066) 793229

Proprietor - Eddie Edmonds

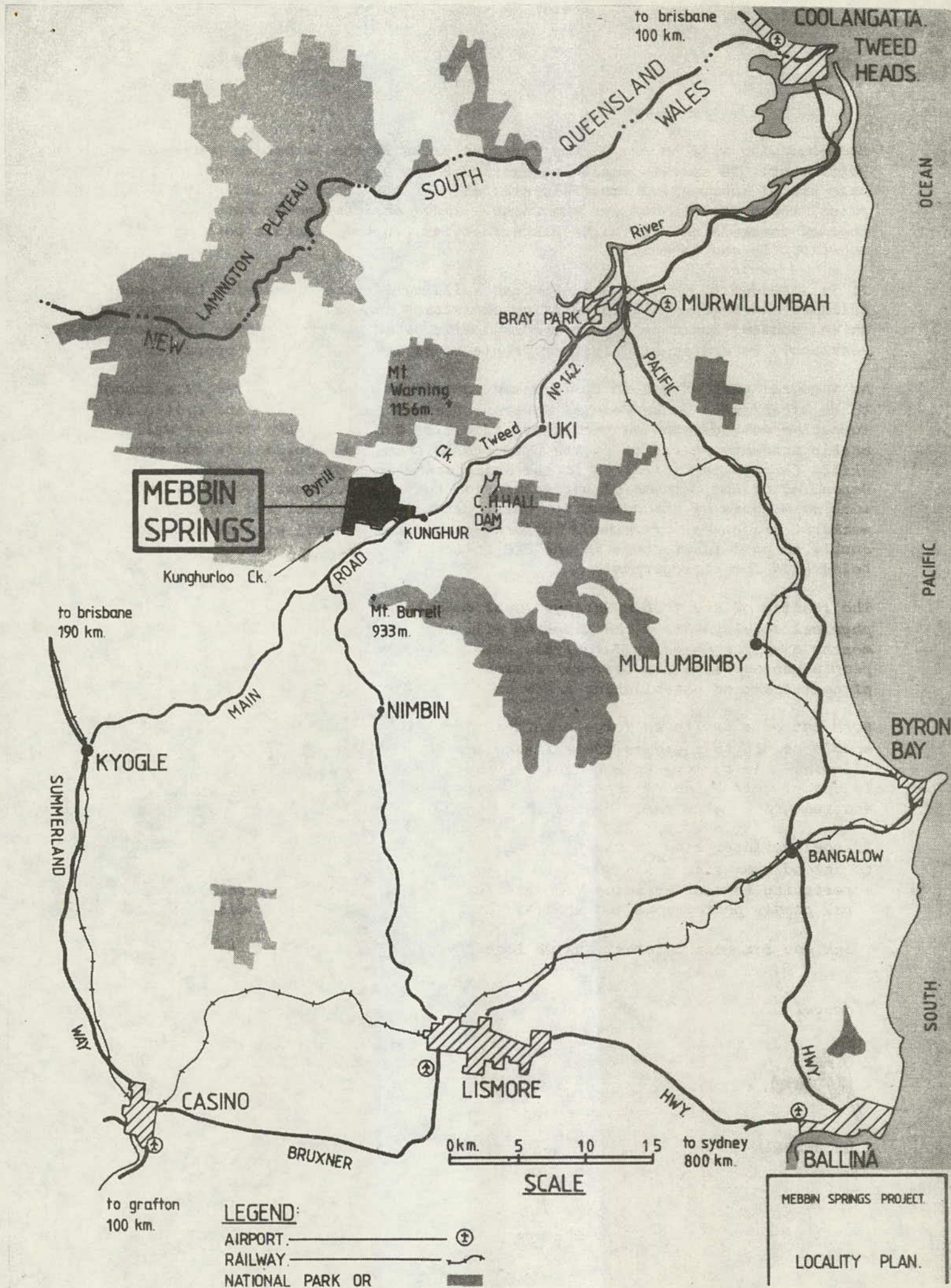
Located at Tyalgum 46 km from Mebbin Springs by sealed road but 15 km via State Forest.

Activities include darts Original Style.

Other accommodation nearer the highway - Murwillumbah - Tweed Heads.

\*PLEASE NOTE: Be sure to book early.





**MEBBIN  
SPRINGS**

MEBBIN SPRINGS PROJECT.  
LOCALITY PLAN.

**LEGEND:**  
 AIRPORT. ———— (⊕)  
 RAILWAY ———— (—)  
 NATIONAL PARK OR ———— (■)

0 km. 5 10 15  
**SCALE**  
 to sydney 800 km.

to brisbane 190 km.

to brisbane 100 km.

to grafton 100 km.

OCEAN

PACIFIC

SOUTH

QUEENSLAND WALES

COOLANGATTA  
TWEED HEADS.

SOUTH

LAMINGTON PLATEAU

NEW

River

BRAY PARK

MURWILLUMBAH

PACIFIC

Mt. Warning 1156m.

No 142.

Tweed

UKI

Ck.

C. H. HALL DAM

KUNGHUR

Kunghurloo Ck.

ROAD

Mt. Barratt 933m.

MULLUMBIMBY

NIMBIN

MAIN

KYOGLÉ

BYRON BAY

BANGALOW

SUMMERLAND WAY

CASINO

LISMORE

HWY

HWY

BALLINA

BRUXNER

to sydney 800 km.



## SCHEDULE OF OPEN WEEKENDS - 1984

SATURDAY 20TH OCTOBER  
SUNDAY 21ST OCTOBER

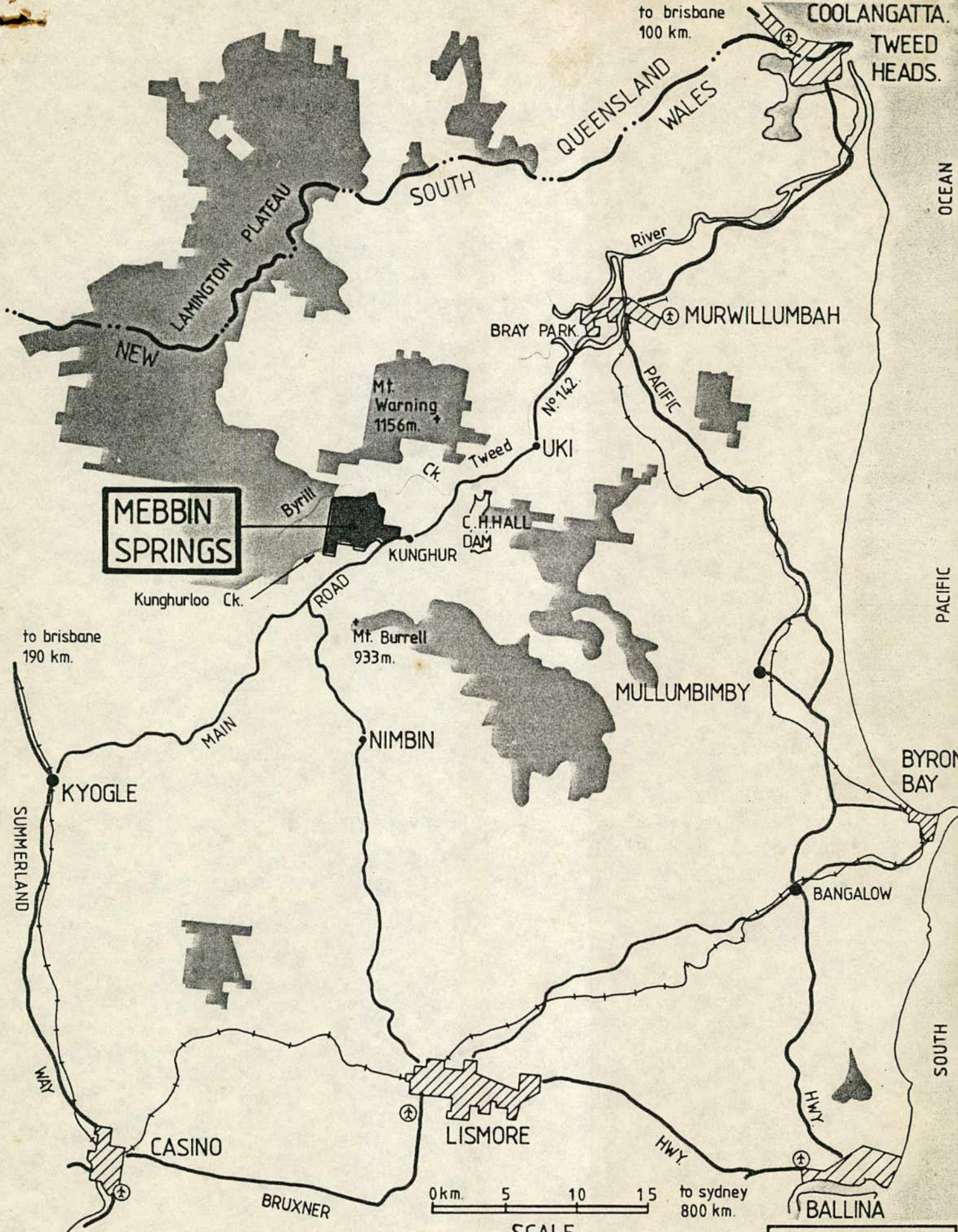
SATURDAY 3RD NOVEMBER  
SUNDAY 4TH NOVEMBER

SATURDAY 24TH NOVEMBER  
SUNDAY 25TH NOVEMBER

SATURDAY 15TH DECEMBER  
SUNDAY 16TH DECEMBER

WEDNESDAY 19TH DECEMBER TO SUNDAY 27TH JANUARY, 1985 INCLUSIVE.  
(Camping facilities will be available during this period).





**MEBBIN  
SPRINGS**

MEBBIN SPRINGS PROJECT.  
  
LOCALITY PLAN.  
  
HOFFAH DEVELOPMENT & CONSTRUCTION.

**LEGEND:**  
 AIRPORT. ———— (⊕)  
 RAILWAY. ———— (—+—)  
 NATIONAL PARK OR STATE FOREST. ———— (■)

DRAWING N°1.



## 'MEBBIN SPRINGS'

Hoffah sees in Mebbin Springs a rare opportunity to create a unique place, of broad appeal, for rural and bushland living. Many people attracted to the area for its pleasant climate and scenic qualities, whether to live or to holiday, will recognise the unique characteristics of the property and identify with the ideals of the development.

From the outset, the Company has planned a development that embodies ideals not readily applied to most developable land. Paramount are notions of open space, privacy, security of tenure, flexibility of lifestyle and harmony with the environment. The development proposal is structured on this basis and includes the following features:

### 1. Legal

Security of tenure, open space and privacy are achieved by low density subdivision under the Strata Titles Act. By this means, individual freehold title is attached to allotments of varying size appropriate to their use as casual or permanent accommodation, and at the same time a large area of communal space is created in trust for the various lot owners as tenants in common.

The legal framework provides a balance between self-reliance and communal accountability. Individual owners participate in the group management of the common property but are able to lease, mortgage and sell their properties without restriction.

Within a hierarchy of certain controls the scheme is essentially self regulating. Planning and Local Government controls (in the form of an appropriate Local Environmental Plan), will set the development parameters within which internal controls (in the form of By-laws) will govern the use and enjoyment of the property. The latter may be varied by democratic process.

The scheme presents an economic benefit to the broader community when compared to other development forms, because all internal roads and services are privately maintained.

### 2. Environmental

The proposal maximises harmonious integration of development with the physical environment. Places requiring preservation to retain the visual amenity of the area or to conserve flora and fauna, and environmentally sensitive lands, are isolated in generous reserves and buffers.

Different areas are designated for different forms of development according to a detailed assessment of the residential capability of the property. Broadacre allotments occur in open areas, holiday cabins in bushland, and a village adjacent to the main road. Controls are suggested to ensure that the siting of each dwelling takes best advantage



of the physical attributes of the site, and to minimise pollution and disturbance to the prevailing natural ecosystem.

### 3. Social

The proposal caters for people pursuing a wide range of lifestyles by providing allotments that may be utilized for purposes varying from weekend bush retreats to income producing agricultural activities. This maximises the potential use and enjoyment of the property.

The scheme makes private open space affordable and accessible and at the same time allow the development of residential accommodation to a high standard.

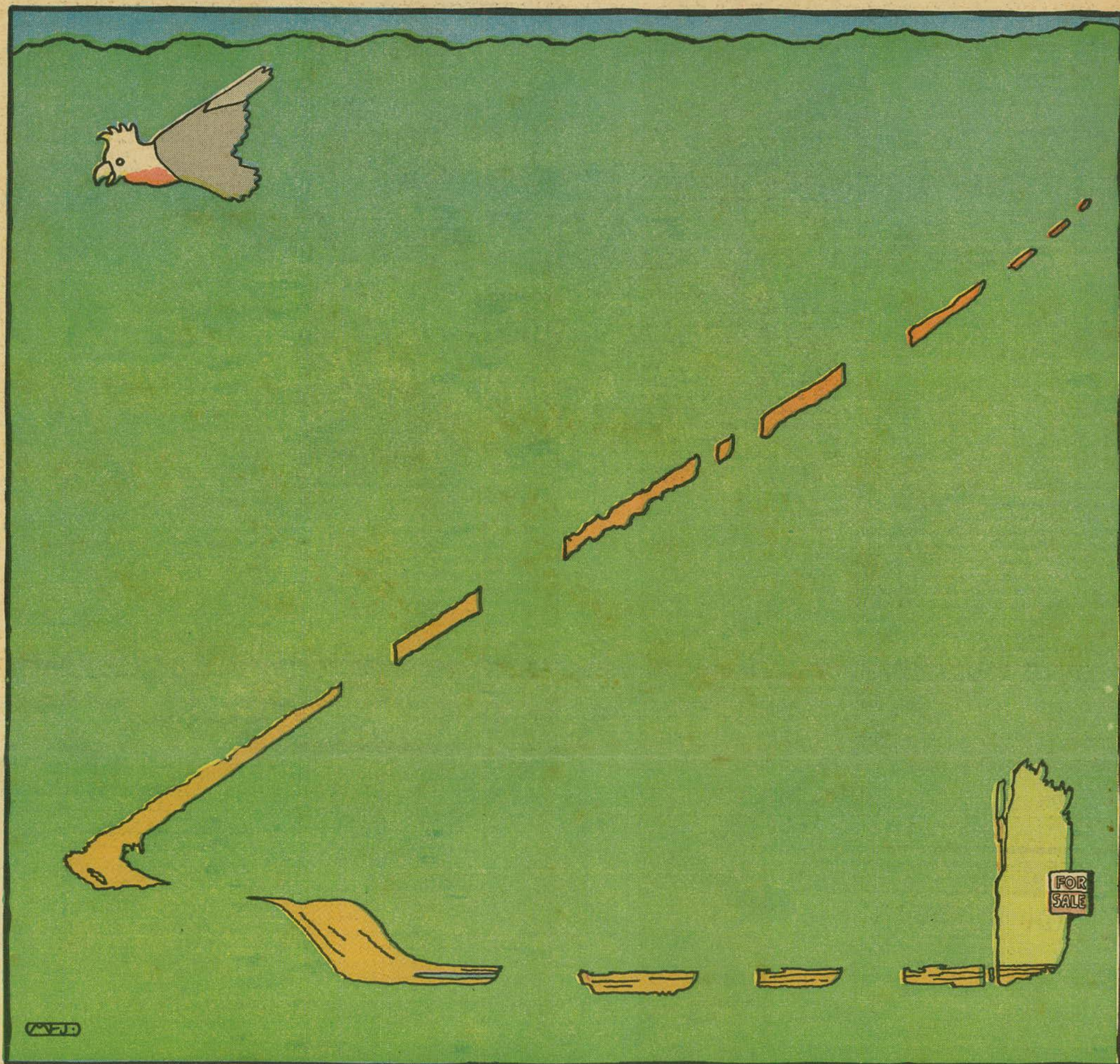
For further information, please contact:

**'MEBBIN SPRINGS'**

Care of: Post Office  
UKI NSW 2484

PHONE: (066) 79 5265





**T**EN YEARS ago, when Australia was relatively young and innocent and celebrating the Age of Aquarius, Terry McGee, a 24-year-old Sydney actor-playwright, trekked to Nimbin for the festival that put hippies and communes on the map. Literally.

From the thousands who thronged to the surprised and sleepy village in northern NSW for the Aquarius Festival, hundreds decided to stay on in the dreamy hills and valleys that surrounded the clapped-out dairy town.

Now Terry McGee, a product and exponent of New Age values like calm, karma, and communalism, was also a doer, a workaholic by the prevailing standards.

With a handful of others, he helped organise those who didn't want to go home — the anti-war veterans, university drop-outs, and earth children — into the first commune.

Tuntable Falls commune, born of a grass-roots movement, a dream to create heaven on earth in the Nimbin hills, flourishes a decade on as a settlement mainly of nuclear families — about 400 or 500 people — in separate houses spread over a co-operatively owned 1500 acre garden paradise.

And Terry McGee, a decade on, flourishes in his own way: Lismore Council alderman, ALP candidate, cinema proprietor, general mover and shaker in Nimbin, and now the brainchild of another plan to settle people on the land near Nimbin.

## The Nimbin experiment: rural slum or rural dream?

Adele Horin reports on how developers are taking up the counter-culture dream of the '70s: creating rural communes to suit a less idealistic age.

But this contentious plan, approved seven to six by Lismore Council in August on the decisive vote of Alderman McGee, has the hallmarks of the tougher, unidealistic 1980s. It is the first case of developer creates commune.

Up and down the Rainbow Region by which this area of NSW is euphonically known, the question goes: will the Billen Cliffs project be a rural slum or a rural dream? And will other developers with no links to the Aquarian Age use Billen Cliffs as a precedent to cash in on communes?

The planners envisage settling about 300 people on 800 acres of ruggedly beautiful land under and on the Billen plateau. It is not called the Billen Cliffs project for nothing.

The settlers will live on two-acre individual plots. They will be like shareholders in a company which owns the overall property. The settlers won't legally own their individual plots but through a company title will have exclusive rights over the two acres and to some communal land. If and when they sell, they will sell their share in the company.

The development makes canny and unforeseen use of a change in NSW planning regulations which evolved in order to legalise existing New Age communes. For Tuntable Falls, Bodhi Farm and a dozen other lesser-known Rainbow Region communities mushroomed spontaneously despite the fact that the law prohibited more than one house per farm.

In these communities, houses sprung up all over the property. In vain, local councils, sometimes inspired by an anti-hippy mentality,



# Sexual harassment test case to go before tribunal

THE Commissioner of the NSW Department of Main Roads, Bruce Loder, will appear before the State's Equal Opportunity Tribunal to defend allegations that he has breached the NSW Anti Discrimination Act by sexually harassing two women employees in the department: a lift attendant, aged 29, and a clerk, 28.

The tribunal consists of a judge and two lay people. The preliminary hearing before Judge Jane Mathews is tentatively scheduled for April 11.

Cases of sexual harassment in NSW have previously been conciliated behind closed doors by the Counsellor for Equal Opportunity, now known as the president of the Anti Discrimination Board. Complaints either have been dismissed as trivial or agreement has been reached between the parties, usually resulting in the woman being transferred.

In this case, conciliation did not succeed and, for the first time in NSW, a case has been referred to the next level, the tribunal. Hearings before the tribunal are open, although it does have power to make its own rules on procedural matters.

The lift attendant alleges she was the subject of sexual harassment over a period of 18 months between July, 1981, and December, 1982, and the clerk for six months, between July, 1982, and February, 1983.

The commissioner denies the allegations.

Both parties have briefed QCs in what promises to be a landmark case with wide ramifications for anti discrimination laws in NSW.

Peter Young QC, a vice president of the NSW Bar Association, will appear for Loder. Ian Barker QC, the prosecutor in the Lindy and Michael Chamberlain trial, will appear for the women.

By ADELE HORIN

It is expected that the Main Roads Department will pay the commissioner's legal fees, and the women's unions, the Public Service Association and the Miscellaneous Workers' Union, will cover their costs.

The PSA sent a circular about the case to its members last week, asking for people with relevant information to come forward.

The case could be the first test of the legality of the sexual harassment complaint under the NSW anti-discrimination law. The law makes no specific mention of sexual harassment. It does make it unlawful for an employer to discriminate on the grounds of sex. The question is: does sexual harassment amount to discrimination on the grounds of sex? Does sexual harassment subject an employee to a "detriment" as covered in the act?

This question could be answered either by the tribunal itself or, in the case of a finding against the commissioner, in an appeal to the Supreme Court. Loder could also seek an injunction in the Supreme Court restraining the tribunal from hearing the matter.

The tribunal has the power to award the women damages of up to \$40,000 each if it finds the allegations proven. But its powers to order disciplinary proceedings against the commissioner in the event of the allegations being proven are limited, partly because he is a statutory officer and not a departmental head.

Only a vote of both State houses of Parliament could remove him from office. The vote could only take place after the minister, in this case Rex Jackson, tabled a statement of reasons.

Whether the tribunal has the power to request the minister to table this document is also untested.

Loder was appointed commissioner on November 18, 1981.



Commissioner Bruce Loder.



Rex Jackson, Minister for Roads.



Judge Jane Mathews.



Ian Barker QC.

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# The man in the Medicare hot seat

Neal Blewett, ex-student radical, one-time professor and current political diarist, is now boss of the Hawke Government's most conspicuous socialist reform — Medicare. Profile by ROBERT MILLIKEN.

**T**HE future of Australia's health system now lies with a 49-year-old former professor who keeps a political diary and believes it is time to decriminalise marihuana.

Neal Blewett is a doctor but of politics, not medicine. He sprang from the rather cloistered world of Adelaide academia in the mid-1970s into the shell-shocked domain of Labor politics and now, just six years later, finds himself in one of the Hawke Government's biggest political hot seats.

As Minister for Health, Blewett is in charge of setting up Medicare or Medibank Mk II, the new Government's one big-spending carry over from the Whitlam era with its promise of universal public health insurance for all.

Lesser men than Blewett have foundered on greater tasks. But more is at stake than the Hawke Government's credibility if Medicare is quietly pigeonholed or postponed along with other post-election victims of the newly discovered Budget deficit.

Blewett's own political future hangs on riding out the looming battle with the doctors and the big private health insurance funds who have already attacked Medicare with the same venom they heaped on its Medibank predecessor.

For this reason Blewett sees his most pressing mission as one of political timing — to have Medicare working as promised by January 1, 1984. It would not be too churlish to suggest that an early successful introduction would also clear the way for Blewett to set his sights on higher office in the Government — something for which many of his colleagues believe he is destined.

As he cheerfully says himself: "I'd like to do other things in politics. I can see from the point of view of political advancement that other fields may have offered more opportunity."

His openness, perhaps one legacy of his academic background, has been a feature of Blewett's relatively short, if late, career as a practising politician. Indeed, he answers most questions with refreshing candour — whether talking about the future of the Government or social issues such as drugs (he argues for legalisation of pot — see panel).

Blewett's rise as a forceful and significant spokesman for the Labor Party's centre ground since he entered Federal Parliament in 1977 has coincided with the advent all over the country of Labor administrations preaching his brand of moderation.

His political associates today are ministers of the centre like Gareth Evans (At-

torney General), John Button (Industry and Commerce), John Dawkins (Finance) and Mick Young (Special Minister of State).

Bob Hawke respects Blewett's philosophical input to Labor's policy and organisational strategy. Blewett's views, which mark him as a man neither on the Left nor the Right, suit Hawke beautifully.

But Blewett remained a Bill Hayden supporter to the very end. "He was deeply upset about what happened to Bill," says a colleague. It was, after all, Hayden who gave Blewett the job of shadow health minister three years ago and who put his imprimatur on the policy with which Blewett is now wrestling.

It has been suggested that this association may have coloured Hawke's decision to leave Blewett out of his inner Cabinet of 16 for the moment.

Nevertheless, if Blewett today appears to personify the sort of pragmatic, non-doctrinaire path the Labor Party is taking, it was not always so. He was brought up in the shadow of trade union politics in Tasmania where his family moved from Sydney soon after he was born in 1933.

His father, Jim, who died last Easter, had failed as a draper in the Depression and took a more certain if less self-reliant job as a tramdriver and union secretary in Launceston.

Neal Blewett's childhood in the Tasmania of the 1940s was economically tight: the family never owned a car and Blewett often felt less well off than his friends at Launceston High School.

But material frugality was offset by a strong non-conformist work ethic in Jim Blewett and his wife, Phyllis, who encouraged their children

to go as far in education as they could.

Jim Blewett regretted how his own father had taken him away from school at 15 and stuck him in the drapery trade. When Blewett senior had that rare opportunity, a second chance, in the form of a tertiary rehabilitation scholarship after his military discharge from World War II, he turned it down so he could see his three children through their own studies.

Neal Blewett took a BA and a diploma of education at the University of Tasmania, then left to go schoolteaching in South Australia.

Looking back he regards his peripatetic youth, something he shares with his party leader, as excellent grounding for a political career. "Like Bob Hawke — and I don't want to draw too many parallels — I've got a commitment to the notion of Australia as a nation rather than commitments to a particular State."

Blewett, like Hawke, also made two bids for Rhodes scholarship — which he finally won, from Tasmania, in 1957.

By the time he arrived at Oxford, Blewett prided himself as something of a political radical. Already he had been an active Labor Party president of the student council at the University of Tasmania, and at home he had railed against his father's right-wing Labor views.

But Oxford of the late 1950s quickly deradicalised him. It was the period when the old analytical philosophy, emphasising the distinction between fact and value, held full sway, and Blewett became an instant convert. The result was the first of his two books, *The Peers, the Parties and the People*, an offshoot of his research on Edwardian voting patterns for his Oxford MA and D.Phil degrees.



Neil Blewett... "I think I may have become too specialised."

It was exactly the sort of detached work that came under attack from the New Left movement of the 1960s which hit the British universities just as Blewett was going home. "I returned to Australia enormously influenced by the old notion of separating fact and value and of being impartial. I didn't believe it was proper or academically desirable for an academic in the social sciences to be identified with any political party."

Back in South Australia, where he took up a lectureship in politics at Adelaide University, all that soon changed. It was 1964, the year Lyndon Johnson began pouring marines into Vietnam and Menzies introduced conscription.

Blewett became a passionate, devoted and rousing public speaker against the US-Australia adventure in Vietnam and by 1970, when he had moved to Flinders University as a reader in politics, he had ditched his old qualms about

fact and value and rejoined the Labor party.

By now he had formed a close association with Don Dunstan, in whose electorate of Norwood he lived with his strong-minded English wife, Jill, a linguist fluent in French, Italian and German.

Dunstan asked Blewett to become his campaign manager. Dunstan and the other power brokers in the South Australian Labor Party, principally Mick Young, Clyde Cameron and David Combe, were impressed by Blewett's speaking performances and his increasing involvement in attempts to reform the party by shifting the balance of power away from the unions towards the party branches.

It was largely Dunstan's urging that finally persuaded Blewett to make the magic leap from political scientist to Senate candidate. But his first election, the 1974 double dissolution, came ironically enough in the year that he

reached the top of the academic tree and was appointed, at the age of 41, professor of political theory and institutions at Flinders University. He was unsuccessful at both that election and the double dissolution of 1975.

They were hard years for Blewett. Despite the public bravura, the old preoccupations with academic detachment still nagged. But when the safe Labor seat of Bonnython fell vacant a year later, Blewett got preselection unopposed.

For the Labor Party nationally, the 1977 election was a disaster. For Blewett, it was a final cutting of the academic knot: "I felt invigorated. It also reflected my disillusion with academic life."

★ ★ ★

Blewett is most at home when he is talking — not, like Bob Hawke, about himself but about ideas. Most of his colleagues regard him as something of a loner, a man who has won his place in politics by the power and persuasion of his oratory rather than the old numbers game.

If in public he projects confidence and conviction, those who know him best say that in private he is a great worrier and less certain about his decisions.

He enjoys the trappings of middle class life, the elegant bluestone terrace house with its tasteful furnishings in North Adelaide — a world apart from his electorate in the industrial suburb of Elizabeth where unemployment is chronic. His boundaries in Elizabeth overlap with the State electorate of Peter Duncan, one of his main opponents on the Left.

It was Blewett's preoccupations with party reform that brought him into conflict with the South Australian Left in the mid-70s and, some party

## Blewett: marihuana and me

**Q:** At a Sydney seminar on victimless crime in February, 1977, you said it was wrong for marihuana to be outlawed any longer, and that criminal laws against the drug simply alienated young people from the law in general. Do you hold those views today?

**A:** Yes. There has been some increasing evidence of marginal health problems associated with marihuana. But basically I wouldn't alter my position.

I think the policies towards a soft drug like marihuana are basically counterproductive. That's my major reason for being opposed to the present situation: it pushes the sale of marihuana into the hard drug area and involves people in the same criminal situation as hard drugs.

I just think this way of tackling the drug problem — the American model — is, on the evidence, creating a highly profitable criminal tariff. I would much prefer, with all its inadequacies, the British solution to the drug problem (where recognised hard drug addicts can obtain supplies legally while undergoing treatment).

Marihuana may be harmful, on the evidence, but it is certainly less harmful than the socially accepted drugs of alcohol and nicotine.

It seems to me to be terribly important to take these drugs out of the criminal ambit to deal with them effectively.

There is no evidence that the present laws against marihuana are in any way contributing to an effective solution of whatever health problems may be associated with marihuana.

The whole victimless crime area is damaging to the law. When you don't have people with a sense of being a victim of the activity in question,

then there is a threat to the law.

Nearly all of those fields are ones where corruption of police occur — particularly with marihuana, a drug which was widespread among many segments of the basically law abiding community.

I find the whole path of attitudes to these non socially accepted drugs being pretty counterproductive in this society. I'd have thought we've had enough evidence of how the laws have not worked in the United States: first prohibition, then increasing the penalties and finally escalating the tariff and simply making the profits (to the criminals) greater.



Continued from page 8

or in a losing battle to uphold the letter of the law, sent out demolition orders and bulldozers. But in February 1980, the Wran Labor Government ended the war, acknowledged the immutable, and changed regulations to allow "multiple occupancy" of farms in certain shires. The counter-culture was saved from the bulldozer but not, as it may turn out, from the developer.

No-one at the time foresaw that a company might actually want to buy up a parcel of land and develop a commune, perhaps as a commercial venture. That capitalists might get in on communalism was contrary to the spirit of Aquarius.

That individuals with perhaps no shared ideals should find themselves living in a commune when all they really wanted was a cheap two acres cut across the whole notion of co-operation that necessitated the new regulations.

But times have changed and no-one knows that better than the grey-haired, moustached, now 34-year-old Terry McGee.

"Tuntable Falls could not be re-done now," he said. "The mateship is not there in the same way."

But a lot of people, McGee believed, still wanted cheap rural land though they might not want to live in what they considered a "freaky" hippie commune, or if they did want a community, had neither the like-minded fellows nor skills to start from scratch.

For Tuntable Falls and many other communes have more or less closed their books on new shareholders or placed restrictive membership conditions on them.

The biggest change since the founding of Tuntable was the escalation of land prices. Ten years ago, people paid \$200 to join Tuntable. It was enough for the co-operative to secure a huge parcel of reasonably fertile land. But it was not so much as to give people expectations of secure individual ownership, or of basic services - even had they been so bourgeois as to flirt with these notions.

But to join Billen Cliffs, whose 800 acres cost \$275,000, people have been charged between \$4,000 and \$7,000 depending on when they bought in. For this amount, says McGee, people are entitled, to "a more concrete form of ownership" - hence the individual two-acre plots - and they will also get road access to the property and non-drinking water, which no council could insist on when multiple occupancy was illegal.

McGee saw a gap in the multiple occupancy market and he helped form the Billen Cliffs Unit Trust to fill it by buying up a parcel of land and finding the people to settle on it.

The trust's two original members were Jamie Geikie, its first secretary, who lived at Tuntable Falls, and Alan Salt, who had helped form a community in the Tweed Valley. McGee says he does not intend to live at Billen Cliffs, preferring the town of Nimbin, and is not a member of the trust. He does not have a pecuniary interest in the venture, which is why he did not abstain from voting in council. He says he is an employee, receiving a less-than-minimum wage, of the consultancy firm Galvin Pty Ltd, which has been created to carry out the necessary work - from legal to construction - for the Billen Cliffs Unit Trust.

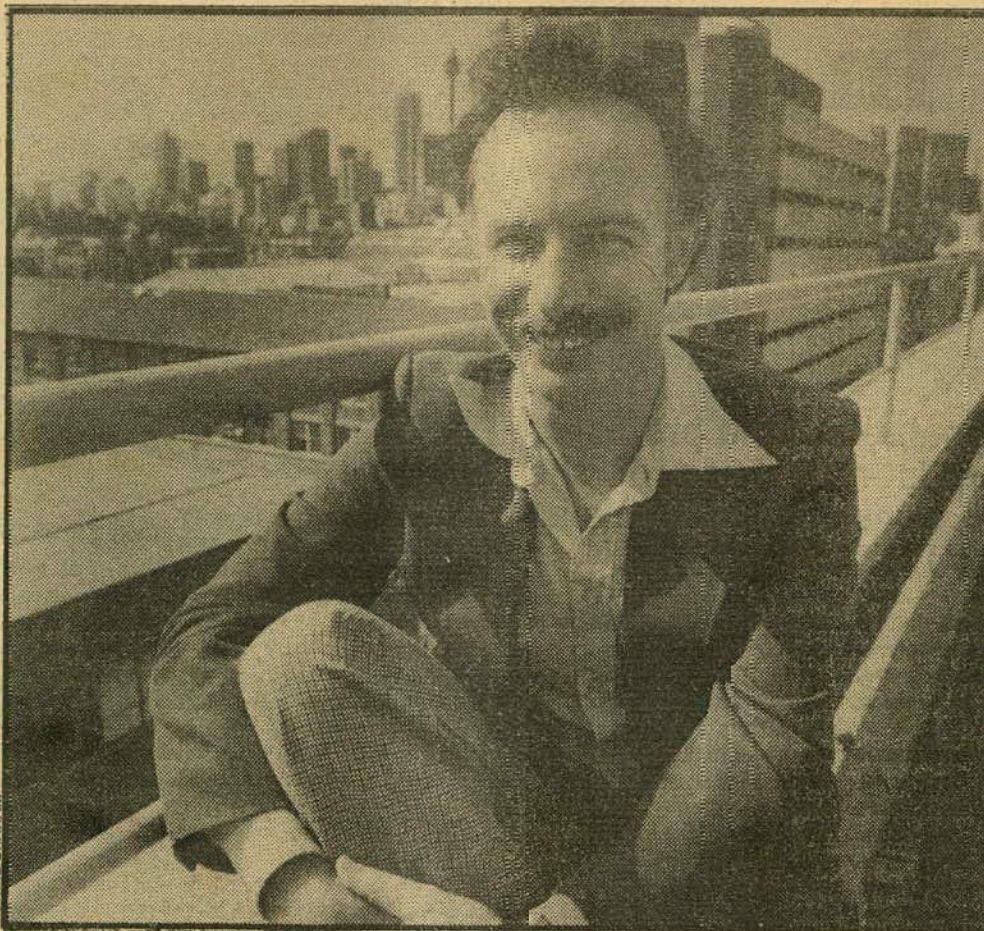
He is motivated, he says, simply by a desire to settle lots of Australians on the land.

The venture has been dogged by controversy and cynicism but this has not stopped 87 of the 128 units from being snapped up since May by a wide cross-section of people aged 18 to mid 60s, retirees to unemployed youth.

Some of the "toughest and most sceptical people in Nimbin", according to McGee, have also been won over and "they are not running around saying 'profit'."

Accusations of profit-making are among many McGee and his friends have faced. These are based on the difference between the \$275,000 outlay for the property and the expected \$720,000 return from sale of units plus a \$200 annual levy per unit.

But McGee says the Billen Cliffs Unit Trust is now controlled by a board of seven elected unit holders who control the money, and will be able to spend it on mainten-



LORRIE GRAHAM

Terry McGee... "You can't legislate for community involvement"

ance and improvement of the property. The Trust's "accounts are open to all its unit holders", he said.

The choice of property has also perplexed some able minds in the district.

"I was astounded council gave permission for that particular parcel of land to be developed for that purpose," said Bob McLennan, of Lismore Real Estate, a fourth-generation farmer who knows the terrain well, having sold it to its former owner.

McLennan said he was neither against the concept nor against hippies. But the extreme steepness of the land, its erratic creek, and sticky clay soil would pose serious problems for would-be cultivators.

"There would have been other land in the area more suitable," he said.

The plan had a stormy passage through Lismore Council, which had just completed the work of making all the existing communes legal.

Approval was given on August 31 in the 7-6 vote but new conditions were tacked on the following week, and somewhat to the council's surprise, accepted by the developers. In October, council tried to revoke its approval. But the Billen Cliffs Trust threatened to sue and council declared the rescission motion null and void the following week.

Now the council faces a challenge for approving the project from about a dozen irate locals, an intriguing mixture of New Age

settlers and anti-hippy farmers who are taking the matter to the Land and Environment Court on April 11.

Said Rod Ritchie, who has lived in the area for five years: "Maybe if the proposal were for 50 people it would be fine. But the whole idea of plonking 300 in a valley with a dirt road and a river that floods regularly is incredible.

"It is really a subdivision only they are not providing the services. With that number of people it could be a rural slum."

Slum-in-the-making or an imaginative way to settle the battler on the land? No-one has built on the property yet, pending permits and the court challenge, but a few unit holders were camping there when The National Times visited last week and they hotly disputed the rural slum charges.

Allen Gorrie is a practical-minded 21-year-old farmer's son who has travelled Australia and now wants to settle and grow fruit trees.

"I could never have saved the \$10,000 or more to settle anywhere else," he said. "This appealed to me because you get a community in one sense but you have your own two acres to do what you want with."

Gary McIntyre was of a more esoteric bent. He envisaged a permaculture society powered by home-made solar energy units. A community feeling would evolve at Billen Cliffs, he said, and already some of the unit holders had become friends.

But can a community of disparate individuals, some perhaps weekenders, organise the services that a council or developer would provide if this were a normal suburban subdivision of 128 privately owned blocks?

The council's power stops at the gate, for the community beyond resides on one large tract of private property. It has required the developers to provide a sealed road from the main road to the gate, non-drinking water for all blocks, and an expensive concrete bridge over the creek, which the developers intend to challenge. But services such as garbage disposal, all-weather roads to each house, electricity, telephones, mailboxes and so on which most communities of 300 on 240 residential acres might expect will be left up to the developers, the community or the individual to provide.

And this is what makes some critics worry. They believe the poorest people have a right to a basic level of services from councils or developers. They argue that just because people want to settle on land cheaply should not mean they have to accept a primitive lifestyle. Perhaps this community will flourish but will other, crasser developers buy up parcels of cheap land, knowing how few facilities they have to provide, and make a killing? Will multiple occupancy used in this way become a recipe for dumping the unsuspecting or idealistic poor on harsh, unserviced terrain?

In this case, the trust is building a red gravel road which snakes past only three-quarters of the blocks, electricity won't be provided, nor will drinking water, and unit holders will have to put in their own sewerage systems subject to council regulations. (Houses will also be subject to council approval.) Unit holders may also find it hard to borrow from lending institutions to buy their land or build a house because of the novel company title they hold.

But freedom from kerb and guttering and brick veneer and other usual council stipulations is just what people like Gorrie and McIntyre say they seek. Those requirements only add to the cost of the land and are often unnecessary, they said. At Billen Cliffs, the community would decide what was necessary through its regular meetings and its elected board.

"You have to have faith in people," the campers at Billen Cliffs said.

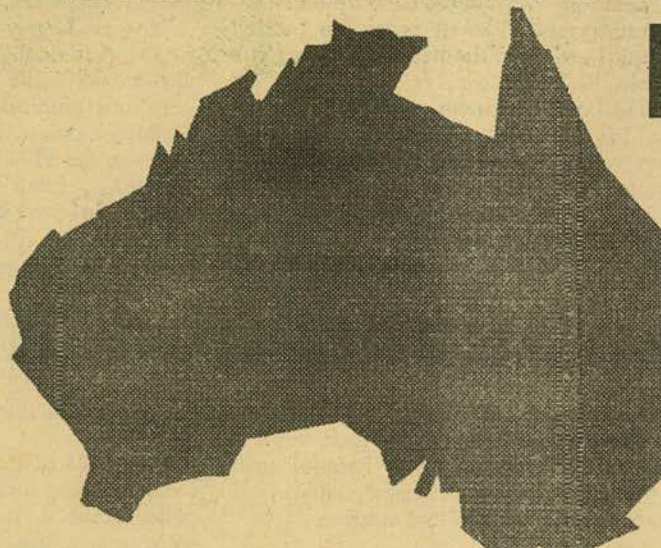
"You can't legislate for community involvement," Terry McGee said.

Tuntable Falls, with even less planning and structure, has not degenerated into a slum, and appears to work on an ad hoc basis, which some characterise as "might is right".

Certainly it sprang from a grassroots feeling about the need for co-operation and community which is absent from Billen Cliffs but it is just this emphasis which some members now find oppressive. Several, including Frank and Joy Wilson, intend leaving for Billen Cliffs, hungry for their own two acres instead of communal land, for the hope of more orderly decision-making, and for more individual freedom.

Perhaps Billen Cliffs is the right concept for the right time.

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LIST OF INTENTIONAL RURAL COMMUNITIES

THROUGHOUT AUSTRALIA

Compiled by, and available from: Lionel POLLARD,  
7 Duncan Avenue,  
In association with the Zirus/DTE/BORONIA, Vic. 3155  
Findhorn Festival Networking organisation.

A DONATION OF WHAT YOU  
CAN AFFORD OR THINK IT  
IS WORTH TO YOU, WOULD  
BE APPRECIATED.

This list is up to date at the date of posting.

Because of their need to fit in other duties, you are requested to please write and ask permission to visit; some groups have had to adopt a "no write - no visit" attitude. When doing so, don't forget to put a return address on the envelope. It would save them expense if you include a stamped envelope for their reply!

The end column shows the date of my last information on each group. Those from whom I have heard nothing for some years create doubts about their continued existence. Please feedback to me any updated information you can about these, and any other groups.

SHARE VALUES - TO BE READ AS APPROXIMATE ONLY, USUALLY ON A PER FAMILY BASIS. ALLOW 10% INCREASE PER ANNUM.

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A LIST OF GROUPS WITH SPIRITUAL/RELIGIOUS LEANINGS. PHILOSOPHIES OR CONNECTIONS, BOTH RESIDENTIAL AND NON RESIDENTIAL, IS AVAILABLE ON REQUEST.



				Share Cost	Date of Last Info.
	<u>PART 1. GENERAL COMMUNITIES</u>				
ADELAIDE HILLS	P.O. BOX 100, UPPER STURT	S.A. 5156	Christian community on 45 acres, 20 growing vegs on organic principles.	?	4/80
AMAZON ACRES COLLECTIVE	84 Foster Street, LEICHHARDT	NSW 2040	1000 acres 280 miles n.of Sydney for women and women with children	\$1,000	9/80
ARANYA FARMS PTY. LTD.	P.O. Box 92, MANJIMUP	W.A. 6258	150 Acres. Membership open to members of the Self-Realisation Fellowship (S.R.F.) Spiritually inclined visitors welcome.		4/79
BORNHOFFEN	P.O. BOX 76, GLEN APLIN	QLD.4381	Invite people interested in joining to write for prospectus. Vegetarian, orderly functioning community of serious and caring people, readers of Krishnamurti, & operating a business productive processing and marketing natural foods. Visitors catered for by arrangement & workshops organised.		4/81
BELVEDERE	Box 480, BUNBURY	W.A. 6230	500 Acres near sea. Members share land, live in own houses and follow own lifestyles.		12/78
BAUHINIA	Hans Monika or Judith Stockyard Creek Road, COPMANHURST	N.S.W.2460	1377 a. bush, creek, swamp and springs. To create Musical community based on Naturism, Organic gardening, simple Veg. diet, for people who play musical instruments. Write first.		4/81
CRYSTAL WATERS COMMUNITY	Aherns Road, MS 16 MALENY	QLD.4552	640 acres fronting Mary River, Dairy, Horse Stud and self-sufficient garden. House and worksheds, new houses being built.	By Arrange-ment	6/80
COLEBROOK VALLEY, c/o Gerry & Louke BALDING	P.O. COLEBROOK	TAS. 7203	130 acres only 35 m. from Hobart, seeking others to co-operate and settle.		6/80
CONSERVATION FARMING SOCIETY	27 Anthony Street, LESMURDIE	W.A. 6076	Society runs 3 farming settlements in W.A. Send \$2 to address shown for full information.		12/78

(Cont'd.)



		2.		Share Cost	Date of Last Info.
	PART 1. GENERAL COMMUNITIES CONT'D.				
WOODEND	Michael, Reg & Ken 599 Canning Street, CARLTON	VIC. 3053	Land to share with people who feel for people, places and processes. Self-sufficiency, craft & healing oriented.		11/80
EMU BRUSH CO-OPERATIVE	c/o Wilma & Murray DILLON, P.O. Box 8, GRAFTON	N.S.W. 2460	550 Acres 12 M Nth. of Grafton. Creek frontage. Homestead sites + 400 acres wildlife reserve. 2/5th shares available. Family with children 8 - 16 yrs. preferred.	\$7,500 & \$21,000	1/79
LINGERALONG	c/o P.O. Box 158, PADDINGTON	N.S.W. 2021	200 acres adjoining Barrington Tops for for full commitment commune clusters. Available for gatherings and workshops.		10/80
POVERTY FARM	Graham Beston c/o P.O. WINGHAM	N.S.W. 2429	13A. Creek and Dam, rich flats, fences, some stock. No S.E.C., wants others to come share, build.		11/80
MOONDEVA CONSERVATION CO-OP.	RSD WOMBAT FLAT VALENCIA CREEK	VIC. 3860	2 yr. old Co-op. 400 acres 30 M. north of Cann River. Exc. soil, 100 acres cleared, permanent creek, orchard, 2 houses, no S.E.C.		11/80
GLOUCESTERSHIRE	c/o Jennifer WILLIAMS, 5 Wahroonga Road, KANWAL	N.S.W. 2259	366 acres, 4 home sites, mixed forest and cleared land plus creeks on a Tenants-in-Common basis.	\$5,250	10/78
GUMBOOT GULLY	Rowlands Creek, Via P.O. UKI	N.S.W. 2484	Fully established & hardworking Co-op with shop in town and 250 acres forest. Visitors to be self-sufficient, no pets, and pay \$1 per night. Possibility of shares for energetic people.		4/80
					Cont'd/



		3.		Share Cost	Date Last Info.
	<u>PART 1. GENERAL COMMUNITIES CONT'D.</u>				
GULPA CREEK COMMUNITY	"Ilderton" GULPA	N.S.W. 2710	1,000 acres on river to divide among about 50 families. To develop, use and show it can be done wisely and well.	\$1,500	10/79
GIRI FARM	"G" Farm H.Q. 12 Grey Street, GLENBROOK	N.S.W. 2773	Land in N.S.W. to build independent Community based on permaculture. Strong commitment to love, work and live needed.	What you can	12/79
SAMADHI HEALING SANCTUARY	MS.1096 VIA NAMBOUR	QLD. 4560	200 acre Self Healing group of over 20 people more welcome	-	11/80
HOMELAND - CENTRE OF LIGHT	THORA	N.S.W. 2492	365 acres of Farm with House, Caravans and facilities. Visitors live and work as members paying \$10 daily. Write for programme.		6/80
HOUSE OF THE ROCK	Chapter 2 HOUGHTON	S.A. 5151	18 person Commune taking in people referred by Social Services. 7 acres and 2 houses with 100 acres added soon.	-	1/80
KANGAROO ISLAND - YACCA CREEKS	Box 91, PARNDARNA, Kangaroo Island	S.A. 5220	1904 acres. Near Snug Cove. 30" rainfall, 5 creeks, vegetarians. Using Horses/Donkeys. 300 acres to clear and live on, balance bush.		6/80
KENDALL	c/o Peter CROWE, 16 Hipwood Street, KIRRIBILLI	N.S.W. 2061	350 acres. Near Port Macquarie beside State Forest. ¼ cleared. Creek, Cottage.		3/78
MANN RIVER	John Veenstra, 149 Dumaresq Street, CAMPBELLTOWN	N.S.W. 2560	1200 acres option on 600 more fronting river, 60 km. west of Grafton to share.		1/79
JUNCTION CO-OP ASSOCIATION	P.O. BOX 108 GYMPIE	QLD. 4570	Group, mainly women, on jointly owned 35 acres with house, workshops etc., under construction aim to build a viable alternative & improve 'selves and lives. Visits by arrangement.	\$2,000	6/80



		4.		Share Cost	Date of Last Info.
	<u>PART 1. GENERAL COMMUNITIES CONT'D.</u>				
MANDALA COMMUNITY FARM	North Branch Road, MARYVALE	QLD. 4370	278 Acres, 100 organically cultivated. Perm. water. 15 shares in viable pig/dairy/produce farm. Shares occasionally available.	Varies	2/81
MARYBOROUGH	David & Rosemary HOGAN, Williams Street, DAYBOW	QLD. 4521	1,000 acres near Maryborough to share with 12 other adults and children to establish self-sufficient commune for full development of Members.	\$5,000	2/80
MILYEANNUP FARMERS	P.O. Box 49, NANNUP	W.A. 6275	70 acres river frontage in SW. Possible shares are still available at about	\$4,000	1/77
MOORA-MOORA CO-OPERATIVE LTD.	P.O. Box 214, HEALESVILLE	VIC. 3777	600 Acres mainly conservational land 20 - 50 families to live in clusters.	\$6,000	6/80
MOUNT OAK COMMUNITY	P.O. Box 6, COOMA	N.S.W. 2630	2773 acre site of 1978 Confest near Bredbo in A.C.T. 12 people settled. Welcome visitors, ideas, help and settlers. Visitors pay \$3 per day, \$1 of which pays for development.	Free	11/80
CO-ORDINATION CO-OP LTD.	TUNTABLE FALLS, NIMBIN	N.S.W. 2480	1,000 acres plus more to be purchased. No more shares available. Visitor accommodation limited to 1 night camping with no facilities. Accommodation at Nimbin Youth Hostel or Caravan Park.		6/80
NULLUM CO-OPERATIVE SOCIETY	"Ferndale" Rowlands Creek Road, UKI	N.S.W. 2484	180 Acres. Valley and forest ridges. Fully est. Co-op. Visitors should be self-sufficient and pay \$1 per night.	\$4,000	6/80
INDIAN HEAD COMMUNE	c/o P.O. BEMBOKA	N.S.W. 2550	Older Commune, has not replied to my enquiries.		11/80



		5.		Share Cost	Date of Last Info.
	<u>PART 1. GENERAL COMMUNITIES CONT'D.</u>				
OBI OBI VALLEY FARM CO.	MS. 906, Via Mapleton	QLD. 4560	166 acres among 5 families possibly share available.		6/78
OREA LINDA PROJECT	Box T 1843, G.P.O. PERTH	W.A. 6001	Establishing a learning centre near Perth, Desert re-afforestation centres and temperate farms, target being a total commitment Alternative Soc.	\$100	5/80
PRASAD-TABBIMOBLE	Geof Hill, Chatsworth Island	N.S.W. 2460	316 acres timbered hills to develop a self-sufficient and harmonious lifestyle.		4/80
PIPE CLAY FARM	Peter Smith, Pipe Clay Farm, QUAAMA	N.S.W. 2550	Small, self sufficient style community in Southern New South Wales.		6/80
SHALOM	OBI OBI MS. 956 Via Nambour	QLD. 4560	200 acres pines, orchards, organic gardens. Towards self-sufficiency. New members wanted.	\$5,500	4/80
SHAMBALLA CO-OPERATIVE	Boggy Creek Rd. THORA	N.S.W. 2492	630 acres 5 M. from Bellingen 80 cleared. Good rainfall, multiple houses, visitors please do not bring pets. but do bring camping gear. Broad aims.	None Available	11/80
SMALLHOLDERS CO-OP LTD.	38 Leander Street, FOOTSCRAY	VIC. 3011	Co-op to purchase land in Victoria and subdivide it between members (freehold title) at cost. Land now purchased near Bendigo.	\$5.00 to join.	7/80
STARLIGHT COMMUNITY	YANDINA	QLD. 4561	326 Acres Bush by State Forest, houses and Community Centre built, shares sometimes available.	\$6,000	4/80
TRALFAMADORE	P.O. COBARGO	N.S.W. 2547	Established Community into organic self sufficiency and craft.	Cont'd.	6/80



		6.		Share Cost	Date of Last Info.
	PART 1. GENERAL COMMUNITIES CONT'D.				
SUNRISE FARM CORPORATION PTY. LTD.	BUCHAN	VIC. 3885	575 Acres, 20 permits, 6 taken (13 adults, 4 children). Exclusive use 3½ acres, balance shared gives maximum individuality and communal-ity. No animals for killing, no drugs or alcohol. No cats or dogs without 75% community approval + \$100 per year for rates etc.	\$500	6/80
TAGARI	P.O. BOX 96, STANLEY	TAS. 7331	Total commitment group aiming at extension work and involved in Permaculture design, development, implementation and publication. New members needed. Contributing visitors by arrangement.		6/80
TAMBO VALLEY	Mario Zolin, P.O. Box 31, SWIFTS CREEK	VIC. 3896	40 acres to share. Operates Metal Craft Pty. Ltd and publishes "Gone Bush" Magazine.		4/80
UNIVERSAL BROTHERHOOD	BALINGUP	W.A. 6253	Spiritual, self-sufficient commune operating a commercial Organic farm. Visits arranged.		7/79
UTOPIA ENVIRONMENT RESERVE PTY. LTD.	P.O. BROOWEENA	QLD. 4620	1,400 acres, 1,200 to be left balance in 10 acre shares. Usually shares available privately depending on improvements.	\$4,000 to \$20,000	7/76
FROGS HOLLOW (1)	P.O. BOX 97 MALENY	QLD.4552	220 acres. Group centred around personal growth through inter-personal communication. Involvement in wider community activities an important aspect.		7/80
VALERIE FARM	UPPER THORA	N.S.W. 2492	66 Ha. Wholistic Living and Growth Village establishing. Visitors strictly by prior arrangement only.	FULL	2/81
WARM CORNERS	BONANG	VIC. 3888	800 acres, 200 cleared, on river. 9 adults, 5 children.		6/80
					Cont'd.



		7.		Share Cost	Date of Last Info.
	<u>PART 1. GENERAL COMMUNITIES CONT'D.</u>				
WINGHAM	c/o Lorraine and Chris ANDERSONS, CAPARRA, Via Wingham	N.S.W. 2429	578 acres, 100 cleared, permanent creek, 4 shares available to develop organic, broad- based community.	\$6,000	4/80
WOLERY ECOLOGICAL COMMUNITY	MT. McLEOD  VIA  DENMARK	W.A. 6333	160 acres ex dairy farm to share at	\$3,000	10/80
W.C.C.L.	35 Tullius Avenue, NORTH CLAYTON	VIC. 3168	604 acres on Gippsland creek. 100 acres cleared to share among 10 families. Using alternative energy to achieve non-polluting self-sufficient society.	\$3,000	4/80
WYTALIBA	OLD GRAFTON ROAD GLEN INNES	N.S.W. 2370	3,510 acres to share among 200 people. 700 acres on River Mann cleared. Farmhouse and sheds. Broad based community to establish organic healthy way of life. Unity in diversity!	\$500	4/80
WYUNGARA FOREST FARM & SANCTUARY	P.O. Box 7, NOWA NOWA	VIC. 3887	Wyungara Forest farm and Sanctuary...aspiring small bio-dynamic community on unique 250 acres in E. Gippsland. Material and spiritual self- determination to be realised and practised. Positive energy always welcome...short term possibility to purchase adjoining 140 acres. ....(no meat, dogs or cats please).	Flexible	6/80
YULUNGA CO.	Barkers Vale, Via Nimbin	NSW. 2480	190 acres and house. To achieve closeness and wholeness through learning, therapy and Bhagwan meditation.	Full	4/80



		8.		Share Cost	Date of Last Info.
	<u>PART 1. GENERAL COMMUNITIES CONT'D.</u>				
BARAKA HEALING CENTRE	Devonshire Lane, MT. MACEDON	Vic. 3441	Healing Community hold workshops into healing modes and ideas. Write first.		8/80
CLOHESY RIVER COMMUNITY FARM	P.O. Box 901, CAIRNS	Qld. 4870	Health Farm and Community with Bush. Orchards and gardens. Work and diet basis. Visitors, Patients & prospective members welcome. Write for details and bookings.	\$7,000	5/81
KEWERRA COMMUNITY	MS.2071 Winston Road, PALMWOODS	Qld. 4555	25 acres of land to share to heal using herbs and natural methods.		8/80
LAND SHARING	C. Hurn, 14 Symmonds Street, Nulsen ESPERANCE	W.A. 6450	Land sharing scheme, 500 acres, own title	\$12,000	8/80
FROGS HOLLOW COMMUNITY (2)	OBI OBI	Qld. 4560	Community established a few years ago to seek a fulfilling & independent lifestyle	-	6/80
TERANIA CREEK	Paul Saulwick THE CHANNON	N.S.W.2480	9 Share Co-op on 228 acres. Several creeks. Zoned for Hamlet development, may be 2 shares available.	?	6/80
FLERIEU PENINSULA	Ferret Cycle Co. P.O. Box 229, VICTOR HARBOUR	S.A. 5211	130 Acres steep exposed bracken land to develop a permaculture system.	?	6/80
UPPER BOWMAN CO-OP	VIA GLOUCESTER	NSW. 2422	Details unknown, seeking members to build a Co-operative Community.	?	9/80
NAMBOUR COMMUNITY	P.O. Box 217, NAMBOUR	Qld.4560	16 ha. + 37 ha. possible, views to coast, surrounded by state forest. To establish self-sufficient community interested in Krishnamurtis teachings. Veg. whole foods, no stimulants. 15 families to share.	\$2,000 to \$10,000	10/80



		9.		Share Cost	Date of Last Info.
	<u>PART 1. GENERAL COMMUNITIES CONT'D.</u>				
HARMONY HOLLOW	Brenton & May Wheare RSD 199 West Mooreville Road, BURNIE,	TAS. 7320	25A to share, permaculture, crafts, farm gate sales.	?	1/81
HYDE HILL	Mikla or Lois North Bank Road, BELLINGEN	N.S.W. 2454	125A, forest, creek, dams, 95A arable close to river, 12 shares.	5400	9/80
NUMBER TWO	Deserio Road, CEDAR POCKET, Via Gympie	QLD. 4570	2 X ¼ shares in 156 acres available. Also 2 X 150A Farms nearby suit alternative purchasers.	\$10,000	12/80
NO NAME COMMUNITY	c/o P.O. WOLLAR	N.S.W.2850	1600 A 10 M. from town. Much bush and scenic area to be left untouched. Established 1975 now expanding numbers.	?	9/80
TUCHEKOI	Mark and Ronnie Hemmet, Chinamans Creek Road, TUCHEKOI, Via Gympie	QLD. 4570	Old established community expanding. Shares, differing acreages, available.		1/81
UNIVERSITY OF THE TREES COMMUNITY	c/o 107 Charles Street, FITZROY	VIC. 3065	Group purchasing land at Yarra Glen to establish Community based on ideas of Christopher Hill.		12/80
WAUCHOPE	Hans Erkin, P.O. Box 220, WAUCHOPE	N.S.W. 2442	200 acres for permaculture community. Hans is Permaculture Group convenor for area.		10/80



## PART 1. GENERAL COMMUNITIES CONT'D

				Share Cost	Date of Last Info.
ONTOS VILLAGE	Via Buchan	VIC. 3885	Wholistic, total commitment, Village with ideals of harmlessness, no drugs, no cats and dogs, no animals for killing. Workers wanted to help establish. Visitors welcome - Write first.		3/81
CRYSTAL WATERS (2)	Darkwood Via Thora	N.S.W. 2492	Community offering courses on growth through Reichian Therapy. Write for programme.		3/81
TUMBETIN	P.O. Box 252, GYMPIE	QLD. 4570	New Alternative Community for growth Running Courses on healing and growth.		2/81
INTERESTING DEVELOPMENTS	P.O. Box 819 FREMANTLE	WA.6160	Considering purchase of disused mill town to establish large alternative village.		12/80
GREEN ALLIANCE COMMUNITY	P.O. Box 158, PADDINGTON	NS.W. 2021	New large community in NSW to establish a Permaculture Cluster Village to "practice what we preach".		4/81
NO NAME	Guy Eady or Alan Salt P.O. NIMBIN	NSW 2480	6 shares left in 130 acres, forest, creek and flats. Each share to have 3 acres, balance held in common.	\$6,000	3/81
RIVENDELL	Heatherington Road, WADEVILLE, Via Kyogle	NSW. 2474	220 a. west of Nimbin, seeking spiritual families into organic farming and natural healing. 3 shares available.	\$8,000 to \$10,000	3/81
PROJECT TREES	BURRINGBAR P.O.	NSW.2483	176 acres rented land, SS. re-forestation to a small degree, organic gardens. Home made shelters of local materials. Visits strictly by arrangement	\$3.50 per day cover food etc.	4/81



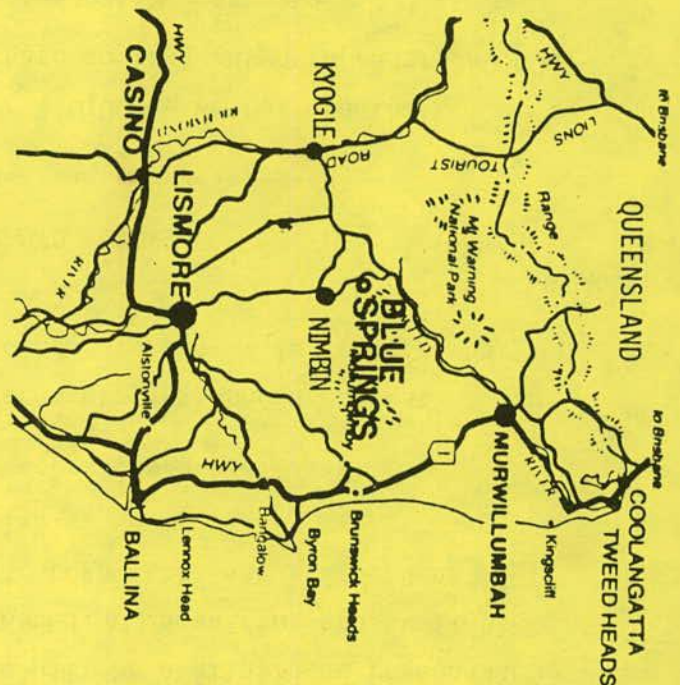
		11.		Share Cost	Date of Last Info.
	<u>PART 1. GENERAL COMMUNITIES CONT'D.</u>				
MNT. MURRINDAL	W.TREE Buchan	VIC. 3885	120 a. to establish on Eco-Village based on practical Alt. Tech. methods where personal growth can occur in harmony with nature & spirit.	\$5,000	3/81
WALSH RIVER COMMUNITY	P.O. Box 64, HERBERTON	QLD. 4870	Established community runs organic gardening and Permaculture courses in association with Northern Lights Group.		3/81
ELANDS	Adrian Harkin 11A Beaumaris St. ENFIELD	NSW. 2136	247a. near Wingham, with permanent water, to share with view to self-sufficiency and natural living.		3/81
DANDENONGS	G. Minc, P.O. Box 122, MONTROSE	VIC. 3765	Cluster Title on 5 acres to run health resort and training centre and produce small crops and stock.		3/81
MAPLETON FALLS	Mapleton Falls Road, MAPLETON Ph.(071) 45 7134	QLD. 4560	70 acre veg. Therapeutic and Growth Community, No drugs or pets. 28 shares available. Accommodation with work exchange for visitors at \$6 daily.	\$4,500	4/81



At last we have a legal format that guarantees

- \* Your own private living space
- \* Personal Access to extensive common land
- \* Absolute rights of re-sale to your land and buildings

It's called Multiple occupancy and many years of planning and pioneering work by BUSH HAMLETS has enabled the Holding Company to gain acceptance by the Local City Council for the scheme to go forward.

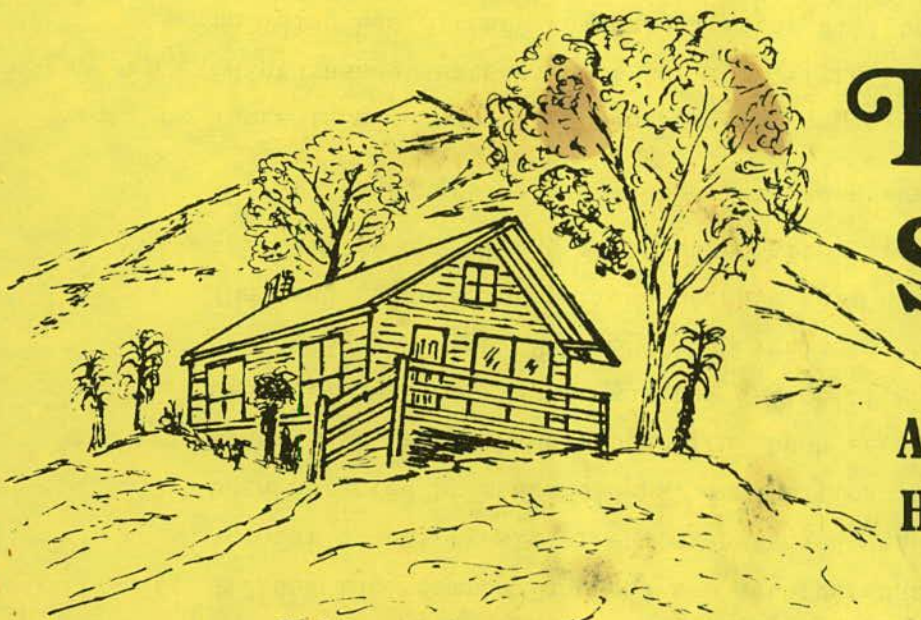


BLUE SPRINGS is situated on Symonds Road, Blue Knob near Nimbin. In the heart of the Summerland Tourist area.

It is only 1½ hours drive from the Gold Coast and 30 minutes from Lismore or Murwillumbah.

FOR FURTHER INFORMATION CONTACT-

Terry McGee  
Telephone (066) 891 388



# Blue Springs

A GREAT CONCEPT IN HOME OWNERSHIP



BLUE SPRINGS HAMLET DEVELOPMENT covers an area of 270 acres which is divided into common land and two acre personally owned homesites. A total of thirty-six sites is envisaged, many of which have already been selected by shareholders. Competition is keen for the remaining sites, all of which have beautiful bush settings with secluded panoramic views. Set in the Rainbow Region of the Northern Rivers District of New South Wales, BLUE SPRINGS overlooks the lush Nimbin Valley. The land features deep rich volcanic soil and the area has a high rain fall. It is one of the most sought after areas in Australia.

\*\*\*\*\*

There is a community-run management company responsible for road maintainance, extension of services, fire and weed control, etc. Road building has already commenced, water will be piped to every homesite for agricultural purposes. These services are included in your unit price. Telephone and power connections will be available at reasonable rates as installation costs will be shared. All amenities are available within five kilometres and they include both State and independent schools. A school bus service is available.

\*\*\*\*\*

Both the Federal and N.S.W. State governments have shown a great interest in this new concept of home ownership and it is certain that it will mushroom all over Australia.

CAN YOU AFFORD NOT TO BE IN ON THE GROUND FLOOR?

\*\*\*\*\*

Unit prices are amazingly low at under \$10,000.- We believe that comparative freehold blocks would be hard to find anywhere under \$40,000.-

\*\*\*\*\*

FURTHER INFORMATION OR INSPECTION CAN BE ARRANGED BY CONTACTING

TERRY McGEE  
THE OLD BUTTER FACTORY  
NIMBIN  
N.S.W.

TELEPHONE...(066) 891 388

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*The Department of the Environment and Planning accepts that Hamlet settlers usually have the following common desires -*

*"...to live in a community in a rural setting on an un-subdivided land and to manage the land in an environmentally sensitive way."*

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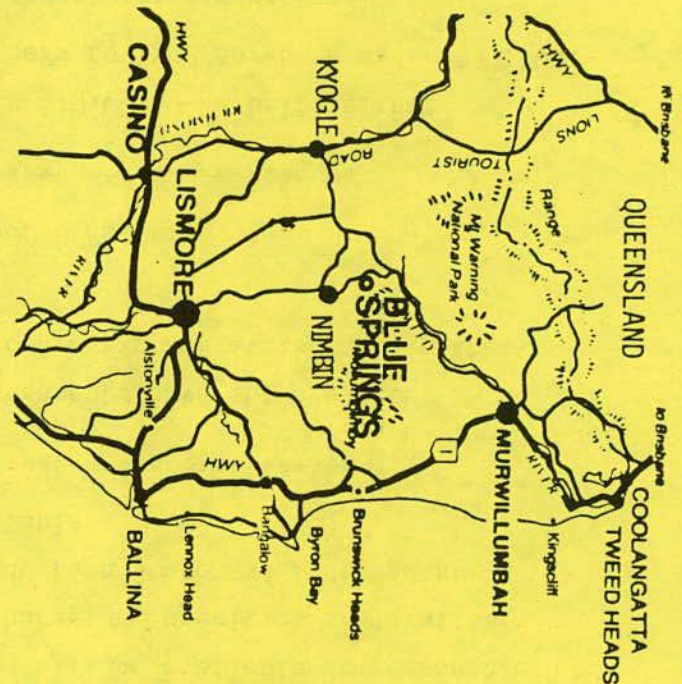
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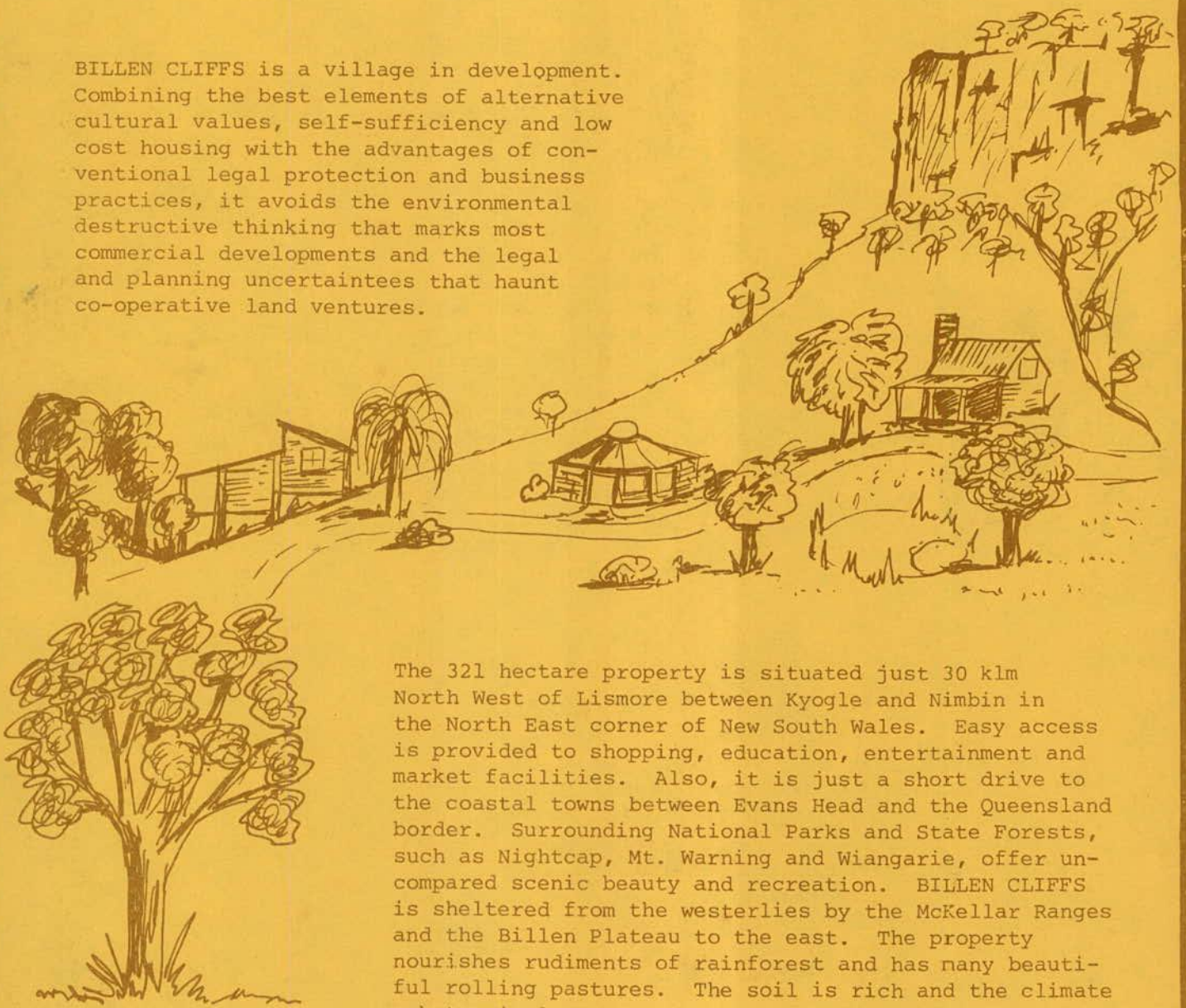
A GREAT CONCEPT IN HOME OWNERSHIP



# Billen Cliffs

## LOW COST LIVING

BILLEN CLIFFS is a village in development. Combining the best elements of alternative cultural values, self-sufficiency and low cost housing with the advantages of conventional legal protection and business practices, it avoids the environmental destructive thinking that marks most commercial developments and the legal and planning uncertainties that haunt co-operative land ventures.



The 321 hectare property is situated just 30 klm North West of Lismore between Kyogle and Nimbin in the North East corner of New South Wales. Easy access is provided to shopping, education, entertainment and market facilities. Also, it is just a short drive to the coastal towns between Evans Head and the Queensland border. Surrounding National Parks and State Forests, such as Nightcap, Mt. Warning and Wiangarie, offer un-compared scenic beauty and recreation. BILLEN CLIFFS is sheltered from the westerlies by the McKellar Ranges and the Billen Plateau to the east. The property nourishes rudiments of rainforest and has many beautiful rolling pastures. The soil is rich and the climate sub-tropical.

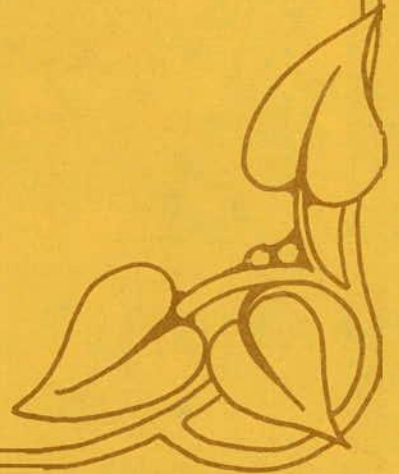


BILLEN CLIFFS has been an inspiration to many who have been priced out of the land/home ownership market. Current resident unitholders include young families building their first home, retired people looking for somewhere peaceful to settle, single men and women planting the seeds to their future: people doing something positive about the frustrations of mortgages and city living.


Without a particular political or religious affiliation BILLEN CLIFFS is a place to live in co-operation with nature and people: a place to become a little more self-determined and self-sufficient.

Individual 2 acre (approx) living units are sited across the ranges and flats, grouped together in hamlets of 3 to 12 units which are surrounded by wild life and forest areas. Each individual owner has, apart from exclusive rights to his immediate 2 acres, a further share in the hamlet commons for grazing, orchards, farming, or re-forestation. There are also about 300 acres set aside for community commons, nature reserves and forest re-generation, which is owned in common by the collective. There are many community facilities either now in existence or planned for the future: a community centre, children's centre, a large dam and water reticulation to each hamlet. All weather roads span the property and power and phone is available to some sites.

BILLEN CLIFFS, like any unit trust, is self governed and managed by a board of directors who are elected annually. The legal framework can be described as a "horizontal condominium". The legal brains behind the breakthrough is Mr. Tony Pagotto, a Lismore lawyer who is a specialist in leasing and multiple occupancy. Mr. Pagotto is retained by the New South Wales Land Commission as an advisor in the legal structures of multiple occupancies.

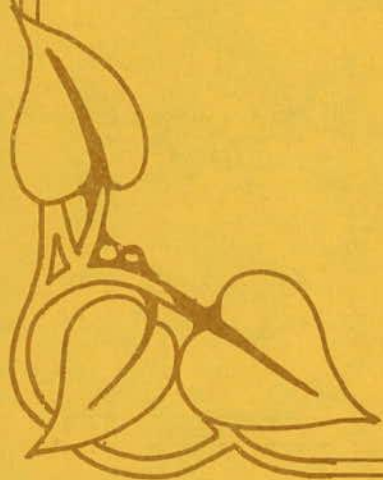






BILLEN CLIFFS is owned outright by the current unitholders, many who have already settled on the land and are constructing homes. There are a variety of owner built, kit and professional constructed homes going up. The project, although still under development to meet council conditions, has been approved by the Lismore City Council.

Mr. Peter Verasdonk, once manager of Research and Planning of the S.G.I.O. Building Society in Brisbane sees BILLEN CLIFFS type developments mushrooming in Australia: "This type of development has its heart in the right place. The legal framework gives you title to your plot of land and allows you to re-sell at your own price. It is time that the developers, Governments and the building and construction companies came to grips with the depression and formulate new ways of living. Homes could be constructed for less, the national environment could be better protected, land could be cheaper. BILLEN CLIFFS proves that".

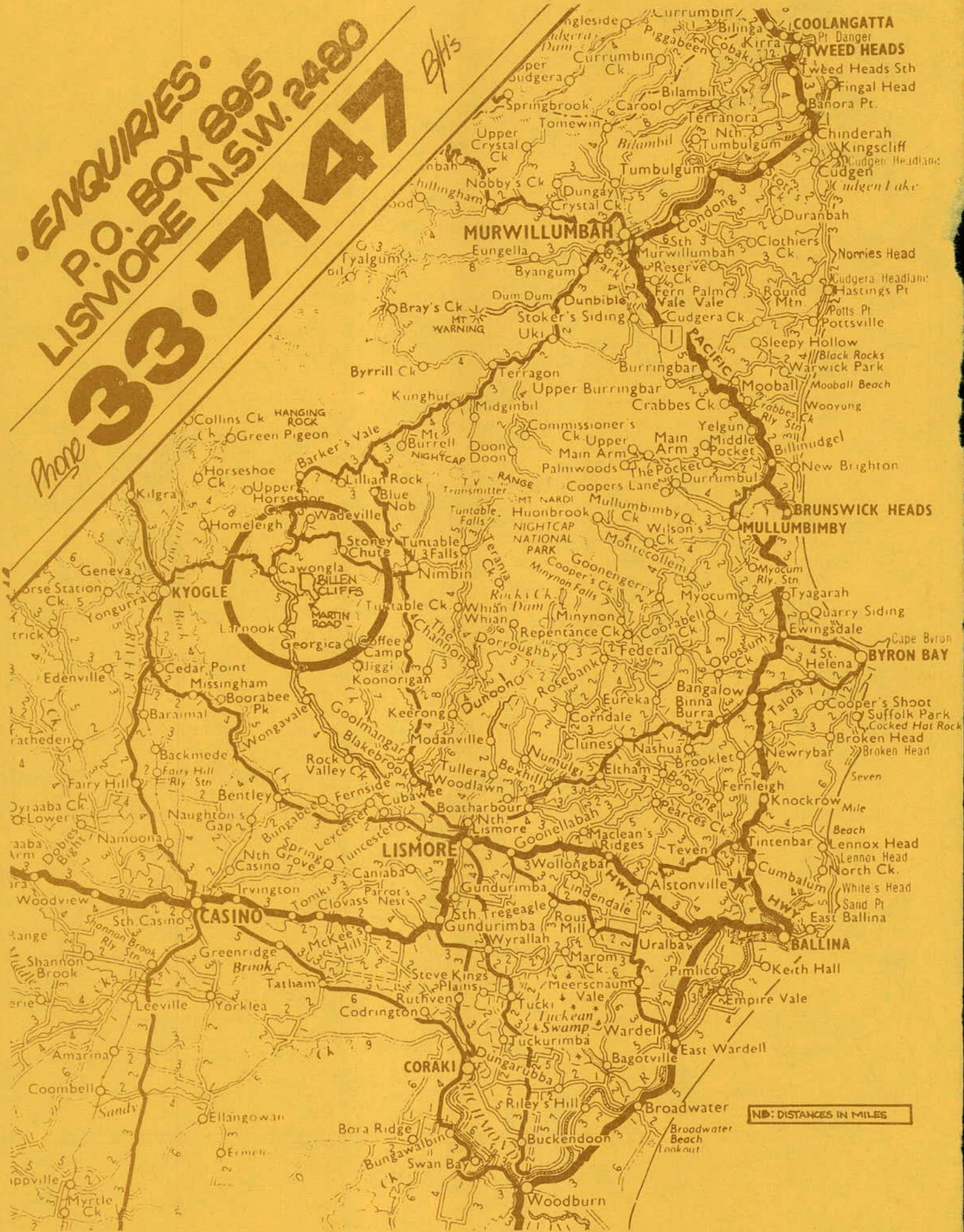


An early unitholder of BILLEN CLIFFS notes that the people who have bought a unit come from all walks of life: "... we have young blue collar workers, local artists, vegetarians, pensioners, professionals, alternative and new age persons, speculators, worm farmers, clerks. One thing binds them in common - they want to own their own home without committing themselves to a 30 year mortgage. They also want privacy and quiet. They seem to care about the natural quality of their lives, treasuring the friendship of village living without the closeness of their neighbour's house. They could not afford this in a conventional property".



ENQUIRIES.  
 P.O. BOX 895  
 LISMORE N.S.W. 2480  
 Phone 33.7147

Blis



ND: DISTANCES IN MILES



# **The Permacroft Proposal.**

**A new town-based rural community  
for social change and environmental restoration.**



## The Basic Aim and Strategy.

Most people joining communes generally hope to achieve a more satisfying, secure, and worthwhile, way of life than that which is possible in mainstream society. Co-operative efforts can liberate the energies and conserve the resources that are so often wasted on private struggles for survival in our present competitive, consumer, society. This proposal aims at setting up a community that could achieve for its members a better quality of life while enabling some of the energies liberated by co-operation to be directed towards positive efforts to improve the rest of society.

The plan very basically is for a group of people to pool enough cash to purchase a farm on the edge of a country town and a large building suitable for group activities in the main part of town. Members of the group could buy or rent houses around the town or they could purchase house sites on the land to build a home on. The groups' land and buildings would be committed to a trust, with a socially idealistic and conservationist charter, that would be set up and directed by group members. Members' homes in the town would remain private property. So would house sites on the land, although these would be subject to some lease conditions.

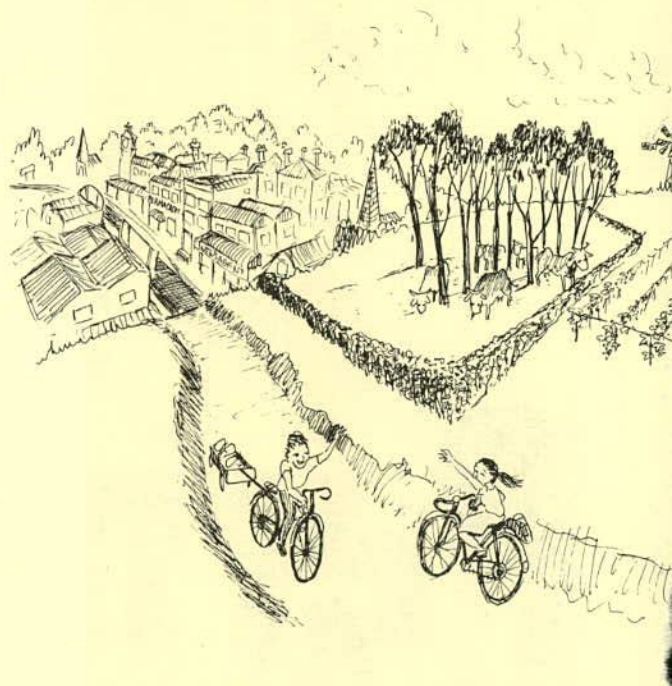
## Why a Country Town?

The arrangement proposed here would combine some of the features of both rural communes and urban co-operatives. It would also allow members an independent home life. Since commune members would live among the townsfolk it would provide the group with a wider social circle than that which would occur if the group chose to be socially isolated on a rural property. Living in a country town and having a farm within walking distance can provide most of the benefits of a country life. It would have the added advantage that a town already has the various necessities of life such as roads, water, houses, electricity, et cetera. If a majority of the group live in the town from the beginning, the energies, time, money, and, resources, of the group will not have to be spent on pioneering in the bush, as would be the case, if the proposal was to buy an isolated undeveloped rural property. The groups' energies could be directed from the beginning, towards co-operative activities, in the buildings, achieving self-reliance in food from the land, and on projects that could achieve some of the idealistic aims of the group as expressed in the trust charter.

## "Progressive" Ideals and Conservation.

People who take part in this proposed commune will need to be conservationists and generally sympathetic towards progressive social ideals and causes. It will be *essential* that they support *environmentally* sound forming methods on the land. It is *not* suggested that *all* members of the group should be highly motivated *social activists*. Probably the great majority of group members would be involved in activities mainly of benefit to the group itself. However it would be important that all members of the group felt generally in sympathy with, tolerant of, and supportive towards those members who may wish to use some of the surplus resources of the group for work on campaigns and causes generally within the aims of the trust, if funds ever become available.

The term progressive may cover a very wide range of political beliefs, religious, spiritual, and philosophical ideals, life styles, et cetera. In fact it is hoped that this community will be able to happily accommodate a variety of people with a wide range of different outlooks on life. However efforts should be made to identify areas of potential conflict of interest before a group of people have to work together on the same property. The process of regular meetings to set up the group and discussion over the aims of the trust may help.



It may be a good idea for potential members of the group to organise informal gatherings where people can get to know each other. For a large group of over 30 people within the wider community of a country town, it would not be essential that all members agree with or even personally like all other group members. A useful guiding ideal may be that when using group property the practice of one person's beliefs should not be allowed to interfere with another member's lifestyle or impair the functioning of the group as a whole.

## Meat-eaters and Vegetarians.

One practical example of this is that the land should provide for the needs of both vegetarians and meat-eaters. Vegetarians can obtain food from land used for livestock but a strict rule against raising livestock would exclude meat-eaters.

## Women and Work.

One example of implementing socially progressive ideals would be to accord the needs of women a high priority. Child minding facilities and other activities could free women from some of the constraints they face in our present social system and such facilities should be set up as soon as possible. Unemployment is much higher among women than it is among other sections of society and a policy of positive discrimination towards women could be practiced when jobs become available within the group. If a commitment is not made towards such aims before a group begins there is a danger that such things will just be forgotten when the group finally begins to operate.

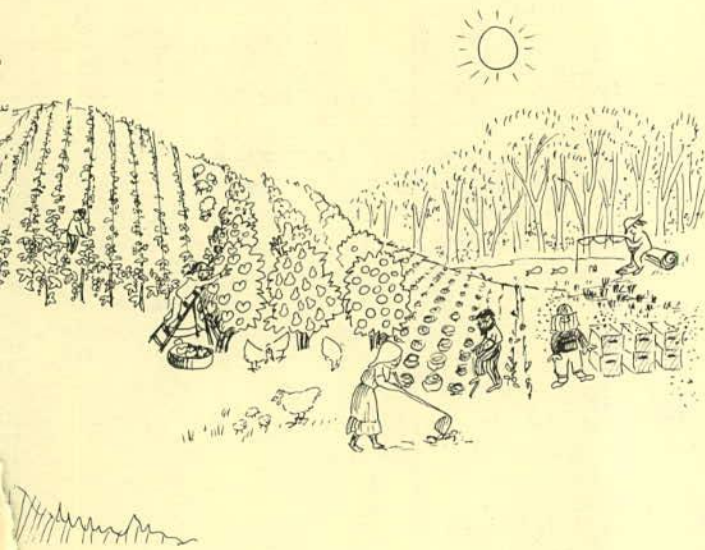
## A Private Home Life.

While it is possible to establish aims, guidelines, and rules for what takes place on communal property, members' homes will remain private property. No one should expect any form of group control over people's behaviour, attitudes, and practices in their homes. One practical example of this could be in gardening. The communal land would be used for practical agriculture. However in private gardens some people may choose to grow exotic ornamental species, to the horror of native plant enthusiasts. Others may grow ornamental native species to the dismay of permaculture devotees.

## Permaculture / Limits and Possibilities.

The ideas of permaculture are fairly new and no fully operating system yet exists. However, many practical examples of farming methods that fit the basic idea do exist. There is no





doubt that if all of these aspects are brought together, a highly productive form of agriculture would be the result. Despite the fact that, a form of agriculture which does not destroy nature, is urgently needed, governments and private industry have little interest in developing such methods. A permaculture system needs to be set up on an area of at least 100 acres. It would require a fair amount of money and labor in the first two to five years to turn a normal ecologically devastated form into a highly productive permaculture system. Once set up however, the system would produce more of a wider range of products for less effort and expense than would be possible with normal farming methods. Many permaculture designs have been done for private farms and some success has been achieved in developing the designs.

However, it is difficult for individual farmers to pay for the land development or do all the work necessary to set up a permaculture. A communal group however, is more likely to have the workforce and funds. Also a large population near the system would be best able to use the wide range of products coming off the land. A successful working model may inspire other towns around Australia to copy the system and it could be adapted to conditions on the edge of the major cities. The system would be ideal for developing the agricultural self sufficiency urgently needed by millions of people living in third world communal villages.

## Work, Personal Income and the Commune.

The development of surplus funds is a long term aim. It may take years for the group to achieve financial independence from mainstream society. However activities such as growing food and a consumers' co-operative could reduce members' cost of living very quickly. These activities could eventually provide an income to full time workers perhaps partly through the sale of surplus produce to local people. Ideally a voluntary sharing of the workload will help establish and support these and other activities — some of which may never directly generate income. For instance child care, office work, or co-ordinating visitors. Permanent full time workers in potentially demanding jobs may need to be supported on a salary coming perhaps from the regular contributions of other group members, at least until business ventures generate enough funds. While a few people may be employed in this way from the beginning, most members would be dependant on savings, outside work, self-employment, or social service payments, until all group members who want them, have satisfying jobs working for the commune. Many people,

especially supporting parents, old age, or invalid pensioners, may remain permanently on social services. Some people may find satisfying and worthwhile jobs in the local area and may wish to contribute cash from their wages to the group in exchange for the benefits they receive from communal activities.

It would be ideal if a high level of trust, co-operation, and commitment, developed among group members. This would allow for very informal arrangements over work and money. However a sound accounting system would enable the group to accurately assess the cost to the group of each individual and the amount of work and funds they had contributed to the group. Hopefully members could change jobs frequently to make their working lives more interesting; full time jobs could be shared or members could work a day or two a week or a month or two a year if they wished. What particular activities the group should set up would be decided by meetings of the whole group. The whole group need not be involved in the day-to-day management of these activities. Instead responsibility for this should be delegated to competent people in each area on a quarterly or annual basis. Good accounting would help keep track of things and encourage flexibility. Ideally each member would contribute according to their abilities and receive according to their needs.

## Direct Political Action.

Wherever alternative lifestyles people have moved into a country area, they seem to have become actively involved in local issues, the battle to save the Terania Creek rainforest in Northern New South Wales being perhaps the most famous example. The spare office space, labor, or profits, of a communal group could be used to work for conservation, womens liberation, civil liberties, land rights, recycling campaigns or even party political campaigns if all members of the group agreed that a local candidate was especially sympathetic to the group's aims. Some people could find that living a country life, as part of a group of supporters and sympathisers, with the possibility of job sharing, may help to reduce the tensions that often build up when working on such campaigns. If the group is seen to be effective in achieving some of the idealistic aims of the trust, it may attract funding from outside groups — either to the trust in general or earmarked for specific projects on which group members could be employed. Living in a country area need not necessarily isolate group members from national or world-wide causes, such as the peace, human rights, or third world development movements.

## Work and the Quality of Life.

Of course for just one small group of people to achieve a co-operative lifestyle in balance with nature within our present society, would in itself be a significant achievement. At any one time perhaps only a small proportion of the group would be working on any other projects.

There are endless possibilities for what a group could do, but four broad categories could perhaps be defined. Activities to reduce member's cost of living and make the group self-reliant, work on income earning businesses, activities to improve member's quality of life, and work on fulfilling the aims of the trust. Work is not the sole purpose for the group's existence, co-operation should reduce the work needed for a person to survive. It should be possible to achieve a more relaxed lifestyle than that in the city. The development of a strong sense of communal identity may in itself be of great value to many people who feel alienated by our present society, while work on various worthwhile projects could help make life more satisfying and interesting in a country town.



## The Number of Members and Area of Land.

It is essential that the group begins with 30 or more active members resident in the town. To ensure this number from the beginning, at least 100 people should be serious about joining the group. It should be possible to have non-resident members as long as the minimum of 30 is reached. Some people may buy a share to support the aims of the group, some may see it as a rural retreat, a future place to retire, or even a place for their children in the future. The group may buy property suitable for up to 100 future resident active members, perhaps, if funds are available, but ideally the group should avoid tying its funds up in land and leaving itself in a situation of having no money to develop it. If the group is successful and needs to expand in the future, more property could be purchased at that time.

## Other Possibilities.

The development of an intensive permaculture system on the land of just one commune would in itself, have a significant effect on the whole rural economy. However, members involved in setting up the system could become quite knowledgeable and skilled in the methods required and may be able to find work as paid consultants and landscape designers on

other pieces of land. Although some private farmers may have the labor and funds to set up such schemes, it is likely that the greatest opportunities would exist with aid projects for third world communal villages or on the collective farms of socialist countries if some of them ever become interested in the ideas. At present, the demand for such consultants in various parts of the world is far greater than the supply of experienced people.

Once established, a communal group could expand its activities into areas away from the town itself. The group could obtain a long-term lease on urban property for a business outlet and city accommodation or perhaps a strong link could develop with an existing urban commune. The group might choose to purchase a small property near the coast possibly suitable for a future boat anchorage. A scenic piece of land might possibly be bought cheaply on the edge of the nearest wilderness as a bush retreat for group members; and some land could be obtained in the far north as a tropical outpost which members could visit.

## Getting it Together.

*It should be possible for several spheres of activity to be going on at once using group property, while members would have the freedom to do as they chose in their own homes. This arrangement could allow people holding quite diverse interests to co-exist happily. There are many aspects of this proposal that will need to be clarified by lengthy discussion between those people who are interested in setting up the community. Regular meetings will enable potential members to get to know each other and find common ground. A lot of work will have to be done to find a suitable town, set up a legal structure, and bring people together. Thorough discussion will be needed between potential group members to identify and resolve areas of potential conflict of interests. The potential for a communal group is enormous, and the setting up of the group is likely to be very exciting. Success however, will be more certain if members are pragmatic and cautious. Potential members will need to be understanding, and willing to tolerate a diversity of outlooks and opinions. Good organisation may be essential for the bare mechanics of the proposal to work, it is goodwill towards one another that will ensure real success.*

## Join Us.

Our group was formally incorporated as the Permacroft Co-operative in December 1984. We have an office at 'Friends of the Earth' in Melbourne (address below).

Please write, ring or call in if you want more information. We have selected a short list of several towns in North Central Victoria as possible sites for the Community. We intend to purchase and co-operatively own properties by June 1985.

We will be holding regular public meetings working party meetings, organized events and social gatherings in the New Year.

Fill out the form below and we will keep in touch.

Name \_\_\_\_\_

Street \_\_\_\_\_

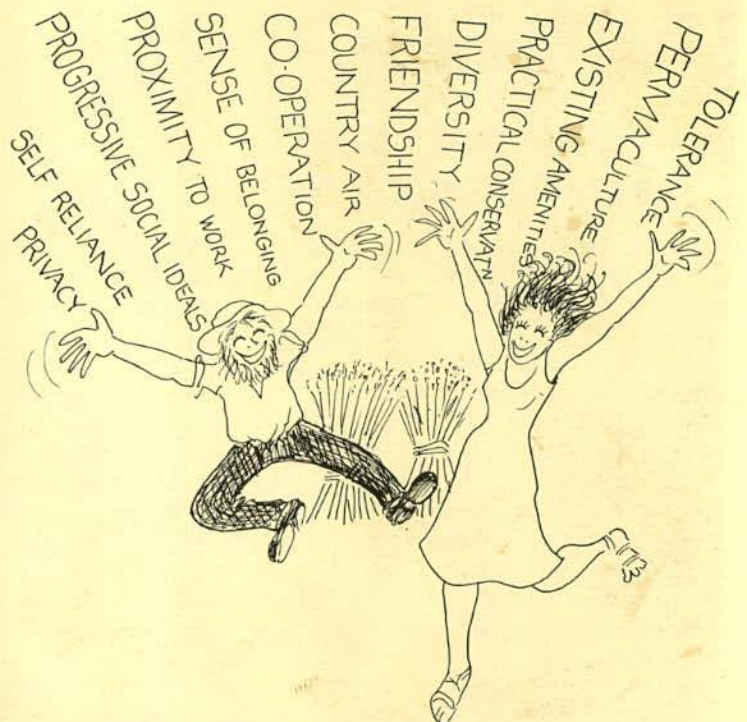
State \_\_\_\_\_ Postcode \_\_\_\_\_

Telephone (0 ) \_\_\_\_\_

- I enclose \$2 for detailed information sheets.
- I enclose \$20 employed/\$10 unemployed for regular newsletter and "The Permacroft Prospectus".

Please send cheque/money order to:

Community Organizing Group  
C/- Daryl Sipos  
Friends of the Earth  
366 Smith Street, Collingwood, Vic. 3066.  
Telephone: (03) 419 8700





Co-operation Act 1981

CO-OPERATIVE SOCIETIES (GENERAL) REGULATIONS 1982

Regulation 72

APPLICATION FOR MEMBERSHIP OR FOR ADDITIONAL SHARES

Name of society

Surname of applicant

Other names

Occupation

Address

Address to which notices are to be sent

1. I hereby apply—

\*(a) to be admitted as a member of the abovenamed society and to be allotted shares therein;

\*(b) to be allotted additional shares in the abovenamed society—

and in respect of such application I \*undertake to lodge in accordance with the rules the sum of \$ \*lodge herewith which sum is made up as follows:

Entrance fee	\$
Share capital	\$
Total	\$

2. \*I am over the age of eighteen years.

\*I am under the age of eighteen years having been born on 19

3. If this application be approved and the shares as aforesaid be allotted to me I agree to pay all charges required by the society and I agree to be bound by the rules of the society and by any alterations thereof registered in accordance with the abovenamed Act.

Dated 19

(Signature of applicant) .....

(Witness) .....

N.B. Pursuant to section 58 (8) of the Act, no rights of membership shall be exercised until the member has made such payments or acquired such share or interest as specified in the rules in that behalf.

\*Strike out the words which are inapplicable



# The Permacroft Proposal.

## Application Form.

- 1 Age category: 15-20 [ ] 20-30 [ ] 30-40 [ ] 40-50 [ ]  
50 and over [ ]
- 2 Possible financial commitment:
- 3 Size of family; family situation;
- 4 Skills:
- 5 Interests;
- 6 Ethics:
- 7 Why us?
- 8 When can you move? :
- 9 Experience with social issues if any:
- 10 Rural living experience :
- 11 City person :
- 12 Can you buy [ ] or rent [ ] a house?
- 13 Do you want to:
  - a share a house [ ]
  - b live privately [ ]or c Do you mind rough accommodation? [ ]
- 14 Previous alternative involvement:
  - a On land:
  - b In a town:
- 15 Particular interests in group:
  - a property ventures, eg farming etc [ ] \_ \_ \_  
-----
  - b town activities eg shop, business etc. \_ \_ \_  
-----
- 16 Pets:
- 17 Comments:
- 18 Diet eg Vegetarian [ ] Meat-eater [ ] Other: \_ \_ \_ \_
- 19 Equipment - Tools etc :
  
- 22 Do you have a car? \_\_\_\_
- 23 Level of involvement:
  - a Visitor [ ]
  - b Long-term (years) [ ]
  - c Life [ ]



# The Permacroft Proposal.

## TOWNS CRITERIA QUESTIONNAIRE

- ( ) Declining population of between 600 & 3000.
- ( ) Attractive climate
- ( ) Reasonable distance from Melbourne
- ( ) A fair percentage of unoccupied houses in the town
- ( ) Affordable land & house prices
- ( ) Availability and price of empty commercial buildings
- ( ) Transport services ie railline, highway etc
- ( ) Availability of permanent water on property
- ( ) Politics of Local Government
- ( ) Established local industries
- ( ) Proximity of other alternative groups
- ( ) Education facilities
- ( ) Hospitals
- ( ) Sporting facilities
- ( ) Seasonal population fluctuations (ie resort area)
- ( ) Proximity to nuclear targets
- ( ) Proximity to Seaside
- ( ) Proximity to Snowfields
- ( ) Proximity to State Forests or National Parks
- ( ) Physiography of the region ie High country, river or coastal plain
- ( ) Bushfire susceptibility
- ( ) Adverse local practices eg aerial spraying, noxious industries

Other criteria you wish considered:

Would you please grade the above in the following way:

- (1) for points you consider mandatory
- (2) for points you consider important
- (3) for points you consider of minor importance
- (-) for any points you consider irrelevant



# The Permacroft Proposal.

## Choosing a Town.

The most important single decision that we will have to make in setting up our co-op is, **which town?**

There may be some that will argue that, within reason, one town will be the same as any other. It is what we **make** of it that counts.

However, we can't foresee any easy paths to success. We are going to need lots of enthusiasm, unity, dedication, and hard work to be successful, and if we can make it any easier for ourselves by thoroughly doing our homework on the 'possible' towns and then taking the plunge on the most suitable one, we feel that the battle will be that much easier.

Originally we were looking for a town with a declining population of between 600 and 3000, with a fair no. of unoccupied dwellings somewhere between the Queensland and South Australian borders, not too far from the coast. The area has been narrowed down by general consensus to basically that part of Victoria east of a line drawn from Warrnambool on the coast through Maryborough to Echuca on the Murray and the South - East corner of New South Wales. As most of us involved in the various collectives are based in Melbourne, consensus so far is that proximity to Melbourne could be one of the most important factors considered when making our final selection.

It may seem a curious approach to some, that we have done all the legals, are calling for the payment of share capital, appointing directors etc., etc., without having first finalised a town and a property but we hope that by doing our ground work thoroughly first, we can avoid all the pitfalls that most communities have struck along the way.

We hope that the choice of town will be a 'co-operative' decision by all the paid up or partly paid up members, rather than the choice of one or two originals.

Some of the major points raised so far for consideration of a town are:

- (1) It should be in an area with a tolerable temperature range and pattern. i.e. - Not too many frost days on one hand, or a long hot depressing summer on the other.
- (2) The area should have adequate rainfall and that the rain should be concentrated in a reasonable number of days thus offering maximum sunlight hours.
- (3) Ideally, we would like to be within an acceptable travelling time from Melbourne.

In a brainstorm of ideas at a previous weekend, we have made a list of points to be considered; some light-heartedly, but most are important to various 'members'.

We believe that the decision on the town is probably the most important single decision we are going to make in getting the show on the road, and we feel that we have to be receptive to all thoughts of members on this subject and to juggle them into some sort of order of importance for assessing any town . . . . .

We have listed the points raised so far to be considered on a questionnaire which we hope you will fill out and return to us after some thought on the subject - adding any further points you consider important.



.. 2 ..

lose interest and seek a refund. We expect at least 30 people to move in around June 1985 and that another 30, a total of 60 people will be active residents by 1986.

There will be several categories of membership. For example non-resident members will be expected to pay cash for 3 shares - a total of \$900. All other members will be expected to purchase 12 shares but will be able to put down a 10% deposit of \$360 if they can't afford more. Members will have 2 years to pay up to \$3,000 and will not have to pay the remaining \$600 unless a majority of members vote that it is necessary to pay up the \$600 in an emergency in the future.

There are several exceptions to this policy. Couples with independent incomes will be expected to buy 12 shares each but we will not expect them to pay up to \$3,000 each for up to 3 years.

Where a couple has only one income (especially with children) we will expect the income earner to pay off 12 shares and the dependent partner to pay off 5 shares. The combined total we expect to be paid off will be \$4,500 and we will allow up to 3 years for this.

People putting down deposits should realize that a future general meeting of all shareholders (you can vote as soon as you pay a deposit) can decide by majority vote to make a compulsory call for the money owed to be paid up by installments of up to 25% of the money owed per month. We don't expect that a meeting will ever pass such a resolution until late 1986 at the earliest. All members of the Co-op must be notified of all meetings and all subjects to be decided at any meeting. Also all members must be provided with a copy of the rules of the Co-operative, including our statement of objectives, on request. Apart from a detailed set of rules and objectives we have developed a 2 year estimated budget of income and expenditure. Naturally, any budget must be fairly flexible but ours is, we hope, a realistic assessment of what we can achieve if we reach our estimated membership and the members pay up the amount we estimate (allowing for some shortfalls!)

We anticipate setting up an office for the co-op that will also double as a resource centre for campaigns on social and environmental issues, we expect to be able to set up (starting small) a market garden, a tree nursery, a bulk foods co-op, a visitors centre, and a day care centre by early 1986. In 1986, we hope to have a car pool, a building construction team, a free range poultry run, a tool and machinery workshop, herb and flower farms and possibly other activities. On our estimates we hope that the Co-op will be able to provide employment to all members (allowing for some pensioners) by 1988, that would be a nice way to celebrate the bi-centenary!

A booklet giving greater details on rules, objectives, budgets, and other issues and with articles on related topics (by people such as Bill Mollison) will be available on request from our office. Our office is presently at:- Friends Of the Earth, 366 Smith Street, COLLINGWOOD. 3066.

Phone 419 8700 10 am - 5 pm (Mon to Fri)

The office may move soon (possibly to Brunswick) however all enquiries will be redirected. We would appreciate \$2.00 to help cover costs for a booklet and \$20.00 if you would like to be regularly informed of developments over the next year or more (\$10 unemployed).

Our next meeting will be at Friends Of the Earth, Wednesday 16th January at 7.30 pm. All welcome.

Also we will be having a weekend gathering at Camp Eureka (near Warbuton) on the 9th and 10th February. Please contact us if you want more details. We hope you may be interested in joining our venture and look forward to hearing from you.

Daryl Sipos - Chairperson



# The Permacroft Proposal.

The name Permacroft combines the concept of Permaculture with the word Croft. Permaculture suggests permanent agriculture, or indeed culture in general, since we all ultimately depend on our farming systems to survive.

The economy of the old croft communities was based on co-operation between self sufficient small farmers and villagers, who worked on cash income earning cottage industries. This co-operation and self reliance produced a satisfying and stable lifestyle in many districts until products from the factories of the industrial revolution flooded the market and destroyed the economic base of the crofters.

The Permacroft Co-operative will aim at agricultural self sufficiency through Permaculture farming methods. We will earn some income from land based activities. This, combined with income from some socially useful business activities set up in the buildings in the town, will, we hope, eventually enable us to be economically self sufficient as well.

The concept of setting up a co-operative community based on group use of a town edge farm and a set of downtown buildings was first put forward as a proposal to a group of over 40 people who attended a public meeting advertised in the Melbourne Age in November 1983. Several other public meetings were held - until February 1984. A mailing list of interested people was developed. Many people offered to help, and a core group of 10 to 20 people began meeting regularly to work on making the proposal a reality. Articles in several magazines and newsletters, community radio interviews, and word of mouth - all helped to attract new people to the project.

Less effort went into publicity after February 1984. Instead we held gatherings of people who were already interested so that we could get to know each other personally and develop a basis of goodwill and understanding. We held many working party meetings in the city at night to discuss the proposal, sort out details, and develop a strategy, for raising funds, getting new members, finding suitable properties, and selecting a country town. We held several weekend gatherings, one to develop some skills in meeting procedure and group processes (in March 84) and another to discuss the form our co-operative legal structure should take (in May 84). In May we were given the go ahead to set up a co-op, a 'Community Advancement Society', under Victorian law.

This legal work turned out to be fairly time consuming, especially since there are so many parts to the proposal for our community. We had to adapt a set of rules to our needs, develop an estimated 2 year budget of income and expenditure, and reach group agreement on a detailed set of objectives, which now form a part of the binding rules of the Co-op. At a weekend meeting at Camp Eureka (via Yarra Junction), in November 1984, we were finally ready to hold our formation meeting. Twenty founding members committed their share funds and elected the first board of Directors, Chairperson, and Secretary. With legal work behind us and with share funds in the bank, we are now ready to launch a membership drive to raise enough funds for the properties. Our towns research collective has found that there are several towns in North Central Victoria with 100 acre farms close to town and large buildings in the town for sale, for a combined price of around \$170,000. These towns are all within one to three hours drive of Melbourne and have plenty of houses for sale or rent for about half the price of similar city houses. We aim to raise about \$100,000 by June 1985 as a deposit on the two co-op properties. The 70,000 or so balance will be paid off gradually over five to ten years through new members funds and income from Co-op activities. We aim at having up to 80 members by June, and at getting up to 130 members sometime in 1986 before we will have enough people involved. We expect that, of 130, up to 30 will be permanent non resident members, that another 40 or so will take many years to move in or perhaps



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## Arafat nearing end: Begin

TEL AVIV, Monday (AAP-AFP). — Yasser Arafat and other Palestine Liberation Organisation (PLO) leaders 'will soon be liquidated', the Israeli Prime Minister, Mr. Begin, told war veterans here last night.

The Prime Minister said the 'battle for the liquidation of the PLO in Lebanon' was not yet over, but soon would be.

"Arafat can strut about in Beirut all he likes, everything will be finished soon," he said.

● Other Middle East reports, P6, 9.

## It's the last chance



Kids — The Northern Star/Kyogle Rodeo Colour-in Competition

# Recession 'obvious' — Fraser GOVT. OILS COGS TO FIGHT SLUMP

CANBERRA. — Australia's industrialists, farmers and miners are to share industry incentives that will be worth \$1 billion a year under a plan to counter the recession, which the Government now acknowledges.

Under the plan, to be financed on a deferred basis, the Government also is aborting its policy of making fresh cuts in the protection enjoyed by Australian industry.

In doing so, the Government is rejecting advice the Industries Assistance Commission gave it on the matter.

Australia's car industry and its clothing, textile and footwear industries had already been given special exemption from the general tariff review because of the impact the Government feared tariff cuts might have on their employment.

The package was announced by the Prime Minister, Mr. Fraser, yesterday.

Its full cost will not have to be met for five years.

Mr. Fraser said the plan was drawn up, in deteriorating economic circumstances, because the Government's responsibility was to create a climate in which industry could expand, jobs could be created and living standards rise.

### Plan welcomed

The plan was welcomed by industry and the Opposition.

But observers said its introduction was likely to preclude big tax cuts in the forthcoming Budget.

The main elements of the Government's plan are:

● Accelerated depreciation provisions, which will allow companies generally to write off the cost of new plant for tax purposes over a three or five-year period.

● New primary production plant will generally be depreciable over three years.

● Where applicable, the present investment allowance will still be available.

● Mining and petroleum companies will continue to have the option of depreciating their plant under general depreciation provisions or under the special provisions of divisions 10 and 10AAA of the Income Tax Assessment Act.

● Deductible capital spending by mining companies will be deductible on the lesser of the life of a mine or a 10 year period, on a straight line basis.

● Spending on new non-residential income-producing buildings,



MR. FRASER

whose construction starts from today, will be eligible for depreciation at a prime cost rate of 2.5 per cent.

### Program scrapped

Mr. Fraser said the Government had decided not to proceed with its present program of further reductions in tariffs

## Nixon outlines depreciation for farmers

CANBERRA. — The Minister for Primary Industry, Mr. Nixon, outlined details of the new depreciation provisions for primary producers.

Mr. Nixon said that all new primary producer assets which had formerly been eligible for a 20 per cent prime cost rate of depreciation would, when purchased from today, qualify for a 33½ per cent cost rate.

A full 33½ per cent will apply in the first year of purchase, irrespective of the purchase date.

All new primary producer

producers will have the choice of retaining the higher rates.

Where applicable, the investment allowance also will continue to be available.

"This will provide a strong stimulus to investment by primary producers," Mr. Nixon said.

"As primary producers



The people behind a proposed multiple-occupancy development on a 321 ha property near Nimbin have strenuously denied suggestions that it is their intention to establish a 'hippy' commune.

Supporters of the plan describe it as a unique attempt to provide cheap residential blocks for people in the mainstream of society, not able to afford the escalating costs of land and housing.

The 'new concept in home ownership' has been planned by a Nimbin-based group, Bush Hamlets, on behalf of Sanrior Pty. Ltd., which will act as trustee company for unit holders in the property.

A development application for the Billen Cliffs project, in Martin Road, Larnook, has been lodged with the Lismore City Council by Sanrior.

The council's planning engineer, Mr. R. G. Heap, is preparing a report on the proposal, which is expected to be tabled at next Tuesday night's meeting of the council.

According to Sanrior, the objectives of the project are to create 'a decentralised rural community that blends into the environment, utilising farming areas for cultivation and protecting areas of special ecological value'.

Approval has been sought for the maximum number of building units, not exceeding 128, needed on the property to accommodate 321 people, in accordance with the council's multiple occupancy building code.

It is understood that the council will be asked by its planning department to permit no more than 80 living units in the initial stages of development, should the project be approved.

The secretary of Sanrior, Mr. James Geikie, said yesterday that Billen Cliffs was a unique village

# DEVELOPMENT PROJECT TERMED 'NEW CONCEPT'

development, because it combined individual .9 ha (two acre) homesites with community-controlled forest and wildlife reserves at a reasonably low cost.

He said that housing units would sell from between \$4400 and \$7000, and individual unit holders would have exclusive rights to occupy their .9 ha, and retain the right to resell at any time, at any price.

"The only comparable developments to Billen Cliffs have starting prices of more than \$20,000," Mr. Geikie said.

"Part of the reason why the units are being offered in the \$4400 to \$7000 range is because it is a multiple occupancy development, and because the size of the property allows for many economies of scale."

Mr. Geikie said that Sanrior Pty. Ltd. was trustee for the Billen Cliffs Unit Trust, and the terms of the trust provided that no profit was to be made by the company from the development.

"The proceeds of the sale of units will be used entirely in the acquisition of the land, and the development of facilities," he said.

"The ultimate aim of the development is to put home ownership back within the reach of average workers."

## Deposits received

Mr. Geikie said that although the project still had to be approved, units already were on sale and deposits had been received from 32 people.

He said it was inherent

in the multiple-occupancy process that some of the future residents had to be involved before the application was approved by the council.

"The unit holders equally share the risk of losing a maximum of \$500 of their deposit if the application fails," he said.

"As soon as this risk disappears, further units will increase in price by \$1200."

Mr. Geikie said Sanrior had ensured that all people paying deposits before the development application is approved were fully aware of the risk involved.

He said that part of the proceeds from deposits already paid had been used by Sanrior to pay a deposit on the former farming property at Larnook, 15 km west of Nimbin.

Mr. Geikie said it was important that people should not confuse the Billen Cliffs concept with the commune-style of development which had caused problems elsewhere.

He stressed that Billen Cliffs would be occupied by average people from the mainstream of society wanting to build conventional forms of housing, on land they could afford.

"The bulk of unit holders will be average first-home buyers — mostly skilled workers unable to afford the high cost of land in conventional residential subdivisions," Mr. Geikie said.

"The types of people who already have paid deposits on units in Billen Cliffs include carpenters, signwriters, solicitors and accountants, most coming



from the Lismore district."

Mr. Geikie said that a commune operated on co-operative ownership of the land, and there were no defined rules and regulations governing the members of the co-operative.

"Every person owns the whole of the land under the co-operative system, and there are no legal obligations between individual members in relation to the interaction between the members."

There also was no defined security of tenure on land in the co-operative situation.

Mr. Geikie said that the Billen Cliffs Unit Trust project could be compared with a strata-type unit development, in that each unit holder would have security of tenure, and freedom to borrow or sell against their .9 ha unit.

He said that unit holders would have the added advantage of being

annually by the unit holders.

Mr. Geikie said that the trust would be responsible for providing all-weather roads and water services to each unit of land, and a sophisticated irrigation system for 'common' land used for farming purposes.

## System of dams

Water would be collected in a system of dams, part of an overall reticulation system designed by Mr. Ken Yeoman, of Bellingen, an expert in water conservation and management.

Unit holders will contribute about \$200 each year to cover rates, taxes, road maintenance, extension of services and fire protection.

Those wanting electricity will have to pay the NRCC's standard connection fee for rural consumers of about \$1500.

Mr. Geikie conceded that there had been objections to the Billen Cliffs proposal, but said that they had arisen mainly through ignorance of the development.

"Once people see what is planned, there should be no objections," he said.

"In fact, we believe that the concept will flourish as the demand increases for low-cost residential land, particularly in the North Coast area."

"We visualise that the multiple occupancy system will have to be

streamlined to encourage this form of village development in rural areas."

A unit holder at Billen Cliffs, Mr. Pieter Verasdonck, of Brisbane, said that the proposal allowed people to build conventional homes on land they could afford.

Mr. Verasdonck is the manager of the research and planning section of the SGIO Building Society in Queensland, and was originally retained by Bush Hamlets as one of five professional consultants involved in the Billen Cliffs development.

But he was 'so impressed by the concept', that he purchased one of the .9 ha living units.

Mr. Verasdonck said that because of inflation and high interest rates, the average first home buyer could not save fast enough to raise a house deposit.

"The type of development proposed at Billen Cliffs reduces the cost of land, a major factor in escalating housing costs, and the scheme is acceptable to the building society industry."

"It has reached a point in the building industry where people can afford to buy the house, but can't afford to pay the same amount for the land."

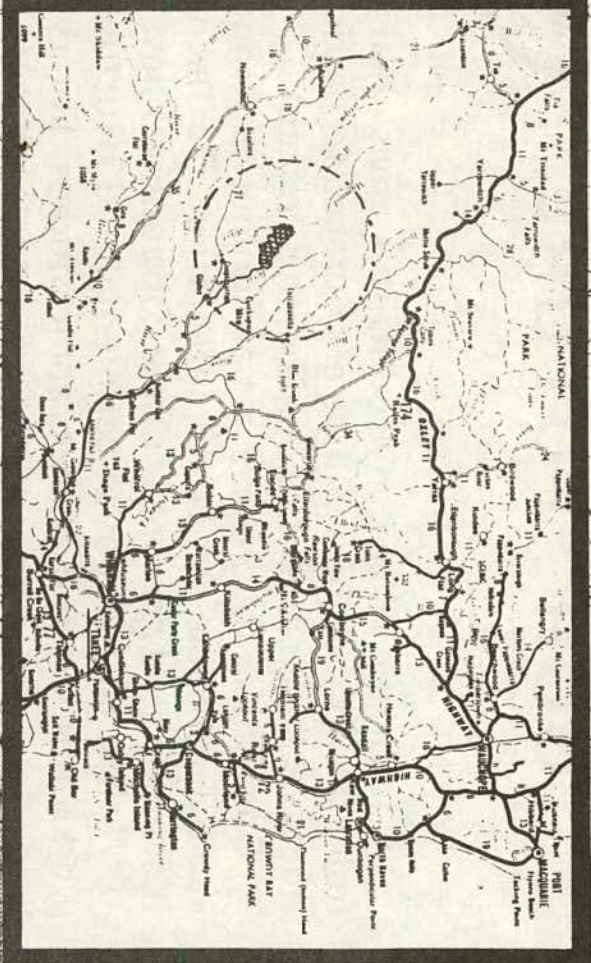
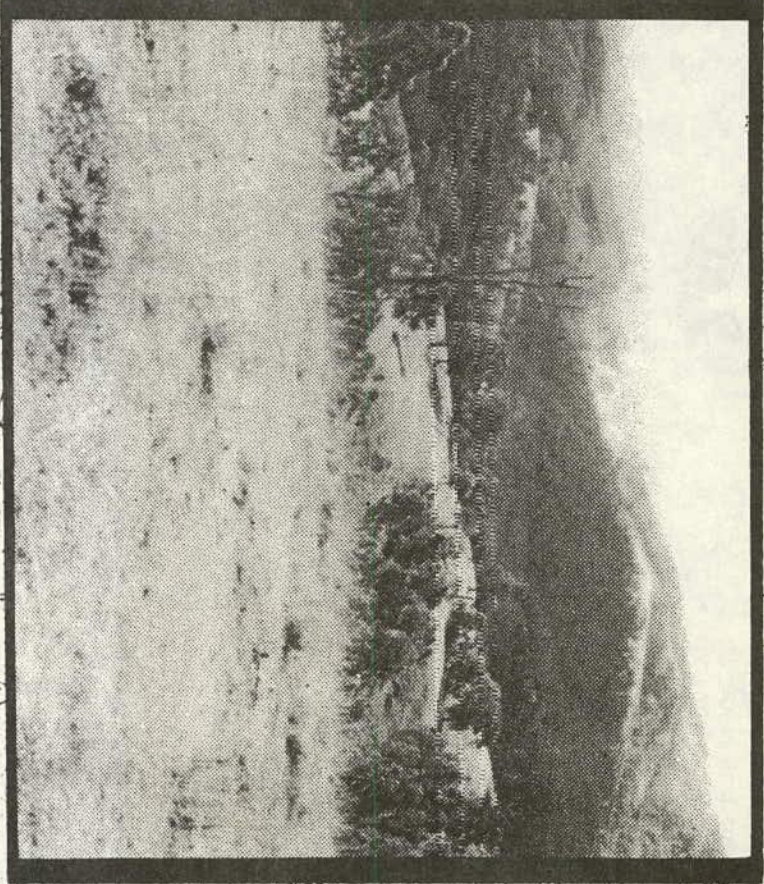
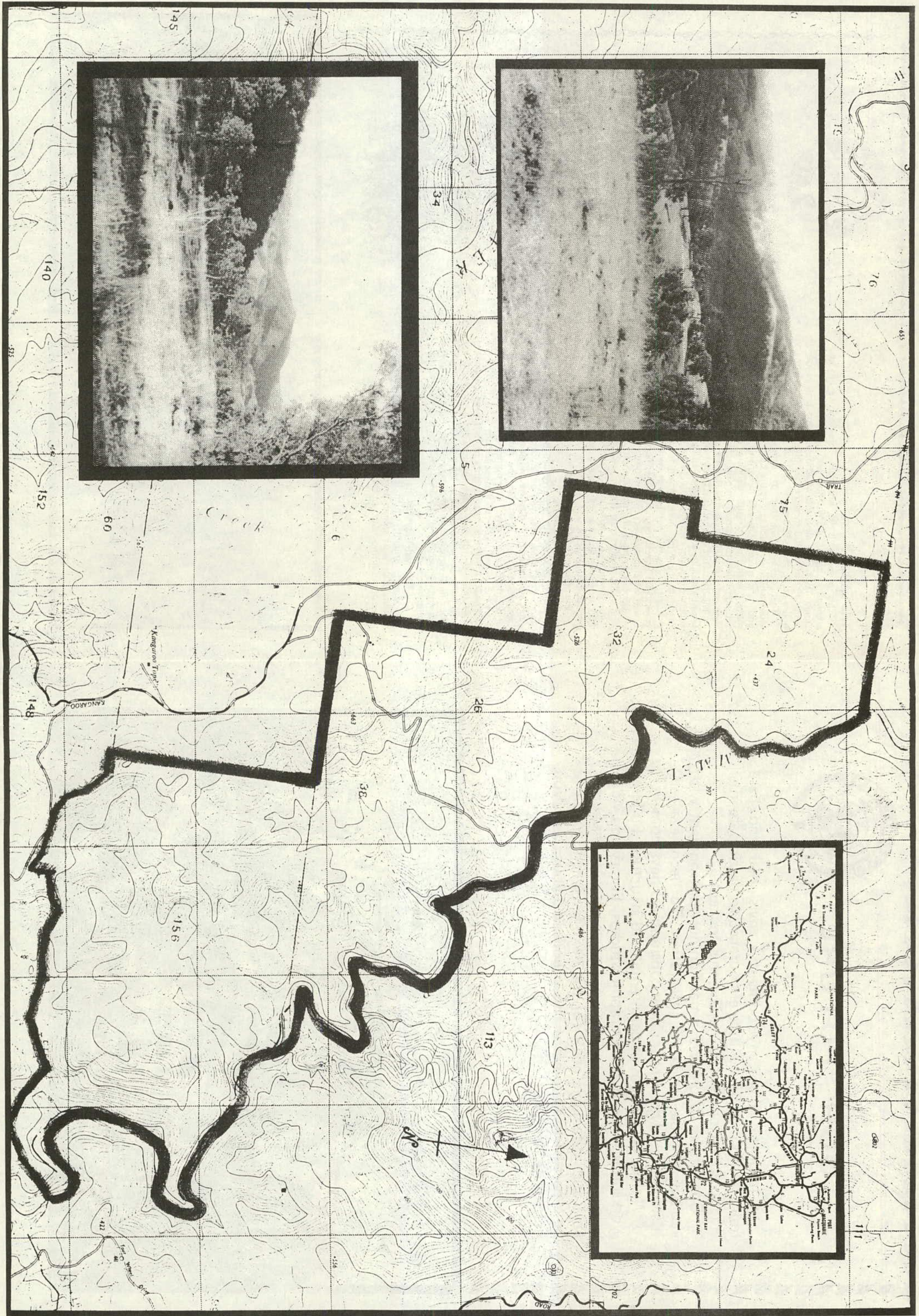
Mr. Verasdonck said that in the past nine years, the average price for a block of residential land had increased from 20 weeks' pay to 90 weeks'.

Similarly, average repayments for housing loans had increased from 24 per cent of weekly earnings in 1974 to 29 per cent in 1979, and now stood at 37 per cent.

He said it was imperative that methods be devised for providing low-cost housing blocks for the average first home buyer.









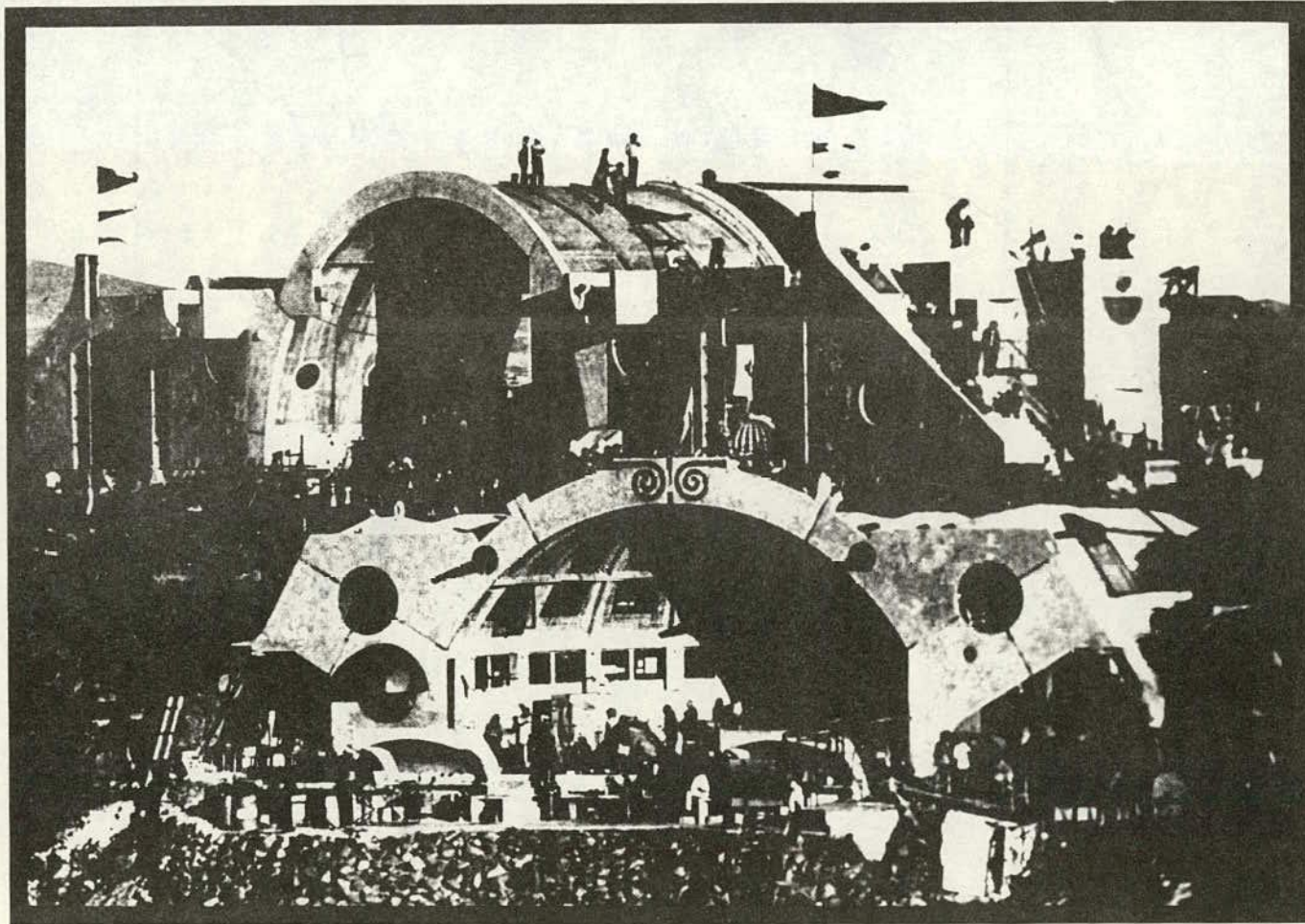
# OUR FUTURE



A futuristic village environment is envisioned: and share holders and members will be encouraged to participate in all stages of development to achieve this concept.

Our aim is to provide a harmonious environment with ecological viable structural integration. To become a self-sustaining study centre for new consciousness development.

With such ideas as experimental and structural building workshops, art and photographic studios, library and video as well as recording studios, we are setting ourselves admirable and obtainable goals for the next few years. You can be a part of this project if this sounds like your scene, you help write the script!



## THE LAND

This property is 95 km from Taree and is hidden amongst some of N.S.W. most beautiful country in the Dingo Tops. The elevation of Cooplacurripa area ranges from 350 m to 800 m above sea level, with the existing house sitting about 550 m.

There is an abundance of water starting with the Mummell River which covers the full length of the longest boundary approximately 9 miles, this river is one of the main contributors to the Manning River which flows through Taree, there are swimming holes around every bend with safe areas also along the river for children to swim.

The river has a constant supply of water even in the largest drought, which is backed up by the almost endless supply of springs throughout these spectacular gullies, most of which have not been known to dry up in times of drought. If that is not enough water there are also two creeks that flow through the lower portion of the property, one of which has never run short of water.

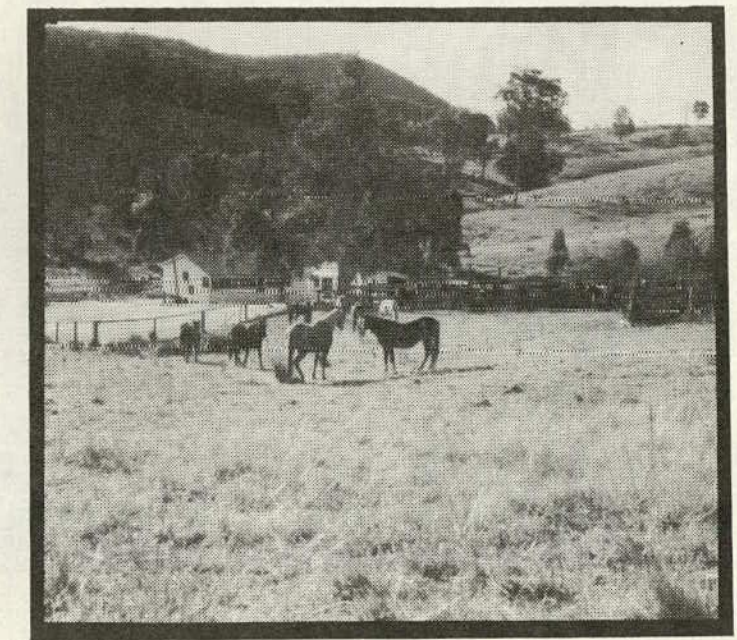
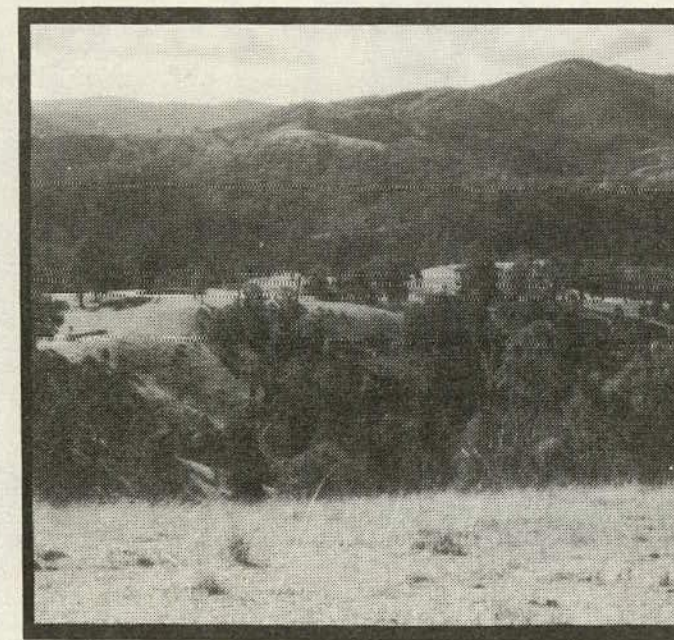
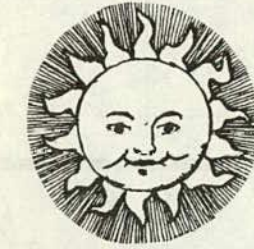
Cooplacurripa is situated amongst some of N.S.W. most beautiful country in the Dingo Tops, 95 km N.W. of Taree. The elevation of Cooplacurripa area ranges from 350 m to 800 m above sea level with the existing house situated approximately 550 m.

This property is well suited for multiple occupancy, undulating to steep country.

About 20% of this property will be set aside for 160 home sites, these sites will be approximately three acres each, sites catered for dispersed single dwellings, clusters of hamlets to expanded homes. The remaining 80% is set aside for community development and recreational activities, as well as co-op's market gardens.

Water: — There is an abundance of water, the Mummell river flows swiftly along the boundry for approximately nine miles, this river is one of the main contributors to the Manning River which flows through Taree. Swimming holes are around every bend, safe areas are also along the river for children to swim.

The Mummell has a constant supply of water even in the largest drought, which is backed up by the almost endless supply of springs throughout spectacular gullies, most of the springs have not been known to dry up.





# Community Share Holders

Community Share Holders was formed after lengthy research and discussions between a group of networkers as the only viable solution to some of the problems we are facing in mainstream structures. Unemployment, suitable housing shortages, unobtainable high land prices increasing dependability on social security handouts, high tension living created by peer pressures etc. etc.

After finding a suitable property near Taree on the mid North Coast of N.S.W. the vision that we can indeed create an ideal situation that we can relate to, right here in this beautiful environment, inspired the formation of C.S.H. a company whose sole interest it is to make available land for the purpose of resetting in communal situations to anyone similarly minded in their endeavour to establish a sanctuary for their future. "YOU"



We feel the ever increasing need to establish and make available land for those seeking to change their habitual environment based on "Vegetarianism" in favour of another less demanding, perhaps less restricting, less expensive, more rewarding and more Utopian if you like.

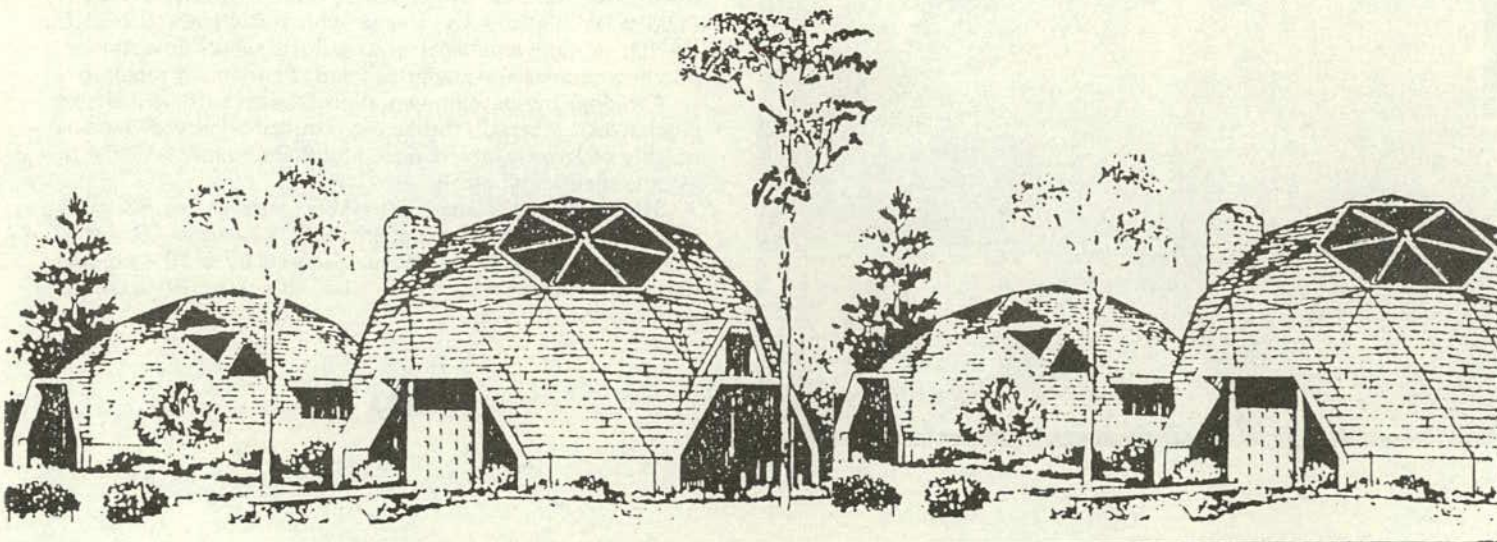
This initial visionary dream is now well and truly becoming a reality, with lots of dedicated work from both the co-ordinators and from new found friends along the way. We were not discouraged in our efforts when local newspapers reported from a council meeting that multiple occupancy is not permissible. Since that time, talks with council and a number of letters later, lots of phonecalls and intensive lobbying toward a change in this policy has led to the decision by the Taree council on the 13th of August '85 to adapt the draft, RURAL L.E.P.

Community Share Holders has since established sponsors from Wingham and Taree which offers a range of services and discounts for community members, other business houses are also becoming interested in our project.

It is the intention of Community Share Holders to make land available to as many people as possible that desire to live in a self-sufficient and sustainable lifestyle at a realistic price.

To share our knowledge and skills with other existing network facilities in the alternative community, future involvements with C.S.H. hope to continue this type of project as an ongoing and continuing theme, for our role in establishing a Central Data Bank Facility of the mid north coast of N.S.W. which includes M.O. workshops among Rural Resettlement and Training Programs.

Here in this rural environment exists an ideal situation and opportunity to create a community and village capable of catering for people from all walks of life who have one common goal, to share their knowledge and skills in maintaining a sustainable self sufficient community, orientated toward a better future. "For us and our children."



## OUR HISTORY



For millennia, humankind has lived in co-operative communities close to the forces of nature. It is only during the past few hundred years, since industrialization and the enclosure of the commons, that this basic and normal lifestyle has become disrupted and replaced by extensive monoculture as the method of feeding urban centres. The conditioned human brain may easily presume that our present form of civilization, with its massive urban centres, specialization and supply-from-afar, is the only, normal or usual way for people to live. In fact, historically, this form is abnormal and deviant.

Hungering after a perpetual "growth economy" is a foolish, futile and dangerous indulgence. There can be no viable, sustainable future for Earth unless its limited raw resources, its "capital" is wisely applied to engineer appropriate, long-lasting technological infrastructures, benefitting all people. The aim should not be full traditional employment and exploitation of resources, but rather to phase out the need for such employment and to conserve resources unto future generations.

For a decade the action of folk "dropping out" to form decentralized utopian communities, has been an anathema to many mainstreamers. How dare people refuse to participate in the specialist jobs for which they had been trained, question the benefits of technology, challenge the morality of conscription and militarism, seek to decentralize political power away from a national focus, fight to preserve natural resources rather than to facilitate "progress" by exploiting them, adopt modes of diet and dress which are different? There was a deliberate programme to belittle and dismiss these "New proponents, by ignoring the reasons for their efforts in the media and by smearing them all as "irrelevant drugged hippies", when in fact, this element only ever constituted a small proportion of the "alternative lifestyle" population.



But the problems of the mainstream, for which the writing was on the wall two decades ago, have grown and compounded steadily since that time.

Unemployment, pollution, environmental despoliation, interpersonal alienation, ill-health, resource shortage, inequitable distribution of wealth nationally and internationally, slow and expensive justice, remote and paternalistic legislatures, unrepresentative governments, military wastage and confrontation etc, all have grown steadily as shoals and pitfalls about the path of mainstream civilisation until even THE FUTURE EXISTENCE OF LIFE ON EARTH, LET ALONE THE MERE SUSTAINABILITY OF PREDOMINANT SOCIO-ECONOMIC SYSTEMS, has been cast in doubt.

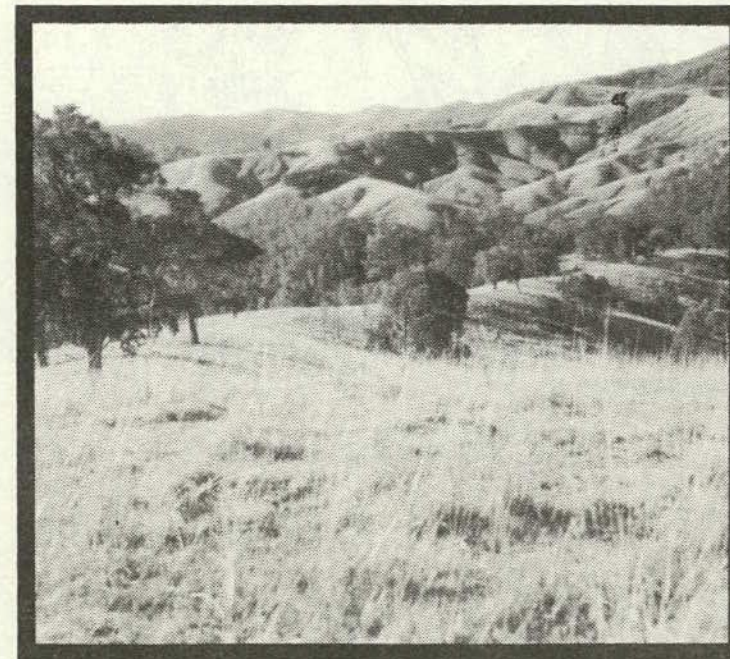
Throughout all this the theory and philosophy of a sustainable "alternative" lifestyle has remained COHERENT, UNCHANGED and for those who would live by it, DEMONSTRABLY VIABLE.

Australia, as a (comparatively) rational, wealthy and homogeneous country, is in a unique position, as a continent encircled by all the others, to adopt political non-alignment and to exemplify a sustainable civilization for the benefit of all the world's peoples.

I see the sustainable resettlement of rural areas as the core activity which of itself, tends to solve all the previously outlined major problems bedeviling humanity.

Sustainable rural resettlement can pollinate the flowering of the Australian Commonwealth, and Australia by example at the centre of the circle of the nations can lead a confused and arrogant world into a peaceful and fulfilling millennium.

Excerpts from manuscript by David Spain  
Tunttable Falls Community





# COMMUNAL LIFESTYLES

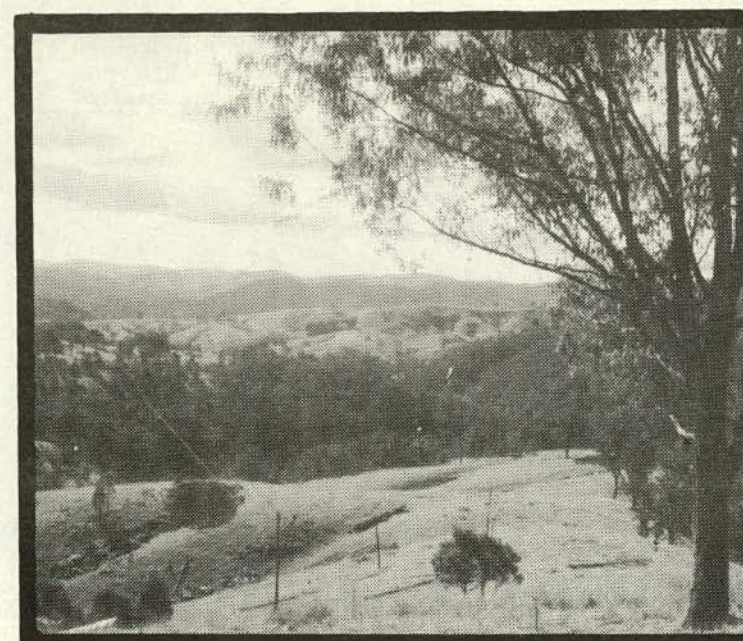
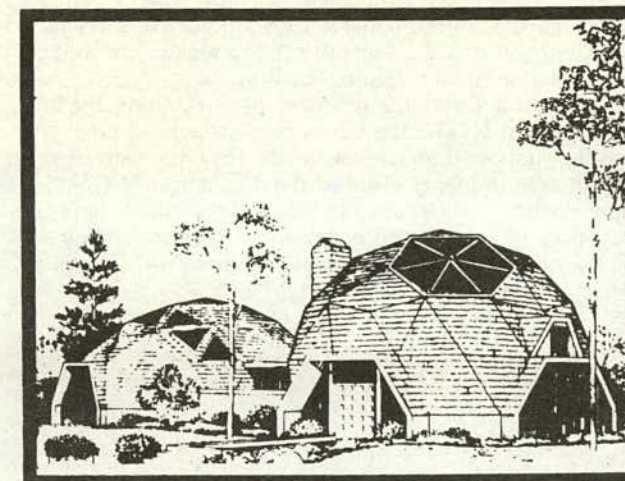


In the wake of the grass roots shift to the country over the past dozen years new forms of community land settlement have been pioneered. New Government legislation has now opened the door for cheap land access and housing for groups following a hamlet settlement plan.



A planning style has evolved based on much recent research in self-sufficient eco-sound communities. A number of rural resettlement schemes working in close liaison with local councils, are appearing around the country. The Australian Association of Sustainable Communities (A.A.S.C.) reveals a national network of such communities. There is great potential here to develop a new cultural forum and survival mode which could change the current style of "Development" as we know (and fear) it. A number of community and/or village situations "by the people, for the people" are being initiated that greatly enrich the cultural diversity of new towns.

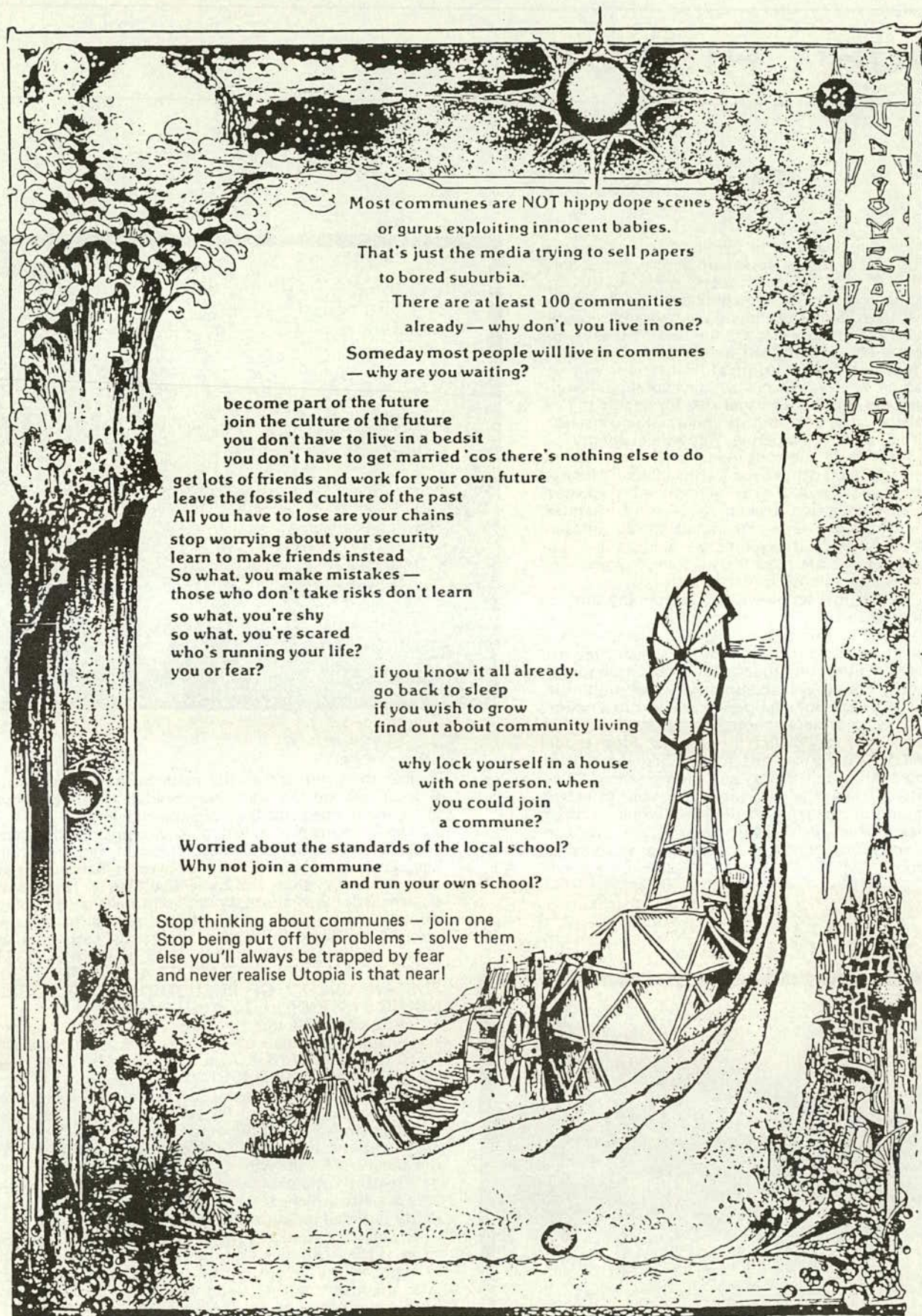
Stepping outside the traditional one family per farm pattern, organised groups of ex-city dwellers are developing a whole new style of land use and community living offering innovative solutions to many pressing social problems. A quality lifestyle with cheap land and housing in a eco-sound, non-toxic environment is accessible to all, in context with a strong social support network and self-sufficiency or self-employment objectives.



Typical of many of the pioneer groups involved in the collective purchase and hamlet settlement of country land we have assumed the most viable and acceptable mode of collective-share purchase. We have adopted a two-tier structure where all members BUY A SHARE IN A COMPANY limited by guarantee which wholly OWNS A COMPANY limited by shares which itself OWNS THE LAND. A safe and legal arrangement where investment/purchase monies are guaranteed and returnable if required.

Avoiding the developmental profiteer if sufficient shares guarantees gathered, the target, council-approved, land is quickly covered by the deposit and share holders are able to assume their land parcels.

\$1500 per adult share plus \$250 membership fee gives you a full share in the company with a personal 3 acres of land use to work or build on. Secured by a 10% holding deposit. Finance can also be discussed if cash is unobtainable for you.



Most communes are NOT hippy dope scenes or gurus exploiting innocent babies.

That's just the media trying to sell papers to bored suburbia.

There are at least 100 communities already — why don't you live in one?

Someday most people will live in communes — why are you waiting?

become part of the future  
join the culture of the future  
you don't have to live in a bedsit  
you don't have to get married 'cos there's nothing else to do

get lots of friends and work for your own future  
leave the fossilised culture of the past  
All you have to lose are your chains

stop worrying about your security  
learn to make friends instead  
So what, you make mistakes —  
those who don't take risks don't learn

so what, you're shy  
so what, you're scared  
who's running your life?  
you or fear?

if you know it all already,  
go back to sleep  
if you wish to grow  
find out about community living

why lock yourself in a house  
with one person, when  
you could join  
a commune?

Worried about the standards of the local school?  
Why not join a commune  
and run your own school?

Stop thinking about communes — join one  
Stop being put off by problems — solve them  
else you'll always be trapped by fear  
and never realise Utopia is that near!

Write for your Application Form  
if this sounds like its for you



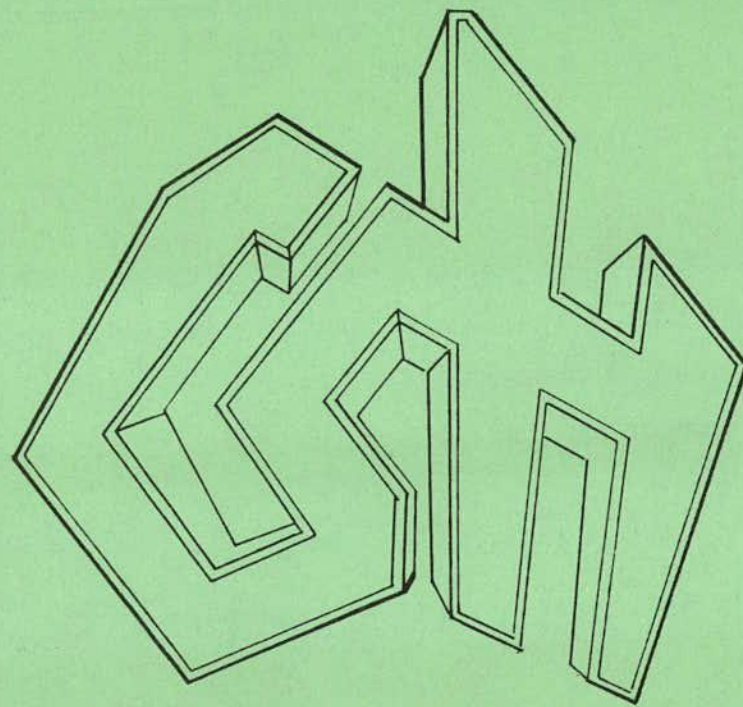


CONTACT: STEVE or PETER  
COMMUNITY SHARE HOLDERS  
P.O. BOX 201 WINGHAM 2429  
PHONE: 065 – 534406

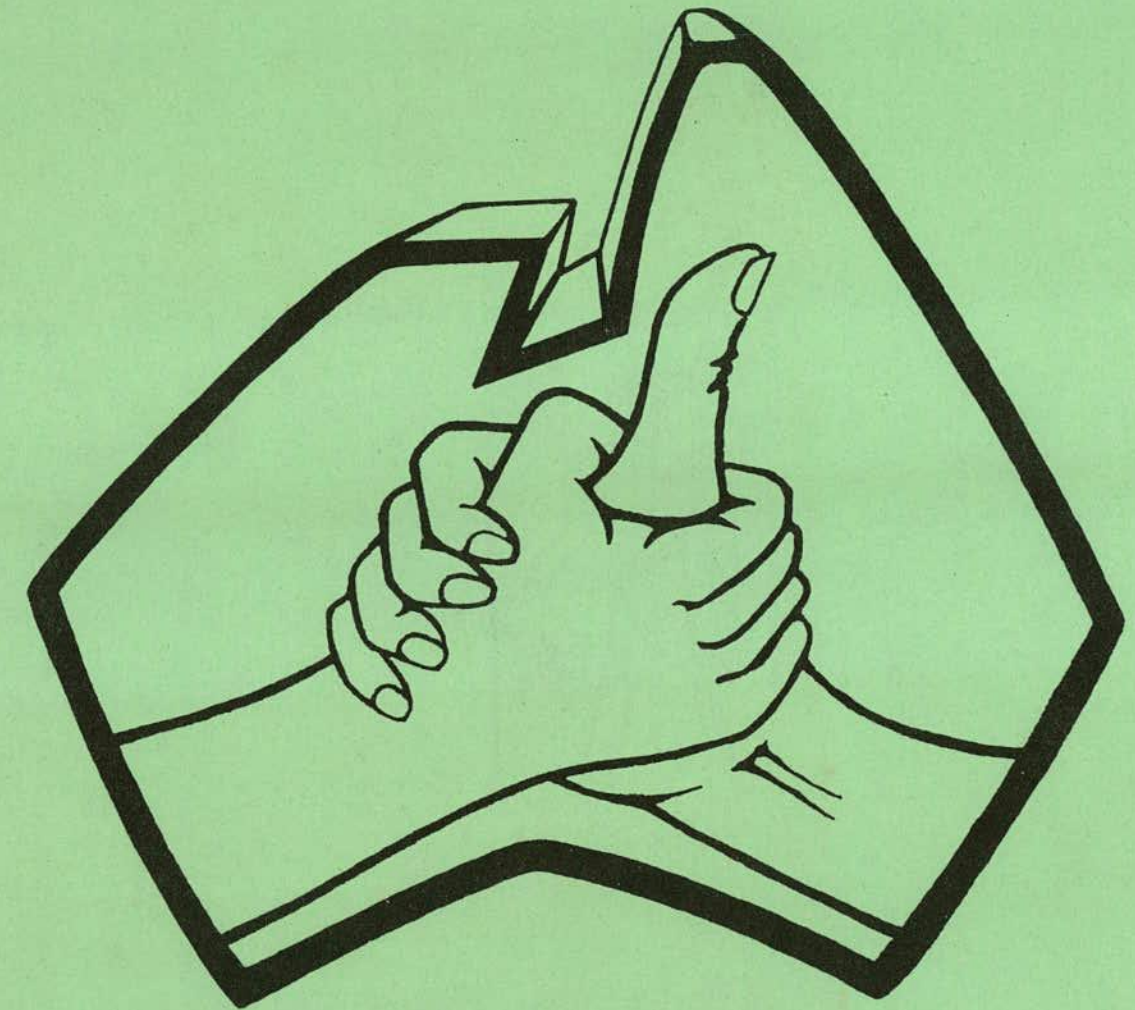


# COMMUNITY SHARE HOLDERS

PROJECT : , COOPLACURRIPA ,



COMMUNITY SHARE HOLDERS  
P.O. BOX 201 WINGHAM 2429  
PHONE: 065 - 534406



Are you dissatisfied with urban life? Do you seek a better quality of lifestyle? Are you convinced there are healthier ways of living? Does the idea of rural community life appeal to you? Given the opportunity would you have the courage to try?





**COMMUNITY SHARE HOLDERS  
MISCELLANEOUS PROVISION**

**USE OF NAME: NO-ONE.** May use the name of the Co. (COMMUNITY SHARE HOLDERS) to sell wares, or to speak or to publish in the name of the Co. without prior consent of the COMPANY DIRECTORS. Only share holders may use this address.

**SHARES:** A CHILD under 16 years old may buy a share without paying joining fee, buy must be 18 years to vote at a general meeting and be 21 years to hold office as a co-ordinator. The general policy is to always refund a share if a person requesting a refund has two, and to refund shares at the discretion of the COMMUNITY. At present COMPANY policy is to refund single shares whenever possible. Shares can only be transferred with COMMUNITY consent. The joining fee is not refundable.

**ANNUAL LEVY: MUST BE PAID.** By all residents above 16 years of age. Guests above that age are liable once they have lived on the property for three months, and their hosts are responsible for the payment.

**GUESTS: MAY** stay on the property if invited by a resident share holder and must obey the COMMUNITY rules and by-laws, live in an approved place and pay the annual levy, must depart if objected to by four or more residents, a guest may not invite other guests.

**INSPECTION OF DOCUMENTS:** A share holder has the right to inspect at reasonable times a copy of the act, regulations, rules, list of charges share register and minutes of meetings.

**DOGS AND CATS: ARE NOT PERMITTED.** Under any circumstances.

**FIREARMS: ARE NOT PERMITTED.** Under any circumstances on the property.

**ANIMALS: FARM ANIMALS** such as fowls, cows, goats, horses will be based on community needs not personal desire.

**ILLEGAL SUBSTANCES: (DRUGS ie. MARIJANE):** The proposed Government legislation for growing of these classed illegal substances can in fact affect the entire community and threaten to forfeit all aspects of persons found in breach of those laws. It is therefore requested that none of those laws are broken (Don't grow any dope on the property!!!) PLEASE.

**CHEMICAL FERTILIZERS:** No chemical fertilizers to be used at any time.

**CHEMICAL PESTICIDES:** No chemical pesticides to be used at any time for any reason on anything growing on the property.

**BULLDOZING: OR OTHER EARTHMOVING EQUIPMENT.** Consent by community only.

**BUILDING:** Before choosing a house-site a share holder should check a copy of our DEVELOPMENT PLAN to see where buildings are permitted. You should then discuss your choice with surrounding residents, then erect a flag to the height of the proposed building and notify a COMMUNITY MEETING. A flag raised will not reserve a site for a share holder for more than 12 months.

**RENOVATION: OF OR EXTENTIONS.** To an existing dwelling requires a flag raised and approval unless such addition is smaller and not higher than the original structure. In all cases plans for council must be submitted to the COMMUNITY for approval.

**HOUSES: MAY BE SOLD.** Leased, loaned or given to another share holder, who is approved of by the relevant hamlet, if there are any objections a COMMUNITY meeting may approve or reject any proposed recipient or other person use of the building.

**ELECTRICITY: OR TELEPHONE.** Cables must be installed (LEGALLY) underground, and NO EXCEPTION will be made in favour of residents who are fortunate to live proximent to over-ground post etc.

**FIRE: COUNCIL,** Insurance company and common sense rules require at least a five-metre fire break, around each home. No burning off without prior concent of the fire Co-Ordinator.

**TREES: LIVE TREES** may only be cut down with the prior consent of the Forest Co-ordinator or COMMUNITY meeting, and green or dead timber (fence posts, fire wood etc.) may not be used or sold off the property. Fallen or dead timber can be used any time for domestic purposes buy may not be taken off or removed from the property.

**VEHICLES: ARE NOT PERMITTED** on property unless they are work vehicles. Flexibility is up to COMMUNITY meetings. MOTOR CYCLES are not permitted for recreation purposes.

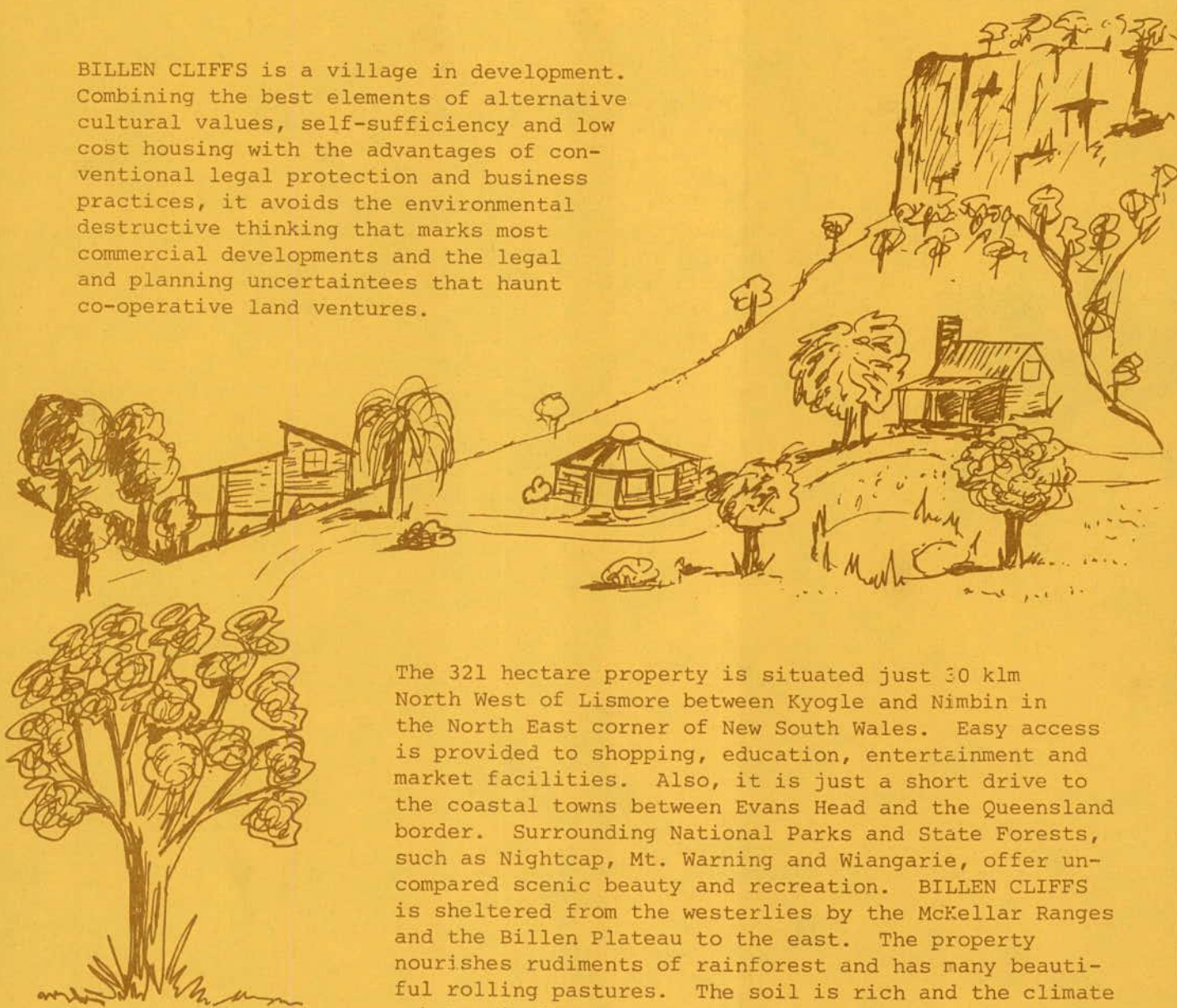
**VEGETARIAN:** The inspirations of new concepts from new concious ness will be encouraged, it is therefore requested that killing of any animals, wild or domestic (unless mercy is more hummane than suffering) within the boundarys of the property is not permitted. It is also requested that the consumption of dead animals or fish of any kind coded or otherwise on the property from members and/or their guests is not permitted for any reason. Provisions for co-operative catering will be deployed.



# Billen Cliffs

## LOW COST LIVING

BILLEN CLIFFS is a village in development. Combining the best elements of alternative cultural values, self-sufficiency and low cost housing with the advantages of conventional legal protection and business practices, it avoids the environmental destructive thinking that marks most commercial developments and the legal and planning uncertainties that haunt co-operative land ventures.



The 321 hectare property is situated just 30 km North West of Lismore between Kyogle and Nimbin in the North East corner of New South Wales. Easy access is provided to shopping, education, entertainment and market facilities. Also, it is just a short drive to the coastal towns between Evans Head and the Queensland border. Surrounding National Parks and State Forests, such as Nightcap, Mt. Warning and Wiangarie, offer un-compared scenic beauty and recreation. BILLEN CLIFFS is sheltered from the westerlies by the McKellar Ranges and the Billen Plateau to the east. The property nourishes rudiments of rainforest and has many beautiful rolling pastures. The soil is rich and the climate sub-tropical.

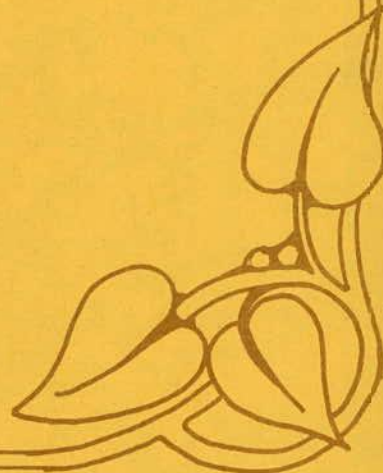


BILLEN CLIFFS has been an inspiration to many who have been priced out of the land/home ownership market. Current resident unitholders include young families building their first home, retired people looking for somewhere peaceful to settle, single men and women planting the seeds to their future: people doing something positive about the frustrations of mortgages and city living.


Without a particular political or religious affiliation BILLEN CLIFFS is a place to live in co-operation with nature and people: a place to become a little more self-determined and self-sufficient.

Individual 2 acre (approx) living units are sited across the ranges and flats, grouped together in hamlets of 3 to 12 units which are surrounded by wild life and forest areas. Each individual owner has, apart from exclusive rights to his immediate 2 acres, a further share in the hamlet commons for grazing, orchards, farming, or re-afforestation. There are also about 300 acres set aside for community commons, nature reserves and forest re-generation, which is owned in common by the collective. There are many community facilities either now in existence or planned for the future: a community centre, children's centre, a large dam and water reticulation to each hamlet. All weather roads span the property and power and phone is available to some sites.

BILLEN CLIFFS, like any unit trust, is self governed and managed by a board of directors who are elected annually. The legal framework can be described as a "horizontal condominium". The legal brains behind the breakthrough is Mr. Tony Pagotto, a Lismore lawyer who is a specialist in leasing and multiple occupancy. Mr. Pagotto is retained by the New South Wales Land Commission as an advisor in the legal structures of multiple occupancies.








BILLEN CLIFFS is owned outright by the current unitholders, many who have already settled on the land and are constructing homes. There are a variety of owner built, kit and professional constructed homes going up. The project, although still under development to meet council conditions, has been approved by the Lismore City Council.

Mr. Peter Verasdonk, once manager of Research and Planning of the S.G.I.O. Building Society in Brisbane sees BILLEN CLIFFS type developments mushrooming in Australia: "This type of development has its heart in the right place. The legal framework gives you title to your plot of land and allows you to re-sell at your own price. It is time that the developers, Governments and the building and construction companies came to grips with the depression and formulate new ways of living. Homes could be constructed for less, the national environment could be better protected, land could be cheaper. BILLEN CLIFFS proves that".



An early unitholder of BILLEN CLIFFS notes that the people who have bought a unit come from all walks of life: "... we have young blue collar workers, local artists, vegetarians, pensioners, professionals, alternative and new age persons, speculators, worm farmers, clerks. One thing binds them in common - they want to own their own home without committing themselves to a 30 year mortgage. They also want privacy and quiet. They seem to care about the natural quality of their lives, treasuring the friendship of village living without the closeness of their neighbour's house. They could not afford this in a conventional property".

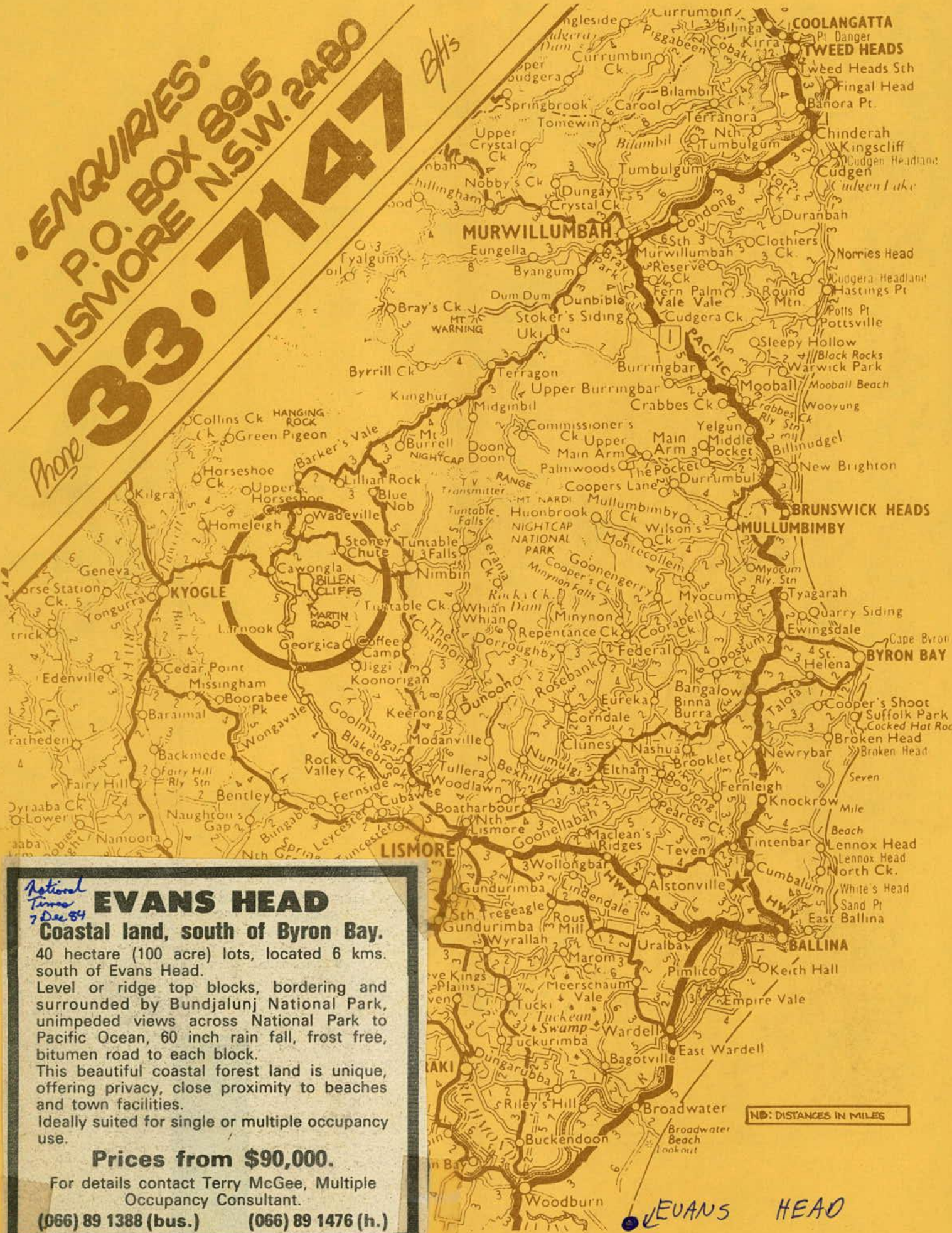


ENQUIRIES.  
 P.O. BOX 895  
 LISMORE N.S.W. 2480

Phone

**33.7147**

BHS



*National Times*  
 7 Dec 84

**EVANS HEAD**

Coastal land, south of Byron Bay.

40 hectare (100 acre) lots, located 6 kms. south of Evans Head.

Level or ridge top blocks, bordering and surrounded by Bundjalunj National Park, unimpeded views across National Park to Pacific Ocean, 60 inch rain fall, frost free, bitumen road to each block.

This beautiful coastal forest land is unique, offering privacy, close proximity to beaches and town facilities.

Ideally suited for single or multiple occupancy use.

**Prices from \$90,000.**

For details contact Terry McGee, Multiple Occupancy Consultant.

(066) 89 1388 (bus.)

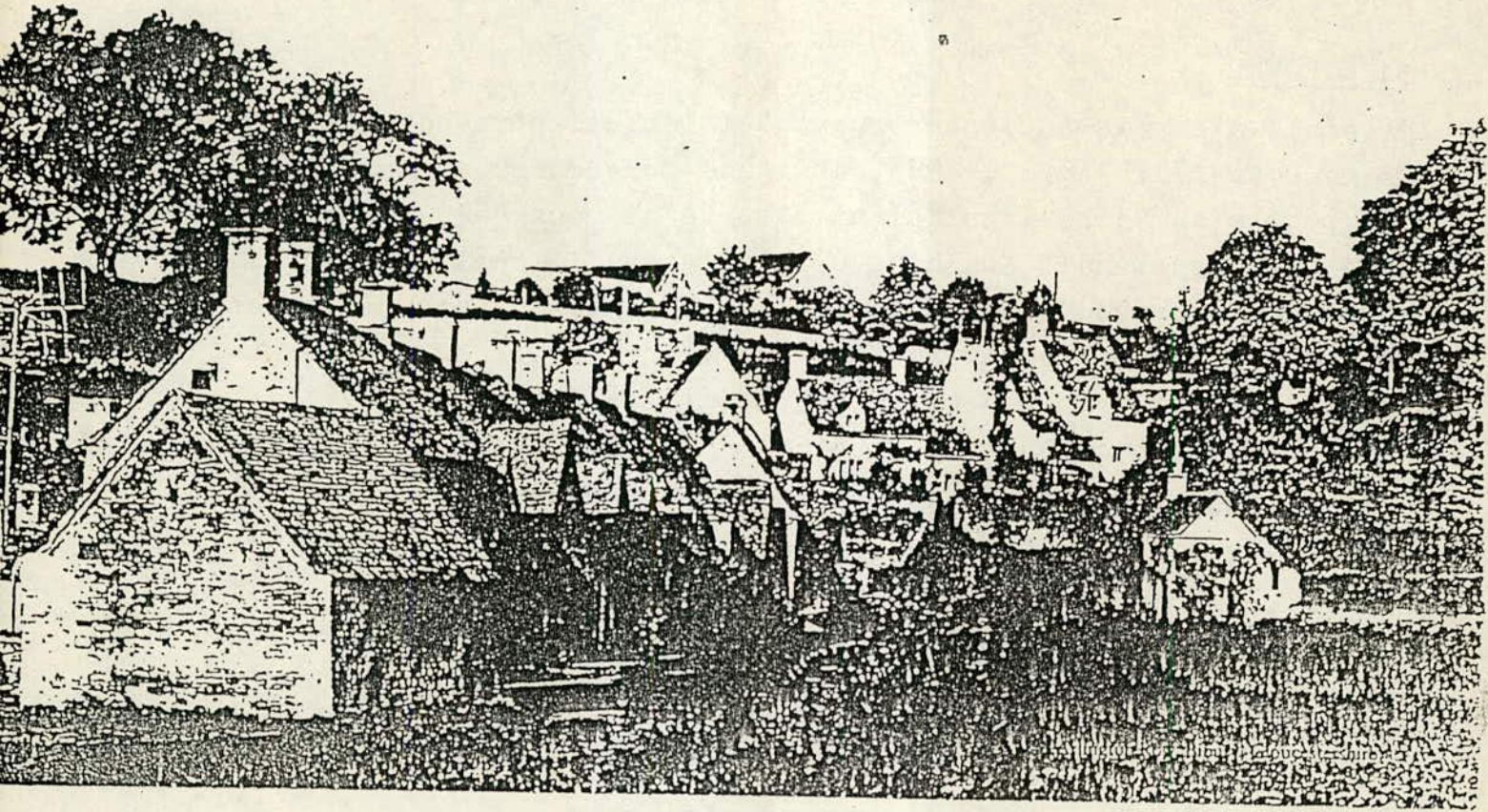
(066) 89 1476 (h.)

ND: DISTANCES IN MILES

EVANS HEAD



*Rob Doolan*



CRYSTAL WATERS  
PERMACULTURE VILLAGE

VILLAGE CENTRE CONCEPTUAL PLAN

by geoff young



## A. INTRODUCTION

### A.1 BACKGROUND

Crystal Waters is a pioneer rural settlement approved by Landsborough Shire Council in April, 1986, designed to accommodate approximately 250 people on 83 residential allotments at Conondale, in the hinterland of Queensland's Sunshine Coast. Two additional commercial lots have been approved : one to serve as short-term visitors' accommodation (Visitors Area), and the other, which will be the largest lot on the property, to become the commercial Village Centre. All lots have been created under the Queensland 'Building Units and Group Titles Act (1980)'. The two commercial lots will be owned by the Crystal Waters Co-op Ltd. (The Co-op), the entrepreneurial entity of which all lot-owners will be voting members.

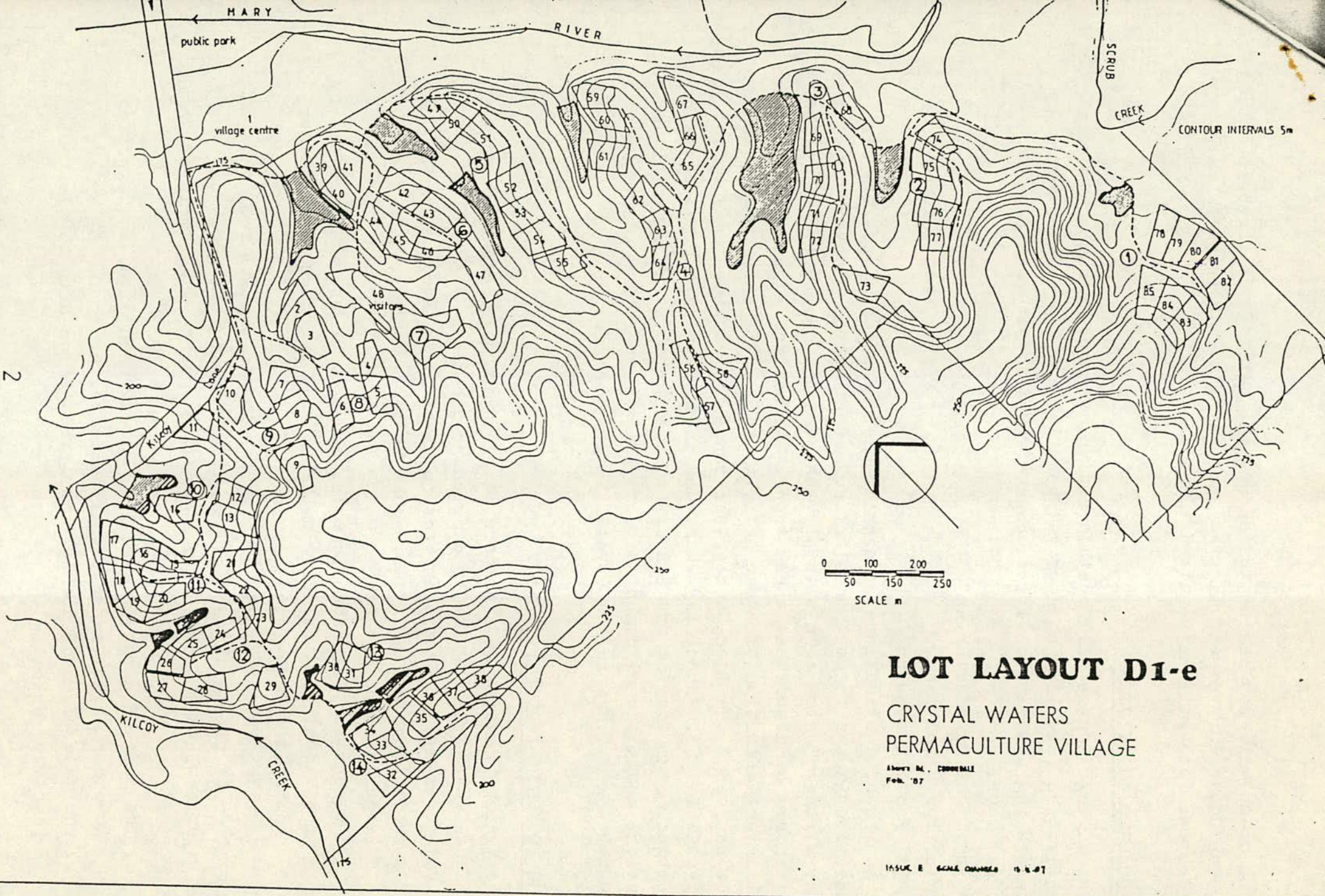
The entire Crystal Waters project is being developed by the Permaculture Village Trust, under the trusteeship and management of Permaculture Services Ltd.

### A.2 THE CO-OP LEGAL STRUCTURE AND ITS IMPLICATIONS

The Co-op is a 'Community Settlement Society', already duly registered under the Queensland Co-operatives Act. Decisions are made by an elected executive, except where a vote of members is required under the Act. The Co-op has wide-ranging powers, including the right to trade in a commercial manner, and the right to own property. As owner of the Village Centre, it will earn income in a number of ways :

- (a) By building business and other premises in the Village Centre and leasing those premises to individuals, groups of individuals, companies or other co-ops for a variety of activities
- (b) By permitting others to construct their own premises in the Village Centre, and attracting fee payments under a licencing arrangement which gives permanent security to the owners of buildings constructed on Co-op owned land
- (c) By the Co-op itself carrying on certain business activities in the Village Centre
- (d) By acting as a promoter for any of the activities carried out at Crystal Waters
- (e) By acting as an agent for the development of new commercial activities in the Village Centre or elsewhere.





# LOT LAYOUT D1-e

CRYSTAL WATERS  
PERMACULTURE VILLAGE

ALBERT M. CORREALE  
Feb. '87

ISSUE E SCALE CHANGED 19.6.87



The Co-op will pay levies to the Crystal Waters Body Corporate to cover Council rates etc. in the same way that owners of private residential lots will be required to do.

### A.3 ECONOMIC ACTIVITIES

The Village Centre will contain a diversity of business and social activities (see list of approved uses in Part C). Primary income-generating activities will be concentrated in several areas :

- (a) Tourism
- (b) Light Manufacturing
- (c) Education
- (d) Food Processing

A number of combinations of each of these spheres of activity is possible in the three 'zones' of commercial development approved for the Village Centre : Industrial, Business and Community Facilities. It should be noted that these 'zones' arise from a conventional town planning definition of human activity in a built environment, and may not represent the ideal conceptual basis for a unique development like Crystal Waters, especially when some income-generating activities are combined (eg. tourism and education). Categorical and conventional notions about the placement of activities in relation to one another must be questioned in the Crystal Waters context.

### A.4 THE ECONOMIC IMPERATIVE

The Village Centre, as a commercial proposition, presents a number of challenges. The two major challenges are :

- (a) To create a functioning economic unit in a location which, in normal commercial terms, would be regarded as remote from suppliers and markets
- (b) To construct an economic model based on co-operative effort by individuals in business, rather than the conventional ad hoc competitive development.

If the Village Centre is to achieve for Crystal Waters residents, a situation of prosperity and sustainable economic balance, money must be imported into the community in greater amounts than it is exported, either by :

- (a) The sale of goods and services produced on site, and exported to other market areas (export market), or
- (b) The sale of goods and services produced on site to visitors (captive market).



Export markets may be local (Mary River Valley or the Maleny-Kenilworth-Conondale bio-region), regional (Sunshine Coast - population approx. 180,000), Brisbane, state-wide, or national. Some international trade is possible.

Captive markets may be day visitors, travellers accommodated in the Visitors Area or other guest accommodation, participants in residential courses and workshops, or visiting friends of Crystal Waters residents.

#### A.5 COMMUNITY ETHICS

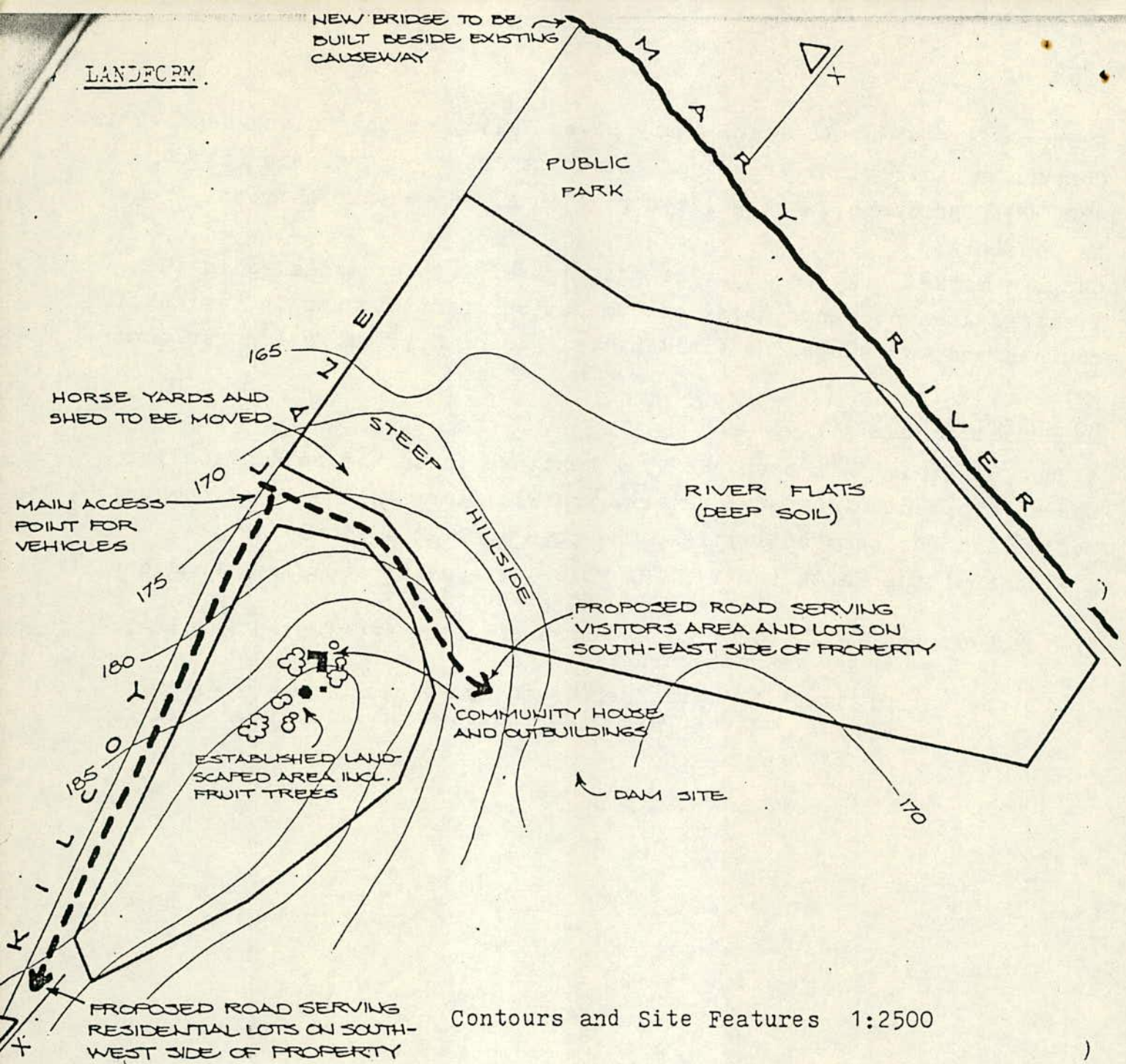
A Code of Ethics has been and will continue to be the foundation for the development of Crystal Waters, and will form the basis of community, social and business activities. The Code is stated simply as :

- Care of the Earth (activities which are environmentally sound and inevitably sustainable)
- Care of People (activities which are people-oriented and social responsible)
- Dispersal of that which is Surplus to our Needs (resources in excess are distributed to fulfil needs elsewhere)

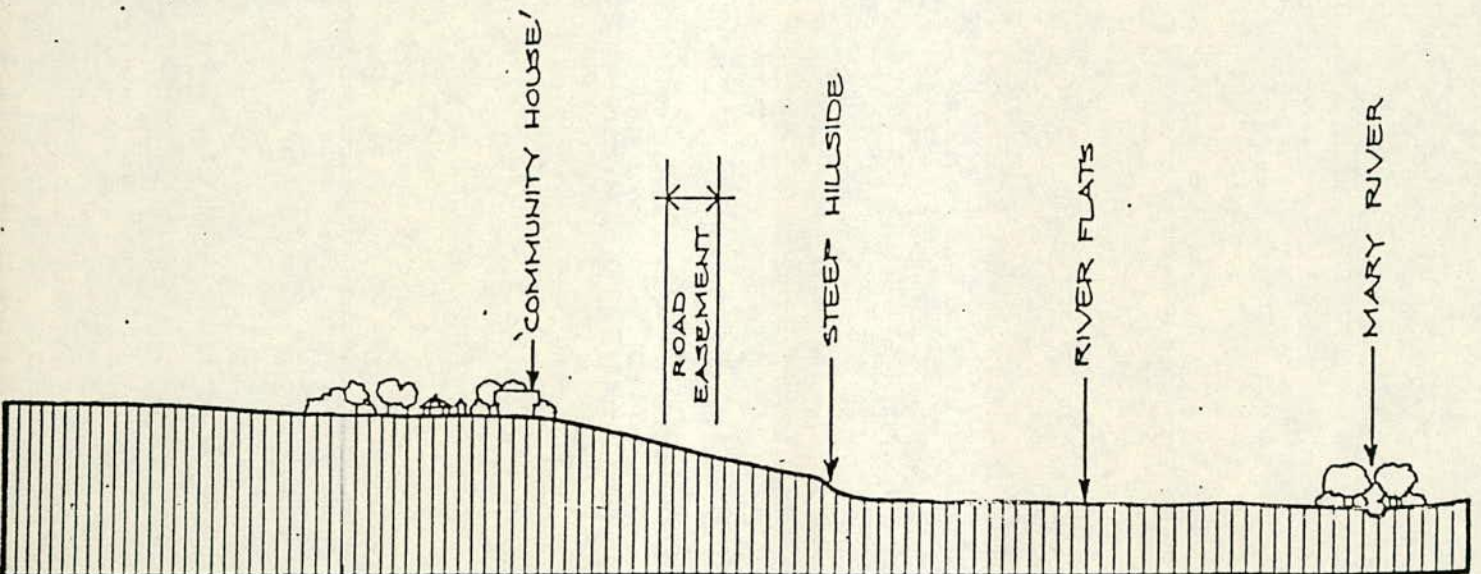


LANDFORM.

NEW BRIDGE TO BE BUILT BESIDE EXISTING CAUSEWAY



Contours and Site Features 1:2500



Section X-X 1:2500



## C. COUNCIL CONDITIONS

### 1 CONDITIONS AFFECTING THE VILLAGE CENTRE

The following conditions governing the development of the Village Centre were imposed by Landsborough Shire Council in its full Planning Consent notice issued early in 1986.

- (d) The layout to be redesigned so that all structures in the village centre are above extreme possible flood level, as the Council considers that the area proposed on the plan submitted for the village centre to be located in a flood prone area.
- (n) The sites shall be laid out and buildings and works constructed in accordance with detailed site development plans to be submitted by the applicant in the revised location and approved by Council. These plans are to incorporate the plans and report submitted as part of the application, and the applicant's letter of February 9, 1986, and include the following :
- (i) Details of the proposed buildings to include proposed architectural treatment, scale drawings of floor plans and elevations showing gross and total floor areas to be utilised ;
  - (ii) Details of the proposed site locations of all proposed buildings ;
  - (iii) Details of all proposed construction works including roadwork, drainage, and essential services provided ;
  - (iv) Details of the proposed landscape treatment of the subject sites including :
    - location of existing trees ;
    - location of drainage, water and supply mains and other underground services and overhead power lines ;
    - details of any landscape structures, fence sizes and materials ;
    - location and names of proposed plants ;
    - proposed surface treatment
  - (v) Any other information which Council may require ;
  - (vi) The following relevant amendments :
- (o) Use of the village development site is limited to the following :

#### Industrial

Fire Station (100 sq.m.)

Mechanic (80 sq.m.)

Implement Manufacture (small scale) (180 sq.m.)

Printer (80 sq.m.)

Craft Workshops (eg. Candlemaker, Wood Turning, Pottery, Weaving)  
(550 sq.m.)

Joinery (180 sq.m.)

Leather Goods and Canvas Manufacture and Repair (140 sq.m.)

Tissue Culture Laboratory (100 sq.m.)

Food Processing (eg. Herb packing, Food Drying) (180 sq.m.)

Blacksmith (120 sq.m.)

Storage (240 sq.m.)

Produce Agent (130 sq.m.)

Equipment Hire (100 sq.m.)

Vehicle Storage (100 sq.m.)

TOTAL INDUSTRIAL

2,280 SQ.M.



(o) cont.....

Business

Veterinary Care (30 sq.m.)  
Nursery / Garden Centre (50 sq.m.)  
Bakery (140 sq.m.)  
General Store (180 sq.m.)  
Restaurant / Coffee Shop (140 sq.m.)  
Bookshop / Newsagency (70 sq.m.)  
Professional Offices (150 sq.m.)  
Hairdresser (40 sq.m.)  
Visitors Accommodation (150 sq.m.)  
Storage (120 sq.m.)  
Clothing Shop (40 sq.m.)  
Post Office (20 sq.m.)

TOTAL BUSINESS

1,130 SQ.M.

Open Market (no permanent sites) (15,000 sq.m.)

Community Facilities

Medical Centre (100 sq.m.)  
Public Toilets (15 sq.m.)  
Meeting Hall (with kitchen / dining room) (300 sq.m.)  
Creche (60 sq.m.)  
Community Centre (200 sq.m.)  
Library (60 sq.m.)  
Conference Centre / Accommodation (120 sq.m.)

TOTAL COMMUNITY FACILITIES

855 SQ.M.

The maximum building height to be two storeys.

- (q) Provision by negotiation of an architectural theme for the developments relating to the rural character of the location and the proposed landscape architectural treatment of the subject site.
- (r) Provision, as required, of bitumen sealing or other approved surface treatment, kerb and channelling, footpath works and underground drainage, for all internal roads servicing the developments, in accordance with Council's minimum requirements for urban design to Council's satisfaction.
- (s) Provision of adequate turning circles for vehicles servicing the developments including the provision for service and other vehicles to enter and leave the sites in a forward gear. Access lanes off the main internal connecting roads to be constructed to enable service and other vehicles to service buildings without disruption to traffic utilising the main internal connecting roads, as required, to Council's satisfaction.
- (t) Provision of parking area/s on the village development and visitor accommodation sites to accommodate the number of vehicles to be respectively required for each of the developments. The number of parking spaces required to be provided to be calculated on receipt of the details contained in condition (n)(i) above. The parking area/s to be in accordance with Council's Parking Policy. Assessment of parking requirements may be carried out at the time of application for building permits for each of the proposed buildings and/or uses.
- (u) Provision of an underground reticulated electricity supply to serve the village development.



## D. DESIGN NOTES

### D.1 DESIGN THEME

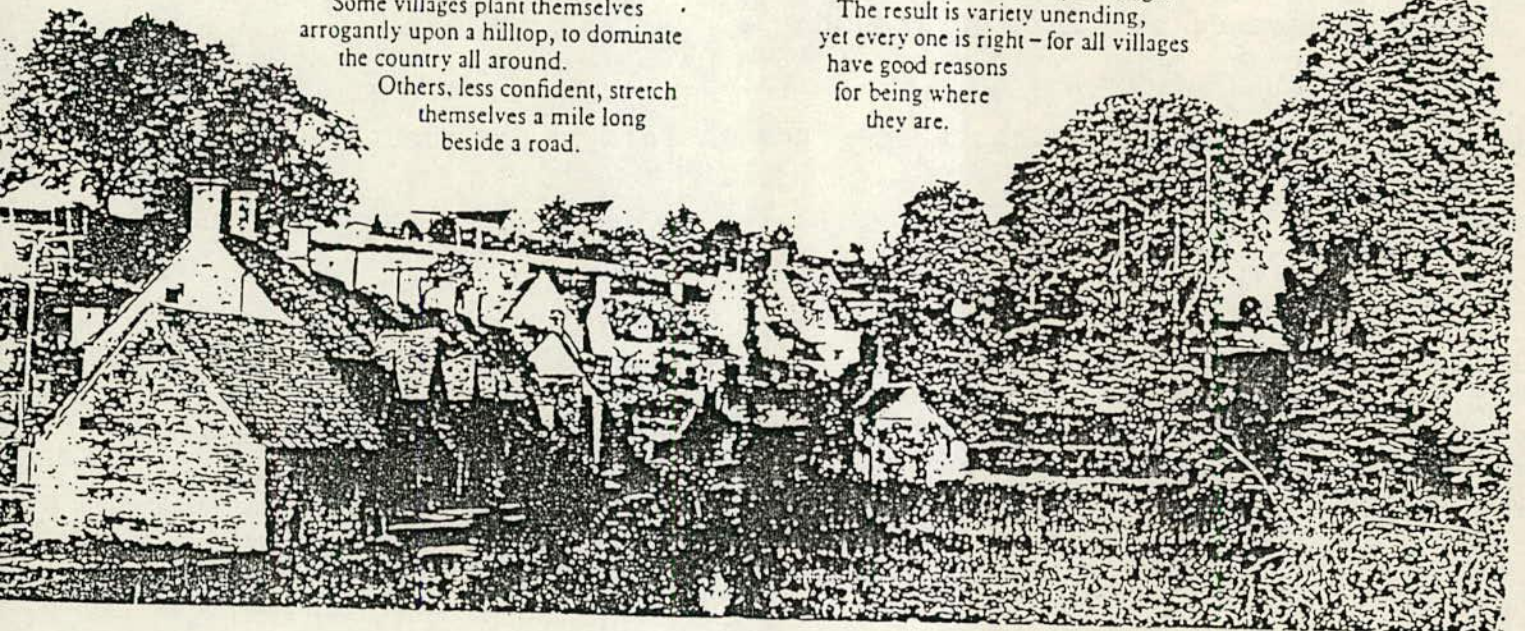
It is both a Council requirement, and a requirement of the project developers, that the buildings proposed for the Village Area, follow a particular 'theme'. Such a theme, although at the discretion of the designers, should reflect the unique physical context of Crystal Waters and the unique community situation of the residents.

Because of the heavy emphasis placed on landscape during the overall property design and sub-division, an appropriate concept for the Village Centre could be 'buildings within a park' rather than 'buildings with landscaped surrounds'.

### D.2 THE VILLAGE IN HISTORY - AND NOW

Villages obey no rules.  
They may appear, unexpected  
from behind a hill, or lurk hidden beyond  
some ancient river bridge.  
Some villages plant themselves  
arrogantly upon a hilltop, to dominate  
the country all around.  
Others, less confident, stretch  
themselves a mile long  
beside a road.

A spring of good clear water,  
a manor house or castle on a hill, a ford,  
a mountain pass, a crossroad -  
one or all could justify a village.  
The result is variety unending,  
yet every one is right - for all villages  
have good reasons  
for being where  
they are.



The timeless villages of England and Europe were established as places where farmers and fishermen lived and worked with their families. The village contained only the vital requirements of self-sufficiency - dwelling houses, a blacksmith, pub, village store, church and so on.

'The good old days....are good and gone now :

That's why they're good....because they're gone.....'

Loudon Wainwright III

The 'planetary village' is our modern world, in which sophisticated communications techniques have led us to believe that the traditional village model of human settlement is no longer relevant. However, the



deep social needs which village life fulfil can never be satisfied by the planetary village, with its remote human contacts. The 'life force' of the traditional village, that feeling of timelessness and peace, permanence and friendliness, are the qualities of a durable human environment. The challenge at Crystal Waters is for mere designers to manifest those qualities, while working with the tools and technology of the planetary village. Self-sufficiency means more than being housed and fed in a modern world, and the social and economic activities of Crystal Waters must function with the assistance of, rather than in spite of, all that current knowledge and technology offers.

### 3 DESIGN PARAMETERS

References : 'The Timeless Way of Building' C. Alexander (Oxford Univ.)  
 'A Pattern Language' C. Alexander et al (Oxford Univ.)

The above references provide the clearest set of design criteria relevant to the Crystal Waters Village Centre concept. Following the 'Pattern Language' method, a menu of patterns may be prepared to suggest ways in which the Village Centre could work. These should be taken as suggestions, as clues only, about how and why traditional villages succeed as human environments.

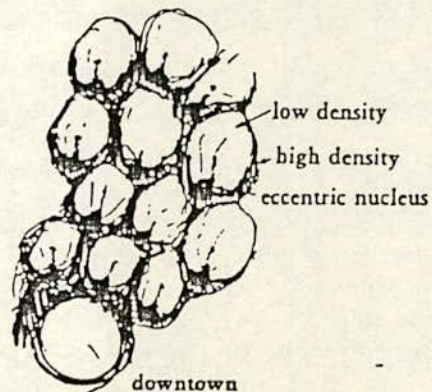
(All of the following extracts are from 'A Pattern Language')

#### (27) Men and Women

#### (28) Eccentric Nucleus

Make certain that each piece of the environment—each building, open space, neighborhood, and work community—is made with a blend of both men's and women's instincts. Keep this balance of masculine and feminine in mind for every project at every scale, from the kitchen to the steel mill.

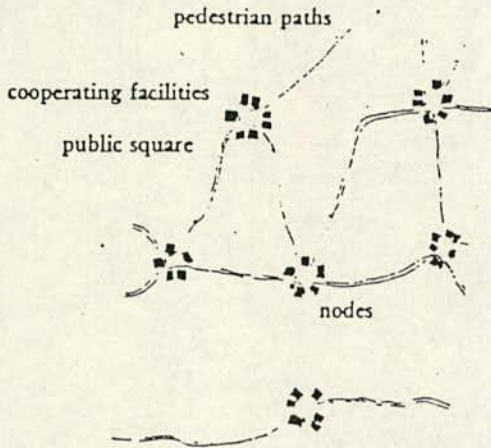
Encourage growth and the accumulation of density to form a clear configuration of peaks and valleys. Mark that point in the boundary of each community which is closest to the nearest major urban center. This point will be the peak of the density, and the core of the "eccentric" nucleus. Allow the high density to bulge in from the boundary, toward the center of gravity of the community, thus enlarging the eccentric nucleus toward the center.





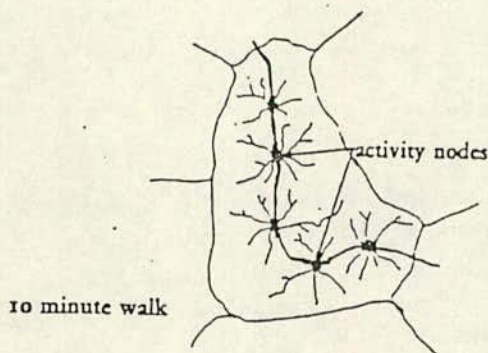
### (30) Activity Nodes

Create nodes of activity throughout the community, spread about 300 yards apart. First identify those existing spots in the community where action seems to concentrate itself. Then modify the layout of the paths in the community to bring as many of them through these spots as possible. This makes each spot function as a "node" in the path network. Then, at the center of each node, make a small public square, and surround it with a combination of community facilities and shops which are mutually supportive.



### (31) Promenade

Encourage the gradual formation of a promenade at the heart of every community, linking the main activity nodes, and placed centrally, so that each point in the community is within 10 minutes' walk of it. Put main points of attraction at the two ends, to keep a constant movement up and down.



### (33) Night Life

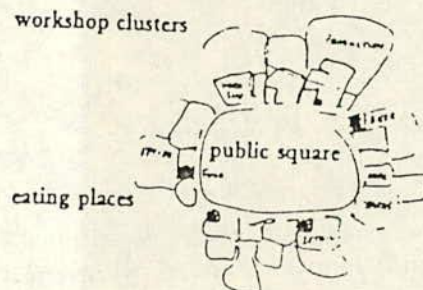
Knit together shops, amusements, and services which are open at night, along with hotels, bars, and all-night diners to form centers of night life: well-lit, safe, and lively places that increase the intensity of pedestrian activity at night by drawing all the people who are out at night to the same few spots in the town. Encourage these evening centers to distribute themselves evenly across the town.

clustered evening establishments



### (41) Work Community

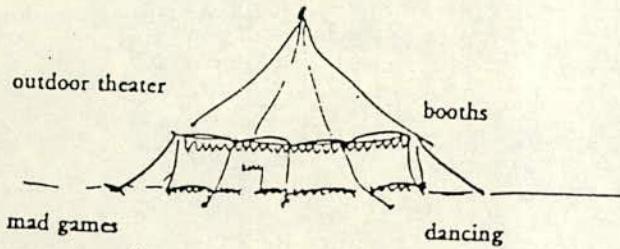
Build or encourage the formation of work communities—each one a collection of smaller clusters of workplaces which have their own courtyards, gathered round a large common square or common courtyard which contains shops and lunch counters. The total work community should have no more than 10 or 20 workplaces in it.





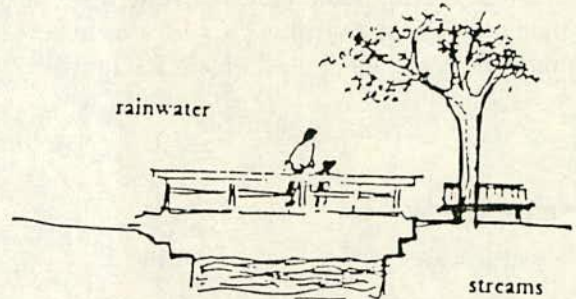
### (58) Carnival

Set aside some part of the town as a carnival—mad side-shows, tournaments, acts, displays, competitions, dancing, music, street theater, clowns, transvestites, freak events, which allow people to reveal their madness; weave a wide pedestrian street through this area; run booths along the street, narrow alleys; at one end an outdoor theater; perhaps connect the theater stage directly to the carnival street, so the two spill into and feed one another.



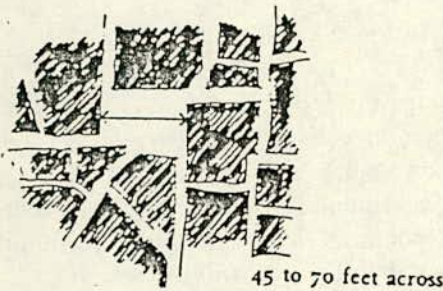
### (64) Pools and Streams

Whenever possible, collect rainwater in open gutters and allow it to flow above ground, along pedestrian paths and in front of houses. In places without natural running water, create fountains in the streets.



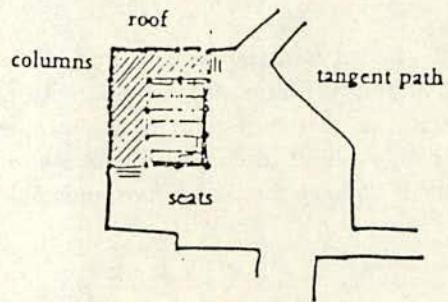
### (61) Small Public Squares

Make a public square much smaller than you would at first imagine; usually no more than 45 to 60 feet across, never more than 70 feet across. This applies only to its width in the short direction. In the long direction it can certainly be longer.



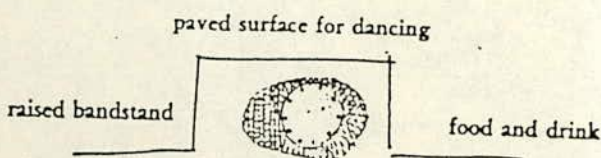
### (69) Public Outdoor Room

In every neighborhood and work community, make a piece of the common land into an outdoor room—a partly enclosed place, with some roof, columns, without walls. perhaps with a trellis; place it beside an important path and within view of many homes and workshops.



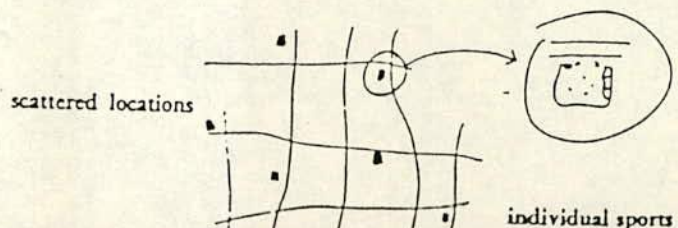
### (63) Dancing in the Street

Why is it that people don't dance in the streets today? Along promenades, in squares and evening centers, make a slightly raised platform to form a bandstand, where street musicians and local bands can play. Cover it, and perhaps build in at ground level tiny stalls for refreshment. Surround the bandstand with paved surface for dancing—no admission charge.



### (72) Local Sports

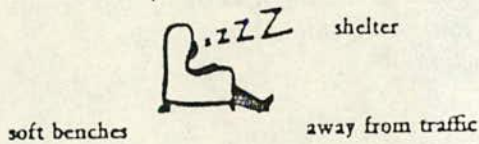
Scatter places for team and individual sports through every work community and neighborhood: tennis, squash, table tennis, swimming, billiards, basketball, dancing, gymnasium . . . and make the action visible to passers-by, as an invitation to participate.





(94) Sleeping in Public

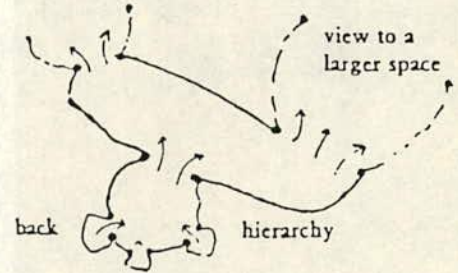
Keep the environment filled with ample benches, comfortable places, corners to sit on the ground, or lie in comfort in the sand. Make these places relatively sheltered, protected from circulation, perhaps up a step, with seats and grass to slump down upon, read the paper and doze off.



(114) Hierarchy of Open Space

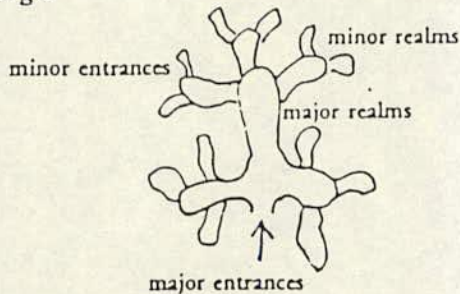
Whatever space you are shaping—whether it is a garden, terrace, street, park, public outdoor room, or courtyard, make sure of two things. First, make at least one smaller space, which looks into it and forms a natural back for it. Second, place it, and its openings, so that it looks into at least one larger space.

When you have done this, every outdoor space will have a natural "back"; and every person who takes up the natural position, with his back to this "back," will be looking out toward some larger distant view.



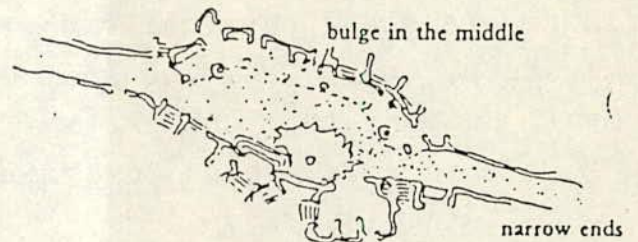
(98) Circulation Realms

Lay out very large buildings and collections of small buildings so that one reaches a given point inside by passing through a sequence of realms, each marked by a gateway and becoming smaller and smaller, as one passes from each one, through a gateway, to the next. Choose the realms so that each one can be easily named, so that you can tell a person where to go, simply by telling him which realms to go through.



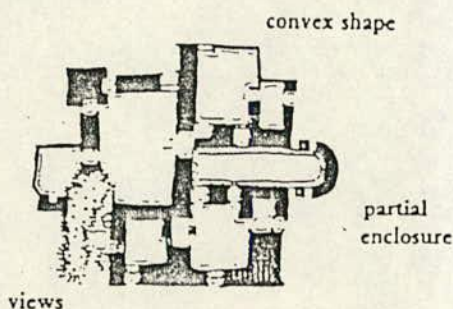
(121) Path Shape

Make a bulge in the middle of a public path, and make the ends narrower, so that the path forms an enclosure which is a place to stay, not just a place to pass through.



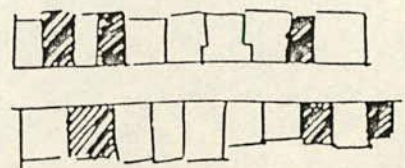
(106) Positive Outdoor Space

Make all the outdoor spaces which surround and lie between your buildings positive. Give each one some degree of enclosure; surround each space with wings of buildings, trees, hedges, fences, arcades, and trellised walks, until it becomes an entity with a positive quality and does not spill out indefinitely around corners.



(48) Housing in Between

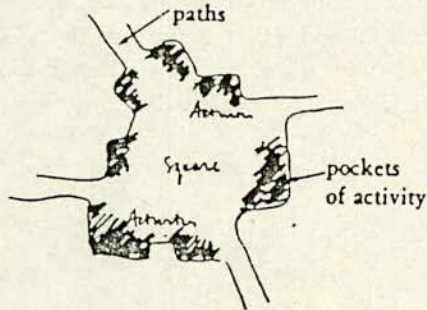
Build houses into the fabric of shops, small industry, schools, public services, universities—all those parts of cities which draw people in during the day, but which tend to be "nonresidential." The houses may be in rows or "hills" with shops beneath, or they may be free-standing, so long as they mix with the other functions, and make the entire area "lived-in."





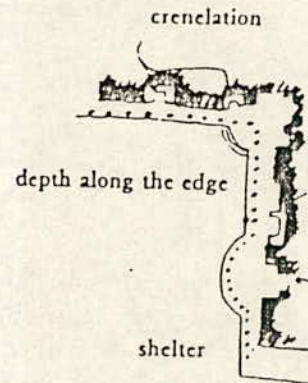
## (124) Activity Pockets

Surround public gathering places with pockets of activity—small, partly enclosed areas at the edges, which jut forward into the open space between the paths, and contain activities which make it natural for people to pause and get involved.



## (160) Building Edge

Make sure that you treat the edge of the building as a "thing," a "place," a zone with volume to it, not a line or interface which has no thickness. Crenelate the edge of buildings with places that invite people to stop. Make places that have depth and a covering, places to sit, lean, and walk, especially at those points along the perimeter which look onto interesting outdoor life.



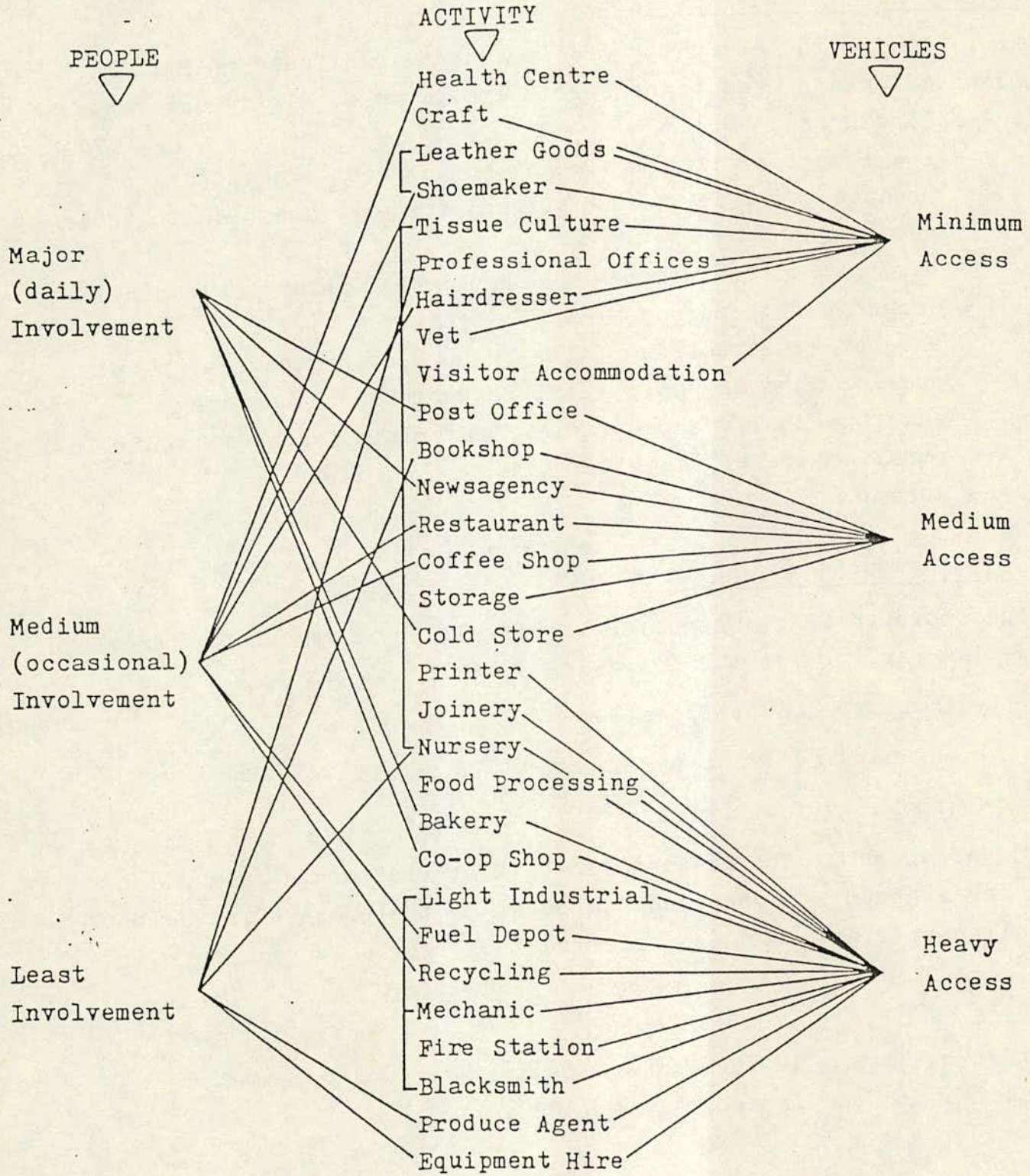
## D.4 BUILDING CLUSTERS

There are sound physical reasons to group village buildings in clusters, apart from the social coherence provided by such an arrangement. Reasons to group certain buildings together could be :

- to give access to commonly owned pieces of equipment or machinery ;
- to concentrate noisy activities in one area ;
- to concentrate activities frequently visited by users of the Village Centre, and to concentrate less frequently used activities ;
- to rationalise the distribution of services throughout the Village Centre ;
- to give restricted but convenient access to heavy vehicles which may have to service some activities.



D.5 HUMAN USAGE AND VEHICULAR TRAFFIC GENERATION





D.6 SELECTION OF BUILDING MATERIALS

In keeping with the community code of ethics mentioned in Part A, building materials need to be carefully selected, giving due regard to the following :

- low impact : materials which do not 'cost the earth' to produce ; ie. large quantities of energy are used in their production
- recyclable : future re-use should be regarded as essential
- economical to purchase
- ease of construction : able to be used by teams of people, some of whom may have little experience in building
- environmentally appropriate : materials which will suit the rural nature of the site
- durable

D.7 PROVISION OF ON-SITE PARKING

The Landsborough Shire Council's Parking Policy requires the provision of on-site parking for the following vehicle numbers :

- Industrial activities : 61 total
- Business activities : 47 total
- Community facilities : 39 total

Parking areas should be located close to access points from Kilcoy Lane, and adjacent to proposed new roads on the property. A number of smaller parking areas is preferred to a single large area.

TIMETABLE

The first buildings in the Village Centre are due to commence construction in the latter part of 1987.



CRYSTAL WATERS

\*\* GETTING DOWN TO BUSINESS \*\*

by Geoff Young



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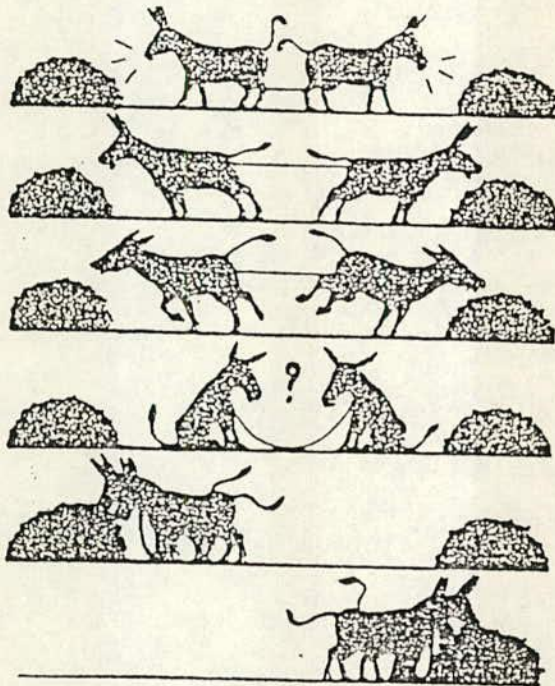


## PART 1 : INTRODUCTION

### FIRST THINGS FIRST

The Crystal Waters business community must evolve almost simultaneously with the residential community. As the population grows over a number of years, business and employment opportunities must arise to meet the needs of each individual living at Crystal Waters. Although needs will vary from person to person, there are several principles which should preside over income generation :

- prosperity thinking
- avoidance, as much as possible , of Government forms of income assistance
- personal responsibility : own your own problems and imaginatively seek solutions
- co-operation between people, and between businesses



- 'vertical integration' in many key business areas
- environmental soundness
- social responsibility
- a commitment to excellence
- attention to detail

The key to a healthy, sustainable and prosperous future is the development of a true local economy, using co-operation. A high level of co-operation is essential ; Crystal Waters is more than just a rural sub-division : it is a support network of friends, family, neighbours and acquaintances, where social and business relationships are connected. This connection has already been formed beyond Crystal Waters. The Málny community contains a healthy and spirited group of people dedicated to the formation of the next economy ; Crystal Waters is already, and will continue to be a vital link in the bio-regional economic chain.



Crystal Waters is not isolated, and must not become isolationist. We are well-positioned in a pioneering and progressive bio-region, adjacent to major population centres and markets, possessed of abundant renewable resources : the energy and goodwill of people, the sun, the soil, water and plants.

### A WORD ABOUT ETHICS .....

The Crystal Waters principles of 'Care of the Earth, Care of People, Dispersal of Surplus' apply as much in business affairs as in general community affairs. The production of goods and services will only remain sustainable when the product and means of production are measured against ethical criteria. The Crystal Waters ethics proposed are those adopted by the Earthbank Society of Australia :

#### Care of the Earth

Activities should be environmentally sound and inevitably sustainable.

This means activities which :

- do not unnecessarily pollute air, water or soil ;
- preserve scarce resources such as soil and forests ;
- preserve the life of plant and animal species ;
- create products which are durable ;
- encourage a diversity of plant and animal species in natural growing systems ; and
- minimise the use of fossil fuels and other non-renewable resources.

This principles implies an *ecological and energy* audit on human activities.

#### Care of People

Activities must be people-oriented and socially responsible.

This means activities which :

- create clean, safe, non-addictive products ;
- provide positive contributions to the rights and responsibilities of each individual person ;
- encourage worker involvement in employment ;
- promote honesty and responsibility in commerce and community ;
- help maintain a state of peaceful co-existence ;
- support local enterprise, and pay attention to disadvantaged groups and minorities ; and
- encourage people to live within their means.

This principle implies a *social* audit on activities.

#### Dispersal of That Which is Surplus to Our Needs

Human activity almost always produces surplus resources such as money, food, goods, knowledge, skills, data etc. ; resources left over after personal and local needs have been satisfied.

These resources must be distributed *to fulfil needs elsewhere*, provided that such export of resources does not create instability and imbalance, or affect regional sustainability.

Happily, 'doing good work' of this nature is implicit in the notion of small-scale activities which have a fundamental tendency to excellence in process and product.



## MEDRIOCRTY VS EXCELLENCE

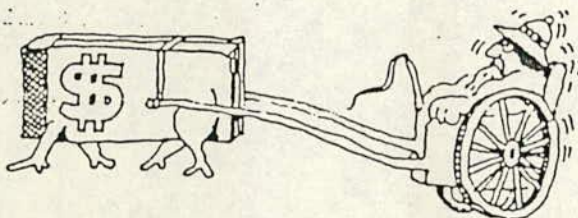
It seems clear that in the current marketing climate, one has 2 basic choices in the production of goods and services :

- 1) establish a large organisation and produce in volume, selling to an undiscerning mass market, or
- 2) establish and maintain a small organisation producing small amounts of very high quality, and sell to a small, discerning market

Since Crystal Waters is probably incapable (for a number of reasons, the strongest of which is appropriateness) of supporting a large-scale organisation, particularly one based on the traditional employer-employee system, we need to look closely at choice number 2.

The overwhelming evidence available in books and studies on business, demonstrates that the 'pursuit of excellence' through very high quality design, elegant management, good quality control, elimination of waste, attention to detail, effective entrepreneurship and marketing, avoidance of bureaucracy, and a focus on people; is the greatest insurance against business failure or stagnation.

'Doing ordinary things extraordinarily well' sums it up.





## PART 2 : THE LOCAL ECONOMY

### CIRCULATING WEALTH

In order that the Crystal Waters community can achieve a level of prosperity appropriate to its needs, obviously the Gross Community Product must exceed the Gross Community Deficit! In other words,  $SIN$  must exceed  $SCUT$ .

There are 2 ways that money can be brought into the community :

- 1) The production of goods and services for export  
eg. light manufacturing items, processed and fresh food, consultancy services, publications of various types, and so on.
- 2) The supply of goods and services for consumption on site  
eg. tourism-based activities, courses, seminars and work-shops, retail shops, health services, and so on.

Most of the proceeds from the sale of such goods and services should ultimately come to rest back in the community (at least in the short term), perhaps being deposited in our own local branch of the Maleny and District Community Credit Union. Whether this money (or other form of accrued value) is held by business entities or individuals, it will benefit the whole community directly and indirectly.

The capital imported to Crystal Waters through trading activities, or brought in by new residents, will have maximum benefit if it 'revolves' as many times as possible within Crystal Waters before leaving. If we can satisfy most of our day-to-day needs by trading amongst ourselves, our capital will circulate. The value represented by that capital is thus expressed several times before being 'lost' in the larger commercial world.

### THE ROLE OF THE CRYSTAL WATERS CO-OP LTD.

The precise nature of the activities of the Co-op in the future has not yet been defined. There is no doubt that the role of the Co-op will change from that of land stewardship (as the Body Corporate emerges and assumes that role) to money and asset management (as the Community Economic Fund becomes established and starts to work).

At this stage, it is known that the Co-op will own the 2 commercial lots, up to 20 leasehold lots, and the Community Economic Fund. The executive of the Co-op will have the responsibility of ensuring that the Fund is invested wisely, and for maximum benefit of the community, and that the freehold land owned by the Co-op is managed properly.

Thus the Co-op will certainly have an investment and management role, but may well have an advisory role also. There are 2 excellent model advisory organisations which we may adapt for our own use; both have proven to be highly successful overseas, and could prove very useful at Crystal Waters.



## AIDS TO THE LOCAL ECONOMY

### The Briarpatch Network by Roger Fritchard

History. The network was founded in the summer of 1974 by several friends. They had discovered, after political activity in the 1960's, that many had gone into business for themselves, but relying on non-traditional values.

The Whole Earth Catalog had crystallised these values and shown the responsiveness of people around the world. The idea in founding the network was to provide a support service, technical assistance and other forms of encouragement to the members.

Symbols. The "Briarpatch" symbol is derived from the American Brer Rabbit stories. In these, while other animals, especially Brer Fox, live serious and cunning lives, Brer Rabbit lives a wonderful life of fun and play 'in the briar patch'. An important Briarpatch theme is 'living in the cracks' or at the leading edge of social change.

Philosophy. Basic values of network members include: honesty, openness, sharing with others, service to the community, non-destructiveness and having fun and fulfilment in their work lives. Some of these values are associated with the "Right Livelihood" movement, and a desire to live a simple materialistic life. Consequent features of network member businesses include: open financial records, a primary focus on service, sharing of knowledge and ideas, lessening consumption of material resources, compassion, and mutual assistance. Networks based on other values are entirely possible, so long as members are clear what philosophy they truly share.

Organisation. Small networks of less than 50 members often share the organising tasks. Briarpatch has 200-250 businesses active at any particular time. There is a paid coordinator, as well as volunteer members who contribute the ongoing support they feel is appropriate.

The coordinator is paid, on a voluntary basis, by member businesses to direct and match members with needs to those who can help them, to pass important information around, to arrange technical assistance visits to members, to organise parties, workshops and other events, and to offer general moral support.

Events. Every Wednesday, a technical assistance team, with an apprentice, visits businesses who request assistance. There is a regular monthly lunch and a dance party. From time to time there are workshops. When there is the energy necessary, there is a magazine and a newsletter. Members can get in touch informally and there is a member list. Parties, dances, other social events and informal visits are an



extremely important part of the network's activities, since these are the events at which so much networking gets done.

Informality. The network is organized to operate as informally as possible. The coordinator does networking jobs that others would not do with great enthusiasm.

Externally, the network discourages publicity: we have nothing to sell; rather we wish that potential members find out about us through their own networks, so that we can expect them to share similar values when they arrive and contact us. Internally, personal and phone contact are the main tools, but printed material is used in such cases as the member list, the newsletter, and occasional brochures and announcements.

Membership. There is a wide range in type and size of member businesses. First, they can be for-profit or non-profit. Second, they can range in size from a \$1.5 million per annum to a \$5,000.00 per annum turnover.

Several people are sole proprietors with no employees, while others are corporations with many employees.

Examples of businesses include: attorneys and a self help law book publisher; a bicycle safety helmet manufacturer and a bicycle repair manual publisher; a tofu maker and a tofu and brown rice sandwich maker; several food cooperatives and a vegetarian restaurant; a blue jeans retailer and a fashion designer; therapists and job counsellors; dentists and self-care health resource centers; a toy recycling store and schools for children; a holistic health center and a group dedicated to urban ecology; a massage school and a massage table manufacturer; biomass projects and solar energy businesses; and so on.

Fulfilment. The 'Right Livelihood' philosophy places great emphasis on doing work that will enlighten and fulfill those who engage in it. There is a faith that, by doing what one honestly believes to be the right thing, financial support will follow. In addition, there is an emphasis in the network on enjoying and having fun at what one is doing for a living. Thus work is taken both as serious and light, self-fulfilment and play.

East Bay Briarpatch Network. In the East Bay area of the San Francisco Bay Area, mainly in Berkeley and Oakland, a new network started in the autumn of 1981, is gathering strength. By now it has over 50 members, meets twice a month for networking, brainstorming, mutual support and social contacts; has parties and visits; offers a warm and supportive environment; and engages the enthusiasm of members. There is no paid coordinator, but there is a member list, regular meetings and special events. This network is in early stages and could develop in several different directions.

Other Briarpatch Networks. We find much evidence that networks similar to Briarpatch exist in many places or are ready to start. We offer our experience and encouragement to them, wherever they may be.



## 2. THE ENTERPRISE CENTRE

(The following is supplied by Business In The Community Ltd. Sydney)

### OBJECTIVES

To encourage the establishment and growth of small business, to assist small business to prosper and expand, and perhaps to set up a 'business incubator', or shared work-space facility.

### ACTIVITIES

1. Provide a free and confidential "one stop" advice centre for proposed, existing and developing small businesses.
2. Establish and maintain a network of contacts with individuals, companies, institutes, local authorities and other agencies to provide specialised advice.
3. Co-ordinate the information and advice available on finance, premises, marketing and any other subjects concerned with the development of small business.
4. Promote the small business sector in ..... and demonstrate that the area is a good location for new enterprises.
5. Provide a channel through which interested parties can help small business and small businesses can help each other.

### SUGGESTED SUBJECTS OF ADVICE

- Finance - the various services available, government help, taxation, putting the case to the bank managers and accountancy.
- Officialdom - planning and local authority approvals, employment and safety rules, exporting regulations, VAT.
- Premises - help and advice in setting up in the most suitable place.
- Marketing - packaging, product design and presentation, finding customers and advertising.
- Inventions and New Ideas - patenting, development and commercialisation.
- Business Planning - talking through ideas and schemes in absolute confidence to gain an expert outside opinion, seeing the problems and queries through different eyes and sometimes suggesting new solutions.
- Training - arranging courses and discussions, meetings for people who are thinking about starting up.
- Promotion - organise exhibitions of local products and invite buyers for all local companies and some major companies from further afield.



## WHY CREATE A BUSINESS ENTERPRISE CENTRE?

1. It is in the interests of local companies to ensure that there is a soundly based, thriving local economy. This is not just pure altruism, but is enlightened self interest.
2. Single companies and organisations wishing to help the local community can have only a minimal effect on their own. A local partnership of all interested parties can focus their effort on local problems.
3. Existing local/central government organisations are often seen as bureaucratic and forbidding. A Business Enterprise Centre offers a free, confidential, informal service, not just for an initial counselling service but as an ongoing relationship with small business.
4. Whilst initially focussing on the development of small business, the agency can turn its attention to other local areas of need. This can encompass Managed Workspace Units, training or community based environmental and other issues.
5. The local partnership can promote self employment and self help as a viable alternative to long term unemployment.
6. Many companies obtain their supplies from outside the locality, an Enterprise Centre can encourage and promote the development of local sources.
7. Small businesses have small voices. An Enterprise Centre can co-ordinate the problems of small business and help to present them to the common good.

## SMALL BUSINESS INCUBATORS

A growing number of communities are experimenting with small business incubators as one element of their business development and retention strategies. As generally understood, a business incubator is a facility with adaptable space which small businesses can lease at a reduced rate and on flexible terms. Typically, support services are available on an as-needed basis. Financial assistance or management and technical assistance services may also be offered. Most incubators limit the amount of time a tenant may occupy space in the facility; this period usually ranges from two to five years. Some local economic development agencies offer space in nearby industrial parks to businesses that have "graduated" from the small business incubator.

The basic premise of most efforts to develop small business incubators is to encourage new business formations and to combat the high failure rate of new businesses (as high as 80 percent, by some estimates). An incubator can reduce the obstacles to new business formation and expansion by:

- offering below-market-rate space on flexible terms
- eliminating building maintenance responsibilities
- allowing tenants to share equipment and services that would be otherwise unavailable or unaffordable



- increasing entrepreneurs' awareness of and access to various types of financial and technical assistance that may be available
- providing an environment where small businesses are not alone, thereby reducing the anxiety of starting a new business as well as offering incubator tenants an opportunity to give each other business
- increasing the business tenants' visibility





## PART 3 : WHAT SORT OF BUSINESS ?

### IN GENERAL

There are 5 business areas which are appropriate to Crystal Waters, and offer a wide range of possibilities. These areas are Tourism, Light Manufacturing, Agricultural Production and Processing, Education, and Information.

1. Tourism has already achieved a healthy beginning with the successful Horse Trek Australia business, run from Crystal Waters by Bob Sample and Vanessa Gaudard, offering a variety of horse rides over several days. There is considerable scope for extension of this service, together with other tourism ventures appropriate to Crystal Waters.

Guest-house and bunk-house accommodation to be established at the Visitors' Area, and in the Village Centre, will help cater for tourist and education activities involving longer stays. Careful planning for tourists is required to avoid the unfortunate impositions and disturbances to community life that short-term visitors can bring.

Peter Searle and John Sinclair are drafting a Recreation Plan for Crystal Waters. John Sinclair offers the following comments :

"I believe the real potential for generating income is in the already proven area of Tourism and Commercial Recreation. We should not, however, make the mistake of rushing into activities that are simply what we want to do, at the expense of satisfying our clients, and the sort of experience they are seeking. Doing the wrong thing well could ultimately be just as bad as doing the right thing poorly.

#### Establishing Latent Demand

Much of the research has already been done, and it is basically only necessary to contact appropriate people and departments to obtain their findings eg. Queensland Tourism and Travel Corporation, Sunshine Coast Tourism Board, Caloundra Tourist Information Centre, individual customer surveys.

There is a demand for :

- 'Farm holiday' type activities
- Semi-structured bushwalking
- Adult recreation and Education
- Health and Relaxation
- Alternative Lifestyle experiences

All of the above areas would be facilitated by, if not actually dependant on, a high standard of on site accommodation.

Initially we should work with small numbers offering a high standard of service. 'Packaged holidays' could be offered using Crystal Waters as a base, but also using 'external' resources such as beaches, rain-forests, rivers and mountains, for surfing, sailing, study, camping, canoeing, rock-climbing, abseiling and hang-gliding or gliding. All activities could generate 'spin-off' activities such as provision of organic food and catering, riding instruction, equipment hire etc.



2. Light Manufacturing has particular potential at Crystal Waters. As society becomes more dependant on the bought object, it is important that good quality, durable, useful objects are produced. This includes various craft and artisan items, and of course the manufacture of industrial equipment, household needs, computer hardware, and various technological devices should be carefully investigated. 'Import substitution' is particularly effective, where useful objects which are imported and thus expensive due to the low standing of the Australian dollar, are manufactured locally.

- \* Bill and Robyn Thomas manufacture extremely high quality general and specialised leather footwear, such as orthopaedic shoes.
- \* Gordon and Lesley Halliday make superb leather and hardwood bellows, and intend to extend their range of useful implements using these materials.
- \* Lawrence Mearing is a successful potter, capable of employing one more person at least.

3. Agricultural Production and Processing obviously has huge potential at Crystal Waters, with its ideal growing conditions for a vast range of food, fibre and other agricultural products. The possibilities for the growing of many products, and value-adding by further processing on site should be investigated carefully.

- \* Hans and Karen Erken run a successful bamboo and aquatic plant nursery, with one of the largest species ranges in Australia.
- \* Peter and Gillian Ainscough grow a large range of potted herbs for the wholesale market, and intend to extend their range of products.

4. Education is 'the growth industry of the '80's' ! Many of our future residents work as full-time or part-time teachers of a great variety of interesting subjects, such as natural health techniques, Permaculture, and other life skills.

I would like to see established a 'Life Skills Institute' to teach all those things we didn't learn enough about at school, such as health maintenance and disease prevention (including meditation), general building, vehicle maintenance, business planning and control, useful computer skills, basic physics, Permaculture design, money and money systems, conflict resolution, and other skills necessary for individuals to function successfully on a day-to-day basis. Any one or a combination of these skills could be taught through workshops, seminars, short or long-term residential courses.

- \* Rahouna Gregory teaches yoga, meditation, past life regressions, stress management and magnetic healing.



- \* Dennis Martin teaches cabinet-making.
- \* Janet Goodrich is a natural vision improvement teacher of the highest excellence.
- \* Max Lindegger is recognised as one of the leading Permaculture teachers in the world. There are several others who have had experience teaching Permaculture design.

5. Information Packaging and Publishing, being closely allied with education and computer technology, must be seriously considered. The Crystal Waters project itself is spawning such a range of information and pioneering work, that it alone is capable of supporting a good deal of business in this area. The technologies available for the production of packaged information are now well-developed, including advanced video and audio presentation, other photographic techniques such as synchronised slide projection, laser-printer devices attached to computers for desk-top publishing, compact disc storage of information (see later), digital tape etc., that we would be negligent if we did not explore the many possibilities in this area.

- \* Nascimanere, run by Max Lindegger, Robert Tap and Barry Goodman has been publishing books and other printed information for several years.

- \* Hans Erken publishes a bamboo newsletter.

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What sort of business would suit you? The type of employment you give yourself is limited only by your imagination and the ethical reality of Crystal Waters. Remember that the experience, ideas and inspiration of others, your support network, will always be a great help in making firm decisions about your future business direction. Talk to others!

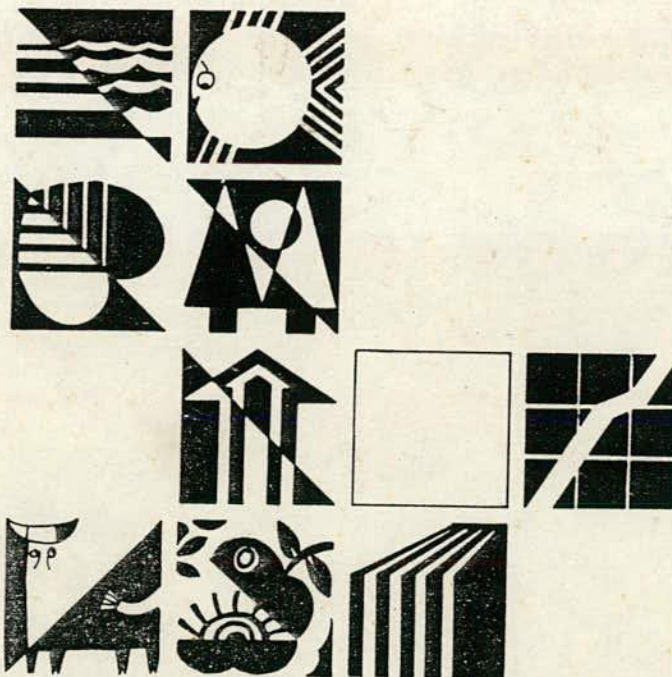
Roger Pritchard is a California-based business consultant, who addressed the 1987 Earthbank Conference in Sydney as the keynote speaker. He offers clear and practical advice on setting up and running businesses, and I have included 2 of his papers in this part of the report.



# CRYSTAL WATERS PERMACULTURE VILLAGE OWNER'S MANUAL

FIRST EDITION

JANUARY 1988



Cover Idea FAO Books in Print

Published by Nascimanere Pty. Ltd. on behalf of  
Crystal Waters Permaculture Village  
C/- 56 Isabella Ave., Nambour, 4560



## Foreword

When you buy a new car, an OWNERS MANUAL gives instructions for the car's use; where all the knobs and switches are and what they are for, what maintenance is required and when. What a good idea we thought. Geoff had done a similar thing for another project. SO HERE IT IS your very own Crystal Waters Owners Manual. We hope it will help you to make the best of settling and living at Crystal Waters.

We have included suggestions and hints on many topics. It is not within the capacity of this publication to offer very detailed information. Whenever possible we refer to publications which are often readily available. It will allow you to read up on matters of special interest to you. If you have difficulties in finding the appropriate publication we will gladly assist you.

As always we encourage your comments, corrections and additions. We would like to include these in a future second edition..... who knows, perhaps the Owners Manual will evolve into something akin to the classic "How To Keep Your Volkswagon Alive" (by John Muir) ..... or The Hitch hiker's Guide to Crystal Waters, a Villagers' Primer.

The designers  
c/o 56 Isabella ave.  
NAMBOUR 4560

Tel. 071 / 412749



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## Chapter 1

### Development policies

"CRYSTAL WATERS" will as far as possible be a self governing community and community members will be expected to assume a high level of responsibility towards each other.

Crystal Waters is a Permaculture Village. Permaculture is a permanent, self-sustaining system of agriculture, adaptable to both urban and rural situations, designed to produce an efficient, low-maintenance, optimally productive integration of trees, plants, animals, structures and human activities within specific environments. The ultimate goal is ecological stability and diversity in a system designed for conservation of soil, water, energy and all other natural resources. Essentially, it is commonsense design inspired by ecology.

The first By-law states :-

"Residents shall co-operate with the overall property policy and design in relation to landscape re-afforestation and agriculture"

Hence the development, including dwellings and other buildings and structures, must take into consideration this By-law.

Property improvements, whether on individual allotments or on common land, will inevitably affect the existing environment and sensible development policies and guidelines will assist:

- the careful design of buildings and gardens
- the sound and harmonious integration of man-made features with natural environment
- the reduction of energy demands on the overall community through good design and the sensible use of energy consuming devices and activities
- maintaining and where possible improving local habitats and the conservation of the existing natural environment
- the maintenance of a clean environment on the property through good land use practices, sensible building criteria, the avoidance of the use of toxic substances, and appropriate recycling or disposal of waste materials
- foster and facilitate co-operation.



## Chapter 2

### Cooperation with your neighbours

Most suggestions mentioned below are very much common sense. Some are the most common reasons for complaints in village communities, others will help you to save money.

- \* We all want to live at Crystal Waters in a quiet environment. let's keep it that way. Make sure that motorised vehicles are running quietly and remember walking and cycling are healthy activities and keep you fit.
- \* Smoke, gases and other offensive smells can be dangerous to our health and are generally pollutants.
- \* Direct your driveway in such a way that car headlights are not pointing at neighbours dwellings.  
Use plants to screen if necessary.



- \* Be careful not to introduce rampant plants - they may escape onto neighbouring land.
- \* You will have to keep your domesticated animals (poultry, goats) IN. They don't have to be kept out by others.
- \* We are all attracted by the tranquility of Crystal Waters; lets keep it this way and keep ALL noise to a low level.
- \* By discussing home siting and tree planting with our neighbours we need not lose the amenity of any lot.
- \* It will often be possible to combine driveways, watersupply and underground electricity supply and thus save considerably.

Ideally residents in a cluster or in an other geographically definable area would communicate sufficiently to give the an area a feeling of community and belonging together. Common and private areas may be considered in planning and the most advantageous use/function of features like dams, streets and playing areas discussed.

#### RECOMMENDED READING

- "Gardens for Children" T. Wise. Kangaroo Press 1986. ISBN 0 86417 066 1
- "Streets for Living" James Colman. Australian Road Research Board Victoria 1978. ISBN 0 86910 320 2.
- "A Better Place to Live" M. Corbett. Rodale 1981. ISBN 0 87857 348 8.

## Chapter 3

### Cyclonic conditions

Crystal Waters, being within Landsborough Shire, is classified as a Cyclonic Area, although no cyclone has, in recent memory, penetrated this far inland in south Queensland.

The rating is "W42", that is, "design of buildings shall allow for wind gusts of 42m/sec". W42 is short for Queensland Timber Manual W42, a document produced by the Timber Research and Development Advisory Council (1979) appendixes are published from time to time.

As an owner-builder you should be well aware of the contents of W42. Adherence to its requirements is mandatory and will ensure buildings are of a high standard and safety. Make sure that during construction temporary cross bracings are fixed to frames in all planes: vertical, horizontal and inclined.

Leaflets on behaviour during cyclones are enclosed.



## Chapter 4

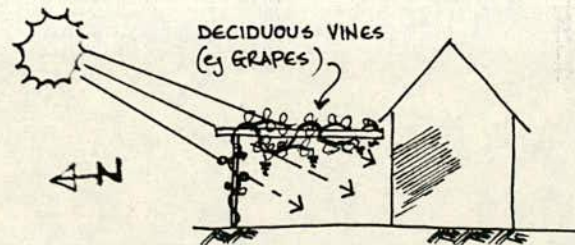
### Heat gain

Remember that Crystal Waters is located in the subtropics. You are designing for a climate which offers 40 weeks of mild/warm to hot weather and only 12 weeks of cool to cold weather. Typical minimum and maximum temperatures are 6 to 20 degrees in winter and 14 to 30 degrees in summer, with a few days in the mid thirties.

To avoid dead or stagnant air it is essential to provide adequate cross ventilation with operable windows and doors able to be fixed in an open position. Ventilation can be improved through the creation of a pressure differential in different areas (cool air = lower pressure; warm air = higher pressure).

Strategic plantings can be used to direct cool summer breezes through a home.

The gradual build-up of heat can be minimised by ventilating roof spaces and thoroughly insulating internal spaces. By planting deciduous shade trees and/or vine covered pergolas to the north, east and west of buildings or locating non-lived-in rooms (W.C., showers, garage, storage) to the east or west the impact of direct sunlight can be reduced.



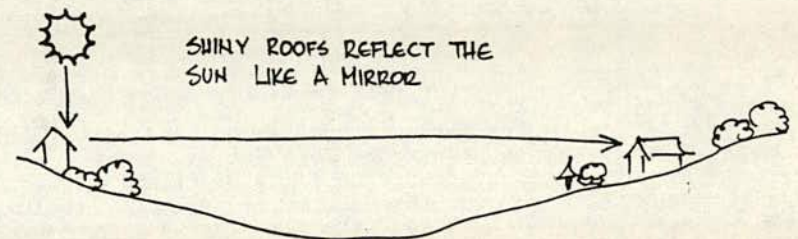
Eaves overhang should be calculated to provide summer shade and winter sun. Ideal conditions for both summer and winter can rarely be achieved and some compromise will be necessary. Moist plant environments like shade houses and ferneries attached to the south side of the home act as evaporative coolers. They will however increase humidity unless the moisture is removed using a moisture absorbing substance at the house end of the system.

Vines trained up external walls act as a cheap and attractive natural insulator. G. Minke and G. Witter's "Häuser mit Grünem Pelz".... Houses with Green Coats.... (verlag Dieter Fricke ISBN 3 88184 0621) makes interesting reading in this regard.

Comfort can be much improved by minimising heat banks on and around buildings; dark paved areas are particularly bad, especially bitumen (heat bank: materials like stone, brick, concrete and mudbricks absorb and store heat). Hot air pockets close to ceilings can be ventilated with operable ceiling vents, ridge vents, solar chimneys and clerestory windows.

Internal sources of heat (eg fridges) should be placed to allow heat to escape during warm weather.

Light coloured roofs reflect more heat (see page....) but consider the effect of reflected light on neighbours.

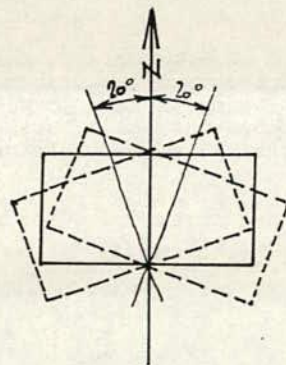




## Heat loss

If you are a person who feels the "cold" very quickly you may like to consider the following:

Orientate the house within 20 degrees of true north. Design overhangs to permit maximum winter sun penetration; allow sunlight to penetrate depths of house through ventilated skylights.



Insulate extensively, particularly evening living areas. Reduce draught infiltration during cold periods: weatherstrip & caulk windows. Provide heavy, pleated, pelmetted curtains for large glass areas (sealed at edges by fasteners or similar). Ensure accurate tight workmanship around external openings. Reduce glazed areas to south and west but particularly south or seal with curtains, consider shutters. Avoid winter overshadowing by evergreen trees; plant larger trees beyond winter shadow angle; use only deciduous vines and trees to west & north side of house. Plant wind breaks to south and west quadrants. Reduce size of spaces to be heated. Install an effective, efficient and fuel economic heating device such as a slow combustion wood burning heater, "tile" stove or similar, able to burn all night without attention or able to release heat (radiant) slowly overnight to provide comfortable morning temperature (to take the chill off the air).

Duct air supply to open fires and stoves from outside if possible, rather than depend on leakage of air through doors and windows. Use two-way (reversible) slowly revolving high level fans to circulate high level warm air back down to living level (particularly in high ceiling spaces).

Water is a precious resource.

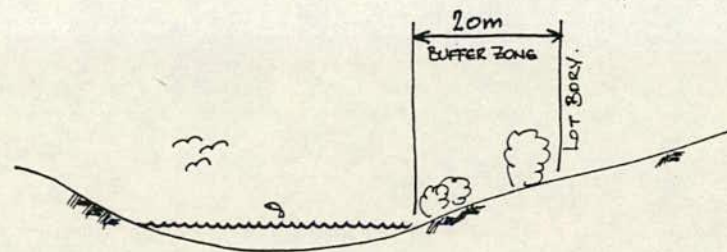
Use water sparingly; overflow from a 'grey water' collection tank (containing water from a handbasin, shower and bath) can provide garden irrigation. Reduce volume of toilet flush by reducing cistern volume (bricks in cistern), using dual flush cistern or low flush cistern, or non-water sanitary systems eg. composting toilet.

Fix dripping taps.

For general garden irrigation, use low volume delivery systems. Landsborough Shire Council require water tanks for potable water (suitable for drinking). Use collected rain water for cooking, drinking and possibly ablation.

The secondary water available is not treated and can not be recommended for drinking. Keep effluent disposal devices (septic tanks, sullage lines, grease traps, transpiration beds) away from storage areas and neighbouring allotments.

We have incorporated in our design Buffer Zones. (20metres clearance to the high-water level, 25 metres to gully centres). These should be able to absorb wastes which has accidentally escaped.



## DAMS

We have a total of 17 dams at Crystal Waters plus extensive frontages to the Mary River and Kilcov and Scrub Creeks. With the many benefits this access to water offers, some responsibilities must also be accepted.



## Chapter 6

### Site drainage

Determine the hydrology of the site: i.e. behaviour during wet and dry periods.

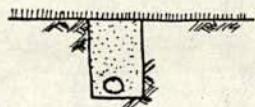
Assess soil types: e.g. clay - poorly drained; sandy loam - well drained.

Provide swales, catch drains and/or sub-soil agricultural drains as necessary to direct excess water away from buildings and garden areas (across slopes as far as possible to avoid erosion).

Place septic tanks and transpiration beds in well-drained soils and locations with adequate falls. Consider growing appropriate crops (other than root crops) in transpiration areas.



GRASSED SWALE



AGRICULTURAL PIPE

## Chapter 7

### Moisture penetration

We are in a fairly high rainfall area (53" or 1350mm.), much of which falls in the summer months.

To avoid rising damp ensure adequate damp-proof courses and waterproof membranes are provided for structural elements in contact with the ground. Refer to Building Act 1975-1984 (parts 47.8a, 47.9 & 47.10).

General dampness and excess humidity can be counteracted by falling the ground surface and paved areas adjacent to the house away from the house, placing sarking to walls, ceilings and roofs carefully to avoid condensation, using passive solar gain techniques as in chapter 4 and ventilating buildings thoroughly in summer.

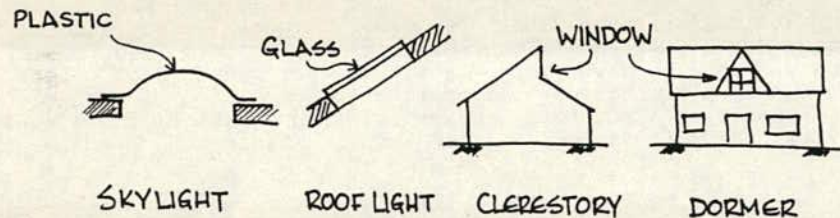
To minimise rainwater penetration provide generous eaves overhang on all sides, lay sheet roofing into the direction of the worst weather. Flash and otherwise thoroughly waterproof all external openings exposed to weather. Avoid bridging cavities in double skin walls, provide storm shutters to openings in locations exposed to wind driven rain. Generally sark roofs (particularly tiled or shingled) and avoid box gutters whenever possible; if unavoidable, provide generous overflows.

To prevent groundwater penetration into walls in direct contact with the ground (e.g. earth sheltered houses), thoroughly line with a tough waterproof membrane and drain groundwater away from buildings, as in chapter 7.



## Natural light and sunlight access

Dark areas in buildings can be eliminated by providing skylights, rooflights, clerestory windows and dormers, reflecting natural light off internal light-coloured and/or reflective surfaces, providing large glass areas to the north face of buildings and providing 'borrowed light' where possible with internal glazed openings.

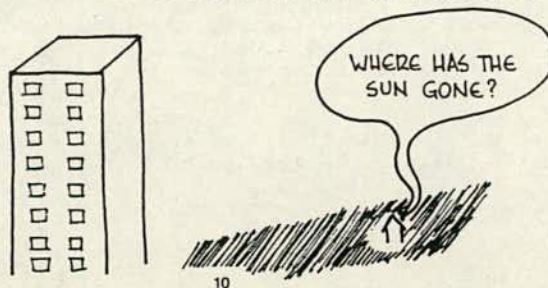


To allow sunlight penetration carefully design eaves, overhangs and window head and sill positions to maximise winter sun penetration. Place only deciduous trees (not evergreen) close to the north face of buildings.

Generally avoid overshadowing in winter through correct orientation and careful location of garden trees. Avoid fully roofed verandahs to north face of buildings; in preference use deciduous vine-covered pergola or adjustable opaque louvres. Screen out unwanted eastern and western sun with strategically placed vegetation.

Consider outdoor living by designing indoor-outdoor areas e.g. verandahs, shade houses or rooms for convenient and comfortable living during the warmer months.

Respect neighbours' access to sunlight and cool breezes.



## Shelter

## Low Energy - Appropriate Design for Humans and Animals

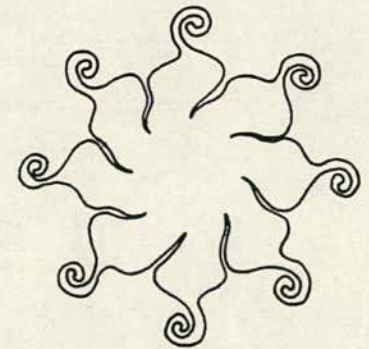
One of the most satisfying aspects of Permaculture Design is the planning of a home and its surroundings. The limits and compromises which existing structures commonly require, are removed. Mistakes of the past don't have to be covered up or permanently put up with because they are too major or costly to rectify. Maximum economic and environmental benefits can be aimed for. It is an ideal chance to learn from mistakes: one's own as well as other peoples'. The only limits are lack of knowledge and experience and the unavailability of local meteorological information. The lack of knowledge can be compensated for by drawing on the expertise of others in the community.

By including animals in the title we would merely like to point out that while animal housing has to be cost effective, animals just like humans, have a right to and benefit by housing which is comfortable and healthy. The basic principles thus may also be applied to animal shelters.

## SITING THE HOME

The factor most affecting cost in housing is the choice of site. It will affect comfort and often long term cost more than any other choice and controlled experiments have shown that most people would like to live in an environment offering a dry-bulb temperature of approximately 20 deg. C during winter and about 25 deg. C during summer. Different building materials and methods are available to allow us to come close to the ideal temperatures for most of the year. A soundly chosen site will make other factors more effective. The following points should be checked well before a final site is decided on:-

**SUN:** In the southern hemisphere (e.g. Australia) orientating a building facing north (long axis east-west) simplifies the use of sun and shade. By observing the sun's path throughout the year one notices that a suitably extended verandah or other overhang will keep the sun off the walls in summer (thus reducing the room temp.) but not obstructing the sun in winter due to its lower path angle. The overhang width will vary greatly from a temperate to a tropical climate. A

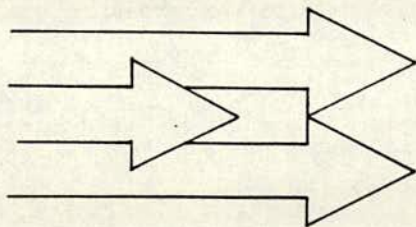




decision has to be made as to which season the sun is desirable and which not. Since one should take not only the position of the sun at a specific season in the year into consideration but also the position at a specific time of the day, some compromise is unavoidable without resorting to adjustable overhangs.

A sun compass will enable you to determine accurately where the sun rises and sets at any time of the year. By orientating a building up to 20 deg. to the east or to the west we can easily allow for a personal preference for morning sun or afternoon sun without compromising the other benefits too much.

**WIND:** Windroses are available from the Bureau of Meteorology for most areas and provide useful data on prevailing winter and summer conditions. Local information is more difficult to obtain and can differ greatly from data recorded in a more or less exposed location for statistical purposes. The building up of detailed meteorological information specific to Crystal Waters will benefit many residents greatly, not only for home design but windbreak locations, orchard layout, siting of animal shelter, crop planning... You are encouraged to record observations and pass them on to groups such as the Landuse Planning Group who can then distribute collected data to others. Permaculture Consultancy (Qld.) has started to collect meteorological information.



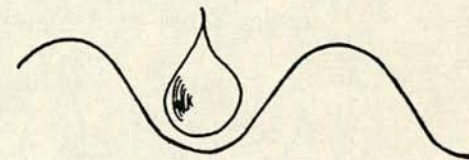
Local winds and airflows can be affected by vegetation type, distance from the oceans, topographic variations and physical obstructions. Usually records are not available and some estimates have to be made. Alternatively ask someone that has been living at Crystal Waters for some time.

Unfavourable hot summer winds or cold winter gales must be considered as well as cooling summer breezes.

Sites exposed to cyclonic winds and storm winds should be avoided since they impose critical stresses on structures. Cyclonic winds in particular are often accompanied by extreme rain which will test watertightness of structures. The top of a ridge is much more exposed to strong winds than a site just below.

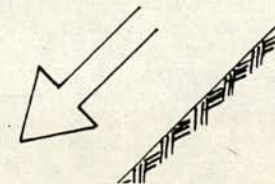
Air movement is paramount for comfort on hot days and cooling breezes can be utilized by thoughtful design.

**WATER:** While drinking water will be collected off one's roof and is thus not site related, utility water is gravity fed from storage tanks on common property. Be aware of the location of the feeder lines to your lot and where connections should be made to this line (record the location of the water supply line on your lot for future reference and hassle free site development). Another aspect of "water" is light reflection. Many sites at Crystal Waters are adjacent to dams. The reflected sunlight from a body of water will increase air temperature and store the warmth of the day. This warmth is then released at night and thus has a microclimate moderating effect. A window at a suitable vantage point in the home could capture views and reflections on those moonlit nights too.



**SLOPE:** Slope will affect

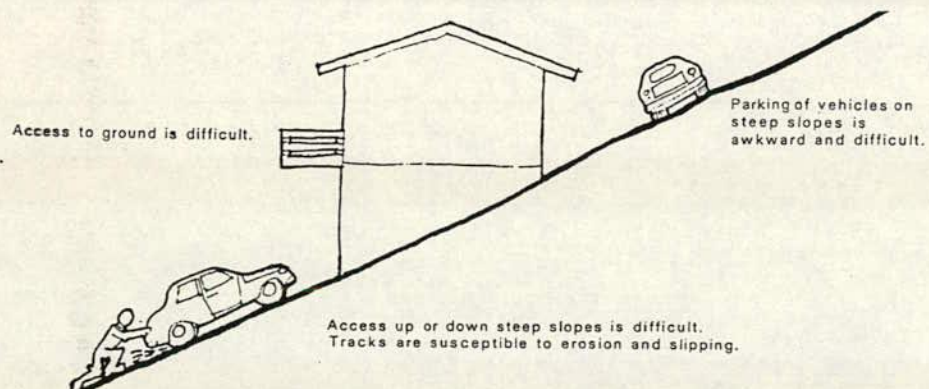
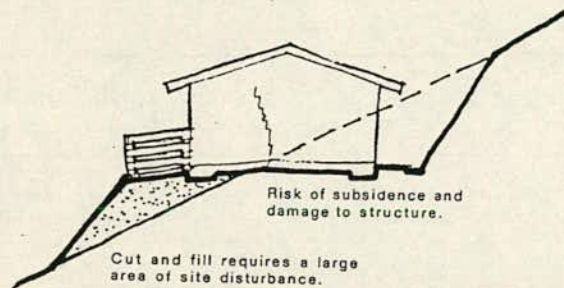
- method of building
- ease of access
- erosion
- drainage



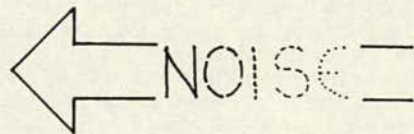
All four are further effected by soil type. No hard and fast rule can be given without knowing soil type. General guidelines are:-

- ... increase of slope will increase earthworks or reduce the choice of building methods which are suitable.
- ... access driveways steeper than 1 in 6 are expensive to maintain, a slope of 1 in 4 must be considered extreme and undesirable.
- ... A slope of 1 in 5.5 should be considered as the upper limit for slab, or similar, construction. Greater slopes require excessive cut and fill.

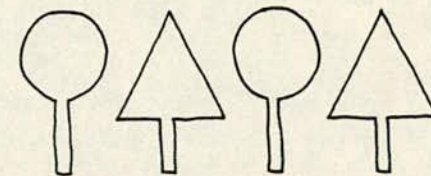




**NOISE:** Here too, not only current but future sources of noise have to be considered. To be effective, plant shelters should be very broad and so require a lot of space. Natural features or man made structures (e.g. earthmounds) should also be considered.



**VEGETATION:** While the idea of "a home in the forest" is tempting to many, the drawbacks should be considered. Some notable ones are:-



- risk of falling trees and branches
- difficulty of establishing gardens and orchards in competition with the forest
- shade

The use of deciduous trees, shrubs and vines is highly recommended; offering shade in summer with minimal interference to sunlight in winter.

**RECOMMENDED READING**

"Sunshine & Shade in Australasia", 1975 by R.O. Phillips, Experimental Building Station. Bulletin No. 8 from Aust. Gov. Pub. Service

"Energy-Efficient Site Planning Handbook", 1982 by Kay, Hora, Ballinge & Harris from The Housing Commission of NSW, Box 4121, G.P.O. Sydney, 2001.

HOUSES FOR SUBTROPICAL ZONES

- SUMMER:** High day time temperature (25 - 30 deg. C)  
 Moderate night time temperature (15 - 20 deg. C)  
 Moderate humidity day and night (50% - 60%)
- WINTER:** Mild days (15 - 20 deg. C)  
 Cool nights (8 - 15 deg. C)
- GENERAL:** Moderate summer rains; little rain in winter
- WALLS:** Insulated frame construction desirable for sunlit walls. Lightweight other walls. Walls built of heat storing materials to be shaded to N, E & W.
- ROOF:** Steep pitch (higher wind tolerance in cyclones)  
 Light coloured, well insulated to offset increased heat absorption.
- CEILINGS:** Desirable. Insulation helpful in summer & winter.
- FLOORS:** Concrete on ground or suspended. Mud floors if well drained. Timber; suspended.



HOUSES FOR SUBTROPICAL ZONES (cont.)

- WINDOWS: Sufficient to allow for cross-ventilation.
- INSULATION: Desirable. Will improve comfort in mid-summer and mid-winter.
- VAPOUR BARRIER: Not required except if air-conditioned.
- SHADE: Essential in summer - use deciduous vines and trees.
- OTHER COMMENTS: - long buildings, one room deep ideal for cross ventilation.  
 - good drainage necessary  
 - outdoor living (e.g. verandah, pergolas)
- NOTE: INSULATION ----> TRADEOFFS IN BETWEEN SEASONS

**BUILDING MATERIALS AND FORMS OF STRUCTURE**  
 (see also "Environmental Impact of Buildings and Structures")

When you choose building materials consider carefully the impact of buildings on the landscape and aim to use materials which are compatible with the natural environment.

FLOORS

MATERIAL	ADVANTAGES	DISADVANTAGES	ENVIRONMENTAL IMPACT	COMMENTS
MUD	Cheap, "healthy", low radioactivity, excellent electrical, thermal acoustic, non-hygroscopic qualities	Requires maintenance expertise	low	requires damp proofing
CONCRETE	Low maintenance, quick, extremely weatherproof, long lasting	expensive, floor coverings required, hard to walk on	medium-high	requires damp proofing

FLOORS (cont.)

MATERIAL	ADVANTAGES	DISADVANTAGES	ENVIRONMENTAL IMPACT	COMMENT.
SLATE	Long lasting, can be re-used	Hard to walk on, uneven surface, difficult to maintain, Often high radioactivity	low if local, high if imported	As above
TIMBER	Quick, "healthy", low radioactivity, excellent electrical, thermal, acoustical, non-hygroscopic qualities	off ground clearance, flammable	low if local timbers are used	

WALLS

Timber is an excellent wall cladding material for warm-temperate to tropical areas. In conjunction with a well insulated timber stud construction it allows the wall to breathe, lose stored heat quickly and maintain internal building temperature.

The most common and traditional Weather-Board construction is still excellent. With suitable timber, it is not necessary to paint such walls as many excellent wood stains are available. These are easy to apply and maintain. Weather-boards on buildings at Conondale sawmill have never been painted and are performing well. See also "Painting" (pg ).

Cladding materials other than timber but used in conjunction with timber framed construction are not as desirable since they generally form an impervious skin which cannot breathe or adjust to fluctuations of temperature and humidity as effectively as timber. Examples are cement board sheeting and aluminium cladding.

Cement based sheeting should be totally avoided if it contains asbestos. Other materials like fired clay bricks and concrete blocks should be used judiciously as they are high users of energy and or water in their manufacture.

Due to their impact on the environment (use of finite resources, creation of pollution during manufacture or disposal, excessive energy use) we discourage the use of highly processed products.



## Massive Construction.

Construction in natural materials such as adobe, cinva ram construction, pise as well as stone masonry are encouraged. In every case local materials can be used with the least impact, in terms of the site, for extraction or disposal in the future. While the materials used may still be considered unusual and of low cost, quality of workmanship should not be compromised and the buildings will have to comply with the building code.

We recommend compliance with Department of Housing and Construction, Experimental Building Station (EBS) bulletin 5, 3rd edition and with any more recent editions that the EBS may publish. Subject to Council approval.

### Adobe, Compressed Earth, Pise, Stone, Clay Brick, Concrete Block

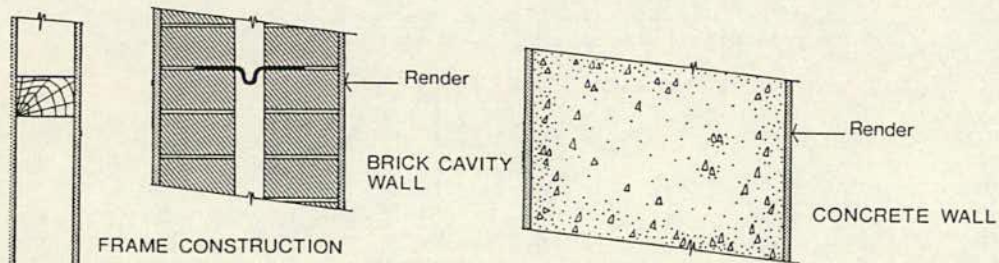
All these materials are best suited in areas which require a solar passive building design. Due to their large mass they are able to store the warmth of the day for release at night (provided night temperature is cooler than day). In our subtropical climate masonite walls should be shaded in summer to the north, east and west.

Environmentally, a building technique which uses local resources (e.g. adobe, compressed earth, pise) are most desirable as long as no topsoil is used in their manufacture. They are ecologically sound; the material can be re-used, the energy requirement for manufacture is very low and all building materials can be made locally.

Stone has similar qualities as earth based building materials but has generally a somewhat higher energy requirement.

Concrete block and clay brick construction offer similar passive solar qualities as the earth based materials but at a higher energy cost. They are also less likely to be re-used as building materials.

Thermal insulation qualities compare poorly with timber frame construction.

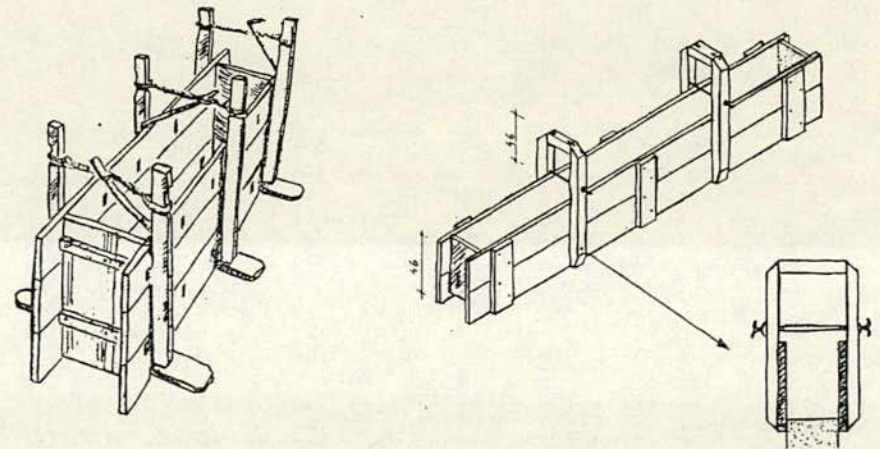


from: Designing for Australian Climates, EBS Bulletin 6 1975.

Natural, renewable and reusable materials are often cheaper and are a responsible choice. Excellent examples are:

### Pise (rammed earth)

Pise is an abbreviation of the term Pise-De-Terre, meaning rammed earth. In this system damp earth is tamped (or rammed) in-situ between temporary, movable timber or steel formwork.

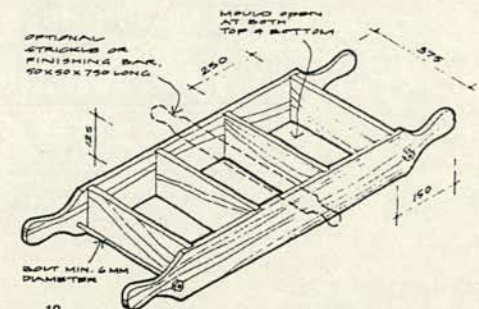


The amount of formwork is comparatively small, as the forms are moved progressively immediately after each section of wall is rammed. The formwork must be sturdy to withstand the high lateral pressure produced by the ramming.

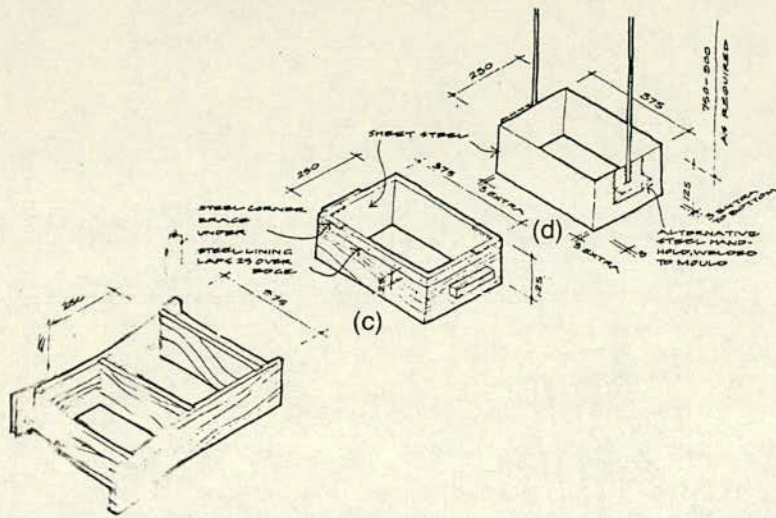
The home on Lot 3 at Crystal Waters is an example of Pise construction.

### Adobe

Adobe means mud or puddled earth. The name has nowadays come to be applied to the method of building with sun-dried mud bricks. The bricks are usually moulded by hand using metal or wooden forms and after slow drying are laid in bond in the walls in the manner of laying masonry.





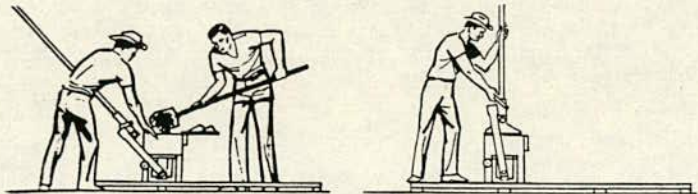


like Pise. adobe construction can be carried out by one person although here too, a team of workers makes work easier and faster.

A Victorian company, QED Hydraulics, under the name BRICKHEAD is producing for sale or hire an extremely efficient mixer and brick press that enable the Owner Builder to produce bricks at a rapid rate. If you prefer hand made bricks of the possible the mixer alone is said to make the job 60% easier. The hydraulic press produces bricks which can be handled immediately. Production varies from 400 to 800 per day with some people having achieved 1000 bricks per day by being well prepared with soil and workers.

A home on Lot 9 is a mudbrick and pole construction while another home near Yandina is a load bearing (roof rests on the walls not poles) construction. There are other examples of earth houses in the Landsborough and Maroochy Shires.

CINVA R&D is usually a manually operated press which produces 300mm x 100mm x 100mm bricks. The machine was developed by the Inter-American Housing and Planning Centre (CINVA) in Bogota, Columbia.



REFERENCE "Earthwall Construction", Bulletin No. 5. Dept. of Housing and Construction, NSW. "Build Your House of Earth" GF Middleton, Second Back Row Press, 1982.

Frame construction is most common and well suited. Without insulation the noise transmission levels are very high and sound insulation may be considered for some rooms. Earth walls can of course also be used internally, talk to an experienced Earth Builder.

## ROOFING

### Roof Shape

Flat Roofs should only be chosen if the shape increases function; like roof gardens or entertainment areas.

Flat roofs are expensive to cyclone/storm proof due to the lifting (suction) forces created by strong winds.

In high rainfall areas flat roofs don't allow water to flow off at a sufficient rate.

Pitched Roofs offer good resistance to high windspeed and drain extremely well. At a steep pitch solar absorption is too high for subtropical and tropical climates and insulation is necessary.

### ROOFING MATERIALS

The options are very extensive and we will concentrate on:-

(a) the most common;

and, (b) the most desirable from an ecological point of view.

(a) The most common:

Zinc coated roofs (generally referred to as galvanised iron) are considered to be of low cost and are traditional in Australia. They are time proven and because of their light weight don't require heavy roof structures. Roofs with a pitch greater than 20 deg. should be painted to reduce reflection onto neighbouring lots. Pre-painted steel sheet products (like "colourbond") are more expensive but require lower maintenance.



All sheet metal roofing products absorb heat readily. Consequently, under-roof insulation and ventilation is usually considered to be necessary. Heat gain into a building (and loss from) is greatest through the roof and thus the type of roof has



a considerable affect on living comfort.

A large percentage of solar radiation may be absorbed through the roof. The magnitude is greatly affected by the colour of the roofing surface.

Table 1. TYPICAL ABSORPTION COEFFICIENTS\*

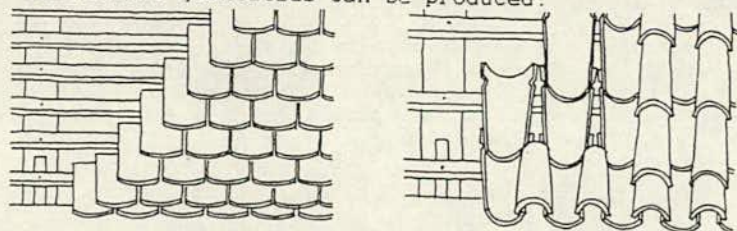
Material	Absorption coefficient
White cellulose paint . . . . .	0.18
Whitewashed galvanised iron . . . . .	0.22
Glazed white bricks . . . . .	0.26
Yellow cellulose paint . . . . .	0.33
Glazed cream bricks . . . . .	0.36
Orange cellulose paint . . . . .	0.41
Aluminium . . . . .	0.54
Clay bricks and tiles (red) . . . . .	0.60
New galvanised iron . . . . .	0.64
Cement tiles (grey) . . . . .	0.65
Aged asbestos cement . . . . .	0.75
Green cellulose paint . . . . .	0.79
Bituminous felt . . . . .	0.88
Aged galvanised iron . . . . .	0.90
Black matt surface . . . . .	0.97

\*Based on H. E. Becket, 'Exclusion of Solar Heat', *Institution of Heating and Ventilating Engineers Journal*, Dec. 1934 and Apr. 1935, Table IV.

The good old galv iron (Custom Orb) is generally considered to be "healthier" than Zinc coated materials. The latter stays shinier for longer and thus will contribute to reflection problems. Its cost is about half of galv iron, which costs \$11.00 / sq.m. Pre-painted roofing seems to be a reasonable compromise (\$7.50 / sq.m).

All steel products need energy and a plentiful but non-renewable resource for their manufacture. If you are concerned about building biology . . . metal roofs influence magnetic fields and cosmic rays and for this reason affect some people in a negative way.

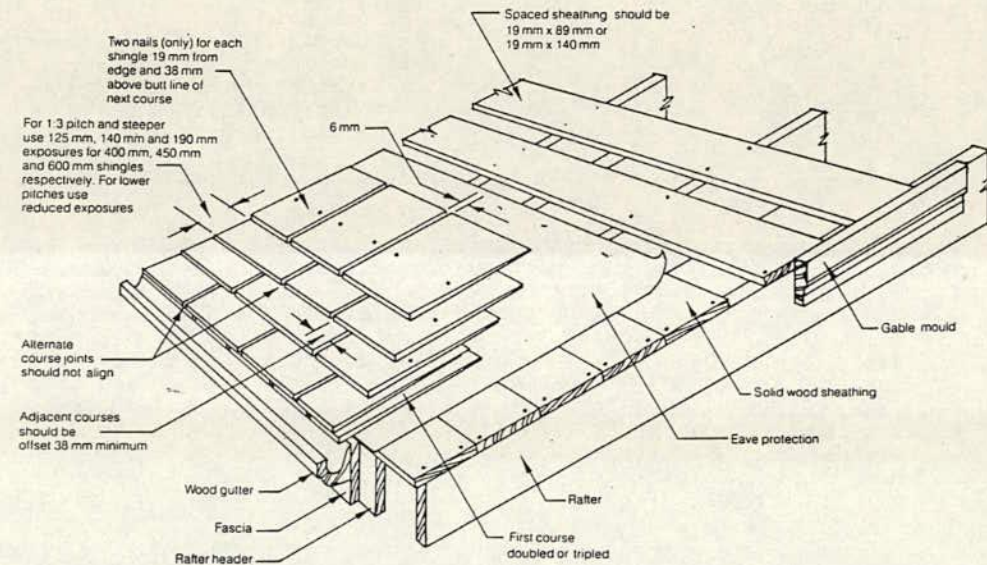
Clay Tiles : Require secure fixing in high wind areas. Tiles can be recycled indefinitely. Follow manufacturer's instructions for pitch grade. With the possibility of a potter's workshop at Crystal Waters it may be feasible to manufacture custom tiles on-site if sufficient quantities can be produced.



(b) The most desirable: Shingles/Shakes (Shakes are handsplit along the grain; shingles

are sawn).

Timber roofs are cool in summer and warm in winter. Installed expertly they withstand cyclonic winds. Shingles/shakes made from good quality timber will last a long time and has an excellent environmental and biological rating.



Many local timbers are suited to make shingles/shakes, but only sound, straight grained timber free of sapwood should be used. If rainwater is collected off a shingle/shake roof, no wood preservative should be used. Roof pitch should be no less than 30 degrees.

*Casuarina torulosa* is the favoured timber for shakes. The tree species recommended for sawn shingles are:

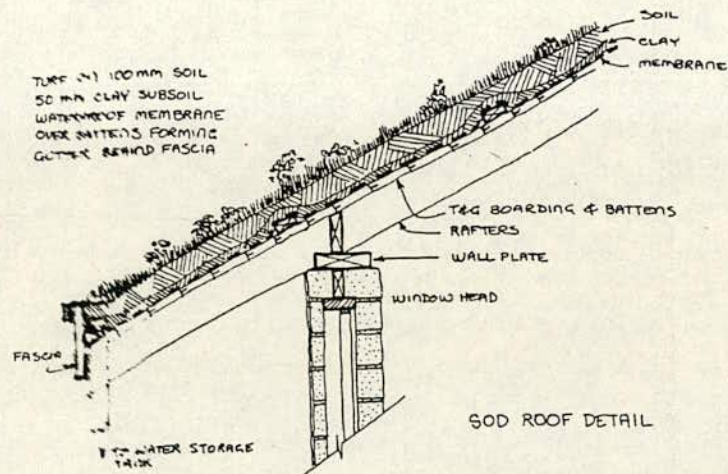
Common name	Species
* grey box	<i>Eucalyptus microcarpa</i>
	<i>E. woollsiana</i>
* yellow box	<i>E. moluccana</i>
* forest red gum	<i>E. melliodora</i>
* Queensland peppermint	<i>E. tereticornis</i>
grey gum	<i>E. exserta</i>
	<i>E. propinqua</i>
	<i>E. punctata</i>
	<i>E. major</i>
red bloodwood	<i>E. gummifera</i>



COMMON NAME	SPECIES
grev ironbark	<i>E. intermedia</i>
narrow-leaved red ironbark	<i>E. polycarpa</i>
broad-leaved red ironbark	<i>E. drepanophylla</i>
Gympie messmate	<i>E. siderophloia</i>
White mahogany	<i>E. crebra</i>
	<i>E. fibrosa</i> sub. sp. <i>fibrosa</i>
	<i>E. cloeziana</i>
	<i>E. acmenoides</i>
	<i>E. umbra</i> sub. sp. <i>umbra</i>
	<i>E. umbra</i> sub. sp. <i>carnea</i>
tallowwood	<i>E. microcorys</i>
satiny	<i>Syncarpia hillii</i>
turpentine	<i>S. glomulifera</i>

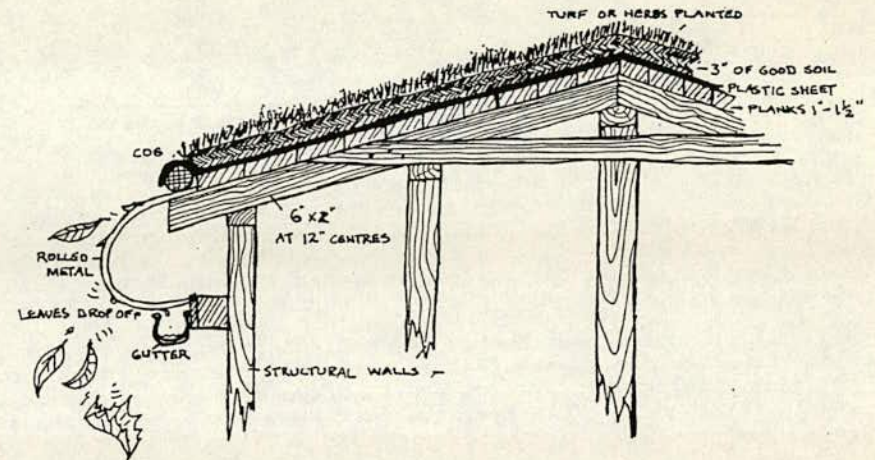
\* this timber would probably be difficult to split.

Sod roofs offer excellent insulation qualities. Depending on Council regulations the price of sod roofs can vary a lot compared with other roofing methods. It is likely that the Council will require an engineer's certificate for a design. The roof structure needs to be very strong to carry the heavy load of saturated soil after rain. Depending on the thickness of the growing medium a sod roof can weigh between 55 kg/m<sup>2</sup> and 150 kg/m<sup>2</sup> fully saturated. This requires fairly solid roof structures. A roof slope of 5 to 15 deg. is considered to be most economic.



A sod roof should have a minimum depth of 150mm with 200-300mm being the optimum. The topsoil at Crystal Waters would be well suited. Water Holding capacity can be improved by mixing in organic matter to 20%. A 50mm clay subsoil is recommended. The roof should be suitably water proofed with an impermeable membrane. Roof slopes should be in the range of 5 degrees to 27 degrees. If seed is to be sown into bare soil a roof slope of 16 degrees is considered to be the upper limit. Roof slopes of greater than 16 degrees are permissible where the sod is laid as a cut turf over the 50mm clay subsoil layer and/or impermeable membrane.

The vegetation on sod roofs should be grass or grass/legume (eg clover) mixes endemic or naturalised in the local area and which can tolerate dry spells. Other drought tolerant groundcovers may also be given consideration.

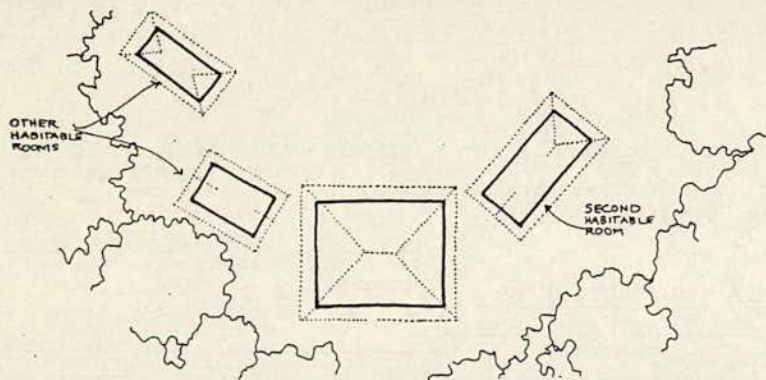


A sod roof can be used to collect rainwater. Any innovation to achieve this is permissible provided there is no compromise in waterproofing and fundamental construction safety.

The simplest and most common practice is to form a gutter by continuing an impermeable membrane to the lower edge of the roof and up the inside of the fascia. A downpipe can then be set into the roof with the top of the pipe finishing flush with the turf. (see the first diagram above)

Residents should take their total water needs into consideration. Sod roofs deliver less water as an amount of rainfall must saturate the soil before flowing to downpipes.





An Expanded house is a dwelling where groups of buildings function as a dwelling house, with shared facilities such as a kitchen and bathroom. Individual buildings would not be physically connected to each other.

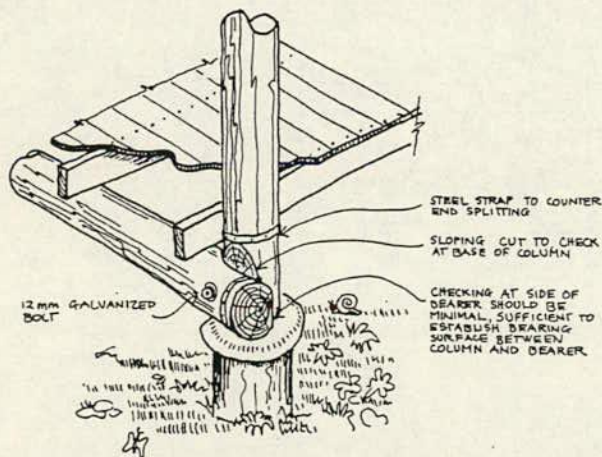
Expanded homes may be desired by larger families or a group of not-related people who wish for such a lay-out to create extra privacy. Minimum room sizes would always apply as per the building code.

#### NOT SO COMMON BUILDING METHODS

##### Polestructure

We would like to encourage the use of round timber in suitable situations. This method of construction allows the efficient use of small timber.

We refer you to the Department of Environment and Planning (NSW) guide lines for typical structural requirements and other related information. These guidelines should be interpreted in conjunction with Council requirements, as construction must be in accordance with Council building regulations.



#### DIRECT REPLACEMENT OF SAWN TIMBERS BY ROUND POLES (This table does not cover the replacement of round poles by rectangular sections)

Rectangular section	75	75	75	100	100	100	100	125	125
	x	x	x	x	x	x	x	x	x
Diameter of round pole	38	50	75	38	50	75	100	38	50
Rectangular section	75	80	85	90	95	110	120	105	115
	x	x	x	x	x	x	x	x	x
Diameter of round pole	125	150	150	150	175	175	200	200	
Rectangular section	75	38	50	75	50	75	50	75	
	x	x	x	x	x	x	x	x	
Diameter of round pole	125	120	130	145	145	165	165	180	

#### ROUND POLE CONSTRUCTION

The member sizes given in this section are intended to ensure a safe, rigid structure erected in areas exposed to wind forces. In many instances, such as in well-wooded areas, or where protective landforms exist or reliable windbreaks have been planted, it may be possible to show that smaller members are adequate, but detailed analysis of these cases is beyond the scope of this handbook.

**IMPORTANT NOTE:** The diameters in these tables apply to species with Lyctus-resistant sapwood, or with sapwood adequately treated in accordance with Appendix 6 of this document. If untreated Lyctus-susceptible sapwood is used the diameters in these tables should refer to the heartwood only.

If a round pole is used as a direct replacement for a rectangular sawn section in traditional construction, its diameter at its midlength should be as given in the following table, with special attention to the important note above.

#### A) UNBRACED POLE-IN-GROUND CONSTRUCTION

Pole butt diameters given in this table apply to poles embedded in the ground or in concrete, which are required to provide sufficient building stability without further bracing. The diameters apply to the heartwood of durable species, or to the overall diameter of poles preservative-treated in accordance with Appendix 6. The sapwood of untreated poles should be removed to 300 mm above ground as it decays quickly allowing the pole to loosen. Durable species and expected life-in-ground are indicated in Appendix 5.

##### Notes

- 1) If species of durability class 3 are to be used without preservative treatment the diameters of heartwood should be increased 25 per cent to allow for decay during the building's expected useful life.
- 2) Poles in this type of construction should not be notched at floor level.

#### UNBRACED POLE-IN-GROUND CONSTRUCTION

HEIGHT (m)	POLE BUTT DIAMETERS (mm) SPACING (m)	EMBEDMENT			POLE BUTT DIAMETER FOR CASE OF NO WALLS (e.g. verandahs)			
		Soft soil	Hard soil	Concrete				
3.00	2.40	180	165	155	1300	900	600	145
	3.00	190	175	165				
	3.60	205	190	175				
	4.20	215	195	185				
3.60	4.80	220	205	195	1400	1000	700	160
	2.40	200	185	175				
	3.00	215	200	190				
	3.60	230	210	200				
4.20	4.20	240	220	210	1500	1100	700	180
	4.80	250	230	220				
	2.40	220	205	195				
	3.00	240	220	205				
4.30	3.60	250	235	220	1600	1200	800	195
	4.20	265	245	230				
	4.80	270	255	240				
	2.40	240	225	210				
5.40	3.00	260	240	225	1700	1300	900	210
	3.60	275	255	240				
	4.20	290	270	250				
	4.80	300	280	265				
	2.40	260	240	225				
	3.00	280	260	245				
	3.60	295	275	260				
	4.20	310	290	270				
	4.80	325	300	285				

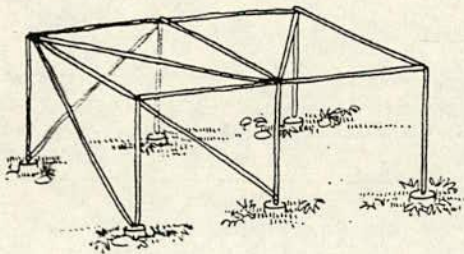


**B) POLES USED AS COLUMNS IN FULLY-BRACED CONSTRUCTION**

Where the building faces are braced by full-length diagonal bracing, as in diagram below for example, the vertical pole diameters may be selected from the following table. Sizes for poles used as beams in this structural system should be selected from the tables for floor bearers, lintel beams or rafters as appropriate.

**COLUMNS IN FULLY BRACED CONSTRUCTION**

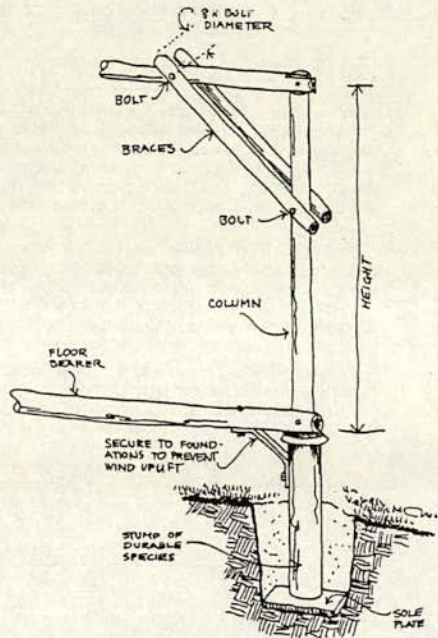
HEIGHT (m)	SPACING (m)	POLE DIAMETERS AT MIDLNGTH (mm)			
		F11	F14	F17	F22
3.0	2.4	115	105	100	95
	3.0	125	115	105	100
	3.6	130	120	115	105
	4.2	135	125	120	110
	4.8	140	130	125	115
3.6	2.4	130	120	110	105
	3.0	140	130	120	110
	3.6	145	135	130	120
	4.2	155	140	135	125
	4.8	160	150	140	130
4.2	2.4	140	130	125	115
	3.0	150	140	135	125
	3.6	160	150	140	130
	4.2	170	155	150	135
	4.8	175	165	155	140
4.8	2.4	155	145	135	125
	3.0	165	155	145	135
	3.6	175	165	155	140
	4.2	185	170	160	150
	4.8	190	180	170	155
5.4	2.4	165	155	145	135
	3.0	180	165	155	145
	3.6	190	175	165	155
	4.2	200	185	175	160
	4.8	210	190	180	165



FULLY BRACED COLUMNS

**C) POLES USED AS COLUMNS IN KNEE-BRACED CONSTRUCTION**

Storm damage evidence indicates that knee-braced construction is a very sturdy structural system. This form of construction is recommended, and detailed information on pole and bolt sizes is contained in Appendix 7.



DETAILS FOR KNEE-BRACED FRAMES

**D) POLES USED AS EAVES BEAMS AND RIDGE BEAMS**

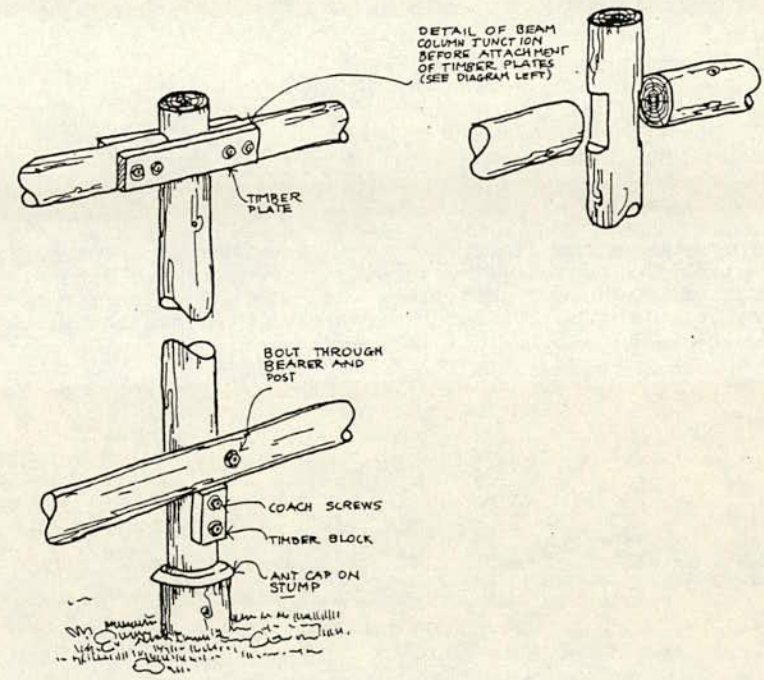
If an eaves beam or ridge beam is used in a structure supported at each end and not knee-braced as in section C, its size should be selected from the following table:

SPAN (m)	EAVES, BEAMS AND RIDGE BEAMS Pole diameters at midspan (mm)		
	Up to 3.0	3.6	4.2
3.0	125	135	145
3.6	145	155	165
4.2	160	170	180
4.8	175	190	200
5.4	195	205	215
6.0	210	220	230

**E) POLES USED AS FLOOR BEARERS**

The sizes for round poles used as floor bearers may be selected from the following table.

Spacing of Bearers	FLOOR BEARERS Bearer diameter at midspan									
	Spans (metres)									
	1.8	2.1	2.4	2.7	3.0	3.3	3.6	3.9	4.2	
1.8	105	115	125	135	150	160	170	185	200	210
2.4	110	120	140	150	165	175	190	200	210	
3.0	120	130	150	155	175	185	200	215	225	



JOINT DETAILS FOR ROUND POLE BEARERS

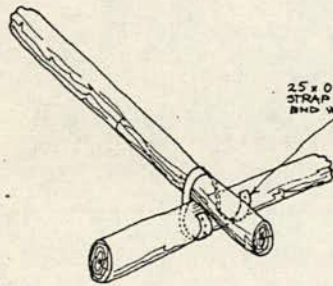


### F) POLES USED AS RAFTERS OR PURLINS

Pole diameters at midlength for use as rafters or purlins may be selected from the following table. These member sizes are suitable for sheet galvanised steel roofing with or without timber lining. Particular attention must be paid to ensure that the roof is held down against wind uplift. Strapping is recommended.

#### RAFTER & PURLIN SIZES

Spacing of rafters or purlins (mm)	Pole diameters at midspan (mm)					
	Spans (m)					
	Up to 2.1	2.4	3.0	3.6	4.2	4.8
450 or 600	75	80	90	105	120	130
900	75	85	95	110	125	135
1200	80	85	100	115	130	140
1500	80	90	105	120	135	150
1800	85	95	110	125	140	155
2100	90	95	115	130	145	160

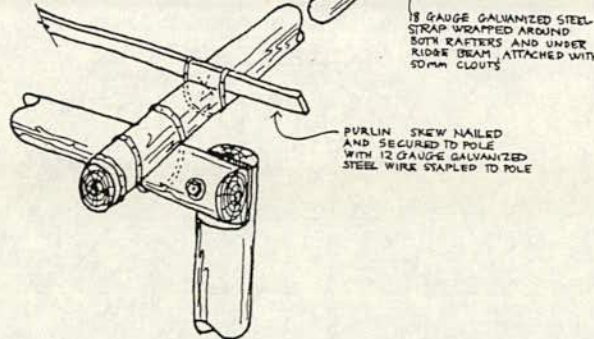


25 x 0.8mm GALVANIZED STRAP SECURED AT EACH END WITH THREE CLOUTS

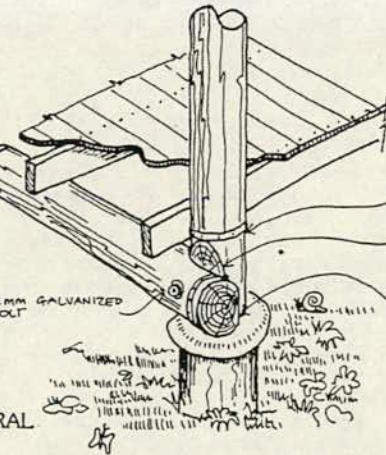
FIXING OF RAFTERS TO BEAM



18 GAUGE GALVANIZED STEEL STRAP OVER



18 GAUGE GALVANIZED STEEL STRAP WRAPPED AROUND BOTH RAFTERS AND UNDER RIDGE BEAM, ATTACHED WITH 50MM CLOUTS



PURLIN SKEW NAILED AND SECURED TO POLE WITH 12 GAUGE GALVANIZED STEEL WIRE STAPLED TO POLE

STEEL STRAP TO COUNTER END SPLITTING

SLOPING CUT TO CHECK AT BASE OF COLUMN

CHECKING AT SIDE OF BEARER SHOULD BE MINIMAL, SUFFICIENT TO ESTABLISH BEARING SURFACE BETWEEN COLUMN AND BEARER

12MM GALVANIZED BOLT

ROUND POLES USED AS STRUCTURAL MEMBERS

### G) POLES USED AS ROOFING BATTENS

Pole diameters at midlength for use as battens may be selected from the following table. These sizes are suitable for use with sheet roofing with or without timber lining. Particular attention must be paid to ensuring the battens are held down against wind uplift.

#### ROOFING BATTENS

spacing of battens (mm) (for tiled roof)	Batten diameter			
	Span of batten (rafter spacing) 450	600	900	1200
330	30	30	35	45
450	30	30	35	45
600	30	35	35	45
900	35	35	40	45
1200	35	35	45	50

The Pole construction method is extremely useful on steep slopes which would require major earthworks to become suitable for methods which need near level ground. The difference in level is easily overcome by poles of the appropriate length.

The physical strength of polestructures is largely dependent on the depth the poles are set into the ground. A ratio of 1 part in ground to 2 parts exposed has shown to be acceptable. ( Also refer to the above publication for depth in different soil types) Councils usually require the poles to be set on a firm base and to be encased in concrete. No bracings of the walls is required, the poles are designed to absorb windloadings.

Suitable timber, adequately treated, free of all sapwood, should last about 60 years in reasonably well drained soil. Unsuitable timber may be unsafe in as short a time as 5 years. The life of the house is very much dependent on the durability of the poles since it is virtually impossible to replace them on a standing structure.

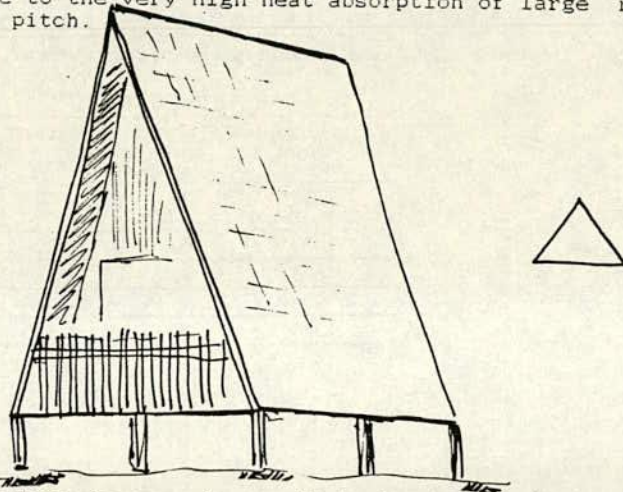
Polestructures held by steel plates above ground are not polestructures at all. The response of such structures to strong wind forces is similar to a framed construction and appropriate bracing is required.



## A-Frame Structures

Their in-built triangular shape makes them extremely stable.

Their suitability for climates with warm to hot winters is questionable due to the very high heat absorption of large roof areas of a great pitch.

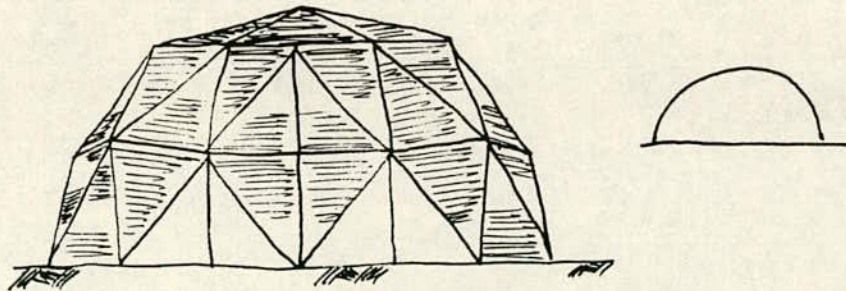


Floor area utilization is poor due to limited ceiling height over a large percentage of the floor area.

A-frame structures are more suited to exposed mountain regions which experience high wind forces and snow.

## Domes

The basic triangular shapes from which most domes are assembled makes such buildings structurally very strong. Besides this point very little of a positive nature can be said for domes which would explain the virtual abandonment of this type of structure in recent times.

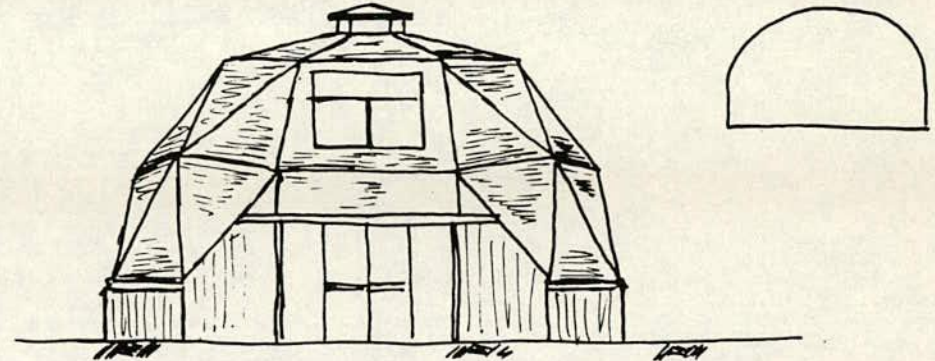


As with A-frame construction the utilisation of the floor area is

poor around the periphery due to height limits. The many joints make waterproofing difficult and in the long term often impossible.

Domes have been found to concentrate sunlight and heat excessively on sunny days. Due to the structure pattern, large openings are difficult to build and cross ventilation can be unsatisfactory.

Having said this of domes, examples of leak proof, well ventilated structures can be found in Australia. The problem of height limitations around outside walls can be overcome by truncating the lower part of the dome and setting it on vertical walls, as shown below. You can be sure to see a dome constructed at Crystal Waters.



## PAINTING

If you decide to paint either interior or exterior surfaces you will have an almost unlimited range of products available from the usual paint companies. We are pleased to say, that there is at least one company that we know of that provides varnishes, lacquers, stains and polishes that can do no harm to life and are reasonably appropriate in their manufacture, BIO Products....

"...The raw materials are acquired without over-exploitation of Nature and must be of a reproduceable standard, contribute to the depreciation of nature, nor should their natural quality be degraded."

At present these products are imported and this unfortunately increases their price.

There is apparently some light in the tunnel for their manufacture in Australia.

For further information write to Rod and Wendy Butler  
Harmony House & Garden  
P.O. Box 86, Samford 4520





## Building guidelines

**AIMS:** For a Permaculture designed home the following guidelines would be appropriate for the materials used:-

"Materials used should make a minimum short and long term environmental impact (e.g. be re-usable, return to the earth, be non-polluting, locally made/available, low energy use in manufacture), have suitable thermal functions (e.g. heatstore, insulation) and should be of low cost (e.g. demanding on the time not money)."

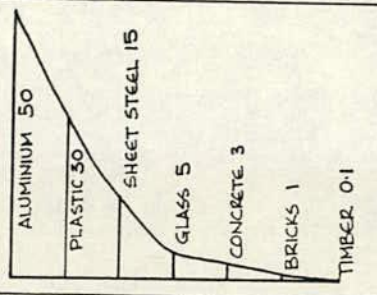
An example of the type of information you might consider, follows below. Factual data such as this can lead to the achievement of some of the Aims above.

### ENERGY COMPARISON

#### ENERGY REQUIRED TO MANUFACTURE SOME BUILDING MATERIALS

AVERAGE VALUES IN kWh/kg

Aluminium	50
Plastic	30
Sheetsteel	15
Glass	5
Concrete	3
Bricks	1
Timber	0.1



From GEFU-stadt, Dr Margrit Kennedy (Fischer Alternative) at Permaculture Consultancy (Qld.)

### HEALTHY HOMES

We are affected by the materials we surround ourselves with. The supporters of "Building Biology" point out that we should look at our homes as our 3rd skin. Many of the claims can be scientifically proven and deserve further investigation.

Some points which are worth remembering:

- \* magnetic fields should not be interrupted e.g. iron roofs, concrete floors, steel framing are not desirable. Shingle/shakes or sod roofs would be suitable. Insulate with "soft" material or rockwool.
- \* Use psychologically sound materials. We respond well to earthy materials. Clay and soil are ideal.
- \* Materials used should breathe with the elements. Materials forming impervious membranes should be avoided. e.g. some paints, aluminium foil. Suitable materials are clay, clay bricks, timber.
- \* Avoid materials which are manufactured with large quantities of water e.g. concrete, fibro.
- \* Avoid materials which behave electrostatically. e.g. plastics in paints, carpets, fabrics, some insulation.
- \* Avoid radioactive materials. e.g. some sands.
- \* Avoid poisonous materials or materials giving off poisonous fumes e.g. some insulators, wood preservatives.

"A HOME SHOULD VIBRATE WITH THE SOUND OF THE COSMOS"

(Buergler)





No.	Building material	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	Score
1	wood (solid wood)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3.0
2	cork	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3.0
3	chipboard	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1.9
4	hardboard	1	2	3	2	3	3	2	3	3	2	3	2	3	2	2	2	2	2.2
5	plywood / veneer	2	2	3	2	3	3	3	3	3	3	3	3	3	3	3	3	3	2.2
6	wood wool boards (with magnesite)	2	2	3	2	3	3	3	3	3	3	3	3	3	3	3	3	3	2.7
7	soft fibre boards	2	2	3	2	3	3	3	3	3	3	3	3	3	3	3	3	3	2.7
8	coconut fibre product	3	2	3	2	3	3	3	3	3	3	3	3	3	3	3	3	3	2.4
9	mineral wool / slag wool	0	0	0	0	0	3	1	3	3	3	3	3	3	3	3	3	3	0.9
10	glass wool	0	0	0	0	0	3	1	3	3	3	3	3	3	3	3	3	3	0.9
11	foam material (polystyrene)	0	0	0	0	0	3	0	1	0	0	3	0	0	0	0	0	0	0.8
12	PVC - products (hard)	0	0	0	0	0	3	0	1	2	0	0	0	3	0	0	0	0	0.6
13	synthetic resin glue	0	0	0	0	0	3	0	1	2	0	0	0	3	0	0	0	0	0.6
14	synthetic resin enamel	0	0	0	0	0	3	0	1	2	0	0	0	3	0	0	0	0	0.3

- The following assessment key has been used for the evaluation:
- 0 - considerable shortcomings, to be rejected
  - 1 - with shortcomings, objectionable
  - 2 - few shortcomings, to be recommended
  - 3 - no problems, to be recommended especially

CHECKLIST FOR BUILDING MATERIALS  
Assessment Criteria

CHECKLIST FOR BUILDING MATERIALS (cont.)  
Assessment Criteria

- The following assessment key has been used for the evaluation:
- 0 - considerable shortcomings, to be rejected
  - 1 - with shortcomings, objectionable
  - 2 - few shortcomings, to be recommended
  - 3 - no problems, to be recommended especially

Building material	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	Score
15	impregnated coatings	0	0	0	1	3	3	-	-	-	-	3	3	-	0	0	-	1.3
16	beeswax products	3	3	3	3	3	3	-	-	-	-	3	3	3	-	0	0	3.0
17	asphalt-, bitumen felt	1	0	1	1	3	3	-	-	0	0	0	0	0	0	0	0	0.8
18	vapour barrier (foils)	0	0	0	0	3	0	-	-	0	0	0	0	0	0	0	0	0.3
19	brick products	2	3	2	2	3	2	1	3	2	3	3	3	3	3	3	3	2.5
20	clay	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3.0
21	ceramic products (unglazed)	2	2	2	2	3	1	2	1	0	3	3	3	3	3	3	3	2.0
22	concrete (reinforced concrete)	0	0	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0.4
23	pumice blocks	1	0	1	2	0	2	2	2	-	2	1	0	-	3	0	0	1.1
24	gypsum (chemical gypsum)	0	0	1	0	-	1	2	0	2	2	3	1	3	1	0	0	1.1
25	cement mortar (slag cement)	1	0	2	1	0	3	1	2	-	2	3	2	3	2	-	-	1.3
26	lime mortar	2	2	3	2	3	1	2	-	2	3	2	3	2	-	-	-	2.3
27	lime sandstone	1	2	3	2	3	2	2	-	1	2	1	-	3	2	-	-	2.0
28	synthetic resin plaster	0	0	0	1	-	0	0	1	2	0	0	3	0	0	0	0	0.5
29	linoleum	1	2	3	2	3	2	3	2	3	2	3	3	3	3	-	-	2.3
30	glass	0	1	1	0	3	0	0	0	-	0	0	3	0	3	3	-	1.0
31	asbestos boards / slabs	1	0	0	1	1	-	2	2	0	1	2	3	-	3	1	0	1.2



## Notes to checklist for building materials

### Building materials

1. without surface treatment and without glued assembly
2. without building agent
3. bound with glue containing 6-10 % formaldehyde
4. with a maximum of 2 % (generally 0.5-1 %) phenol resin
5. bound with synthetic resin
6. woodwool boards bound with cement or gypsum should be rejected when their radioactivity is not known
7. wood fibres without binding agent
8. raw paper glued onto one or two sides
- 9./10. in bitumen paper and foil
12. especially as floor coverings
- 13./14. gives off formaldehyde fumes (in most cases)
15. as far as it contains toxic chemicals like pentachloride phenol
16. if it doesn't contain synthetic solvents and additives
19. for example 'Klimapor', 'Unipor', stones with small surfaces and with large pointings are most suitable; radioactivity test necessary
20. clay bricks, compressed clay, straw clay, clay flooring
21. laying with natural gypsum; radioactivity test necessary
22. with radioactive furnace cement
23. natural and synthetic pumice stones are radioactive
24. a reliable test whether natural or synthetic gypsum has been used for certain products (or a mixture) is urgently necessary
25. with furnace cement
29. without emulsion film (synthetic resin), common with one coloured linoleum; glued with natural glue; without synthetic sheeting underneath

### Notes on assessment criteria

- A assessment according to the degree of processing and additives
- B in biological-ecological respects (risk)
- C concerning availability (long term), production, transport, processing, waste disposal
- D in production, processing, disposal, transport
- F electrostatic pickup, electrical conductivity, filtering of ions
- G surface temperature, heat conductivity, heat storage, heat insulation
- H air and body noise, sound absorption and insulation; for light building material double layers are demanded
- I as far as it has been examined by Endros
- K with consideration of dimensions of building materials or building elements
- L/N building materials without surface treatment
- O also of binding agents
- P pleasant, neutral or unnatural/cold/unpleasant
- Q so far only tested to a minimal extent

## Building guidelines for healthy living.

---

1. geologically undisturbed
2. away from industrial centres and main roads
3. light construction methods in garden settlements
4. suitable for individuals and for families
5. natural and genuine building materials
6. rooms with breathing capacity (capable of diffusion, natural airing)
7. natural regulation of room moisture (by hygroscopic building materials)
8. filtering and neutralising of damaging chemicals in the air (absorption by building materials)
9. balanced measure of heat storage, insulation and heat restriction
10. high surface temperatures in the room
11. heating using solar radiation
12. small and rapidly diminishing building moisture
13. neutral or pleasant smells, without toxic evaporation
14. natural light, lighting and colour conditions
15. good insulation of body and air noises and vibrations
16. no objectionable radioactive radiation of the building materials
17. retention of the natural electric field of air and physiologically favourable ionisation within the room
18. no alteration of the natural magnetic fields
19. no increase in unfavourable electromagnetic fields
20. only small alteration in vital cosmic-terrestrial low-and high-frequency radiation
21. application of physiological knowledge to room design and furnishing
22. consideration of harmonious measurements, proportions, shapes in creating the rooms
23. not leading to environmental problems and high energy costs (in building and disposal)
24. no promotion of wasteful exploitation of important raw materials
25. no creation of social burdens from damaging side effects of all kinds

"Building Biology and Checklist for Ecological Building Materials" Allesandro Vasella. International Building Exhibition 1986.



## Hints on minimising the cost of building

Use simple forms in housing design generally.

Design your house to be constructed in stages: if possible, build the core of the house (i.e. essential living, cooking, washing areas) and add less essential spaces later as money permits.

Act as your own builder; subcontract parts of the work to tradespersons. Use local skilled labour. Keep electrical and drainage services simple; licensed tradespersons must be employed to carry out this work, except for low voltage (eg. solar) electrical.

Use good quality second-hand materials (particularly windows). Take into account relative delivery costs when comparing material costs from different suppliers.

Where possible use mud-bricks in preference to baked bricks. If inexpensive, attractive face bricks are unavailable, use common bricks, bagged and painted. Avoid expensive applied finishes wherever possible. Purchase items such as baths, basins and sinks, from auctions or bulk suppliers.

Substitute your own labour for capital costs wherever possible; or alternatively, trade your own labour among other community members. Use the barter or LET system wherever possible; trade skills, materials and labour with friends.

Share the cost of major essential equipment items (e.g. cement mixer, extension ladder, generator set etc.) with friends and neighbours. A portable sawmill and mudbrick making machine might also be considered.

Don't build more space than you really need. Bulk buy materials, fittings and services by co-operating with other community members. Bargain in number.

The climate at Crystal Waters is suited to "outdoor living" for much of the year. "Outdoor living" spaces are generally constructed at a much lower cost than the cost of an additional room of equal size to the house.

## Miscellaneous structural damage

Beware of upheavals to foundations and drainage pipe penetration by roots of maturing trees close to buildings. Any trees which will grow higher than 3m. are intrusive if planted closer than 2m. to any structure. The examples below are possibly the worst offenders.

- umbrella tree
- all figs
- willow
- eucalypts
- pines introduced and native (i.e. Araucarias)
- rubber tree
- privet
- bamboo

Roots can not penetrate sound pipes but will find the smallest of leaks.

If building below mature trees, ensure that species do not have a tendency to drop limbs without warning.

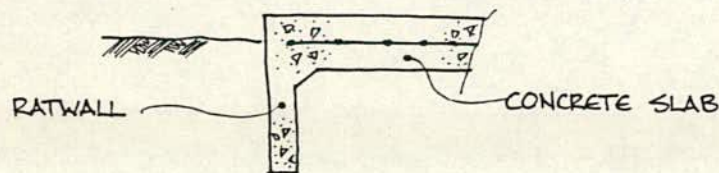
Position your house at a sufficient distance from tall trees to prevent damage should the trees fall in a storm.



Insects

You can reduce borers and termite damage by selecting timber species less susceptible to attack e.g. cypress pine and turpentine. Regularly check timbers for signs of attack: treat immediately. Avoid building near existing nesting areas. Carefully check firewood for presence of insects. Avoid contact of timber with soil.

Flies and mosquitoes are much less of a problem if you: avoid pools of stagnant water, screen operable windows and doors and keep area adjacent to house free of compost and manure heaps. Avoid external artificial lights close to doorways. Plant insect-repellant herbs around house, especially near doors and windows.



To avoid nesting by rats under foundations and concrete slabs, ratwalls below the ground are required. Refer to Building Act 1978-1984 part 48-"Termite Protection, Rodent Protection and Bird Proofing".

Pesticides/Fungicides

While the use of any pesticides is not desirable, in cases where population explosions of insects have to be brought into a balance their use may not always be avoided.

The pesticides listed here all have an ecology rating of 8.9 or 10. (The rating system is graded from 1 - 10) within this range, a rating of 10 is considered to be the safest. No Herbicide is within a rating of 8 to 10. Two, Roundup and Kerosene, have a rating of 7.

Further notices of approved chemicals and natural controls will be issued. The Ranger is responsible for the management of chemical use.



LD 50: Oral LD50 and dermal LD50 are toxicity ratings. LD50 is the amount of the compound in mg/kg body weight that kill 50% of the experimental animals used. Therefore, the lower the LD50, the more toxic the chemical. Lethal dose - LD50 - should only be used as a basic guide. The toxicity of a particular pesticide will vary according to percentage formulation, whether liquid or solid, etc. For example, although Derris Dust has an LD50 of between 25 & 132mg/kg (for different animals), it is usually only formulated in preparations of about 1%; similarly with Pyrethrum. This indicates that about 500grams would have to be consumed for poisoning to occur, the natural environment can break them down much more easily.

Even so called natural pest control compounds are not strictly speaking natural as their concentration and dose can be considerably higher than that found in nature, certainly within the horticultural activities that they are commonly used. The end result of this, as with conventional pest control, can be poor pest - predator interactions so far as population control is concerned.

At Crystal Waters, residents have an ideal opportunity to implement whole property biological control measures that will very likely totally eliminate the need for "so called natural pest control" compounds in the long term.

RECOMENDED READING

"Safer Pest Control for Australian Homes and Gardens", Paul Rodgers. Kangaroo Press 1986. ISBN 0 86417 104 8.

"Natural Pest Control", Chapman Penman and Hicks. Nelson 1986 ISBN 0 17 0068307

"Pest Control with Natures Chemicals" E. Rice. University of Oklahoma Press 1983.



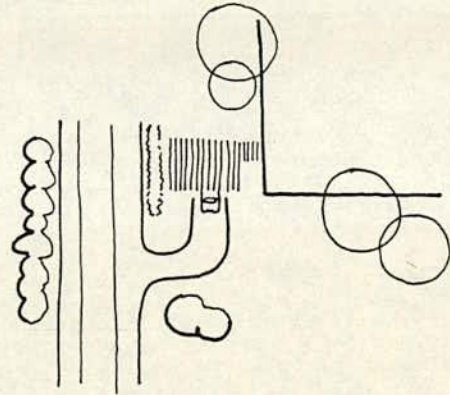
## Chapter 14

### Privacy

To increase privacy between dwellings: use natural or harmonious screens such as hedges, lattice-work and tree plantings.

Provide visually-screen courtyards where necessary for private outdoor space. Respect neighbours rights to privacy, and co operate with neighbours about siting of houses, placing of screens and any other structure which affects your neighbour.

Be innovative with the carport or garage. Design the house structure so that it is intergrated with the surroundings. Privacy and variety of street scape can be enhanced by using curved entries for carport or garage.



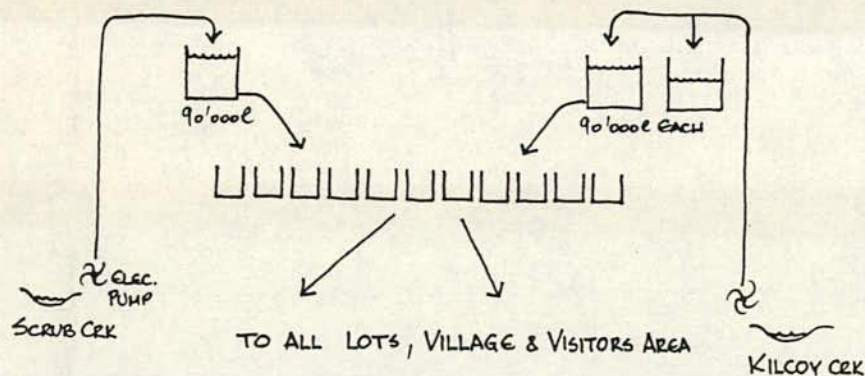
common/trade name	oral LD 50 mg/kg	dermal LD 50 mg/kg	comments	withhold period	ecology rating
lime sulphur	N.A.	N.A.	toxic to fish	nil	8
derris	25-132	940-3000	toxic to fish	1 day	8
white oil	N.A.	N.A.	toxic, most insects, incl. bees also to eradicate lice	1 day	8
pyrethrum	570	1300-5400	toxic to fish	1 day	8
quassia chips	N.A.	N.A.	toxic to fish	nil	9
rotenone	25-132	940-3000	* dont use on food crops toxic to worms and fish	1 day	9
dusting sulphur	N.A.	N.A.	toxic to worms and fish	nil	8
tartar emetic	N.A.	N.A.	toxic to worms and fish	1 day	8
bordeaux mixture	1000-2000	2000	toxic to worms and fish	1 day	8
copper oxychloride	LOW	LOW			8



## Water conservation

At Crystal Waters, utility water will be reticulated to all lots. The system works like this:

1) Water is pumped from Kilcoy and Scrub Creeks to three 90,000 litres (20,000 gallon) concrete tanks. The electric pumps will run on off-peak power which is much cheaper. (Off-peak starts at 9pm). Once all the tanks have been filled the pumps cut out automatically.

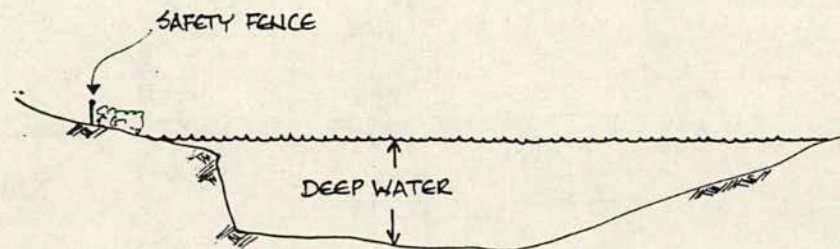


2) From these large storage tanks water flows by gravity to 11 smaller storage tanks (22500 litres = 5000 gallons). Our total storage capacity on Crystal Waters is thus over 500,000 litres

3) Poly pipes lead from the storage tanks to every lot. Water will be available throughout the property for such purposes as animal watering, watering at tree planting projects.

4) If you have lived in one of the larger cities you would be used to what appears to be unlimited water. Our system has limitations. With a water usage of up to 1000 litres per lot per day, we will have a storage capacity of about 5 days. 1000 litres is a lot of water, but we hope that you will use the water sparingly.

'Water doesn't come from taps'.



The most important responsibility is one of safety for all. As part of construction areas considered to be dangerous will be fenced. Passing on your advice and observations is necessary to minimise the dangers before accidents happen. Children need supervision at all times and this is never more important than near water. It is up to all of us. If changes/improvements have to be made, make sure they are done quickly. If you can do the job yourself; do it. If you need help; get help. If this job is too big inform the body corporate and insist that action is taken.

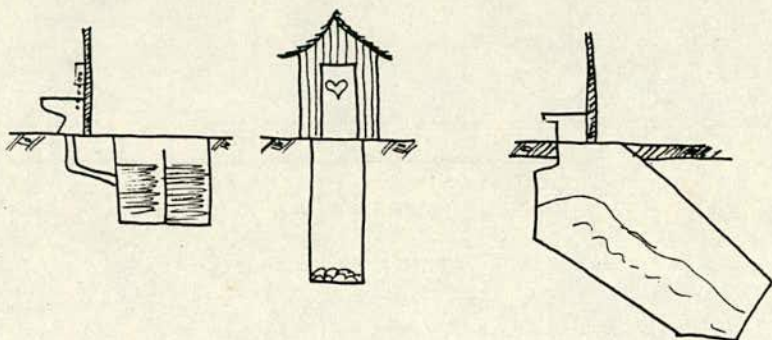
**CLEAN WATER  
NO RUBBISH PLEASE !!**



We are very lucky to have access to water which is clean. It is up to all of us to keep it that way. All water bodies at Crystal Waters have buffer zones around them. This is a safety zone which acts as a natural filter. It's like an insurance policy....you are glad if you never need it, but it's there if you do.

We don't expect anybody to pour their sump-oil into a dam or creek but accidents can happen and car sumps can leak and septic systems overflow. We have to remember that any form of pollution on Crystal Waters will eventually end up in our dams and creeks. We are pleased to note that the number of residents opting for a composting toilet is by far in excess of the number intending to install a septic system.





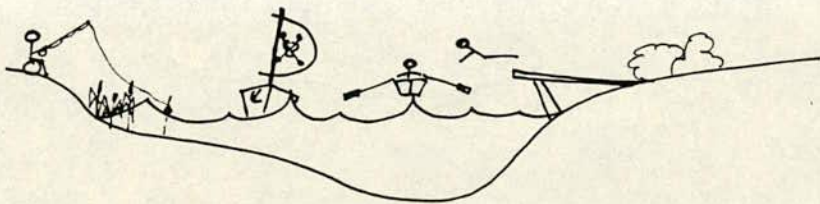
SEPTIC

DIRCECT DROP

COMPOST

Store only as much of potentially noxious substances (petrol, kerosene, oil, paint, paint thinners, detergents...) as is necessary. If an accident occurs, contain and collect it (including contaminated soil) for appropriate disposal. (See the Ranger).

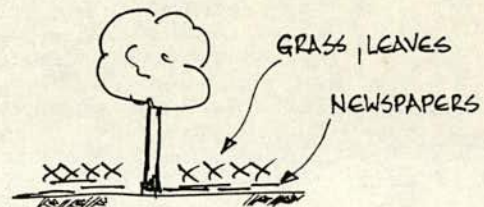
**Water Sports:** Swimming, rowing, sailboarding, walking on water...there should be no limits to (non-motorized) possibilities. Respect wilderness areas (which you will recognize by heavy planting along the edges and in the shallow water) and learn about natural processes by observation. What a paradise for photographers, artists and bird watchers...all naturalists alike.



**Irrigation:** Crystal Waters has a current water licence to pump water from the Mary River to irrigate 4ha of land. The distribution and cost of this use will need to be allocated to the most appropriate purpose by the land use group (L.U.G.). For small occasional uses, eg. planting of fruit trees, water from the reticulated system may be used. Pumping water from smaller dams would lower the water level excessively and reduce it's function considerably. The L.U.G. may give permission to pump

from large dams and dams which are spring fed, after due consideration.

Water needs can be much reduced by well tried practices like mulching, shading and windbreaks and if establishing plantings, by planting when soil is moist and follow-on rains are expected.





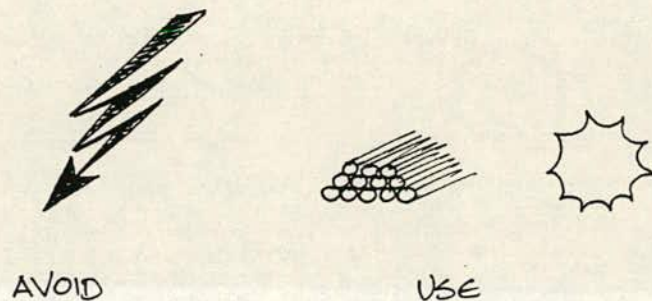
## Domestic energy consumption

The amount of electricity available per household will average not more than 2kVA ie 2000 watts. This is considerably less than general rural supply and will require some changes in our habits. Some examples of energy consumption of different appliances in operation are shown below.

Large Hotplates	2100T	
Small Hotplates	1250T	
Oven	2500T	
Coffee Percolator	750 Watts	
Food Processor	500 Watts	
Food Mixer	135 Watts	
Refrigerators:		
140-200 litres (one door manual)	150 Watts	T
380 litres (2 door automatic)	400 Watts	T
Washing Machines:		
Twin Tub	500 Watts	
Automatic	900 Watts	
Fan	110 Watts	
Radio	20 Watts	
Record Player	60 Watts	
Sewing Machine	120 Watts	
Television B/W	120 Watts	
Television Colour 35cm	200 Watts	
Home Computer	100 Watts	
Vacuum Cleaner	1000 Watts	
Lighting:		
Incandescent (the usual variety)	40-100 Watts	
Fluorescent	40 Watts	

"T" indicates thermostatically controlled appliance. These appliances use power for only part of the time they are in use. Remember that many appliances will switch themselves on and off once the required heat has been achieved. Examples are irons, heaters and stove hotplates with thermostats.

From this table it is clear that electricity use can be minimised by avoiding appliances which contain heating elements and substituting non-electric alternatives.



STOVE.....gas or wood  
HEATER.....wood  
CLOTHES DRYER.....sun  
HOT WATER.....Solar or gas

If your household is only small you may consider using mains power as a back-up to a solar system or use a solar system exclusively.

Photovoltaic cells connected to a battery bank would be sufficient to provide light and other minor needs while larger appliances with only intermittent use could be supplied from mains power. Gas fridges are a possible alternative but are expensive to purchase.

When considering mains power as a back-up only, remember that S.E.Q.E.B. will charge you the minimum rate of \$6.20 per month on present tariffs.

To install large scale Photovoltaic systems with the necessary battery banks and inverters is questionable from an environmental as well as economic view-point if mains power is available. For water heating, solar hot water systems or combination systems of solar water heating panels with a heat exchanger in a slow combustion stove (wet-back or water jacket), an exchanger in a flue arrangement, instantaneous gas water heaters, are all worth looking at.

Lagged (insulated) hot water pipes are a cheap and easy way to keep the heat where we want it: inside the pipe. Many excellent wood heaters are on the market and we would not want to recommend one over another. Heaters which burn wood efficiently will keep you warm without having to burn too much wood.



Waste disposal

House designs using passive solar gain techniques can eliminate the need for heating in spring and autumn and greatly reduce it in winter. Good design need not be expensive.



Everybody knows that meals taste better if they've been cooked on a wood fire. Slow combustion stoves have a long history in Australia and are available in sizes to meet every need. Select a brand which has a reputation for quality and fuel efficiency. Take some care in the selection of firewood. Well seasoned (say 6-12 mths) and hard wood (eg casuarina) burns hot, lasts and produces minimal smoke (read Pollution). As we accept responsibility as a community for our own firewood use, firewood plots are being planted at Crystal Waters by the initiative of a few residents.

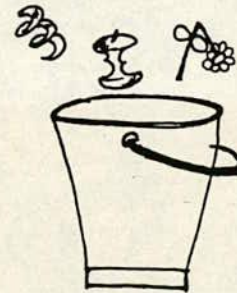
A small gas-cooker or perhaps gas rings are usually considered adequate for the reduced cooking needs during the warmer months. If you expect to use your slow-combustion stove regularly during summer you may like to consider placing it in an alcove which allows the excess heat to escape.

For some electricity saving ideas we suggest you pick up the free leaflet "136 Energy Saving Hints For Your Home" from your local S.E.Q.E.B. office.

Wastes are items we haven't found uses for!

We will be accepting responsibility for the re-use and disposal of our own wastes. A site for on-site burial has been chosen but may yet be substituted by a process of incineration. Whatever the choice we have to minimize the amount of waste we have to dispose of.

A surprisingly large amount of "waste" can be re-cycled. It is important that separation of the different materials happens at the source - our home. You will find it is helpful to have a bucket in the kitchen for all kitchen wastes which can be composted. Don't include ashtray wastes (they are toxic to the aerobic bacteria) or empty your vacuum cleaner bag into it (it's likely to include heavy metals) but all vegetable scraps, dead flowers...they all make excellent additions to your compost pile. If you don't have a need for compost you will soon find somebody who will gladly accept your compostable wastes.



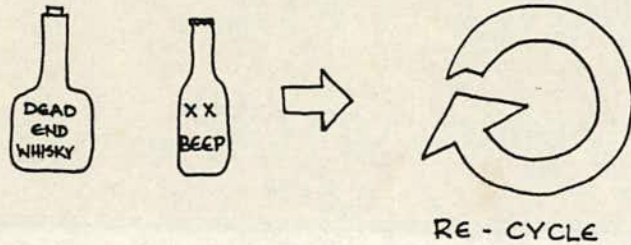
**NO**  
CIGARETTE BUTTS  
VACCUUM CLEANER BAG CONTENTS

In many European countries worms are used to turn organic waste into worm castings - and it's catching on here too. The advantage of this is the small space requirement and the excellent end product. You have to buy some special worms from a reputable supplier (who will also give you instruction on their care, training, grooming and that sort of stuff).

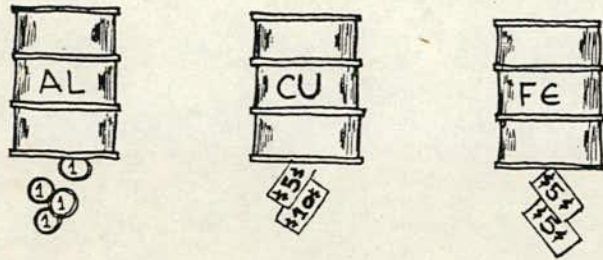


## Fire risk

Sadly we still don't have to pay deposits on bottles. You can help to save some energy by taking your bottles to the recycling depot in the village for re-use or dispatch to a dealer. You can save a lot of energy by not buying items in non-returnable bottles - but that is easier said than done. There is always a demand for glass jars from home jam makers.



All metals will be collected in a suitably marked container in the village. Please keep the different metals separate. Wash tins out before depositing them. Avoid whenever possible goods sold in tins and cans. We hope that the value of the more valuable metals like aluminium will help pay for the cost of recycling.



Newspaper and other non-coloured paper products can be recycled (they are used in the production of lower classes of paper). Coloured paper can be shredded and used for packing purposes. Newspaper is also used in the setting-up of mulch gardens and around trees to suppress weeds.

Wet or dirty paper in small quantities can be added to compost. Please avoid the accumulation of old machinery, cars, timber or iron. All are breeding places of mosquitos, snakes and vermin.

Liquid wastes (eg. grey water) can be utilized as fertilizer for biomass creation (eg firewood production) or animal forage production.

Crystal Waters will have a fire fighting facility for all dwellings and the village...BUT:

Commonsense strategies inside buildings are: to keep all fuel-combustion devices in good working order, keep flues clean and structurally separate from combustible materials, provide generous hearths in front of wood-burning devices.

On the outside of buildings grow only combustion-resistant succulent and low growing plants close to house and keep ground free of litter. Stack firewood in a secure area where spark penetration will be difficult. Keep cleared areas around house free of long grass.

## Fire Fighting.

Our fire hydrants will be adjacent to each lot, or pair of lots, and will enable water to be pumped via a fire tender to either house or grass fires. The pump will be petrol driven, in a suitable vehicle, and equipped with hoses and nozzles suitable for relatively inexperienced people to use.

The hydrants will have quick-connect fittings, so the whole system will be simple but effective. Fire fighting training will be available to all able-bodied people of Crystal Waters, so at any given time there is no need to depend on others. Speed in controlling a fire is the difference between a small controllable blaze or one that is beyond the capabilities of the fire tender. Generally take note of community contingency plan of action for general threat.