

Rural Landsharing Management Plan (DRAFT V1)

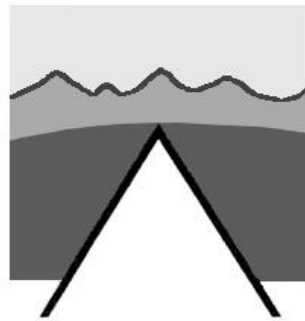
for

Rural Landsharing Community
'Rudraksha Creek'

at

Lot 52 DP 1035034
84 Blindmouth Road
Main Arm

by



Balanced
Systems
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April 2021

‘Rudraksha Creek’

Rural Landsharing Management Plan

post DA lodgement version – April 2020 – DRAFT v1



Introduction

The subject property is located at 84 Blindmouth Road, Main Arm, which is also formally referred to as Lot 52 DP 1035034. The Rural Landsharing Community (Multiple Occupancy) comprises 12 dwelling sites located on the northern parcel of land with access to be provided via a private driveway connecting to Blindmouth Road on the western boundary frontage. The southern parcel of land does not contain any dwelling sites and will be appropriately managed as part of the community land.

The Rural Landsharing Management Plan (RLMP) provides the internal management provisions for the community to collectively manage and make decisions regarding the on-going management of the community and the rural property.

The Byron Shire Development Control Plan 2014 and the Byron Rural Settlement Strategy outline requirements for a RLMP for a Multiple Occupancy property.

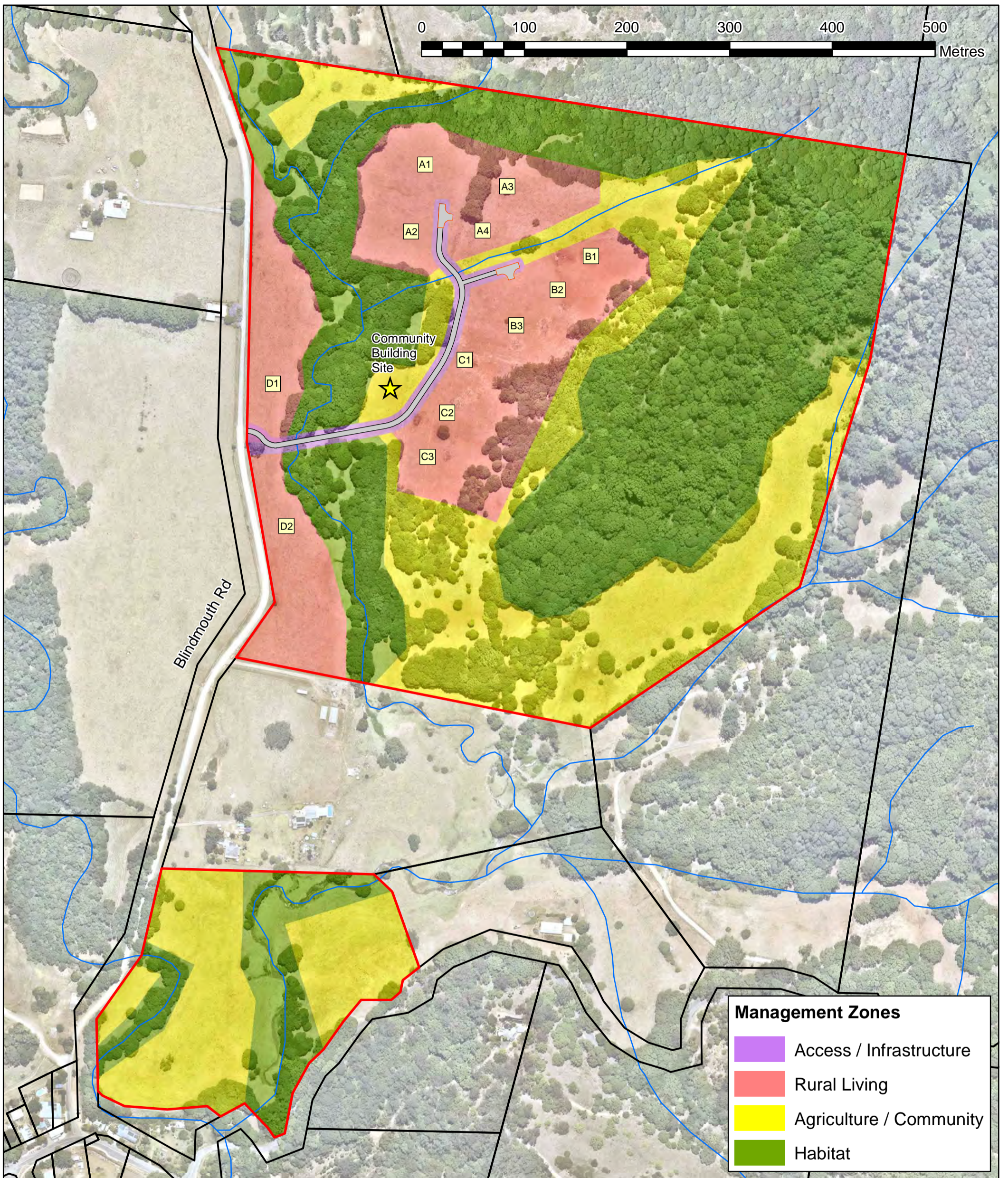
The final RLMP will be completed once the terms of the development consent are known. This will enable the RLMP to reflect the requirements of Council and other authorities such as the NSW Rural Fire Service. Council's normal practice is that the final RLMP shall be lodged for Council's review as a condition of consent and before the release of the Occupation Certificate.

This approach used by Council also facilitates a better RLMP as it allows for the emerging community of end-users to better input to the making of the RLMP and provides for 'ownership' of the RLMP for the end-users.

In addition to addressing the nominated requirements for community management and addressing key management matters such as bushfire, water and wastewater, the RLMP will incorporate provisions for the management areas on the site, as depicted within Illustration 8 – Management Zones, on the following page.

These assigned management areas on the site include:








- Rural Living – containing dwelling clusters with dwelling sites and rural living land. Dwelling houses will be subject to future DA approval from Council.
- Habitat – areas subject to the Vegetation Management Plan and other protected areas designated for habitat with significant environmental values.
- Agriculture/Community – common areas that can be used for agriculture and/or community uses that include establishment of community use building / facilities.
- Access/Infrastructure – shared areas used for essential services including designated access ways.



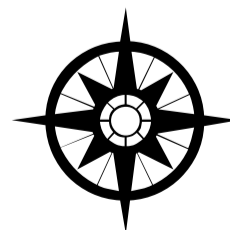
**Lot 52 DP 1035034
84 Blindmouthe Road
Main Arm**

**Illustration 8:
Management
Zones**

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This note is an integral part of this plan.

-  Subject Site
-  Cadastre
-  Contour (10m)
-  Contour (1m)
-  Watercourse / Drainage Line
-  Dwelling Site (15mx15m)
-  Access Road





Note: Dimensions, areas and measurements subject to final survey.



1:3,500

Scale: A3
Datum: GDA94
Projection: MGA Zone 56

Management Zones

-  Access / Infrastructure
-  Rural Living
-  Agriculture / Community
-  Habitat

30 April 20221
Version 2.0
LGA: Byron
Locality: Main Arm

Data Source:
Cadastral, Topographic Data: LPI NSW 2019
LiDAR Data: NSW Spatial Services
Imagery: Nearmap 2019



The majority of the land of the Rural Landsharing Community remains as common areas, with only the Rural Living management areas designated as privately managed by the multiple occupancy residents.

All common land will be collectively managed by means of the final management plan while the management plan will provide certain measures that resident's exclusive use living areas will need to comply with. For example, the Vegetation Management Plan will guide collective management of the habitat areas on common land and resident's exclusive living areas will need to comply with, for example, no planting of environmental weed species.

The overall theme is to foster positive community interactions within an enhanced ecological environment while also providing for small-scale food generating activities so as to allow a desired level of wellbeing within a local sustainable economy and the wider local community. The goal is to provide an integrated mix of land uses and site occupation implemented with best practice management for the site to be able to achieve the goal.

The overall objectives of the rural landsharing community are:

- to enable the intentional incoming residents to occupy the site to generate an interactive, socially stable and viable community;
- promote sustainable land use activities on the property such as small-scale food generation, renewing natural resources and scientifically based land improvement actions.
- enhance the site's air, water, soil and ecological values;
- foster indigenous values and cultural knowledge; and
- enact climate change resilience measures in a changing world.

The RLMP facilitates recognition and understanding of collective land ownership by its requirements for;

- social provision for social cohesion,
- development of community,
- cooperation and sharing,
- development of rural living opportunities,
- the construction of buildings,
- the use of land;
- any economic or business development on the land with a dwelling on each Home Improvement Area (HIA); and
- agricultural, recreational, bushfire protection and environmental enhancement activities on the common land.

The individual's entitlements within the collective ownership of the property are allocated by means of the 'deed of agreement'. The deed contains the necessary mechanisms for effective ongoing management of the property. The individual's entitlements will stipulate 'rights and responsibilities' for community members.

Shareholders of the community make decisions in accordance with the internal legal management structure (the deed). Decision making is based on the protocols within the deed. The deed provides for mediation processes where issues need resolution and also the procedure for the disposal of a share. The deed provides for mediation and dispute resolution processes where issues need resolution. The mediation and dispute resolution provisions are established and proven mechanisms utilised successfully by other communities.

The internal legal management structure stipulates approved behaviour based on a system of 'rights' and 'responsibilities' of members and visitors within the four land management zones.

Multiple Occupancy shareholders will observe the following commitments:

- Participate in community meetings, activities and events;
- Provide input into community building and community land areas;
- Implement a sustainable dwelling design;
- Utilise solar photovoltaic electricity generation;
- Adhere to rules for keeping cats, dogs and other animals;
- Landscape plantings to prioritise native species and not include weed species;
- Engagement with ecological enhancement works on the property;
- Participation in NSW RFS training and/or information sessions;
- Implement and maintain suitable on-site wastewater management systems; and
- Undertake positive actions to uphold social cohesion.

Rural Landsharing Management Plan (DRAFT V1)

1. Structure and Contents

The Rural Landsharing Management Plan (RLMP) has the following format:

- Section 1 – Structure and Contents
- Section 2 - Theme, Goal & Objectives
- Section 3 - Collective Management
- Section 4 - Ecological Management
- Section 5 – Bushfire Management
- Section 6 – Onsite Wastewater Management
- Section 7 – Water Management
- Section 8 – Infrastructure Management

The following management plans accompany the RLMP:

- Appendix A – Proposed Layout Plan
- Appendix B - Vegetation Management Plan
- Appendix C - Bushfire Management
- Appendix D - Onsite Wastewater Management
- Appendix E - Water Management Plan

2. Theme, Goal & Objectives

The **theme** of the Rural Landsharing Community is:

- foster positive values and actions within an enhanced ecological environment so as to allow for a sustainable lifestyle and elevated state of wellbeing within a local sustainable economy

The **goal** of the Rural Landsharing Community is:

- to provide an integrated mix of land uses and site occupation implemented with best practice management for the site to be able to achieve the goal.

The **objectives** of the Rural Landsharing Community are:

- to enable the intentional incoming residents to occupy the site to generate an interactive, social stable and viable community;
- provide for fair participation and enable equitable rights and responsibilities for community members;
- enhance the site's air, water, soil and ecological values;
- foster indigenous values and knowledge; and
- enact climate change resilience measures.

3. Collective Management

The collective functioning of the multiple occupancy community will be formalised in a shareholder's agreement. The following provides the framework for the agreement.

The rural landsharing community will function by means of group decision making. Each dwelling site share holds two votes.

- Committee

A management committee of 5 members will be appointed by the members to undertake routine management of the community. Terms will be 2 years. The management committee may appoint sub committees for specific roles eg. ecological management, infrastructure maintenance, climate change resilience, community facilities, etc.

A sub-committee will be appointed for the management of the southern parcel of land, to be utilised for ecological restoration of the creek riparian zones and other areas may be used for agricultural land uses. The sub-committee will oversee an appropriate management regime of the southern parcel of land.

General community meetings will require a quorum of 8 members.

- Decision making

Most decisions will require a simple majority other than key decisions which will require a 75% majority. Key decisions include items such as changing the management theme, goal or objectives, changing the constitution, assigning committee members or removal or addition of a community member.

An annual budget will be prepared by the management committee and considered by a general community meeting. The budget will address ongoing and capital funds required for the functioning of the community.

- Levies

Annual levies will be applied such that each dwelling site contributes equally to providing the necessary funds to meet adopted budget spending. Levies may provide for Council rates, other land taxes, insurances and other expenditures including costs for upkeep and maintenance of the property.

- Selling a share

The process for sale of a share site is as follows:

- i. Shareholder advises share is for sale
- ii. Upon receipt of a pending buyer providing a signed commitment to purchase at a nominated price and commitment to abide the shareholder agreement, the community has 3 months either to accept the purchaser or find a suitable purchaser to purchase on the same terms. Alternatively, after the 3 months, the community can purchase the share at the nominated price.
- iii. Recognition and understanding of collective land ownership & resource use is required of any incoming shareholder.

- Dispute Resolution

The community will establish an effective, proven methodology for dispute resolution.

- Behaviour section

All members are required to act in the best interests of the community by acting in a positive spirit of goodwill and by upholding the to be developed constitution including any by-laws contained within.

Unruly behaviour will be dealt with through a systematic process administered by the management committee.

- Dogs, Cats and other animals

Pets are not entirely restricted however they are to be managed to maintain amenity, safety and protect ecological values on the property.

- Cats are not permitted on the property due to the significant adverse impact on local native wildlife.
- Dogs are restricted to certain size and breeds, that includes but not limited to, guide dogs, companion dogs and farm dogs. Dogs must be well-trained and correctly housed.
- Some livestock may be permitted on agricultural common land with agreeance of the community.

4. Ecological Management

Enhancing the ecological values of the site is a fundamental objective of the multiple occupancy. The management committee may appoint a subcommittee to coordinate ecological works on the site.

The shareholders agreement will stipulate measures for both shareholders sites as well as for common land.

One means of enhancing and restoring the ecological values will be by implementing the Vegetation Management Plan (VMP) attached to the Development Application submission. The primary stages of this plan will be implemented by the DA proponent prior to 'handing over' the site to the community.

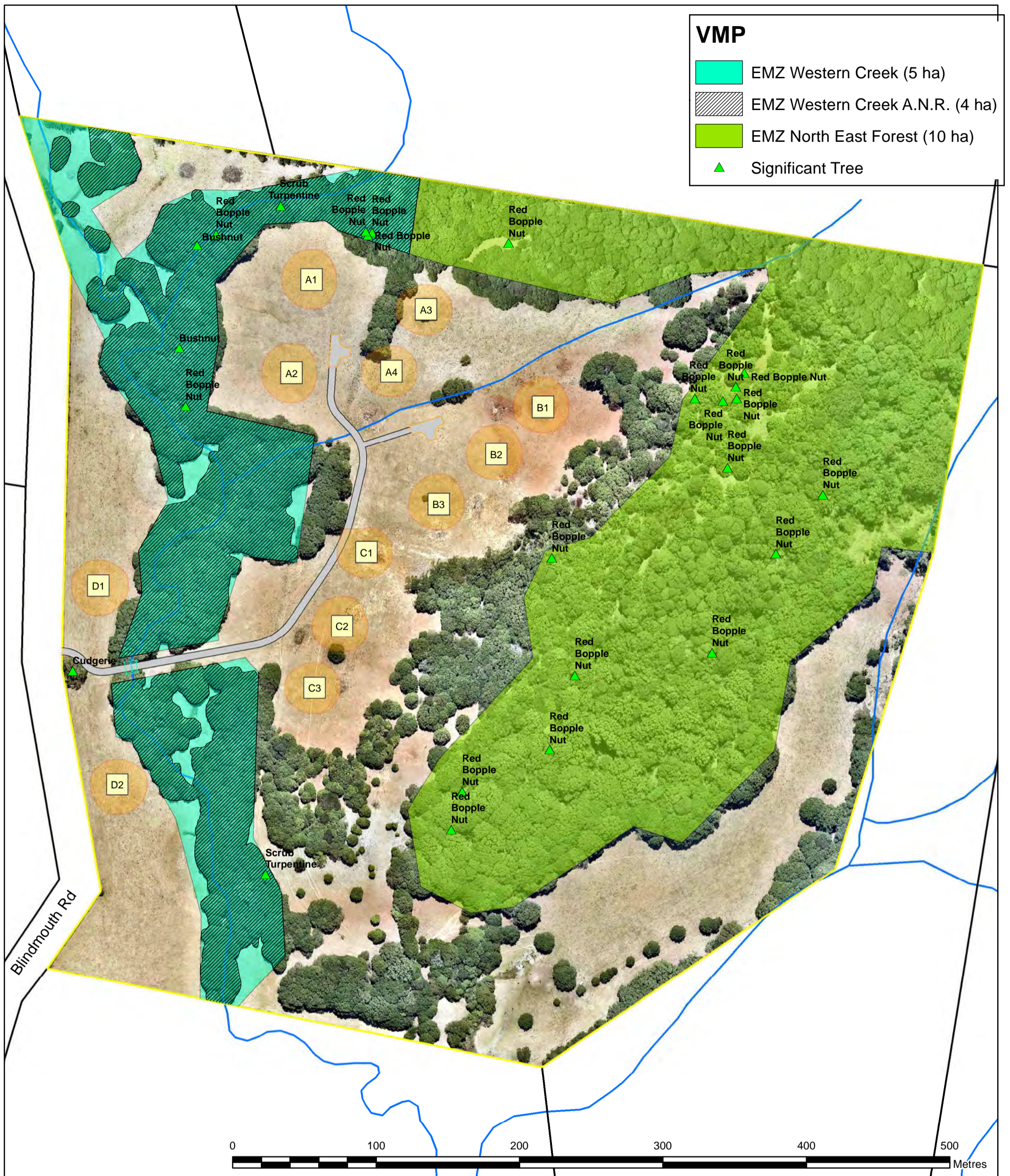
The VMP provides for the planting of 10,800 native trees or equivalent works as bush regeneration. It stipulates a detailed Environmental Action Plan for implanting these ecological works in targeted areas of the site as depicted in the following VMP map. The ecological works schedule details the actions required to complete the five-year program.

The community will desire to continue the ecological enhancement of the site. Additional stages can be added to the initial VMP. The management committee will be responsible for ensuring all revegetation works on the site are not in conflict with the requirements of bushfire mitigation measures and resident's solar access.

The management committee will be responsible for managing environmental weeds across the site in accordance with the VMP.

4.1 Landcare

Into the future beyond the VMP, future residents are collectively encouraged to undertake landcare activities on the site, including involvement with Landcare groups.



VMP

- EMZ Western Creek (5 ha)
- EMZ Western Creek A.N.R. (4 ha)
- EMZ North East Forest (10 ha)
- Significant Tree

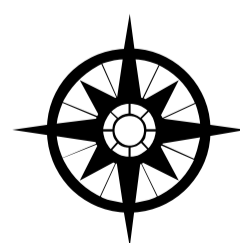
**Lot 52 DP 1035034
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**Illustration:
Vegetation
Management
Plan**

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- Subject Site
- Cadastre
- Watercourse/Gully
- Contour (10m)
- Dwelling Site (15mx15m)
- Asset Protection Zone (APZ)
- Access Road
- Creek Crossing

Note: Boundaries, dimensions and measurements subject to final survey.



1:2,500

Scale: A3
Datum: GDA94
Projection: MGA Zone 56

14 November 2019
Version 1.0
LGA: Byron
Locality: Main Arm

Data Source:
Cadastral, Topographic Data: LPI NSW 2019
LiDAR Data: NSW Spatial Services
Imagery: Nearmap 06/11/2019



5. Bushfire Management

Maintaining the site's preparedness to mitigate bushfire threats is an essential role for the community and its member residents.

The Bushfire Assessment attached to the Development Application provides a detailed assessment of the bushfire risks of the overall property and for the dwelling sites. It also outlines requirements for bushfire access, bushfire water supply and other bushfire management measures.

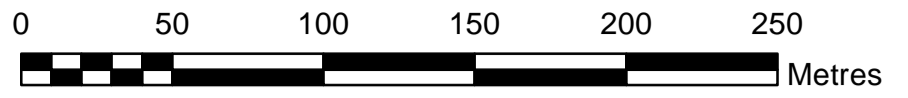
The DA approval contains specific bushfire measures which have been agreed by the NSW Rural Fire service and which are to be adhered to at all times.

{INSERT BUSHFIRE DA CONSENT CONDITIONS}

5.1 Local RFS

The management committee will ensure the local Rural Fire Service brigade has an updated map and list of shareholders dwellings with contact numbers and water storage locations etc.









Shareholders will be encouraged to join the local Rural Fire Service and attend RFS information sessions and training days.



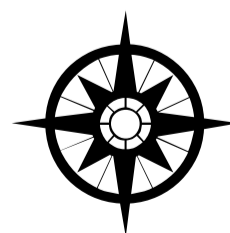
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**Illustration 7:
Bushfire Management**

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6. Onsite Wastewater Management

All sites were assessed for the suitability of various options for wastewater management. The following is a summary of that inspection based on the following:

a) The proposed dwelling sites are grouped in four locations, sites A1 to A4 and D1 to D2 are located on terraces associated with the valley floor, with sites B1 to B3 and C1 to C3 located towards the base of the central ridgeline.

b) All proposed sites are capable of Wastewater Management with wastewater treatment design available to ameliorate recognised constraints.

c) Sites D1, D2 and A1 have reduced distance buffers to the main creek line which can be managed via the treatment process. Sites A2, A4, B1, B2 have suitable distance buffers from an ephemeral drainage line.

It should be noted that individual Wastewater Management Proposals will be required with any future Development Applications for each proposed vacant lot.

6.1 Available methods for on-site wastewater management

Assuming that all vacant lots are capable of sustainable wastewater management for a minimum 3- bedroom dwelling, considering that:

- Contemporary on-site wastewater standards will be used
- Best technology Best Practice is allowed
- Future development applications for each vacant lot will be assessed based on the future development proposed

On-site Wastewater Treatment Systems

- Waterless Composting Toilets
- Greywater Treatment Systems
- Sand Filters
- AWTS's
- Reed Beds

Wastewater Application Methods Available

- Subsurface Irrigation
- ETA Beds

*The following Table lists effluent disposal area required when combinations of the above Treatment Process's and Application Methods are used based on a hydraulic loading of 517.5L/day.

Table 1:

| Split System | Application Method | Area Required |
|-----------------------------|--------------------|------------------|
| Waterless Composting Toilet | | |
| Grey water Tank | ETA Bed | 46m ² |

Table 2:

| All Black & Greywater | Secondary Treatment | Application Method | Area Required |
|-----------------------|---------------------|--------------------|------------------|
| 3000L Septic Tank | Sand Filter | ETA Bed | 70m ² |

Table 3:

| All Black & Greywater | Secondary Treatment | Application Method | Area Required |
|-----------------------|---------------------|--------------------|------------------|
| 3000L Septic Tank | Reed Bed | ETA Bed | 68m ² |

Table 4:

| All Black & Greywater | Secondary Treatment | Application Method | Area Required |
|-----------------------|---------------------|------------------------|-------------------|
| AWTS | Aeration | Sub-surface Irrigation | 218m ² |

As indicated by the above tables, the proposed 'Vacant Lots' are capable of sustainable wastewater management.

This is based on:

- All sites have access to >10000m²
- All sites have ample area available for duplicate application areas
- All assumptions are conservative

{INSERT ANY SPECIFIC WASTEWATER CONSENT CONDITIONS}

7. Water Management

Domestic, garden and firefighting water requirements need to be met by each house site. Water roof capture and water tank storage will provide for all domestic use on the property.

The Water Management Plan is attached. -

{INSERT ANY SPECIFIC WATER CONSENT CONDITIONS}

8. Infrastructure Management

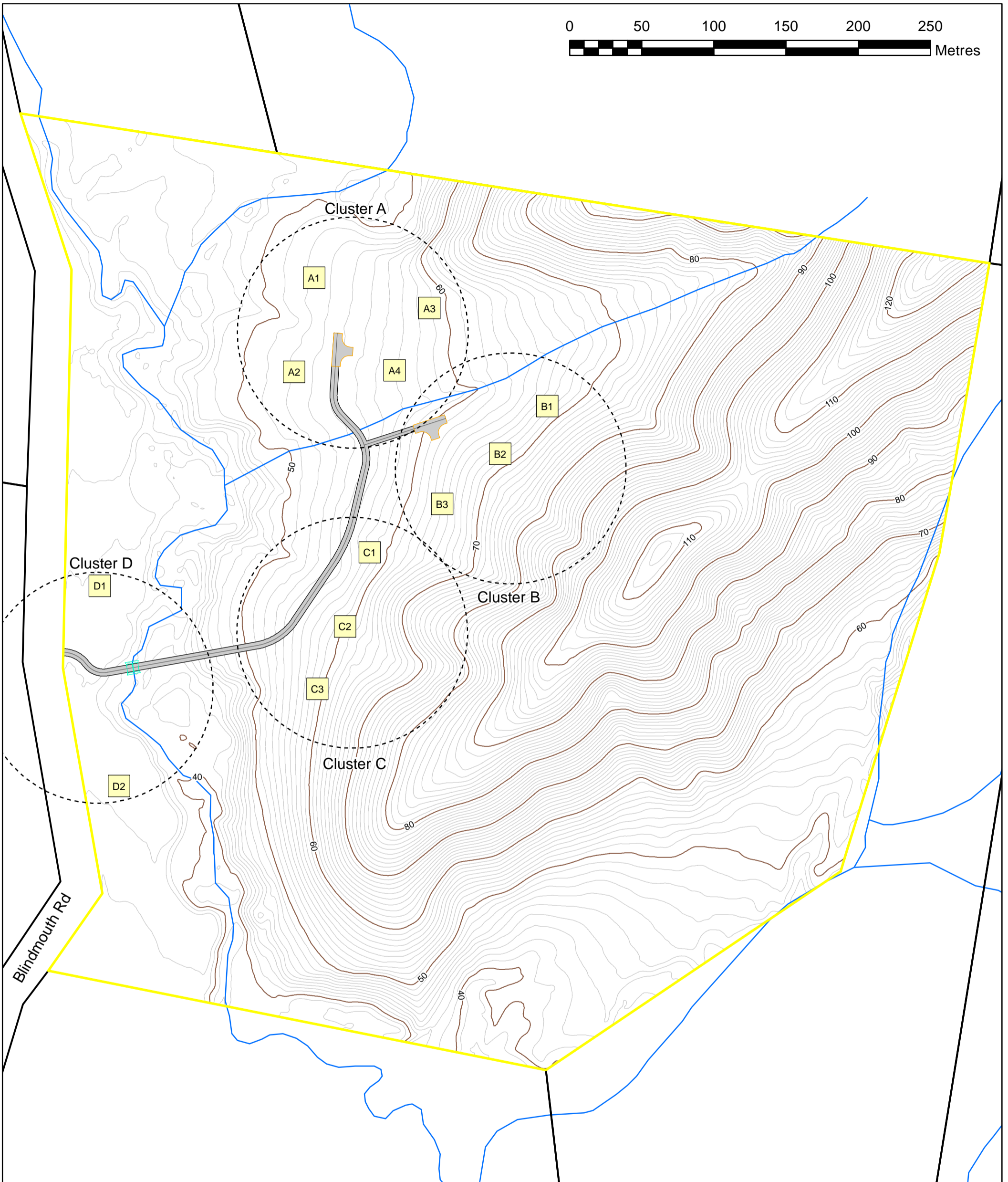
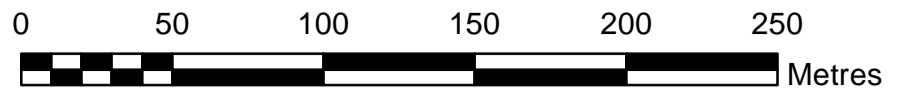
Upon 'handover' of the site to the community, the ongoing maintenance of the infrastructure will be managed by the community. The internal road system is the primary item of shared infrastructure essential for access.

The management committee will need to budget for maintenance such as drain cleaning and consider a sinking fund for future road upgrading.

It is likely that a community building will be established on the site in the future, with the final location and design to be decided upon by the members. The shared community building will require a long-term use and maintenance plan.

Appendix A

Layout Plan



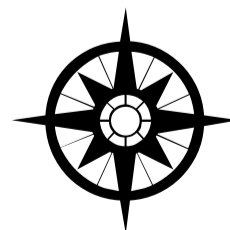
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**Illustration 6:
Proposed Layout**

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- Bushfire Reversing Bay
- Creek Crossing

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Appendix B

Vegetation Management Plan

Appendix C

Bushfire Management Plan

Appendix D

Onsite Wastewater Management

Appendix E

Water Management Plan