



June 2013

www.goolawah.org

16 April 2013 - Goolawah Co-op SEPP 15 DA Approval!



Congratulations to Kate & Ryan (living in Canada) who celebrated the birth of their son, Archimedes, on the 16 April!

Photo at left: Members at Freddo Hall after DA approved at KSC April Meeting.
 Photo below left: Celebrating after the April working bee! *More photos inside*
 Photo below right: Kirsty making the public presentation as Goolawah's representative at the council meeting.



Great Job Kirsty!

UPCOMING CELEBRATIONS, WORKING BEES & MEETINGS...on page 2

GOOLAWAH GRAPEVINE

Upcoming Events:

Saturday 22 June: Working Bee - Volunteers meet at the Camp Kitchen around 9am to get organised work.

Saturday 22 June: Solstice Bonfire at Ralph's – all welcome. Starting in the afternoon...4pm to lit the fire and commence festivities.

Sunday 30 June: Pizza Arvo 4 Kev's 50th! Come along for food – Bring ingredients as usual, games (golf sticks, bowls, etc.) and acoustic musical instruments. 1 pm start.

Saturday 6 July: General Meeting at Machinery Shed, agenda on pg 12/ proxy pg23

Saturday 6 July: 70th Birthday Celebration for Larry. More details page 4.

Saturday 13 July: Workshop for DA approval process (see June CM minutes)

Saturday 3 August: Community Meeting

Goolawah Greenthumbs Patch

*There is peace within a garden,
a peace so deep and calm
That when the heart is troubled
it's like a soothing balm
There's life within a garden,
a life that still goes on
Filling empty places
when older plants have gone
There's glory in the garden
every time of year
Spring, summer, autumn, winter,
to fill the heart with cheer
So ever tend your garden,
its beauty to increase
For in it you'll find solace,
and in it you'll find peace.*

Rosamond, Lady Langham



Who needs to go to QLD for the Big Pineapple when a visit to Pete & Mairead's garden is just as fruitful? Perfect for a Pina Colada...

'Tis the Season for Pickles & Marmalades!

From Rebekah

With citrus fruit coming into season, finding & testing yummy recipes for preserving excess produce has become essential!

These two recipes use few ingredients and are quite easy apart from the chopping!

Cumquat Marmalade

A recipe adapted from Stephanie Alexander's the cook's companion. *Not having so much cumquat at the time, I added tangelo and a handful of rhubarb to bulk out the recipe.*

Ingredients: Cumquats (other citrus) & Sugar.

Directions: Thinly slice fruit. Set aside pips and place in muslin cloth. Place fruit in non-reactive bowl with pips and cover with cold water overnight. (This stage is essential to release the pectin for setting the marmalade).

Next day, measure fruit by the cup into saucepan and cook until soft. Then add the same amount of sugar, stirring often until the mix reaches the setting stage.

To test, place a spoonful of marmalade onto a cold saucer and let cool. Push your finger through the middle of the blob, if it stays separate it has reached setting stage. Cook longer if needed.

Place marmalade into hot, sterilised jars for preserving.

Lime Pickles (inspired by www.greatcurryrecipes.net – amazing indian lime pickle)

Part One

- Tahitian limes at 2kg - pierce skin with skewer to release flavour and improve absorption. Cut each fruit into 8 pieces. Discard any pips.
- In large bowl, toss lime pieces with ½ cup salt, ½ cup red chilli powder (can use fresh, vary quantity to taste), and crushed garlic (40 cloves in recipe, use to your preference). Gently press mix to release juice.
- With slotted spoon, place lime pieces to steamer and steam until soft, approx 15-20 minutes. Reserve excess juice from bowl (refrigerate if possible) for use later on.
- When the lime pieces are soft, place mixture into sterilised glass bowl (or large jar) and cover with a tea towel. Place in sunny spot for two days, stirring occasionally to keep from drying out on top.

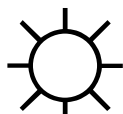
Part Two

- Prepare spices – (can vary amount and type to suit taste/availability) 3 Tbsp black mustard seeds, 1/3 cup cumin seeds, 1 tsp asafetida, 1 branch curry leaves, 1 Tbsp fenugreek seeds.
- Heat ½ cup vegetable oil in wok or large pan on low heat until smoking in. Carefully add spice mix (be ready to turn off heat or cover with lid) and fry until seeds start to pop. Remove from heat and pour over lime mix. Stir and add reserved juice if more liquid is needed.
- Place mix into clean glass bowl/jar and place in sunny spot for a few days. Then store in cool, dark place for a few weeks before using. The pickle can be blended in a food processor if you prefer smaller chunks of lime.

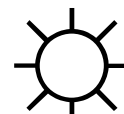


Gathering to Celebrate DA - April

COME CELEBRATE



OUR OLDEST MEMBER'S 70TH BIRTHDAY LARRY KNIGHT



(the unofficial entertainment director for nearly a decade!)

Larry has been sharing his space for many years to host music, games, movie nights, dinner parties & special events. Now it's our chance to join him for a **FESTA**! He is organising a Mexican Vego Meal (bean, burritos, rice, you get the idea) and the stage is open for entertainment (family friendly acts please for the early show!) There will be an open mic/performance space so if you can hold a tune, dance a jig, or juggle two cats, a dog and tell a joke then contact Laz (phone 6566 1170) to pre-register your act and show him that Goolawah's got talent!

When: Sat. 6 July, 4pm – venue open; 5:30 main meal nearly ready!

Where: Marquee at Cockatoo Lake

Who: All Goolawah Members + Friends + Guests = more merriment

What to Bring: Drinks (coco loco, piña colada, margarita, tequila jelly shots or corona if you need some inspiration!) a sweet or savoury nibbly to share if possible (corn chips or a ripe avo perfect addition to the spread), camp chair or rug, musical instruments and performance props. Fancy dress poncho & sombrero optional!

! FESTA LA VISTA!

CONGRATULATIONS

To Glen Ball on winning Gold for Bowling at the Special Olympics in the Gosford Regional Competition and Silver at state trials in Nowra, he will now go on to represent Australia at the Asia-Pacific games in Newcastle in December. Go, Glen! ☺

Shares for Sale

* **Site No. 8** – Red Hill, David Somerville 0400 337 629 or Tracey Somerville 0400 670 506

* **Site No. 20**- Red Hill, Marion Arent 02-6661-3511

* **Site No. 25** - Cockatoo Ridge, Cindy Munro, wildchildcyd@yahoo.com

* **Site No. 34** – Red Hill, Susan Weymouth 0409 215 183 or sue.weymouth@bigpond.com

BANKING DETAILS

ACCOUNT NAME: GOOLAWAH CO-OPERATIVE LTD

NAB KEMPSEY BSB 082-798 ACCT NO. 48-864-6867

A Reminder From The Membership Committee

Members who have shares available and are giving information to members of the public inquiring about their share should familiarise themselves with the membership application and share transfer process as outlined on Goolawah's website to ensure. Mis-information causes confusion for applicant members. If you have any questions on the process after reading the website please contact someone from the membership committee or contact the treasurer if you have financial related questions.

Correspondence from...

Paul Smith Building Design, Kempsey
Email: psbd@bigpond.com.au

As a local Building Designer with over 25 years local experience I would be pleased to offer my services in the area of building design for existing and proposed dwelling and associated buildings at the co op. Having hand built my own house at Temagog in the early 80's and now living at Mooneba in our newly built home, I feel that I have the relevant experience in the field of cost efficient, hand built construction of country homes to be able to prepare plans and specifications for your members.

I can supply a list of references for recent conventional construction in the Crescent Head area if required. I thought that I would introduce myself just so that you are aware that I can offer the services that you may need in complying with the council requirements for your co op in regard to housing.

Please give me a call if you have any questions.
Regards, Paul Smith (0411 049 217)

FOR SALE

Colourbond Shed (red) for Sale: 9x6 metres, 2 years old, \$6,000 (pd \$12,000). Includes 5 sliding windows (screened), roller door, whirlybird, power points, plumbing. Ex-café – also selling, stainless steel benches, pie warmer, cool room, laundry sink, more. From \$50. Phone Ant 0403 072 025 or Lucy 0412 194 668
(can email photos, prices – contact rebekah_craig@bigpond.com for details)



Tractor Report

After long and tireless service Larry has retired as tractor coordinator and handed over the reins to not one, but four co coordinators. Stuart and Frank at Red Hill, Roger and Mark at The Bowl/Outback, who will endeavour to keep the fuel and oil supplied and have any problems fixed. Hopefully you will be able to contact at least one of us if

you need fuel, oil or have a problem. We ask tractor users, for maintenance purposes, to please fill out the log book after each use and leave it on the seat.

We are trialling a SELF booking system for the use of the tractor. Put your name, date and the time required on the large white board in the shed, but please consider others and stick to the time you have booked. You cannot reserve the tractor, and reasonably expect it to sit there all day awaiting your leisure. The coordinators are not required to run up and put your name down because you cannot get organised. They might if you give them a bit of notice?

The tractor has recently had the hydraulic steering ram reconditioned and a new battery fitted. A grease cap off the front wheel bearing has gone missing recently so keep your eyes open for it? Please remember to turn the key off at the same time as you stop the engine with the fuel shutoff, so we do not ruin this battery by running it flat.

The tractor is getting a bit tired after years of abuse, but the mechanic says that it will continue on for a while yet if it is treated gently. The main problem is a leaking hydronic internal seal that drives the pto shaft. This would require major and expensive work to repair. It still works ok as long as it's not over loaded by trying to cut very long, wet jungle at too great a speed.

If the pto stalls, lift the slasher to allow the debris to clear and go slow.

Cheers

Roger B

GOOLAWAH TRACTOR POLICY (2/07/05)

The tractor and implements are owned by the Co-op. The Co-op is responsible for costs on:

Diesel fuel.

Maintenance – normal repairs like greasing, fixing flat tyres, oil and filter changes, replacing slasher blades, etc.

Anyone damaging the tractor or implements due to misuse is to pay for any repair, after taking into account normal wear and tear. For example: going into places with overhanging branches and then bending or breaking muffler is your fault.

Tractor operators:

All potential drivers are to be trained by the tractor co-ordinator. Only those trained are allowed on the tractor.

No passengers are allowed to ride on the tractor or implements.

Tractor Usage:

The tractor is free to use by trained drivers for mowing fire breaks plus any other work done in common areas for the community, as determined by the Tractor Co-Ordinator.

Members are required to pay for any other use such as private enterprise. For example: slashing of sites (except for the first clearing of sites).

The new rate per hour to privately use the tractor and equipment is \$8.50 per hour

given the rise in the price of diesel.

Only active members will be allowed to operate the tractor. Non-payment of tractor fees at the end of one month after use will render the member inactive and no private work on his/her site will be performed by any member as per rules (Annex A) 14 Part 6 of The Act.

Roadworks Report May 2013

As per meetings' instructions as well as some individual suggestions regarding clean-up and maintenance issues in communal areas the following works were carried out:-

- Illa Langi Road 3 ½ loads road base, grade and roll;
- Repair of all internal roads where substructure had begun to show through (Tallowood, Illa Langi internal, Frog Hollow, Ironstone, Red Hill to North Gate was unnecessary as a result of the working bee's efforts shortly before – Thank you!!);
- Making Southern edge of internal Illa Langi slash-able;
- Removing old debris behind camp kitchen; and privately Stewart had a nice dam built.

Costs incurred were approximately : \$7,500 – 8,000 Illa Langi external and \$5,700 - 6,200 on everything else (an exact allocation is near impossible as some machinery was already withdrawn from one job and moved onto the next whilst eg. the roller was still finishing up; in toto however the bill ran to \$13,700.

Please note that Illa Langi external received a “band-aid” job only; a proper upgrade would involve a minimum of 10 loads (truck & trailer) of road base - \$10,000 – plus a similar amount for machinery hours. For the time being it is my impression that the community is not willing to spend that amount of money since so many other pressing matters are before us..

Ralph

Update from DA Committee

DA conditions categorised into what needs action from co-operative and what is the realm of individual members, also prioritised in terms of urgency. **Divided up conditions between committee members** to research and determine options on how to proceed. Also drafted list of questions for Council.

Rob Doolin contacted re: advice on objecting to conditions and guidance on how to proceed before we contact Council, no response forthcoming. Decision (all in favour): If we have not heard back from Rob Doolin in two weeks, look at other options. Linda Dalton is suggested as one possible option.

Roads – Road contractor gave ball park figure of \$1million to tar Illa Langi and Nevertire road to Council standards. Other communities, including Bundagen, were issued with road tarring conditions but all got them overturned. Discussion on the benefits of prioritising the upgrade of Nevertire over Illa Langi. Decision (7 in favour, 1 abstain): DA committee negotiate with Council to bring Nevertire to gravel all-weather access rather than Illa Langi as the condition to be fulfilled prior to

occupation, provided Nevertire then becomes a council maintained road, grids & gate are removed (note: Council wrote to us to remove our grid as it is not on our land).

Consolidating lots into one title - surveyor contacted, awaiting reply.

Electricity to all building envelopes – go back to council on this one

Waste disposal – Plumber Jim Blanchard's advice on grey water as reported in newsletter in 2010 still stands. Toilet research: can use commercial composting units as approved by health minister. If want to do alternative home system, Bundagen has biologist who will come out and do microbial test on home designs, which Coffs council then accepted, have to establish if Kempsey will do the same.

Letter from Telstra is a condition Councils sometimes request from sub-division developers install trench and pipe infrastructure throughout the estate prior to sale of any lots (note: Telstra no longer pays for infrastructure). Telstra process is for “developers” to make an online application for letter, only then will a real person contact you. Made note in application that we are not developers and only want letter to confirm capacity rather than actual infrastructure at this stage. Waiting for reply. Meeting discussion on whether we want phone lines put in.

3-Sided Radiant heat fire shelter – hoping council will agree for this to be longer term project and we can make it a multi-function building.

Permanent residents only, no rentals – permanent residency is a condition stipulated under SEPP 15, but will ask consultant for advice and see what options there are.

Owner Builder Licence – Received written confirmation from Dept of Fair Trading (DFT) that members do not have to be a director to get licence, it only applies to companies. DFT need confirmation that shares are not held company entities. While it is co-operative policy that shares cannot be owned by companies, cannot find where this is specifically mentioned in our rules. Decision to put proposal to July GM that shares can only be held by private individuals (all in favour).

Workshop for members on council approval process for various scenarios Sat 13 July 9am @ camp kitchen

Australian Building codes Vol.1/2/3 (AS NCC2 code, AS NCC 1 code, AS NCC3 code) available from an international law resource website who have various national construction codes available as free downloads. They advocate legislation is part of the public domain and should be freely available to citizens who must abide by them

Actions Arising:

Follow up with Rob Doolin, look at other options if still no response in two weeks.

DA Committee members to continue with allocated tasks.

DA Committee to include in negotiations with Council to bring Nevertire to gravel all-weather access rather than Illa Langi as the condition to be fulfilled prior to

occupation, provided becomes a council maintained road, cattle grids and gate to be removed.

Resolution for July GM proposed by the meeting that rules should specify shares can only be held by private individuals.

Information for members on grey water and composting toilet options to be complied by Ralph. (read following report)

DA Matters ongoing

EFFLUENT

An update on Goolawah's Number 1 topic of conversation: Number 2s. We all love to talk sh**, and we have now got confirmation on the crap situation to help you avoid getting in the poo with council:

Grey Water (shower, laundry, kitchen sink etc): Jim Blanchard's advice as reported in a newsletter approximately 2 1/2 years ago stands; 100mm pipe to feed into a two-chamber septic tank and from there into an evapo-transpiration and absorption (ETA) trench 20m long x 1m x 1m with gravel and slitted pipe - no sand, plantings optional.

Toilet: Plumbers are NOT authorised to sign off dry-composting or water-less toilets; the criterion seems to be a person with tertiary qualifications, in particular holding a degree involving microbial activities. As such however, Goolawah does not need to go through Bundagen's guy from Byron Bay (cost!) although he is available, but can use a *marine biologist* resident in Bundagen, willing and authorised to certify. At the time of writing the fees per certification had not yet been established; also outstanding is advice as to whether a 25mm pipe carrying liquids away from the toilet "tank" is indeed imperative.

In particular:-

- a) wheelie-bin set-ups like mine have been certified (accepted) several times in Bundagen by Coffs Harbour council and
- b) liquid (urine) does NOT pose a problem - the opposite holds (!): on several occasions during the "fill-up-span" of the bin - in my household about 10-11 months - the bin's contents need to be drenched maybe four times via the garden hose so that the paper disintegrates; then - and only then - do you end up with clean compost when the bin is emptied towards the end of Bin Nr 2's life-span (another 10-11 months), so that any pipe *exporting* liquids would actually be counter-productive. It's now debatable - and needs to be experimentally established I guess - whether a toilet used more by ladies than gentlemen would indeed pose such a liquid problem thus necessitating said pipe. I won't get any more graphic here for fear of getting stuck up the creek...

Why do all poo puns have a negative connotation when it is such a marvellous resource...!

Ralph

The Community Centre – discussion for General Business at July GM

Preliminary costings for a 8x12m structure have put an all-timber building beyond the budget that has provisionally been agreed upon. Timber is simply very expensive. Costings obtained by Dennis have opened the possibility of a steel structure consisting of eight posts and a colour-bond roof (about \$6,800 plus approximately \$2,300 for erecting it).

Discussions are continuing at the time of printing this newsletter what kind of floor we can afford. Cheapest (but not maybe the most pleasant) would be the concrete slab (\$8,800) whereas a suspended floor consisting of steel bearers and joists and treated pine decking runs to approximately double that. There is also the possibility of only erecting the roof structure upon the eight concrete footings in Stage 1 and leave the floor until a later time – obviously, this would not be all that useful initially.

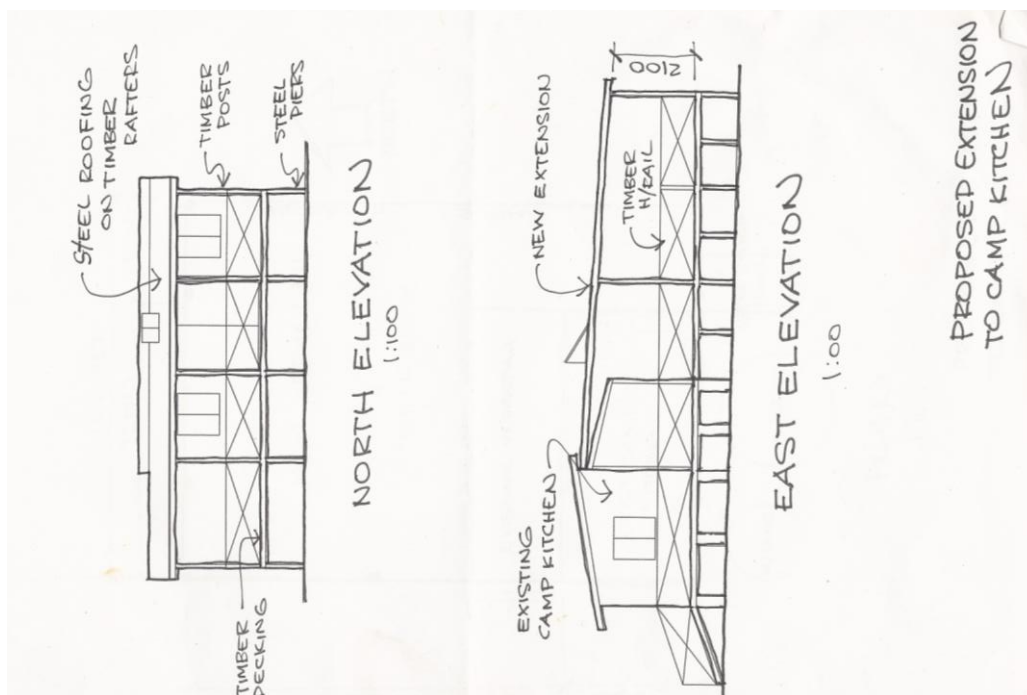
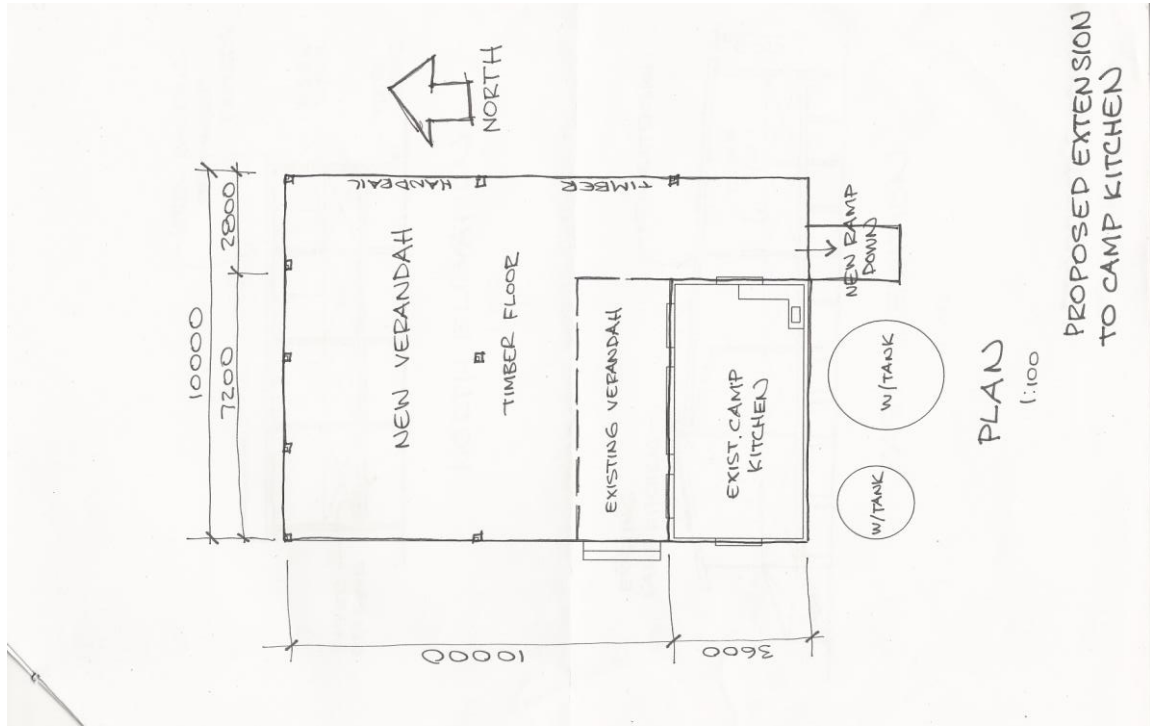
Stage 2 will then add walls and windows – “lots of glass” has been proposed. It is one of those paradoxes (this one working FOR us) that in the second hand building materials scene small windows cost a fortune (90% new) and the big stuff is available for a song. A quantity of second hand weather or chamfer boards will become available sooner or later to complete this stage.

Dennis has offered to set-out the rectangle (the slope makes this just a little bit tricky...) and put the so-called profiles in place. Mark and I are offering to undertake the carpentry/building works (help needed!) – IF that is what the community wants. My personal feeling is that we would be well advised to have the roof structure erected by the suppliers.

The above is meant to stimulate discussion at the GM in July. No further work will now take place until the membership's wishes are formulated

Ralph

The sketches on page 11 were submitted at the April GM along with the proposal to extend the Camp Kitchen shelter area....



AGENDA FOR GENERAL MEETING

SATURDAY 6 JULY 2013

MACHINERY SHED, 9AM

Attendance, Apologies, Proxies

Approve Minutes from April 2013 GM is printed in this newsletter

Reports

- Secretary
- Treasurer
- DA Committee
- Roads
- Tractor
- Membership

Proposals:

Special Resolution 1. Proposed by Community Meeting 1/6/13

To add a rule under section 16 "Qualifications for Membership that *"Only individual persons shall be qualified to be admitted to membership of the co-operative."*

Rationale: A member of a co-op may only be granted an owner builder license from the Department of Fair Trading if all of the members of the co-op are individual persons. If the co-op includes a member that is an entity, such as a trust, organisation, company, etc, then other members will not be allowed to obtain owner builder licenses. Currently all members of Goolawah are individuals, and having this included in our rules would clarify the situation.

General Business:

- Community Centre Project (report/sketches in newsletter)
- Work Claims
- Other

END OF GENERAL MEETING