



JINDIBAH COMMUNITY
 174-176 FOWLERS LANE
 PRIVATE PROPERTY
 Visitors by appointment
 www.jindibah-community.org

Jindibah 2009 E-News Community Title at last!

We are delighted to advise that on 22 April 2009, the NSW Dept. of Lands confirmed that they had registered our Plan of Subdivision for **Lots 1-13 DP 286220**, finally concluding the process of converting our intentional community from 'Multiple Occupancy'.

Our epic voyage began with the release of the **1998 Byron Rural Settlement Strategy**, which, in October 1998, gave Byron Shire Multiple Occupancy communities such as ours, the option to convert to a new 'life' form: **Community Title**. You need only glance through our previous e-newsletters (or Byron Council's website) to learn of the complexity that this process presented to our community, and to about 20 others in the Byron Shire also wishing to take advantage of this opportunity.

On purchasing the land in 1994 with the intent to establish a community, the only available option at that time for the founding members was to apply for a '**Multiple Occupancy**', giving a group of individuals the right to own and share a single parcel of land. It took us two years to achieve that preliminary goal, and a further 13 to reach **Community Title**.

As we approach the end of 2009, three other communities have also reached C.T. and the impact of that is positively affecting us all.

Ross bringing Penny and Inge uphill on the quad bike after a planting working bee on the R6 regen site.



Moby and Isabelle winning medals at Nippers 09



Christobel (right) and friend Suresh, from Tibian Creek community, with their RLCA awards for completing the MO2CT process.



Annette and Mark on the stump of a camphor laurel, on the site of their new house.



Stephan, Ana Barner, Penny and Chris after a successful LIVING TOGETHER workshop



Keira, riding 'Stormy' representing her school at Grafton inter-schools competition



Pippa in pink at the Toronto Film Festival

Bettina celebrates her 50th



The new Title Deed for Lot 1 (at right)





E-News 2009 . . . 2



While we are delighted to have been able to convert this former dairy farm into an intentional community, we are also very much aware of the great achievements of the original settler family, the Fowlers. Pictured above are **Thomas and Selina Fowler** - who bought the property in the early 1900s, when it was “standing scrub”, as stated in his obituary - and named it ‘**Spring Grove**’. In those days, the government required settlers to remove all trees before moving on - somewhat different to today’s Byron Council regulations.

Their son, **Harry Fowler** (pictured at their right on his 80th birthday party in the community shed) was born here in 1904, and was very community minded. Known to his friends as ‘Chook’ Fowler, the Poultry Pavilion at the Bangalow Showgrounds is named in his honour.

This page illustrates some of the changes made to the infrastructure to bring it up to today’s standards.

Acknowledging the early settlers: the Fowler family



The entrance to the property in 1999 (above left) and in 2009 (above right).



Harry Fowler (left) at a neighbour’s 1980 wedding in our hall, and (above right) an early 20th century view of the lower level of the property, looking towards the dairy bails .



Above: a view of the farm track along the property’s western boundary in the 1990s, and now.



Above: transport in the early 20th century, horse and buggy.
Transport today: a contemporary farm vehicle, Stephan’s ute.

At right: the former farm track from the dairy bails towards Sleepy Creek, and the same view today, to Lot 4.





E-News 2009 . . . 3

The tail end of the MO2CT saga:

We finished 2008 having submitted to Byron Shire Council our subdivision application. When Council's **Jeff Begovic** gave us his final approval on 14 January 2009, we then needed to clarify with the **Office of State Revenue** what each newly created lot would have to pay in Stamp Duty. The **Rural Landsharing Communities Association (RLCA)** held a public meeting at the Bangalow RSL hall with our solicitor, **Adam Van Kempen**, to enlighten our converting communities on this process.



Adam Van Kempen advises the RLCA

With our stamp duty duly paid, our application was then delivered to the **NSW Dept of Lands** for registration of the **Plan of Subdivision** (per page 1).

Since obtaining Community Title, we have engaged the services of **SMS**, an external strata management company in Ballina. It now pays the bills authorised by our new "all woman" **Executive team**, which meets 6-weekly (more or less). In July, SMS staged our first **AGM**, where we approved our new annual budget. It also provides quarterly accounts, collects strata fees, etc.

To operate the community internally, we created eight teams of three people reporting to the Exec: Property Management; Farm & Infrastructure Maintenance; I.T.; the Environmental Enhancement & Management Plan; Admin, Legal & Planning; PR; Bushfire/Emergencies; and Investment/Business - with teams working to an approved budget.

New faces



Emily Beresford-Cane and **Steve White** (above) are now the happy owners of Lot 13, at the very end of our internal roadway. **Maggie and Paul Donovan**, reluctantly sold the lot, unable to see their way to moving up from the Blue Mountains for many more years. The Donovan family will be holidaying here in January, staying at Penny's while she and Keira visit India. Currently, Emily and Steve are based in Darwin.



Kate Haynes and **Alex Law** (left) have exchanged contracts for the house and lot 3, and have the removalists booked for mid-January 2010. Cathy Michelsen will be moving north to Qld.



A Bangalow family, **Jenny and David Kennedy**, and their three children, **Sylvie** (3), **Louie** (5) and **Dylan** (6-ish)- pix above and below - are now the owners of Lot 10. They are now working on the design for their new home, which will incorporate the guest suite built by previous owners, classical musicians **Inge and Martin Lass**. The Kennedys run an organic coffee distribution business, Bun Coffee in Byron Industrial Estate.



Sylvie



Dylan



David Kennedy



New sign from our 'Welcome Centre'



Louie and Sylvie



New house construction

E-News 2009 . . . 4

Development Approvals in hand, the **Kerns** and the **McMullen** family were both able to start construction of their new houses on Lots 4 and 5 respectively this year.

Michio McMullen gets as involved as is possible given his work commitments (pictured at right), while the McMullen kids: **Hapi, Moby** and **Isabelle**, also take an active interest in the construction process.

It has been **Mark Kern's** dream for years to build his own house. The design alone took a considerable period of time, a challenging period while he and **Annette** were still living and working in their Blackheath cafe and residence (the **'Bush Rock Cafe'**) in the Blue Mountains, and the architect was in Queensland.

First, they had some huge camphor laurel on the site felled and cut into slabs for later use in the building.

Stage One is to construct a three-car garage and the studio where Mark and Annette will live while the rest of the house is built.

The Bush Rock Cafe (pictured right), left behind in Blackheath, in the Blue Mountains.

Below: The Kahlert's yurt-shaped yoga studio, to the south of their home on Lot 12.



By early December, the McMullens house - on the "mezzanine" level - is clearly taking shape



The McMullen's new house fits neatly along a 'saddle' of land about 140m above sea level.



Above: Camphor on site is felled and sawn into slabs on Lot 4, to be used once it's seasoned.



Mark Kern on the job



The Kern's north-facing garage takes shape. The house is located in the valley, and is the closest to Sleepy Creek.



E-News 2009 . . . 5

One of our eight resident management groups is dedicated to farm matters. The group's responsibilities include weed management; maintaining the farm vehicles (tractor, quad bike, slasher etc); the pasture improvement program; looking after our farm animals and their water supply, and other such matters.

But the unexpected always happens. These pix show what it looks like when:

- you wake up to find a number of cows outside the window and discover that the electric fence was turned off, so cows - naturally - checked to see if our grass was actually greener; and
- the ground was actually soggy than it looked.

Other pix show more usual farming activities round here, such as:

- calves being rounded up for market;
- the cattle race needing urgent repairs, then replacement;
- one of the Kern's gaggle of ducks and geese, settling in to life on Lot 4.
- and the search for an appropriate extra-strength ride-on mower to handle slashing in certain areas of the property.



Pictured at right are scenes from **Harry Fowler's day on the farm: a fox hunt** in Fowlers Lane, possibly in the 1940s (right) and **goats** kept on the farm in the 1970s.

Our thanks to **Janelle Jarrett**, Harry Fowler's niece, who kindly opened the family photo albums for us so we could copy these - and the other older shots in this newsletter.

Rural news



Tawny frogmouth owls (above) found on the property, the inspiration for the name, 'Jindibah'.



Mark (left) does some running repairs to the old wooden ramp ("race") at the cattle yards, before we replaced it with this shiny new steel one (below).





E-News 2009 . . . 6

As the world becomes increasingly aware of the need to actually **do something** about Climate Change, we are happy to continue with our annual ongoing revegetation program.

This year we planted more than 1,000 locally sourced native seedlings on a slope of degraded pasture. First, the field was slashed and spread with lime, and fenced off with solar-powered electric fencing to fend off the critters. Then an electric auger was used to dig 1000 holes, into which we put fertilizer and water crystals. Only then could we plant, mulch and water. The planting day in early Feb. was conveniently moist and overcast.



Some of us have been particularly concerned about the lack of action being taken by State and Federal Government to address the issues of global warming. Christobel and Christopher, representing the 'Green Coast Catalysts', joined with 500 other delegates and reps from 160+ small climate change action groups from every Oz State and Territory attending a 3-day February **Climate Action Summit** held in Canberra, where they met Shadow Environment Minister Greg Hunt, and were interviewed by Liz Jackson for a **60 Minutes** program on the event.

A delegate from the Blackheath Climate Action Group summed up the sentiments of many in his song, chanted at the Action outside Parliament House on its first sitting day of 2009 (see text of song in box at right).

Revegetation & Climate Change



This year, our EEMP planting focus was on a slope along our south-east boundary, where 1,000 native seedlings (above left) were planted in Feb 09, protected by a solar powered electric fence.



Part of our annual **EEMP** or 'Environmental Enhancement and Management Plan' plantings. At right, another planting to create a visual buffer along Fowlers Lane.



A Brisbane Climate Change Summit



More than 2000 people circled Canberra's Parliament House to deliver their message



More spin? Christopher checks out Greg Hunt



The Greens' Christine Milne (above) delivers an inspiring address. The sentiments of many, expressed below.



Four Corners' Liz Jackson interviews Christopher (above), with Christobel (above that) and her niece Tara celebrating the occasion wearing 'Climate Code Red'.

**"It's not too late to change our fate
Keep oil and coal, in their hole
Let's go solar, for the polar
Geo-thermal, wind and tidal
Our choice is final!"**





E-News 2009 . . . 7

Though residents on the community meet regularly for executive meetings, **Living Together** workshops and on other occasions regarding the operations and maintenance of the property and its assets, we frequently get together for social occasions, too.

These photos reflect those various occasions, as well as some of the outside interests of our residents.

Very shortly after arriving to live permanently on the property, **Mark Kern** impressed us all by winning **First Prize** at the annual **Bangalow Show** for his chilli sauce. Christobel was a judge for the writing section, and submitted her herbs and flowers, too.

Subscribers of the **Jindinet** wireless broadband network, both living on the community and surrounding properties, came to a meeting in the community shed in June to discuss the service. After nearly five years service, the monthly rate for unlimited downloads has risen to \$50 - the first cost rise.



Allegra Donovan, visiting from the Blue Mountains, discovers that geese actually bite! Seen here being comforted by her dad, Paul.



Everyday life in our community

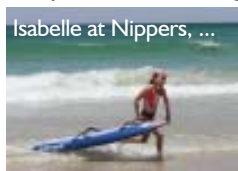


The McMullen kids (above) have taken a close interest in the evolution of their new home on Lot 5.

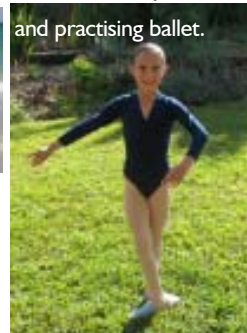


Harry Fowler celebrating his 80th birthday in the hall.

Penny gets to know Sylvie Kennedy in the Kahlert's 'love-in'.



Isabelle at Nippers, ...



and practising ballet.



Annette and Mark (above) donated chairs and tables from their Bush Rock cafe to the community hall. Cheers!



Above: Celebrating community life at the COMMUNITIES-R-US barbecue in December. Friends from six other Byron Shire communities joined us.

At right: when the bikies held pop concerts on the property in the 1970s, they left a bit of a mess, and a bad impression with the neighbours.



Chris, Stephan, David and Steve at a springtime brunch at the Kahlert's.



Bangalow Show winners!



Below: a winter feast.



Seasons Greetings and a Happy New Year!

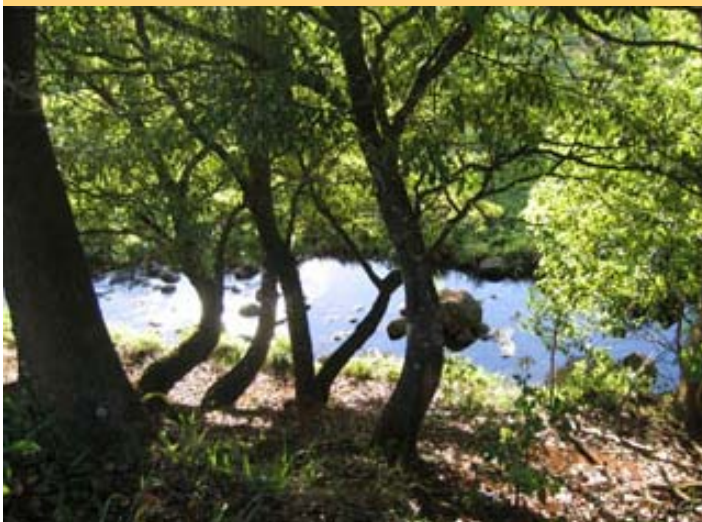
Jindibah residents and residents-to-be wish you a happy, healthy and relaxed holiday, and a positive year ahead.

We would like to thank the friends and colleagues who have helped us transform from 'Multiple Occupancy' to 'Community Title' these many years,

and those others who have helped guide us into becoming an authentic community, ready - we hope - to face whatever life presents us with in years to come



JINDIBAH COMMUNITY
174-176 FOWLERS LANE
PRIVATE PROPERTY
VISIT US BY ARRANGEMENT
WWW.JINDIBAH-COMMUNITY.ORG



Jindibah Community, Sleepy Creek, Bangalow NSW 2479 Australia
is a 12-house-site **Community Title** intentional community.

It is located on a 46ha farm in Fowlers Lane, Bangalow, in the Byron Shire of Northern NSW.

For more information, see www.jindibah-community.org, or email DIY@jindibah-community.org

© Christobel Munson, NOT JUST WORDS, Jindibah Community, December 2009