

**DEVELOPMENT CONTROL PLAN AMENDMENT**  
**DCP No. 20 — MULTIPLE OCCUPANCY**

Pursuant to Clause 25 of the Environmental Planning and Assessment Regulation 1980, Council at its meeting of May 17, 1994, resolved to amend Development Control Plan No. 20 — Multiple Occupancy of Rural Lands to specify a lower density for a dispersed dwelling pattern of settlement and to encourage clustered settlement patterns.

These amendments to the DCP are those density standards detailed in the report to the Council meeting of April 19, 1994.

The amendments to the DCP will be on public exhibition for comment from Monday, May 30, to Monday, June 20, 1994. Submissions will be received at the Council's Administrative Centre, Oliver Avenue, Goonellabah, until close of business on June 20, 1994.

8. THE NORTHERN STAR, SATURDAY, MAY 28, 1994

*June 20 '94*

*22.5.94 Di*  
*W/ale to write for Com. Sub re breaches SEPP-15.*



Arguments re Mo-Dep restricting dispersed settlement  
for use in Council decision meeting

Jointly reason for reason <sup>"encourage"</sup> ~~not~~ require dispersed  
settlement is not supportable due to lack of evidence

The proposed pattern of settlement is a reflection of  
the degree of "social bonding" and "communal  
aspirations" (of keywords in SEPP-15)

Under ideal circumstances, eg more old sites available,  
than reqd. then a clustered pattern may be  
recommended by Council

In the converse the opposite may be expected.

In fact the topographic & env. factors which are such  
that the theoretical ideal circumstance is unlikely  
to be applicable, but this should not be  
assumed to be the case, as each case should  
be looked at on its merits.

Enforcing a pattern of settlement, <sup>as a policy</sup> is denial of  
"freedom of expression" + "family structure".

It is akin to constraining the bedroom arrangement  
in a house.

An expanded house is an option that may  
be sought by an extended family.

Dictation of bedroom arrangements on social grounds  
is beyond Council's jurisdiction to prescribe &  
enforcing dwellings together is in the same  
situation.



Pan Com (or indiv) could make a written sub.

○ Get support <sup>left</sup> from 14F Julie Hambrook

○ Get 14F bit to Per. Carr & Di.

If Tintable were to put in their SA under this condition & be forced to ~~settle~~ in a cluster, the impact would clearly be greater than present situation.

Imagine a Cornish type settlement of some 200 dwellings in the Tintable valley!

○ The total size of a property is a factor in any equation. The same settlement pattern on a small block would be dispersed while on a large block clustered.