Can Com

4-3-96

Adrian Wallfin
BRANCH Coop (in formation)
Have been promised $5000 seeding grant in 96-7
ex ARCH to found HO Housing Coop.

Funds to purchase/build houses avail in 1997-8 yr.

These funds are limited & the Women Coop in this area has the current funds. (Re Eddie who is the logged trad. Now looking for land in dis as none found at lower prices in Byron)

Address c/- Neighbourhood Centre
Hyl St Bellingen
or Mark Jones/Lyn Woodbridge
55173

They do not yet have land.
I flagged they could put in DA (if Bellingen introduced HO into their area) Noted that they have a DCP in place.

A. knock back (or statement that) there is no point in lodging DA as advised will not be accepted.

My "Confidential"

1996 Options Strategies Jan 96.

Dist.

- Eddie
- Seán
- DT
- Hill well confirm

Dorin?

CONFIDENTIAL

Reinstatement of SEPP-15_mo.

Peter Hamilton strategy suggestions as at Jan 1996

Check List of Possible Option for Discussion (Random Order).

1. Invite Andrew Cobbie-Wood to visit us and lobby on our behalf.

2. Actions direct to Carr.
   (a) Written submission by us direct to Carr

   (b) Deputation to Carr by our supporters in Sydney
   - eg Janelle/Cohen/R. Jones ?
   and/or others that we may enlist.
   eg Col J./ Andrew C-W/ John Mont/etc.

   (c) Deputation from North Coast to Carr (possibly with others in Sydney eg those in 2(a))

3. Initiate policy motion for ALP-AGM re mo_SEPP, via Lismore ALP Branch to State Electorial Committee (SEC). (This would be reinstating the former ALP platform policy deleted when SEPP-15 introduced. Once in the "platform" it is virtually mandatory for a Minister to implement!)

4. Lobby Harry Woods. In recent discussion with Simon, Harry asked about the mo situation. Simon will get back to him re this. (This has been done).

5. Lobby Janelle to take action.
   offer backup - or any way we can help.
   Di to discuss with Janelle?

Bruce Graham

6. Alan Hill to follow up Toweed ALP Councillor who has the ear of Carr?

7. Get support from the Bellingen area Dorin Hart and Ralph?

8. Get support from Kevin Childs?

9. Lobby politician visiting north coast during the Federal Election campaign. (Election day is predicted to be 9 or 16 March.)

10. Issue our press statements re ALP not fullfilling their election promise

11. Apply legal clout re "procedural fairness" not followed by Minister Webster.

12. Seek advice from the Attorney-General re "procedural fairness" not followed in recission of the SEPP.

13 Other?

M. Hill to contact. (2/4/96
Fr. Bruce Graham (Tweed
Church of Ireland)
re Case + what we may
do.

He will - 22/2/95

Agenda >1
Chap 28 = LGA

+ ESD literature.

Re Suffolk
enclosed to Coose

SEPT-14

Patrick
Larkin Barrister.

Graham Greenwich
FAX 02-99068480
him apteas.

Warwick - Not Mon
Wed.

1. Go to H/Q? Jeff Shaw re legacies of report.

2. Go to Ombudsman?

3(a) Go to Carr? ALA Commitment to re

3(b) Letter to Carr (following Graham feedback.)

4. Go to Legal Branch DUAP Parramatta?

5. Cobb + Jones - to raise with Knowles
- bargain with Carr
- ask Ian/Richard advice.

6(a) Talk to Jill Long Sunday/28th re IDC.

(b) See Jill re strategy. Me to talk with Denise.

Brief. Long = Wed. Sunday April 1st with March.

7. R/Alan to Bruce Graham (Need ALP-Carr) c/for feed back/advice.

8. Talk to Joelle - Graham to All. Try Jim G. mobile

9. ?/Bellinger?

10. ?/Kevin C?

11. Response from Trevor.

12. Graham + Lyd - See Ombudsman
- See 1, 2, 3, 4
- See Col J. + his rec.

13. - See Pam Allen.

Jenny Shepog has lent from Bank Slate?
Thanks = Common

& what has Dept got to lose?
Noahs getting Green Beaded.

Seniors. Unsafe Rd. re commuter.
Aesta Road, cutting in community. Socially beneficial strength of opposition that small is heard for
Seniors citizens is the Guide Outreach initiat + urban/rural considerations.

Power Central; w/s.

Dhamanda shared partnership of land into Coop. All shareholders = Directors of Coop. Rules + Bye laws. Rules require board consensus.
Kids 8yrs or more entitled to free membership but must go through trial 4yrs. (£850 free on membership)
Done Absentee shareholders
(Non active member) Dudley Rd - No others exist.

for Lou

02 - 99504616 Advised Re

FAT - 99504629

~~Edwina~~, Thursday

Edwina

"Recovery" ABC TV. 9-12 am

Commencing End of March

5 min slot in Youth Affairs Theme, Episode

Subcultures

c/r advise her of anyone who may be in Syd?

Ex Joana Petruchia Ch 9 - did not proceed

Colin J.

MORE

Remembers - High St - Graham.

MO - Coop

Arnette Gilliard. Reg. Director (Nashville Region) - Housing (Strong supporter of Gilliard project)

Run MO ag. Housing Mtng with Andrew.

- o Let up meeting with Cater - Knowles
- o replacement / maintenance
- o mortgage free. o shared capital items
- o self help
- o Rec in DEAP. Rural Settlement. Fairdale Manica
- R/ Sandle

- Andrew would definitely respond to any approach by Janelle MP.
- Give Graham Janelle's phone contacts
- Andrew would definitely respond to any approach by Janelle MP
- Have FAXed Baxter letter.

Set phrase of territorial community in Aust (Lloyd or Metcalfe) as % of 100 yrs of settlement.

Rev Loan

NB. Dharavada housing policy
re. difference stemming from
original aim & short term capital
(at back of it)
of Dharavada current share
88588 v Bothi $3,000.
Dharavada. Can only be sold to
a member. The house cost/sale
is settled by the seller & buyer
(on market forces) & the community
does not enter into or concern itself
with this.
(NB Does not cover eventuality
of very expensive house requiring
middle income person, apart from
the community reflecting membership.
& selling house at a loss.

J Simon. 12/2/96
Intentional Community [re "Cluster/Carebarkers] Magazine

H Tofe - TWT. Has "placement" for 18 wks.

Proposes MORE meeting w/ place 5:30 pm 22nd Feb Theme
bring a plate.

Simon will contact Di NA/Rob NA Di- Janelle?
Me to contact ✓ Eddie
✓ Hill Will can/can't but 2 + AM
× Graham + his Bibliography

Overview of Simon's Proposed Magazine.

There is a Hindi language magazine. Recent edition in English but Simon has sent for a Copy.
Every 2-3 months.
Sees as bridge between "intentional" and "cohabitation" "death" etc. "Community" slip in all of these.

Start Magazine.
To start say 8 × A4, 2-3 monthly.
Simon is getting on the NET
Articles - Personal experience of community (of Mebo)
Would like to explore concept of "death" communities in East + overseas.

Carol? - retired in "Power + Control in Community".
Would like to investigate Quakers w/s an alternative to violence.
D Would like first edition say 1 mth from now being say 2 × A4 c/- "In Contact" re Community articles. He is to check Trevia file.

No shortage of rural residential lots despite council decision

By JENNIFER SOMERVILLE

There are still hundreds of rural residential lots available in the Lismore City Council area, despite the removal of planning provisions for such developments this week by the council.

Head of the council's planning division, Nick Juradowitch, told a council meeting that the five-year quota of rural residential lots set in August, 1993 by the Department of Urban Affairs and Planning was 375.

"Since August 20, 1993, the council has approved 268 such allotments and it currently has before it applications for 222 lots," he said.

"The council can approve only 107 lots between now and August 20, 1998, so that quota will be filled in the next few months."

Mr Juradowitch said that of the 268 lots already approved, only 11 had been sold, 30 were on the market and about a further 30 were under construction.

The council voted to remove rural residential provisions, except those relating to existing 1(c) zones, from its Local Environment Plan, sending an amendment to the Minister for Urban Affairs and Planning for gazettal.

That amendment contains a 'savings' clause, but Mr Juradowitch does not expect it to be of any value to applicants.

Savin... ns
lodged b... to
be proce... but
as the q... the
best of ... ent
applicati... not
expect ... and
Environr...

Agenda Item

The council has confirmed a legitimate role in Lismore for well-planned rural residential development, voting to hold a rural residential workshop for councillors in March, followed by a public seminar in April.

NS. 16-2-96

Hill. 10/6/96

"Continuum" I. Produced in Qld Gov

Tony Kelly
devotees of Jaya Prakash
"Spirit of Social Change".

Able to ring Simon with above info.
He has copies + will bring to meeting

3rd Draft OK text

MEMORANDUM

To: **Pan Com MORE**
From: **Peter Hamilton**
Date: **21.3.96**

Subject: Reinstatement of SEPP-15 Update.

I spoke with Dave Pitney of the DUAP *Planning Systems Management Branch*, Sydney on 20 March 1996, seeking a status report on the reinstatement of the Policy. This was the first time I have spoken with him. He was friendly, informative and familiar with the issue.

He said that the Government had made a commitment to "put back what was removed by the former Government"!

Their concern at this time is whether or not:-

(a) to reinstate the Policy "as is" and follow up with a review involving consultation, or,

(b) to undertake a major review involving consultation prior to reinstating.

The decision on which of these options are to be followed, will be made at a "higher level"! (Implies has not yet been made!)

He said that he hoped there would be a formal announcement on the ***review process*** within a "month or so"!

In response to my question as to how the review of SEEP-15 is to be conducted, and, what data would be used for this purpose eg the Purdon Report, he advised:-

(a) The Minister has been made aware of our concern that the Purdon Report is NOT the ***"be all and end all of how to deal with MO"***

(b) He considers our concerns regarding the limitations of the Purdon Report and our desire to be consulted, are recognised.

(c) He does not think that the Government will just accept the data in the Purdon Report as the basis on which to make a decision about on its reinstatement.

In response to my question as to whether or not the delay in the review of SEPP-15 was in an way related to the Department's review of the "urban - consolidation" SEPP's, he advised that there was no connection, and that they were separate matters.

Tourism must hitch a ride on

Daily News 9.5.95

TWEED 'IS GOLD'

the Gold Coast

● Mr Brinsmead: Tweed must hitch a ride with the Gold Coast

By GARY CORBETT

THE Tweed district needs to urgently align itself with the Gold Coast tourism industry if it is to have any hope of attracting increased tourist numbers.

That was the message from prominent local businessman, Bob Brinsmead, at a United Business Forum breakfast yesterday.

According to Mr Brinsmead, the founder of Avocadoland Tropical Fruit World at Duranbah, the Tweed area was suffering the consequences of a serious identity problem.

"There is a trend in the Tweed to be so parochial that we are not looking at the big picture," he said.

"We like to stress that we are 'Proudly Tweed', but we must also recognise the fact that the Gold Coast has a successful image.

"It (the Gold Coast) is the biggest tourist destination in Australia, millions of dollars have been spent in advertising, it is known all over the world, it has key international connections — and yet the Tweed doesn't want to have anything to do with it."

As far as Mr Brinsmead is concerned, it is a "common sense" move for the Tweed to "hitch a ride" with the Gold Coast.

● Continued Page 5.

Tweed linked to Gold Coast

● Continued from Page 1.

He said that business and tourism operators should link themselves in their promotional work to the Gold Coast.

"It only makes sense that in promotion we link ourselves to the greater Gold Coast region," he said.

"If the Tweed goes its own way and sticks its nose in the air and says 'We are separate, we are in NSW, we are the Tweed, we don't want to be overshadowed by the Gold Coast', then we are going to pay for our stupidity."

Mr Brinsmead's comments were backed up by Tweed Economic Development Office manager, Barry Henley, who said that whether people in the Tweed district liked it or not, the area was part of the Gold Coast economic zone.

"The Gold Coast is where our future lies," he said.

"It doesn't lie to the south in the hands of the Northern Rivers Regional Development coordinate and the other 12 shires it embraces.

"Our future is definitely linked to the Gold Coast and we should ignore the border and the problems it creates."

Mr Brinsmead used the example of Mount Tamborine as an area which had promoted itself as part of the greater Gold Coast region.

Although part of the Beaudesert Shire, Mount Tamborine had been successfully advertised as the eco-tourism destination of the Gold Coast, he said.

"They have hitched their wagon to the big Gold Coast engine and have left the Tweed for dead.

"And yet people in the Tweed continue to say they don't want anything to do with the Gold Coast. People literally go out and announce, 'We are not the Gold Coast, we are not the Gold Coast'.

"Yet the Gold Coast should be the source of the majority of our visitors."

While maintaining the Tweed must retain its own identity, Mr Brinsmead claimed it was imperative the message was put across that the area was part of the greater Gold Coast region.

No decision has yet been made by the Government on what he refers to as the "streamlining" of the "urban - consolidation" SEPP's. (My understanding is that these were submitted to Cabinet in November 1995!)

He undertook to let me know when a decision is made by the Minister on SEPP-15!

I explained that this would be too late and asked if he could let me know when the Department's recommendation went to the Minister. He said he could NOT do this!

I drew attention to the inclusion of MO as one appropriate option for rural settlement in the Departments recent ***Rural Settlement*** publication. He was familiar with this and acknowledged the place of MO in this context.

Evaluation and Conclusions

The so called "review" that has been mentioned in the various letters received from the Minister's office, would appear should be read to mean, a ***"review of the process options"*** relating to the manner in which they may reinstate the Policy.

It seems to me that no actual consideration has as yet been given to the "nuts and bolts" of the Policy!

As at this date the Grafton office is totally in the dark about what is happening re the Policy.

I cannot picture that any serious "review" of the Policy would proceed without at least a nominal involvement of the Grafton office!

Notwithstanding what Dave has said about their being no connection between the "urban - consolidation" SEPPs and SEPP-15, I view that it may be reasonable to draw the conclusion that the delay in processing SEPP-15 could be simply a reflection of the limitation of the current government bureaucratic administration!

I question for example, that if Cabinet cannot agree, or, has chosen not to proceed with the "urban - consolidation" SEPP's, then why should one expect to see a "remote" rural SEPP being processed!!

At the last meeting of MORE in Byron, we decided to write direct to Carr.

Simon, Eddie and Alan are exploring avenues. Any further suggestions to this end, or other courses of action, would be appreciated.

Graham was recently in Sydney and made contact with Col James re SEPP-15. Col suggested senior members of the Department and Ministerial staff who could be contacted. The contacted officers did not respond during the time Graham was in Sydney.

######

Daily News 11.5.95

Council savaged over planning

By
MICHAEL CORKILL

DEVELOPERS consider Tweed Shire to be an economic backwater with poor development control and inadequate infrastructure, according to the Tweed District Economic Development Office (TEDO).

TEDO manager Barry Henley, in a letter to Tweed Mayor Max Boyd leaked to the Daily News yesterday, has leveled a 28-point barrage of criticism of council structure and policy, derived from discussions with 32 developers and business people.

Among the claims were that there was an absence of properly intergrated strategic planning in the Tweed and that much of the area's "very limited" industrial land was considered either unattractive or useless.

Developers suggested that Tweed Council consider the introduction of development-control plans to curb the continued development of "unattractive, unstylish, undesirable, low-cost housing" in the Tweed.

They claimed that until council implemented a policy for industry growth and industrial land development, growth of local industry would be very slow to materialise.

● Continued Page 3.

Developers slam council

● Continued from Page 1.

Cr Boyd yesterday hit back at the criticism, claiming council was not responsible for the region's woes and that it was suffering from its proximity to Queensland.

He said the so-called Green Paper, researched by economist Hamish Bain for the Committee for Economic Development of Australia (CEDA), outlined many reasons why the Gold Coast had attracted more development than the Tweed - based around strong Queensland Government incentives.

Cr Boyd also criticised the TEDO - an organisation partly funded by council - for not allowing council's input into the developers' discussion and not giving it fair ground to defend its development history.

Council representatives, he claimed, were deliberately not invited to the luncheon to debate issues and were not informed of points raised until receiving the letter.

He also disregarded Mr Henley's claims that developers feared retribution should council representatives be present, and cited the soon-to-be-approved (800-lot) Searanch development, and recently-approved (400-lot) Terranora Village and (730-lot) Cobaki developments as among council's many development success stories.

Cr Boyd received support from Tweed Heads Chamber of Commerce president Jade Hurley, who described the letter as "absurd", and claimed it fragmented the Tweed and served no good purpose."

MORE 21/3/86

Ully Memo

✓ Di *20
✓ Graham *08
✓ Senior *17
✓ Alan *14
✓ Eddie
✓ Rob
✓ Kevin
✓ Dave
✓ Denise
✓ Keith A

MEMORANDUM

To: **Pan Com MORE**
From: **Peter Hamilton**
Date: **21.3.96**

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In response to my question as to how the review of SEEP-15 is to be conducted, and, what data would be used for this purpose eg the Purdon Report, he advised:-

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'Peace talks' forum

TWEED Shire Council has invited scores of developers behind last week's infamous 28-point critique of the shire and its councillors to a closed-door forum on the issue.

Council general manager, John Griffin, has sent letters to 32 developers and businessmen identified as having participated in a luncheon on April 7 where the politics of the region were heavily criticised.

Details of the April 7 meeting, contained in a private letter from Tweed District Economic Development Office (TDEDO) manager Barry Henley to Tweed Mayor Max Boyd, were leaked to the Daily News on Wednesday, reportedly creating tension between developers, councillors, and the TEDO.

Among the claims were that council bent too heavily to the whims of the environment lobby at the expense of development, and that local industrial land was limited and either unattractive or useless.

● Max Boyd

Council's Development Control Plans were viewed as obstructive and frustrating and its Local Environment Plan was labelled "unwieldy" and in need of redrafting.

Developers had reportedly requested their identities be suppressed for fear of recriminations, but council was supplied with a copy of the list on Friday by the TDEDO.

Tweed Mayor, Max Boyd, confirmed the forum for May 25, but denied the meeting would serve as a witch hunt.

Cr Boyd said he wanted to call the parties together to prevent further fragmentation of the Tweed.

"We've got to somehow get this back on the rails again," Cr Boyd said.

"All (council) wants to do is have the opportunity to sit down and respond to the points raised my Mr Henley, like should have happened in the first place.

"All concerns will be discussed with the view of coming to suitable agreements where possible."

Cr Boyd said if Mr Henley and developers had any concerns over development controls, the place to have them aired was before council, not in the public arena where they could do nothing but damage to the Tweed as an investor destination.

He said there were greater issues at hand affecting the Tweed and most of them were not under the control of Tweed Shire Council.

Referring to a Green Paper presented at a recent CEDA conference on the Gold Coast Cr Boyd cited a collection of State tax anomalies — levied by both Queensland and NSW Governments.

"This is where the problem lies," Cr Boyd said.

"We've been over this ground before with Mr Henley. We thought he understood the problems."

Mr Henley said the TDEDO viewed the forum as a "deliberate, genuine and sincere" attempt to engage in a consultative process.

He proposed approaching a neutral party to chair the gathering, suggesting an academic from Bond University.

Stevens calls for regional focus

Ray Stevens

● From Page 1

"SouthROC (Southern Regional Organisations of Councils) at the moment has just had a $50,000 study to look at regional economic development which includes the Tweed."

And although the organisation has no charter to go south of the border, Mayor Stevens believes through SouthROC, councils have the opportunity "to at least bring the matters of cross border issues to the governments' notice".

According to a discussion paper produced by the Committee for Economic Development of Australia (CEDA), much debate exists regarding the Tweed's membership of either the northern New South Wales REDO or the south-east Queensland REDO, with Tweed business and community leaders opting to join Queensland as the only viable option.

But with Tweed already a member of NOREDO (northern NSW), Mayor Stevens believes initial difficulties could be solved by Tweed "coming in with the new city of Gold Coast on its own individual REDO if the SouthROC REDO didn't go ahead".

Mayor Stevens also backed calls for better transport links in the region as outlined in the CEDA paper including:

- provision for a major four-lane freeway from Tallebudgera to Tugun;
- provision for a western by-pass for the Tweed area; and
- extension of the railway line from Robina to Murwillumbah.

No decision has yet been made by the Government on what he refers to as the "streamlining" of the "urban - consolidation" SEPP's. (My understanding is that these were submitted to Cabinet in November 1995!)

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######

FAX DOCUMENT FROM PETER HAMILTON

1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T)

TO: Ralph or Dorin Hart

FAX No: 551888 DATE: 21-3-96

Number of pages (including this sheet): 3

SUBJECT: SEPP-15

COMMENTS:

Herewith update for your information and any suggestions.

I hope you are both in the best possible health.

Regards Peter.

Regional Coordination Pilot Program
North Coast Area

Premier's Department
New South Wales

Summerland Education Resource Centre
154 Ballina Rd
Goonellabah NSW 2480

Tel (066) 25 2072
Fax (066) 24 4510
Mobile 015 902 204

Facsimile

To: John Williams

Regional Director North Coast Region

Department of Agriculture

Fax: (066) 28 1744

From: Jill Lang

Regional Coordination Pilot Program

Date: 8 August, 1995

Pages following : 1

Dear John

REGIONAL COORDINATION MANAGEMENT GROUP MEETING
THURSDAY 10 AUGUST

FAX DOCUMENT FROM PETER HAMILTON

1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T)

TO: Kevin Childs

FAX No: 07-3224 2070 DATE: 21-3-96 10pm

Number of pages (including this sheet): 3

SUBJECT: SEPP-15

COMMENTS:

Herewith update for your information and any suggestions.

Regards

Peter

Regional Coordination Pilot Program
North Coast Area

Premier's Department
New South Wales

Summerland Education Resource Centre
154 Ballina Rd
Goonellabah NSW 2480

Tel (066) 25 2072
Fax (066) 24 4510
Mobile 015 902 204

Facsimile

To: Laurie Kelly

Regional Director North West Region

Department of Training and Education Coordination

Fax: (049) 29 1180

From: Jill Lang

Regional Coordination Pilot Program

Date: 8 August, 1995

Pages following: 1

Dear Laurie

REGIONAL COORDINATION MANAGEMENT GROUP MEETING

Sue Hogan (Lectorate) ARCH 20/8/96

re access to Labor.

Effectively no mail gets to Tim personally. The only way for the Labor is by a personal contact — however remotely by the "Oscar Obrien Syndrome." (Shades of "Yes Minister!")

- The party is very sensitive to the quantity of cards etc on issues on the basis that 10 cards = 1 vote. ie they respond to potential electoral numbers!

Letters to the media also fall into this category.

- The party simply monitor all radio talk-back shows (urban + rural) with a full time person on this. ie media sensitive

- Connections in the MLC sensitive in view of the balance of power. NB In this regard Richard Jones is an independent + the ALP can't count on him following the Democrat line!