

Environment & Development Services

NJ:CW:S/285

Mr Juradowitch

June 16, 1993

The Secretary
NSW Department of Planning
PO Box 6
GRAFTON NSW 2460

FILE COPY

Dear Sir,


**STATE ENVIRONMENTAL PLANNING POLICY NO 15
MULTIPLE OCCUPANCY AIMS & OBJECTIVES**


During the recent processing of a Multiple Occupancy Development Application, Council received a number of submissions raising the issue of compliance with the aims and objectives of State Environmental Planning Policy 15. A copy of these aims and objectives is attached.

It is Council's view that Multiple Occupancies should generally comply with the aims and objectives of the State Policy. Objectors have argued that Multiple Occupancy applications should meet all the aims and objectives of the Policy. Council is reviewing its position and would appreciate receiving the Department's views on this matter.

The Department may wish to particularly consider Objective (c) (iii) which would appear to restrict Multiple Occupancies to areas in which they may create opportunities for an increase in the rural population, in areas which are suffering or are likely to suffer from a decline in services due to rural population loss. Very few localities in Lismore could be defined as static or in decline.

Yours faithfully


P T Muldoon
General Manager/Town Clerk





Department of Planning

NORTHERN REGIONAL OFFICE

The General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

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Your Reference : NJ:CW: S/285

15 JUL 1993

Dear Sir,

STATE ENVIRONMENTAL PLANNING POLICY NO. 15 - MULTIPLE OCCUPANCY
AIMS AND OBJECTIVES

I refer to your letter in which the views of the Department are sought with regard to interpretation of the aims and objectives of State Environmental Planning Policy (SEPP) No. 15.

2. The aims and objectives contained in clause 2 of the policy should be read conjunctively, as indicated by the penultimate use of "and". Multiple occupancy developments should therefore be consistent with all of the aims and objectives of the policy.

3. With regard to the Council's assessment of objective (c)(iii), the Department concurs with the view that such an objective is not highly applicable in the Lismore area.

4. The Council may find after further analysis of the capacity of SEPP 15 to address multiple occupancy needs in Lismore, that those needs are best accommodated through an amendment to Lismore LEP 1992. Such an amendment could reflect Lismore's particular land capabilities and servicing capacities.

5. I hope this information is of assistance.

Yours faithfully,

Malcolm Imrie
Deputy Manager
(Northern Regions)