

• 2/7/73 Col James

• O Send "In Context"

O + my 1st article update (metype)
Re: Can Sub + ? Division Paper.

"Social Housing" is the in thing. Stems from the work of the Brotherhood of St Lawrence - Vic.
It implies inclusion of "Community".

but does not carry the negative connotation of these words.

Wanted of Bodhi / Col will send standard letter info

- * The context of no for Bodhi
- * profile of the physical parameters of Bodhi w/ physical description
- { # rules governing getting in & out of residence etc
- * the management structures (day to day) plans / annuals / photos / buildings / area life span / occupation flow / house expanded
- * political history re Council (Appointments / by count cases / brief details)
- * cost - purchase, capital expenditure, day to day running
- # about equity, no advantages.

As no rights exist for second equity falls into category of what is called a "common equity" cost.

Photographs to include:

The people (incl in all building shots)

Historic photos to show evolution

Infrastructure shots.

Water, solar, compact gardens
roads, dam, etc community bld, etc
desert-hand-harvest process
My "life cycle house" reprinted by Col & So
send me a copy.

7. Sawmill - own round logs

and bricks

recycle materials

to illustrate low cost self-help
housing

Photos to be of an "indicative" nature
Colins to prepare draft book by Oct
(at completion of his secondment)

The above material to be sent by mid
Aug

A facsimile edition will be circ-
for comment.

To be published privately, wholesaled
& sold retail outlets.

The Training Programme (TPP)

This is a social housing programme to assist in raising the level of expertise in the management of co-housing.

PDT has revealed that ^{where} "failures" have occurred previously this ~~can~~ is attributed to a failure of "management".

TP : aimed at lifting the gain, i.e. the experience/skills of managers/administrators/investigators/developers of co-housing.

Target Groups

1. Community planning workers (CTW)
(this is linked with trade their activity)
2. Bureaucratia (Departmental) in Social Housing
3. Other other State activities

The delivery is to be via TAFE after a pilot course.

This being spearheaded by CACOM
Community Management Training - a div of Univ. of Technology - Syd. (Formerly Inst of New) Budget \$20,000.

Peter Johnson is now Chancellor of Uni of Tech - Syd

Head of Dept A, Syd Uni = Prof Lawrence Neild.
described as a "practitioner" & not well received - Apparently fails to consult & involve etc.

4.

National Carpentry Standards: Policy Guidelines

8/15/93

Nat. Training Board
GPO Box 2979 Canberra ACT 2601
91 Northbourne Av. Tuggeranong ACT
Funded by DEET & ACTU

8/15/93

Social Housing: A Future Direction for Housing
Ed. Sean McNeils

Pub. by Vic Council of Social Services (VCoss)
290 Wellington St, Collingwood 3066
(03) 419 3555

Louie Bryson (Society Newcastle) partner
of Sean

Early (First?) Draft of SEPP-15
Referee. Comments by Col. J.



Multiple Occupancy Of Rural Land

State Environmental Planning Policy No. 15



Department of Environment and Planning

~~CONFIDENTIAL~~

COMMENTS ON THE DRAFT MULTIPLE OCCUPANCY POLICY
DATED NOVEMBER, 1984 by Colin James.

1. My sincere 'congratulations' to the authors of the report.
I found the document clear, well-argued and persuasively presented. I hope local government, existing and intending multiple occupancy settlers will be made aware of the entire contents to enable full discussion of the various issues to take place / before responsible action is taken.
2. Whilst endorsing the document as a whole, I wish to draw attention to some isolated items which I believe should be corrected or debated before public issue of a similar report.
3. The cover drawing is awful!

Apart from the crude out-of-perspective sketch, excessive roadworks, it reeks of suburban sub-division and is out of character with the contents of the report.

[The Victorian Ministry of Housing report on a similar topic is far superior. →
I am not suggesting using this or other colour works, but a decent illustration.]

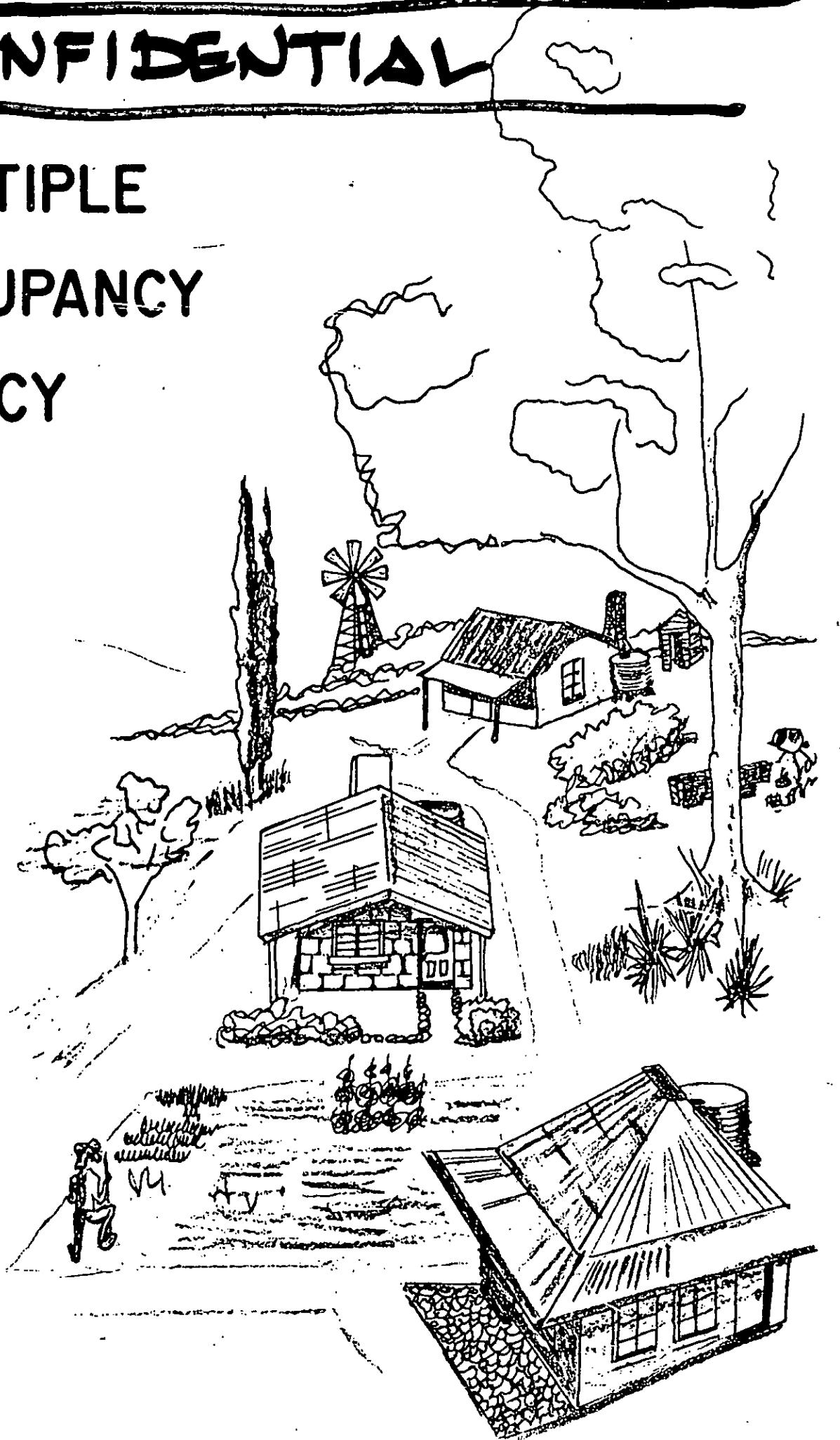


4. POLICY OBJECTIVES [1]. Notions of "self-sufficiency" can be dismissed too easily by others. The term, "sustainability" is now preferred by established M.O. settlers and should be encouraged. (p. 6. Item 5. Efficient Use of Resources.)

DRAFT

~~CONFIDENTIAL~~

MULTIPLE
OCCUPANCY
POLICY



5. RANGE OF MULTIPLE OCCUPANCY DEVELOPMENT [2]

I generally support the view that sub-division potential is premature. I think the possibility of encompassing strata subdivision, so long as the major part of the property is in common ownership is also premature and should be discouraged. Other ways should be found to facilitate home finance loans. (p. 9. Item 3.) see also (p. 17 Item 10.)

6. CURRENT PLANNING AND BUILDING CONTROLS [3].

Precedent and other legal opinions exist, which support retrospective building approval, including L.G.A. Cl. 317B(1A). In practice 317A certificates are intended for bona fide purchasers, and would be applied (in some cases) with harsher compliance standards. I favour keeping both options open. (p 13. Items 9 and 10)

I think it would be prudent to avoid the use of the terminology, "temporary dwellings", as I understand, they are illegal* under Ordinance 70. Preferable terms include, staged, short-life (?), transitional or movable (no 'e' after 'v') dwellings. A favoured settlement process in the south is transitional occupation of a class X (shed) building which remains. Councils have flexibility for specifying the period for a movable dwelling license, I don't think it is described 'up to 6 months'.

(p 13. Items 12 and 13).

7. TYPES OF LEGAL ARRANGEMENT [4]

It would be pertinent here to alert potential shareholders and settlers to density provisions, so that more shares than legal households are not issued.

(p. 16 Item 5)

*for residential purposes S.B. 3 (2)(a) (Ord 70)

8. ENVIRONMENTAL AND LOCATIONAL CRITERIA [6].

I support the preparation of an advisory manual and urge that in addition to consultation with experienced councils, that experienced M.O. settlers (or established organisations) also be identified for consultation.

(p 23 Item 2)

Add "refuges" to associated infrastructure - Bush Fire Risk

Add "and in high rainfall areas", after "in certain soils" -

Waste Disposal

Delete "within 50m" and substitute "near". Polluting depends on water table, slope, soil porosity etc and not just distance. Perhaps seeking advice from local health inspector should be added - Waste Disposal.

9. SIZE AND DENSITY CONTROLS [7].

Again "self-sufficiency" should be substituted with "sustainability".

(p. 27 Minimum Area)

The formula recommends 10 dwellings for 40 hectares.

This is less than 1 person per hectare - these days,

although expanded houses could make up the difference.

Comparisons and theory, precedent or other justification for density standards would be useful and stimulate debate.

(p 28. Item 5)

10. PERMISSABLE USES [8].

Again "temporary" should be substituted with "short term".

(p 31. Item 6 and 7)

11. MONETARY CONTRIBUTIONS [9].

This is potentially the most explosive issue proposed by the report and should be handled very carefully.

The proposition for differential rating was passed on too lightly. Previous policy has set aside sections of the Local Government Act without comment. Why not propose some

joint actions between Environment and Planning and Local Government and Valuer-General?

The monetary amount proposed as a maximum for road (and bridge) improvements of \$1500-00 per dwelling, or labour, will draw angry comment from benefit recipients and others. No justification is provided, or precedent. I suggest the figure is deleted, and the principle only described, with comment relating to specific circumstances and court determination.
(p. 35 Item 9 - Roads and Bridges)

The option to dedicate land or buildings as in-kind contributions should be included for community facilities, open space and bush fire fighting facilities.

(p. 35, 36 Item 9 remainder.)

THE POLICY - DRAFT 7TH NOVEMBER 1984 (Yellow pages)
Citation.

Delete "bathing and" from definition of "expanded dwelling house". Only shared cooking facilities are necessary to constitute a single dwelling.

Delete "temporary dwelling" definition entirely.

(p. 1)

Add "school" to TABLE 2.

(p. 5)

Delete Schedule 2.. entirely.

Some comments bear discussion.

I would be pleased to participate if required.

Colin James up to Dec. 21, 1984 (692.0911)
after Jan 5, 1985 (692.3471)

December 3rd, 1984