

Summary 3 Briefs

Dr. B.

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SUMMARY OF THREE,
DEPARTMENT OF PLANNING (DOP), CONSULTANCY BRIEFS,
RELEVANT TO MULTIPLE OCCUPANCY

Prepared by Peter Hamilton for the Pan-Community Council
October 1993

Brief No 1.

REVIEW Of State Environmental Planning Policy-15, MULTIPLE OCCUPANCY

This brief requires that the Consultant, Purdon and Associates of A.C.T. in conjunction with Chris Murray of Bellingen:-

1. Conduct a State-wide assessment of SEPP-15 since its introduction in 1988.
2. Report on the adequacy of the provisions within the Policy, its impact and relevance.
3. Report on any perceived or apparent conflicts with other rural housing policies.

The Consultant is to recommend, as to whether or not, the Objectives of the Policy have been met and are still valid, and, whether the Policy should be:-
1. amended, 2. retained, 3. revoked, or 4. revoked in favour of other provisions.

The Consultant plans to send out a survey form to all relevant Councils in November, and, to all M.O.'s in early February 1994. The Consultants are then to visit a few selected M.O.'s.

It is understood that Rob Purdon and Chris Murray have had little, if any prior experience of M.O.'s!

The study is to focus on the economic, environmental, social, agricultural and planning merit of this type of rural development and as to whether the philosophy and objectives of the Policy are being met and what issues, problems, impacts etc. have arisen as a result of the Policy.

The Consultant is to consult with local community groups (eg. Pan-Com), relevant affected land owners and the Departments of Health, Agriculture, Police, Water Resources, and CALM.

All three briefs are to be finalised about February 1994.

It is reported by the Lismore Council that this review was directed by the Minister for Planning as a result of submissions made to the Local Member by two local Real Estate Agents.

Brief No. 2

ALTERNATIVE FORMS OF RURAL RESIDENTIAL DEVELOPMENT

The DOP has observed that rural residential development has been on an ad hoc basis, with settlement ranging from dispersed single dwellings, small clusters of dwellings, to large rural residential estates.

The DOP holds that the current forms of rural residential development are from an environmental, economic and social viewpoint, not sustainable in the long term.

This study is to assess the present practices on the North Coast, and to propose alternatives, which better address environmental and social issues.

The study is to include an evaluation of the possible wider use of the Community Title (CT) legislation as an alternative to the present ad hoc development, and, to consider on site effluent disposal/re-use systems.

While this brief does not specifically refer to M.O.'s, the Consultants are including it as one existing form of rural residential development.

This Consultancy has been awarded to Peter Cumming of "Sustainable Futures Planning and Design" of Maclean. Peter Cumming has a long history of association with M.O.'s and permaculture. Robyn Francis of "Jarlanbah" Nimbin, is a member of this team.

Brief No. 3

THE COST OF RURAL HOUSING

The Consultants for this brief are John Allan and Associates of Bellingen.

It is held by the DOP that the current patterns of rural residential development are difficult to justify economically.

This Project is to assess the real costs of rural dwelling in terms of the level of subsidy received over their urban counterparts. (Commercial farmers are not to be included in the "rural residential" category).

The study is to include an evaluation of payment options which would enable the real costs to be paid by the developer/resident.

Costs to be considered include:-

1. cost of road upgrading and maintenance,
2. cost of supplying and maintenance of electricity and telephone,
3. cost of providing community and health support facilities in rural areas.
4. real cost of monitoring and ensuring maintenance of effluent disposals systems,
5. cost of public transport, in particular the school bus service
6. private costs.

Authorities to be consulted include NRE, Telecom, Australia Post, Dept.s of Health, Education and Transport (school bus system).

GENERAL COMMENT

The three consultants will be cross referencing their findings in respect to M.O. issues.

The M.O. Review Collective (MORE) of Pan-Com has made contact with each of the Consultants with a view to seeing that M.O. interests are being appropriately addressed.

It is considered from a Pan-Com viewpoint that the outcome of these investigations and proposals could have a major impact on existing and future M.O. resettlement.

Offers of input and assistance are invited.

For update information, contact Peter Hamilton 858648.

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