

FAX DOCUMENT FROM PETER HAMILTON

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

TO: Colin James

FAX No:

DATE: 20-4-98

Number of pages (including this sheet): 12

SUBJECT: SEPP-15

COMMENTS:

Please see letter to follow.

Peter

MASTER
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1/50 Paterson Street,
Byron Bay, 2481

0266.858.648
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20.4.98

Dear Colin,

I am advised that DUAP have released "Guidelines" to the new SEPP-15 and a current Circular update of Circular B11. I have ordered a copy of same and expect to receive these within a few days.

These are readily available free, along with a copy of the Policy, by phoning the DUAP "Information Shopfront" (02-9391-2222). It is advisable to ask specifically for the Policy and the Guidelines and the Circular. (You may care to get an extra set for the Architecture Library.)

I am assuming the "Guidelines" (20 pp.) will be similar to the draft of same placed on public exhibition last year. As such it is in my view, that it is in no way a substitute for the Draft Manual of 1989!

The "Guidelines" of 1998 appear to be the current version of the 20pp MO booklet of 1988 which was published along with a single sheet double sided A3 brochure. (This brochure I consider fulfilled a very useful function viz as an informative handout to seriously interested potential MO settlers and a disincentive to potential defacto subdivision developers!)

I am strongly of the view that there is a real need for a Manual:

- to assist council staff in determining the bona fides of an MO application as not being a defacto subdivision, and
- to assist pending "intentional communities" in how to develop "social bonding" etc.

As mentioned I am in receipt of a photocopy of the 1986 Manual, the disc of which is held in the DUAP Grafton Office. (The photocopy which I have is of very poor quality and I am not inclined to make further copies from it.)

I attach for your convenience a copy of your letter to Kibble of 11th August 1995 and the Department's reply of 31st August 1995.

As the "decision to release the policy" is now history, it would seem appropriate for DUAP to provide us with a copy of the disc of this ms.

The following is an extract from the business paper of our meeting in the Byron Shire with the representatives of the Department re SEPP-15 on 18th March 1997.

That Pan Community Council supports the Department publishing a "Rural Landsharing Community Manual" to assist potential new settlers and council staff unfamiliar with this form of development. Such a Manual to be produced in close consultation with MO organisations, MO residents and professionals involved in preparing MO DA's."

The Byron Shire Council in their submission on the Draft SEPP-15 made at the time of the public exhibition, noted that many of the approved MO DA's are now considered to be defacto subdivisions! I concur with this view! Despite this MO's continue to be approved every several weeks!

This appears to be due to the planning staff being unaware of how to distinguish a bona fide intentional community application from a defacto subdivision!

Since the reinstatement of the Policy I have been asked a number of times "Will there be a lot of MO's now submitting DA's?"

My answer to this has been "Yes, but not by bona fide intentional communities but by speculative developers seeking to use the Policy for multiple dwellings as defacto subdivision."

Rob Doolan for example (who continues in practice as a planning consultant) has already had land owners approach him for ways on how they can maximise the number of building sites on their block of land in the Byron Shire. This has followed the recent release of a Map of the Shire showing where it is proposed that MO be permissible!

Eddie Buivids Rob Doolan, Dorin Hart, Peter Cuming are among those from the original TAG team who are interested in participating in a review of the Manual.

Peter Cuming was the consultant engaged by DUAP for the preparation of the "Rural Settlement: Guidelines on Rural Settlement on the North Coast of NSW". This is the current "bible" on such settlement and includes MO as one of the model forms of such settlement! (This work contains excellent illustrations.)

I also attach some quotations on homelessness and the housing crises (particularly for those on low incomes) in case these may be used to advantage if needed.

I hope the above may help in bringing together pertinent information with a view to the Department agreeing to publish a Manual or failing this to cooperate with our doing so.

Anything you can do to obtain a clearance to get a copy of the disc, and, the Department's attitude to publishing a Manual would be much appreciated.

Regards to yourself and family,

A handwritten signature in cursive script, appearing to read "Peter", followed by a horizontal dotted line.

Peter Hamilton

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Regards to yourself and family,

.....
Peter Hamilton

The University of Sydney
School of Architecture
NSW 2006 Australia

Telephone (02) 692 3471



11 August 1995

Mrs. Gabrielle Kibble
Director-General
Department of Urban Affairs and Planning
GPO Box 3927
SYDNEY NSW 2006

Reference: MULTIPLE OCCUPANCY MANUAL

Dear Mrs. Kibble,

I have received a request from Peter Hamilton of the Pan-Community Council, representing 'multiple occupancy' interests in the North Coast region of the State, for access to the multiple occupancy manual edited version on disc.

At the conclusion of the consultancy to prepare this manual all our material was submitted to the Grafton Office on disc for checking and editing. We therefore don't have the latest version.

I did approach you some time ago about consent to produce a private printing of the manual under any terms your Department felt appropriate. Now on behalf of the Pan-Community Council, I seek your consent to print the latest version of the Multiple Occupancy Manual from the Department's disc held in Grafton Office.

Yours sincerely

Colin James
Convenor, Technical Assistance Group.



Department of Urban Affairs and Planning

Mr Colin James
Convenor, Technical Assistance Group
School of Architecture
University of Sydney
NSW 2006

Governor Macquarie Tower,
1 Farrer Place, Sydney 2000
Box 3927 G.P.O. Sydney 2001
DX 15 Sydney

Telephone : (02) 391 2000 Ext:

Fax No. : (02) 391 2111

Contact :

Our Reference :

Your Reference :

31 August, 1995

Dear Mr James,

Thank you for your letter dated 11th August 1995 seeking consent to print the latest version of the Multiple Occupancy Manual held on disc by our Grafton Office.

The Director for Urban Affairs and Planning has asked me to advise you that your request is under consideration by the Department.

I will write to you again once a decision has been made on this matter.

Yours sincerely,

Roger Elliott
Acting Divisional Manager
Metropolitan Planning Division

The University of Sydney
School of Architecture
NSW 2006 Australia

Telephone (02) 692 34 4



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Yours sincerely

A handwritten signature in dark ink, appearing to read 'Colin James', with a stylized flourish at the end.

Colin James
Convenor, Technical Assistance Group



Department of Urban Affairs and Planning

Mr Colin James
Convenor, Technical Assistance Group
School of Architecture
University of Sydney
NSW 2006

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Yours sincerely,

Roger Elliott
Acting Divisional Manager
Metropolitan Planning Division

*Unjustified
for what
is attached to it*

PAN COMMUNITY COUNCIL

"Building Intentional Communities"

Pan Community Council:

1. (a) Welcomes the exhibition of Draft SEPP-15, and
 - (b) recommends;
 - # that the wording of the original SEPP-15 be retained as far as possible for the reason that in general it has successfully stood the "test of time" and to this extent is a credit to the Department,
 - # that amendments to the Policy be confined to those issues that further the aims of the Policy being implemented.
- (2) (a) Supports councils introducing MO provisions into their respective LEP's provided they are not less encompassing than the requirements in the SEPP, and
 - (b) does not support councils being exempt from the SEPP unless and until the Department has received acceptable Draft LEP provisions.
- (3) Recommends that where a council provides for MO in their LEP that the Department recommends that an MO DCP be provided. (The Lismore City Council Draft MO DCP-20 1994 is suggested as a basis for such a DCP.)
- (4) That the wording of the SEPP Policy together with LEP and DCP legislation, where possible be based on "performance" outcomes, rather than "prescriptive" directives.
- (5) Supports the Department publishing a "Rural Landsharing Community Manual" to assist potential new settlers and council staff unfamiliar with this form of development. Such a Manual to be produced in close consultation with MO organisations, MO residents and professionals involved in preparing MO DA's,

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