

Mr John Fahey  
Premier of NSW

Dear John Fahey,

The **Pan Community Council**, an organisation which represents Multiple Occupancy Communities (MOs) primarily on the North Coast of NSW, **strongly objects to the repeal of State Environment Planning Policy (SEPP) 15.**

There are now some 251 approved MOs in 20 of the 67 Local Government Areas (LGAs) covered by the former policy. These MOs house a total population in excess of 7,000 people. This is a very large number of people who are directly affected by the repeal of the policy.

As you are, I am sure, well aware, the Consultants engaged by the Department of Planning in mid 1993 to undertake a statewide review of SEPP 15 found that:

- . there is little demand for MO; and,
- . that MO is not a suitable matter for a statewide SEPP as 80% of the MOs are located on the north coast of the State.

Our organisation categorically refutes this contention. Certainly there are a majority of MOs on the north coast, however, we consider that the results of the survey, conducted as part of the review, shows that there is a small but steady demand for MOs, and that the number of local Government Authorities which have MOs is increasing.

The number of MOs, we submit, matches the demand and in so doing, achieves the optimum relationship!

The press release from Mr Robert Webster, Minister for Planning, announcing the repeal of SEPP 15, states that:

**"... the use of the policy (State Environment Planning Policy No. 15 - Multiple Occupancy of Rural Land) had declined since its inception in 1988, to the point that it no longer had a statewide application."**

If the Government were to repeal all SEPPs which do not have "a statewide application" then to not be discriminatory, this should also include the repeal of, for example:

- |           |   |  |
|-----------|---|--|
| . SEPP 9  | - | Group Homes                                |
| . SEPP 10 | - | Retention of Low Cost Rental Accommodation |
| . SEPP 12 | - | Public Housing                             |
| . SEPP 14 | - | Coastal Wetlands                           |
| . SEPP 16 | - | Tertiary Institutions                      |
| . SEPP 30 | - | Cattle Feedlots.                           |

4/1/95.

Plan to get letterhead from Di & send.

Minister Webster further states in his press release that:

**"... local councils will need to prepare provisions in their local plans for the assessment of multiple occupancy applications."**

Unfortunately there are still some Councillors who are strongly opposed to the MO form of settlement.

Despite the Lismore City Council having the most MOs of any LGA, at its meeting on November 15, 1994, a motion to amend the Local Environment Plan (LEP) to permit future MO development in appropriate rural locations, was **overwhelmingly rejected** by Council.

Needless to say, this decision was reached without any public consultation by Council.

A recision motion was also rejected by a much smaller margin at a later Council meeting of December 6, 1994. This was in spite of numerous representations and a petition with several thousand signatures to Council, and the orderly attendance of over 200 people and a number of media representatives at that meeting.

Many well established MO communities now consider themselves to be an extended family, or in the case of large communities, to be a cluster of extended families. Such bonding is generally a lifelong commitment often maintained even when some people move away.

The Minister's action in repealing SEPP 15 is, we believe, an attack on your acceptance of and support for, there being a wide diversity of family lifestyles in NSW, especially in this, the "International Year of the Family".

In summary, we consider that the Policy has been repealed for expedient and political reasons, and not for social and professional planning reasons.

In the light of this we submit, that a statewide Policy is still needed to enable the availability of this type of low impact settlement, with its low cost (mortgage free) self help housing, and, the freedom to adopt a family lifestyle of ones own choice.

### **Request**

We ask that you and your Government consider the urgent need to **reinstate a statewide Policy for Multiple Occupancy** developments for the reasons outlined above.

**Invitation**

Should you or any of your Ministers be visiting this area in connection with the forthcoming election, we would appreciate the opportunity of arranging an inspection of a member Multiple Occupancy Community.

Should you wish further information or consultation in respect of any of the above matters, we would be happy to supply same, and if desired can arrange for a representative to meet with you in Sydney.

Thanking you in anticipation of your reinstatement of a SEPP for Multiple Occupancies.

We await your reply

Yours sincerely,

Simon Clough J.P.

For and on behalf of the Pan Community Council Coordinators:

Eddie Buivids Architect

Rob Doolan

Planner

Peter Hamilton Architect-Planner

Simon Clough

TAFE Teacher

Dianna Roberts Councillor, Lismore City Council

**FAX Transmission**

## Lismore City Council

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To Fax No:	858 648	Location:
To Company Name:		
For Contact Name:	Peter Hamilton	
Reference:		
From Contact Name:	Alan Hill	
Date:	19/12/94	Pages (including this one): 4

Message:

Peter,

Virtually no impact here from the  
results of Friday.

Here is a copy of the letter which Simon  
asked me to write. I will await his  
instructions.

Alan Hill