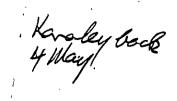
# IAN COHEN MLC

THE GREENS
LEGISLATIVE COUNCIL
PARLIAMENT HOUSE
MACQUARIE STREET
SYDNEY NSW 2000

SAB. (4W) 9W





#### MEDIA RELEASE

4/4/98

# MULTIPLE OCCUPANCY GIVEN BACK TO THE COMMUNITY

The re-instalement of Multiple Occupancy was a Labor pre-election promise which has at last been honoured by Minister Knowles. This has followed three years of intense lobbying by Greens MLC lan Cohen and other north coast MP's. The 9th April represents the recommencement of an exciting Wran Government initiative to help low income earners and the environment of rural NSW.

"I listed a notice of motion and spoke in support of Multiple Occupancy on the floor of the Parliament and made many personal approaches to the Minister for Planning, Craig Knowles. I have also asked questions on this matter in Parliament. It has been a long and exhausting process, with a gratifying result". Ian Cohen MLC said.

"The previous Coalition government threw this SEPP out. This action undertaken by Robert Webster the previous National Party Planning Minister was an attack on alternative lifestyle settlers in rural areas. The ALP is recognizing the value of low cost housing in rural areas. I am equally pleased to see that the government is prioritizing environmental enhancement as an integral aspect of this type of development."

"Multiple Occupancy, if properly managed is one significant key to land restoration and affordable housing in the new millennium. I believe conditions of the SEPP will encourage local councils to get it right. these conditions include

Site analysis and management plans
A guarantee of environmental sustainability
Single land title and no subdivision

"It is an exciting opportunity for the community and local authorities to work harmoniously toward a shared goal of environmental and social sustainability into the next century". Ian Cohen said

"People can now buy suitable land with confidence in the future security of tenure. This is a great boon for battlers in times of economic and employment uncertainty. Given our huge number of MO's under the original SEPP in northern NSW we have a responsibility to adhere strictly to environmental and social guidelines and act as a working example to other rural areas in NSW." Ian Cohen MLC said

Further Information

lan Cohen 02 66 875804 0266877248 MOB 019 989466

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MP (MI) BK?



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MACQUARIE STREET SYDNEY NSW 2000

WP (WP) BKZ



#### MEDIA RELEASE

4/4/9X

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Jan, Heewith Knowless sug media release Could you please obtain for me the Title of the new paper/Rapont on In-House Lawers in Councils. Thanks Peter Peter Phine numbri.
Peter Stevents phine numbri.
Could you please FAX me Ian Press Release m mo

#### CONFIDENTIAL

#### Department of Urban Affairs and Planning

Suggested media release for Minister

## PROTECTION FOR RURAL LIFESTYLES

The State Government's re-entry into planning for rural landsharing restores to rural people the freedom to choose communal lifestyles, the Minister for Urban Affairs and Planning. Craig Knowles, said today.

Ar Knowles was releasing State Environmental Planning Policy (SEPP) No 15 -- Aural Landsharing Communities.

The SEPP reinstates and undates the former SEPP 15 -- Multiple Occupancy of Fural Land, which was repealed on 1 December 1994. Local government was given control of multiple occupancy.

"Local Government has not generally provided for multiple occupancy," Mr Knowlessaid.

"The NSW Government, however, considers rural lifestyle options are a State priority. We want to allow multiple occupancy development in nominated rural areas.

The new SHPP ensures planning cortainty for existing rural landsharing communities and enables the ongoing provision of alternative low-cost accommodation and rural lifestyle options.

"It emphasises environmentally sensitive development and sustainable land mai agement.

"It thus demonstrates the Government's commitment not only to social justice and affordable and equitable lifestyle options, but also to sustainable environments."

the Knowles said the SEPP applies to 60 councils and excludes some sensitive lands

#### Under the SEPP-

- applicants will need to provide site analyses and management plans
   consent authorities will ensure developments, are environmentally sustainable.
- development must remain on a single land title, and
- the land and the buildings cannot be subdivided into any type of a parate fille.

The Department of Urban Affairs and Planning is preparing Guidelinas on SEPP 15 for applicants and councils.

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It r Knowless said the Guidelines would

- · encourage a high standard of development,
- · provide information on key environmental issues.
- detail the consultation and approval process and
- advise on sits selection and proparation of a statement of environmental effects.

The new SEPP 15 does not override other SEPPs. Existing rural suttlement strategies or guidelines, such as Guidelines for Fural Settlement on the North Coast of NSW, should be taken into account when applications are being prepared and considered.

The draft SEPP was publicly exhibited between December 1993 and April 1997. When finalising the SEPP, the 105 submissions received were taken into account.

Local government areas to be covered by SEPP 15 are.

Armidale Bailina Barraba Batl urst Bega Valley Bellingen Bingara Blayney **Bombala** Casino City of Greater Casanock City of Greater Litingow City of Maltland City of Shealhaven Coffs Harbour Cooma-Monaro Copmanhuist Cowra Dumaresq Dungag

Europodalia Evans Glen Innes Gloucastes Goulburn Grafton Great Lakes Greater Taree Guvra inverell Kemosev Kyogle Lake Macquario Lismore Maclean Manilla Merriwa Mudge≉ Mulwaree Murrurundi Muswellbrook

**Nymbolda** Oberon **Oranga** Parr/ Port Stephens Quizandi Richmond River Rvistone Scone Singleton Tallanganda Tamworth Tenterfield Tweed Ulmarra Uralla Walcha Yallaroi

Nundle

Masia contects:

Helen Willoughby (02) 9228 4499

0419 239 179

E002 16Ce (50) Hennet elledesi

Hele Willoughby Parliant. H. 9230-2864 Fabelle Benett: (Knowles DUAP office)
029391-2008. She will FAX me copy tomorrow
Not avail on disc or Web. 9/4/48 Judy to check if Knowles actually



## Janeile Sattin M.E.C

degistative Council Parliament deuse. Mai quarie Stree - Syderic NSW 2000 TOU 61-2-92 (1) 211" . Fax 61-2 9234 166" . Emili. CSAFFIN@PARLIAMENT NSW CON AU

Pring 1 131 Limbre NSM 2480 • TP 51-2 6622 2019 • Fax. 61-2-6622 0350 • Email (ASAFFINIQNOR COM.AU

## PRESS RELEASE

The NSW Government will reintroduce State Environmental Planning Policy (SEPP) Rural Landsharing Communities on the 9 April 1998

The Hon. Janeile Saffin MLC and the Hon. Richard Jones MLC welcomed the new SEPP, which means that the development of rural or non-urban lands for rural landsharing communities is now permissible and that the development and management of these lands must be environmentally sensitive and sustainable

The NSW Government considers rural lifestyle options are a State priority. We want to allow multiple occupancy development in nominated rural areas", said Ms. Saffin

The new SEPP ensures planning certainty for existing rural landsharing communities and enables the ongoing provision of alternative low-cost accommodation and rural lifestyle options She said

Mr Jones said the SEPP emphasises environmentally sensitive development and sustainable land management

It demonstrates the Government's commitment not only to social justice and affordable and equitable lifestyle options, but also to sustainable environments", he said

## Under the SEPP

applicants will need to provide site analysis and management plans,

consent authorities will ensure developments are environmentally sustainable

development must remain on a single land title, and

the land and the buildings cannot be subdivided into any type of separate title

The Department of Urban Affairs and Planning is preparing Guidelines on SEPP 15 for applicants and councits

Media Contacts Daphne Sider 029228 4499 Isabelle Bennett 029391 2008 -

Dated 3 April 1998

DEPARTMENT OF URBAN AFFAIRS AND PLANNING
BRIEFING NOTE

SUBJECT:

STATE ENVIRONMENTAL PLANNING POLICY NO.15: BUBAL LANDSHABING COMMUNITIES

State Environmental Planning Policy No. 15 • Rural Landshuring Communities (the SEPP) will be granted and commence operation on 9 April 1998. The SEPP makes permissible, the development of rural or non-urban land for Rural Landshuring Communities in local government areas listed in Schedule 1 of the Policy, with council consent. Development and management of the land must be environmentally sensitive and sustainable.

The Policy reinstates the former SEPP 15 - Metaple Occupancy of Rural Land with amendments in an updated form. The previous Folicy was repealed on 1 December 1994. Local government was given control of multiple occupancy. Since then local government has not generally made provision for multiple occupancy development. The need to ensure planning curtainty for existing Rural Landsharing communities and the on-going provision of alternative low cost accommodation and rural lifestyle options are of State eignificance.

The Government sims to enable multiple occupancy development in the nominated cross. The SEPP will complished environmentally sensitive development and sustainable land management demonstrating the Government's commitment not only to social justice lesues and affordable and equitable lifestyle options but to sustainable environments

A draft SEPP was advertised in Sydney and country newspapers and placed on public exhibition for comment between December 1996 and April 1997. The Department and Minister took into account comments made during the axhibition when finalising the SEPP. One hundred and five (105) submissions were received.

The Policy applies to 60 councils listed in Schedule 1 of the Policy and excludes scentive lands listed in Schedule 2. A significant exclusion is land declared to be a special area or an outer eatthment area under the Weist Board (Corporationium) Act 1996.

Should councils listed in Schedule 1 make provisions that provide the same opportunities as SEPP 15 for Rural Landsharing Communities then they may apply for exemption from the operation of the SEPP.

The content authority when assetting development under the Policy must consider the locational and management criteris in clauses 9 and 10. The purpose of the criteria is to make development under the Policy sensitive to the environment and sustainable.

A site analysis and management plan must be provided by the applicant and considered by council.

Development carried out under the Policy must remain on a single land title and the land and buildings cannot be subdivided into any type of separate title.

The Department is preparing Guidelians on SEPP 15 development for use by both applicants and councils. The aim of the Chidelines is to encourage a high standard of development under the Policy. The Guidelines will provide information on key environmental issues. They will detail the consultation and approval process and also provide advice on site selection and

preparation of a statement of environmental criscus.

Where rural settlement guidelines or strategies apply such as the Guidelines for Rural Settlement on the North Coast of NSW, or the Lower South Coast Settlement Strategy, they should also be taken into secourt by councils and applicants when considering a proposal for a Rural Landshoping Community.

The Policy does not override other SEPPs. The applicant and council must consider any relevant SEPPs in the assessment of a Rural Landsharing Community development. If an inconsistency arises between SEPP 15 and regional environmental plans or local environmental plans. SEPP 13 prevails.

#### Councils to be covered by the SEPP

Attridate er na gairaba Bathurat Segs Valey Ballingen ⊡ngara. P'AYPAY Bombaia Catino City of Ghiater Cossness City of Greater Linger City of Matland City of Shoothayen Coffe Harbour Cooma-Menars Copmenture: Conra Cumaresq

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North N, inboids Ota ma Orenge Very. Port Stephera Julend Righttand River Ру'в'оли Copra Single bin Spring Tario Temment នៃប្រាស់ពីខេត Tess Unvaira Ursta Walcha VE '270

Reintelement - Dist. 5/4/98 V Peter Cuning, + Whister PR. V Goban V Kevin C 1 Deine The Thewar Prior John Filey / Karaley Pob relation on how Cost House Jan v Down / Eddie Herin Simon - + Quetation / Cel J. / Alan Hill - + Quetations · Jenne K whole Lee Danca -Kedd (via Denisa) Sock A. King phone only May BI-Veda phone aly V Russel Prettin -V Esho + Homlers data

# Acid sulphate

needs addressin ACID sulphate mile in of sulphuric acid contained Mr. Johnston's study within the study area was identified some \$460 her-

the Maria River estuary Contained as estimated 28,400 tonnes of sulphuric tuel amount tested. acid according to what is believed to be one of the first major studies into the growing environmental problem.

Consultant Johnston, who spent more soils on the water quality of dustrial . . . firms that the potential amount problem. ".

85 times higher than the ac- tares of high risk acid sul-

quarie's North Shore ....

The workshop attracted than 19 months studying interest from landowners, the effects of seid sulphate fishermen, scientists, inthe Maria River estuary, environmentalists all keen told more than 150 people to hear the extent of the

phate soil landacance.

Mr Johnston was release. While there were a numing a summary of his report ber of contributing factors to a workshop on Port blac to the send sulphate finding pariods. \* its way into waterways, the . .

waterways in omcontrated Athe 12-month study period

The . concentrated 'charge of the acidic water at a single point lead to the localised acidification of me Cuarion over relatively short?

Mr. Johnston and his 98km of drains on the flood .- study, which is still in draft. plains was the major factor; form, had found that the The drains allowed the major high rick areas were g around . Connection out and acidio water to hypese natto d'around. Connection ou and ral barriers from the Conferman Crante (and treat swamplands and enter the Ne Water monitoring during of found that the acidity levels? increased dramatically fol-

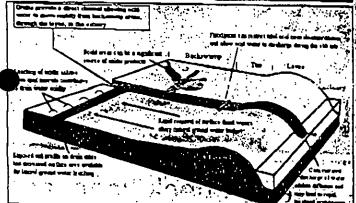
Bamples taken after rains in Tehruary found that the level of calumintum in the waters of the upper mourrais times, the lethal does formany fish species Truly was

He said that the study found there was an ureentil

meet the elemetive water ell Delivering the manager Consultant food deliveron management practions in total ever co-operation and controntation will be needed to prevent kiths concentrated white the come up with ideas to manage the problems in Liv.

discharges which were do adentist with the Depart Torted areas, and Clybucca curring. d Other speakers at the Land Management (Cel.M), who has started some trial informations day included who recently comploind a said soil management pro-Qlenn Atkinson, senior soil mapping program of the af- grama."

#### DRAINS INCREASE TRANSFER OF ACID FROM SOIL TO ESTUARY,



department of Urban Affairs and Planning Briefing Note STATE ENVERORMENTAL PLANNING POLICY NO.15: SUBJECT: Bural Landshabing Complunities State Environmental Planning Policy No. 15 - Rural Lendsbaring Communities (the SEPP) will be generical and commence operation on 9 April 1998. The SEPP makes parmissible, the development of rural or non-urban land for Rural Landsharony Communities in local government areas tisted in Schedule 1 of the Policy, with council consent. Development and management of the land must be environmentally sensitive and sustainable. The Policy reinstates the further SEPF 15 - Multiple Occupancy of Rural Land with amendments in an updated form. The gravious Policy was repealed on 1 December 1994. Local government was given control of multiple occupancy. Since then local government has not generally inside provision for multiple accupancy development. The need to ensure planning certainty for existing Rural Lendsharing communities and the ca-going provision of alternative low cost accommodation and rural lifestyle options are of State significance. The Government time to enable multiple occupancy development in the nominated cross. The SEPP will emphasise environmentally sensitive development and suscainable load management demonstrating the Government's commitment nos only to social justice issues and effordable and equivable lifestyle options but to sustainable epvironments A draft SEPP was advertised in Sydney and country newspapers and placed on public exhibition for comment between December 1996 and April 1997. The Department and Minister tonk into account comments made during the outlibition when finalizing the SEFF. One hundred and five (105) submissions were reserved. The Policy applies to 60 engacile listed in Schedule 1 of the Policy and excludes sensitive lands listed in Schedule 2. A significant exclusion is land declared to be a special area or an outer catalisment was under the Waser Board (Corporationion) Act 1994. Should councils listed in Schedule 1 make provisions that provide the same opportunities as SEPP 15 for Rural Landsharing Communities then they may apply for exemption from the operation of the SEPP. The consent authority when assessing development under the Policy must consider the locational and management criteris in clauses 9 and 10. The purpose of the criteria is to make development under the Policy rensitive to the environment and susteinable. A rite analysis and management plan must be provided by the applicant and considered by council. Development curried our under the Policy niver remain on a single land title and the land and buildings cannot be subdivided into any type of reparate title. The Department is preparing Guidaliaus on SEPP 15 development for use by both applicants and councils. The sim of the Guidelines 13 to encounge a high standard of development under the Policy. The Guidelines will provide information on key environmental issues. They will detail the consultation and approval process and the provide sulvive on size selection and Classic cap Service con teet to the

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FAX DOCUMENT FROM PETER HAMILTON 1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T)
To: Kevin Childs
FAX No: DATE: 9-4-98
Number of pages (including this sheet):
SUBJECT: Reinstatement SEPP-15 COMMENTS: Herewith advice for your information.
Please ring me when convenient re the
SEPP, your Gregory Outstation visit and a
suggestion I have ve a photographic record of
your Project. Fet.

#### department of undan appairs she planning Briefing notes

Audificit: State environmental planning policy nois: Bural Landsharing Constinities

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Eurobode:4 Evert Glan Innes @oucestar Gaussia Grants Great Lakid (Messer Tares Guyre AYON: KETIGHTY lige re with Machine of the Lismont MACHIO Warita Vertira M.dgae Milwen Munurund **Muswellbrook** 

Ninda Nymboids. Speich Olines Parry Parl Stephens Quid-of Richmond River Hystone Scene: Minist. THERESIS Tankath Tanteri els Tweed បាក់ខ្មាន Units WHOLE Yelero

Marlon Judy Manning Juster Allas his office)

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meetings will splace with him permelly an

meetings will splace with him permelly an

of the has spoke with Jenetlattle in

Comin alding Craigsoffice O She has no problem re or proposol no For but asks us to hold of for 1-2 who is care she on get a cometiment from Knowle. o she will also speek with thery woods.

FAX DOCUMENT FROM PETER HAMILTON 1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T)
To: Peter Coming
FAX No:
Number of pages (including this sheet):
SUBJECT: Reinstatement of CEPP-15
COMMENTS:
Herewith Saffin Press Release and draft Minister's Release as discussed.
draft Minister's Release as discussed.
The Policy is essentially the same as the previous SEPP.
Copiès should be available from DUAP today. There is also a DUAP Circular.
I will contact you further re the "guidelines" as discussed
Regards
Peter.

# FAX DOCUMENT FROM PETER HAMILTON

1/50 Paterson Street, Byron Bay, 2481 (066) 858 648 (F/T) email: peterha nor. com. au To John Armstrong DATE: 5-4-95 FAX No: ..... Number of pages (including this sheet): ...25 COMMENTS: I note that a "Guideline" is to be prepared. If you would like to have input this lare contact me