

July 24th, 1962

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Dear

You and your colleagues in the Department will, I feel, be interested in the enclosed copy of an article from the Harvard Law Review. It deals with statutory zoning regulations governing comprehensively planned and designed residential projects. On the last page of the paper is an Appendix, giving a Model Ordinance covering such projects. I think that this model should be carefully considered for inclusion in our local planning scheme ordinances.

The inclusion of some such provisions in a planning scheme ordinance would serve to encourage large-scale comprehensively designed suburban development projects.

The paper itself explains and comments on the Model Ordinance provisions, I do hope that you or one of your officers has time to read it carefully. I myself have used it in evidence before the Land & Valuation Court in the case of Cogan Vs. Lane Cove, and Mr. Justice Hardie was very impressed by it.

In brief, zoning and other municipal regulations should recognise that the comprehensively designed project can be in the public interest

even if it breaks certain traditional municipal rules as, for example, that no more than 1 major structure shall be built on one subdivided parcel of land.

Your reactions to the paper would interest me very much.

Yours sincerely