

*Awarder Pandar & Murray
of Act & Bellinger*

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PH*

PROJECT BRIEF (1)

REVIEW OF STATE ENVIRONMENTAL PLANNING POLICY NO. 15
MULTIPLE OCCUPANCY OF RURAL LAND

1. BACKGROUND

State Environmental Planning Policy No. 15 - Multiple Occupancy of Rural Land (SEPP 15) was introduced in June, 1988 to facilitate and provide guidelines for multiple occupancy (MO) in certain rural areas throughout the State, subject to planning consent.

The policy encourages communal living and provides opportunities for people interested in an environmentally-sensitive rural lifestyle where ownership and use of the land are shared. A key requirement of this policy is that the land remains in joint ownership. Although 'shares' in an existing community may be sold subdivision, including strata subdivision and Community Title, is not permitted.

2. INTRODUCTION

Several local government areas are exempted from SEPP 15 and instead, have included provisions allowing MO in a local planning instrument. Other councils are finding that the provisions of SEPP 15 are too specific and do not address their particular needs.

In the North Coast region where half of the total number of MO applications have related to land within Lismore local government area the impact of the policy has been most pronounced. In light of the growing population of this region, particularly into rural areas, objective 2(c)(iii) of the policy seems inappropriate:

"to create opportunities for an increase in the rural population in areas which are suffering or are likely to suffer from a decline in services due to rural population loss"

Other problems associated with alleged "mis-use" of the policy have been conveyed to the Department. Development of MOs for speculative purposes and attempts to subdivide existing or approved developments both have the potential to undermine current Departmental and Council policies relating to the residential use of rural land. Following representations from Councils and local members of Parliament, the Minister has undertaken to review the policy.

3. STUDY AREA

The review should address all local government areas in the State where SEPP 15 applies and where local councils have included MO provisions in their local plans.

*11/88 Still
stands*

4. PURPOSE OF PROJECT

The consultant is to provide the Department with an assessment of the application of SEPP 15 since its introduction in 1988. In particular, the study should assess the adequacy of the provisions within SEPP 15 and the extent of the Policy's use, impact and relevance, throughout the State. Any perceived or apparent conflicts with other rural housing policies should be commented on. The consultant should make recommendations to the Department as to whether the existing Policy should be amended, retained in its current form, revoked, or revoked in favour of alternative provisions.

5. OBJECTIVES

To examine the relevance of SEPP 15, whether the objectives have been met and whether they are still valid.

6. METHOD OF CARRYING OUT THE PROJECT

The study should identify those local government areas operating under SEPP 15 and assess the extent to which MO development has occurred within each. Similarly, an assessment is to be made of MO development in those areas operating under local planning provisions.

The consultant will undertake case studies of those individual local government areas which have experienced the most extensive use of SEPP 15 and alternative MO provisions. Consultation will be required with local councils, relevant local community organisations (e.g. Pan-Communities Council, Lismore MO resident representatives), relevant State Government agencies and relevant affected land owners.

The study should identify common aspects between areas of intensive MO development, (particularly with regard their social, environmental and economic impacts) and evaluate the operation of SEPP 15 in each area. Liaison with the relevant councils is required to assess the adequacy (perceived and actual) of the policy for dealing with individual applications and controlling the impacts (including cumulative impacts) of MO.

2 or more adjoining MO's
A consideration of issues associated with MO is also required, focussing on the economic, environmental, social, agricultural and planning merit of this type of development. Additionally, the study should identify the main "theme" of approved MOs (i.e. share-farming, horticulture, rural-residential).

7. AVAILABLE INFORMATION

ignorance
A booklet entitled "Multiple Occupancy of Rural Land - State Environmental Planning Policy No. 15" was produced to accompany the introduction of the policy in 1988. Additional background information may be obtained from the Department.

8. LIAISON REQUIRED

Initial consultation will be required with all nominated local councils to determine the extent of MO development within each local government area. Details, specific to the use of SEPP 15, will be available from the Northern Regional office of the

Department of Planning. Follow up consultations will be required with those councils experiencing the greatest degree of MO developments. Liaison is also required with relevant State Government agencies (e.g. NSW Agriculture, Department of Water Resources, Department of Health, Department of Local Government and affected neighbouring land owners.

9. TIMING AND REPORTING

A draft of the program should be submitted with the consultant's tender for the project detailing how the project is to be carried out. The program will be finalised at the commencement of the project. A draft report should be submitted for the project manager's endorsement within 3 months of the start date and a final report within 1 month of the Regional Manager's endorsement of the draft.

The project should begin by 20th September, 1993 and be subject to the work program outlined above or an alternative program prepared by the consultant and agreed to by the Department.

10. CONSULTANT TEAM

The consultant is to specify the principal of the firm responsible for the project, the project manager and other staff to be involved and the responsibility of each.

Details of relevant experience of all team members is required.

11. PRODUCT

Get into table
The product will comprise a report detailing the results of investigations and considerations made as per Item 6 (Method of Carrying Out the Project) and recommendations for any changes to the Policy, if any.

0
Within the project budget three copies of the final report must be provided by the consultant together with a copy of the computer disk (IBM compatible).

12. SUPERVISION

The consultant's primary contact will be with Leigh Knight the liaison officer, (or such other person as may be nominated by the Department).

The project director will be the Department's Northern Regions Manager, Trevor Prior.

13. BUDGET AND PAYMENT

The budget for the project will depend upon the tender price of the successful consultant. Payment will be made in line with the staged work program. Ten per cent of the budget will be paid on completion of approved draft work program; 50 % on completion of an approved draft and the final 40% on completion of the project.

14. CONTRACTUAL ARRANGEMENTS

Contractual arrangements with the consultant will be by way of an exchange of letters accepting an agreed brief and setting out the work program and timing. Any submission for this project should detail the availability of all necessary expertise relevant to the project including any subcontractors to be used.

The Department reserves the right to accept or not to accept any or all registrations of interest. No contractual relationship will be created by the lodgement of a registration of interest.

15. COPYRIGHT AND CONFIDENTIALITY ARRANGEMENTS

Copyright ownership and all work arising out of or in respect of the Study shall be vested in the Department of Planning from the date of the consultancy agreement. The consultant may publish or use pure research material gained in undertaking the study only -

- Let agreement*
- (i) after publication of the final report; or
 - (ii) if the Department decides not to publish the report, after the prior written approval of the Director has been obtained.

All work arising out of or in respect of this consultancy will remain confidential unless or until released by the Department of Planning.

All publicity related to the project will be arranged by the Department. Arrangements to contact individuals, groups or authorities in the region should first be cleared with the Departmental liaison officer. The Department reserves the right to accompany the consultant to any meetings arranged for the project.

Endorsed: Project Director

Endorsed: Consultant

REVIEW OF STATE ENVIRONMENTAL PLANNING POLICY NO. 15
MULTIPLE OCCUPANCY OF RURAL LAND
ADDENDUM TO BRIEF 1.

The following more detailed work program for the project, review of multiple occupancy policy, is to be added to the brief to more explicitly indicate the scope of the review and work involved.

The information contained in the original project brief still applies EXCEPT that the date for commencement of the project is extended to 18th October, 1993 and the maximum amount available for the project is \$25,000?

The minimum tasks to be carried out are:

1. Three visits to program manager in Grafton, at the outset, during the interim, and to discuss the draft.
2. Review of existing information. This will essentially involve a review of Department files and the documentation made available by Lismore City Council as a result of its recent consultations, as well as the background to the policy itself.
3. Questionnaire to all Councils to which the policy applies or which have multiple occupancy provisions in their LEP. This should focus on determining the Council's view on 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.

no credits!

4. Consultation with government agencies to ascertain how the Policy has affected their interests and responsibilities:

(Agriculture
Health
Police
Water Resources
CaLM
Local Government
NPWS
Department Planning, Regional Offices

5. Six case studies (including LGAs operating under alternative LEP provisions):

3-4 in the Northern Region
2-3 elsewhere in the State (e.g. Hunter, South Coast)

6. Identification of issues and subsequent evaluations of the policy. The Multiple Occupancy policy is to be assessed in terms of:

* current relevance of the policy;
* need for amendment or need for revocation of the policy.

7. Two copies of the draft to be supplied. The original of the final document plus two copies and the information on an IBM compatible disk are to be supplied.

Revised tenders are due on 27th September, 1993.

22/11/93

Malcolm S.

0.1. update Rhes Policy? Sending me a copy
RRR Strategy (A)

2 - what sent to Pundar? (C)

3. Update of legal view on 203 (B)

4. Discussion Paper

(C) 20-187 & 2nd Reports

3 loan Banker & know by Malcolm

Total
info sent
to Pundar
by Malcolm

(A) Policy (not a zone or negare)

10K of city

5K " " centre

3K of villages

Currently a policy, but discussion
with ~~DD~~ re putting it - the LEP.

(B) Di to get copy

(C) Deadline on Pundar Survey = Dec 6.

BRIEF 1

1/50 Totten St.
Byron D. D. 21181
and list
19 - of surveys

Dear Rob, Purdon

I enclosed herewith Summary Results
and Survey Form recently conducted in the Channon
by the Channon Precinct Committee, together with
a map of the area.

I will be sending you under
separate cover, a check list of selected
previous surveys of mo.

In the meantime I would
appreciate a copy of the list of surveys
conducted by others which you are using
as background in preparing your mo
Survey form.

I would also appreciate a copy
of the Survey form sent to Councils.

Thanking you in anticipation

Kind Regards

23.11.93 Mike Livi-kis on Brief 2 & 3.

Brief 2. Alternative forms of Rural Res.

Peth has prepared a 90p. report (which completes his consulting time).

He is presenting a '5 L' visual/graphic concept to the S.22 Committee on 26.11.93.

The DoP (with input from Syd + Neville Apley) will then decide on what to do with it.

a) nothing

b) pub. as is in Peth's name

c) DoP splits into 2 a summary & complete doc.

d) other-

Jim Craft is of the view it ought to be made available on request (& at a cost if necessary).

Mike expects that the DoP will finalise any internal proposal in the week following the S.22 meeting.

Brief 3 Cost of Rural Housing

may be reference to it at S.22 meeting, but no report as such.

If to go to stage 2, a brief will have to be written + funds allocated. How much depends on commitment to worth. It may not happen at all. He indicates that there is little or no. Has noted the survey statement that if not done properly it may be a waste of £ which could better be spent elsewhere.

Jim C may ask Mike informally for a copy.

Par Com.
Note for future advice. to Pindar.

NA Traced Woodward car in Traced
by RATE (Peak group & foreman to
Par Com)

NA RATE major sub & sub in Reply
(+ full cit Grafton

22/11/93 Rob Pinder.

[1] Did not get to see Ralph in Belknap. Is he coming up another time?

[2] Aim 203. Not function with what DOP has sent. Try such papers with Chris. I stressed importance of this item & if he does not take the DOP's view it may be incumbent on him to put both cases/positions as his opinion is not better than others.

Send copies DOP letters, docs, Spain to him.

Suggest he recommend DOP get a declaration, if still in doubt. rather than amend SEAP-15.

If DOP want do this we would consider doing so. (We could be left with no choice but to seek a "declaration".)

[3] LG Ronney from put out. (He will send me a copy + covering letter which states the "aim")

Send him ParCom Link to his Council (to help Urgent. him frame questions.

He will also send me draft MO Survey.

I proposed that it is necessary to establish a survey spec. - setting out what is the aim & why? (we could then possibly send relevant summary or check list of typical question ones.)

LG Survey to DOP in Dec.

Final Report in March

Res. 94 he queried MO being excluded from S. 94
I advised, restricted by law but needed shortly
ENVIRONMENTALLY FRIENDLY Hereafter.

BRIEF 1
5/11/93 Leigh Knight Tape 1 - 000 - 153
Had meeting with consultant last week
Progress Report in Dec to DOP
Final Report in April.

26/12/93

Kevin:

Chris Murray spends deal of his time in A.C.
but has a res. in Bellagee.

Described as: "conventional", "approachable",
"articulate", not ultra conservative,

Well known to Malcolm Irvine.

Dist. Rep Project Briefs. SEPR-5, & Rural Dev.

BRIEF 1.

Name	SEPR-5	Rural Dev.	Note
Jeanine	✓	✓	
Di	✓	✓	
Eddie	✓	✓	
Dan L.	✓	✓	
Graham T.	✓	✓	
Don H.		✓	
Wendrick	✓	✓	
Spain	✓	✓	
Knally			
Col.	✓	✓	
Jan S.	Fixed by Rob ✓	✓	
Rob.	✓	✓	
Childs.	✓	✓	
Greta.	with Wendrick		
BSEC Sam	✓	✓	
BEC	✓	✓	
BEACON	✓	✓	
Rep	✓	✓	
Worpo.	✓	✓	

15.9.93

Five Amendments to Brief. (Copy to me
in post.)

Case studies 3-4 in northern region,
2-3 elsewhere.

3 visits to Grafton

contact listed Govt Dept. (as in hsc report)

Review DCP file

✓ hsc discussion material

Budget increase to \$25,000 (Jane may inc to
say \$21,000.)

Commence 27 Oct?

Overlap with other briefs?

Focus
Draft Submission
Brid.1.

REVIEW OF STATE ENVIRONMENTAL PLANNING POLICY NO.15

MULTIPLE OCCUPANCY OF RURAL LAND

THE TEAM

FOCUS is able to provide a multidisciplinary team with a strong track record in terms of land use planning, program and project evaluation, and innovation in regulation (see company description, attached). We are also involved in developing community based economic strategies for local areas and regions. We see it as important to incorporate economic development strategies together with environmental and social strategies within the planning process.

The team's core skills include land use planning, social planning, housing and economics. However, we are also able to provide expertise in a number of specialist areas, through our network of associates. The team we have assembled for the present project involves individuals who are all familiar with the project area, and who have experience of working together as a team.

Dr Jane Stanley (see curriculum vitae, attached) is Director of FOCUS, and will be the manager for this project, responsible for all documentation provided to the Department as well as regular liaison. She will prepare and supervise work programs and provide progress reports, as well as the draft and final reports.

Jane has five years' experience of regional planning within the North Coast Region of New South Wales, and an additional two years' experience of local government planning in Byron Shire. This experience includes developing strategies for various forms of rural living, and implementing them at both the regional and local levels. Subsequent planning work in Queensland has involved development of more innovative approaches to strategic planning and regulation, including rural living. This has been directed at State planning, regional planning and local area planning. Some current projects are outlined in the following submission.

Mr Rob Doolan (see curriculum vitae, attached) is an Associate of FOCUS, with experience in administering planning controls in relation to rural living options, and developing proposals for innovative rural developments. His role on the team will be to research innovative models of rural living. Rob has worked at a strategic planning level for Byron and Lismore Councils, and as a consultant for developers within the North Coast Region. He was responsible for the preparation of the development control plan for Nimbin, which provides a framework for group title rural living. He was also contracted by the Department of Housing to prepare proposals for State-sponsored rural housing for low income household. Rob is involved in our work in North Queensland, specifically in the preparation of the Mission Beach Development Control Plan.

FOCUS 1991-1992
P. 03

Mr Brian Mackney (see curriculum vitae, attached) is an Associate of FOCUS.. His role on the team will be to apply his specialist knowledge in effluent disposal techniques as well as providing general engineering advice. Brian is an expert in wetlands sewage treatment, and as part of Ecotech International he is involved in technical innovation at the leading edge. Brian is working with FOCUS in North Queensland to develop new approaches to integrated catchment management, involving the establishment of clear environmental performance standards for all forms of development. Particular attention is being given to the problems of contamination of groundwater and surface water systems which arise from septic tank systems in highly permeable soils, or in areas with a high water table. Brian lives and works in Northern New South Wales.

Mr Hector Hill (see curriculum vitae, attached) is an Associate of FOCUS, with environmental science skills, as well as experience and qualifications in horticulture. Hector's role on the team will be to examine impacts of development on the natural environment, and to assess agricultural productivity and the sustainability of production systems. Hector is a permaculture consultant and trainer with good knowledge of the North Coast region and the range of rural living developments, as well as the types of production that are evident. He is working with FOCUS on the establishment of co-operative economic production for rural residential areas in Caboolture Shire. He has particular ideas to contribute on innovative types of development which can be economically productive and environmentally beneficial.

Mr Graham Osborne (see curriculum vitae, attached) is an Associate of FOCUS, with experience in innovative housing forms. Graham's role on the team will be to assess types of rural housing and their site requirements, and to provide ideas on innovative housing form and technology. Graham is involved with FOCUS in assisting the Citifarm project in Brisbane. He is currently involved in innovative rural residential development near to Canberra, based on the US Village Homes model (Davis, California). He is a North Coast architect who has been at the forefront of technical innovation in housing, through RAMROC and SEAPAC. He is also involved with FOCUS in developing markets for innovative planning and housing products in Fiji.

BACKGROUND

Multiple occupancy is a form of rural living which involves shared occupation and management of rural land. Multiple occupancy planning provisions were introduced in New South Wales in response to particular community demands. They have been used to facilitate a large number of developments in Northern New South Wales, as well some other parts of the State.

Community title legislative provisions were introduced subsequent to State Planning Policy No 15. This led to some questioning of the nature of multiple occupancy tenure, and the scope for using the new group title structure. While this has not been permitted on a broad scale, there is ongoing interest within the community and the development industry in applying group title provisions to rural lands.

Rural not
MO

Local government experience in administering SEPP No 15 has led to the following issues being raised, which are relevant to the review:

- the nature of property title, and particularly the extent to which internal subdivision should be formalised;
- appropriate provisions relating to multiple occupancy of good agricultural land;
- standards of access that should be achieved for multiple occupancy development, and consistency with other forms of rural living development;
- requirements for land management including weed control and environmental repair;
- the extent to which dwellings should be clustered or dispersed in relation to environmental and social impact, as well as servicing costs;
- consistency of requirements relating to hazard prone land with those applied to other forms of rural living development;
- appropriate standards of internal and external services;
- requirements for contributions in view of service demands;
- appropriate standards of waste disposal including both solid and liquid wastes; and
- speculative demand for multiple occupancy, and the appropriate planning response to this

We are familiar with the history of multiple occupancy development in New South Wales, and the problems experienced by local government in implementing the policy. In particular :

- Jane was involved in development of the State Policy, including the preparation of discussion papers as well as consultation with local government and developers.
- Rob has been involved in evaluating Multiple Occupancy applications and multiple occupancy development implementation for Byron Shire and other North Coast councils, and for the New South Wales Department of Housing.
- Jane was responsible for administration of the Policy in Byron Shire, where she was Planning Director. She was also involved in preparation of local planning provisions to replace the SEPP provisions.
- Jane and Rob have broad experience of other rural living development types being experienced in both New South Wales and Queensland. These have relevance for the present project in providing some comparison in relation to potential outcomes of development.

METHODOLOGY

It is strongly recommended that linkages be made between the present project and the Rural Residential Strategy (which is indicated as being prepared concurrently). We have tendered for both projects, and if successful, would use the combined skills of the project team for the two projects. If we were not successful in both tenders, we would still propose that a high level of liaison be established between the consultancy teams. There are opportunities for combined research as well as comparison of results. Resources would be wasted if this were not achieved.

The methodology we would propose for the present project has been prepared in the context of our proposed methodology and timing for the Rural Residential Strategy, and is outlined below.

Stage One : Establishment of Evaluation Framework

The first stage of the project will involve the establishment of a draft evaluation framework for the project. This will involve researching the original objectives for multiple occupancy, and reviewing these in the light of existing literature, as well as the identification of appropriate performance measures for achievement of these objectives. We will draw on our experience in innovative performance based planning and program evaluation for this work. The draft framework will be tested and refined.

*Consultation
+ Case Studies*

Stage Two :

The next stage of work will involve consultation with those local councils throughout New South Wales which have some experience of multiple occupancy development. Consultation will involve obtaining views on :

- the evaluation framework (objectives and performance measures for multiple occupancy);
- the nature of multiple occupancies approved in the local area;
- experience in the processing of applications;
- performance of resultant developments;
- other developments in the local area or elsewhere that may provide illustrative performance comparisons with multiple occupancies.

We would suggest that the consultation be conducted by way of posted written questionnaire with subsequent telephone interview to obtain responses. We have used this method in the past, and found that it is respected by local government officers, it provides a very high rate of response, and it achieves efficient use of resources for both councils and the research team.

As part of this stage there will be additional consultations with Government Departments and agencies nominated by the client. The questionnaire used in relation to councils will be adapted as necessary to suit these agencies. Some focus group discussions around the questionnaire may be appropriate. This would encourage Government Department with various perspectives to combine their views, and it would assist community groups in developing a common response to issues.

As a result of the consultations the evaluation framework will be adjusted to reflect the most common agreement between the parties. From the consultations, it will be possible to draw up a typology of multiple occupancies, and to select case study examples as well as comparable developments of other types.

Stage Three :

This stage will consist of conducting the evaluation against established and agreed performance measures. The performance of case study developments will also be compared against one another.

Stage Four :

The case study evaluations will be assessed to determine the relative merits of the various multiple occupancy types, and comparisons made with the sample of other types of comparable developments. The draft report will then be prepared to present the results of stages one, two and three, and to make recommendations. At this point, it is anticipated that conclusions will focus on :

- appropriate land characteristics for multiple occupancy as opposed to other forms of rural living,
- natural resource conservation achieved by multiple occupancies,
- dispersed versus clustered housing,
- lot size and housing density to suit different social needs and environment conditions,
- appropriate techniques for efficient disposal,
- levels of community services achieved internal to the development,
- extent of individual and community enterprise;
- forms of tenure appropriate for multiple occupancy, and
- environmental performance achievements particularly related to:
 - * non-residential uses on the land
 - * water uptake
 - * keeping and restraining domestic animals
 - * internal roads and building construction
 - * road access and access to external services
 - * fire hazard mitigation.

- ① Proposals will be made for amending the State Policy, providing additional guidelines on implementation, and making local performance-based planning provisions that can be reflected in consent conditions.

Stage Five:

Following receipt of comments on the draft report, the final report will be presented.

quality of life
suited to the scale
& character
costs, recycling

provision of long
term self help
housing for those
with other needs
able to obtain
housing

If applicable

PROGRAM AND RESOURCES

The following proposal is based on fixed professional costs of \$70 per person hour inclusive of all report production and administrative costs. It is proposed that two bound and one unbound copy of each of the reports be provided, plus a disc copy of the final report.

The following program is based on indicated start date of September 20th 1993.

Tasks	Person days	Timing
Stage 1		
1.1 information review	2	September 20 - 30
1.2 evaluation framework	2	
Stage 2		
2.1 council questionnaire	3	October 1-31
2.2 other consultations	3	
2.3 selection of case studies	1	
Stage 3		
evaluation of case studies	5	November 1-15
Stage 4		
4.1 comparative analysis	3	November 16 - December 20
4.2 development of policy and strategies	2	
4.3 preparation of draft report	2	
Stage 5		
preparation of final report	2	as required

The program and resourcing to meet the available budget is as follows:

STAGE	RESOURCES	COST
Stage 1		\$2,240
Stage 2		\$3,920
Stage 3		\$2,800
Stage 4		\$3,920
Stage 5		\$1,120
Total consultants fees		\$14,000
Travel and accommodation costs		\$2,000
TOTAL COST		\$16,000

NORTH COAST URBAN PLANNING STRATEGY

ALTERNATIVE FORMS OF RURAL RESIDENTIAL DEVELOPMENT

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BACKGROUND

Rural residential development is a concern in many areas, arising from the following :

- it is comparatively demanding in terms of land resources used;
- it normally relies on septic tank efficient disposal systems, and these perform poorly in many locations;
- it creates demands for public utilities and community services, which are then expensive to provide due to the low density of development;
- it removes land from potential agricultural production without significant alternative productive use of the land;
- occupants often find themselves unable to maintain their allotments;

- in areas where the land is comparatively cheap, rural residential development sometimes attracts low income households who are significantly disadvantaged by lack of transport and access to services; and
- it reduces the options for land supply to meet future urban expansion demands.

At the same time, it must be acknowledged that there are instances where rural residential development has resulted in environmental improvement and repair, and where land is well maintained and productively used.

State and local governments in both New South Wales and Queensland have a keen interest in improved strategic approaches to planning for rural residential development. In Queensland, we are able to draw on the considerable work done for the SEQ 2001 regional planning project, as well as our forward planning for North Queensland, and rural enterprise development for Caboolture Shire. We are also well briefed on the concerns of the Queensland Department of Housing, local Government and Planning, which may lead to preparation of a State policy on rural residential development next year.

We are aware of innovations in environmental management which may lead to new approaches to rural living. We are currently involved in the following relevant project:

(1) integrated catchment planning for the Johnstone River catchment in North Queensland, jointly funded by the Department of Primary Industries and Johnstone Shire Council. This work is well advanced, and will result in the establishment of environmental performance standards for all forms of development, including rural residential development. Particular work is being carried out to establish appropriate requirements for efficient disposal, including septic tanks and other systems.

(2) Innovative incentive based approaches to conservation being developed for Johnstone and Cardwell Shire Councils This work involves providing linkages with the new Queensland Nature Conservation Act. Rural living and rural tourism development opportunities may be provided as a bonus to land owners who make positive commitments to conservation of key habitat areas or environmental repair, provided that the development is in a suitable location. This includes the preparation of a detailed development control plan for the Mission Beach area on behalf of the two councils, which is being sponsored by the Commonwealth Department of Health, Housing and Community Services through the Integrated Local Area Planning (ILAP) Program.

(3) implementation of a co-operative production enterprise in the Woodford area in Caboolture Shire. This follows our preparation of a strategic plan for the Caboolture Shire Development Association, which identified the need to put rural residential land to more productive use. The current project involves establishing a herb production and processing network with immediate market entry points and long term export prospects. So far, there are over 100 expressions of interest from local people, and a good potential commitment of resources such as land, skills, equipment and energy. This project is being funded by the Commonwealth Department of Employment, Education and Training.

We believe that our involvement in these projects, together with our broad experience of developments in both Queensland and New South Wales, would assist us in making a useful contribution to the present project.

METHODOLOGY

It is strongly recommended that linkages be made between the present project and the Multiple Occupancy Review (which is indicated as being prepared concurrently). We have tendered for both projects, and if successful, would use the combined skills of the project team for the two projects. If we were not successful in both tenders, we would still propose that a high level of liaison be established between the consultancy teams. There are opportunities for combined research as well as comparison of results. Resources would be wasted if this were not achieved.

The methodology we would propose for the present project has been prepared in the context of our proposed methodology and timing for the Multiple Occupancy Review, and is outlined below.

Stage One : Literature Review and Evaluation Framework

In addition to reviewing available literature, including the "Rural Housing Report", it is proposed that this stage includes the establishment of draft evaluation framework for the project. This will involve the setting of clear objectives for rural living development options, and performance measures by which developments may be judged

We will draw on our experience in innovative performance based planning and program evaluation for this work. We believe that early establishment of such a framework will be of considerable assistance, enabling consultation to occur on the performance standards and agreement to be reached, which will assist in the acceptance of the project findings by the various interested parties.

Stage Two : Consultation and Case Study Selection

The next stage of work would involve consultation with local councils on :

- the evaluation framework (objectives and performance measures for rural living developments);
- the range of rural living development types which the council has experienced; and
- particular developments which may be useful to the evaluation in providing case studies.

We would suggest that the consultation be conducted by way of posted written questionnaire with subsequent telephone interview to obtain responses. We have used this method in the past, and found that it is respected by local government officers, it provides a very high rate of response, and it achieves efficient use of resources for both councils and the research team

As part of this stage there will be additional consultations with Government Departments and agencies nominated by the client. The questionnaire used in relation to councils will be adapted as necessary to suit these agencies. Some focus group discussions around the questionnaire may be appropriate. This would encourage Government Department with various perspectives to combine their views, and it would assist community groups in developing a common response to issues.

As a result of the consultations the evaluation framework will be adjusted to reflect the most common agreement between the parties. From the consultation with councils and literature review, it will be possible to draw up a typology of rural living forms, and to select case study examples. It should be recognised that not all potential types of development will have case study examples in Northern New South Wales. In some cases, it will be necessary to select case studies from other areas, or to construct hypothetical case studies for untested development types.

Stage Three : Evaluation of Case Studies

This stage will consist of conducting the evaluation against established and agreed performance measures. The performance of the case studies will also be compared against one another.

Stage Four : Comparative Analysis and Documentation

The case study evaluations will be assessed to determine the relative merits of the various development types, problem areas and potential solutions. The draft report will then be prepared to present the results of stages one, two and three, and to make recommendations. At this point, it is anticipated that conclusions will focus on:

- appropriate land characteristics for rural living,
- use of rural living opportunities as "bonuses" in return for environment improvements,
- dispersed versus clustered development,
- lot sizes for different purposes and to suit different environment conditions,
- appropriate techniques for efficient disposal,
- appropriate levels of servicing to be provided internal and external to the development,
- development forms which will allow for subsequent intensification and/or re-subdivision,
- forms of tenure appropriate for different development types, and
- environmental performance requirements particularly related to:
 - *non-residential uses on the land
 - *water uptake
 - *keeping and restraining domestic animals
 - *internal roads and building construction
 - *fire hazard mitigation.

Stage Five:

Following receipt of comments on the draft report, the final report will be presented.

PROGRAM AND RESOURCES

The following proposal is based on fixed professional costs of \$70 per person hour inclusive of all report production and administrative costs. It is proposed that two bound and one unbound copy of each of the reports be provided, plus a disc copy of the final report.

The following program is based on indicated start date of September 1st 1993.

Tasks	Person days	Timing
Stage 1		
1.1 literature review	4	September 1 -15
1.2 evaluation framework	2	
Stage 2		
2.1 council questionnaire	4	September 16-30
2.2 other consultations	4	
2.3 selection of case studies	2	
Stage 3		
evaluation of case studies	6	October 1 - 21
Stage 4		
4.1 comparative analysis	4	October 22-30
4.2 preparation of draft report	4	
Stage 5		
preparation of final report	2	as required

The program and resourcing to meet the available budget is as follows:

STAGE	RESOURCES	COST
Stage 1		\$3,360
Stage 2		\$5,600
Stage 3		\$3,360
Stage 4		\$4,480
Stage 5		\$1,120
Total consultants fees		\$17,920
Travel and accommodation costs		\$2,000
TOTAL COST		\$19,920

2/19/93
Jim Clark

"Rural Brief" to Peter Cumming
"Sustainable Futures"

"Costing of Rural Res." Brief set copy?
who?

Beth + Malcolm away.

no not yet let - negotiations
prices high - travelling over state
when assumed ~~by~~ by phone
"objectors" 23 of cancer now being advised
consultation & renegotiation
option for
Pan Com questions noted & have considered
Rec by Dept to build in.

De...