

3/11/93 Sharon Smith JAA. re Brief 3 'Costs'.

Have talked to several Councils

Have made report to DOP recommending going to Stage 2

(Unclear if DOP will enlarge/reduce/stay same & who gets Stage 2.

Not assumed JAA will necessarily do Stage 2 if proceeding. Expect to hear next week.

Have spoken with Peter Cumming.

Understood NIO had recently been excluded from his study

Have experienced that the purchase power of the £ changes over the years - meaning, & view this needs to be recognised eg. cost roads/k is not the same

PROJECT BRIEF 3.

NORTH COAST URBAN PLANNING STRATEGY - COST OF RURAL HOUSING

1. BACKGROUND

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2. INTRODUCTION

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The draft North Coast Urban Planning Strategy raises the concerns that current patterns of rural residential development are difficult to justify economically. It recommends that a study be carried out to further assess the costs of service provision and to identify current pricing policies of service providers and their effects, and to evaluate the servicing payment option for rural residential development which enables the real cost to be paid by the developer/resident.

3. STUDY AREA

The study area is to be the North Coast Region of the Department. However, it is expected that the results of the study may have wider applicability within the State.

4. PURPOSE OF PROJECT

This project is Stage 1 of a study which aims to assess the real costs of rural dwelling in terms of the level of subsidies received by rural dwellers over their urban counterparts (Commercial farmers are not intended to be included in the "rural residential" category.) The information will be used to develop policy for rural housing in the North Coast Urban Planning Strategy.

Stage 1 is intended to assess the feasibility of carrying out the full study. It is to provide internal advice to the Department so it can determine the usefulness of proceeding to Stage 2.

5. OBJECTIVES

The aim of this project, Stage 1 of the study, is to determine the feasibility of better quantifying (in financial terms) the real costs of the provision and maintenance of a range of services/ infrastructure for rural residential development by local, State and Federal service providers.

Dependent upon the outcome of Stage 1, Stage 2 will involve more specific identification of the servicing costs involved with rural residential development and the means by which such costs can be recouped.

6. METHOD OF CARRYING OUT THE PROJECT

The consultant is to clearly indicate in Stage 1 the practicability and feasibility of obtaining sufficient information required to enable Stage 2 to be carried out.

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Service providers to be consulted will include Telecom, Northern Rivers Electricity, Australia Post, Department of Transport, Department of Education, Department of Health, Department of Community Services and local government representatives.

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2/11/93 Mike Swihis dot re Brief 3.

Is MD incl in Brief 3 "Cost of Rural Housing"?
yes - but only as one form of rural housing.

Concern is cost of (1c) gov dev. proliferation
in N.E.

Draft Report expected soon

Stage 1 definitely to evaluate whether it is
app/ useful to go to Stage 2.

Implying it may be too big a job to
do within the budget constraints.

Consultants have spoken with 6 Councils
& 10 Depts.

Yalhativ. Implies he has 'knowledge' of
the MD aspiration. Accepts there is
diversity

Welcomes Ron Com to comment on the survey
forms.

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8. LIAISON REQUIRED

The consultant will be required to consult with nominated councils, a nominee from each of the North Coast Environment Council and the North Coast Rural Producers Consultative Committee, and representatives from key Government Departments such as the Department of Health and NSW Agriculture on the North Coast.

Within the budget the consultant should be available for three meetings with the project director in Grafton, i.e. one prior to commencement of the project, one prior to submission of a draft report and one prior to completion of final report.

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The consultant will be required to finalise at the outset the work program which was outlined at the time of tendering for the project. A draft report should be submitted for the project manager's endorsement within two months of the start date and a final report within one month of the Regional Manager's endorsement of the draft.

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11. PRODUCT

The report will include:

- (i) a brief literature review;
- (ii) an evaluation of existing and potential rural residential forms in terms of their environmental impacts;
- (iii) recommendations for management of on site effluent disposal systems; and
- (iv) recommendations with illustrations of a range of alternative rural residential options.

The final report which is intended to be published by the Department should be in a format which conforms to the Department's publication guidelines (see attached).

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

17/9/93

2/ Dain 4 Is MO to be included?

4 Is this window dressing for
to support planning argument?

3 Can MO be excluded.

Dain

Is cost of rural houses
- cost of the houses?

or cost to the State
of such houses?

versus cost of providing in
urban area.

- is comparison or less
cost in urban area.

See 4. rural subsidy over urban
counterpart

Dain has given Charan my phone nos.
no queries

21.9.93 Rel.

Looking at costs of rural housing infrastructure - balance up against what the equivalent cost would be in the urban area if it did not happen in the rural area.

NB. Intangibles eg 'quality of life'.
eg urban infrastructure cost:
Hospitals
cops (cf per capita)
Theatres.
rail

All costs 40-50,000/house for subsidy

See also Greenpeace paper 'Strategy for a sustainable life' & refs therein.

17/12/83 Don Harte

Brief 3

Has economic brief & taking to me.

John Allan & Sharon Smith are doing economic aspects. - talks on Monday between them & Jeff Smith re who will be doing what. Jeff has said to Don he wants ~~to~~ help. He has mentioned me & he is open to this. (what ever this means)

The brief is for Stage I (197,500) with view to follow up Stage II. No indication of subsequent stages at this time

Treuer Prior has called for a meeting with them in Grafton (which they seem pissed off with as it is not part of the Brief Budget!)

Thrust of brief is to look at infrastructural cost of rural res. (not clear if this includes mo) with a view to promote cost to Council & State of same. (The motive may be to supply figures to support an already held planning view that transport & unplanned rural res is inappropriate.

Breakdown apparently sought is subsidy (Council and/or State/Federal) of rural res!!

I have suggested I might (if requested) produce a check list of questions to be asked.

11-9-93
Darin Hart

Jeff Langth merged with John
Allan (a developer).

A member of John's staff was
at this with Leigh Knight.

Sharon Smith.