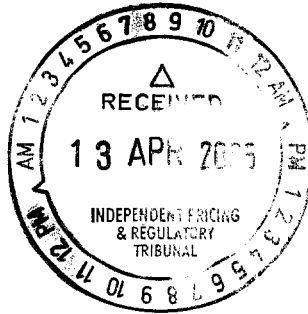


Colin Reid

11 April 2005

IPART  
PO Box Q290  
QVB Post Office NSW 1230



**Re: Atkins Cardno IPART Capex, Asset Management and Opex Review**

The Hunter Chapter of UDIA-NSW wishes to respond to Chapter 4 of the Atkins Cardno Final Overview Report *IPART Capex, Asset Management and Opex Review*.

Atkins Cardno proposes the re-phasing of expenditures from HWC's submission for both water and sewer to 'reflect the timing uncertainties in land releases and developer plans'. UDIA strongly oppose this and wish to dismiss Atkins Cardno's recommendation that HWC's capital program is ambitious in size.

In recent years the Lower Hunter has experienced high rates of demand for urban land.

UDIA believes that to match the high growth scenario there is a need for a significant increase in investment in social and physical infrastructure in the Lower Hunter. The percentage increase in population will not necessarily mean the same direct percentage increase of infrastructure, across the board, however it should be noted that it has taken 200 years for the urbanisation of the Lower Hunter to get to its current state and this degree of urbanisation is to increase by 40% over the next 20 years. Such increase is profoundly significant and the public and private sector must co-operate to provide the appropriate services to the increasing population.

In 2004 the UDIA and DIPNR co-operated to produce *An Analysis of the Projected Demand and Supply of Land in the Lower Hunter from 2004-05 to 2013-14* (UDIA, 2004). At the UDIA's Talkabout held on 27<sup>th</sup> October 2004, the DIPNR speaker endorsed the 'higher than high' growth rate, being a continuation of the 2003-04 growth and which means that, given 6-7 years for a rezoning, the Lower Hunter is counting down to a shortfall in supply in 2008-09.

Compliance with Atkins Cardno's proposal will have serious consequences upon levels of growth attainable in the Hunter. If growth cannot occur due to lack of infrastructure the Hunter Region will not be able to reach its full economic, social and cultural potential.

UDIA desires the increase in HWC infrastructure be fostered through innovative procurement processes. These alternative delivery systems should aim to provide for projected demand through maximising efficiency whilst minimising environmental impact and costs to existing customers.

HWC and UDIA conduct regular forums and meetings to review HWC performance and respond to issues of concern to the urban development sector. UDIA welcomes the HWC's proactivity and will ensure it continues in the future.

UDIA envisions that in order to maximise livability in the Hunter, it is not viable to adhere to Atkins Cardno's recommendations of reduced capital expenditure. Representatives of UDIA would welcome the opportunity to have discussions with interested parties on these important matters

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Tibor Kovats'.

**Tibor Kovats**  
Chairman  
Hunter Chapter

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