

# Satellite Town Concept

Concepts Written By John Boom 2015

I propose Coffs Harbour become a satellite town project to try a different future approach that could be applied to all suitable Australian towns on a national basis. Stepping more away from politics and concentrating on real issues to try and show that people and a whole town can work better together if given the chance. Not only changing the council system of local government but also the system of employment taking most people off the dole and placing them into real jobs within the workplace. Sharing the workforce and making the mechanism for work more possible for thousands of people.

## The Employment Change

The town would be placed in a special outlined zone area that would remove all overtime hours and penalty rates to be replaced by a different system of employment whereby the workplace would be shared by all those that need employment and training and placing those people into positions via outside and onsite training. Many people may already be unemployed and have the training to participate in the program. Effectively its designed to remove the dole all together. Replaced by a series of single to multiple jobs for people based on ordinary rates of pay no matter what the day or hours. No more over time hours or penalty rates so everyone in society has a chance at getting regular jobs sharing the workforce.

The general normal rate of hours would be worked by those already employed in all industries and then when they've finished those hours other people would then takeover the overtime hours. Many areas like say in nursing may already have an over supply of nurses to take up those shifts of those unemployed in nursing could be taken into the area to take up that short fall. People from all fields of work relative to the job requirements can come into the town to take up these ongoing positions. From all different fields of work where overtime can be made available.

We already have an over supply of many trained people in many areas that could be organized to go into these overtime positions. Many would need some updated training just like say with a nurse if she goes from one hospital to another. Every workplace will need to establish a set of working guidelines that people can follow in their fields of work. Many may be comparable like say in retail. But even then those taken on in those jobs will always need some basic training to suit each and every different workplace. This could be done with current technology using computer programs for many industries plus some onsite supervision. People that work in these overtime hours may in fact be multi-skilled to even work several jobs to make up a standard week of hours where possible. People that currently work a full week and then weekends would have to pass those extra hours on to others that are unemployed at regular rates of pay. The retail industry is a good example where this would apply.

Many may have to be happy with a reduced over all week of hours but can perhaps

work that into their family life if they say have young children to look after. It throws a spanner in the works view of how things used to be to how they could become for many people. Yes many would have to work weekends and night hours all at standard rates of pay but it may provide them with employment opportunities they may never have had in the past. Even government jobs like road and highway making could be done 7 days per week with multiple shifts. Many jobs would become so much more productive and cost effective. Jobs finished quicker. Even lives saved.

## **Lets Just Quickly Look At That**

This brings more people into the area. They would take up rentals and buy housing. They would contribute back into the local economy.

They are taken off the dole. Many jobs will indeed only be part time and casual but none the less it would be a supplemental income reducing dole payments. Many people could take on more than one job to make up hours closer to a full week. Many people that have never had a job will get a chance to work in a real job at real current hourly wages. It will open up jobs for kids leaving school and those that have trained in many special courses.

Ideally the government would set in place a fixed amount of working hours as a base maximum figure for employment. There may have to be specialized exemptions for some industry jobs that are too specialized to change. But they would be very limited and even then that may open up more opportunities for others to be trained in as well.

Employers costs would be reduced massively. Employers could consider adding more shifts and hours based at ordinary rates of pay. It will revitalize and make businesses more competitive. The costs to an employer for training extra staff to take on all those extra hours would be worth their while. More businesses would set up shop as it would be more affordable to do so. That's already a step forward for everyone.

## **The Down Side.**

It would mean those already employed full time would need to manage on a standard work weeks wage. Its means that the work force would be shared to make way for the unemployed, future unemployed and trainees. Setting out future prospects for others.

# **About Australian Towns**

The core issue of Australia is the condition and prosperity of Australian towns. Everything starts at the grass root issues within each and every community within every town around Australia. When that system is broken then so is the whole country because the team of towns that make up the nation no longer becomes productive and they slowly but surely breakdown.

This is the Australia we live in right now. Our whole country has been let down with continued waste for so long that the core ideal of most towns has crumbled into

disrepair. I've filmed most towns around Australia and you can see them all here in pictures for yourself:

**Australian Pictorials** - [www.australianpictorials.com](http://www.australianpictorials.com) Which is the most comprehensive look at all the towns around Australia you can see today.

Over 1,200 towns many of which are disappearing due to many reasons but most of all the money that's generated for each area isn't being put back into those areas in the best possible way. You can't fix the towns or the country by continually throwing more money into wasted areas of use. This is the current Australian council and government system and the core issue of each town within Australia. You can't fix Australia and make it a better place to live if the core issues at the bottom are the cause for its decline. We need to start at the bottom and work our way up and out of the old systems of waste within our nation. There are more productive ways to get results.

## **A Better System For Councils**

### **Town Administrator - The Manager Of Community A Fund.**

Have a 4 year term Administrator that must offer a detailed town delivery plan for the whole community. People would vote for the best offered and valued delivery plan for each town. The winning elected Administrator would deliver what they were voted in for during their term in office to the best of their ability. Administrators would campaign there public submission for each election term period.

The Administrator elected would work with various local groups spending money wisely and use free labour where possible, pay for best valued contractors and get the best deals they can to get the jobs done. No more open cheque book spending and waste. Everything must be accounted for. So many things could be built for lower cost with just the cost of building materials and using volunteer labour. Millions saved and gained every year by competent Administrators. Nearly two thirds of current local councils could be dissolved and that money saved then used back into the community.

The state government would continue with its state based services most of which would be rationalized into larger cities. Example water, roads, sewerage, garbage collection, planning departments etc. People only pay for direct services delivered. This would reduce yearly rents for businesses and household renters too. The reduction will need to be passed on to everyone.

People would pay say \$900 as a fixed yearly fee for the 4 year term for the Administrator to work with to progress each town. Plus any available government grants and funding that could be applied on top of that figure. The present town run bureaucratic system would go. Its just a self perpetuating system of creating more debt. The fixed yearly fees could be indexed after the four year terms.

More Government land would be made available for more public use options subject to plans submitted for each by town Administrators.

So towns can move forward and grow over time rather than become stagnant and non productive. Red tape would be shredded to a minimum.

Town administrators would provide town infrastructure items and community needed amenities. They would build towns up economically and make them viable again. Work toward strong employment creation and growth for the whole town. They would lobby government for the much needed work in the areas where most needed. Not areas most wasted. Millions would be saved and gained with this system. Take away the town rule by people that have conflicts of interest and political ties. Let the community get what it needs.

Hundreds of small to large projects would be actioned on every 4 year term using this process while the current council system continues to waste more money each year just feeding its own debt, rising operating costs, waste and self replicating losses. While the town gets next to nothing done each term. It may not be a perfect system but at least every year we'd be guaranteed some visible return for what we pay out in rates every year. Currently we really see nothing back but rate rises, waste, mismanagement and debt.

Your \$900 per year then goes into a Community Fund, plus grants, subsidies and funding and is spent 100% on community needed things. It doesn't go into debt, administration or waste.

Example: Sealed footpaths, safer road crossings, better park facilities for kids, community club free use sheds, better signage around the town, employment creation projects, advanced dynamics improving the town for all, hundreds of the small things fixed, much more every year. And you'd get some of this or a version there of to suit your town. No rate increases on this part. What you pay you'll get back. You still pay for your government normal services like that of water, sewerage and rubbish removal. Compare that to what we get back now.

## **A Better System Explained In More Detail**

The new system would be separated completely into:

### **Council Supplied Services Like That Of:**

- Water
- Sewerage
- Garbage Removal

These would be charged as separate rates for actual services delivered only as they are now. Roads would go back to the state and out of council control as they can't do a good job without qualified funding. If the funding can be supplied then it could stay as a council job. Major infrastructure would still be supplied by the Government be it state or federal. The government pays the council wages and that of the Community Fund Manager. All Council activities like that of planning departments etc is done by those employed by the government. No more councillors involved with their private agendas. The councillor system will be gone. These costs comes out of our GST state taxes. Planning would be done by those best qualified in those fields to do it

and by a uniformed process of checks and balances. People would still have their rights seen to regarding this as well.

## **The Community Fund**

### **Town Administrator - Manager Of Community Fund.**

The other half of our rates would go into a community fund. 100% Of which would be spent on each town. Money from government grants, subsidies and special needs would also be added to this fund.

This could be spent on things like sealed footpaths, community use buildings, environmental projects, employment creation projects, beautifying areas, making more productive use of land around a town. Basically worthwhile ideas that could make a town prosperous again. Its not set in stone what the money is spent on but large areas of the community must benefit. In most cases instant visible works would be carried out on a regular basis so people can see their money working for them.

They may be infrastructure type things mixed with all manner of concepts that would make towns stand out and bring tourism to areas and make them viable entities again. It will give a town administrator in charge of the Community Fund a chance to progress each town year after year. Be they hundreds of small projects to a mix of small and large projects. The dollars spent will finally be seen back in physical attributes around each town. Even simple things like better signs or safer road crossings. What towns need to get will finally have a chance to get done with this system.

The community fund isn't there to pay wages, debt, or to be wasted on something that doesn't deliver real viable returns. Towns can get what they need this way. Even if its in stages like say sealed footpaths could be spent on a percentage basis every year. But at least every year something can be seen for that money. Major projects may be coupled with government funding on a percentage basis. Charity helpers can offer their time for free and expand the use of that same money even further. If people can see that 100% of every dollar they pay into the Community Fund is going back to them they'll be very grateful for that. This concept of town management can change this way throughout Australia. Everyone can have a chance to take part spending their money.

## **The Major Changes**

We would no longer be charged rates based on a property value tax system.

You only pay for what you get. Like Sewerage, Water, Garbage Removal from specific council bills as the provider unless they were to be privatized.

All other major infrastructure would come from GST and taxes. Ongoing repairs would be a state matter from GST.

Planning matters would still be handled by a mixture of council, government and private enterprise.

Many other council services like rangers, parks and gardens, would be taken care of by a mixture of council and state government bodies. Some could be privatized.

The new Community Fund would be run by an elected hands on Town Administrator that would implement major changes around the town from minor to larger projects to revitalize each town according to a plan of operations that they present to the public. People would eventually vote for this from a number of applicants. Funded by the people and with assistance from grants. They may include badly needed infrastructure to community buildings and major tourism operations to improve a town.

It could be to introduce more infrastructure in areas to make a town more viable for employment. They must still work with council and government but its set up to ensure as close as possible dollar for dollar return is put back into each community. It would take away much of the bureaucratic hurdles preventing change within each town.

People would see physical changes immediately. Please note that the town administrator is also there in place to provide levels of infrastructure to benefit each town. They could be sealed footpaths, bike paths, garden improvements, developments to improve employment and hundreds of past taboo type areas that the "normal" council system would never have tackled due to so many restraints. They would still be required to work within planning systems but more flexibility would be in place to push things through with the many varied departments. People want to see that they're getting what they vote for and need the most.

No More Councillors or Mayor. Respected volunteer public representatives could be appointed as public speakers or for opening ceremonies.

The overall system of GST would be reviewed to cover these changes or a different tax share would be arranged by Federal Government.

**With this system it separates the services delivered by council and government and then offers an alternative for residents at a local level to see real tangible working everyday results from the rest of the money they pay out to benefit "their town" via a community fund.**

No one expects to get it all for free but with this system its all in the open view.

**Council and Government** = Set costs for services delivered be it by fees and GST taxes. Variable fees based on cost of living rises.

**Community Fund** = Paid by residents for selected and "voted upon" town improvements of "their" choice. A set yearly fee for a four year term.

Its a fair and equitable system that reduces the waste and lies of spending into non areas of public interest and away from outside control.

Reducing corruption and costs to manageable levels for maximum results. Naturally

organized crime and those that stand to manipulate the system would never want this to ever become fact.

## **This Is What Australian Towns Need**

A system whereby people pay a set fee yearly and they actually get to vote on projects for that money to be spent on each town. Every town has different needs and requirements. The spending is based on their town income and no debt is ever entered into.

If the Administrator that was voted in says:

If elected I propose to organize and build the following during my term plus whatever else I can do to benefit the community like:

A new community hall.

Start ongoing programs to build sealed footpaths.

Build a specific bike track in town.

Develop a section of land subject to permits to create massive employment options for the future.

Create more car parking in specific areas.

Build some small public walk bridges over creeks.

Build a community park for many groups.

Develop an area with improvements for tourism.

Install playgrounds in some vacant parks.

Better signs around town.

Well the list of options to benefit and suit specific towns is endless in ideas. But the common factor with all is people would actually see these things being put into place with what they paid into the community fund each year. Funds may also come from government grants that could be applied for the larger infrastructure type projects etc. The Administrator would submit no doubt hundreds of town items in the list of projects for over their four year term. They could also include items concerning private enterprise as well to bring matters to a more affordable level.

Our current council system just can't operate this way anymore and this new system is designed specifically to deliver real visible results based on town votes. People vote to get what they need for their money over a four year term. The Administrator can do a costing on what they offer because they'll know an approximate figure upfront of the rate payer community fund. This would be taken from the number of rate-able properties.

The Administrator may also incur ideas on how to build and institute these projects at reduced costs using different methods not used in the past like that through charity group participation and other ways. A good operator can achieve better results.

Some concept examples I've suggested for Coffs

Harbour: [http://www.coffsonline.com/Coffs\\_Jetty.html](http://www.coffsonline.com/Coffs_Jetty.html) They would generate many jobs. Programs set out at that link shown would be devised by each satellite town on a needs basis determined by the chosen administrators that were elected by the

people. They would deliver on those programs be it in stages over 4 years or as best is possible at the time. This is all anyone can do.

## **More About Making These Changes**

Above I've outlined just some of the changes that could be incorporated into this satellite town project. With that and the council changes it would open up areas on land for housing based on a huge scale employing not hundreds but thousands directly and indirectly. Again the new employment guidelines would be incorporated and many more changes. The opportunity to make many towns more prosperous is there for the taking and it could be applied Australia wide. It obviously wouldn't work everywhere if the towns are too small to sustain any viable change and unfortunately its a fact that many of these towns will eventually fade away in time as people move closer to the more prosperous areas. No matter what many of these towns will reach the same fate no matter what. I've filmed this Australia wide.

Then the opening up of specific projects that will generate major employment like my concept for a major 4 day permanent market for the Coffs Harbour area plus other concepts scattered through CoffsOnline.com would make and offer many hundreds of more jobs. Both directly and indirectly. Many towns would have similar opportunities to suit their specific industries that could be expanded upon which can be massively diverse in nature and employ hundreds more. If the project was passed on to other areas those areas would have to be assessed for those future industries to be established and expanded upon. Overall thousands of jobs could be created throughout a region by instituting these changes.

I won't go into how each area would be assessed as that's many more pages.

I've summarized everything so it can be easily understood. Yes there will be hundreds of technicalities involved from planning and from many other areas but its about changing the concepts of employment and the council systems to make a better workforce over time and a more productive and sustainable workforce together with a more productive council system of operations that will set out to deliver better outcomes for each town and shire. Taking more of the politics out of every area so people can see the real benefit from their taxes and hard work over a lifetime. Many people these days just live their life and have lost faith in a better future for themselves and for that of their children. With little hope of any real plan for future employment for their family. We have already become a welfare nation. The above systems would work against much of that creating a better future.

## **Creating Affordable Housing Opportunities**

When you change the way people earn and reduce their capacity to earn or reduce some opportunities to earn you also need to look at providing more affordable housing situations to go with that. Opening up vast areas of low cost fully serviced properties from around \$229,000.00 per house and land package is that solution. These homes would include everything right to to finished landscaped gardens and carpet in each home. Small manageable properties with first home buyers grants not created for rental but for living in by the owners.



These 3 home builder reference links show what some builders are offering in Norlane - Geelong in Victoria as an example:

<http://www.burbank.com.au/Victoria/New-Norlane/MaddernNorlaneREA.aspx>

<http://www.porterdavis.com.au/location/new-norlane>

<http://newnorlane.hamlan.com.au/dual-occupancy-lots.php>

The concept being that if people can reduce their home loans in a more affordable way their future lifestyle is also improved resulting in a better family life option, less divorces and pressures in life. Making it an overall better long term and healthier lifestyle for many people.

It also offers better opportunities for commerce and trade within each town. People will be more likely to set up businesses as well circulating that wealth and employment back through the community as a whole. People won't need the same earning capacity when their home loan repayments are basically halved compared to the rest of the market as it stands now. So this means changing the way people work their hours can then make a lot of sense. People can always buy better if they choose too if their situation is different or changes as the existing market place will see to offer that.

I would be happy to get all this started with help from the government if interested. I will be moving to Victoria in around 4 weeks time but the offer still stands. This could be applied to more than one town at a time as well. The options are there. It is important to choose the right regional towns most suited to becoming satellite towns. And it would be hoped fast trains would eventually link all these towns together as well increasing more employment options.

**Written and produced by John Boom**