



PRINCIPAL ACTIVITY 1 URBAN DEVELOPMENT AND PHYSICAL PLANNING

Purpose Statement

To guide development which meets the current and future needs of the community, protects the natural environment and our heritage.

Major Programs

- **Development Applications Assessment:** A high standard of development planning and building control to be maintained, together with improved community understanding of the processes involved in order to ensure the continuous improvement of the visual quality, environmental sustainability and amenity of the City of Willoughby.
- **Strategic Planning:** Policies and plans to be developed which ensure the sustainable future development of the City, balancing the needs of the economic, social, built and natural environment.

The Next Five Years

Development Application Processing

DA procedures and policies to be refined and monitored to improve processing times, maintain the consistency of Council's decision-making, foster community participation in the approvals process and achieve the planned outcomes for each locality.

Strategic Planning

New Willoughby LEP adopted; Chatswood CBD LEP and DCP adopted; Northbridge Plaza Masterplan adopted; Market Gardens and Warringah Freeway surplus land sites to be finalised; Conservation Areas and Heritage Items reviewed each Council term; Industrial Areas LEP gazetted; review Willoughby DCP to reflect new WLEP; Contributions Plans adopted.

Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

Council Service 1.1:	Development Applications Assessment	EFT 37.28
Responsibility:	Development Planning Manager; Health and Building Services Manager	
Major Strategy Focus:		
Planned Outcome:	The enhancement of the visual quality and amenity of the City of Willoughby through ensuring that all development contributes to the social, environmental and heritage values of the community.	

OBJECTIVES 2007/2012

STRATEGIES	TARGETS July 2007 to June 2008	PROGRESS
1. To ensure the Development Application and Construction Certificate process is carried out effectively and efficiently.		
<p>Development Application processing times reflect complexity of projects and achievement of environmental planning objectives.</p> <p>Review planning controls and internal processes to streamline development applications for industrial and office uses. (WCS 5.2.9)</p>	<p>DA process is streamlined by improving processes, use of IT and education of stakeholders.</p> <p>DA processing times for industrial and office uses will be reduced.</p>	<p>Consultant engaged to review internal processes. Changes implemented. New process for not-notified DA's underway.</p> <p>Trial DA tracking on-line facility being tested. Next step is DA plan/document on-line (by end 2009).</p> <p>'Not-notified' DA process introduced for industrial and office uses to reduce processing times (average 2 weeks).</p>
2. To enhance the visual quality, amenity and environmental sustainability of the City through the development approval and monitoring process.		
<p>Require reductions in water and energy usage in new housing through the ongoing enforcement of BASIX and Water Sensitive Urban Design. (WCS 3.4.1)</p> <p>Promote the use of rain water storage, alternative energy conservation and other sustainable activities through development controls and Council services. (WCS 2.3.8)</p> <p>Incorporate Water Sensitive Urban Design into new development. (WCS 2.4.13)</p>		<p>Conditions imposed on development consents.</p> <p>Sustainable Environment Branch are reviewing the DCP provisions for sustainability with strategic planning and infrastructure.</p>

Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2007 to June 2008	PROGRESS
<p>Implement development controls and incentives to ensure more sustainable outcomes from private development in terms of site layout, building design, materials, choice, energy and water use. (WCS 2.4.12)</p>	<p>All new developments will achieve reduced energy and water usage by compliance with BASIX and DCP 30 – Environmental Sustainability commitments and incorporating Water Sensitive Urban Design.</p>	<p>Water conservation and BASIX requirements required on new residential buildings and alterations and additions.</p>
<p>Continuation of “safer by design” principles in assessment of all projects. (WCS 1.4.7)</p>	<p>All new developments incorporate “safer by design” principles as reflected in development consent and constructed projects.</p>	<p>Principles assessed in DA’s and advice from Police sought as appropriate.</p>
<p>Investigate use of conditions of consent for providing and policing dedicated parking spaces for car sharing schemes. (WCS 4.1.20)</p>	<p>Obtain legal advice on consent conditions and planning agreements to achieve car sharing schemes.</p>	
<p>Encourage car sharing schemes in major development projects. (WCS 4.1.19)</p>	<p>Development applications for major residential, office or industrial projects will be requested to include car sharing schemes for residents or staff in accordance with DCP 2 – Transport Requirements.</p>	<p>Ongoing through DA process.</p>
<p>Require underground powerlines/cabling in all new developments.</p>	<p>Undergrounding of powerlines/cabling to be incrementally achieved through conditions of consent on all major developments where cost can be justified.</p>	<p>Ongoing through DA process. Recent court case confirmed Council’s power to impose conditions.</p>
<p>Promote demonstration models for innovative sustainable development. (WCS 5.3.3)</p>	<p>Developments that achieve high standards of sustainability or innovative sustainable solutions will be recognised through <i>Willoughby City News</i>.</p>	<p>Sustainable House Day held in November and acknowledged in <i>Willoughby City News</i>.</p>
<p>3. Ensure accessibility, fire and safety compliance in residential, commercial and industrial buildings.</p>		
<p>Undertake on a staged basis fire safety audits of Residential Flat Buildings; Community facilities of Places of Public Entertainment; Commercial and Industrial buildings. (WCS 1.4.14)</p>	<p>All residential flat buildings to be audited by November 2007.</p>	<p>Program now covering commercial buildings.</p>
<p>Implement provisions for access and mobility in developments and in public spaces including initiatives for the visually impaired. (WCS 1.2.12)</p>	<p>Development consents implement relevant provisions of DCP 14 – Access and Mobility.</p>	<p>Ongoing through conditions of consent.</p>

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PRINCIPAL ACTIVITY 1		URBAN DEVELOPMENT AND PHYSICAL PLANNING			
Council Service 1.1		Development Applications Assessment			
	Original Budget 2007/2008 \$000's	Current Budget 2007/2008 \$000's	Actual June 2008 \$000's	Variation June 2008 \$000's	Revised Budget 2007/2008 \$000's
RECURRENT EXPENDITURE					
Manager Engineering Services	70.3	70.3	60.6	0.0	70.3
Engineering Services Development Unit	339.3	339.3	383.7	0.0	339.3
Environmental Services Administration	588.7	588.7	569.9	0.0	588.7
Environmental - Development Services	1,319.4	1,359.4	1,501.0	148.0	1,507.4
Environmental - Building Services	1,220.4	1,170.4	1,210.7	29.0	1,199.4
TOTAL	3,538.1	3,528.1	3,725.9	177.0	3,705.1
RECURRENT INCOME					
Manager Engineering Services	0.0	0.0	0.0	0.0	0.0
Engineering Services Development Unit	168.8	168.8	335.1	100.0	268.8
Environmental Services Administration	6.8	6.8	3.7	0.0	6.8
Environmental - Development Services	881.6	986.6	1,270.4	269.0	1,255.6
Environmental - Building Services	515.9	473.9	470.4	(10.0)	463.9
TOTAL	1,573.1	1,636.1	2,079.7	359.0	1,995.1
RECURRENT NET COST	1,965.0	1,892.0	1,646.2	(182.0)	1,710.0
PRIORITY / IMPROVEMENT EXPENDITURE					
Manager Engineering Services	0.0	0.0	0.0	0.0	0.0
Engineering Services Development Unit	0.0	0.0	0.0	0.0	0.0
Environmental Services Administration	0.0	0.0	0.0	0.0	0.0
Environmental - Development Services	0.0	0.0	0.0	0.0	0.0
Environmental - Building Services	0.0	0.0	0.0	0.0	0.0
TOTAL	0.0	0.0	0.0	0.0	0.0
PRIORITY / IMPROVEMENT INCOME					
Manager Engineering Services	0.0	0.0	0.0	0.0	0.0
Engineering Services Development Unit	0.0	0.0	0.0	0.0	0.0
Environmental Services Administration	0.0	0.0	0.0	0.0	0.0
Environmental - Development Services	0.0	0.0	0.0	0.0	0.0
Environmental - Building Services	0.0	0.0	0.0	0.0	0.0
TOTAL	0.0	0.0	0.0	0.0	0.0
PRIORITY / IMPROVEMENT NET COST	0.0	0.0	0.0	0.0	0.0
TOTAL NET COST	1,965.0	1,892.0	1,646.2	(182.0)	1,710.0

Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

Council Service 1.2:	Strategic Planning	EFT 10.68
Responsibility:	Strategic Planning Manager	
Major Strategy Focus:		
Planned Outcome:	Policies and plans which ensure sustainable future development of the City, balancing the needs of the economic, social, built and natural environment	

OBJECTIVES 2007/2012

STRATEGIES	TARGETS July 2007 to June 2008	PROGRESS
1. To establish plans which reflect community needs as well as regional and metropolitan issues.		
<p>Respond to Government surplus land issues, rezoning requests and individual applications</p> <p>Advocate relevant agencies to provide 'state of the art' medical facilities in the City. (WCS 1.2.8)</p> <p>Review and revise planning controls for the City responding to the Willoughby City Strategy and in response to community and environmental issues.</p> <p>Review land use zonings to identify additional locations where child care centres may be permissible (eg special use zones, churches, schools). (WCS 1.2.2)</p>	<p>Warringah Freeway Surplus land issues:</p> <ul style="list-style-type: none"> Implementation of Market Garden (Willoughby Paddocks) Masterplan. Complete Shore School land swap. Site 14 Edinburgh Road Open Space. <p>Council input into RNSH Redevelopment Concept Plan and DA assessment.</p> <p>LEPs prepared as need arises.</p> <p>Prepare draft comprehensive WLEP to implement Willoughby City Strategy, Metropolitan Strategy, NSROC Strategy, Inner North sub-regional plan and LEP standard instrument.</p> <p>(PIP \$50,000)</p>	<p>Deed of Agreement with RTA/DOP signed in May 2008.</p> <p>Report to Council in June on Deed of Covenant with new site owners.</p> <p>S96 to Infrastructure DA and S96 to Shore DA for ovals to allow separate development and sale.</p> <p>Consideration of site 14 in new draft WLEP 2009.</p> <p>Comments provided to State Government for new substation building.</p> <p>Review undertaken to implement WCS objectives and Inner North Sub-regional plan in new draft WLEP 2009.</p> <p>Draft WLEP 2009 – Councillor workshops February and to Special Meeting March. Referred to government authorities March – consultation continuing.</p> <p>Rezoning applications considered as part of new draft WLEP 2009 report.</p> <p>Report to Council in June on Warrane Road tennis courts rezoning deferred.</p> <p>Public meeting held 10 July 2008.</p>

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STRATEGIES	TARGETS July 2007 to June 2008	PROGRESS
<p>Develop and review the Willoughby Development Control Plan and Policies for the City and specific locations.</p> <p>Provide bushfire hazard reduced zones adjacent to development rather than in public bushland. (WCS 2.1.6)</p> <p>Pursue opportunities in new developments to increase public open space areas. (WCS 2.2.8)</p> <p>Implement development controls and incentives to ensure more sustainable outcomes from private development in terms of site layout, building design, materials, choice, energy and water use. (WCS 2.4.12)</p> <p>Promote the use of rain water storage, alternative energy conservation and other sustainable activities through development controls and Council services. (WCS 2.3.8)</p> <p>Encourage car sharing schemes in major development projects. (WCS 4.1.19)</p>	<p>Site specific DCP controls as required.</p> <p>Apply to DA's and rezoning applications.</p> <p>Review as part of comprehensive WLEP.</p> <p>Apply BASIX and WDCP sustainable development controls to DA's.</p> <p>Apply WDCP transport requirements to DA's.</p>	<p>Report to Council in November 2007 and July 2008 on Acoustic lab Greville Street rezoning.</p> <p>Child care centres to be permissible in all zones in draft WLEP 2009 (except Environmental).</p> <p>Review of WDCP with minor amendments and new child care centre provisions adopted Nov07.</p> <p>DA's considered accordingly. Bushfire prone land considered in new draft WLEP 2009.</p> <p>Open Space provision considered for draft WLEP 2009 including Open Space links, additional regional Open Space in Middle Harbour and Lane Cove. To be pursued in any redevelopment of Channel 9 site as per Council Resolution Oct 07.</p> <p>Additional public recreation facilities to be provided on ABC site DA approved in July 08.</p> <p>Sustainable development controls applied as per WDCP and BASIX.</p> <p>Proposed clauses in new draft WLEP 2009 on sustainable development.</p> <p>Transport requirements applied. New clause in draft WLEP 2009 on transport accessibility.</p>

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STRATEGIES	TARGETS July 2007 to June 2008	PROGRESS
<p>Adopt Green Travel Plans for major traffic generating businesses. (WCS 4.1.22)</p> <p>Provide controls for urban design, planning and sustainability and encourage innovative and high quality design and development. (WCS 3.3.1)</p> <p>Review locality statements and planning controls for neighbourhoods and revise planning controls to maintain or establish the desired character. (WCS 3.3.2)</p> <p>Implement high environmental standards for new housing development through development control plans. (WCS 3.4.2)</p>		<p>WDCP controls for urban design and sustainability. New draft WLEP 2009 clause on urban design.</p> <p>Local areas reviewed for new draft WLEP 2009.</p> <p>New housing areas reviewed for draft WLEP 2009.</p>
<p>2. To conserve the natural and cultural heritage of Willoughby.</p>		
<p>Prepare and review plans and policies.</p> <p>Manage aboriginal sites with National Parks and Wildlife Service and Aboriginal Heritage Advisor. (WCS 2.1.13)</p> <p>Review incentives to encourage owners to maintain heritage properties. (WCS 3.3.6)</p> <p>Undertake heritage studies. Undertake systematic review and assessment of potential heritage items and conservation areas. (WCS 3.3.3)</p>	<p>LEP controls for new WLEP reviewed.</p> <p>Aboriginal heritage is considered in rezonings and development applications.</p> <p>Reviews completed and assessed for inclusion in new WLEP.</p>	<p>Heritage controls reviewed for new draft WLEP 2009. Existing conservation areas and heritage items to be retained.</p> <p>Consideration for new draft WLEP 2009. Advice from MALC and Aboriginal Heritage Advisor.</p> <p>Willoughby Incinerator restoration works commenced. Grant \$50,000 received from Department of Planning. Development Application for adaptive reuse of old Council Works Depot approved March.</p> <p>Studies of Castleden potential conservation areas and heritage items reviewed by Council. New items to be included in draft WLEP 2009.</p>

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STRATEGIES	TARGETS July 2007 to June 2008	PROGRESS
<p>Provide heritage advice.</p> <p>Consult, educate and inform the community about heritage conservation.</p> <p>Provide information for real estate agents about heritage properties and conservation areas in community languages and for new resident kits, and continue to provide information for existing residents. (WCS 3.3.5)</p> <p>Organise educational programs such as guided bushwalks and cultural and historic walks. (WCS 1.1.16)</p> <p>Participate in the Heritage Festival annually. (WCS 3.3.7)</p>	<p>General advice to community/developers and advice on all conservation area and heritage item DAs.</p> <p>Heritage Register on computer in Heritage Council format.</p> <p>Heritage website maintained to promote heritage awareness.</p> <p>Heritage brochures in community languages.</p> <p>Heritage Festival 2008.</p>	<p>Advice given. Pre Das held.</p> <p>Updating of Heritage Register information commenced. Heritage website maintained.</p> <p>Heritage Festival held 5th – 20th April 2008 including Heritage Architecture Awards.</p>
<p>3. To provide planning framework for Chatswood CBD.</p>		
<p>Prepare an integrated Chatswood City Centre Strategy.</p> <p>Implement the CBD Strategy including preparation/exhibition of new planning controls (LEP & DCP) for Civic Place and adopt the new Chatswood CBD plans. (WCS 5.2.1)</p> <p>Examine the future role of the office market in Chatswood and develop strategies to achieve that role. (WCS 5.2.8)</p>	<p>Preparation and exhibition of:</p> <ul style="list-style-type: none"> • CBD Strategy • Chatswood City Centre LEP • Chatswood City Centre DCP, to be part of WDCP. <p>Strategies developed and adopted by Council through new LEP/DCP and Council activities.</p>	<p>Report on draft plans to Council workshop and meeting in July 2008.</p> <p>Study with RTA on Pacific Highway, Chatswood.</p> <p>Examination undertaken to be implemented in new Chatswood CBD draft WLEP 2009 controls.</p>

Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2007 to June 2008	PROGRESS
4. To provide housing choice that meets the needs of current and future residents of the City.		
<p>Prepare a new residential development strategy. (WCS 3.2.1)</p> <p>Identify and plan for housing needs, through a housing policy, social plans, and planning controls, particularly opportunities for promoting shoptop housing, new affordable housing and other special needs housing. (WCS 3.1.1)</p> <p>Review planning controls to encourage new housing types to meet community needs. (WCS 3.1.5)</p> <p>Educate the community on the need to plan for housing diversity and choice and how our changing demographics influence development in the City. (WCS 3.2.5)</p>	<p>Residential development and housing issues in the City reviewed together with Metro Strategy for the new WLEP.</p> <p>Annual MUDP Review.</p>	<p>Residential development and housing needs reviewed with Inner North Strategy for new draft WLEP 2009.</p> <p>MUDP Review completed November 2007.</p> <p>Planning controls reviewed for new draft WLEP 2009.</p> <p>WLEP (Amendment 60) gazetted July 2007 to implement Industrial Areas Study recommendations.</p> <p>Review of standard instrument undertaken for Industrial Areas for new draft WLEP 2009.</p>
5. To maintain/expand the employment base, servicing sectors and local business centres for the City and the Region.		
<p>Complete the industrial areas planning instruments. (WCS 5.2.7)</p> <p>Undertake St Leonards study, in partnership with Department of Planning and neighbouring councils. (WCS 5.2.5)</p>	<p>Implement new industrial planning controls.</p> <p>Review industrial areas for new comprehensive WLEP.</p> <p>Implement St Leonards Strategy through new WLEP.</p> <p>Establish 3 councils technical working group.</p>	<p>WLEP (Amendment 60) gazetted July 2007 to implement Industrial Areas Study recommendations.</p> <p>Review of standard instrument undertaken for Industrial Areas for new draft WLEP 2009.</p> <p>Recommendation of St Leonards Strategy reviewed for incorporation in new draft WLEP 2009.</p>

Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2007 to June 2008	PROGRESS
<p>Review land use controls for all centres to ensure viability and local service focus in neighbourhood centres. (WCS 5.2.3)</p> <p>Review planning controls and internal processes to streamline development applications for industrial and office uses. (WCS 5.2.9)</p> <p>Work with State Government to actively promote Chatswood Centre, St Leonards and Industrial Areas employment growth and ensure growth is supported by provision of infrastructure (utilities, public transport, road upgrades). (WCS 5.1.5) (WCS 5.2.13)</p>	<p>Local centres planning controls for new WLEP reviewed.</p> <p>Implement Northbridge Masterplan through new WLEP.</p> <p>Northbridge Plaza redevelopment options reviewed.</p> <p>Implement complying development controls which streamline change of use proposals.</p> <p>Planning controls for centres in new LEP to retain employment and promote public transport and infrastructure.</p>	<p>All local/neighbourhood centres reviewed for new draft WLEP 2009 including Northbridge Masterplan.</p> <p>Northbridge Plaza Masterplan project commenced with site owners, local groups through Reference Group and Technical Working Group.</p> <p>New complying development controls included in WDLP implemented to be incorporated in draft WLEP 2009.</p> <p>Review of centres to retain commercial opportunities.</p> <p>Report on Draft WLEP 1995 (Amendment 66) for reclassification of new Council depot Chatswood and 258 Sailors Bay Rd, Northbridge to Council February. Public exhibition April/May. Public Hearing June 2008.</p>
<p>6. To ensure Willoughby takes initiative and provides response to relevant issues as they arise.</p>		
<p>Establish high profile for Willoughby in the appropriate forums in order to adequately represent and advocate Council policies, contribute to regional planning issues.</p> <p>Lobby the State Government for state planning strategies to recognise the need for infrastructure improvements to accompany additional housing. (WCS 3.2.2)</p>	<p>Participate in regional actions which advocate Willoughby and Region's interests to State and Federal Government and their agencies.</p> <p>Respond to State Government planning initiatives and forums.</p>	<p>Monthly northern planners meetings at WCC.</p> <p>Attendance of staff at Planning Institution (NSW) Local Government Planners Conference Oct07.</p> <p>Attendance of staff at PIA National Conference Sydney in April.</p> <p>Ongoing discussions/workshops on Standard Instrument and response to proposed amendments.</p>

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STRATEGIES	TARGETS July 2007 to June 2008	PROGRESS
<p>Work with the State Government and NSROC in ensuring achievable housing outcomes for Willoughby in the Metropolitan Strategy and through regional plans. (WCS 3.2.3)</p>	<p>Involvement in NSROC strategies and Metro Strategy Sub regional Plan.</p>	<p>Response to draft Inner North Subregional Plan September 2007.</p> <p>Response to government's draft amendments to EPA Act 1979 and draft codes for exempt and complying development.</p> <p>New legislation passed June affecting rezoning and development application processes.</p>
<p>7. To develop and maintain Council's property information and planning database</p>		
<p>Maintain GIS and planning data.</p>	<p>Update planning/property database. Maintain S149 Certificate information. Current zoning maps online. RRIF Project commenced.</p>	<p>Ongoing maintenance and updates undertaken. New digital maps for draft WLEP 2009.</p>
<p>8. To ensure that development contributes to the increased demand it generates for public services and facilities.</p>		
<p>Prepare, monitor and regularly review Section 94 Contribution Plans.</p> <p>Investigate the provision of a community space for West Chatswood/Lane Cove. (WCS 1.2.14)</p> <p>Pursue opportunities in new developments to increase public open space areas. (WCS 2.2.8)</p> <p>Investigate new, innovative ways to finance provision of Council infrastructure, adopt whole of life-cycle maintenance including new, maintenance or replacement and increase the funding base through user pays, special levies, Section 94 development agreements. (WCS 4.2.1)</p> <p>Provide advice on S94 matters.</p>	<p>Undertake Section 94/94A review with new legislation. Prepare a 1% levy S94A Plan, 2% levy for Chatswood CBD.</p> <p>DA lodged for community space in West Chatswood.</p> <p>Advice on DA's.</p>	<p>Review undertaken and new draft S94A Plan being prepared. Awaiting Minister's guidelines on developer contributions under new legislation.</p> <p>DA approved for community space in Mowbray Road.</p> <p>Opportunities reviewed for new draft WLEP 2009 and potential new developments (eg ABC site).</p>

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PRINCIPAL ACTIVITY 1		URBAN DEVELOPMENT AND PHYSICAL PLANNING			
Council Service 1.2		Strategic Planning			
	Original Budget 2007/2008 \$000's	Current Budget 2007/2008 \$000's	Actual June 2008 \$000's	Variation June 2008 \$000's	Revised Budget 2007/2008 \$000's
RECURRENT EXPENDITURE					
Environmental Services Administration	181.1	181.1	175.3	0.0	181.1
Strategic Planning Services	881.3	841.3	782.3	(15.0)	826.3
TOTAL	1,062.5	1,022.5	957.6	(15.0)	1,007.5
RECURRENT INCOME					
Environmental Services Administration	202.1	202.1	194.6	0.0	202.1
Strategic Planning Services	71.9	91.9	29.4	0.0	91.9
TOTAL	274.0	294.0	224.0	0.0	294.0
RECURRENT NET COST	788.5	728.5	733.6	(15.0)	713.5
PRIORITY / IMPROVEMENT EXPENDITURE					
Environmental Services Administration	0.0	0.0	0.0	0.0	0.0
Strategic Planning Services	50.0	50.0	2.2	(47.7)	2.3
TOTAL	50.0	50.0	2.2	(47.7)	2.3
PRIORITY / IMPROVEMENT INCOME					
Environmental Services Administration	0.0	0.0	0.0	0.0	0.0
Strategic Planning Services	0.0	0.0	0.0	0.0	0.0
TOTAL	0.0	0.0	0.0	0.0	0.0
PRIORITY / IMPROVEMENT NET COST	50.0	50.0	2.2	(47.7)	2.3
TOTAL NET COST	838.5	778.5	735.8	(62.7)	715.8

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Mgt Plan No.	Project I.D.	Carry over from 06/07	Org Budget 2007/08	Curr Budget 2007/08	Actual Jun 2008	Var Jun 2008	Rev Budget 2007/08	Carryover 08/09	Status / Comments
	<i>Strategy Planning</i>								
1.2	342001527 - Willoughby Local Envir Plan (WLEP) - 4200_5443	0.0	50.0	50.0	2.3	(47.7)	2.3	Y	Work proceeding.
1.2	TOTAL PRIORITY IMPROVEMENT EXPENDITURE	0.0	50.0	50.0	2.3	(47.7)	2.3		