



## **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

<b>Council Service 1.1:</b>	<b>Development Applications Assessment</b>	<b>EFT 26.03</b>
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 2008/2013

STRATEGIES	TARGETS July 2008 to June 2009	PROGRESS
1. To ensure the Development Application and Construction Certificate process is carried out effectively and efficiently.		
Development Application processing times reflect complexity of projects and achievement of environmental planning objectives.	DA process is streamlined by improving processes, use of IT and education of stakeholders.	Processes (including new checklists, standard report templates and electronic referrals) for residential dwellings and dual occupancies to be trialled throughout August. DOP has now issued draft DA guidelines.
Review planning controls and internal processes to streamline development applications for industrial and office uses. (WCS 5.2.9)	Revise procedures to comply with new planning reform legislation.	"Not Notified" process established 2008 targeting 3 week turnaround for commercial/industrial occupations. NSW Planning reforms for commercial/industrial to be released later in 2009. New procedures for NSW Housing Code implemented.
2. To enhance the visual quality, amenity and environmental sustainability of the City through the development approval and monitoring process.		
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)  Promote the use of rain water storage, alternative energy conservation and other sustainable activities through development controls and Council services. (WCS 2.3.8)		Imposed as part of DA & CC assessment.

## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2008 to June 2009	PROGRESS
<p>Incorporate Water Sensitive Urban Design into new development. (WCS 2.4.13)</p> <p>To promote sustainable building to reduce greenhouse gas footprint and water use in all buildings considered by DA's.</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>Continuation of "safer by design" principles in assessment of all projects. (WCS 1.4.7)</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>Encourage car sharing schemes in major development projects. (WCS 4.1.19)</p> <p>Require underground powerlines/cabling in all new developments.</p>	<p>All new developments will achieve reduced energy and water usage by compliance with BASIX and WDCP – Environmental Sustainability commitments and incorporating Water Sensitive Urban Design.</p> <p>All new developments incorporate "safer by design" principles as reflected in development consent and constructed projects.</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 WDCP – Transport Requirements.</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 with DA &amp; CC assessments. Officers to consider issues at pre-DA and initial negotiations to achieve better building design.</p> <p>Conditions imposed as appropriate.</p> <p>Conditions imposed as appropriate.</p>

## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2008 to June 2009	PROGRESS
Promote demonstration models for innovative sustainable development. (WCS 5.3.3)	Developments that achieve high standards of sustainability or innovative sustainable solutions will be recognised through <i>Willoughby City News</i> .	Scheme has not been developed. Aim to introduce scheme by 2010.
3. Ensure accessibility, fire and safety compliance in residential, commercial and industrial buildings.		
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)	All residential flat buildings to be audited by November 2009.	Residential flat buildings audit is proceeding. Completion may not occur until early 2010 due to other resourcing commitments.
Implement provisions for access and mobility in developments and in public spaces including initiatives for the visually impaired. (WCS 1.2.12)	Development consents implement relevant provisions of WDCCP – Access and Mobility.	These provisions are being implemented through DA & CC assessments.

## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

PRINCIPAL ACTIVITY 1		URBAN DEVELOPMENT AND PHYSICAL PLANNING			
Council Service 1.1		Development Applications Assessment			
	Original Budget 2008/2009 \$000's	Current Budget 2008/2009 \$000's	Actual Dec 2008 \$000's	Variation Dec 2008 \$000's	Revised Budget 2008/2009 \$000's
<b>RECURRENT EXPENDITURE</b>					
Manager Engineering Services	61.1	61.1	36.1	0.1	61.2
Engineering Services Development Unit	379.1	379.1	187.2	0.1	379.2
Environmental Services Administration	586.9	586.9	296.2	0.0	586.9
Environmental - Development Services	1,387.6	1,387.6	935.9	60.0	1,447.7
Environmental - Building Services	1,225.3	1,225.3	596.9	(38.5)	1,186.8
<b>TOTAL</b>	<b>3,640.0</b>	<b>3,640.0</b>	<b>2,052.4</b>	<b>21.7</b>	<b>3,661.7</b>
<b>RECURRENT INCOME</b>					
Manager Engineering Services	0.0	0.0	0.0	0.0	0.0
Engineering Services Development Unit	194.3	194.3	430.1	0.0	194.3
Environmental Services Administration	7.2	7.2	1.6	0.0	7.2
Environmental - Development Services	916.6	916.6	610.5	0.0	916.6
Environmental - Building Services	524.0	524.0	309.4	0.0	524.0
<b>TOTAL</b>	<b>1,642.1</b>	<b>1,642.1</b>	<b>1,351.6</b>	<b>0.0</b>	<b>1,642.1</b>
<b>RECURRENT NET COST</b>	<b>1,997.9</b>	<b>1,997.9</b>	<b>700.8</b>	<b>21.7</b>	<b>2,019.6</b>
<b>PRIORITY / IMPROVEMENT EXPENDITURE</b>					
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
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>PRIORITY / IMPROVEMENT INCOME</b>					
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
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>PRIORITY / IMPROVEMENT NET COST</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>TOTAL NET COST</b>	<b>1,997.9</b>	<b>1,997.9</b>	<b>700.8</b>	<b>21.7</b>	<b>2,019.6</b>

## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

Council Service 1.2:	Strategic Planning	EFT 10.70
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 2008/2013

STRATEGIES	TARGETS July 2008 to June 2009	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>Warringah Freeway Surplus land issues:</p> <ul style="list-style-type: none"> <li>• Implementation of Market Garden (Willoughby Paddocks) Masterplan.</li> <li>• Complete Shore School land swap.</li> <li>• Site 14 Edinburgh Road Open Space.</li> </ul> <p>Council input into RNSH Redevelopment Concept Plan and DA assessment.</p> <p>Resolution of Hercules St health land future use.</p>	<p>Sale to private developer in progress.</p> <p>Land swap part completed.</p> <p>Discussions on 2 lots to be public open space at Sugarloaf Pt.</p> <p>Council submission on Major Project Application for new acute hospital and community health facility at RNSH. Approved in June by State Government.</p> <p>Development consent for new facility at Hercules Street. Representations to Minister for Health and Planning, LGA and NSROC.</p>

## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2008 to June 2009	PROGRESS
<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>LEPs prepared as need arises.</p> <p>Exhibit draft comprehensive WLEP 2009 to implement Willoughby City Strategy, Metropolitan Strategy, NSROC Strategy, Inner North sub-regional plan and LEP standard instrument.</p> <p>Consider public submissions, adopt final plan, refer to Minister. <b>(PIP \$50,000)</b></p>	<p>Chatswood CBD component added to Draft WLEP 2009 by council July.</p> <p>Government consultations completed and referred to the Department of Planning December.</p> <p>S65 Certificate to exhibit received July - amendments required and further action.</p>
<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>Site specific DCP controls as required.</p> <p>Commence review of WDCP with draft WLEP 2009 changes.</p> <p>Apply to DA's and rezoning applications.</p>	<p>Additional information provided to justify draft WLEP 2009 provisions.</p> <p>Warrane Road tennis courts residential rezoning application deferred for investigation of alternative site outcomes.</p> <p>Discussions between Council and owners continuing.</p> <p>Bushfire controls applied.</p>
<p>Pursue opportunities in new developments to increase public open space areas. (WCS 2.2.8)</p>	<p>Pursue in large sites including Channel 9, ABC site, Acoustic Lab redevelopment sites.</p>	<p>ABC DA approved with new public open space and recreation facilities.</p> <p>Council refused Acoustic Lab rezoning in December. First Steering Committee with residents held in April. Meeting with State Government in February.</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>Include sustainable development clauses in draft WLEP 2009.</p> <p>Apply BASIX and WDCP sustainable development controls to DA's.</p>	<p>Sustainable development clauses included in draft WLEP 2009.</p> <p>Development controls applied.</p>



## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2008 to June 2009	PROGRESS
<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>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>Include sustainable transport clause in draft WLEP 2009.</p> <p>Apply WDCP transport requirements to DA's.</p> <p>Include draft urban design clause in WLEP 2009 and apply WDCP clauses.</p> <p>Update landscaping controls in WDCP with Open Space Branch.</p> <p>Commence WDCP review with draft WLEP 2009 zoning changes.</p>	<p>New clause in draft WLEP 2009 on transport accessibility.</p> <p>WDCP controls applied.</p> <p>Urban design and amenity clauses in draft WLEP 2009.</p> <p>Landscaping controls reviewed.</p> <p>WDCP review commenced.</p>
<p>2. To conserve the natural and cultural heritage of Willoughby.</p>		
<p>Prepare and review plans and policies.</p>	<p>Heritage controls in draft WLEP 2009.</p> <p>Review WDCP with draft WLEP 2009 changes.</p>	<p>Heritage controls in draft WLEP 2009.</p> <p>WDCP review commenced.</p>

## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2008 to June 2009	PROGRESS
<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>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>Participate in the Heritage Festival annually. (WCS 3.3.7)</p>	<p>Respond to government's review of the Heritage Act and impacts on Council's heritage policies and processes.</p> <p>Aboriginal heritage is considered in rezonings and development applications.</p> <p>Options to be considered in 2009 following review of Heritage Act and exempt/complying development provisions by the government.</p> <p>New items included in draft WLEP 2009.</p> <p>General advice to community/developers and advice on all conservation area and heritage item DA's.</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 2009.</p>	<p>Heritage Amendment Act 2009 passed. Little impact on local heritage items and conservation areas or Council's policies.</p> <p>ABC site interpretation developed with applicant</p> <p>New items included in draft WLEP 2009 from recent studies, plus old RNSH buildings and 9 Centennial Avenue.</p> <p>RTA consultation on fencing for Northbridge Suspension Bridge.</p> <p>Advice given on DA's. W.H.A.C. meetings held.</p> <p>Heritage Register in new format.</p> <p>Chatswood R. St items to WDHS and Local Studies library.</p> <p>Heritage Item and Conservation Area brochures in 4 community languages completed.</p> <p>Heritage Festival 4<sup>th</sup>-19<sup>th</sup> April 2009, theme "Our Place in Space - Under the Southern Cross".</p> <p>Community and Council events held.</p>

## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2008 to June 2009	PROGRESS
3. To provide planning framework for Chatswood CBD.		
<p>Prepare an integrated Chatswood City Centre Strategy.</p> <p>Implement the CBD Strategy including preparation/exhibition of new planning controls (LEP &amp; 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"> <li>• CBD Strategy</li> <li>• Chatswood City Centre LEP as part of draft WLEP 2009.</li> <li>• Chatswood City Centre DCP, to be part of WDCP.</li> </ul> <p>Strategies developed and adopted by Council through new LEP/DCP and Council activities.</p>	<p>Council consideration of Chatswood City Centre Plan 2008 Vision and Strategic Plan, draft LEP and DCP controls and Civic Improvement Plan in July. LEP controls incorporated into draft WLEP 2009. Consultations with government departments undertaken.</p> <p>Pacific Highway Traffic Study being undertaken with RTA.</p> <p>New submission to DOP for developer levy for CBD public improvements.</p>
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>Review of residential development and housing issues in the City together with Inner North Subregional Strategy included in draft WLEP 2009.</p>	<p>Review undertaken and new provisions included in draft WLEP 2009 including affordable housing.</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>Annual MUDP Review.</p> <p>Future housing needs included in rezonings in draft WLEP 2009.</p> <p>Inclusion of small secondary dwellings as a new housing type in draft WLEP 2009 and development of controls in WDCP.</p>	<p>Future housing needs considered and incorporated in Draft WLEP 2009.</p> <p>Review of future housing and demographic projections with id profile for future planning.</p> <p>Secondary dwellings included in Draft WLEP 2009.</p>

## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2008 to June 2009	PROGRESS
<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>Exhibition of draft WLEP 2009 including explanatory material.</p>	
<p>5. To maintain/expand the employment base, servicing sectors and local business centres for the City and the Region.</p>		
<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>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>Implement new industrial planning controls. Review industrial areas for new comprehensive WLEP. Implement St Leonards Strategy through new WLEP.</p> <p>New controls from Local centres from review in draft WLEP 2009 and development of supporting WDCP controls. Implement Northbridge Masterplan through draft WLEP 2009. Northbridge Plaza redevelopment options reviewed with community and owners. Implement complying development controls which streamline change of use proposals.</p> <p>Planning controls for centres in draft WLEP 2009 to retain and encourage new employment and promote public transport and infrastructure.</p>	<p>New controls retained for Draft WLEP 2009 Review undertaken.</p> <p>Recommendations incorporated for St Leonards CBD into Draft WLEP 2009.</p> <p>All Local centres reviewed and new controls in Draft WLEP 2009, including Northbridge Masterplan. Northbridge Plaza and Carpark Masterplan project discontinued.</p> <p>Exempt/complying development controls included in Draft WLEP 2009 - to be reviewed with new complying development codes.</p> <p>New planning controls for centres provide commercial opportunities and promote public transport. WLEP 1995 (Amendment 66) – Reclassification of depot site Gibbes St and Northbridge Library site Sailors Bay Rd gazetted December.</p>

## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

STRATEGIES	TARGETS July 2008 to June 2009	PROGRESS
6. To ensure Willoughby takes initiative and provides response to relevant issues as they arise.		
<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>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>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 reviews and forums.</p> <p>Involvement in NSROC strategies and Inner North Sub regional Plan.</p>	<p>Monthly northern planners meetings at Willoughby City Council.</p> <p>Ongoing discussions, input and response to government Housing Codes, Standard Instrument, new plan making procedures.</p> <p>Awaiting final subregional plan from Department of Planning.</p>
7. To develop and maintain Council's property information and planning database		
<p>Maintain GIS and planning data.</p>	<p>Update planning/property database.</p> <p>Maintain S149 Certificate information.</p> <p>Current zoning maps online.</p>	<p>Ongoing updates made.</p> <p>Amendments to S149 certificate regulations.</p>
8. To ensure that development contributes to the increased demand it generates for public services and facilities.		
<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>Undertake Section 94/94A review with new legislation.</p> <p>Prepare a 1% levy S94A Plan, 2% levy for Chatswood CBD.</p> <p>Pursue in large sites including Channel 9 ABC site, Acoustic Lab redevelopment sites.</p>	<p>Awaiting new developer contribution guidelines proposed from government. \$20,000 per dwelling limit set for contributions.</p> <p>New submission to DOP for Chatswood CBD levy.</p> <p>Open Space/Recreation Plan in preparation to guide future needs and locations.</p>

**Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING**

<b>STRATEGIES</b>	<b>TARGETS July 2008 to June 2009</b>	<b>PROGRESS</b>
<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>New S94A Plan proposed and exhibited.</p>          <p>Advice on DA's.</p>	

## Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

PRINCIPAL ACTIVITY 1		URBAN DEVELOPMENT AND PHYSICAL PLANNING			
Council Service 1.2		Strategic Planning			
	Original Budget 2008/2009 \$000's	Current Budget 2008/2009 \$000's	Actual June 2009 \$000's	Variation June 2009 \$000's	Revised Budget 2008/2009 \$000's
<b>RECURRENT EXPENDITURE</b>					
Environmental Services Administration	180.6	180.6	184.4	2.4	183.0
Strategic Planning Services	876.0	835.2	825.0	0.0	835.2
<b>TOTAL</b>	<b>1,056.5</b>	<b>1,015.8</b>	<b>1,009.4</b>	<b>2.4</b>	<b>1,018.2</b>
<b>RECURRENT INCOME</b>					
Environmental Services Administration	(2.2)	(2.2)	(1.1)	0.0	(2.2)
Environmental Services Administration - Regulatory	(220.0)	(170.0)	(153.9)	11.0	(159.0)
Strategic Planning Services	(55.1)	(55.1)	(7.3)	0.0	(55.1)
<b>TOTAL</b>	<b>(277.3)</b>	<b>(227.3)</b>	<b>(162.3)</b>	<b>11.0</b>	<b>(216.3)</b>
<b>RECURRENT NET COST</b>	<b>779.2</b>	<b>788.5</b>	<b>847.2</b>	<b>13.4</b>	<b>801.9</b>
<b>PRIORITY / IMPROVEMENT EXPENDITURE</b>					
Environmental Services Administration	0.0	0.0	0.0	0.0	0.0
Strategic Planning Services	50.0	77.7	2.7	(75.0)	2.7
<b>TOTAL</b>	<b>50.0</b>	<b>77.7</b>	<b>2.7</b>	<b>(75.0)</b>	<b>2.7</b>
<b>PRIORITY / IMPROVEMENT INCOME</b>					
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
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>PRIORITY / IMPROVEMENT NET COST</b>	<b>50.0</b>	<b>77.7</b>	<b>2.7</b>	<b>(75.0)</b>	<b>2.7</b>
<b>TOTAL NET COST</b>	<b>829.2</b>	<b>866.2</b>	<b>849.8</b>	<b>(61.6)</b>	<b>804.6</b>

**Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING**

Mgt Plan No.	Project I.D.	Carry over from 07/08	Org Budget 2008/09	Curr Budget 2008/09	Actual June 2009	Var June 2009	Rev Budget 2008/09	Carryover 09/10	Status / Comments
	<i>Strategy Planning</i>								
1.2	342001527 - Willoughby Local Envir Plan (WLEP) - 4200_5443	47.7	35.0	62.7	0.0	(62.7)	0.0	Y	Project extended time. Funds carriedover.
1.2	342001854 - Willoughby City Strategy / Integrated Plan Review - 4200_6010	0.0	15.0	15.0	2.7	(12.3)	2.7	Y	Project underway, not completed.
1.2	<b>TOTAL PRIORITY IMPROVEMENT EXPENDITURE</b>	<b>47.7</b>	<b>50.0</b>	<b>77.7</b>	<b>2.7</b>	<b>(75.0)</b>	<b>2.7</b>		



## **Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING**