



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 that 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 incorporate the State Government Planning reforms. In particular, attention will be given to improving processing times, maintaining the consistency of Council's decision-making, fostering community participation in the approvals process and achieving the planned outcomes for each locality.

Strategic Planning

New Willoughby LEP adopted; Chatswood CBD LEP and DCP adopted; Conservation Areas and Heritage Items reviewed in the Council term; review Willoughby DCP to reflect new WLEP; Contributions Plans adopted; sub-regional planning strategy implemented as it applies to Willoughby including monitoring of new dwelling uptake and additional employment.

Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

Council Service 1.1: Development Applications Assessment		EFT 29.03
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 2009/2014

STRATEGIES	TARGETS July 2009 to June 2010	PROGRESS
1. To ensure the Development Application, Complying Development 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 controls and internal processes to streamline determination of applications. (WCS 5.2.9)</p>	<p>DA process is streamlined by improving processes, use of IT and education of stakeholders.</p> <p>Revise procedures to comply with new planning reform legislation:</p> <ul style="list-style-type: none"> ▪ Complying Development Codes ▪ Planning Arbitrators ▪ Joint Regional Planning Panel 	<p>New low density residency checklist & complying development checklist in place.</p> <p>Draft checklists being developed for residential flats, commercial & industrial developments (Oct 10).</p> <p>Electronic files (with just working copy paper file) in place.</p> <p>Electronic referrals in place.</p> <p>Electronic insertion of conditions improvement being implemented (Oct 10)</p> <p>JRPP procedures document successfully implemented.</p>
2. To enhance the visual quality, amenity and environmental sustainability of the City through the development approval and monitoring process.		
<p>Improve the sustainability of buildings through the DA/CC process to:</p> <ul style="list-style-type: none"> • Reduce greenhouse gas emissions • Reduce water use • Conserve energy • Promote alternative energy sources • Reduce pollution 	<p>All dwelling applications to comply with BASIX minimum.</p> <p>All non -dwellings to satisfy DCP sustainability scorecard.</p> <p>All new developments to incorporate, where appropriate:</p> <ul style="list-style-type: none"> • Water sensitive urban design • Rain water tanks • Energy reducing measures • Indigenous landscaping • Sustainable materials selection. 	<p>BASIX Cert. required with submission of application and enforced by Conditions of Consent.</p> <p>Sustainability scorecards/ reports required with submission of DA and enforced by Conditions of Consent.</p> <p>Sustainable measures encourages through pre-DA with DA requirements and through Conditions of Consent.</p>

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STRATEGIES	TARGETS July 2009 to June 2010	PROGRESS
<p>Inclusion of “safer by design” principles in assessment of all projects. (WCS 1.4.7)</p> <p>Encourage car sharing schemes in major development projects. (WCS 4.1.19)</p> <p>Promote greater use of public transport and reduced private vehicle trips for journey to work.</p> <p>Promote demonstration models for innovative sustainable development. (WCS 5.3.3)</p>	<p>All new developments incorporate, where appropriate, “safer by design” principles as reflected in development consent and constructed projects.</p> <p>All Development applications for major residential, office or industrial projects to include, where appropriate, car sharing schemes for residents or staff in accordance with Willoughby DCP Transport Requirements.</p> <p>All Development applications to comply with Willoughby DCP Transport requirements applying demand management car parking.</p> <p>Developments that achieve high standards of sustainability or innovative sustainable solutions will be recognised through <i>Willoughby City News</i> or <i>Sustainable House Day</i>.</p>	<p>Safer-by-Design assessments undertaken in accord with adopted protocol.</p> <p>Use of green travel plans (including car sharing) promoted through pre DA negotiations throughout assessment of applications and Conditions of Consent (eg info packs for new gyms etc to include encouraging and advising on alternate transport means including car sharing).</p> <p>DCP car parking requirements (which limit required spaces close to public transport) consistently applied.</p> <p>Gore Hill Technology Park Trigereneration Plant approved. The Concourse Development. Adaptive reuse of 1 Frederick St (old Depot Site)</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>Implement provisions for access and mobility in developments and in public spaces including initiatives for the visually impaired. (WCS 1.2.12)</p>	<p>All residential flat buildings to be audited by July 2010.</p> <p>All commercial and industrial buildings to be audited by December 2010.</p> <p>All Development consents implement relevant provisions of Willoughby DCP – Access and Mobility.</p>	<p>Auditing program continuing</p> <p>DA's assess against WDCP - access and mobility requirements and conditions applied accordingly.</p>

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PRINCIPAL ACTIVITY 1		URBAN DEVELOPMENT AND PHYSICAL PLANNING			
Council Service 1.1		Development Applications Assessment			
	Original Budget 2009/2010 \$000's	Current Budget 2009/2010 \$000's	Actual June 2010 \$000's	Variation June 2010 \$000's	Revised Budget 2009/2010 \$000's
RECURRENT EXPENDITURE					
Manager Engineering Services	63.0	63.0	58.0	0.0	63.0
Engineering Services Development Unit	413.0	413.0	389.6	0.0	413.0
Environmental Services Administration	629.8	629.8	624.4	(3.6)	626.3
Environmental - Development Services	1,279.7	1,499.7	1,613.1	68.3	1,568.0
Environmental - Building Services	1,287.7	1,337.7	1,339.5	17.8	1,355.5
TOTAL	3,673.2	3,943.2	4,024.6	82.5	4,025.7
RECURRENT INCOME					
Manager Engineering Services	0.0	0.0	0.0	0.0	0.0
Engineering Services Development Unit	(199.2)	(249.2)	(431.3)	(180.0)	(429.2)
Environmental Services Administration	(7.2)	(7.2)	(15.3)	(8.5)	(15.6)
Environmental - Development Services	(679.6)	(820.9)	(1,091.9)	(194.6)	(1,015.5)
Environmental - Building Services	(439.0)	(489.0)	(557.9)	(63.7)	(552.7)
TOTAL	(1,325.0)	(1,566.3)	(2,096.4)	(446.8)	(2,013.0)
RECURRENT NET COST	2,348.2	2,376.9	1,928.2	(364.2)	2,012.7
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	2,348.2	2,376.9	1,928.2	(364.2)	2,012.7

Principal Activity 1: URBAN DEVELOPMENT AND PHYSICAL PLANNING

Council Service 1.2:	Strategic Planning	EFT 9.2
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 and natural environment	

OBJECTIVES 2009/2014

STRATEGIES	TARGETS July 2009 to June 2010	PROGRESS
1. To establish plans which reflect community aspirations, needs and regional and metropolitan issues.		
<p>Provide a long term strategic plan for the City as the basis for council activities, reviewed each electoral cycle.</p> <p>Respond to Government surplus land issues, rezoning requests and individual applications</p> <p>Review and revise statutory planning controls for the City responding to the Willoughby City Strategy and in response to community and environmental issues.</p>	<p>Review and update the Willoughby City Strategy with stakeholders, including staff, State Government and local organisations, the community and Council. Incorporating the DLG Integrated Planning Model (PIP \$50,000)</p> <p>Implementation of Market Garden Master plan and Shore School land swap.</p> <p>Council input into RNSH Redevelopment Concept Plan and DA assessment</p>	<p>New Strategy adopted in December following community consultations and exhibitions. Strategy submitted to DLG, published and on internet.</p> <p>Market Garden site - S96 to modify consent for infrastructure works and subdivision from new owners. 4 Shore townhouses approved.</p> <p>Agreement from Dept of Planning on Site 14 - 2 lots for public open space.</p> <p>RNSH amendments to community building design submission. Draft planning agreement on open space contribution and community building. Further review of site Concept Plan proposed in July.</p>

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STRATEGIES	TARGETS July 2009 to June 2010	PROGRESS
<p>Review and revise statutory planning controls for the City responding to the Willoughby City Strategy and in response to community and environmental issues. <i>Cont...</i></p> <p>Develop and review the Willoughby Development Control Plan and Policies for the City and specific locations.</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>Resolution of Hercules St, Chatswood health land future use.</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.</p> <p>(PIP \$30,000)</p> <p>Site specific DCP controls as required.</p> <p>Commence review of WDCP with draft WLEP 2009 changes and new planning reforms.</p> <p>Include sustainable development, transport and urban design provision in draft WLEP 2009.</p> <p>Review WDCP sustainable development controls.</p>	<p>Representations made to State Govt on mental health issues.</p> <p>Amendments made by Council to draft LEP in August following receipt of Certificate to advertise. S65 Certificate to advertise draft WLEP 2009 received Feb. Exhibition and community consultation March-June 2010.</p> <p>New WDCP controls for secondary dwellings exhibited in October and adopted by Council in December.</p> <p>Additional WDCP childcare centre controls for environmental considerations approved in August.</p> <p>WDCP draft amendments associated with draft WLEP 2009 exhibited March-June.</p> <p>Proposed clauses removed by DOP. Included by Council as objectives for Draft WLEP 2009.</p>
<p>2. To conserve the natural and cultural heritage of Willoughby.</p>		
<p>Prepare and review heritage plans and policies.</p> <p>Manage aboriginal sites with National Parks and Wildlife Service and Aboriginal Heritage advisor. (WCS 2.1.13)</p>	<p>Heritage controls in draft WLEP 2009.</p> <p>Review WDCP with draft WLEP 2009 changes.</p> <p>Aboriginal heritage is considered in rezonings and development applications.</p> <p>Consideration of aboriginal heritage recognition in the city by WHAC.</p>	<p>Controls in Draft WLEP 2009. Review underway</p> <p>Planning officers training on aboriginal sites - August.</p>

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STRATEGIES	TARGETS July 2009 to June 2010	PROGRESS
<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 issues.</p>	<p>New items and review of conservation area boundaries included in draft WLEP 2009.</p> <p>General advice to community/developers and specific advice on all conservation area and heritage item DA's.</p> <p>Heritage Register updated in Heritage Council format.</p> <p>Heritage website maintained to promote heritage awareness.</p> <p>Administer Willoughby Heritage Advisory Committee.</p>	<p>Items included</p> <p>Advice given. Northbridge Long Gully Suspension Bridge barriers proposal - meetings and submissions to RTA. Installation commenced.</p> <p>Heritage brochures in 4 community languages and on website.</p> <p>WHAC ongoing.</p>
<p>Participate in the Heritage Festival annually. (WCS 3.3.7)</p>	<p>Heritage Festival 2010 including Heritage Architecture Awards.</p>	<p>Heritage Festival 2010 including Heritage Architecture Awards held in April 2010.</p>
<p>3. To provide a planning framework for Chatswood CBD.</p>		
<p>Prepare and implement an integrated Chatswood City Centre Strategy.</p> <p>Implement the CBD Strategy including preparation/exhibition of new planning controls (LEP & DCP) for The Concourse 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 as part of draft WLEP 2009. • Chatswood City Centre development controls included in WDCP. <p>Strategies developed and adopted by Council through new LEP/DCP contribution plan and Council activities.</p>	<p>CBD Strategy adopted and exhibited with Draft WLEP 2009 and DCP controls.</p> <p>Pacific Highway traffic study completed.</p> <p>Chatswood CBD workshop with Councillors in June.</p> <p>CBD 3% levy proposal approved by government and exhibited with Draft WLEP 2009.</p>
<p>4. To provide housing choice that meets the needs of current and future residents of the City.</p>		
<p>Prepare a new residential development strategy. (WCS 3.2.1)</p>	<p>Implement the 2008 review of residential development and housing issues in the City through draft WLEP 2009 and new WDCP controls.</p>	<p>Draft plan prepared and ongoing discussion/information with DOP for exhibition. Exhibition held and submissions received.</p>

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STRATEGIES	TARGETS July 2009 to June 2010	PROGRESS
<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>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>Annual MDP Review with State Government.</p> <p>Future medium density housing areas included in rezonings in draft WLEP 2009.</p> <p>Participation in housing forums and planning reforms development.</p> <p>Introduction of small secondary dwellings as a new housing type.</p> <p>Exhibition of draft WLEP 2009 including explanatory material.</p>	<p>MDP Review completed.</p> <p>Greville St rezoning proposal - Liaison Committee meetings held and correspondence/ studies undertaken.</p> <p>New SEPP Affordable rental housing gazetted. New WDCP controls for secondary dwellings adopted.</p> <p>New submission to minister for Planning on Council's affordable housing programme following rejection by previous Minister (now Premier). Extension of Council's Affordable Housing Programme rejected by Minister in February.</p>
<p>5. To maintain/expand the employment base, servicing sectors and local business centres for the City and the Region.</p>		
<p>Industrial employment and service areas maintained and supported.</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>Implement 2008 review of industrial/ employment areas in draft WLEP 2009.</p> <p>Implement St Leonards Strategy, including draft WLEP 2009 and WDCP.</p> <p>Implement 2008 review of local centres through draft WLEP 2009 and WDCP.</p> <p>Implement Northbridge Masterplan through draft WLEP 2009 and WDCP.</p> <p>Northbridge Plaza, Council and community review access and amenity issues for the centre and car park.</p>	<p>Recommendations included for industrial areas and St Leonards CBD in exhibited Draft WLEP 2009.</p> <p>Included in draft WLEP 2009 and draft WDCP amendments.</p> <p>Northbridge Plaza and Council Carpark Masterplan project discontinued by Council.</p>

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STRATEGIES	TARGETS July 2009 to June 2010	PROGRESS
<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>Planning controls for centres in draft WLEP 2009 to retain and encourage new employment and promote public transport and infrastructure in conjunction with private development and developer contributions.</p>	<p>More flexible controls for centres in draft WLEP 2009.</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>Participate in regional actions which advocate Willoughby and Region's interests to State and Federal Government and their agencies.</p>	<p>Monthly Northern Planners meetings. Attended workshops on new exempt/comp. codes, new SEPPS/State Government reforms/DA processes etc. Local Govt. planning forums, Metro Strategy review. Response to Govt Sea-Level rise policy.</p>
<p>7. To develop and maintain Council's property information and planning database</p>		
<p>Maintain GIS and property planning data.</p>	<p>Update planning/property database. Maintain and issue S149 Certificate information. Digital draft WLEP 2009 maps.</p>	<p>Ongoing New S149 questions added. Draft maps finalised for exhibition and placed on web.</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>Undertake Section 94/94A review with new legislation and guidelines from State Government. Finalise a 1% levy S94A Plan for the city and separate S94A for Chatswood CBD.</p>	<p>Draft guidelines released December - awaiting new section of Act and guidelines from Govt. New draft S94A Plan being prepared for City to replace existing plans.</p>
<p>Provide advice on developer contribution matters.</p>	<p>Advice on DA's</p>	<p>Advice given</p>

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PRINCIPAL ACTIVITY 1		URBAN DEVELOPMENT AND PHYSICAL PLANNING			
Council Service 1.2		Strategic Planning			
	Original Budget 2009/2010 \$000's	Current Budget 2009/2010 \$000's	Actual June 2010 \$000's	Variation June 2010 \$000's	Revised Budget 2009/2010 \$000's
RECURRENT EXPENDITURE					
Environmental Services Administration	193.8	193.8	192.1	(1.1)	192.7
Strategic Planning Services	832.4	832.4	775.0	(33.1)	799.3
TOTAL	1,026.2	1,026.2	967.2	(34.2)	992.0
RECURRENT INCOME					
Environmental Services Administration	(2.2)	(2.2)	(4.7)	(2.6)	(4.8)
Environmental Services Administration - Regulatory	(160.0)	(160.0)	(177.2)	(17.2)	(177.2)
Strategic Planning Services	(56.7)	(56.7)	(7.2)	(8.6)	(65.3)
TOTAL	(218.9)	(218.9)	(189.1)	(28.4)	(247.3)
RECURRENT NET COST	807.3	807.3	778.1	(62.6)	744.7
PRIORITY / IMPROVEMENT EXPENDITURE					
Environmental Services Administration	0.0	0.0	0.0	0.0	0.0
Strategic Planning Services	80.0	155.0	80.8	(74.3)	80.7
TOTAL	80.0	155.0	80.8	(74.3)	80.7
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	80.0	155.0	80.8	(74.3)	80.7
TOTAL NET COST	887.3	962.3	858.8	(136.9)	825.4

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Mgt Plan No.	Project I.D.	Carry over from 08/09	Org Budget 2009/10	Curr Budget 2009/10	Actual Jun 2010	Var Jun 2010	Rev Budget 2009/10	Carryover 2010/11	Status / Comments
	<i>Strategy Planning</i>								
1.2	342001527 - Willoughby Local Envir Plan (WLEP) - 4200_5443	62.7	30.0	92.7	35.9	(56.8)	35.9	Y	Project continuing, studies underway.
1.2	342001854 - Willoughby City Strategy / Integrated Plan Review - 420	12.3	50.0	62.3	44.8	(17.5)	44.8	Y	Finalisation of project and outstanding costs.
1.2	TOTAL PRIORITY IMPROVEMENT EXPENDITURE	75.0	80.0	155.0	80.8	(74.3)	80.7		