

Strategic Planning & Infrastructure Group – Project Updates

Draft Growth Management Strategy
Draft Citywide LEP
Draft Citywide DCP



CCB Meeting
March 2010

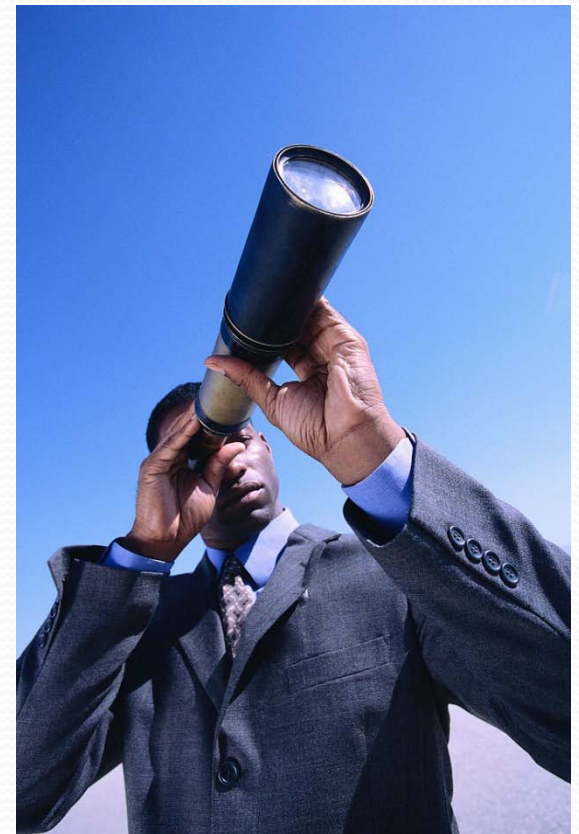
Draft Citywide Growth Management Strategy

- Staff have finalised a draft of the strategy
- Currently being reviewed by Dept. of Planning prior to finalisation and consideration by Council
- Will incorporate relevant outcomes from the Community Strategic Plan process
- Exhibition later this year for community comment



Draft Citywide LEP

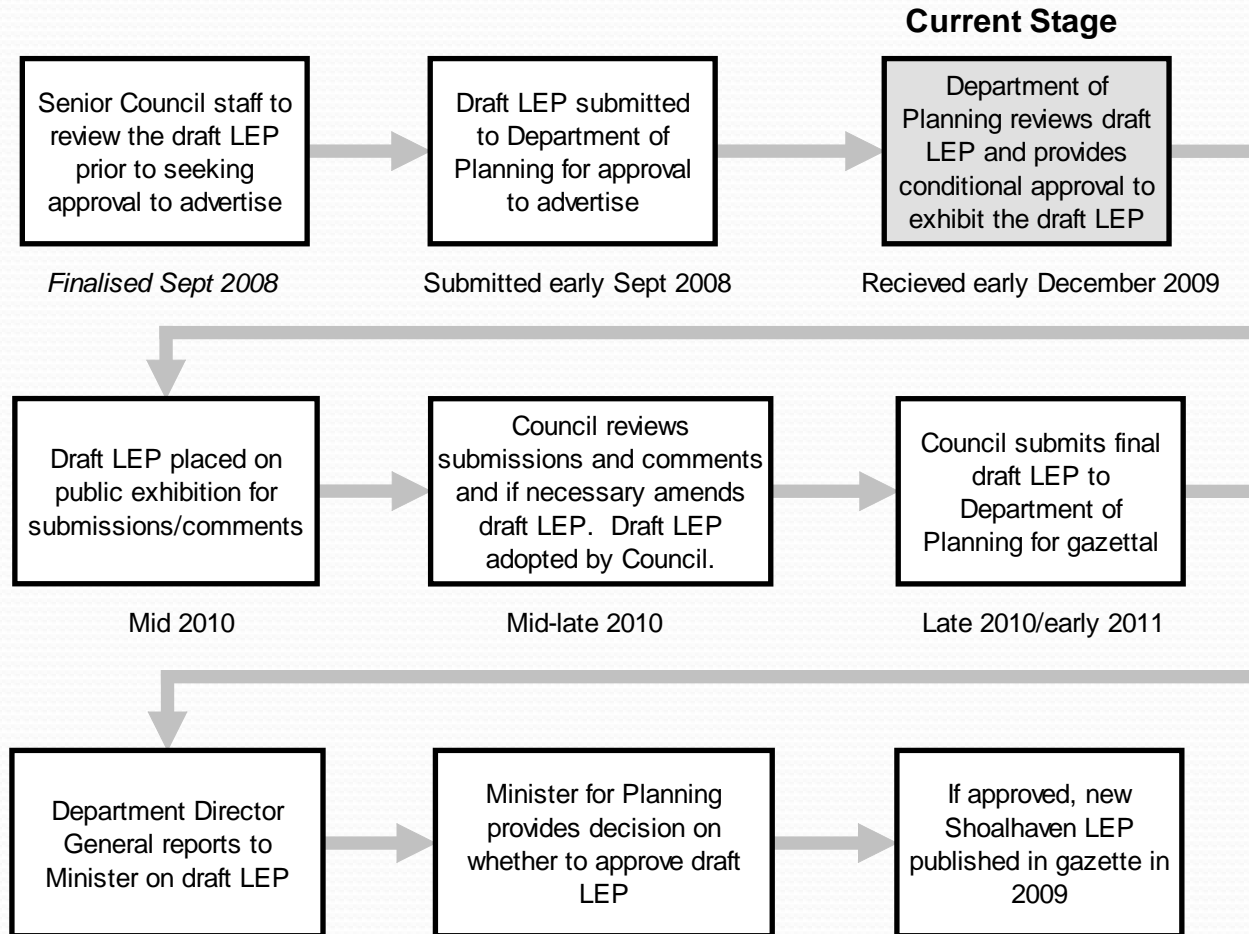
- Needs to be consistent with State Government's Standard LEP Instrument.
- Draft LEP is primarily an “administrative” changeover from LEP 1985 (except Nowra Bomaderry area where Structure Plan is being implemented via this LEP).
- We received a conditional Section 65 Certificate in December 2009 – requested wide range of changes



Draft Citywide LEP

- Council has been reviewing and considering the conditional offer in consultation with the Dept of Planning
- May be reported to Council for formal consideration in April/May 2010
- Exhibition likely to occur mid-late 2010. Exhibition period minimum 8-10 weeks.
- Comprehensive community consultation strategy to be implemented during exhibition period.
- EVERY landowner to be advised in writing when exhibition period commences.

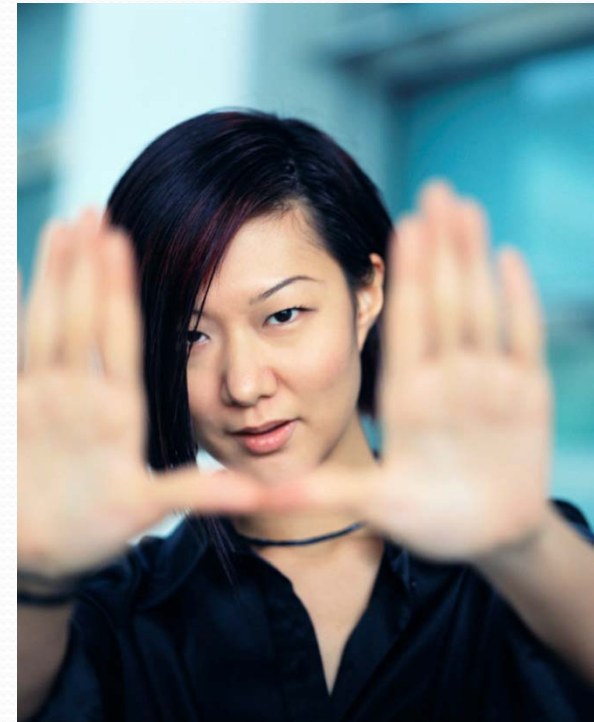
Process Chart



Note: the review periods for the State Departments could be several months as many councils will be submitting their draft plans around the same time.

Draft Citywide DCP

- The Draft Shoalhaven Citywide DCP 2009 is being prepared as a result of changes to the Environmental Planning & Assessment Act that requires “*only one development control plan made by the same relevant planning authority may apply in respect of the same land*”.
- The Dept. of Planning has confirmed that, a single DCP must be adopted and operational when the Citywide LEP is gazetted.



Draft Citywide DCP

- Will initially be largely an administrative changeover, amalgamating current DCPs into one document and correcting abnormalities, updating provisions, removing redundant controls etc
- Will be identifying components that need comprehensive review to be worked on once Single DCP is in place
- Initial draft has been prepared by staff – is being refined to ensure it is consistent with the new draft LEP
- Likely to be reported to Council later this year so that it can be exhibited as a draft after the LEP exhibition

Shoalhaven Contributions Plan 2010

Community Consultative Body Executives
Monday 8 March 2010

Presentation overview

- Key outcomes
- Guidance / user feedback
- Key changes
- Current Development Committee Recommendation
- Website format
- Where to from here....

Key outcomes

- Provide an interactive website that allows for easy public use;
- Meet the Minister for Planning Direction - to review and place Plan on the internet;
- Review all contribution projects not previously reviewed in the original Contributions Plan 1993;
- Consolidate all past amendments and policies into one document;
- Review indexation rates;
- Incorporate industry guidance and user feedback;
- Provide for annual minor reviews and major reviews every 4 years.

Guidance / user feedback

- Council Staff Steering Group
- Councillor Briefings
- Council Development Assessment Staff (1+1)
- Working with the Department of Planning
- External peer review (Newplan)
- Development Industry Discussion (1+1)
- Public exhibition process (yet to occur)

Key changes

- Based on Planning Areas.
- Annual indexation be based on Sydney CPI.
- Changes to the calculation of rates for various forms of development.
- Amended project descriptions.
- Project rates, with the exception of drainage and car spaces be based on ETs.
- Projects apportioned to current population projections.
- Project management and administration be based on standard rate.
- Projects to become inactive.
- Review of project delivery priority & timeframes.
- Compliance with findings of the Department of Planning's Local Contributions Review Panel.

Current Development Committee Recommendation

RECOMMENDED that in relation to draft Shoalhaven Contributions Plan 2010 (the draft Plan):

- a) **Council endorse public exhibition of the draft Plan for a minimum period of 28 days;**
- b) **Notice of exhibition be placed in local newspapers and on Council's Internet site with easy links to make comments electronically in accordance with clauses 28 and 29 of the *Environmental Planning & Assessment Regulations 2000*;**
- c) **The draft Plan and any supporting information be made publicly available on Council's website at a public computer at the Nowra and Ulladulla offices;**
- d) **All Community Consultative Bodies and Chambers of Commerce be made aware of the draft Plan;**
- e) **Public exhibition of the draft Plan includes:**
 - **3 Public demonstration sessions (Nowra, Huskisson & Ulladulla);**
 - **1 Development Industry demonstration session (Nowra);**
- e) **This report be displayed with the draft Plan to assist interpretation of changes in management and administration to Council's current Contributions Plan; and**
- f) **A further report be submitted to Council after the public exhibition period.**

Website format

shoalhaven City Council shoalhaven contributions plan 2010

Home Sections Schedules Supporting Information Projects Search Contributions Calculator Disclaimer Disclosure Printing

Home

Explanatory Note

This Plan, being the draft Shoalhaven Contributions Plan 2010, will be on public exhibition from Wednesday 17 March to Friday 16 April, 2010 (inclusive). While most contribution projects from the 1993 Contributions Plan (as amended) have been incorporated into this Plan, it is proposed that some projects be deleted or superseded by new projects. This Plan only shows those contribution projects that are proposed to be effective in the Shoalhaven Contributions Plan 2010.

Information on deleted, superseded and new projects can be found in item 6 on page 29 of the business paper within the Council report pertaining to this public exhibition.

Shoalhaven Contributions Plan 2010

The Shoalhaven Contributions Plan 2010 (the Plan) allows Shoalhaven City Council (Council) (or an accredited certifier) to levy direct contributions on development consents (or complying development certificates) issued for land within the City of Shoalhaven. These contributions are collected and then applied to providing community infrastructure or additional infrastructure to meet demand created by this development.

How to use the Plan and this website

Development that increases the demand for community infrastructure in the Shoalhaven Local Government Area (LGA) will, in accordance with this Plan, be levied contributions toward the cost of providing such infrastructure.

Those most interested in this Plan are therefore likely to be owners and developers of land in the Shoalhaven LGA that will be required to make a contribution under this Plan.

The plan and this website contains many details concerning the infrastructure and contribution requirements on development.

A preliminary estimate for monetary contributions for a proposed development can be obtained by using the "Contributions Calculator" page.

A description of what is contained on other pages is shown below.

A USB copy of the full Plan (**when finalised and made effective**) which is shown on this website can be obtained at Council's City Administration Centre, Bridge Road, Nowra and the Southern District Office, Deering Street, Ulladulla.

Part 1 - Sections

1. Summary and overview – includes the essential details of the Plan.
2. Scope – describes what the Plan is for and how it applies to development in Shoalhaven LGA.
3. Infrastructure demands and contribution projects – describes development and population growth, the infrastructure requirements related to that growth and the determination of reasonable contributions for these projects.

Where to from here....

- Seeking Council endorsement for public exhibition on Tuesday 9 March 2010.
- Public exhibition in March / April:
 - Only accessible via internet.
 - 3 public demonstration sessions (Nowra, Huskisson & Ulladulla).
 - 1 development industry session (Nowra).
- Public exhibition report proposed to May/June Development Committee seeking Council endorsement to make effective.
- New Plan proposed to be effective by June 30.

Water and Sewerage

Water and Sewer Charges identified in Current Management Plan for 2010/11 (not yet confirmed by Council)

- Water Supply

- Access charge for residential customers

- \$65 ➔ \$75

- Usage charge per kL residential

- \$1.30 ➔ \$1.45

- Sewer

- Access charge – as per previously adopted pricing path based on major capital sewerage program

- \$585 ➔ \$615

Effect on Residential Water Bills

		2009/10	2010/11	% increase	\$ increase		
Access Charge		\$65.00	\$75				
Usage Charges	Usage per annum in kL	\$1.30	\$1.45		per annum	per week	per bill (quarterly)
	50	\$130.00	\$147.50	13.5%	\$17.50	\$0.34	\$4.38
	100	\$195.00	\$220.00	12.8%	\$25.00	\$0.48	\$6.25
	145	\$253.50	\$285.25	12.5%	\$31.75	\$0.61	\$7.94
	200	\$325.00	\$365.00	12.3%	\$40.00	\$0.77	\$10.00
	450	\$650.00	\$727.50	11.9%	\$77.50	\$1.49	\$19.38
Add Sewerage		\$585.00	\$ 615.00				
	Usage per annum in kL				per annum	per week	per bill (quarterly)
	50	\$715.00	\$762.50	6.6%	\$47.50	\$0.91	\$11.88
	100	\$780.00	\$835.00	7.1%	\$55.00	\$1.06	\$13.75
	145	\$838.50	\$900.25	7.4%	\$61.75	\$1.19	\$15.44
	200	\$910.00	\$980.00	7.7%	\$70.00	\$1.35	\$17.50
	450	\$1,235.00	\$1,342.50	8.7%	\$107.50	\$2.07	\$26.88

Note: 76.6 % residential customers use < 200 kL/year

98.9% residential customers use < 450 kL/year

Average usage per year city wide =145 kL/year

Future Water Capital Works

- Main focus for future water supply works is the need for a larger link between the northern and southern systems due to Porters Creek Dam having insufficient capacity to meet future demands of the southern area.
- Expected to require expenditure in the order of \$41M by 2021 for
 - Construction of a 26km long, 450mm diameter pipeline and booster pumping station from Bewong reservoir to Milton
 - Future upgrade to Bamarang WTP for additional 30 ML/day
 - 10 ML reservoir at Milton \$41M by 2021
- Current 20 year program allows for commencement of design in 2013/14

Why the Increase in Sewer Charges?

- Previous management plans have included the proposed increases

Major capital works – includes:

- Currarong Sewerage (\$14.5M) – construction now complete –
- Milton/Ulladulla SPS Upgrades (\$3M) – 14 Pump Stations to be upgraded – construction underway
- St Georges Basin STP Upgrade (\$5M) – Construction underway
- Kangaroo Valley Sewerage (\$15M) – Site investigations continuing
- Shoalhaven Heads STP Upgrade (\$10.5M) – Tenders called