

Development Services

Highlights and Significant Issues Report
For the Month of August 2011

Executive Summary

Overall we continue to focus on data integrity and systems improvement in conjunction with reviewing our service delivery. We aim to maximise efficiencies and improve our customer service at all times.

Customer Contact/Stakeholder Engagement

Our staff have initiated and convened a range of special interest group meetings, met with relevant State departments and managed exhibitions. We continue to actively engage with our stakeholder's and customers through various methods. Approximately 100 meetings have occurred this month covering development, environmental health and compliance related matters. We have served 267 customers at the Development Services Customer Contact Centre and responded to 102 Duty Planner enquiries. .

Development Assessment

Development application lodgement has returned to average historic levels following the large influx of applications lodged prior to the end of the financial year and the introduction of the Regional Plan. In general applications are being processed within or exceeding agreed benchmarks. Whilst there have been improvements to processing of Negotiated Decision Notices and amended applications, continued improvement is a focus area. The number of lots approved for this period is quite low (24) compared with the high number (98) of dwellings constructed.

Development Engineering

For the month of August we received 20 Operational Works applications – compared to the previous 3 month average of 8 and historic average of 11.(ref 2.6.2) The average days to decide figure has been distorted due to the due to final resolution of Town Beach bulk earthworks after a total of 836 days. (ref 2.6.3)The new plan sealing process (designed to improve processing time) requires an increase in industry engagement hence increased in numbers of applications decided more than 15 days (ref 2.7.3)Days to decide for Minor Works applications have improved from July due to completion of annual leave. (ref 2.8.2)

Health and Regulatory Services

Of all our customer request, 87% were managed by the Local Law unit, particularly for wandering and barking dogs. 682 regulated parking infringements issued – 10% increase on same period last year – applications being sought for temporary Local Laws Officer as approved in the budget to assist in this area. Licensed health premises consistent with last year – full staffing (4 EHOs) will increase team capacity going forward

\$314,003.50 identified in unrecovered contributions through MCU audits for the month.
\$36,567.60 recovered in outstanding contributions.

22 protracted complaints finalised that were in under 60 days, 7 related swimming pool non-conformity notices were issued, 9 related to protracted building issues and 6 related to planning issues.

Strategic Planning

First Special Interest Group meeting on Settlement Patterns, Infrastructure and Transport held on 29 August 2011.Council commenced with informal state interest discussions on the development of the new planning scheme. Two meetings on an collaborative agreement have been held with DLGP in July and August, with monthly workshops scheduled to December, and a wider state interest review workshop with all state agencies scheduled for 5 September. Development of the planning scheme well underway and on schedule, with the first parts of the planning scheme currently being developed.

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1. INDUSTRY CONSULTATION AND PUBLIC CONTACT

1.1 Views of PD Online Web Page

Description	Current Month	Average Hits - Previous 3 Months	Monthly Average Since January 2011
Page Views	624	622	607

1.2.1 Industry Contact/Meetings

Description	Current Month
Pre-Lodgement Meetings	9
Engineering Meetings	17
Environmental Services	3
Compliance	1
Local Laws	0
Environmental Health	17
Developer Meetings	53

1.2.2 Planning Scheme Consultation

- Special Interest Group meeting – Settlement Patterns, Infrastructure and Transport
- Mirani Town Centre Public Meeting
- Exhibition – New Planning Scheme and Northern Beaches Smart Growth
- Emergency Services - Future Growth Meeting
- Planning Scheme Workshop (DLGP/ Exemplar Program)
- DERM and Qld Heritage Council
- DLGP/Office of the Coordinator General
- Public Transport Service Plan – DTMR

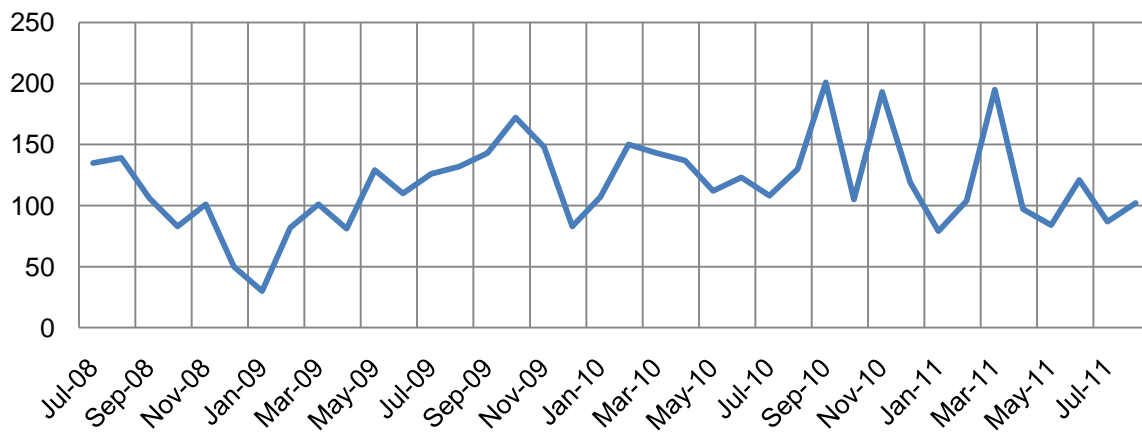
1.2.3 Work Groups

- Green Door Committee Meeting
- Presentation to TNQ PIA Symposium on Planning Scheme Drafting

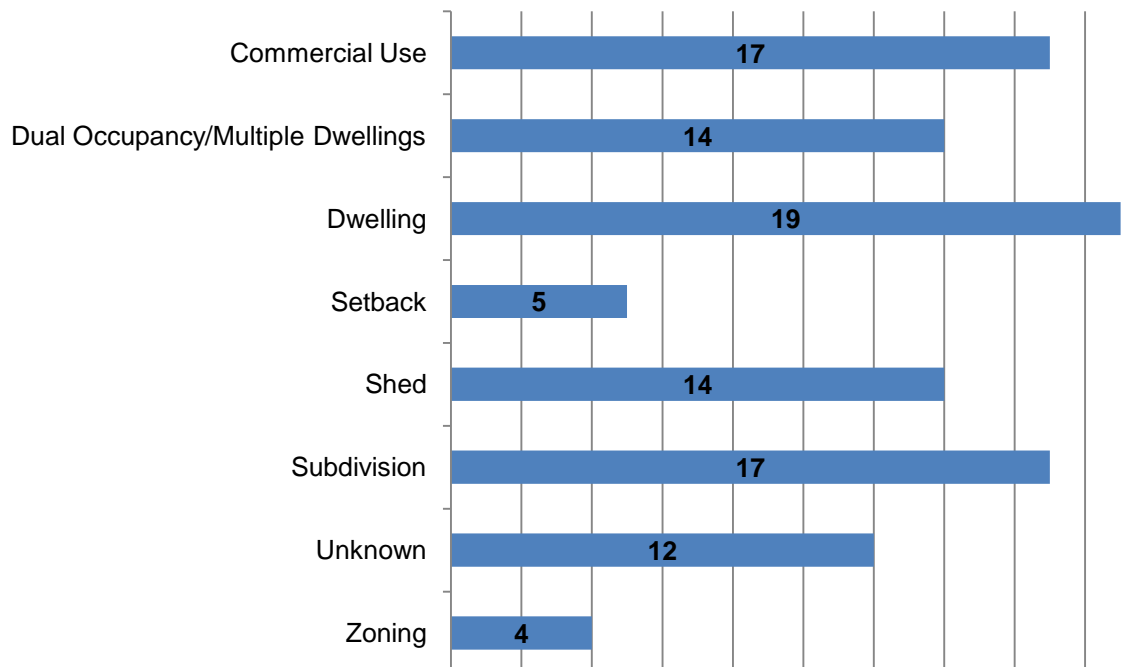
1.3 Duty Planner

Description	Current Month	Previous 3 Months Average	Average Since July 2008
Responses to Email & Fax Requests	102	97	117

1.3.2 Duty Planner Responses Provided Since July 2008



1.3.3 Number of Duty Planner Enquiries by Type

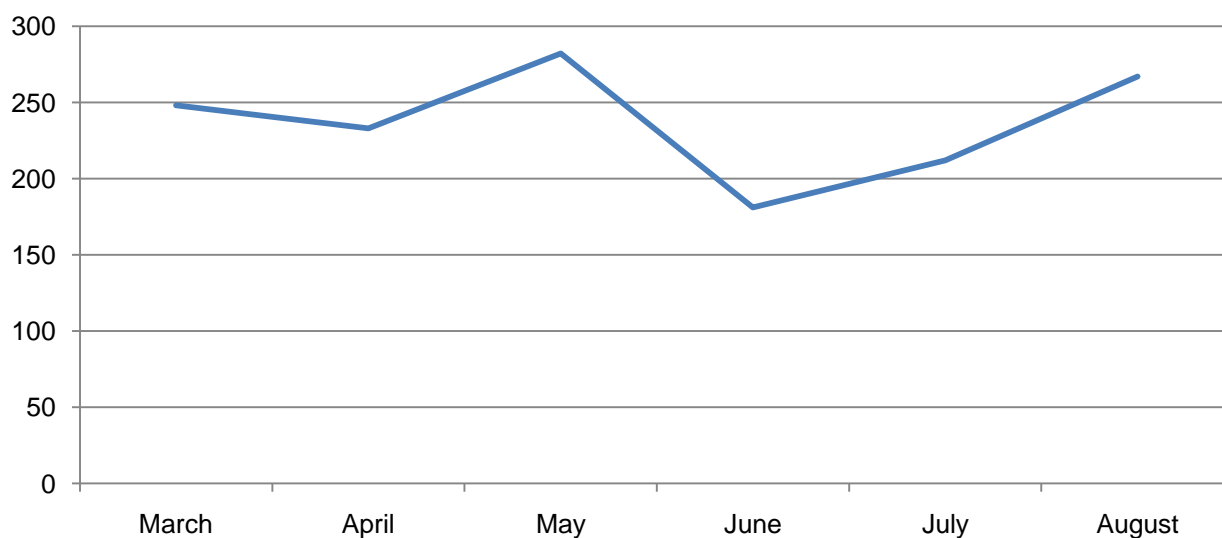


1.4.1 Development Services Business Centre Customer Contact

Month	General Enquiry	Meeting	Deliveries	Phone Call	Application Lodgement	Totals
March	77	72	16	4	83	248
April	88	71	11	2	63	233
May	115	82	13	2	72	282
June	75	49	14	3	40	181
July	75	63	12	2	61	212
August	94	64	9	1	99	267

1.4.2

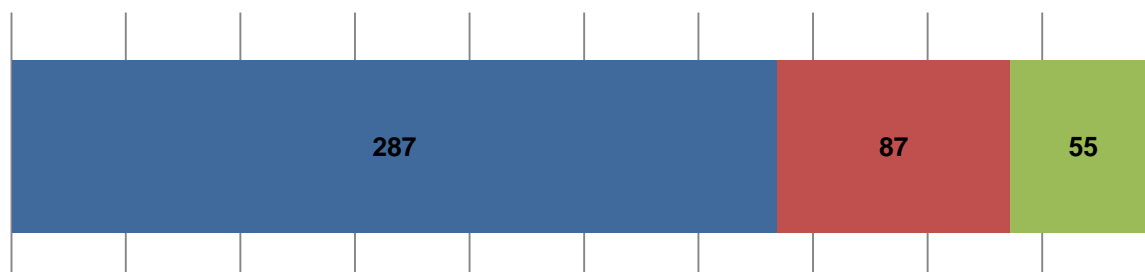
Month	Application Lodgement Type				Totals
	Dev Engineering	Dev Assessment	Water & Waste	Health & Regulatory	
March	12	32	37	2	83
April	9	24	29	1	63
May	2	21	46	3	72
June	3	22	35	4	64
July	16	17	26	2	61
August	5	19	70	6	100

1.4.3 Number of Enquiries Received


2. ALL SPA/IPA APPLICATIONS RECEIVED

2.1.1 Assessment of All Applications

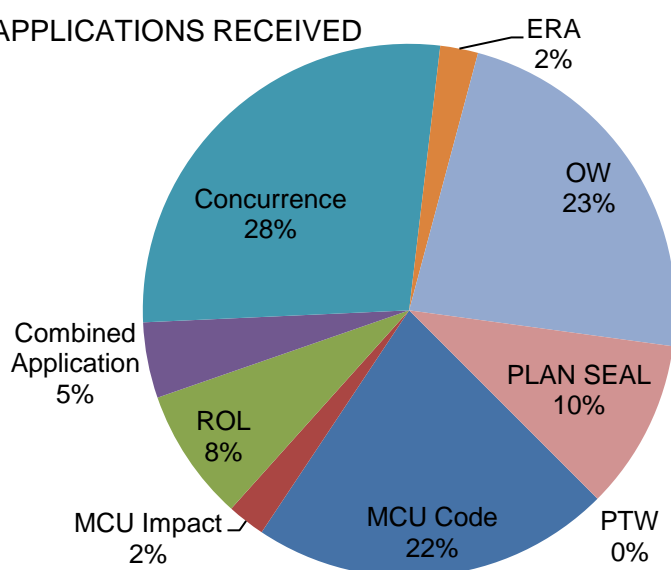
■ Active Requests (Beginning of Month) ■ Requests Received ■ Requests Decided

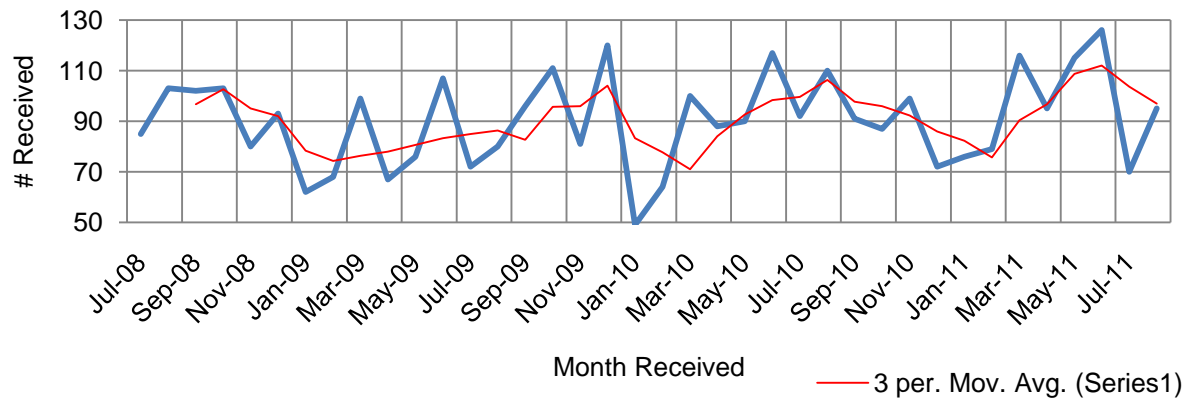


2.1.2 Applications Received

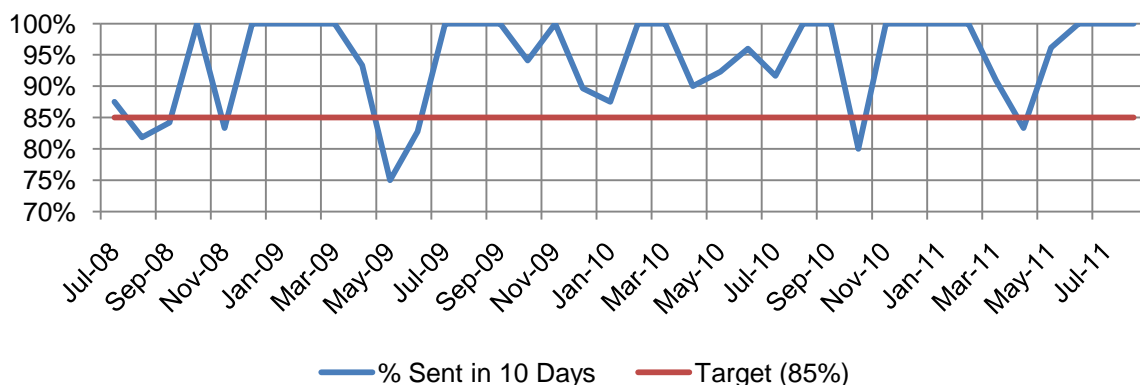
Application Type	New Application Received	Amendments Received	Total All Received	Previous 3 Months Average	Average Since July 2008
MCU Code	18	1	19	21	21
MCU Impact	1	1	2	5	5
ROL	5	2	7	12	6
Combined Application	0	4	4	3	3
Concurrence	24	0	24	23	14
ERA	2	0	2	2	3
OW	19	1	20	8	11
PLAN SEAL	9	0	9	12	15
PTW	0	0	0	1	2
	78	9	87	105	90

2.1.3 IPA/SPA APPLICATIONS RECEIVED

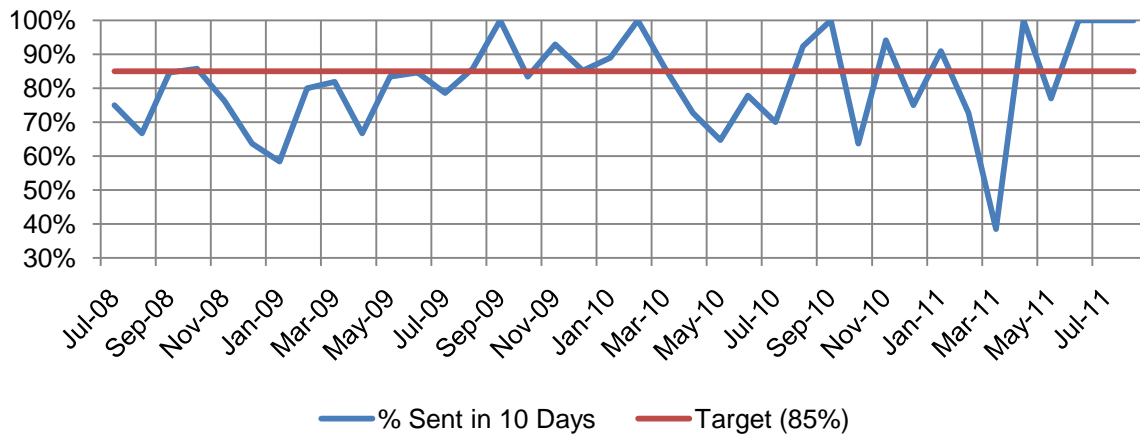


2.1.4 Applications Received Since July 2008

2.1.5 Acknowledgement Notice & Information Request

Description	Current Month	Previous 3 Months Average	Average Since July 2008	Target
Number of Acknowledgement Notices Sent	5	20	16	
Average Days to Send Acknowledgement Notice	8	8	6	85 % in 10 Days
Number of Information Requests Sent	4	11	15	
Average Days to Send Information Requests	7	9	6	85 % in 10 Days

2.1.6 % of Acknowledgement Notices Sent Within 10 Days
 (KPI-85% in 10 Days)


2.1.7 % of Information Requests Sent Within 10 Days (KPI-85% in 10 Days)

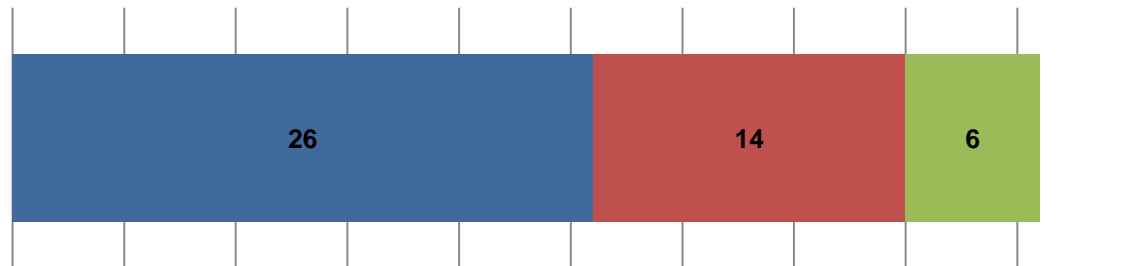


2.1.8 Appeals

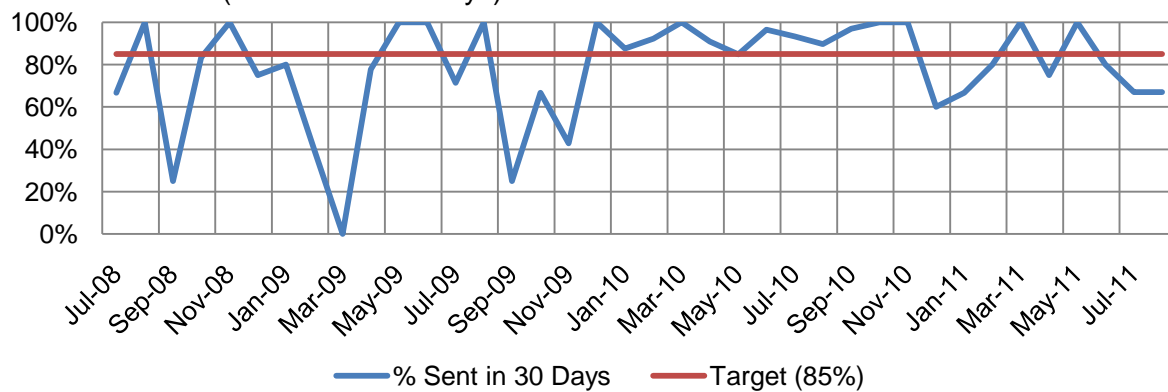
Description	Current Month	Previous 3 Months Average	Average Since July 2008
Notices of Appeal Received	2	1	1

2.1.9 Assessment of Amended Applications

■ Active Requests (Beginning of Month) ■ Requests Received ■ Requests Decided


2.1.10 Change of Approval, Change of Conditions & Extension of Currency Period

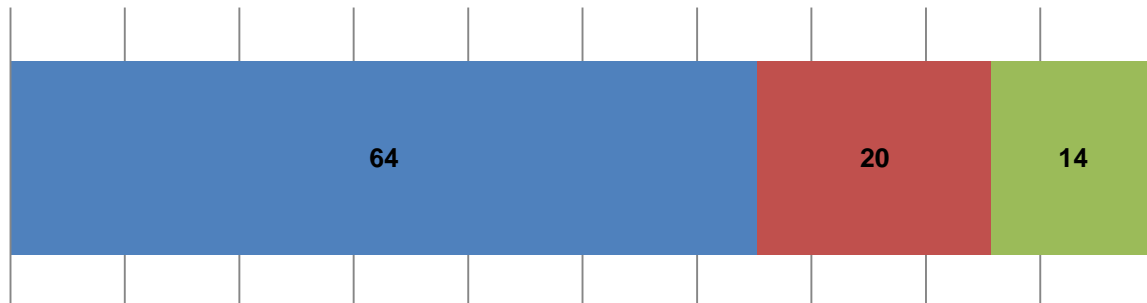
Description	Current Month	Previous 3 Months Average	Average Since July 2008	Target
Applications Received	14	10	7	
Applications Decided	6	5	9	
Average Days to Decide	26	29	22	85% in 30 Days

2.1.11 % of Amended Applications Decided in 30 Days
 (KPI-85% in 30 Days)


2.2 APPLICATIONS – MCU – CODE

2.2.1 Assessment of MCU-Code Applications

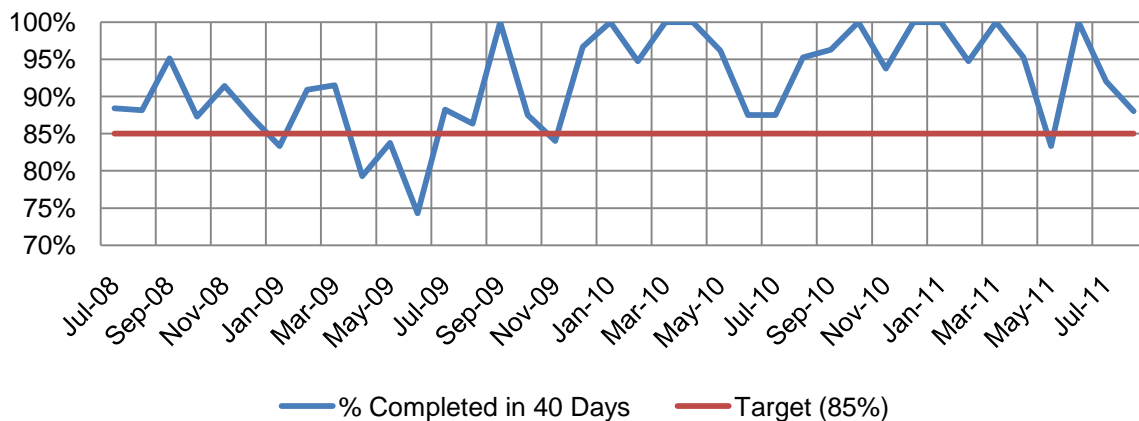
■ Active Requests (Beginning of Month) ■ Requests Received ■ Requests Decided



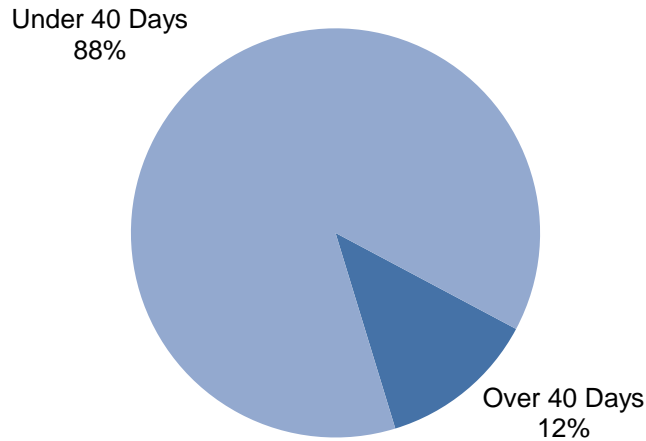
2.2.2

Description	Current Month	Previous 3 Months Average	Average Since July 2008	Target
Applications Outstanding at End of Month	70	56	50	
Applications Received	19	21	21	
Applications in Decision Making Period	25	23	31	
Average Days in Decision Making Period	16	18	20	85% in 40 Days
Number of Applications Decided	14	17	28	
Average Days to Decide	37	30	55	85% in 80 Days

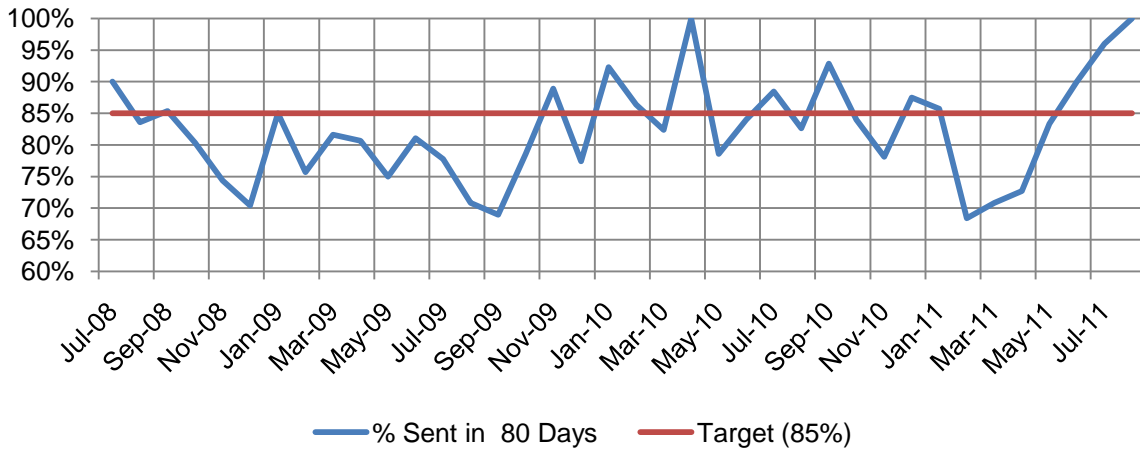
2.2.3 % Days in Decision Making Period under 40 Days (KPI-85% in 40 Days)



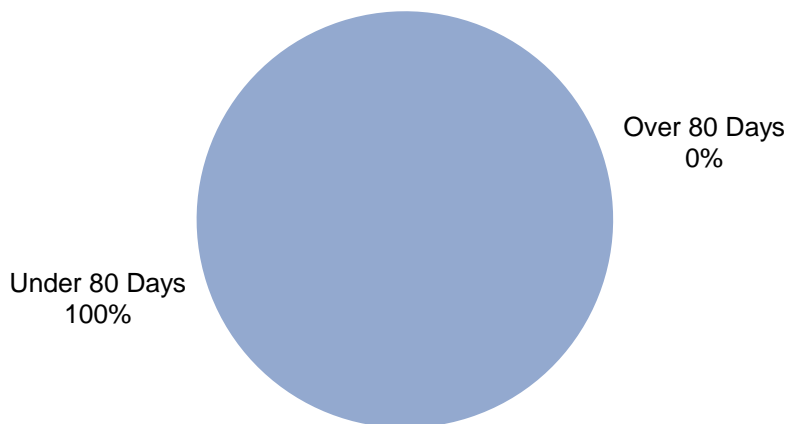
2.2.4 Decision Making Period Completed Under 40 Days



2.2.5 % Days to Process an Application - under 80 Days (KPI-85% in 80 Days)



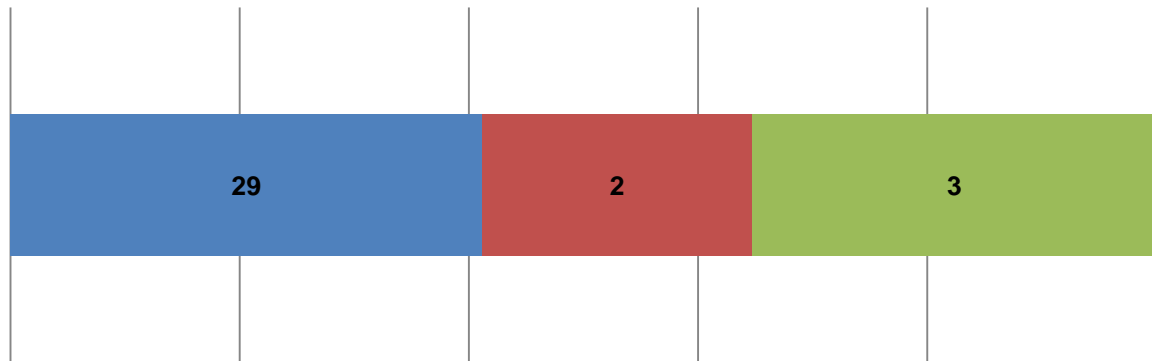
2.2.6 Application Decided under 80 Days



2.3 APPLICATIONS – MCU – IMPACT

2.3.1 Assessment of MCU-Impact Applications

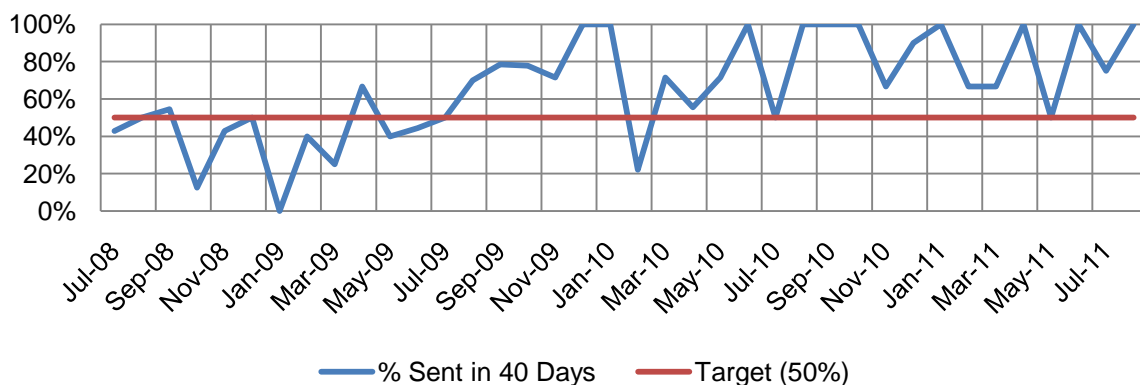
■ Active Requests (Beginning of Month) ■ Requests Received ■ Requests Decided



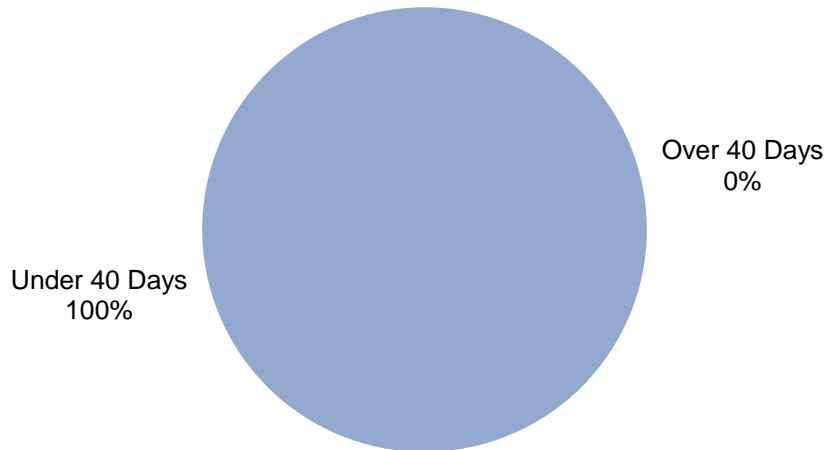
2.3.2

Description	Current Month	Previous 3 Months Average	Average Since July 2008	Target
Applications Outstanding at End of Month	28	27	57	
Applications Received	2	5	5	
Applications in Decision Making Period	10	6	21	
Average Days in Decision Making Period	18	35	32	50% in 40 Days
Number of Applications Decided	3	5	6	
Average Days to Decide	49	123	162	85% in 230 Days

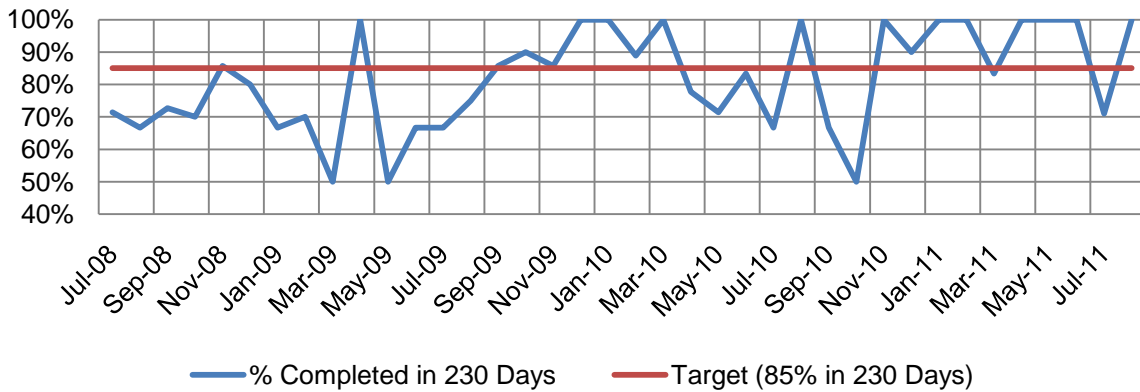
2.3.3 % Days in Decision Making Period under 40 Days 50% (KPI-50% in 40 Days)



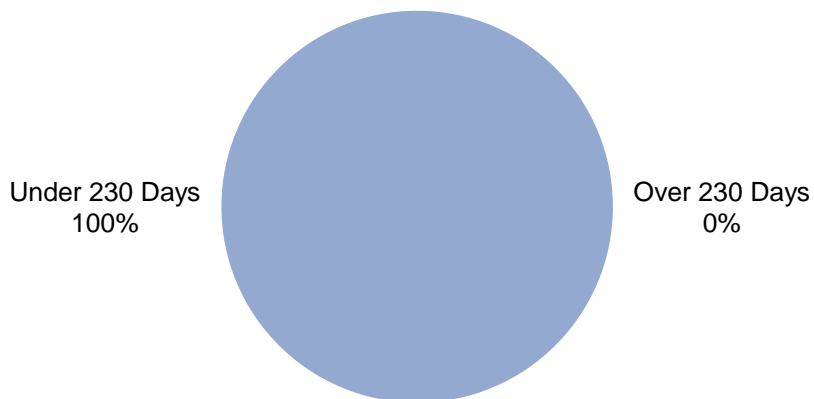
2.3.4 Decision Making Period Completed Under 40 Days (KPI)



2.3.5 % Days to Decide an Application - under 230 Days (KPI-85% in 230 Days)



2.3.6 Applications Decided - Under 230 Days (KPI)

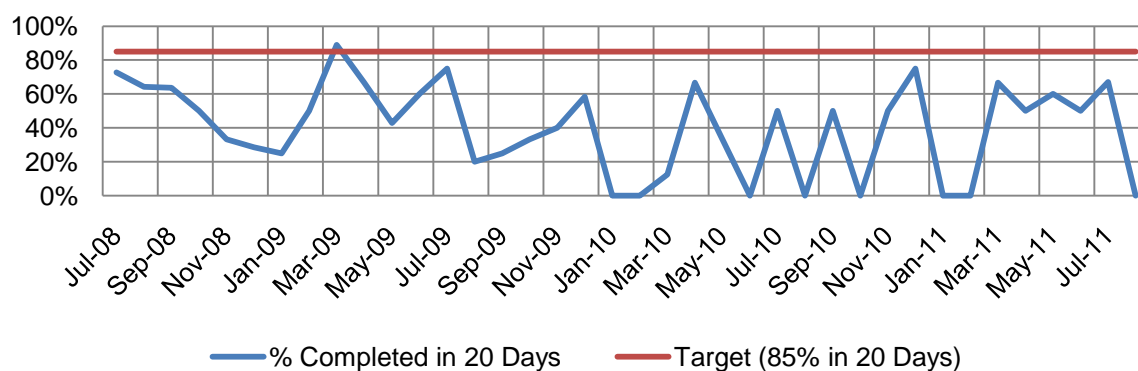


2.4 APPLICATIONS – Negotiated Decision Notices

2.4.1

Description	Current Month	Previous 3 Months Average	Average Since July 2008	Target
Applications Received	2	3	6	No More than 20 %
Applications Decided	0	3	6	
Average Days to Decide Application	-	34	26	85% in 20 Days

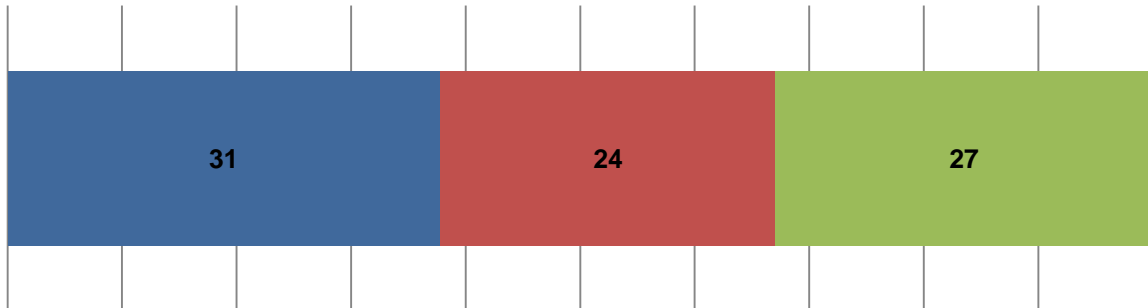
2.4.5 % Days in Decision Making Period under 20 Days 85% (KPI-85% in 20 Days)



2.5 Concurrence Agency Applications

2.5.1 Assessment of Concurrence Agency Applications

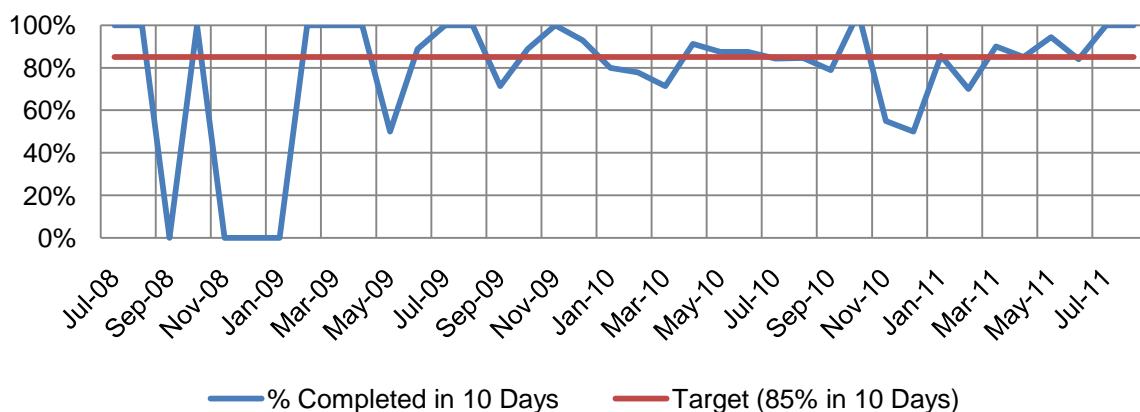
■ Active Applications (Beginning of Month) ■ Received Applications ■ Decided Applications



2.5.2

Description	Current Month	Previous 3 Months	Average Since July 2008	Target
New Applications Received	24	23	14	
Applications Decided	27	23	13	
Average Days to Decide	8	10	7	85% in 15 Days

2.5.3 % Days to Decide an Application - under 10 Days (KPI-85% in 10 Days)



2.6 Operational Works

2.6.1 Assessment of Operational Works Requests

■ Active Applications (Beginning of Month) ■ Received Applications ■ Decided Applications

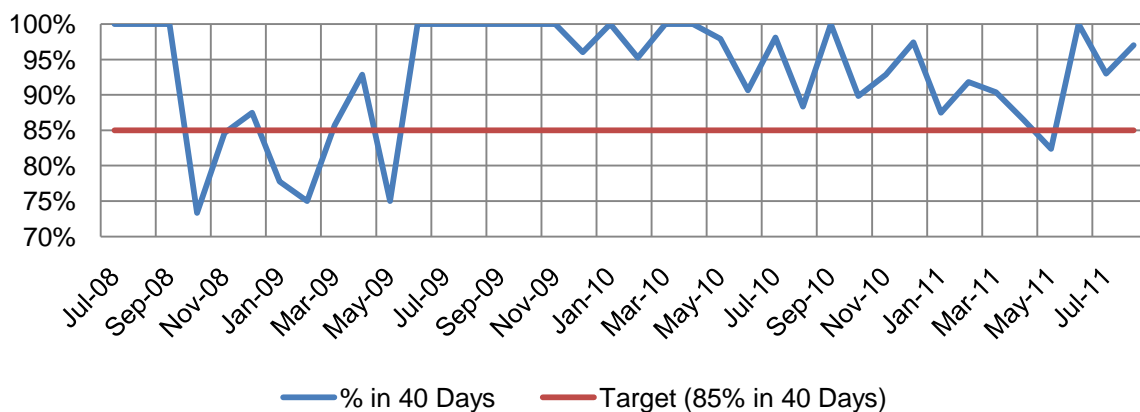


2.6.2

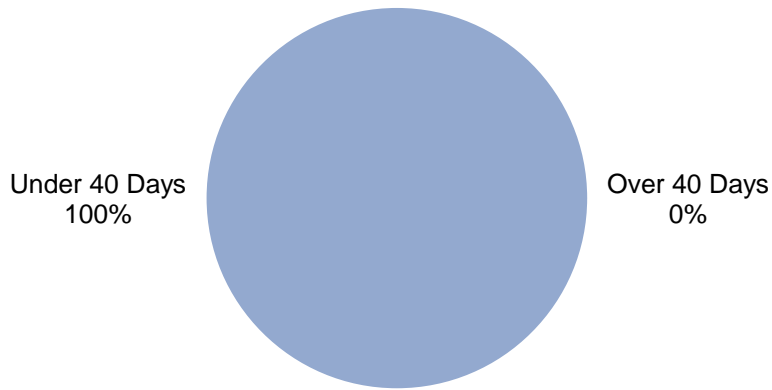
Description	Current Month	Previous 3 Months	Average Since July 2008	Target
Applications Outstanding at end of Month	63	58	57	
Applications Received	20	8	11	
Applications Requiring Information Request	2	1	3	No More than 50 %
Average Days in Decision Making Period	4	5	13	85% in 40 Days
Average Information Request Days	8	5	7	85 % in 10 Days
Average Days to Decide Applications	523	89	89	85% in 80 Days

❖ Application OW-2008-24 - 1 Evan Street, EAST MACKAY QLD 4740 – 836 Days

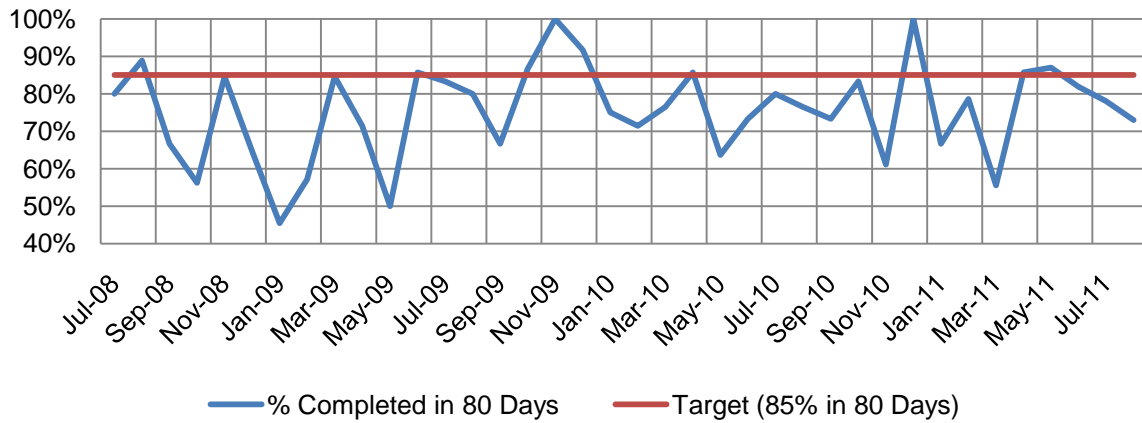
2.6.3 % Days in Decision Making Period under 40 Days 85% (KPI-85% in 40 Days)



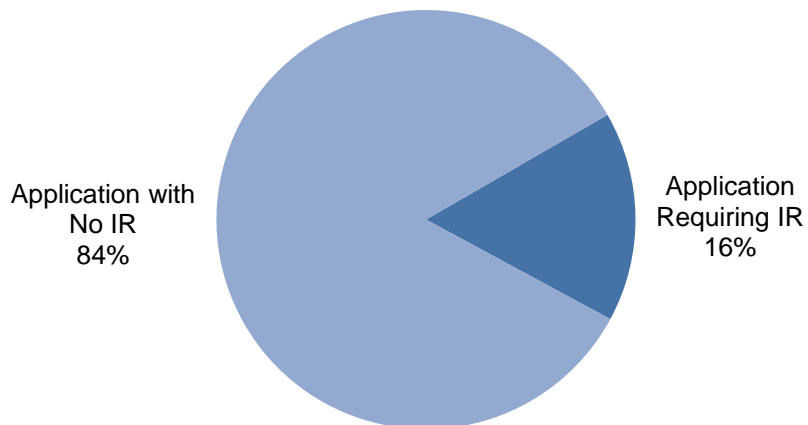
2.6.4 Decision Making Period Completed Under 40 Days (KPI)



2.6.5 Days to Decide an Application - under 80 Days (KPI-85% in 80 Days)



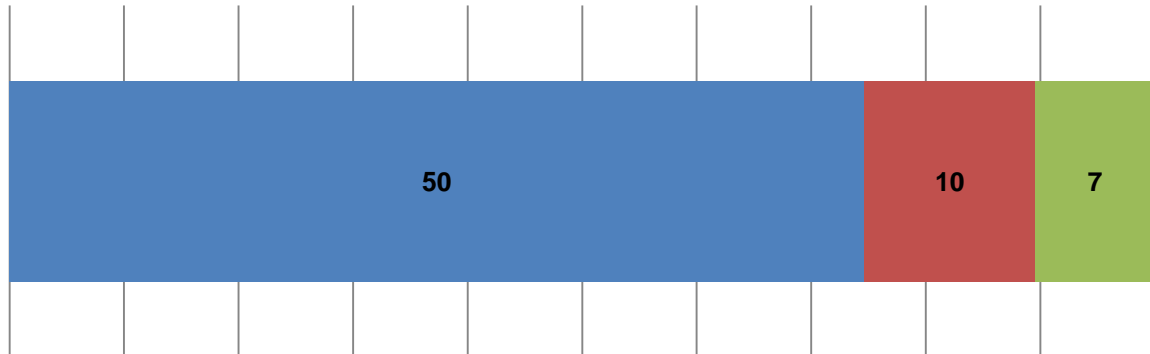
2.6.6 Applications with Information Request (KPI <50%)



2.7 Plan Sealing

2.7.1 Assessment of Plan Sealing Applications

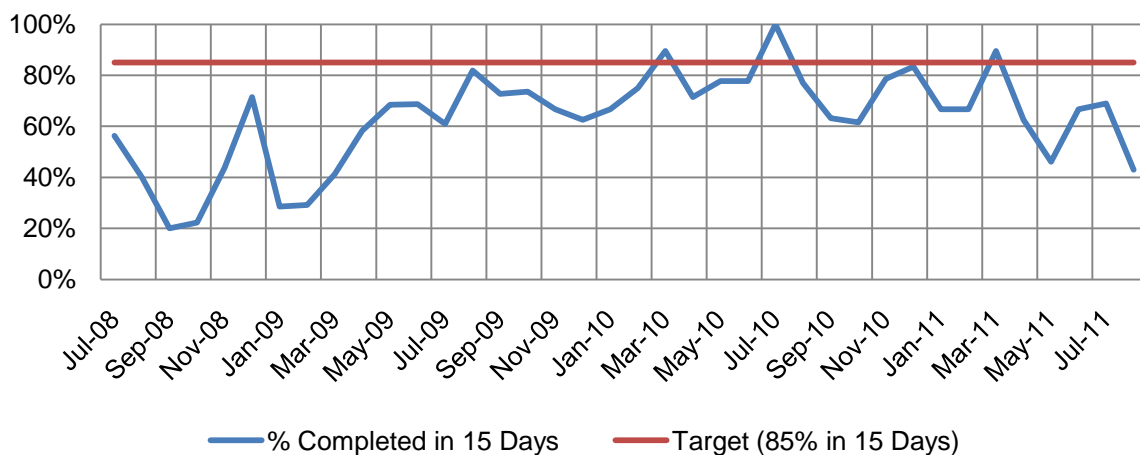
■ Active Applications (Beginning of Month) ■ Received Applications ■ Decided Applications



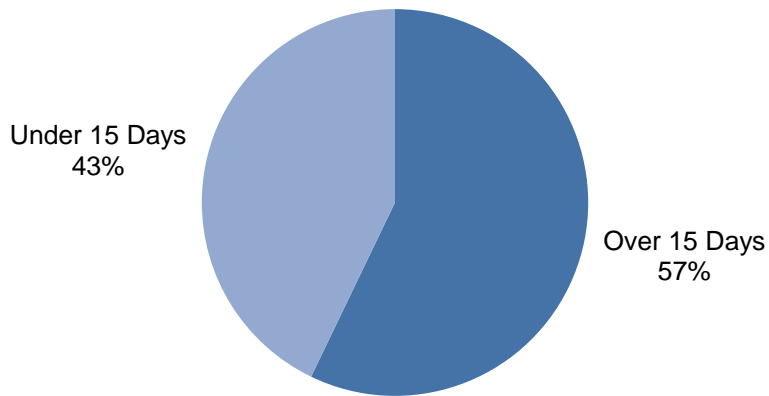
2.7.2

Description	Current Month	Previous 3 Months	Average Since July 2008	Target
Applications Outstanding	53	59	N/A	
Applications Received	10	12	15	
Plans Sealed	7	12	14	
Average Days to Decide	29	22	24	85% in 15 Days
Number of Lots Approved	24	117	88	

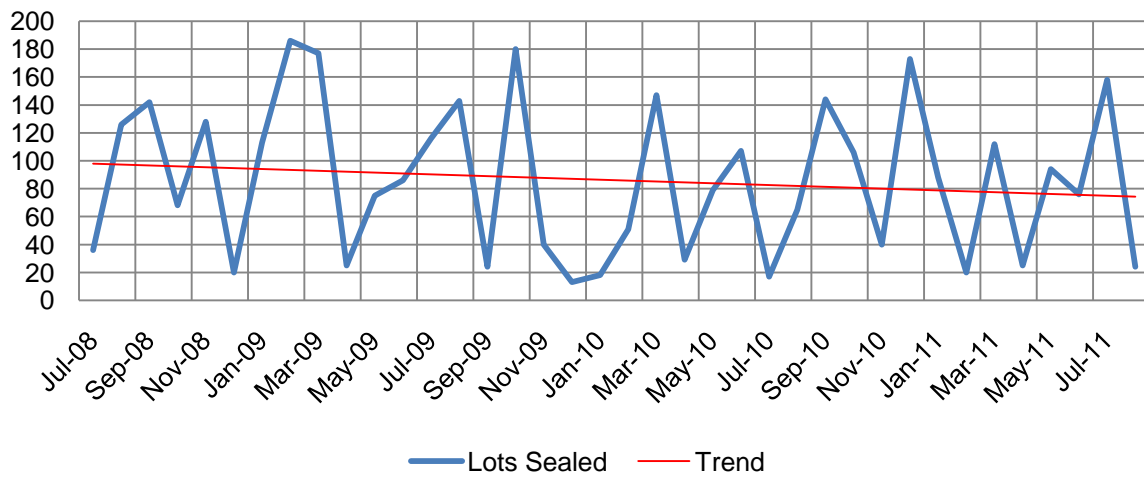
2.7.3 Days to Decide an Application - under 15 Days (KPI-85% in 15 Days)



2.7.4 Time to Decide an Application Under 15 Days (KPI)



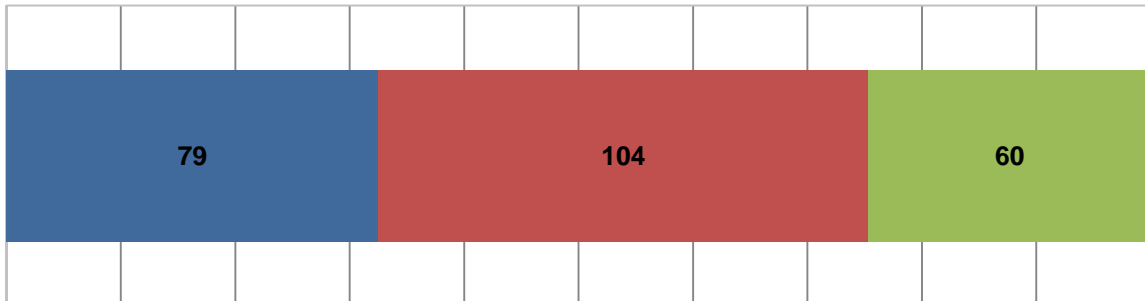
2.7.5 Number of Lots Sealed



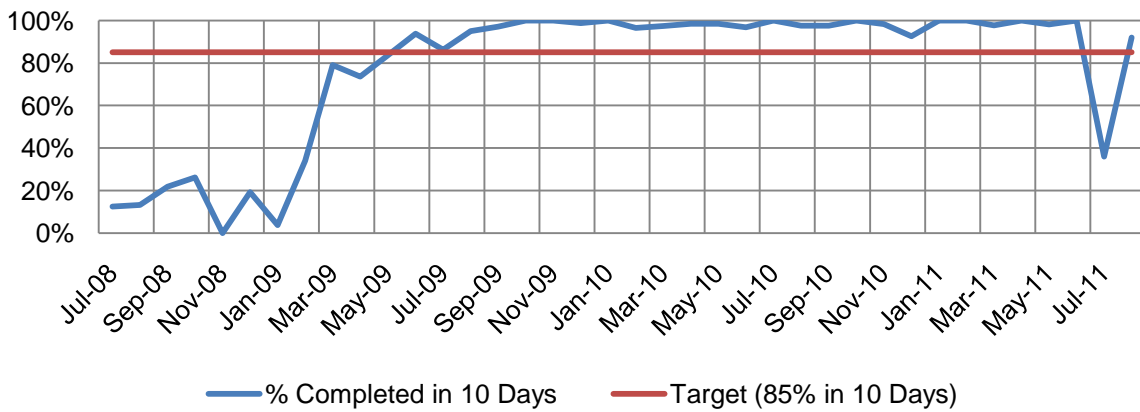
2.8 Minor Works Applications

2.8.1 Assessment of Minor Works Applications

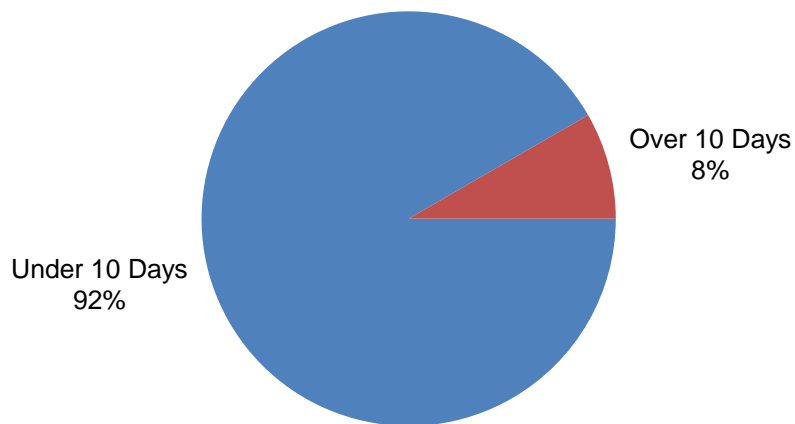
■ Active Applications (Beginning of Month) ■ Received Applications ■ Decided Applications



2.8.2 Days to Decide an Application - under 10 Days (KPI-85% in 10 Days)



2.8.3 Applications Decided under 10 Days (KPI)

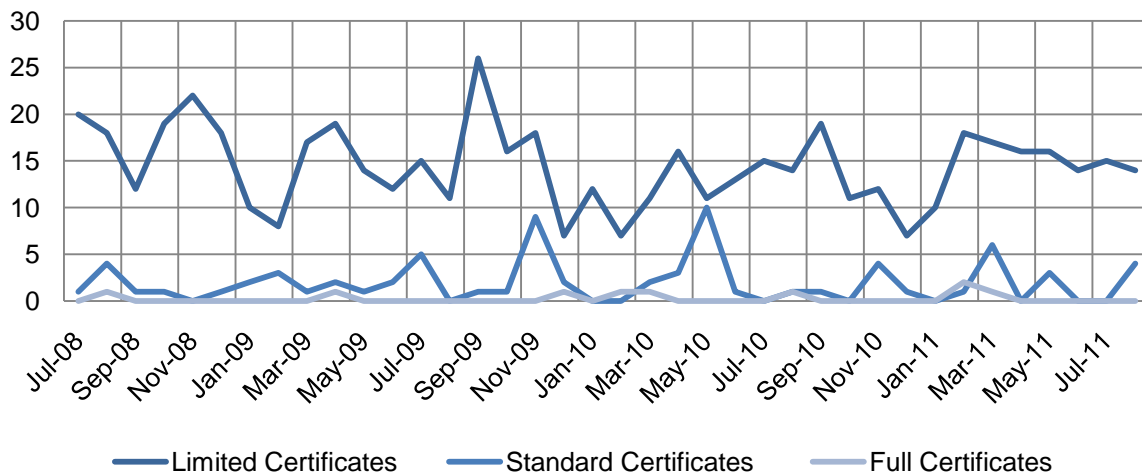


2.9 Planning Certificates

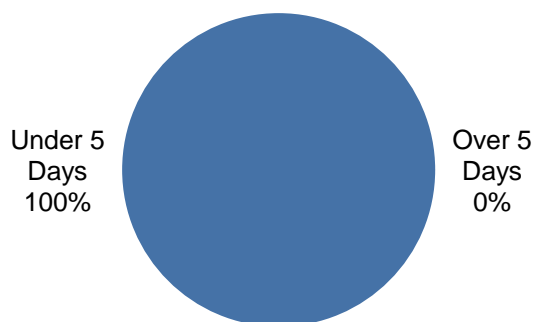
2.9.1

Description	Current Month	Previous 3 Months Average	Average Since July 2008	Target
Limited Planning Certificate	14	14	14	85% in 5 Days
Standard Planning Certificate	4	3	3	85% in 10 Days
Full Planning Certificate	0	0	1	85% in 30 Days

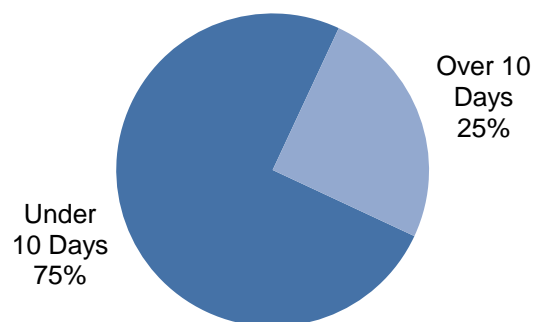
2.9.2 Planning Certificates Requests Received



2.9.3 Limited Certificates Issued under 5 Days (KPI)



2.9.4 Standard Certificates Issued under 10 Days (KPI)

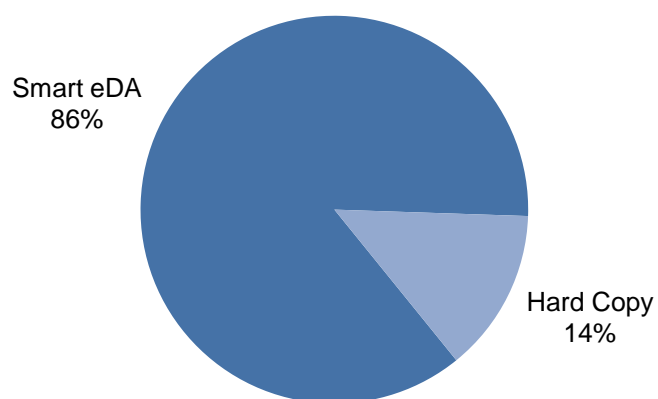


3. ePlanning

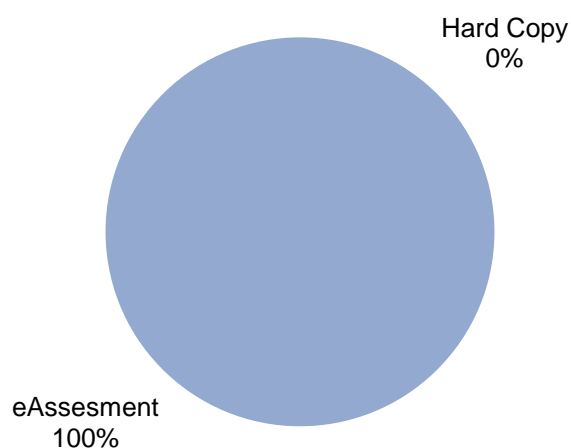
3.1.1

Description	Current Month	Monthly Average - last 3 months	Monthly Average since Feb 2011
Applications lodged through Smart eDA (MCU,ROL & OW)	38	30	28
Applications assessed electronically	56	48	43

3.5.2 Applications Lodged via Smart eDA (More than 75% KPI)



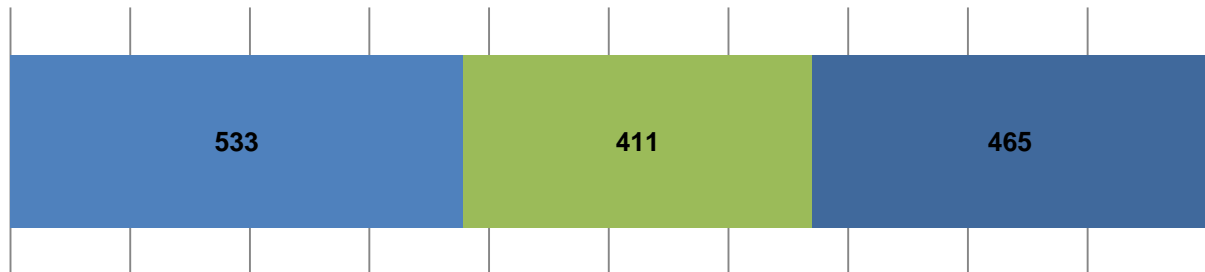
3.5.3 Applications Assessed Electronically (More Than 90% KPI) - % of all Applications Received



4. Customer Requests

4.1.1 Customer Requests

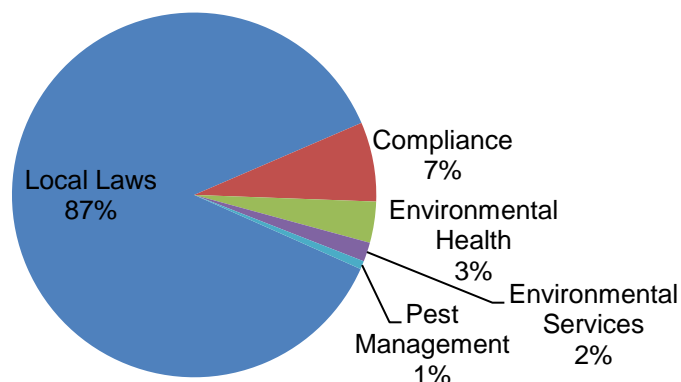
■ Active Requests (At Beginning of Month)
 ■ New Requests Received
 ■ Completed Requests



4.1.2 Requests Received

Request Type	Total	Previous 3 Months Average	Average Since July 2008
Local Laws	357	367	33
Compliance	29	41	32
Environmental Health	15	17	31
Environmental Services	7	7	5
Pest Management	3	10	7

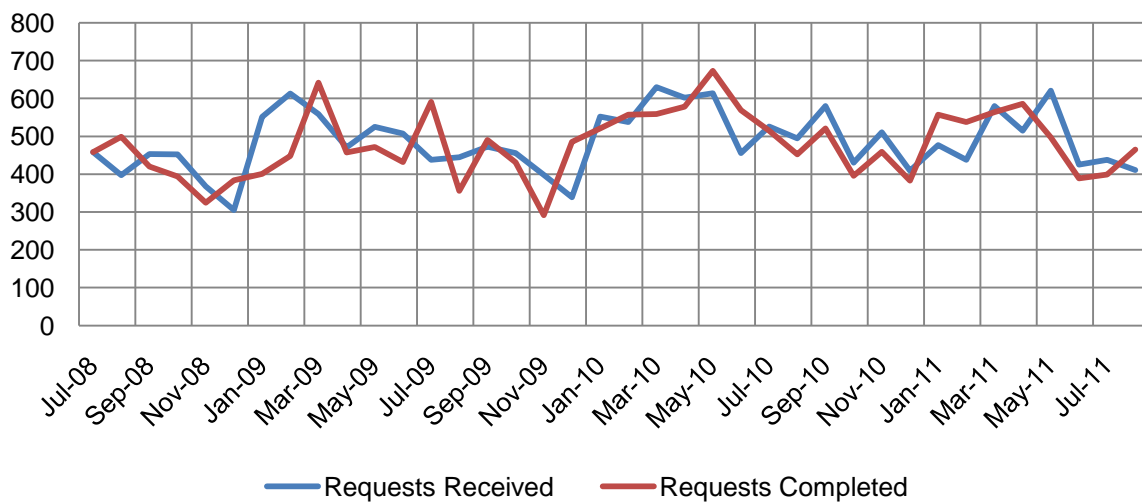
4.1.3 Percentage Requests Received by Area



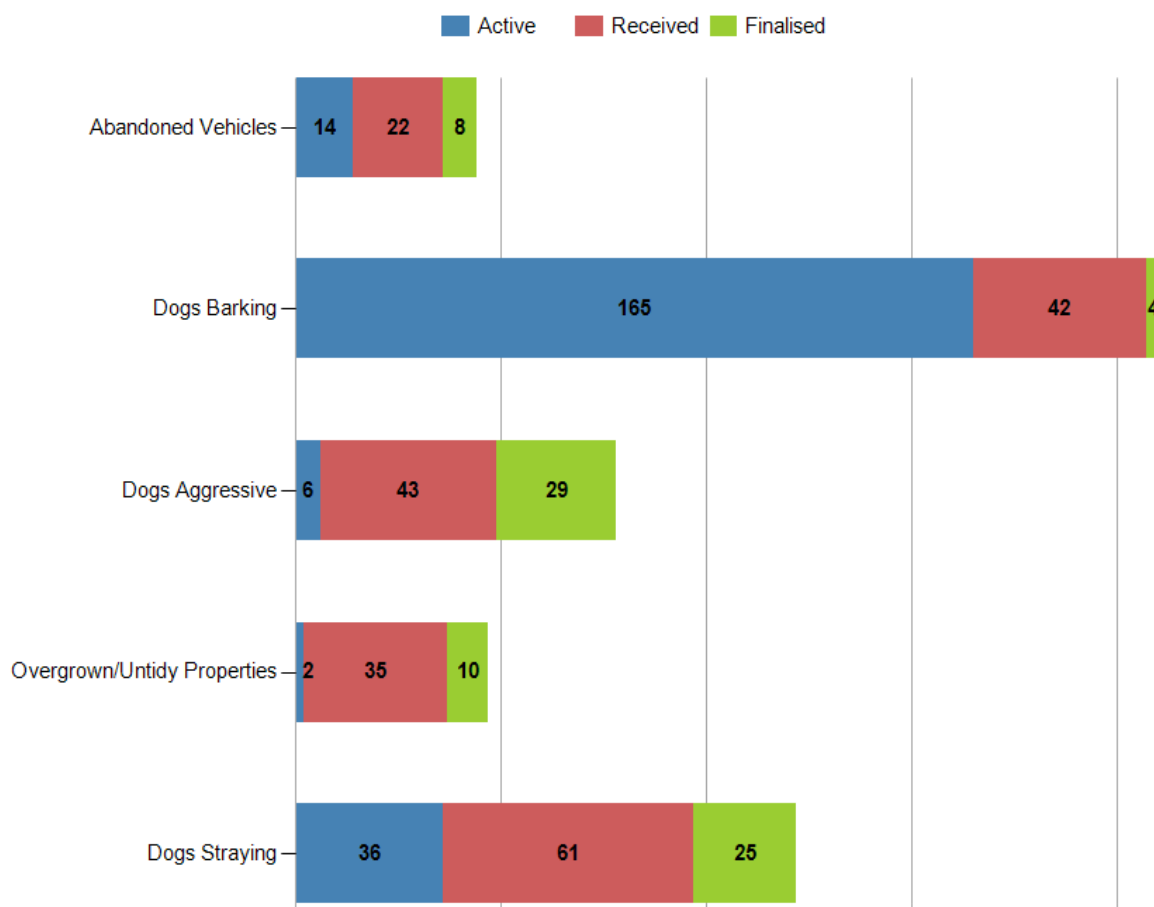
4.1.4 Requests Completed

Request Type	Total	Average Days to Complete	Average Since July 2008	Average Days to Complete
Local Laws	370	26	372	19
Governance	67	79	32	58
Compliance	10	6	13	7
Environmental Health	15	73	5	45
Environmental Services	3	13	8	13
Pest Management	370	26	372	19

4.1.5 Number of Requests Received vs Completed



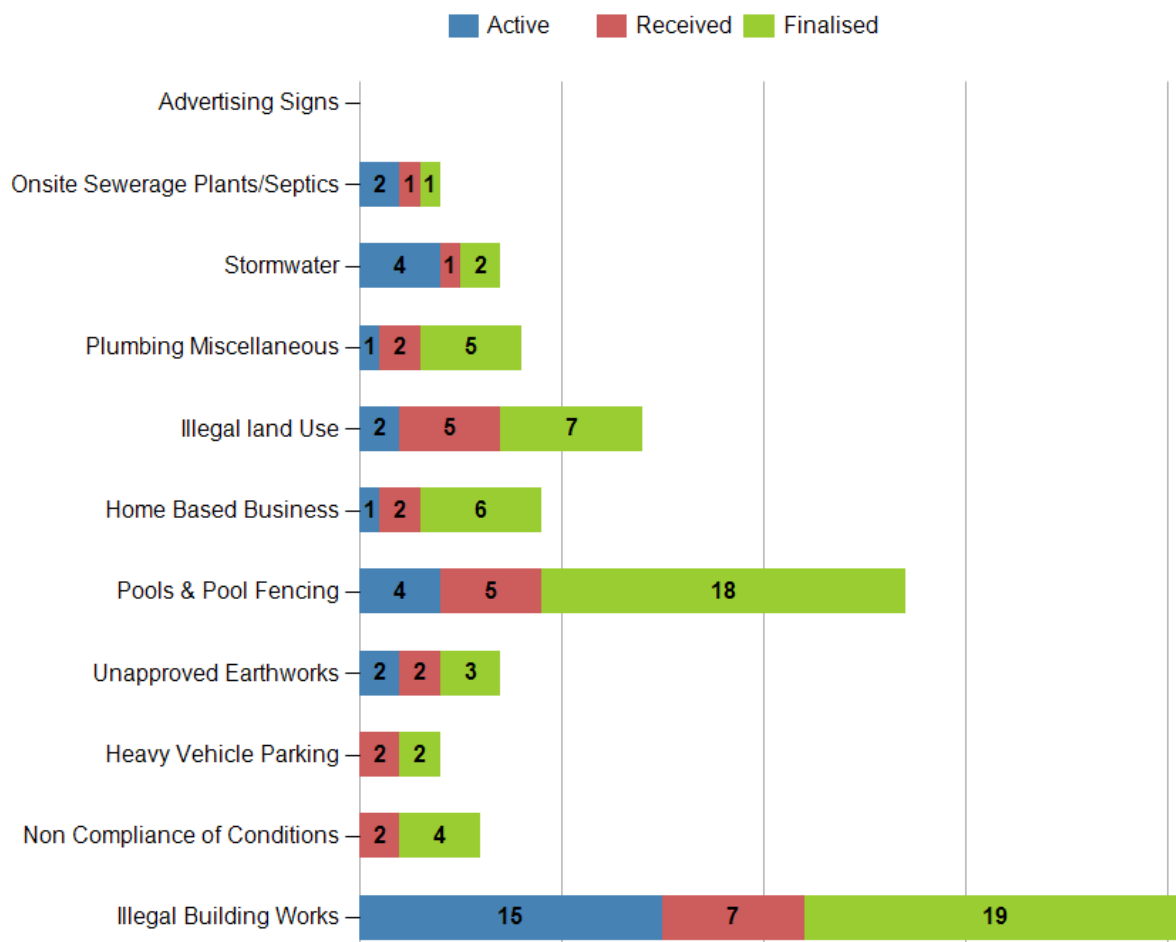
4.2.1 Progress of Local Laws Customer Requests



4.2.2 Local Laws Requests - Highlights

Request Type	Active	Received	Finalised
Dogs Straying	36	61	25
Overgrown/Untidy Properties	2	35	10
Dogs Aggressive	6	43	29
Dogs Barking	165	42	4
Abandoned Vehicles	14	22	8

4.3.1 Compliance Requests Highlights

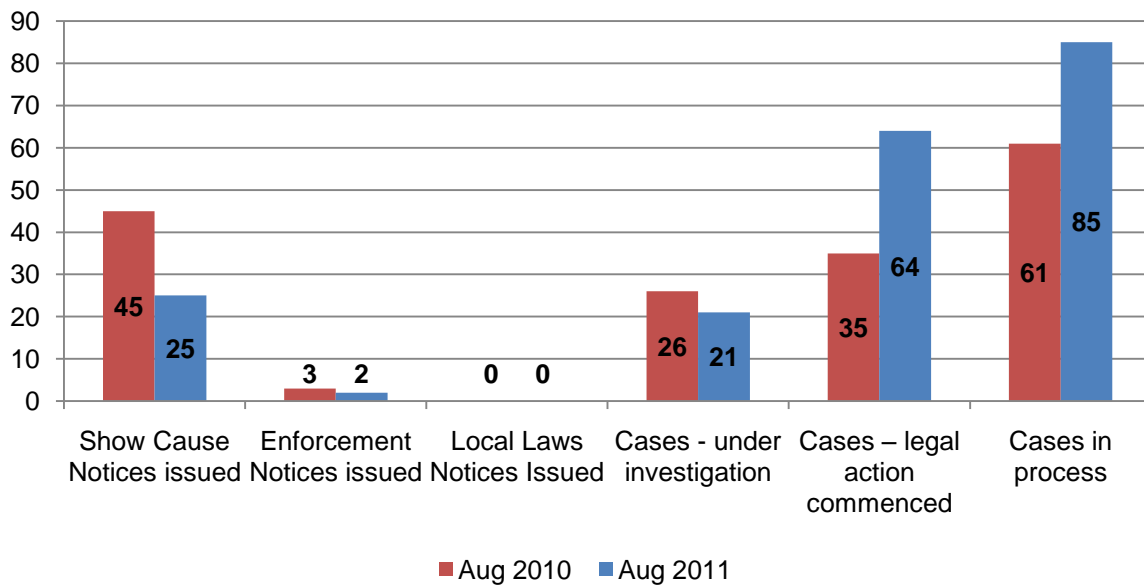


4.3.2 Compliance Requests Highlights

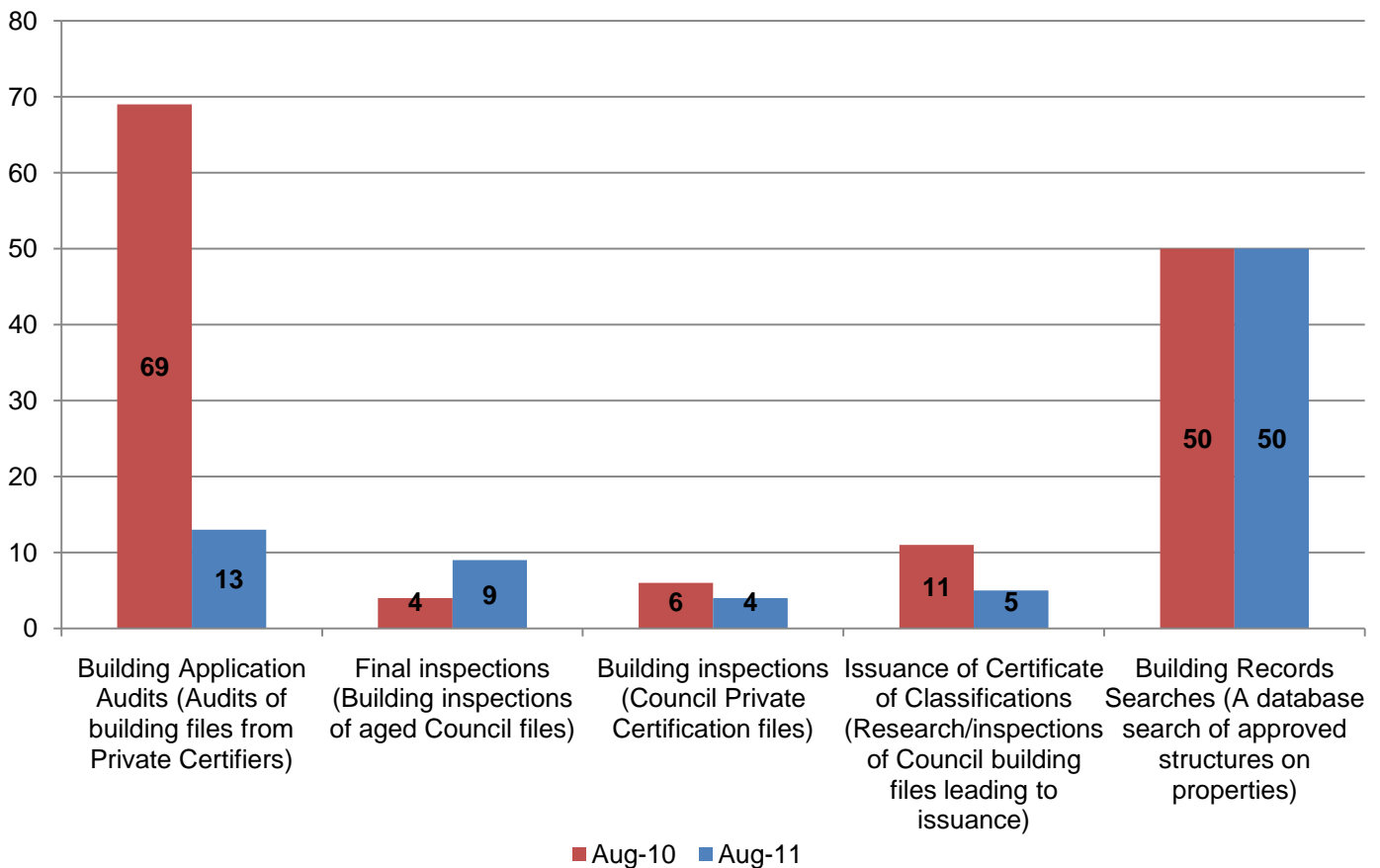
Category	Active	Received	Finalised
Illegal Building Works	15	7	19
Non Compliance of Conditions	0	2	4
Heavy Vehicle Parking	0	2	2
Unapproved Earthworks	2	2	3
Pools & Pool Fencing	4	5	18
Home Based Business	1	2	6
Illegal land Use	2	5	7
Plumbing Miscellaneous	1	2	5
Stormwater	4	1	2
Onsite Sewerage Plants/Septics	2	1	1
Advertising Signs	0	0	0

4.3 Status of Compliance Activities

4.3.1 Compliance Activities

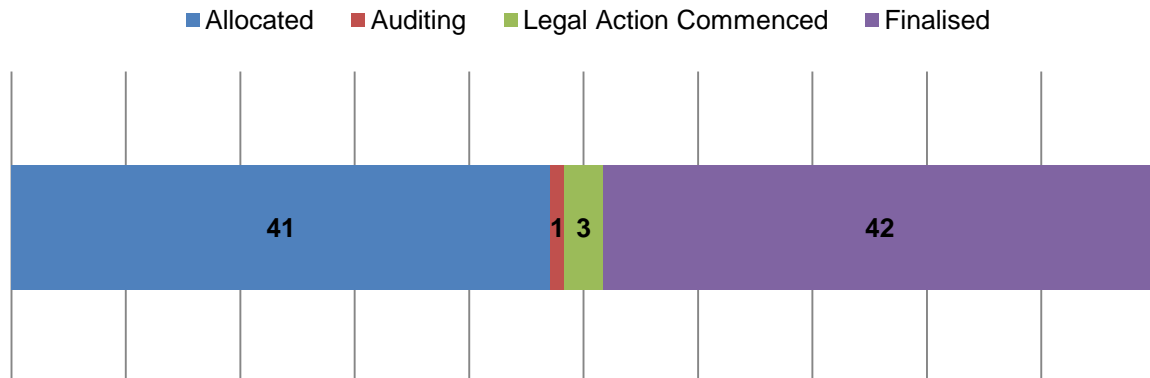


4.3.2 Governance

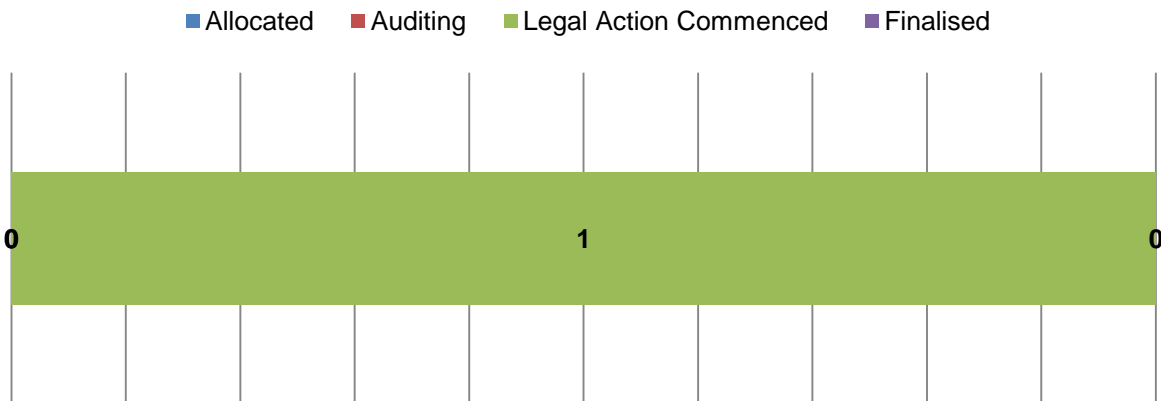


4.3.3 Proactive Audits

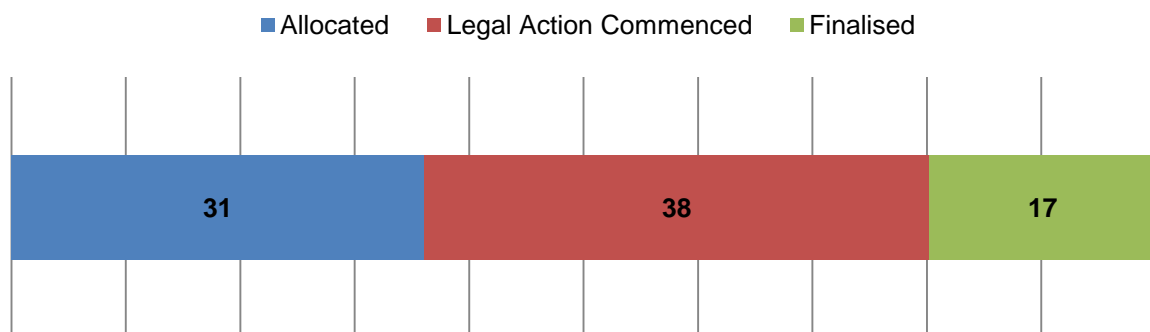
Material Change of Use Audit



Planning Audit

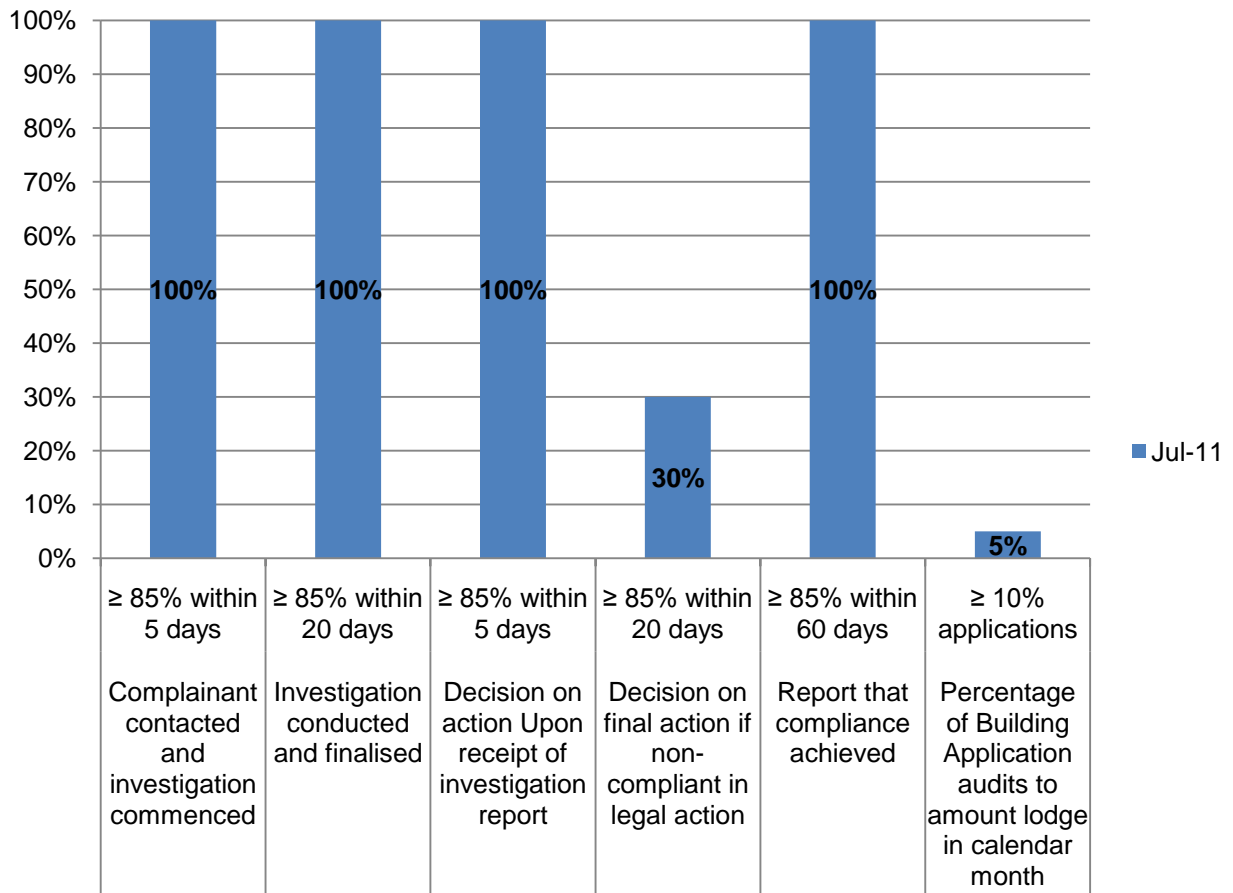


Lapsed Applications



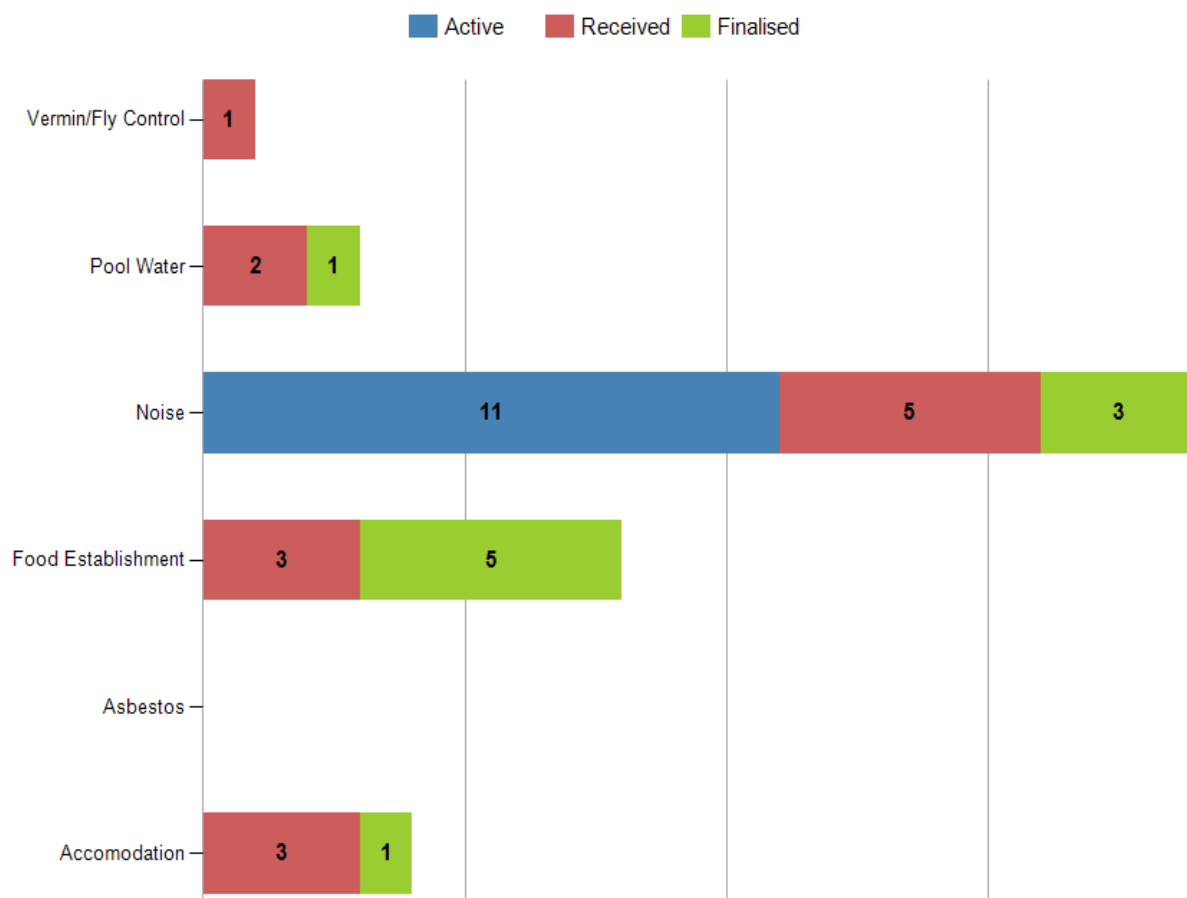
- 64 Cases currently at 'Legal Action Commenced' phase, of which 44 are intending to lodge MCU applications or engagement of Private Certifier, and are pending that result.
- 2 fines issued in relation to pool matters, with 2 fines for other building related matters.

4.4.4 Key Performance Indicators



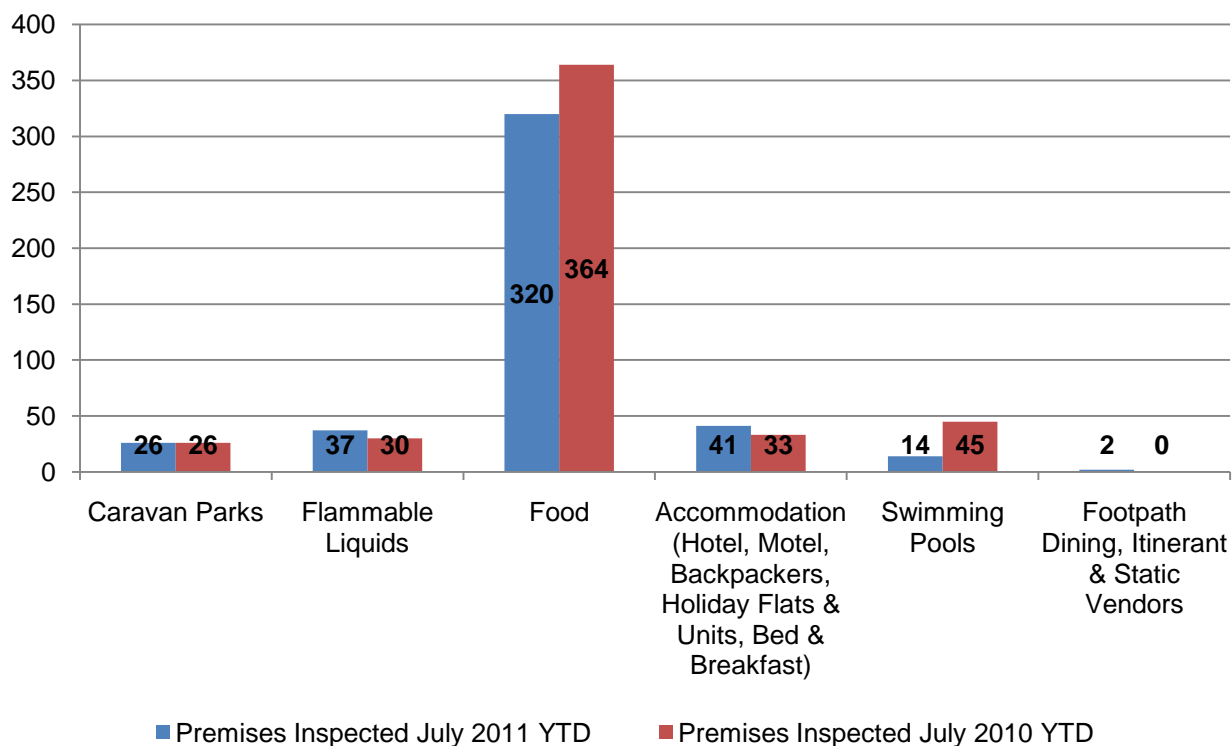
- 22 protracted complaints finalised that were >60 days, 7 relating swimming pool non-conformity notices, 9 related to protracted building issues, 6 related to planning issues.
- \$314,003.50 identified in unrecovered contributions through MCU audits for the month.
- \$36,567.60 recovered in outstanding contributions.
- 45% (19) of audits conducted, the development had not yet commenced.

4.4.1 Environmental Health Requests – Highlights



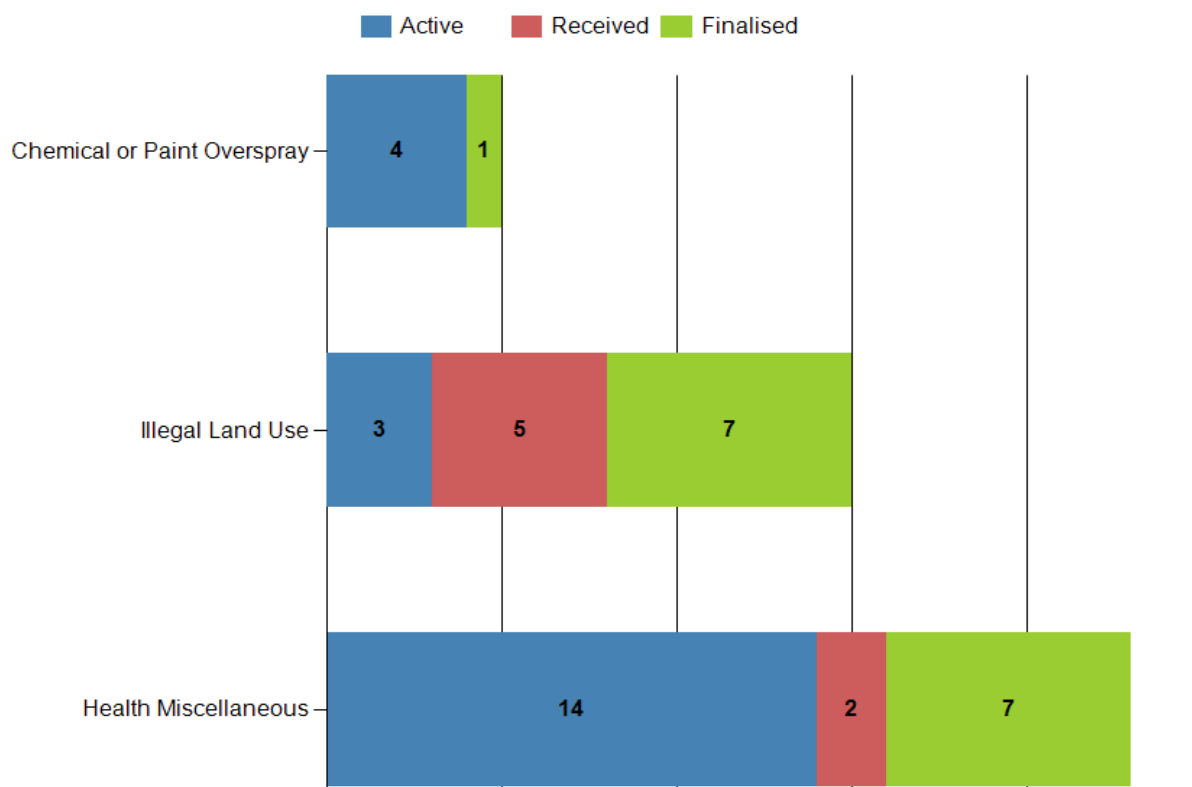
4.4.2 Environmental Health Requests – Highlights

Request Type	Active (Beginning of Month)	Received	Finalised
Accommodation	0	3	1
Asbestos	0	0	0
Food Establishments	0	3	5
Noise	11	5	3
Pool Water	0	2	1
Vermin/Fly Control	0	1	0

4.4.3 Inspections - Licensed Premises

4.4.4 Inspections - Licensed Premises

Premises	Premises Inspected July 2011 YTD	Premises Inspected July 2010 YTD	Total No. of Licensed Premises	Target Measure - % Inspected of Premises YTD
Caravan Parks	26	26	23	113
Flammable Liquids	37	30	144	26
Food	320	364	583	55
Accommodation (Hotel, Motel, Backpackers, Holiday Flats & Units, Bed & Breakfast)	41	33	66	62
Swimming Pools	14	45	73	19
Footpath Dining, Itinerant & Static Vendors	2	0	31	6

4.5.1 Progress of Environmental Services Customer Requests



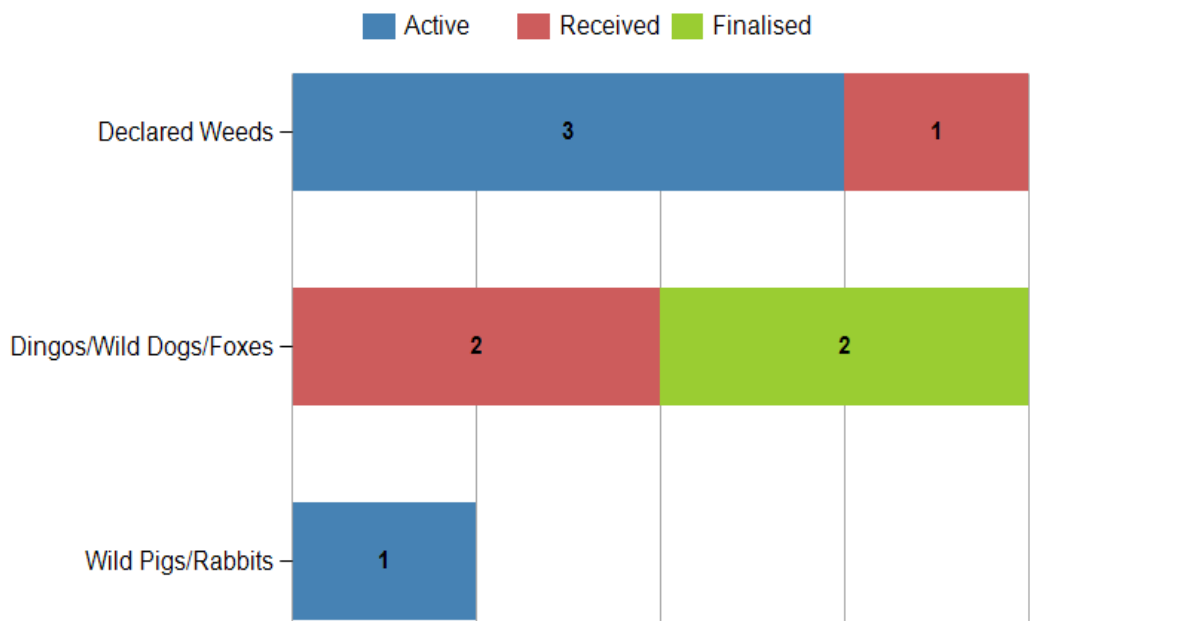
4.5.2 Environmental Services Requests – Highlights

Request Type	Active	Received	Finalised
Health Miscellaneous	14	2	7
Illegal Land Use	3	5	7
Chemical or Paint Overspray	4	0	1

4.5.3 Environmentally Relevant Activity Registrations

Categories	Inspections
Chemical Storage	1
Motor Vehicle Workshop	1
Boiler Making	0
Metal Forming	0

4.6.1 Progress of Pest Management Customer Requests



4.6.2 Pest Management Requests – Highlights

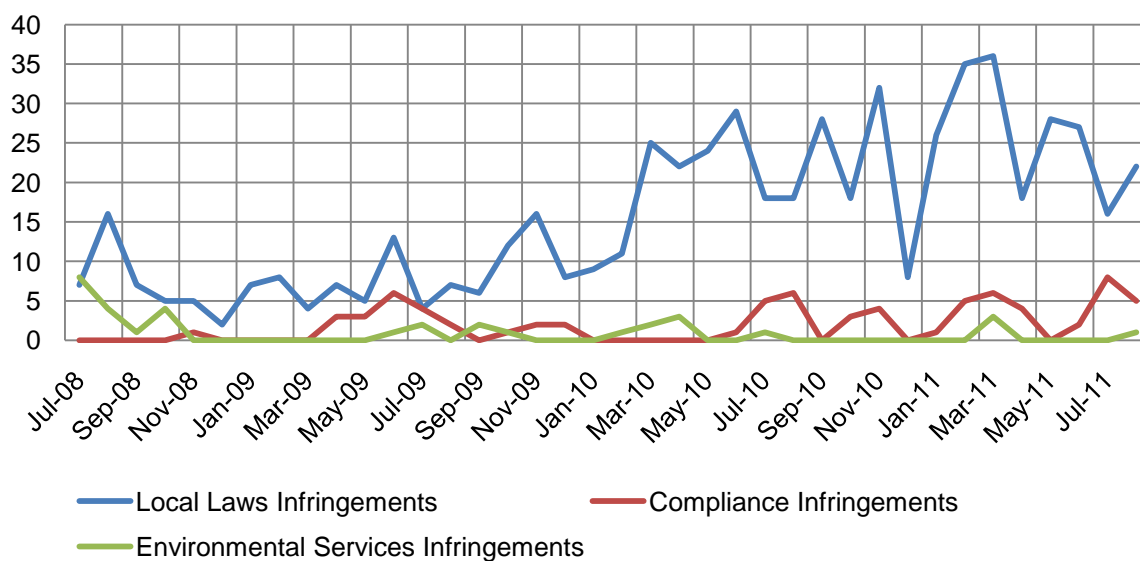
Request Type	Active	Received	Finalised
Wild Pigs/Rabbits	1	0	0
Dingos/Wild Dogs/Foxes	0	2	2
Declared Weeds	3	1	0

5.1 Infringements

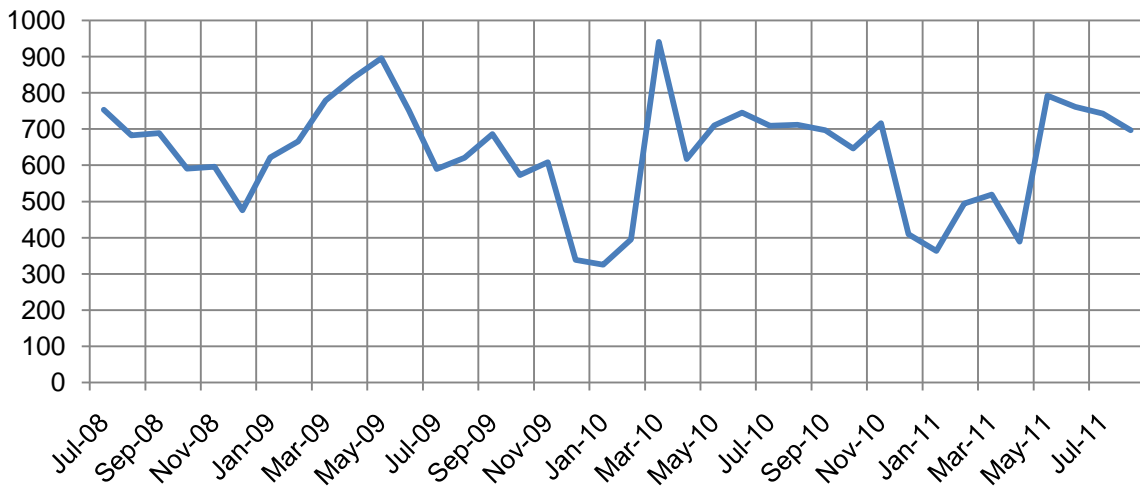
5.1.1 Infringements Issued

Request Type	Current Month	Previous 3 Months Average	Average since July 2008
Regulated Parking	682	766	619
Local Laws	22	24	16
Compliance	5	5	4
Environmental Services	1	0	2
Environmental Health	0	0	0

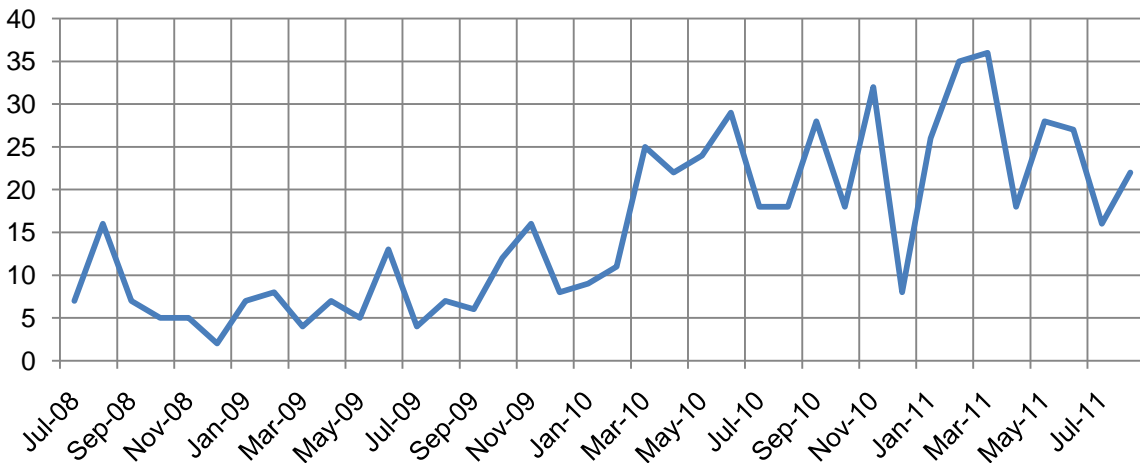
5.1.2 Local Laws, Compliance, Environmental Health and Environmental Services Issued Since July 2008



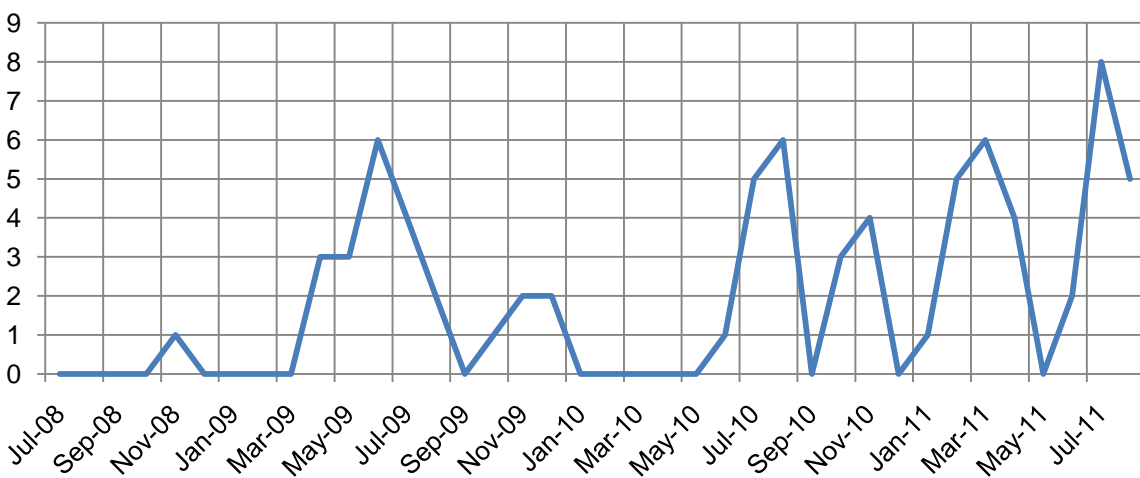
5.2 Regulated Parking Infringements Issued Since July 2008



5.3 Local Laws Infringements Issued Since July 2008



5.4 Compliance Infringements Issued Since July 2008

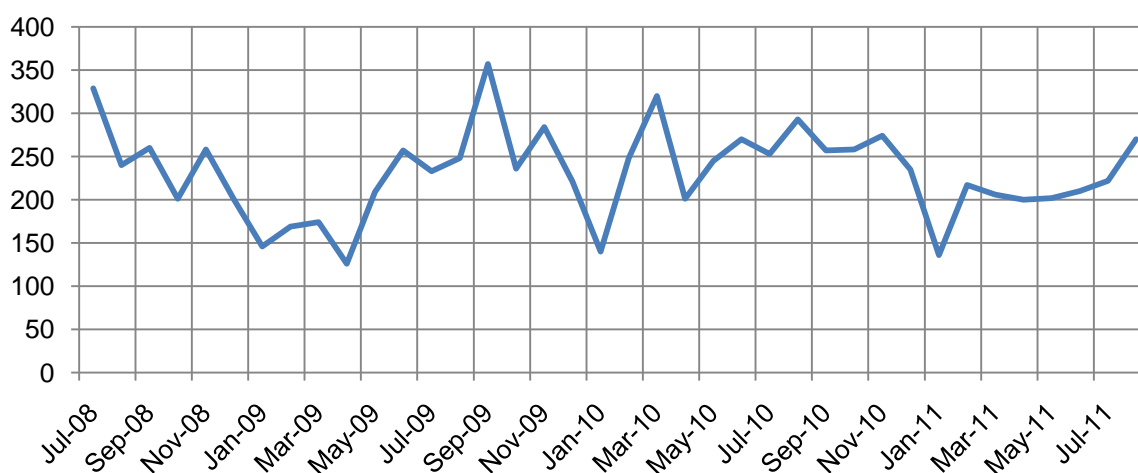


6. Domestic Building Works

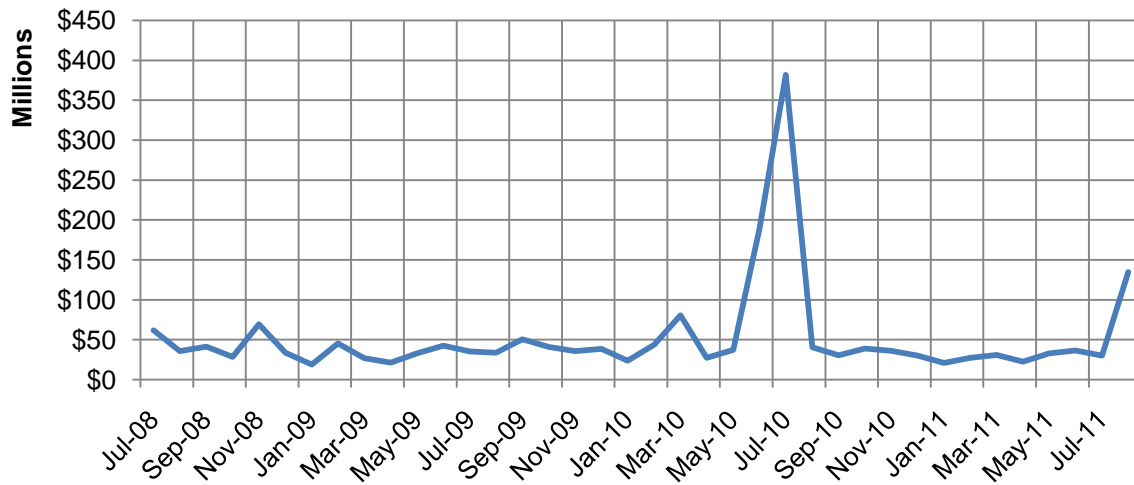
6.1.1

	Current Month	Value of Works	Previous 3 Months Average	3 Month Average Value of Works	Average since July 2008	Average Value of Since July 2008
Applications - All	270	\$134,823,707	211	\$33,143,492	205	270
Applications - Residential	101	\$30,883,269	69	\$21,361,648	64	101
<i>Average Dwelling Size</i>	243 m2	\$305,775	231 m2	\$309,589	244 m2	243 m2
<i># of Detached Dwellings</i>	98	\$26,611,020	67	\$20,217,230	62	98
<i>Average Value of Detached Dwelling \$</i>	-	\$271,541	-	\$300,256	-	-
<i># of Attached Dwellings</i>	19	\$4,272,249	5	\$1,144,418	7	19
<i>Average Cost of Attached Dwellings \$</i>	-	\$224,855	-	\$245,323	-	-
<i>Additions and Alterations</i>	17	\$1,016,767	19	\$1,546,305	23	17

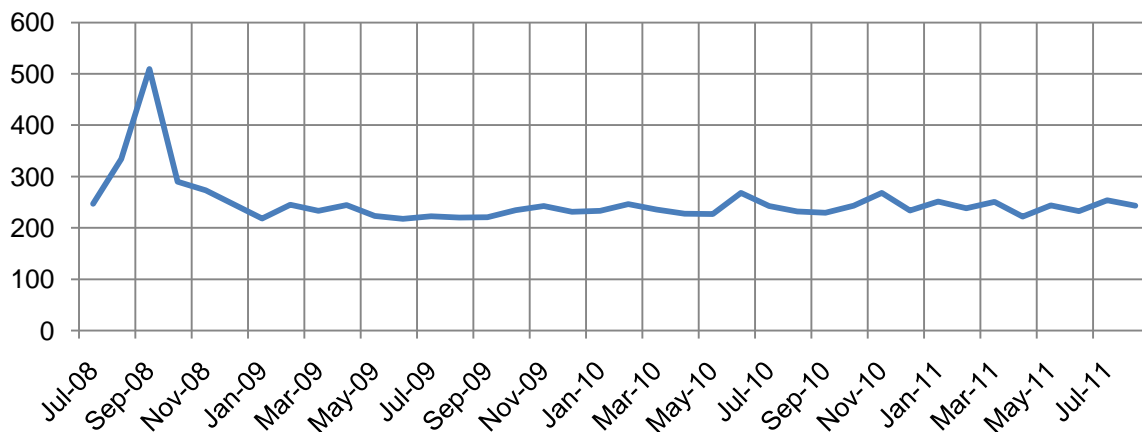
6.1.2 Building Applications Recieved Since July 2008



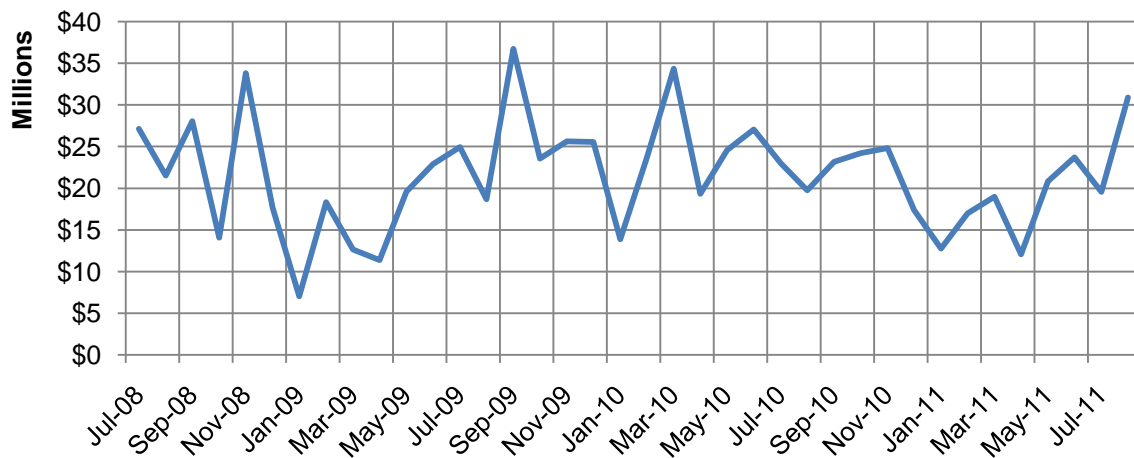
6.1.3 Value of All Building Applications Since July 2008



6.1.4 Average Floor Area of Residential Building Applications Since July 2008



6.1.5 Value of Residential Building Applications



7 Business Improvement

Legend

In Progress ✓

Completed ✓

Key Deliverables Red

Project Phase		Deliverables	July	August
Electronic Assessment OW and DA Referral	Strategic Support Checklist issued. Tabled at Managers Meeting and waiting further direction from meeting to be held 17 August 2011.	Assessing OW & DA Referrals Electronically	✓	✓
PD Online OW	Strategic Support Checklist issued. Tabled at Managers Meeting and waiting further direction from meeting to be held 17 August 2011.	View OW Applications electronically	✓	✓
Fast Track Application – interim solution	Set target dates – certain complexity rate. Undertake file audit of low risk applications. Identify where value added and where standard conditions will be applicable. Develop new procedures	Procedure for managing certain low risk applications.		
DAPRP – Fast Track Application – large RoL and OW	Project Management Plan to be created.	Report Drafted to Council (Council participation agreement) to streamline assesses of Large RoL applications and associated OW.	✓	✓
Review of the On Maintenance Process	Commence review of ‘As Is’ state. Engage with industry. Develop new procedure. Test. Release to public	Procedure for managing maintenance process.		
Review of the Post Plan Registration Process	Commence review of “As Is’ state. Engage with industry. Develop new procedure. Test.	Procedure for managing Post Plan Registration Process.		
T5 – Fast Track Application - DA	Project Management Plan to be created.	Procedure for managing certain low risk applications.		✓
Standard Conditions	Final check of consolidated conditions. Distribute for internal comments. Finalise Conditions.	Renamed Standard Conditions - Implemented and Operational	✓	✓

Project Phase		Deliverables	July	August
	Upload conditions into Pathway.			
Review of Engineering Construction Specifications	Finalise review and consultation on specification.	Integrated suite of Engineering Construction Specifications.	✓	✓

8 200K Planning Scheme

Legend

In Progress ✓

Completed ✓

Key Deliverables Red



Project Phase	Deliverables	Milestones	As at 30 June	Jul	Aug
Stage 1 Citation and Comment	Align with final Strategic Framework	31/08/2011			
Briefing to Council (Strategic Framework)	Incorporate finalised Community Plan	01/09/2011			
Stage 2					
Part 1 About the Planning Scheme	Minor inputs	01/11/2011			
Stage 3					
Part 2 State Planning Instruments	Minor inputs	00/11/2011			
Stage 4					
Part 3	Distribute V0.2 (incorporating Regional Plan + localising statements)	13/07/2011		✓	
	Distribute V0.3	29/07/2011		✓	
	Briefing to Council	10/08/2011		✓	✓
	V0.4 : incorporating ongoing amendments as scheme is developed + maps	00/09/2011			
	Submission on Draft Regional Plan	Draft Regional Plan released for comment	00/05/2011	✓	
	Briefing to Council (comments of draft Regional Plan)	17/08/2011			
	Report to Council	24/08/2011			N/A
	Submission made to DLGP	09/09/2011			✓
Stage 5					
Part 4 Priority Infrastructure Plan	Planning Assumptions	00/09/2011			
	PIA	00/09/2011			
	Dss	00/10/2011			
	Consolidate PFTI & Schedule of works	00/10/2011			
	Briefing to Council (consolidated PIP)	2/11/2011			

Project Phase	Deliverables	Milestones	As at 30 June	Jul	Aug
Stage 6 Part 5	Tables of Assessment	5. 5 Zones (Developed as part of each zone code) Draft list Final list	09/08/2011 00/10/2011	✓ ✓	✓ ✓
		5.6 Zones (Developed as part of each LP) Draft list Final list	13/09/2011 00/10/2011	✓ ✓	✓ ✓
		5.7 Overlays (Developed as part of each Overlay) Draft list Final list	30/09/2011 11/10/2011	✓ ✓	✓ ✓
		5.8 RoL/Operation Works Draft list Final list	29/07/2011 (internal meeting on EDG) 11/10/2011	✓ ✓	✓ ✓
Stage 7 Part 6 Zones	Residential Densities Strategy Document	Issue draft Strategy Consultation Planning scheme zones and yields Briefing to Council – summary of submissions and proposed amendments to the strategy Meeting with submitters Finalise draft document	00/01/2011 00/04/2011 00/ 07/2011 19/07/2011 12/09/2011 01/12/2011	✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓
	Residential Zone Codes	First draft + zone mapping amendments Second draft	9/08/2011 24/08/2011	✓ ✓	✓ ✓
	Centres Strategy Document	Issue draft Strategy Briefing to Council – presentation of draft strategy Complete draft Strategy document Finalise supporting technical document (Macroplan) Targeted consultation Consider comments Finalise draft strategy	27/07/2011 27/07/2011 01/11/2011 8/08/2011 2012 2012 2012	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓

Project Phase	Deliverables	Milestones	As at 30 June	Jul	Aug
Centres	First Drafts	9/08/2011			✓
	Second Drafts	00/09/2011			
Mixed Use	First Drafts	9/08/2011			✓
	Second Drafts	24/08/2011			
Community	First Drafts	9/08/2011		✓	✓
	Second Drafts	24/08/2011			
Environment	First Drafts	13/09/2011			✓
	Second Drafts	00/10/2011			
Industry Low Impact Industry Study	Commence with low Impact study	00/05/2011		✓	✓
	Distribute draft study – internal comment	26/07/2011		✓	✓
	Finalise study	00/09/2011			
	Release draft study	15/09/2011			
Industry Zone Codes	First draft	9/08/2011			✓
	Incorporate freight summit outcomes				
	Briefing to Council	14/09/2011			✓
Rural	First Drafts	26/07/2011		✓	✓
	Second Drafts	9/08/2011			✓
Rural Township Zone	Rural and coastal communities audit				
	South of Pioneer	00/07/2011		✓	✓
	Pioneer Valley	00/08/2011		✓	✓
	North of Pioneer	00/08/2011		✓	✓
	Briefing to Council	24/08/2011			✓
Expansion	First Drafts	09/08/2011			✓
	Second Drafts	24/08/2011			
Stage 8 Part 7 Local Plans	Ooralea Local Plan	Workshop	00/05/2010	✓	
		Consultation	00/12/2010	✓	
	Design guideline	7/09/2011		✓	
	Briefing to Council	14/09/2011			
	Report to Council	00/09/2011			✓

Project Phase	Deliverables	Milestones	As at 30 June	Jul	Aug	
Sarina Local Plan	Workshop	00/12/2010	✓			
	Consultation	00/ 08/2010	✓			
	Briefing to Council	10/02/2010	✓			
	Report to Council	00/09/2011				
City Centre Local Plan	Workshop	25/03/2011	✓			
	Consultation	00/06/2011	✓			
	City Centre Strategy	00/ 09/2011		✓	✓	
	Briefing to Council	21/09/2011				
	Report to Council	00/ 09/2011				
	Release Draft Strategy	00/10/2011				
Mirani Local Plan	Stakeholders Workshop					
	Briefing to Council	24/08/2011				
	Consultation	24/8/2011-7/10/2011				
	Consider Submissions	1/12/2011				
Northern Beaches Local Plan	Draft Local Plan	1/03/2012				
	Draft Local Plan	1/9/2011				
	Briefing to Council	10/10/2011				
	Final Local Plan – Draft	1/12/2011				
	Planning Scheme					
Stage 9 Part 8 Overlays	Ports, Rural Heritage, Environment, Road Hierarchy, High Impact, Parks Hierarchy	First Drafts	9/08/2011			
Second Drafts		24/08/2011				
Flood Hazards		Briefing to Council	26/10/2011			
		Pioneer flood study	00/07/2011	✓		
		Internal consultation of draft document	21/07/2011	✓		
		Internal meeting	7/09/2011	✓		
		Briefing to Council (Flood studies)	00/09/2011			✓
		External consultation	00/09/2011			
		Incorporate in flood study	00/09/2011			
		McCreadys Creek flood study	00/07/2011	✓		
		Internal consultation of draft document	21/07/2011	✓		
		Internal meeting	7/09/2011	✓		
		Briefing to Council (Flood Studies)	00/09/2011			✓
		External consultation	00/09/2011			
		Incorporate in flood overlay	00/09/2011			

Project Phase	Deliverables	Milestones	As at 30 June	Jul	Aug
	Gooseponds flood study Incorporate current model in flood overlay Review based on Pioneer river study results Amend draft Flood Overlay maps	00/09/2011 00/11/2010 00/02/2012 00/03/2012	✓		✓
Landslide Risk	Discuss with Emergency Services meeting Overlay maps + code	11/08/2011 13/09/2011			✓ ✓
Bushfire	Discuss with Emergency Services meeting Overlay maps + code	11/08/2011 13/09/2011		✓	✓ ✓
Stage 10 Part 9 Other Codes	Draft Use Codes Final Use Codes	11/10/2011 25/10/2011			✓
Stage 11 Schedule 1 Definitions	Insert relevant definitions	24/08/2011		✓	✓
Stage 12, 13, 14 & 15 Schedule 2 Mapping	Refer to mapping schedule Briefing to Council – Major zone amendments Workshop	24/08/2011 11/10/2011		✓	✓
Stage 16 Schedule 4 Planning Scheme Policies	EDG Internal Meeting Each section to make own amendments Formatting CIA + TIA Internal consultation Briefing to Council (Planning Scheme Policies) Finalise Policy	00/07/2011 00/09/2011 00/10/2011 00/09/2011 00/10/2011 19/10/2011 00/10/2011		✓ ✓	✓ ✓
Stage 17 Appendix 1 Index & Glossary	Briefing to Council (draft Planning Scheme)	16/11/2011			