

Planning & Development Committee AGENDA



Members Crs R Angus (Chairperson), D Betteridge, A Duncan-Strelec, A Glachan (Ex Officio), P Gould, N Hull, P Sawyer and H van de Ven.

Apologies

In Attendance

Staff

Members are advised that the next **Planning & Development Committee Meeting** will be held in the **Council Chambers**, AlburyCity Administration Building, 553 Kiewa Street, Albury, on **Monday 12 March 2012**, at **6.00pm**.

PDC 1 – CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR AND DISCLOSURE OF POLITICAL DONATIONS

- 1A Conflict of Interest Declarations
- 1B Disclosure of Political Donations
- 1C Chairperson to advise that the meeting is being recorded

PDC 2 – APOLOGIES

- 2A Apologies of Committee Members
- 2B Apologies of non-Committee Members

PDC 3 – CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING1

- 3A Minutes of the Planning & Development Committee Meeting held on Monday 20 February 2012 at 6.01pm1

PDC 4 – MATTERS ARISING FROM THE MINUTES.....4

PDC 5 – MINUTES OF ADVISORY COMMITTEES & WORKING PARTIES.....5

PDC 6 – REPORTS FOR DISCUSSION7

- 6A *Draft* AlburyCity Controlled Burning Policy and Procedure (FIL11/01669)7
- 6B Local Development Performance Monitoring Report 2010-2011 (FIL09/02151)10
- 6C Strengthening Basin Communities – Planning Component (Rd 1) (FIL10/00167)15

PDC 7 – GENERAL BUSINESS19

Note *A light meal will be served at 5.15pm, at “Charlies on Kiewa”, for Councillors and Council staff required to attend either of the committee meetings.*

Michael Keys
Acting General Manager

8 March 2012

AlburyCity – Planning & Development Committee

AGENDA

PDC 3 – CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING

3A Minutes of the Planning & Development Committee Meeting held on Monday 20 February 2012 at 6.01pm

Present	Crs A Glachan (Acting Chairperson), P Gould, N Hull, P Sawyer and H van de Ven.
Apologies	Crs R Angus, D Betteridge and A Duncan-Strelec.
Staff	Acting General Manager, Director Community & Recreation, Director Corporate Services, Director Economic Development & Tourism, Director Engineering, Acting Director Planning & Environment, Governance Team Leader, IT Officers and Governance Officer.

PDC 1 CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR AND DISCLOSURE OF POLITICAL DONATIONS

1A Conflict of Interest Declarations

There were no Conflict of Interest Declarations received by the Chairperson.

1B Disclosure of Political Donations

The General Manager advised those present, of the legislative requirement for Disclosure of Political Donations:

Advice to the Planning & Development Committee Meeting

The Environmental Planning Assessment Act 1979, Section 147(4) requires people submitting planning applications and/or submissions regarding a planning application to disclose any reportable political donation and/or gifts to any local Councillor or employee of Council. Reportable political donations and gifts include those of, or above, \$1,000 in value.

The Disclosure Statement forms are available on Council's website or from the Customer Service Centre and must be lodged in accordance with the Act. The forms are also available at the back of the Chamber during meetings.

1C Recording of Meeting

The Chairperson advised those present that the meeting is being recorded.

AlburyCity – Planning & Development Committee

AGENDA

PDC 2 APOLOGIES

2A Apologies of Committee Members

Cr Glachan Moved, Cr Gould Seconded

That the Committee receive, note and accept the apology of Committee Members, Crs Angus, Betteridge and Duncan-Strelec, and grant leave of absence for the meeting.

CARRIED

2B Apologies of Non-Committee Members

There were no Apologies of Non-Committee Members.

PDC 3 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

3A Minutes of the Planning & Development Committee Meeting held on Monday 12 December 2011 at 6.00pm

Cr Hull Moved, Cr van de Ven Seconded

That the Committee recommends to Council that the Minutes of the Planning & Development Committee Meeting held on Monday 12 December 2011, at 6.00pm, be adopted.

CARRIED

PDC 4 MATTERS ARISING FROM PREVIOUS MINUTES

There were no Matters Arising from Previous Minutes.

PDC 5 MINUTES OF ADVISORY COMMITTEES AND WORKING PARTIES

There were no Minutes of the following Advisory Committees and Working Parties.

PDC 6 REPORTS FOR DISCUSSION

6A Kerford Development Pty Ltd Versus Albury City Council (FIL11/01458)

Cr Sawyer Moved, Cr van de Ven Seconded

That the Committee recommends to Council that Council receive and note this report.

CARRIED

AlburyCity – Planning & Development Committee

AGENDA

6B Tourism in Review July - December 2011 (FIL11/00201)

Cr van de Ven Moved, Cr Sawyer Seconded

That the Committee recommends to Council that Council receive and note the report.

CARRIED

PDC 7 GENERAL BUSINESS

GB 1 Acting General Manager, Mr Michael Keys reminded Councillors and Community Members, of the *Thurgoona Wirlinga Precinct Structure Plan* Community Workshops; to be held Wednesday 22 February 2012 at 6.30pm and Thursday 23 February 2012 at 9.30am. These workshops will allow the general public to play a part in helping shape the future expansion of Thurgoona.

Meeting closed at 6.10pm.

PDC 4 – MATTERS ARISING FROM THE MINUTES

PDC 5 – MINUTES OF ADVISORY COMMITTEES & WORKING PARTIES

There were no Minutes of Advisory Committees & Working Parties.

REPORTS FOR DISCUSSION

1. Disclosure of Political Donations

Section 375A of the Local Government Planning Legislation Amendment (Political Donations) Act 2008, requires that the General Manager keep a register containing each planning decision made at a Council or Committee meeting, including the names of Councillors who supported the decision and those that opposed the decision.

To maintain the register, the amendments require that a division be called whenever a planning decision is put at a Council or Committee meeting, including meetings closed to the public.

From 1 October 2008, anyone lodging a Development Application or anyone making a submission or commenting on a Development Application will need to publicly disclose donations and/or gifts greater than \$1000 made to a local councillor, political party or employee of Council.

The disclosure requirements apply at the time the application is lodged with a Council or the NSW government, and also apply to individuals or entities lodging submissions in objection or support of the proposal. All disclosures will be publicly available.

2. Requirements of Environmental Planning & Assessment Act 1979

In dealing with Development Applications, Councillors need to take into account specific matters contained in the Environmental Planning & Assessment Act 1979 (*as amended*).

Accordingly, the provisions of Section 79C of that Act are set out hereunder, which can be used by Councillors as a reference guide of issues to be considered.

79C Evaluation

(1) *Matters for consideration – general*

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:
 - (i) any environmental planning instrument, and
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - (iii) any development control plan, and
 - (iiia) any planning agreement that has been entered into under *section 93F*, or any draft planning agreement that a developer has offered to enter into under *section 93F*, and
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
 - (v) any coastal zone management plan...
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

AlburyCity – Planning & Development Committee

AGENDA

PDC 6 – REPORTS FOR DISCUSSION

6A Draft AlburyCity Controlled Burning Policy and Procedure (FIL11/01669)

DATE 2 March 2012

CONFIDENTIAL YES NO If yes please tick one of the following reasons
Personnel Matters Commercial Legal Security Personal Hardship

MEETING DATE Monday 12 March 2012

FURTHER ENQUIRIES TO Rachel Clancy PHONE 6023 8108
Planning & Environment

Introduction

Council's Planning and Development Committee considered a report on Monday 12 September 2011 relating to the creation and exhibition of the *Draft* Controlled Burning Policy and *Draft* Controlled Burning Standard Operating Procedure. A copy of this report is included (*Attachment 1*). At the Council Meeting on Monday 26 September 2011, Council endorsed the following recommendation from the Planning and Development Committee Meeting:

"That the Committee recommends to Council that Council:

- a. implement a combination of Parts 2 and 3 of the Regulation 2010: Part 2 regulates urban residents within the Fire and Rescue NSW boundary; Part 3 regulates rural residents within Rural Fire Service boundaries; and*
- b. place the Draft Controlled Burning Policy and Procedure on public exhibition for 28 days in accordance with LGA requirements."*

The purpose of this report is to inform Council that no submissions were received from the general public and accordingly, this report is forwarded for the further consideration of Council before adopting the *Draft* Policy and Procedure.

Background

An outline of the *Draft* Policy content and subject matter was previously reported to the Planning and Development Committee Meeting held on Monday 12 September 2011. (*Attachment 1*).

This previous report describes the *Draft* Policy's role, objectives and key recommendations.

It is reiterated that the purpose of the *Draft* Policy is to ensure that Council meets its legislative responsibility under the Clean Air Regulation 2010 to minimise and prevent air borne pollutants and other contaminants entering the environment through the activity of burning or incineration. The *Draft* Policy, with its supporting *Draft* Procedure will also assist staff and other stakeholders to accurately assess the requirements of the Regulation and determine the circumstances where Council approval is required prior to any controlled burning activity.

AlburyCity – Planning & Development Committee

AGENDA

Consultation

The public exhibition of the *Draft Controlled Burning Policy and Procedure (Attachments 2 and 3)* commenced on Friday 30 September 2011 and concluded on Monday 7 November 2011.

AlburyCity has made significant effort to publicise the exhibition of the *Draft Policy* in the interests of informing the community, generating awareness and encouraging feedback through submissions.

The public exhibition has involved the following:

- notification emails (with attached *Draft Policy*) dispatched to the Rural Fire Service and Fire & Rescue NSW on commencement of the public exhibition period;
- public notice published in the Border Mail on commencement of the public exhibition period;
- static displays containing all exhibition material for viewing purposes in the foyer of the Council Administration Building, LibraryMuseum and Lavington Library;
- all exhibition material being made available on the AlburyCity website;
- provision of a free hard copy of all exhibition materials where requested; and
- staff available (on demand or by appointment) to assist with any enquiries relating to the *Draft Policy and Procedure*.

At the time of writing this report, AlburyCity had received no submissions in relation to the *Draft Policy and Procedure*.

Options

1. Council endorse the *Draft Controlled Burning Policy and Draft Controlled Burning Standard Operating Procedure*, as attached to this report.

OR

2. Council not endorse the *Draft Controlled Burning Policy and Draft Controlled Burning Standard Operating Procedure*.

Council staff recommends Option 1.

Conclusion

Though open air burning has not been the subject of numerous complaints to Council in the past, AlburyCity has a legislated obligation to implement the requirements of the *Clean Air Regulation 2010*. The flexibility built into the Regulation provides AlburyCity with an opportunity to develop and implement a policy that minimises air borne pollution but still allows rural property owners to reduce any potential fire hazard through the traditional practice and use of a controlled burn.

AlburyCity – Planning & Development Committee

AGENDA

AlburyCity's *Draft* Controlled Burning Policy incorporates a combination of the regulatory requirements of Parts 2 and 3 of Schedule 8 under the *Clean Air Regulation 2010*. The use and application of Parts 2 and 3 in the policy provides a regulatory framework which allows Council to adopt environmental control mechanisms that reflect local conditions and the different needs of its urban and rural property owners.

Recommendation

That the Committee recommends to Council that Council:

- a. resolve to adopt the *Draft* Controlled Burning Policy and *Draft* Controlled Burning Standard Operating Procedure as publicly exhibited, having received no submissions; and
- b. include the *Draft* Controlled Burning Policy and *Draft* Controlled Burning Standard Operating Procedure in the AlburyCity Public Policy and Procedure Register.

- **Attachments**

1. Copy of Report from the Planning & Development Committee – Monday 12 September 2011.
2. *Draft* Controlled Burning Policy.
3. *Draft* Controlled Burning Standard Operating Procedure.

AlburyCity – Planning & Development Committee

AGENDA

6B Local Development Performance Monitoring Report 2010-2011 (FIL09/02151)

DATE 20 February 2012

CONFIDENTIAL YES NO If yes please tick one of the following reasons:
Personnel Matters Commercial Legal Security Personal Hardship

MEETING DATE Monday 12 March 2012

FURTHER ENQUIRIES TO David Christy PHONE 6023 8290
Planning and Environment

Introduction

The sixth annual *Local Development Performance Monitoring* report has just been released by the NSW Department of Planning. This report includes a comprehensive breakdown of development assessment and construction statistics for all Councils in NSW.

The report is significant for AlburyCity as it demonstrates the performance of Council's development and construction assessment teams, and clearly indicates the high level of service and low turnaround times provided to the community. The ability to compare these results to other local government areas in NSW provides an insight into the level of dedication and service provided to the local community.

Background

The NSW Local Development Performance Monitoring report provides comprehensive statistics about the processing of Development Applications, Construction Certificates and Complying Development Certificates for all Councils in NSW for the 2010-2011 financial year. The report was compiled by the NSW Department of Planning based on data collected from all Councils.

The report was initiated by the Department of Planning to identify blockages in the development assessment process, as well as Councils with significant issues in the processing of applications. Councils with processing times averaging more than 100 days have been "*named and shamed*" since the inception of the performance report.

There has been plenty of discussion and speculation throughout 2011 about the lingering effects of the GFC and slowing property markets with the figures indicating a decrease in development activity with an increase in the overall value of development across the state. Local development determinations (DA's and CDC's) decreased by 3% on previous year in NSW with 98,161 decisions worth \$19.87 billion (up 7%).

Discussion

The *Mean Gross Time** across all NSW Councils for determining a development application during 2010-2011 was **68 days**.

AlburyCity – Planning & Development Committee

AGENDA

The *Mean Net Time*** across all NSW Councils for determining a development application during 2010-2011 was **45 days**.

For AlburyCity in 2010-2011 there were **905 applications** (development applications and complying development certificates) determined with a **value of \$185.8 Million**. This represents an increase in development activity of 17% in value but a decrease of 19% in the number of applications determined when compared to 2009-2010.

During the reporting period the Planning and Environment Group determined Development Applications in an average of **34 days** (gross*) and **22 days** (net**). This provides a slight increase on the corresponding processing times of **29 days** (gross*) and **18 days** (net**) in 2009-2010.

The minor increase is due to a number of factors including applications being submitted with insufficient information and a number of applications that generated significant community interest and an extended assessment period. Significant development applications determined by Council in this period included:

- Mixed Use Commercial and Retail development & Associated Carparking (\$53.5M) - Volt Lane and Kiewa Street carparks.
- Boat ramp & car/trailer parking & foreshore redevelopment - 329 Kremur Street, West Albury (\$411K).
- Review of determination – 10 residences & 10 lot subdivision – 15 Warbler Street, Thurgoona
- Renovations to Sodens Hotel (\$1M) – 459 Wilson Street, Albury.
- Staged retail development and carpark (\$500K) – 353 Wagga Road, Lavington.
- Two warehouses with showrooms (\$1M) – 271 Schubach Street, East Albury.
- Medium density housing (\$3M) - 12 townhouses, workshop and caravan storage - 16 Lindisfarne Court, Thurgoona.
- Refurbishment of building and reconfiguration of carpark (\$2M) – Hungry Jacks – 464 Hume Street, Albury.
- Industrial storage shed and ancillary office (\$2.4M) – 28 Ariel Drive, Thurgoona.
- Integrated housing five residences and five lot subdivision (\$1.1M) – 206-216 Rivergum Drive, East Albury.
- Office, showroom, workshop and caravan display and storage area (\$2M) – 5 Travelstop Way, Thurgoona.
- Fifty Eight (58) Retirement Units (\$11.6M) - 100 Table Top Road, Thurgoona.
- Demolition of existing Mill Buildings and Associated Structures (\$620K) - Allied Flour Mills, 570 Young Street, Albury.
- Renovations and Upgrade to City Walk Arcade (\$900K) - 519 Dean Street, Albury.
- Three Industrial Warehouses (\$630K) - 56 Fallon Street, North Albury.
- Office and Industrial Units (\$2M) - 94 Boronia Street, North Albury.
- Six storey Offices and Retail Development - Northpoint Tower (\$8M) - 353 Wagga Road, Lavington.
- Alterations and Additions - Waterstreet's Hotel (\$750K) – 430 Smollett Street, Albury.
- Nineteen Industrial Units and Carpark (\$3.8M) - 36 Fallon Street, Thurgoona.
- Multi Unit Housing - 13 units (\$1.3M) - 519 Hovell Street, South Albury.

AlburyCity – Planning & Development Committee

AGENDA

A further element affecting the processing times has been a reduction in effective full-time staff working in this area. Two years ago this service included two additional staff with the incorporation of Strategic Town Planning function in the section and the graduation of a Trainee Planner the decision was made to maintain staff numbers rather than replace existing staff. This recognised the downturn in development activity in early 2009.

AlburyCity continues to operate at the high performance end of the spectrum for Development and Construction Assessment. This reflects the continued commitment to customer service established under the Customer Service Guarantee.

The Performance Monitor report provides an ideal opportunity to benchmark Council's services against other Councils across the state.

In order to provide a comparative figure, rather than comparing AlburyCity with the whole of the state or large metropolitan Councils, a relevant comparator has been chosen, being the Category 4 Council average. Category 4 Councils are grouped together, based on their population and relative similarities, and the grouping is determined by the Department of Local Government. There are 29 Councils in Category 4, which include Wagga Wagga, Griffith, Dubbo, Queanbeyan, Wingecarribee and Tamworth. This comparative information is provided in Table 1.

Table 1 – AlburyCity vs DLG Category 4 Averages

Data Category	DLG Category 4 Council Average	AlburyCity	% Difference
DA's			
No. Determined	484	626	+29%
Value of	\$91.5M	\$173.6M	+90%
Mean Days to Determine (gross*)	62	34	-45%
Mean Days to Determine (net**)	37	22	-40%
Section 96 Determined	92	101	+10%
S 96 Mean Gross	48	21	-56%
CDC's			
No. Determined	101	178	+76%
% CDC's v DAs	16	22	+38%
Value	\$11.1M	\$12.2M	+10%
% Issued by Council	46	71	+54%
% issued by Private	54	29	-46%
DA Types			
% Alts & Adds	38	45	+18%
% Single new Dwelling	23	18	-22%
% Commercial / retail /office	8	14	+75%

AlburyCity continues to outperform in comparison to other Category 4 Councils.

AlburyCity – Planning & Development Committee

AGENDA

It is clear from the survey results that AlburyCity's approach and commitment to an outcomes focused development assessment process is achieving desired performance levels and is leading practice when compared with other local government areas across the state.

Key items to note in the table include a higher than average percentage of CDC's compared to other Council areas and the high value of CDC's compared to group average. AlburyCity has maintained the percentage of CDC's as a proportion of total approvals for the last three years.

There is no doubt that the Customer Service Guarantee has been a significant contributor to the results of the survey. This level of service is now an expectation of the development industry in Albury.

In addition to comparing our performance with Category 4 Councils, a further comparison with other regional centres is provided in Table 2. The data highlights the strength of regional cities and the variety of investment levels across the cities.

Table 2 – Comparative Data with Regional Centres

Data Category	Albury	Dubbo	Griffith	Tamworth	Wagga Wagga	DLG Group 4
DA's						
No. Determined	626	493	276	518	620	484
Total Value	\$173.6M	\$60.3M	\$98.8M	\$99.9M	\$247.5M	\$91.5M
Average Value per DA	\$277K	\$122K	\$358K	\$193K	\$399K	\$189K
Mean Days to Determine (gross*)	34	38	63	60	74	62
Mean Days to Determine (net**)	22	19	46	31	36	37
S 96 Mean Gross	21	25	60	38	64	48
CDC's						
No. Determined	178	155	90	364	255	101
% CDC's v DA's	22	24	25	41	29	16
Total Value	\$12.2M	\$20.2M	\$8.3M	\$34.9M	\$25.6M	\$11.1M
Average Value	\$68K	\$130K	\$92K	\$96K	\$100K	\$110K
% Issued by Council	71	21	14	52	34	46
% issued by Private	29	79	86	48	66	54
DA Types						
% Alts & Adds	45	57	33	34	0	38
% Single new Dwelling	18	17	16	26	18	23
% Commercial / retail / office	14	8	18	17	17	8

Key

**Mean Gross Time* - refers to average time to process application including referrals and requests for further information from the applicant.

***Mean Net Time* – refers to average time to process an application less the referral times and other stop the clock provisions such as requests for information from the applicant.

AlburyCity – Planning & Development Committee

AGENDA

The very positive results are not solely due to the performance of the Planning and Environment Group, but also reflect the cooperation and assistance that is present in the organisation across all groups. This is also reliant on the delegations and trust provided by the Council.

The report is a very extensive document (198 pages) and will be tabled at the meeting. Electronic copies are available to view or download from the Planning NSW website at: www.planning.nsw.gov.au. Copies are available to Councillors on request.

Conclusion

The *Local Development Performance Monitoring 2010-2011* report provides key indicators on the performance of AlburyCity with regards to development assessment. AlburyCity is clearly a benchmark that other local government authorities across the state will be aspiring to and marking themselves against in the future.

Recommendation

That the Committee recommends to Council that Council receive and note the report.

- **Attachment**

1. Local Development Performance Monitoring Report 2010-2011 (*to be tabled at the meeting*).

AlburyCity – Planning & Development Committee

AGENDA

6C Strengthening Basin Communities – Planning Component (Rd 1) (FIL10/00167)

DATE 22 February 2012

CONFIDENTIAL YES NO If yes please tick one of the following reasons
Personnel Matters Commercial Legal Security Personal Hardship

MEETING DATE Monday 12 March 2012

FURTHER ENQUIRIES TO Tracey Squire/Sarah Prime PHONE 6023 8276/6023 8214
Economic Development & Tourism

Background

In the face of a drying climate and the rising demand for water, the Australian Government established the Strengthening Basin Communities (SBC) program to assist local governments to plan for a future with less water.

In 2010 AlburyCity, in conjunction with the Councils of Corowa, Greater Hume and Urana Shires, were successful in their application for funding of \$800,000 to undertake research into the impacts of reduced water availability on the community. The project investigations were carried out over three stages:

- **Stage 1 – Where are we now?**

The initial stage provided an assessment of the current status of the four Councils and how they have been shaped by changes in climate, water availability and water policy since 2000.

- **Stage 2 – What may the future hold?**

The second stage tested the premise of a 'future with less water' by developing plausible alternative future scenarios, assessing their implications and providing recommendations for initiatives to overcome any negative impacts. As a result of this stage the project group endorsed nine key recommendations:

1. *Best-Practice Water Use for Councils*

- Review the Council's progress to achieving best practice water use to enable them to be leaders in water management.

2. *Securing Water Supplies*

- Develop an understanding into the types of water sources and future demands.
- Forecast water demand; develop project planning for potable water and plan for the potential extension of stock and domestic water.

AlburyCity – Planning & Development Committee

AGENDA

3. *Water Capture, Reuse and Recycle Opportunities*

Review the potential for water capture, reuse and recycle opportunities within each Council:

- Discuss the regulatory processes to be negotiated in order to gain licences and approvals for recycled water projects.

4. *Parks and Sporting Fields*

- Promote the continuing development of the region's parks and sporting fields by implementing water saving technologies.

5. *Economic Development Plans*

- Review Council Economic Development plans taking into account the impacts of a future with reduced water availability.

6. *Tourism Strategies*

- Examine the infrastructure improvements required to enable better access to regional water assets.
- Develop marketing concepts to promote regional wetlands.

7. *Water Allocations Impacts*

- Test the potential impacts of less water on vulnerable communities and high water users.

8. *Private Sector Best-Practice Water Use*

- Discuss the need for Councils to provide support and guidance to the private sector to achieve best practice water use.

9. *West Corugan Private Irrigation District (WCPID) Review*

- Establish the baseline economic value of the WCPID and present a diversification plan for the future.

- **Stage 3 – Growing and adapting our future.**

The final stage addressed the question of how to ensure businesses and the community have access to a sufficient water supply. Two perspectives were considered during this stage.

AlburyCity – Planning & Development Committee

AGENDA

Growing the supply of fit-for-purpose water and adapting the demand to match expected supply. As part of Stage 3 a range of studies and investigations were carried out in response to Stage 2 recommendations. Those particularly relevant to AlburyCity and its community included:

- Albury Water Filtration Plant Lime and Carbon Dioxide (CO₂) Feasibility Study.
- Integrated Water Cycle Management Plan for the Albury Industrial Hub (Nexus).
- Economic Development Plan Review & Challenge Test.
- Assessment of Sports and Recreation Fields to support conversion to warm season grasses.
- Development of a range of tourism strategies to strengthen water related product offer.
- Creation of a water allocation impacts discussion paper.
- Development of a program to support private sector best practice water use.
- Preparation of a discussion paper identifying opportunities in relation to water capture, reuse and recycling options, and an analysis of the associated planning and approvals processes.

Community Engagement

Many of the studies or investigations conducted through the course of the project have involved consultation or engagement with a variety of relevant key stakeholders, business and industry, particularly large water users.

Issues

The participating Councils have now completed the three stages of the SBC Planning Component of the program and a final report summarising project outcomes will be submitted to the Department of Sustainability, Environment, Water, Populations and Communities (SEWPaC) in April 2012 refer to (*Attachment 1*).

In addition to detailing the outcomes achieved over the duration of the SBC project, the final report will also outline a number of future actions to build upon existing initiatives. While a full list of these actions is included in the executive summary of *Attachment 1*, a brief summary of the major actions proposed for AlburyCity (subject to funding availability) is included below:

- Upgrade of Albury Water Filtration Plant “Plant B” to in-filter dissolved air flotation (DAFF).
- Provision of potable water, sewerage services and stormwater management at the Nexus Industrial Precinct (previously known as the Albury Industrial Hub).
- The conversion of parks and sporting fields to “warm season grasses” (underway).
- Replace the boat ramp at Doctors Point and improve the car park.
- Develop a Wonga Wetlands Master Plan.
- Maximise opportunities to fully utilise the outputs from the sewerage treatment plants.
- Undertake remedial work at the Pines at Lake Hume.
- Consider opportunities to develop integrated water cycle management by the use of harvested rainwater in new industrial estates.

AlburyCity – Planning & Development Committee

AGENDA

The SBC Steering Committee will continue to meet on a six-monthly basis to discuss the progress of these projects, as well as other related issues and opportunities.

Conclusion

Whether the concept of climate change is accepted or not remains somewhat academic. Water reductions are inevitable, whether as a result of regulatory policies and plans such as the Murray Darling Basin Plan, the onset of extended periods of drought or the continued growth of regional communities increasing demand on scarce water resources.

The impact from any of these events results in less available water for consumptive use. The flow on social, economic and environmental impacts may have far reaching ramifications for those who rely on these water resources.

The future actions outlined in the Strengthening Basin Communities Stage 3 Synthesis Report, and our progress to date, will go some way in combating the challenges presented by a future with less water. These actions take an integrated and holistic approach to water use and its management.

Whilst this approach will not solve each and every challenge presented by reduced water resources, they will set the platform to create opportunities to improve water management, water efficiency and value-add to the water cycle.

Recommendation

That the Committee recommends to Council that Council receive and note the report.

- **Attachment**

1. Strengthening Basin Communities Stage 3 Synthesis Report.

PDC 7 – GENERAL BUSINESS