

Council Matters

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DRAFT LEP EXHIBITION

- Port Macquarie-Hastings (Area 15) Local Environmental Plan 2010
- Area 15 Camden Haven Development Control Plan
- Port Macquarie-Hastings Development Control Plan 2006 (Amendment No.5)

Port Macquarie-Hastings Council has prepared the following plans:

- Area 15 Camden Haven Local Environmental Study
- DRAFT Port Macquarie-Hastings (Area 15) Local Environmental Plan 2010
- DRAFT Area 15 Camden Haven Development Control Plan
- DRAFT Port Macquarie-Hastings Development Control Plan 2006 Amendment No.6

The Plans on exhibition relate to land located on the northern side of Ocean Drive between Lakewood and Kew. The Plans provide for the zoning of about 78ha of land for residential purposes, 2.4ha for light industrial, 0.3ha for neighbourhood business, 10ha for special purposes and about 78ha for environmental purposes. The Plans also provide detailed development control provisions to guide future development.

Separate public notice is also given that Council proposes to enter into a number of planning agreements in connection with the proposed draft local environmental plan. See notice below.

The draft plans and supporting information are on public exhibition from 26th November until 24th December 2010 at Council's Customer Service Centre, Port Macquarie office and at the Laurieton branch office. The plans can also be viewed on Council's website www.pmhc.nsw.gov.au.

Any person may inspect the draft plans and supporting material and make written submissions on the draft plans until the end of the exhibition. Note that any submission may be made public.

A public information evening, where council officers will be available to discuss the issues to assist in the understanding of the plans and to answer questions. The evening will be held on **Thursday 9th December 2010 between 4.30pm and 6.30pm at the Laurieton School of Arts Hall, Laurie Street, Laurieton.**

Any further enquiries, contact the Area 15 Project Manager Tony Blue on 6581 8111 or tony.blue@pmhc.nsw.gov.au

PUBLIC NOTICE - VOLUNTARY PLANNING AGREEMENT AREA 15 LOCAL ENVIRONMENTAL PLAN

Notice is given in accordance with clause 25D(1A) of the Environmental Planning and Assessment Regulation 2000, that Council proposes to enter into the following planning agreements in connection with the Draft Port Macquarie-Hastings (Area 15 Camden Haven) Local Environmental Plan 2010.

The Area 15 Planning Agreements (Gentlemore Pty Ltd, Haloville Pty Ltd, Somersby, Rural Supplies Land Holdings Pty Ltd and Somersby Rural Supplies Pty Ltd, Laurieton Lifestyle Resort Pty Ltd, JM Cook, CM Curtis, DP Middlemiss, KJ Middlemiss and SL Rowbottom, JM Moses, LM Moses, TM Moses, A Moses and J Abade and RD Tate and ML Tate) will provide for:

- The carrying out of specified works by the Landowner for the purposes of establishing and maintaining environmental lands, local parks, road works, sewerage works and water supply works.
- The dedication of specified land to Council by the Landowner on which some Works will be situated.
- Dedication of Environmental Offset Land.
- Establishment, management and dedication of environmental lands.
- Proposed arrangements for payment of Administration Levy, Environmental Offset Land, Management, Open Space, Roads, Sewerage Services, Sewerage Services Work and Water Supply Contributions.
- Proposed offsets against specified monetary Development Contributions, in consideration of the works carried out by the Developer.
- The Landowner to provide the Council with security to secure the performance of obligations under the agreement.

The draft planning agreements may be inspected at Council's Customer Service Centre in Burrawan Street, Port Macquarie and at Council's Laurieton Branch Office, in conjunction with the exhibition of draft Port Macquarie-Hastings (Area 15) Local Environmental Plan 2010.

The exhibition concludes on Friday 24th December 2010. The proposed agreements can be viewed on Council's website www.pmhc.nsw.gov.au.



DAVID HELGOTT IN RECITAL

3 December 2010

7.30pm @ The Glasshouse



COMMUNITY'S CHANCE TO HAVE A SAY ON NEW ERA OF INTEGRATED PLANNING

'Evidenced based, integrated planning' is how Port Macquarie-Hastings Council describes its suite of planning documents that Administrator Garry Payne has released for public exhibition.

The documents, including the Community Strategic Plan, four year Delivery Program and the one year Operational Plan, will see Council comply with NSW Government legislation that says it must switch to the new planning system by next financial year.

According to Mr Payne, the inclusion and public exhibition of Council's Resourcing Strategy, which includes a Long Term Financial Plan and Asset Management Strategy as part of the document suite will help the community understand Council's position much more clearly than under the previous Corporate Planning system.

"This is robust planning that has incorporated a range of public consultation conducted over the last two years as well as detailed assessment of the condition and value of our assets considered against long term financial modelling.

"We are now at a crossroad where we have to decide what level of work will meet the community's expectations, address the maintenance issues of our assets but create a rate structure that is within the community's capacity to pay," said Mr Payne.

As part of the Long Term Financial Plan, Council has developed four rating scenarios that have a varied impact on the total budget and relative size of the infrastructure works program. The volume of work listed in the Operational Plan proposed for next financial year is based on Council being successful with an application for a further rate rise.

"When we adopted the 'back to basics' program this financial year, I was very clear in saying that the additional road and parks work we were able to do would go some way to improving these assets but not fix them. To make any significant improvement in the condition of our road network, which is the consistent request we've received from the public consultation, we need to reinvest heavily in the asset," explained Mr Payne.

To fund that reinvestment Council's proposal is to adopt Scenario 3 which would mean an application to IPART, the independent funding body of the state government, for a 5.18% rate rise or about \$1.40 per week as an indicative figure above the level of the current financial year and in addition to the expected 3% capped rate increase allowed.

"If we are able to apply an additional 8.18% rate revenue on top of the rate set in the current financial year we will generate \$3.1 million that will be solely fed into fixing the road network.

"The Long Term Financial Plan that will go on public exhibition includes an appendix of all the road works proposed in the four year period. The bottom line is that if we are unsuccessful in the application for a special rate variation, we can only afford to complete about 1/3 of that work.

"I understand that residents are fed up with the cost of living increases coming from power companies, telcos and banks, but I would ask people to take the time to review these documents, learn about the evidence we've collected through consultation and assessing the assets. The biggest difference between Council and other service providers is that we've committed to working with the community on this.

"The plans will be on exhibition for a number of months. We will hold information sessions and workshops and put significant effort into helping the community grasp the level of detail now available in our planning, so that they can offer an informed opinion on which way forward," concluded Mr Payne.

The full suite of Integrated Planning documents will go on exhibition from 1 December 2010 and remain open for public comment through to the end of February 2011.

Workshops and information sessions are planned for early February next year.



Andrew Roach, **General Manager**

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All written submissions to Council will be considered as public documents unless otherwise stated.

LOOKING FOR A JOB?

- Labourer, General Works
- Technical Officer, Sewerage
- Sports & Events Manager
- Accounting Officer

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