



Growth & Essential Services Policy

Responsible Officer

Chief Executive Officer

Introduction

A well planned and coherent settlement pattern and careful management of urban growth and change are critical in delivering wider social, economic and environmental objectives. For example, to create liveable, efficient and attractive communities there needs to be (but not limited to) choice in housing and lifestyle opportunities, easy access to employment, services and recreational opportunities for people of all ages and abilities, a strong and shared sense of community, and good urban design and neighbourhood planning.

Planning for new growth should be co-ordinated with the cost-efficient provision of infrastructure and services such as roads, public transport, water supply, sewerage, electricity, telecommunications, drainage, open space, schools, health and recreational facilities.

Background

There is continued pressure for development on the Cocos (Keeling) Islands for tourism projects, holiday homes and for people seeking a lifestyle change from mainland Australia.

Due to the small essential service schemes on both Home and West Islands, any change of land use or new development has the potential to significantly impact the capacity of essential services. West Island is currently at or near capacity for all essential services (water, wastewater & power). The new water source (a desalination plant proposal) and treatment plant design (upgrade of existing plant) has factored in growth and tourism into the design, and this will allow for additional developments in the future. However, both these upgrades require Australian Government funding to enable these works to be carried out so the timeline on these works is currently unknown.

Home Island has some capacity to support further land use changes and development, however, without knowing the full extent of potential application, it is difficult to predict the impact on service demand. New developments would require further modelling and analysis at the time of application.

Legislation

Planning and Development (Local Planning Schemes) Regulations 2015; Schedule 2
Deemed provisions for local planning schemes
Part 9 Procedure for dealing with applications for development approval

Section 67. Matters to be considered by local government (relevant to this policy).
In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application –

(n) the amenity of the locality including the following –
(iii) social impacts of the development;

(u) the availability and adequacy for the development of the following –
(i) public transport services;
(ii) public utility services;

(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;

(zb) any other planning consideration the local government considers appropriate.

Definitions

Public transport services – includes buses, taxis, hire cars, ferry, air travel and freight services.

Essential services – has the same meaning as “Public utility services” and includes power, water, wastewater, telecommunications authorities and any other authorities that the Shire considers as essential services.

Objectives

1. To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

2. To provide guidance to stakeholders on what sort of development will be supported by Council based on the current availability and adequacy of Cocos (Keeling) Islands' essential services.
3. To consult with the agencies responsible for providing essential services to the Cocos (Keeling) Island as defined in this document for advice on the current availability and adequacy of such services to facilitate a development at the time of application.

Applications subject to this Policy

This policy applies to all development applications of which the Shire of Cocos (Keeling) Island is the responsible authority for.

Application requirements

All development applications involving the use of essential services whether they be for a change of use and/or development works, and regardless of whether the development will be self-sufficient are to show evidence of engagement with and comments from the agencies responsible for providing essential services to the Cocos (Keeling) Islands.

Furthermore, Shire officers will refer all lodged Development Applications to the agencies responsible for providing essential services for a period of 42 days prior to formal submission to Council for a determination.

Policy statement

In considering an application for development approval, Council shall have due regard to the objectives of this policy and any advice from the agencies responsible for providing essential services to the Cocos (Keeling) Islands.

Office Use Only

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Relevant Delegations				
Council Adoption	Date		Resolution #	
Reviewed/Modified	Date		Resolution #	
Reviewed/Modified	Date		Resolution #	