

GENERAL MANAGER'S REPORT TO COUNCIL

(continued)

SECTION: Planning

ITEM NUMBER: Item 9

SUBJECT: Planning Application Approvals and Refusals for the Month of September 2012

File Reference: U07/168

Reason: For the information of Council

Objective: To inform Council of Development status for the month

Budget Implication: Nil

Operational Plan: Part 3, Principal Activity 5.2

Information:

Development Applications

Approvals:

Development Application Number	Applicant	Property	Development
13-2012A	Mr P Doyle	1 Park Street, Uralla	Garage & Building Line Variation Modification
31-2012	Mr P & Mrs M Gurner	493 Hawthorne Drive, Arding	Farmstay Cottage
34-2012	Mr G & Mrs J Griggs	415 Balala Road, Balala	Dwelling Entitlement
35-2012	Mr D & Mrs W Lankester	1 Munro Avenue, Uralla	Shed
36-2012	Mr A Hutton	44 Everton Vale Road, Rocky River	Shed
37-2012	Mr G Dufty & Ms S Dominik	77 Kendall Road, Invergowrie	Additions to Existing Dwelling
38-2012	Mr C Fleming	555 Hawthorne Drive, Arding	Additions to existing dwelling
Monthly Estimated Value of Approvals: \$342,500.00			

Refusals: Nil

Comparison to September 2011:

September 2011:	\$848,546.00	September 2012:	\$342,500.00
Year to date:	\$3,148,309.00	Year to date:	\$2,690,718.00
(Calendar Year)		(Calendar Year)	

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Development Applications (continued)

Applications Outstanding:

Application Number	Applicant	Property	Development	Status
17-2010	Mr R Jones	Balala Road, Balala	Composting Facility	Awaiting response from Border Rivers-Gwydir Catchment Management Authority
39-2011	Croft Surveying and Mapping	113 Talisker Road, Uralla	3 Lot Subdivision	Awaiting information from Applicant
27-2012	R F Wright & Associates	114 Barleyfields Road, Uralla	42 Lot Residential Subdivision	Awaiting approval from RFS
13-2012A	Mr P Doyle	1 Park Street, Uralla	Garage & Building Line Variation Modification	Currently being assessed
39-2012	Ms L Apthorpe	75 Harriet Gully Road, Kellys Plains	Farmstay Accommodation	Currently being notified
40-2012	Mr A & Mrs L Valente	13 Wilkens Street, Uralla	Dual Occupancy Building	Currently being notified
Total: 7				

Construction Certificates

Approved:

Application Number	Applicant	Property	Construction
13-2012A	Mr P Doyle	1 Park Street, Uralla	Garage
36-2012	Mr A Hutton	44 Everton Vale Road, Rocky River	Shed
37-2012	Mr G Dufty & Ms S Dominik	77 Kendall Road, Invergowrie	Additions to Existing Dwelling
Monthly Estimated Value of Approvals: \$90,500.00			

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Complying Development Applications

Approvals:

Application Number	Applicant	Property	Development
33-2012	Mr JN & Mrs CM Howard	65 Rowan Avenue, Uralla	Garage

Monthly Estimated Value of Approvals: \$13,590.00

Refusals: Nil

Issued by Private Certifier:

Application Number	Applicant	Property	Development
32-2012	Hotondo Homes	58 Marble Hill Road, Saumarez Ponds	Dwelling & Shed
34-2012	Mr G Smith	16 Dawkins Street, Uralla	Verandahs & Carports
35-2012	Mr S Speer	83 Bridge Street, Uralla	Garage
38-2012	Mr D Vernon	83 Barleyfields Road, Uralla	Shed

Monthly Estimated Value of Approvals: \$390,713.00

Comparison to September 2011:

September 2011:	\$386,500.00	September 2012:	\$404,303.00
Year to date: (Calendar Year)	\$3,017,986.00	Year to date: (Calendar Year)	\$2,513,476.00

Lapsing Applications:

The review on expiring development and complying development applications has been carried out for those applications lapsing during February 2013. In February 2008 fifteen (15) applications were approved, with two (2) applications identified as not commencing as at the end of September 2012. Hence, a letter has been sent to the current owner advising that if there has been no commencement as per the approval given, the application will lapse and a new application will be required.

Prepared By: Linda Maynard, Administration Clerk, Technical Services

Prepared For: Libby Cumming, Manager of Planning

Recommendation:

That Council note the information contained within the Planning Application Approvals and Refusals Report for the month of September 2012.

Attachments to the Item 9 Report

INDEX OF ATTACHMENTS

The Following Documents are Included as Attachments to the Preceding Report:

Attachment Name	Pages
A: Approved Dwellings in Uralla Shire Council	1

Approved Dwellings in Uralla Shire

