



## **LATE REPORTS TO COUNCIL**

**28 August 2018**

**Late Reports to Council**

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## LATE REPORTS TO COUNCIL

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### REPORT TO COUNCIL

<b>Department:</b>	<b>Infrastructure &amp; Regulation</b>
<b>Submitted by:</b>	Director of Infrastructure & Regulation
<b>Reference/Subject::</b>	Report 1 - Development Approvals and Refusals for July 2018

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#### LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

<b>Goal:</b>	2.1	An attractive environment for business, tourism and industry
<b>Strategy:</b>	2.1.4	Implement tools to simplify development processes and encourage quality commercial, industrial and residential development
<b>Activity:</b>	2.1.4.1	Process building and development applications
<b>Action:</b>	2.1.4.1.1	Assess and determine development, construction, and other regulatory applications

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#### SUMMARY:

The following details the development approvals issued by Council and by private certification for July 2018 for the entire local government area. A listing of development applications outstanding with a status as at the end of July 2018 has also been provided.

For information purposes a summary of the development values is provided from January 2008 until the end of July 2018. Similarly, a summary of the number of dwellings approved within the local government area from 1 January 2008 until the end of July 2018 is provided.

#### OFFICER'S RECOMMENDATION:

**That Council receive and note the development approvals and refusals for July 2018.**

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### REPORT:

#### Development Applications

#### Approved:

Development Application Number	Applicant	Property	Development
DA-78-2013-2	Mr M Batt	16A King Street, Uralla	Modification Staged 7x1 Bedroom Strata Title Units
DA-33-2018	Mr P & Mrs C Crago	55 Bendemeer Street, Bundarra	Change of Use to Café, Gazebo, Unisex Disabled Toilet & Parking
DA-41-2018	Shed Boss (Ponz Australia Pty Ltd)	808 Bundarra Road, Saumarez Ponds	Shed

**Monthly Estimated Value of Approvals: \$57,027.00**

Cancelled: Nil

Withdrawn: Nil

#### Refused:

Development Application Number	Applicant	Property	Development
DA-34-2018	Mr A & Mrs D Vanden Hoogen	24 McDonalds Lane, Rocky River	Wind Turbine

#### Comparison to July 2017:

July 2017:	\$660,811.00	July 2018:	\$57,027.00
Year to date:	\$3,114,108.00	Year to date:	\$2,614,070.00
(Calendar Year)		(Calendar Year)	

#### Development Applications Outstanding

Application Number	Applicant	Property	Development	Status
DA-17-2012-2	Balala Composting Pty Ltd	185 Balala Road, Balala	Modification – Composting Facility	Under Assessment
DA-21-2017	Mr V Hudson	19 Karava Place, Uralla	Dual Occupancy & Conversion of Shed to Dwelling	Awaiting Applicant
DA-35-2017	Mr C & Mrs K Cooper	36 Uralla Street, Uralla	Dwelling	Awaiting Applicant
DA-37-2018	Mr G & Mrs S Selby	116 Marble Hill Road, Saumarez Ponds	Dual Occupancy – Conversion of Shed to Dwelling	Awaiting Applicant
DA-38-2018	Mr T & Mrs J Schofield	17 Leece Road, Uralla	Staged 14 Lot Residential Subdivision	Under Assessment
DA-39-2018	New England North West Planning Services	1039 Barraba Road, Bundarra	Rural 3 Lot Subdivision	Under Assessment

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Application Number	Applicant	Property	Development	Status
DA-40-2018	Mr L & Mrs C Seccombe	22 Baker Road, Invergowrie	2 Lot Subdivision	Under Assessment
DA-42-2018	Mr C Petrov	94 Jenkyn Lane, Rocky River	Dwelling	Under Assessment
DA-43-2018	Mr R & Mrs G Gallagher	33 McCrossin Street, Uralla	Shed	Under Assessment
DA-44-2018	Mr K Hartley – Starfish Enterprises Network Ltd	192 Dumaresq Road, Saumarez Ponds	Natural Burial Ground – Private Cemetery & Shed	Under Notification
<b>Total: 10</b>				

### Construction Certificates

#### Approved:

Application Number	Applicant	Property	Construction
CC-27-2012	Croft Surveying & Mapping	114 Barleyfields Road, Uralla	Part A Phase 1 Civil Works for Staged 42 Lot Low Density Residential Subdivision
CC-60-2017	Mrs J Gray	55 King Street, Uralla	Dwelling Additions & Alterations
CC-61-2017	Mr M Crawford	52 Budumba Road, Invergowrie	Secondary Dwelling

**Refused:** Nil

#### Issued by Private Certifier:

Application Number	Applicant	Property	Construction
CC-41-2018	Mr M & Mrs R Showell	808 Bundarra Road, Saumarez Ponds	Shed

**Total Monthly Estimated Value of Construction Certificate Approvals: \$417,027.00**

### Complying Development Certificate Applications

**Approved:** Nil

**Refused:** Nil

**Withdrawn:** Nil

#### Issued by Private Certifier:

Application Number	Applicant	Property	Development
CDC-20-2018	Ms L Kirwan	29A Rowan Avenue, Uralla	Dwelling Addition - Verandah

**Total Monthly Estimated Value of Complying Development Certificate Approvals: \$60,000.00**

#### Comparison to July 2017:

July 2017:	\$461,000.00	July 2018:	\$60,000.00
Year to date: (Calendar Year)	\$1,409,010.00	Year to date: (Calendar Year)	\$1,845,810.00

## LATE REPORTS TO COUNCIL

### Calendar Year Development Values

Year	Total Development Value \$	Average Development Value \$	Development Application Value \$	Complying Development Value \$
2008	9,155,533	56,169	7,393,239	1,762,294
2009	9,290,046	72,578	5,749,162	3,540,884
2010	10,586,972	80,817	5,958,887	4,628,085
2011	6,584,483	51,846	3,449,607	3,134,876
2012	11,390,780	104,503	6,158,718	5,232,062
2013	9,259,318	76,523	4,678,720	4,580,598
2014	8,246,689	69,300	5,657,845	2,588,844
2015	9,137,065	85,393	6,980,198	2,156,867
2016	5,958,716	62,723	3,997,389	1,961,327
2017	8,131,959	82,979	5,953,666	2,178,293
2018	4,459,880	81,089	2,614,070	1,845,810

2018 to date

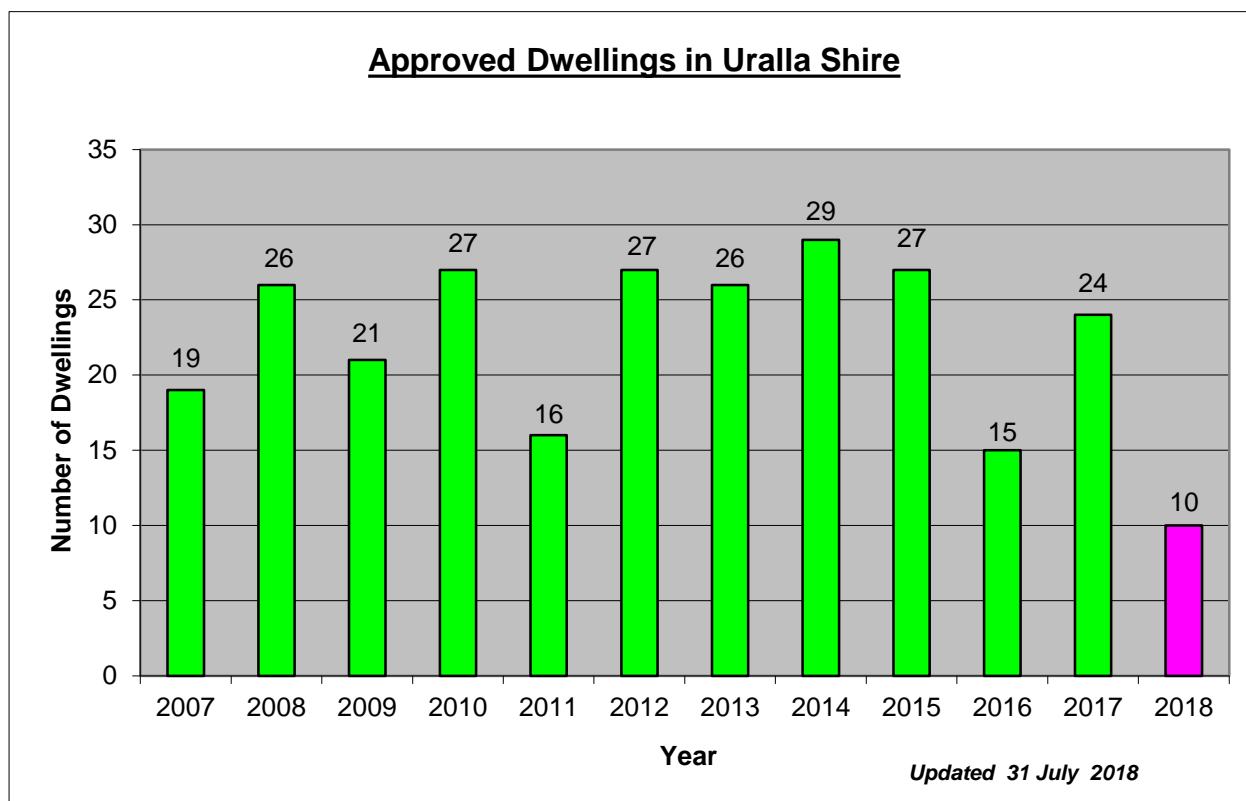
### Financial Year Development Values

Year	Total Development Value \$	Average Development Value \$	Development Application Value \$	Complying Development Value \$
2008-2009	8,095,812	61,332	4,588,050	3,507,762
2009-2010	12,395,113	77,469	7,121,590	5,273,523
2010-2011	8,212,500	73,986	5,023,347	3,189,153
2011-2012	5,986,330	53,449	3,667,764	2,318,566
2012-2013	12,339,996	101,983	6,100,857	6,239,139
2013-2014	8,296,829	76,118	4,653,404	3,643,425
2014-2015	9,779,535	109,917	6,392,261	3,387,274
2015-2016	7,560,263	76,366	6,393,433	1,166,830
2016-2017	6,544,087	68,168	4,186,513	2,357,574
2017-2018	9,073,505	87,245	6,057,412	3,016,093
2018-2019	117,027	39,009	57,027	60,000

2018-2019 to date

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### Approved Dwellings 2007-2018



#### KEY ISSUES:

- *Development Applications approved by Council for July 2018 – 3*
- *Development Applications refused by Council for July 2018 – 1*
- *Development Applications cancelled by Council for July 2018 – 0*
- *Development Applications withdrawn by Applicant for July 2018 – 0*
- *Outstanding Development Applications as at 31 July 2018 – 10*
- *Construction Certificates approved by Council for July 2018 – 3*
- *Construction Certificates refused by Council for July 2018 – 0*
- *Construction Certificates issued by private certification for July 2018 – 1*
- *Complying Development Applications approved by Council for July 2018 – 0*
- *Complying Development Applications refused by Council for July 2018 – 0*
- *Complying Development Applications withdrawn by Applicant for July 2018 – 0*
- *Complying Development Applications issued by private certification – 1*
- *Total Development Value for 2018 as at 31 July 2018 – \$4,459,880*
- *Average Development Value for 2018 as at 31 July 2018 – \$81,089*
- *Development Application Value for 2018 as at 31 July 2018 – \$2,614,070*
- *Complying Development Application Value for 2018 as at 31 July 2018 – \$1,845,810*
- *Approved dwellings as at 31 July 2018 – 10*

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### COUNCIL IMPLICATIONS:

**1. Community Engagement/ Communication (per engagement strategy)**

The Development Approvals and Refusals for July will be placed in the next available newsletter and uploaded to the Uralla Shire Council website.

**2. Policy and Regulation**

*Environmental Planning & Assessment Act, 1979.*

*Environmental Planning & Assessment Regulations, 2000.*

**3. Financial (LTFP)**

Nil

**4. Asset Management (AMS)**

Nil

**5. Workforce (WMS)**

Nil

**6. Legal and Risk Management**

Nil

**7. Performance Measures**

Nil

**8. Project Management**

Nil

Prepared by staff member:

Administration Officer

TRIM Reference Number:

U12/168

Approved/Reviewed by Manager:

Manager Planning & Regulation

Department:

Infrastructure & Regulation

Attachments:

Nil