

4.1. Development Applications Received Q3 2021-22

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ENDORSED BY: Joseph Hill, Director City Strategy

ATTACHMENTS:

1. DAs received Q3 2021-22 [4.1.1 - 7 pages]

PURPOSE:

This report provides a list of Development Applications (DAs) received by Council in Q3 of financial year 2021/22. Its purpose is to provide Councillors and other interested persons with an understanding of the application types received and processed by the Development Services Department.

EXECUTIVE SUMMARY:

During Q3, 1 January 2022 to 31 March 2022, 132 applications of all types were received, of those 60 had already been determined as of 31 May 2022. A total of 111 applications were determined in Q3 (Quarter 3) 2021/22 with a mean processing time of 78 days.

This report is normally prepared quarterly to align with the Legal and Planning Committee and provides a monthly break down of application types as well as additional commentary.

An analysis of this quarter's performance in comparison to previous financial years performance has also been included. Notably determination times and median costs of DAs are significantly higher than previous years which suggests that DA complexity and scale is increasing and as a result processing times have also increased. Covid related absence and staff turnover and the difficulty in recruiting replacement staff in the current market also impacts on through put.

FINANCIAL IMPLICATIONS:

There are no financial implications arising directly from this report.

RECOMMENDATION:

1. **THAT** the Development Applications received in Q3 of financial year 2021/22 report be received.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

5.2 Council is well governed and customer focused

BACKGROUND

Development application processing is of significant interest to the community. This report provides up to date information regarding application submission and trends.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

This report provides a list of the applications received by Council between 1 January 2022 and 31 March 2022 (Q3).

The purpose is to provide Councillors and other interested people with some understanding of the application types received and processed by the Development Services Department.

During Q3, 1 January 2022 to 31 March 2022, 132 applications of all types were received, of those 60 had already been determined as of 31 May 2022. A total of 111 applications were determined in Q3 (Quarter 3) 2021/22 with a mean processing time of 78 days.

The attached computer-generated report summarises the applications received by Council in Q3 2021/2022 fiscal year. Contained within the report is:

1. The application number expressed as year, sequential number, and modification number, if any; i.e., 2005/92/5 is modification 5 to an application originally received and determined in 2005;
2. The date received by Council;
3. The determination date if applicable;
4. A brief description of the proposal;
5. The property address;
6. The applicant's name;
7. The estimated cost for new works applications;
8. A brief description of the type of application.

Full details of each application including supporting documentation and submissions received are available through DA (Development Application) Tracking on Council's website.

Nature of applications received.

To provide a greater understanding of the work undertaken by assessment planners a summary of application type by month is provided:

Application Type	January 2022	February 2021	March 2021
Modifications.	7	14	20
Commercial Alts.	3	4	4
Demolition only.	0	0	0
Change of use.	2	1	2
Residential Alts.	14	22	15
Boarding House	0	0	0
New Mixed Use.	1	0	0
New Commercial.	1	2	0
School.	0	0	0
Multi Dwelling.	0	0	0
New RFB	1	2	0
Remediation.	0	0	1
New Dwellings	0	1	0
Sign.	1	2	2
Sub-division.	0	1	2
Pool.	1	0	0
Other	1	0	2
Total.	38	46	48

This information has been gleaned from monthly reports, which in conjunction with an outstanding application by officer report, are used for application management and work allocation purposes. Information regarding application type is enhanced from the raw data to give a better overall picture of the types of applications received.

It may be observed that up to a third of the application stream consists of modifications to applications. A modification is processed in a comparable way to a fresh DA and may, dependent on the nature of the modification, require significant work.

The proportion of modifications now making up the application stream has grown in recent years, perhaps due to the greater scrutiny placed on building certifiers and an increasing reluctance to use previous discretions.

Longer term trends.

To give some understanding of longer-term trends the following application received by quarter for each fiscal year is also provided below.

	2018-2019	2019-2020	2020-2021	2021-2022
Q1	173	176	145	146
Q2	178	171	148	164
Q3	122	108	125	132
Q4	142	124	146	142 (projected).
Total	615	579	564	c 584

As can be seen there is a common pattern of application lodgment, most strong in Q1, Q2 and Q4. These quarters have an elevated level of business activity. Q3 reflects the immediate period after the holiday season and as can be seen application submission is consistently slower into the new year. This up tic in application lodgement is seen with suspicion by some people who believe it is to take advantage of the nature of the holiday period. However, it is likely that it more honestly reflects the private sector trying to clear their books before the holiday season and this is reflected in the lower submission rate in Q3.

Some comment is appropriate on the significant impacts that Covid 19 had on application lodgement which can be seen most clearly in the Q3 2019-20 application numbers. For the first three quarters of 2020 calendar year application lodgement dropped by around 15% compared with the corresponding period of 2019. 2021 has seen a return of the application lodgment rate to be within 4% of the corresponding period in 2019. However, regardless of this application submission in Q3 were slightly higher than previous years, alluding to the Covid recovery. If current trends continue, the total application submission rate for this financial year may be comparable to the pre pandemic years.

Below is a breakdown of DAs compared to modifications applications for every month over the last four financial years. This chart filters out any application that was determined in less than 14 days, generally assuming the application was rejected by DRP (Development Review Panel). While these applications receive significant attention and represent around a quarter of the application stream, they are not subject to the full DA assessment process.

The number of applications being accepted by Council is consistent with the past years;

Month of ..	Financial Year			
	2018-19	2019-20	2020-21	2021-22
July	43	39	33	41
August	42	45	37	33
September	58	60	47	37
October	41	51	41	46
November	49	41	36	27
December	60	45	40	46
January	14	25	31	22
February	33	32	22	28
March	47	40	47	15
April	22	27	39	
May	45	39	44	
June	45	43	37	

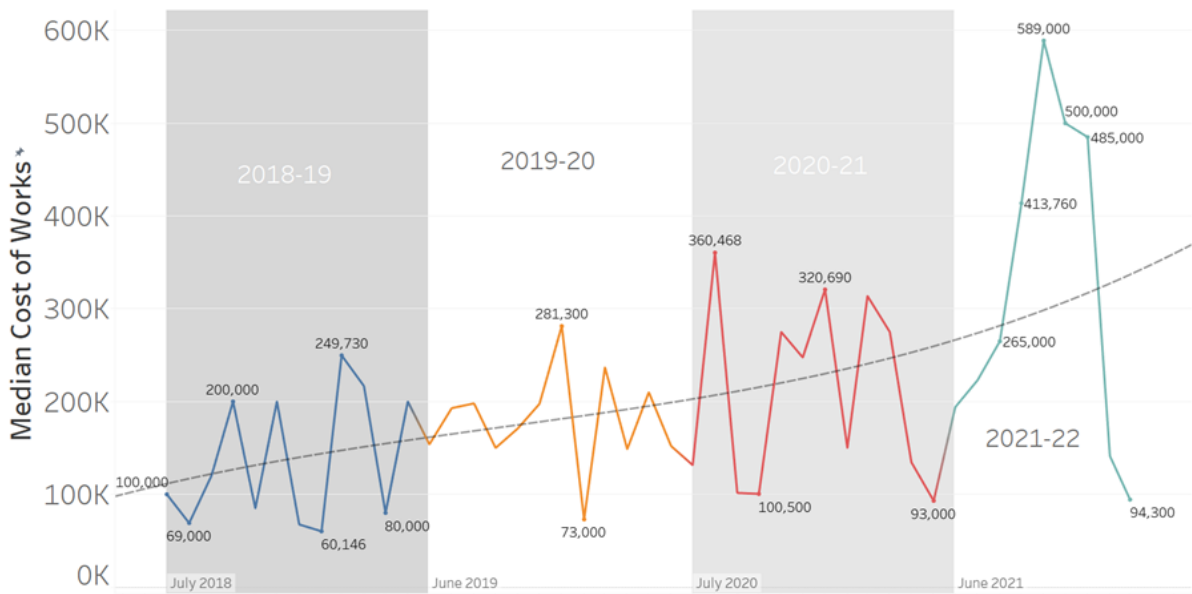
This is the same information as above but split between DAs and modification applications;

Month of ..	Financial Year / Is Mod?							
	2018-19		2019-20		2020-21		2021-22	
	DA	Mod	DA	Mod	DA	Mod	DA	Mod
July	31	12	23	16	18	15	29	12
August	31	11	33	12	20	17	19	14
September	39	19	34	26	34	13	23	14
October	25	16	33	18	26	15	32	14
November	34	15	27	14	28	8	19	8
December	49	11	29	16	28	12	30	16
January	10	4	18	7	26	5	21	1
February	28	5	14	18	15	7	18	10
March	28	19	30	10	32	15	9	6
April	17	5	16	11	28	11		
May	31	14	22	17	31	13		
June	33	12	26	17	27	10		

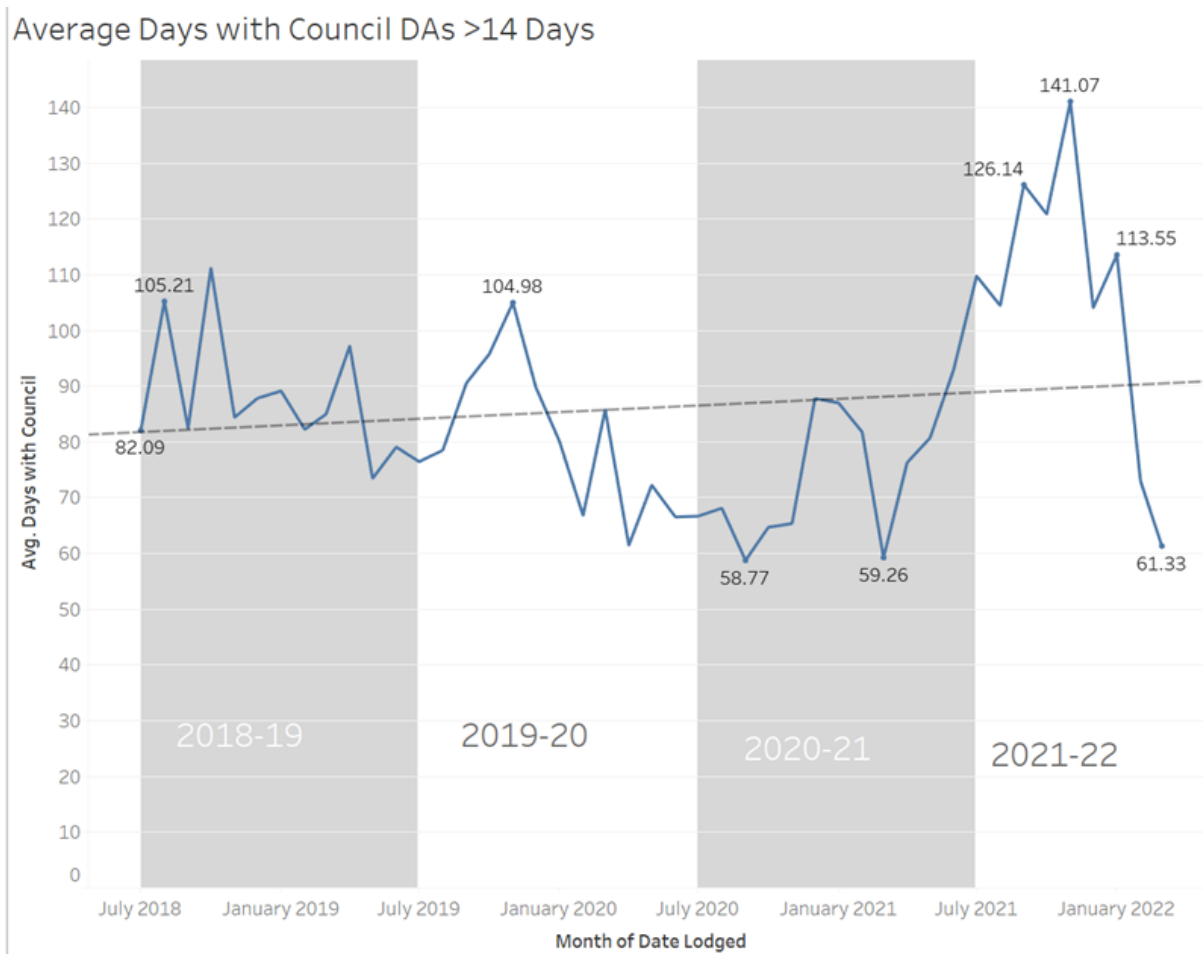
Cost of works and processing times.

Below is a graph of the median cost of works for DA applications lodged with Council that were not rejected by DRP, modifications have been excluded.

Median Cost of Accepted DA Applications



Median DA cost of works have increased significantly through the Covid period. Median costs have accelerated significantly in FY 21-22. This increase in median cost of works implies that on average DAs lodged with Council are becoming more complex and costly seemingly responding to market forces. This increase in complexity of the average DA is reflected in the chart below:



The average processing times for applications fully processed by Council (not rejected by DRP) has also increased to around 141 days. It is of note that the later data points that show a decrease in processing times reflect that these applications lodged in these periods can only be a maximum of a few months old and are yet to be determined.

Concluding remarks

Overall, there is a trend to increasing processing times which is reflective of staff resignation often to take up roles with State Government Authorities, other Local Government Authorities or in at least one case, moving into retirement. Covid 19 remains an ongoing challenge and individual isolation and actual sickness impacts on staff availability and ability to do the work. While there has been some fluctuation in work load it has remained consistent with that observed in non-Covid effected years.

Recruitment efforts have been only moderately successful and reflect a highly competitive employment market with the applicant often having several options to pursue.



Applications Received

Received Dates from 1/01/2022 to 31/03/2022

Stop the Clock is included in this report for actions of 'STC'

Number	Received	Determined	Days in Council	Description	Property Address	Applicant Name	Estimate Cost	Type of Work
10 Development Application								
2003/164/8	24/02/2022	01/03/2022	6	Other - Refer to legal letter form council on Planning portal	6/45 Carabella Street KIRRIBILLI		\$1	Alts & Adds
2011/416/3	25/03/2022		68	Modification of consent including window modifications, revised	15 Ryries Parade CREMORNE		\$1	Alts & Adds
2014/193/2	25/03/2022	29/03/2022	5	Addition of a swimming pool & modification to upper floor, roof and	5 Commodore Crescent MCMAHONS POINT		\$1	Alts & Adds
2015/394/3	15/03/2022	22/03/2022	8	Minor changes to windows on South &	1 Cassins Avenue NORTH SYDNEY		\$0	Other
2015/482/3	30/03/2022	05/04/2022	7	Landscaping amendments including levelling of rear lawn & new boundary	38 Carter Street CAMMERAY		\$1	Alts & Adds
2016/453/2	15/03/2022		78	Modify the approved mixed-use development to reduce the number of	104 Alexander Street CROWS NEST		\$0	New Building
2016/465/4	28/02/2022	22/03/2022	23	Modification to Condition C15.	80 Blues Point Road MCMAHONS POINT		\$1	Alts & Adds
2017/142/2	30/03/2022		63	Modification of consent including deletion of approved lift and	23 Rowison Parade CAMMERAY		\$1	Alts & Adds
2017/163/7	24/01/2022		7	Modification of Condition G21 relating to privacy treatment of the	211 Military Road CREMORNE		\$1	New Building
2017/416/2	11/03/2022	15/03/2022	5	Proposed new in-ground pool (plunge pool/ swimming pool	1 Tobruk Avenue CREMORNE		\$1	Alts & Adds
2018/164/3	10/02/2022	15/02/2022	6	Modifications of consent including additional basement level and	6 Thrupp Street NEUTRAL BAY		\$0	New Building
2018/368/9	14/03/2022	24/05/2022	1	Modification of consent to provide for installation and use of back up	86 Walker Street NORTH SYDNEY		\$0	New Building
2018/418/3	23/02/2022		98	Modification to consent 418/2018 to make minor alterations to the	69 Pine Street CAMMERAY		\$1	Alts & Adds
2018/422/3	29/03/2022		7	Modification of consent including internal reconfiguration and	106 Bank Street NORTH SYDNEY		\$0	Alts & Adds
2018/443/4	09/03/2022	15/03/2022	7	Generally intended to improve the amenity and functionality	63 Carter Street CAMMERAY		\$0	New Building
2018/443/5	21/03/2022		72	Modify the consent to amend the approved consent to improve amenity	63 Carter Street CAMMERAY		\$0	New Building
2018/69/5	23/03/2022	29/03/2022	7	No longer proceeding within dining room extension and upstairs	4 Carlow Street NORTH SYDNEY		\$1	Alts & Adds
2019/238/2	24/01/2022		128	Modification of Land and Environment Court consent to allow various	21 Christie Street WOLLSTONECRAFT		\$1	New Building
2019/324/2	28/01/2022	01/02/2022	5	Deletion of Conditions C2, C6, E3, E6 and E11 relating to landscaping	11 Hayberry Street CROWS NEST		\$150,000	Alts & Adds

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Number	Received	Determined	Days in Council	Description	Property Address	Applicant Name	Estimate Cost	Type of Work
2019/335/2	29/03/2022	19/05/2022	13	Modification of consent including deletion of stormwater absorption	44 Carter Street CAMMERAY		\$0	Alts & Adds
2019/383/2	27/01/2022	01/02/2022	6	Modification to the roog, height gutters, balustrades, floor levels	1 Denison Street NORTH SYDNEY		\$1	Fitout
2019/383/3	10/02/2022		4	Modification of consent.	77 Berry Street NORTH SYDNEY		\$0	Fitout
2019/4/2	28/01/2022	01/02/2022	5	Application to modify development consent DA4/19 by removal of the	425-429 Pacific Highway CROWS NEST		\$1	Alts & Adds
2019/4/3	02/03/2022	08/03/2022	7	Application to modify development consent DA4/19 by removal of the	425-429 Pacific Highway CROWS NEST		\$1	Alts & Adds
2020/125/2	08/02/2022	03/05/2022	85	Modification of consent.	13 King Street WAVERTON		\$1	Alts & Adds
2020/142/2	21/02/2022	07/03/2022	15	Modify Consnet to change decking material.	8 Byrnes Avenue NEUTRAL BAY		\$0	Alts & Adds
2020/153/3	25/03/2022	24/05/2022	61	Modification of consent including minor changes to windows and	30 Macpherson Street CREMORNE		\$0	Alts & Adds
2020/161/2	15/02/2022	19/04/2022	64	Modification of the consent to alter the approved development,	23 Atchison Street ST LEONARDS		\$0	Demolition
2020/232/3	17/03/2022		12	Modification of consent for residential flat building including	5 Rodborough Avenue CROWS NEST		\$1	Demolition
2020/237/3	16/02/2022		105	Modification of the consent to alter the approved development.	30 Grosvenor Street NEUTRAL BAY		\$1	New Building
2020/343/2	12/01/2022	18/01/2022	7	New pool, window & subfloor excavation.	14 Wilson Street CAMMERAY		\$1	Demolition
2020/65/2	29/03/2022	05/04/2022	8	Added front garden gate and stairwayto basementspace required	60 Milray Avenue WOLLSTONECRAFT		\$0	New Building
2021/102/2	02/02/2022	18/03/2022	45	Modify consent to amend conditions A1, C1 and C5 and amend the design	51 Willoughby Road CROWS NEST		\$1	New Building
2021/133/2	23/02/2022	08/03/2022	14	Modify consent to amend property description.	9A Wonga Road CREMORNE		\$1	Alts & Adds
2021/141/2	27/01/2022	01/02/2022	6	Internal floor plan reconfigurations, basement extended in zone of	34 Phillips Street NEUTRAL BAY		\$1	New Building
2021/141/3	10/02/2022		111	Modification of consent.	34 Phillips Street NEUTRAL BAY		\$1	New Building
2021/223/2	03/02/2022	04/04/2022	61	Modify consent to delete conditions relating to additional tree	10 Levick Street CREMORNE		\$1	Alts & Adds
2021/247/2	09/02/2022		6	Modification of consent.	20 Cammeray Road CAMMERAY		\$1	Alts & Adds
2021/256/2	14/03/2022	24/03/2022	11	Modification of consent with Deletion of Condition B1.	13 Gillies Street WOLLSTONECRAFT		\$0	Alts & Adds
2021/63/2	17/03/2022	04/04/2022	19	Removal of DA Condition 9.	5 Earle Street CREMORNE		\$1	New Building



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Number	Received	Determined	Days in Council	Description	Property Address	Applicant Name	Estimate Cost	Type of Work
2021/92/3	02/03/2022		6	Modify DA 92/2021 to amalgamate apartments 2.07 and 2.08 into one (1)	12 Waters Road NEUTRAL BAY		\$1	Demolition
2022/1/1	04/01/2022		148	Alterations and additions to a dwelling house and associated works.	14 Reynolds Street CREMORNE		\$900,000	Alts & Adds
2022/10/1	10/01/2022		142	Demolition of existing dwelling and associated works, erection of 2	20 Benelong Road CREMORNE		\$2,546,500	Demolition
2022/11/1	11/01/2022	04/05/2022	41	Internal alterations and addition of skylights to dwelling house and	151 Wycombe Road NEUTRAL BAY		\$160,000	Alts & Adds
2022/12/1	12/01/2022		140	Demolition of existing dwelling and associated structures,	96 Grasmere Road CREMORNE		\$1,800,000	New Building
2022/13/1	12/01/2022	18/01/2022	7	Alterations and additions to an attached dwelling house including rear	94 Ernest Street CROWS NEST		\$575,350	Alts & Adds
2022/14/1	13/01/2022	03/02/2022	5	Proposed driveway crossover and open parking area forward of the	345 Ernest Street NEUTRAL BAY		\$4,500	Other
2022/15/1	13/01/2022		139	Removal of one window and installation of two windows in a residential	7/1 Waruda Street KIRIRIBILLI		\$6,500	Alts & Adds
2022/16/1	13/01/2022		5	Installation of a new swimming pool and associated works.	12 Spofforth Street CREMORNE		\$98,000	Other
2022/17/1	17/01/2022	18/01/2022	2	Alterations to existing commercial premises, including construction of	290 Military Road CREMORNE		\$548,620	Alts & Adds
2022/18/1	17/01/2022	29/04/2022	103	Installation of new lift shaft, external to the building.	74-76 Upper Pitt Street KIRIRIBILLI		\$1,063,379	Alts & Adds
2022/19/1	17/01/2022		135	Removal of 7 existing fuel tanks and replacement with 2 tanks,	111-121 Falcon Street CROWS NEST		\$874,770	Alts & Adds
2022/2/1	04/01/2022		148	Demolition of existing buildings and works, construction of a mixed	127 Willoughby Road CROWS NEST		\$7,550,000	New Building
2022/20/1	18/01/2022		134	Fit-out of four food and drink premises in the podium of the approved	168 Walker Street NORTH SYDNEY		\$5,116,602	Fitout
2022/21/1	19/01/2022		5	Alterations and additions to a dwelling and associated works.	10 Shellcove Road KURRABA POINT		\$365,000	Alts & Adds
2022/22/1	20/01/2022	10/05/2022	111	Alterations and additions to a dwelling house and associated works.	18 The Avenue NORTH SYDNEY		\$705,000	Alts & Adds
2022/23/1	20/01/2022		4	Alterations and additions to a dwelling house and associated works.	21 Balls Head Road WAVERTON		\$499,999	Alts & Adds
2022/24/1	20/01/2022		4	Replacement of a fixed jetty with a finger pontoon, installation of	1 Brady Avenue KIRIRIBILLI		\$950,400	Alts & Adds



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2022/25/1	20/01/2022	24/03/2022	64	Installation of business identification sign on awning fascia of the	76 Berry Street NORTH SYDNEY		\$16,820	Other
2022/26/1	20/01/2022	03/05/2022	104	Alterations and additions to existing dwelling unit and associated	2/12 River Road WOLLSTONECRAFT		\$280,418	Alts & Adds
2022/28/1	21/01/2022	30/03/2022	3	Installation of a pergola over the balcony of a unit in a residential	8A/18 King Street WOLLSTONECRAFT		\$38,800	Alts & Adds
2022/29/1	24/01/2022		128	Change of use of existing retail premises to a food and drink premises	118-124 Willoughby Road CROWS NEST		\$5,000	Other
2022/3/1	04/01/2022	12/05/2022	129	Alterations and additions to a semi-detached dwelling, including upper	44 Cairo Street CAMMERAY		\$500,500	Alts & Adds
2022/30/1	24/01/2022	12/04/2022	79	Construction of a new carport in front of an existing dwelling, hard	29 Illiliwa Street CREMORNE		\$120,000	Alts & Adds
2022/31/1	25/01/2022		127	Balcony enclosure and replacement of windows and doors and associated	8/76 Merlin Street NEUTRAL BAY		\$19,000	Alts & Adds
2022/32/1	27/01/2022		4	Demolition of an existing commercial building and construction of a	100 Walker Street NORTH SYDNEY		\$280,635,694	New Building
2022/33/1	01/02/2022		6	Alterations and additions to an attached dual occupancy, including two	65 Pine Street CAMMERAY		\$500,000	Alts & Adds
2022/34/1	01/02/2022	24/03/2022	44	Replacement of cladding on an existing commercial building and	68 Alfred Street South MILSONS POINT		\$1,107,263	Alts & Adds
2022/35/1	02/02/2022		119	Change of use from office premises to Pilates studio (recreation	101/132 Military Road NEUTRAL BAY		\$185,000	Alts & Adds
2022/36/1	02/02/2022		119	Alterations and first storey additions to a semi-detached dwelling and	70 Belgrave Street CREMORNE		\$261,800	Alts & Adds
2022/37/1	03/02/2022	15/03/2022	41	Partial removal and replacement of fence, 10mm inside northern side	3 Gundimaine Avenue KURRABA POINT		\$12,100	Alts & Adds
2022/38/1	03/02/2022		5	Alterations and additions to a dwelling house and associated works.	17 Cowdroy Avenue CAMMERAY		\$988,620	Alts & Adds
2022/39/1	03/02/2022		5	Construction of 2 x double-vehicle open parking areas and two vehicle	3 Moodie Street CAMMERAY		\$40,000	Alts & Adds
2022/4/1	04/01/2022		148	Alterations and additions to a semi-detached dwelling and associated	22 Tunks Street WAVERTON		\$485,000	Alts & Adds
2022/40/1	04/02/2022	08/02/2022	5	Demolition of existing building and works, construction of a 37-storey	107 Mount Street NORTH SYDNEY		\$225,814,135	Demolition
2022/41/1	08/02/2022		6	Demolition of existing front fence and construction of a new front	17 Milson Road CREMORNE POINT		\$15,000	Alts & Adds



Applications Received

Received Dates from 1/01/2022 to 31/03/2022

Stop the Clock is included in this report for actions of 'STC'

Number	Received	Determined	Days in Council	Description	Property Address	Applicant Name	Estimate Cost	Type of Work
2022/42/1	08/02/2022	28/04/2022	80	Alterations and additions to dwelling.	1/39 Lower Bent Street NEUTRAL BAY		\$690,887	Alts & Adds
2022/43/1	09/02/2022		112	Alterations and additions to garage.	120 Alexander Street CROWS NEST		\$97,530	Alts & Adds
2022/44/1	09/02/2022	06/04/2022	20	Installation of signs.	100 Miller Street NORTH SYDNEY		\$30,000	Other
2022/45/1	10/02/2022		4	Alterations and additions including swimming pool, landscaping, new	14 Wilson Street CAMMERAY		\$70,000	Alts & Adds
2022/46/1	11/02/2022		3	Alterations and additions to terrace.	145 Carabella Street KIRRIBILLI		\$520,000	Alts & Adds
2022/47/1	11/02/2022	23/02/2022	-5	Partial demolition and alterations and additions to dwelling.	28 Darley Street NEUTRAL BAY		\$218,387	Alts & Adds
2022/48/1	15/02/2022		106	Illuminated advertising structure, including way-finding, business and	77 Berry Street NORTH SYDNEY		\$15,000	Alts & Adds
2022/49/1	16/02/2022	22/02/2022	7	Various works to upgrade and strata subdivide an existing residential	29A Bay Road WAVERTON		\$10,000	Strata Subdivision
2022/5/1	04/01/2022		63	Demolition of residential building and works, construction of a	24 East Crescent Street MCMAHONS POINT		\$9,830,700	Demolition
2022/50/1	16/02/2022	27/05/2022	73	Alterations and additions to a dwelling house.	6 Levick Street CREMORNE		\$515,000	Alts & Adds
2022/51/1	17/02/2022	02/05/2022	75	New double garage at rear of dwelling house and associated works.	76 Sutherland Street CREMORNE		\$35,000	Alts & Adds
2022/52/1	17/02/2022		104	Alterations and additions to a dwelling house and a new swimming pool.	10 Benelong Road CREMORNE		\$202,000	Alts & Adds
2022/53/1	17/02/2022		6	Alterations and additions to a dwelling including a first floor	66D Barry Street NEUTRAL BAY		\$220,000	Alts & Adds
2022/54/1	17/02/2022	06/04/2022	42	Internal alterations to commercial premises, business identification	1 West Street NORTH SYDNEY		\$23,000	Alts & Adds
2022/55/1	17/02/2022		5	Alterations and additions to a dwelling house and associated works.	174B Kurraba Road KURRABA POINT		\$455,000	Alts & Adds
2022/56/1	21/02/2022		7	Demolition of existing structures, retain and extend existing garage,	18 Tobruk Avenue CREMORNE		\$2,600,000	Demolition
2022/57/1	21/02/2022	03/05/2022	72	Alterations and additions to a dwelling house and detached studio.	18 McHatton Street WAVERTON		\$739,500	Alts & Adds
2022/58/1	22/02/2022		99	Demolition of existing structures, construction of 37 storey	107 Mount Street NORTH SYDNEY		\$225,814,135	Demolition
2022/59/1	22/02/2022	06/05/2022	74	Internal alterations to consolidate Units 301 and 302 into one unit	302/118 Alfred Street South MILSONS POINT		\$20,000	Alts & Adds
2022/6/1	05/01/2022		147	Demolition of existing paving and construction of a deck and privacy	107 Ben Boyd Road NEUTRAL BAY		\$148,290	Alts & Adds



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Received Dates from 1/01/2022 to 31/03/2022

Stop the Clock is included in this report for actions of 'STC'

Number	Received	Determined	Days in Council	Description	Property Address	Applicant Name	Estimate Cost	Type of Work
2022/60/1	22/02/2022		99	Demolition of existing dwelling and ancillary structures and	58 Cowdroy Avenue CAMMERAY		\$2,950,000	New Building
2022/61/1	22/02/2022		99	Conversion of a carport to garage and minor alterations to the rear of	28 Richmond Avenue CREMORNE		\$15,000	Alts & Adds
2022/62/1	24/02/2022		4	Alterations and additions to an existing dwelling house.	1 Little Alfred Street NORTH SYDNEY		\$200,000	Alts & Adds
2022/63/1	25/02/2022		3	Demolition of existing dwelling house and construction of a new	89 Colin Street CAMMERAY		\$3,500,000	Demolition
2022/64/1	28/02/2022		93	Internal alterations to retail premises including removal of internal	131 Blues Point Road MCMAHONS POINT		\$85,000	Alts & Adds
2022/65/1	01/03/2022	08/03/2022	8	Alterations and additions to commercial building	165 Walker Street NORTH SYDNEY		\$60,500	Alts & Adds
2022/66/1	02/03/2022	15/03/2022	14	Alterations and additions to Existing Commerical Building	317 Pacific Highway NORTH SYDNEY		\$140,000	Alts & Adds
2022/67/1	04/03/2022	08/03/2022	5	Extension to existing garage, new incline lift, new secondary dwelling	14 Tobruk Avenue CREMORNE		\$400,000	Alts & Adds
2022/68/1	04/03/2022		4	Alterations and additions to dwelling house and landscaping works.	94 Ernest Street CROWS NEST		\$575,350	Alts & Adds
2022/69/1	04/03/2022	08/03/2022	5	Create two small cafes. One at Miller St ice cream cafe, second one	242 Miller Street NORTH SYDNEY		\$35,000	Fitout
2022/71/1	05/01/2022		7	Alterations and additions to a semi-detached dwelling, including upper	80 Falcon Street CROWS NEST		\$150,000	Alts & Adds
2022/70/1	07/03/2022	15/03/2022	9	Alterations and Additions including first floor addition, to dwelling	71 Colin Street CAMMERAY		\$514,800	Alts & Adds
2022/71/1	09/03/2022		6	Additional seating to existing restaurant - from 52 to 74 seats.	450-476 Miller Street CAMMERAY		\$1,000	Alts & Adds
2022/72/1	10/03/2022		83	Demolition of existing structures and construction of a part 2 and	45 Thomas Street MCMAHONS POINT		\$1,299,557	New Building
2022/73/1	11/03/2022		4	Alterations and additions to existing cafe, with operating hours from	67 West Street NORTH SYDNEY		\$145,000	Other
2022/74/1	15/03/2022		6	Partial demolition, alterations and additions to existing dwelling	12 Shellbank Parade CREMORNE		\$550,000	Alts & Adds
2022/75/1	15/03/2022		78	Alterations and additions to two semi-detached dwellings.	61 Hayberry Street CROWS NEST		\$884,620	Alts & Adds
2022/76/1	16/03/2022		77	Vehicle crossing, retaining wall and associated works.	67 Benelong Road CREMORNE		\$60,000	Alts & Adds
2022/77/1	16/03/2022		77	Installation of new clear-anodized, aluminium louvres to	425-429 Pacific Highway CROWS NEST		\$15,000	Alts & Adds



Applications Received

Received Dates from 1/01/2022 to 31/03/2022

Stop the Clock is included in this report for actions of 'STC'

Number	Received	Determined	Days in Council	Description	Property Address	Applicant Name	Estimate Cost	Type of Work
2022/78/1	16/03/2022	22/03/2022	7	Proposed alterations and additions to the Cremorne Synagogue	12A Yeo Street NEUTRAL BAY		\$487,000	Alts & Adds
2022/79/1	18/03/2022		75	Partial removal and replacement of side fence.	3 Gundimaine Avenue KURRABA POINT		\$12,100	Alts & Adds
2022/8/1	06/01/2022	17/03/2022	51	Extending the trading hours of an approved restaurant to Monday to	1/118 Alfred Street South MILSONS POINT		\$2,000	Other
2022/80/1	18/03/2022	18/05/2022	62	Illuminated business identification sign on south-eastern elevation	73 Miller Street NORTH SYDNEY		\$94,300	Alts & Adds
2022/81/1	21/03/2022		7	Alterations and two storey addition to an existing dwelling.	47 Kareela Road CREMORNE POINT		\$990,000	Alts & Adds
2022/82/1	21/03/2022		72	Alts & Ads to balconies in multiple apartments.	2 Waverton Avenue WAVERTON		\$114,000	Alts & Adds
2022/83/1	22/03/2022		6	Alterations and additions to dwelling.	46 Milner Crescent WOLLSTONECRAFT		\$20,000	Alts & Adds
2022/84/1	24/03/2022		4	Alterations and additions to the existing site including a new	345 Ernest Street NEUTRAL BAY		\$27,500	Alts & Adds
2022/85/1	25/03/2022		5	Replacement of existing multi-panel window with single pane	402/88 Kirribilli Avenue KIRRIBILLI		\$10,733	Alts & Adds
2022/86/1	25/03/2022		3	Demolition of existing structures, excavation, construction of a	96 Ben Boyd Road NEUTRAL BAY		\$18,387,105	Demolition
2022/87/1	28/03/2022		65	Repairs to existing boatshed support piers.	13 Shellcove Road KURRABA POINT		\$45,000	Alts & Adds
2022/88/1	29/03/2022		7	Alterations and additions to an existing semi-detached dwelling.	95 Broughton Street KIRRIBILLI		\$79,000	Alts & Adds
2022/89/1	29/03/2022		7	Strata subdivision of existing residential flat building containing 6	29A Bay Road WAVERTON		\$10,000	Other
2022/9/1	07/01/2022		145	Alterations and additions to a dwelling.	30 Lodge Road CREMORNE		\$120,000	Alts & Adds
2022/90/1	30/03/2022		6	Replacement of business identification signage.	165 Walker Street NORTH SYDNEY		\$60,500	Other
2022/91/1	31/03/2022	05/04/2022	6	Commercial Alterations and Additions	4 Glen Street MILSONS POINT		\$319,995	Alts & Adds
2022/92/1	31/03/2022	05/04/2022	6	Deck and pergola framing structure.	7 Lytton Street CAMMERAY		\$50,000	Alts & Adds

Total Number of Applications for Development Application 132

Grand Total 132