

## 10.6. Development Applications Received Quarterly Report Q4 FY2022-23

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<b>ATTACHMENTS</b>	1. Development Applications received Q4 [ <b>10.6.1</b> - 6 pages]
<b>CSP LINK</b>	5. Our Civic Leadership 5.1 Lead North Sydney's strategic direction 5.2 Strong civic leadership and customer focussed services

### PURPOSE:

This report provides a list of Development Applications (DAs) received by Council in the fourth quarter of the 2022/23 financial year. The purpose of the report is to provide information regarding the application types received and processed by Council.

### EXECUTIVE SUMMARY:

- A total of 103 development applications was submitted in Q4 of FY2022-23. This is 28% lower than Q4 of FY2021-22.
- The median development application determination time for Q4 is steady at 114 days, a slight decrease from 116 days in Q2.
- The average cost of works for incoming applications was \$381,000, returning closer to the long-term average.
- Council's "clearing house" was implemented at the beginning of Q4 and is predicted to reduce average determination time by seven - 14 days. The actual reduction time will be evaluated once more development applications lodged in Q4 are determined.
- Further process improvements already underway in conjunction with the reduction in the total amount of development applications over the next financial year are expected to reduce assessment times even further.

### RECOMMENDATION:

1. **THAT** the report be received.

## Background

The purpose of this report is to provide an analysis of lodged development applications and their processing by the Council. These reports are provided on a quarterly basis.

## Report

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

<b>APPLICATION TYPE</b>	<b>APRIL 2023</b>	<b>MAY 2023</b>	<b>JUNE 2023</b>
<b>Modifications</b>	12	11	7
<b>Commercial Alterations</b>		2	3
<b>Change of Use</b>		1	3
<b>Residential Alterations</b>	13	8	13
<b>Boarding House</b>			
<b>New Mixed Use</b>			
<b>New Commercial</b>			1
<b>School</b>			
<b>Multi Dwelling</b>		1	
<b>New Residential Flat Buildings</b>	1	1	
<b>Remediation</b>	1		
<b>New Dwellings</b>		1	3
<b>Sign</b>	1	18	
<b>Sub-Division</b>	1		1
<b>Pool</b>			
<b>Other</b>			
<b>Total</b>	29	44	30

This information has been drawn from both monthly reports and an “outstanding application by officer” report and is 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.

Residential alterations and additions, and modification applications made up the bulk of the workflow, and Council-related advertising signs accounted for approximately half of all DAs lodged in May.

It is noted that one State Significant Development Application was reviewed by Council staff during this reporting period, being the application for Reddham College at 41 McLaren Street North Sydney. While not carrying the same amount of work as a “local” development application, considerable time is spent responding to such applications.

## Longer Term Trends

The following table of applications received by quarter for each fiscal year provides some understanding of longer-term trends.

2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
142	174	173	176	145	149	140
188	166	178	171	148	164	155
156	115	122	108	125	132	119
159	168	142	124	146	144	103
645	<b>623</b>	<b>615</b>	<b>579</b>	<b>564</b>	<b>589</b>	<b>517</b>

The total number of applications received in Q4 is 28% lower than last year. It is also observed that the total number of applications received for the 2022-23 fiscal year was down a significant 12% on the average over the last 7 years.

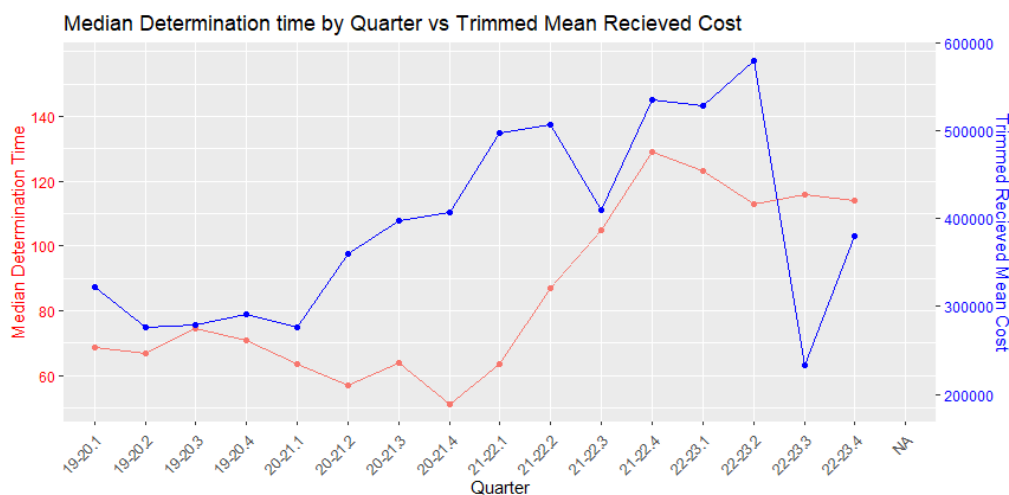
Early indications are that the first quarter of the 2023/24 fiscal year will be likewise down with only 100 applications projected to be received.

These observations support the notion of a rapidly slowing economy and further pressure on housing affordability and availability.

## Assessment Times and Development Application Complexity

To estimate the complexity of lodged development applications, an improved trimmed mean was used as a proxy. The top and bottom 10% of applications with regards to cost of works were removed as outliers, with the cost of works for the middle 80% averaged to determine the trimmed average cost of an application for the quarter. This metric provides a better approximation of the average complexity of development applications lodged with Council.

The median determination time of development applications without modification applications or applications previously rejected by Development Review Panel is used to gauge the assessment time for development applications. This provides prospective applicants a guide as to how long it will take Council to determine a standard application.



The median assessment time for development applications in Q4 has held steady at 114 days, a slight decrease from 116 days in Q3. The median assessment time has been stable over the past three quarters, at 115 days. The significant drop in the trimmed cost of works for both Q3 and Q4 combined with the estimated seven - 14-day reduction in processing times due to the implementation of the clearing house should result in continued reductions in median assessment times over the next financial year.

Further process improvements are underway including the automation of assessment forms, standardisation of development application referrals, and the customisation of the applicant inputs on the NSW Planning Portal. These efficiencies are expected to deliver further reductions in development application processing times over the same period.

The already-observed downturn in application submissions should also assist in reducing processing times.

### **Consultation requirements**

Community engagement is not required.

### **Financial/Resource Implications**

There are no financial or resource implications associated with this report.



# Applications Received

Received Dates from 1/04/2023 to 30/06/2023

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
<b>10 Development Application</b>								
2007/106/5	11/04/2023	18/04/2023	8	Seeking the deletion of condition C19 of the development consent,	29A Shellcove Road KURRABA POINT		\$0	Defined on Portal
2007/106/6	02/05/2023		115	Modification of DA 106/07 seeking removal of Condition C19 relating	29A Shellcove Road KURRABA POINT		\$0	Alts & Adds
2013/300/4	06/06/2023	06/07/2023	31	Modification application to delete condition C11 from DA300/2013/4	28 Ellalong Road CREMORNE		\$1	Demolition
2017/359/3	05/06/2023		81	Section 4.55(1a) Modification to approved Development Application to	25 Rocklands Road WOLLSTONECRAFT		\$0	Defined on Portal
2017/89/2	04/04/2023	30/05/2023	57	Section 4.55(1) Modification of approved DA 89/17 relating to the	12 Parkes Street KIRRIBILLI		\$0	Other
2018/106/4	14/04/2023	19/07/2023	87	Modifications to approved development including deletion of an	29 Cowdroy Avenue CAMMERAY		\$0	Alts & Adds
2018/164/7	25/05/2023		92	Section 4.55(2) Modification to approved Development Application	6 Thrupp Street NEUTRAL BAY		\$0	Defined on Portal
2018/366/4	30/06/2023	17/07/2023	18	Section 4.56 Modification to approved development consent, including	5 Montpelier Street NEUTRAL BAY		\$0	Defined on Portal
2019/306/4	17/04/2023	28/07/2023	34	Section 4.55(1A) Modification of approved DA 306/19, to enclose two	58A Wycombe Road NEUTRAL BAY		\$0	Alts & Adds
2019/68/3	24/05/2023		93	Section 4.55(1A) of approved Development Application to amend	116 Miller Street NORTH SYDNEY		\$0	Defined on Portal
2020/20/2	05/05/2023		112	Minor external alterations.	1/27 Churchill Crescent CAMMERAY		\$0	Alts & Adds
2020/232/6	03/04/2023		144	Section 4.55(1A) - Modification of approved DA 232/20 including the	5 Rodborough Avenue CROWS NEST		\$0	Alts & Adds
2020/329/2	02/05/2023	30/05/2023	29	Modification of the wording of Council consent condition C7.	21 Yeo Street NEUTRAL BAY		\$0	Other
2020/60/3	12/04/2023	30/06/2023	80	Modifications to approved development including various internal and	4 Illiliwa Street CREMORNE		\$0	Defined on Portal
2021/145/3	23/06/2023	17/07/2023	25	Modification to approved development for the deletion of an approved	5/8 Westleigh Street NEUTRAL BAY		\$0	Defined on Portal
2021/229/2	23/05/2023		94	Section 4.55(2) Modification Application to reduce total number of	4 Macpherson Street CREMORNE		\$6,496,418	Defined on Portal
2021/279/2	01/06/2023		85	Modification application to amend C14, increase size of sliding door	30 Myrtle Street NORTH SYDNEY		\$340,000	Alts & Adds
2021/360/3	08/05/2023		109	Modification to approved application to modify consent to include	36 Cowdroy Avenue CAMMERAY		\$0	Alts & Adds



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Received Dates from 1/04/2023 to 30/06/2023

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
2021/432/4	13/04/2023	18/04/2023	6	Modify condition A1 to provide for an additional bedroom, walk in	2 Sutherland Street CREMORNE		\$0	Alts & Adds
2021/432/5	23/05/2023	02/08/2023	51	Modification application to provide an additional bedroom within	2 Sutherland Street CREMORNE		\$7,470,000	Defined on Portal
2021/459/2	13/04/2023		99	Section 4.56 application seeking various internal and external	60 Kareela Road CREMORNE POINT		\$0	Alts & Adds
2021/53/2	09/06/2023		77	Section 4.55(2) modifications to DA 53/21 including various internal	26 Margaret Street NORTH SYDNEY		\$0	Defined on Portal
2021/92/5	13/04/2023	26/04/2023	14	Modifications to the approved construction hours to allow construction	14 Waters Road NEUTRAL BAY		\$0	Other
2021/92/6	10/05/2023		107	Modify DA 92/21 under the provisions of Section 4.55(2) to amend	14 Waters Road NEUTRAL BAY		\$0	Alts & Adds
2022/112/2	12/04/2023		135	Modifications to the approved secondary dwelling including a roof over	14 Tobruk Avenue CREMORNE		\$7,000	Defined on Portal
2022/144/2	05/04/2023	04/08/2023	122	Section 4.56 - Modification to a development consent granted by the	7 Premier Street NEUTRAL BAY		\$0	Other
2022/20/2	15/06/2023		27	Section 4.55(1a) Modification to approved fit out of four (4) food and	168 Walker Street NORTH SYDNEY		\$5,116,602	Defined on Portal
2022/296/3	29/05/2023	13/07/2023	46	Modification proposes to remove Condition C1 from the Development	50 Blues Point Road MCMAHONS POINT		\$1,350	Defined on Portal
2022/306/2	02/05/2023	22/05/2023	21	Correct the consent lapse date	65 Berry Street NORTH SYDNEY		\$0	Defined on Portal
2022/86/2	28/04/2023		6	Modification of DA 86/22 (LEC Approval) to provide for changes to	96 Ben Boyd Road NEUTRAL BAY		\$0	Alts & Adds
2023/107/1	04/04/2023	14/06/2023	72	Alterations and additions to an existing attached dwelling.	8 Victoria Street MCMAHONS POINT		\$597,664	Alts & Adds
2023/110/1	06/04/2023	09/08/2023	46	Alterations and additions to a dwelling, alterations to existing	35 Burlington Street CROWS NEST		\$308,091	Defined on Portal
2023/111/1	12/04/2023		135	Stratum subdivision and strata subdivision of mixed use building.	168 Walker Street NORTH SYDNEY		\$0	Strata Subdivision
2023/112/1	03/04/2023		9	Alterations and additions to top floor strata residential unit	6/19 Belmont Avenue WOLLSTONECRAFT		\$263,441	Alts & Adds
2023/113/1	03/04/2023	06/07/2023	65	Addition of a pergola to an existing roof top terrace.	24 Alfred Street South MILSONS POINT		\$45,160	Alts & Adds
2023/114/1	04/04/2023		143	Alterations and additions to an existing dwelling.	107A High Street NORTH SYDNEY		\$640,750	Defined on Portal
2023/115/1	04/04/2023	02/08/2023	121	Demolition of three existing dwelling houses and ancillary works, and	115 Holt Avenue CREMORNE		\$9,026,263	Defined on Portal



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Number	Received	Determined	Days in Council	Description	Property Address	Applicant Name	Estimate Cost	Type of Work
2023/116/1	06/04/2023		6	Alterations to an existing residential dwelling.	4/39-43 Milson Road CREMORNE POINT		\$55,000	Defined on Portal
2023/117/1	12/04/2023	14/08/2023	125	Alterations to an existing apartment including internal layout	1/23 Holbrook Avenue KIRRIBILLI		\$220,000	Defined on Portal
2023/118/1	05/04/2023		7	Alterations and additions to an existing dwelling house.	22 Hipwood Street NORTH SYDNEY		\$370,000	Alts & Adds
2023/119/1	11/04/2023		136	Proposed double garage with studio.	14 Tobruk Avenue CREMORNE		\$11,500	Defined on Portal
2023/120/1	13/04/2023	31/07/2023	110	Alterations and additions to a dwelling including replacement of	31 Darley Street NEUTRAL BAY		\$10,000	Defined on Portal
2023/121/1	17/04/2023		130	Alterations and additions to a residential dwelling and associated	98 Amherst Street CAMMERAY		\$980,000	Alts & Adds
2023/122/1	18/04/2023		129	Remediation of balconies and alterations to the fire	80 Alfred Street South MILSONS POINT		\$202,000	Other
2023/123/1	28/04/2023		119	Installation and operation of a freestanding advertisement structure	Mount Street NORTH SYDNEY		\$55,000	Other
2023/124/1	04/05/2023		113	Change of use of the premises at 104 Mount Street, North Sydney from a	104 Mount Street NORTH SYDNEY		\$20,000	Defined on Portal
2023/126/1	28/04/2023	19/06/2023	53	New car space, front fence and associated landscaping.	4 Prior Avenue CREMORNE POINT		\$50,000	Alts & Adds
2023/127/1	27/04/2023		120	Demolition of retaining wall and entry steps and path along the rear	49 Kareela Road CREMORNE POINT		\$100,000	Alts & Adds
2023/129/1	10/05/2023		107	Demolition of existing dwelling and construction of new dwelling.	20 Milray Avenue WOLLSTONECRAFT		\$2,040,300	Defined on Portal
2023/130/1	03/05/2023	19/07/2023	78	Alterations to a heritage listed dwelling house.	31 Kurraba Road NEUTRAL BAY		\$52,000	Alts & Adds
2023/132/1	05/05/2023	10/07/2023	67	Construction of 2 dual occupancy dwellings on 2 lots (1 dual	11 Bennett Street CREMORNE		\$7,659,904	Defined on Portal
2023/133/1	02/05/2023	29/06/2023	59	Excavation of basement, installation of lift, modification of rear	5 Bank Lane MCMAHONS POINT		\$220,000	Alts & Adds
2023/136/1	25/05/2023		92	Alterations and additions to an existing dwelling	1 Bromley Avenue CREMORNE POINT		\$423,500	Defined on Portal
2023/137/1	10/05/2023		6	Demolition of existing residential flat building and construction of	5-7 Lower Wycombe Road NEUTRAL BAY		\$13,103,339	Alts & Adds
2023/138/1	15/05/2023		102	Part demolition with significant alterations and additions to the	6 Burroway Street NEUTRAL BAY		\$1,802,000	Alts & Adds
2023/140/1	09/05/2023		108	External wall painting works, new external wall mounted signage and	139 Blues Point Road MCMAHONS POINT		\$95,700	Defined on Portal
2023/141/1	23/05/2023	29/05/2023	7	Proposed Change of Use - Office to SOHO - Lot 2	2/3 Harbourview Crescent MILSONS POINT		\$250,000	Defined on Portal



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Number	Received	Determined	Days in Council	Description	Property Address	Applicant Name	Estimate Cost	Type of Work
2023/143/1	19/05/2023	17/08/2023	91	Internal renovation, rear deck and associated landscaping and new	106 Falcon Street CROWS NEST		\$217,764	Defined on Portal
2023/144/1	18/05/2023	28/07/2023	72	Replacement of existing external staircase with a spiral staircase.	15 Mitchell Street MCMAHONS POINT		\$19,900	Defined on Portal
2023/145/1	23/05/2023		94	Replacement of existing window shrouds and repairs and maintenance of	201 Miller Street NORTH SYDNEY		\$19,101,600	Defined on Portal
2023/147/1	15/05/2023		102	Replacement of existing static advertisement display with new	Military Road CREMORNE		\$72,160	Defined on Portal
2023/148/1	23/05/2023		94	Installation of 2 x illuminated building identification signs, reading	60 Miller Street NORTH SYDNEY		\$150,000	Defined on Portal
2023/149/1	01/06/2023		85	Alterations to an existing communal recreational area in mixed use	599 Pacific Highway ST LEONARDS		\$1,393,865	Defined on Portal
2023/150/1	23/05/2023		94	Alterations and additions to existing dwelling house.	137 Bellevue Street CAMMERAY		\$972,400	Defined on Portal
2023/152/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Miller Street CAMMERAY		\$65,000	Defined on Portal
2023/153/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Miller Street NORTH SYDNEY		\$65,000	Defined on Portal
2023/154/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Bay Road WAVERTON		\$65,000	Defined on Portal
2023/155/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Pacific Highway CROWS NEST		\$65,000	Defined on Portal
2023/156/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Pacific Highway NORTH SYDNEY		\$65,000	Defined on Portal
2023/157/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Pacific Highway NORTH SYDNEY		\$65,000	Defined on Portal
2023/158/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Kurraba Road NEUTRAL BAY		\$60,000	Defined on Portal
2023/159/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Clark Road NORTH SYDNEY		\$65,000	Defined on Portal
2023/160/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Falcon Street NORTH SYDNEY		\$65,000	Defined on Portal
2023/161/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Miller Street NORTH SYDNEY		\$65,000	Defined on Portal
2023/162/1	26/05/2023		91	Replacement of a static advertising display with new static digital	Gerard Street CREMORNE		\$65,000	Defined on Portal
2023/163/1	26/05/2023		91	Replacement of a static advertisement display with new static digital	Pacific Highway CROWS NEST		\$65,000	Defined on Portal





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Received Dates from 1/04/2023 to 30/06/2023

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
2023/165/1	31/05/2023		6	Alterations and additions to the existing dwelling to accommodate a	6 Darley Street NEUTRAL BAY		\$998,800	Alts & Adds
2023/166/1	01/06/2023	21/08/2023	82	Alterations and additions to an existing residential unit	29 Waruda Street KIRRIBILLI		\$750,000	Alts & Adds
2023/168/1	31/05/2023		86	Installation of window signage in association with a bank.	450-476 Miller Street CAMMERAY		\$14,300	Alts & Adds
2023/169/1	05/06/2023		8	Change of use of Level 4 of existing commercial office building to	213-219 Miller Street NORTH SYDNEY		\$78,000	Defined on Portal
2023/170/1	08/06/2023	20/06/2023	13	Stratum subdivision of Lot 22 in DP 809571 into two (2) separate lots.	116 Miller Street NORTH SYDNEY		\$0	Defined on Portal
2023/172/1	06/06/2023		80	Alterations to existing dwelling including associated excavation	43 Cowdroy Avenue CAMMERAY		\$1,237,000	Alts & Adds
2023/173/1	06/06/2023	26/06/2023	21	Alterations and additions to attached dual occupancy	1/19 Lavender Street LAVENDER BAY		\$2,111,900	Alts & Adds
2023/174/1	06/06/2023		80	Attic conversion including the addition of a dormer window	91 Bellevue Street CAMMERAY		\$85,000	Alts & Adds
2023/175/1	08/06/2023		6	Demolish existing dwelling and construct new two storey dwelling	35 Kurraba Road NEUTRAL BAY		\$1,100,000	Defined on Portal
2023/176/1	08/06/2023	28/07/2023	51	Alterations and additions to an attached dwelling to provide a new	1/10 Macpherson Street CREMORNE		\$7,000	Defined on Portal
2023/177/1	09/06/2023		5	Construction of car space within the front setback of existing	54 Spofforth Street CREMORNE		\$4,500	Defined on Portal
2023/178/1	09/06/2023		4	Alterations and additions to existing dwelling	3 Commodore Crescent MCMAHONS POINT		\$500,329	Alts & Adds
2023/180/1	07/06/2023		8	Alterations and additions to a dwelling including the installation of	2/50 Macpherson Street CREMORNE		\$397,298	Defined on Portal
2023/182/1	08/06/2023	14/06/2023	7	Change of opening hours to Monday-Friday 07:30-22:00 Saturday-Sunday	141 Walker Street NORTH SYDNEY		\$6,000	Defined on Portal
2023/183/1	14/06/2023		72	Change of use of premises as a personal training studio (indoor	7/599 Pacific Highway ST LEONARDS		\$10,000	Defined on Portal
2023/186/1	15/06/2023		71	Alterations and additions to an existing dwelling including a bedroom	27 Elamang Avenue KIRRIBILLI		\$148,060	Defined on Portal
2023/188/1	16/06/2023		5	Installation of two (2) louvered awnings to a residential apartment.	77/94-96 Alfred Street South MILSONS POINT		\$64,720	Alts & Adds
2023/189/1	19/06/2023		3	Installation of three (3) louvered roof awnings to existing	78/94-96 Alfred Street South MILSONS POINT		\$148,500	Defined on Portal
2023/190/1	19/06/2023		1	Alterations and additions to an existing attached dwelling including	3 Little Wonga Road CREMORNE		\$450,000	Defined on Portal



# Applications Received

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Number	Received	Determined	Days in Council	Description	Property Address	Applicant Name	Estimate Cost	Type of Work
2023/191/1	15/06/2023		71	Substantial alterations and additions to existing residential flat	160 Kurraba Road KURRABA POINT		\$2,345,443	Defined on Portal
2023/192/1	30/06/2023	04/07/2023	5	Alterations and additions to existing roof terraces of a four	11 Amherst Street CAMMERAY		\$189,655	Alts & Adds
2023/193/1	29/06/2023		57	Demolition of two (2) existing 5 storey commercial buildings and	270 Pacific Highway CROWS NEST		\$164,357,600	Defined on Portal
2023/194/1	16/06/2023		12	Change of use of an existing residential flat building to a dwelling	34 Milray Avenue WOLLSTONECRAFT		\$1,600,000	Alts & Adds
2023/195/1	23/06/2023		63	Installation of louvered roof system to existing terrace area of an	601/20 Premier Street NEUTRAL BAY		\$54,700	Defined on Portal
2023/196/1	26/06/2023		60	Installation of two (2) louvered roof system to terrace areas of an	602/20 Premier Street NEUTRAL BAY		\$102,500	Defined on Portal
2023/200/1	23/06/2023	30/06/2023	8	Change of use of an existing office unit to an combined office/	22 Cliff Street MILSONS POINT		\$250,000	Defined on Portal
2023/201/1	30/06/2023		56	Alterations and additions to existing dwelling house.	28 Victoria Street MCMAHONS POINT		\$700,000	Defined on Portal
<b>Total Number of Applications for Development Application</b>				<b>103</b>				
<b>Grand Total</b>				<b>103</b>				