

ITEM ITEM# IMPLEMENTATION & ASSESSMENT BRANCH
EXTENSION OF CURRENCY PERIOD - (STAGE 1C - 119 LOT SUBDIVISION) - Lot 334
on SP169272 CHRISTENSEN ROAD SOUTH STAPYLTON- DIVISION Error! Bookmark
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BRIEF SUMMARY

Council has received a request for an extension of time of a Reconfiguring a Lot approval (subdivision to create 49 lot subdivision, park and new road). The approval is due to expire on 15 April, 2007.

The existing approval is part of a staged development. It is anticipated that survey plans for stages 1 & 2 will be lodged for sealing prior to April 2007. No significant issues were raised at the original application stage and no new issues have arisen since the approval date of 15 April, 2003.

The applicant has requested a four (4) year extension of the currency period up to April 2011. An extension of two years is considered more appropriate given the current changes under the *Integrated Planning and other Legislation Amendment Act 2006*, associated with completion timeframes contained within section 3.5.21A.

The application for an extension of the currency period for a period of 2 years is therefore considered reasonable and is recommended for approval.

BASIC INFORMATION

Title Details	Lot 334 on SP169272
Address	Christensen Road South Stapylton
Applicant	Ms Projects Pty Ltd
Owner At Time Of Lodgement	BURNSIDE DEVELOPMENTS PTY LTD & YELLOWSTONE INVESTMENTS PTY LTD
Current Owner	«Current»
Site Area	«Site»
Date Application Received	23 February 2007
Decision Date	«Decision»
Domain	«Domain»
LAP & Precinct	«LAP»
State Planning Policies	«State»
Approval Type	«Approval»
Further Development Permits	«Further»

BACKGROUND

At its meeting of 13 December 2002 (Minute No. G02.1213.051) Council approved an application for Reconfiguring a Lot to create 43 community title part residential lots, 2 freehold park residential lots, 4 freehold residential A style lots and a balance lot for a school site.

At it's meeting on 4 April 2003 (Minute No. C03.0328.020) Council approved a Negotiated Decision Notice over the site. This negotiated decision has been involved in amendments to a number of conditions.

ROPOSAL

The applicant seeks an extension of the 'relevant period' to enable proposed development to be completed in an orderly and thorough fashion. The applicant requested the currency period be extension for four years; bring the period up to April 2011.

Due to legislative changes brought about under section 3.5.21A of the *Integrated Planning and other Legislation Amendment Act 2006*, the concept of a 'currency period' has been removed and replaced with the term 'relevant period', however the current periods for the 'currency' of approvals have remained the same. The most significant change has been that the relevant period for the lapsing of approvals in certain circumstances is rolled forward and taken to have started on the day the latest related approval takes effect. Therefore a period of two years is considered more appropriate.

CONCLUSION

Given the changes under the *Integrated Planning and other Legislation Amendment Act 2006* a two year extension to the 'relevant period' is considered more appropriate. Therefore the extension of this approval will lapse on the 15 April, 2009.

The application for an extension of the Currency period for the Reconfiguration of a Lot approval over the site is considered appropriate and is therefore recommended for approval.

RECOMMENDATION

It is recommended Council resolve that in respect to the following property:

Real Property Description	Lot 334 on SP169272
Address of Property	Christensen Road South
Area of Property	<<Area>>
Proposed Use	EXTENSION TO CURRENCY PERIOD
Further Development Permits	<<Further>>

The applicant be notified as required under the provisions of the Integrated Planning Act that under Delegated Authority the Manager of Implementation & Assessment Branch approves the extension to the 'relevant period' for the Development Permit for Reconfiguring a Lot (subdivision to create 49 lot subdivision, park and new road), approved by Council at its meeting of 4 April 2003 (Minute No. C03.0328.020), for a period of two (2) years extending the lapsing period up to the 15 April 2009.

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28 February, 2007

Authorised by:
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Director Planning Environment & Transport