

**DIRECTOR SUSTAINABLE DEVELOPMENT
SERVICES REPORT**

8th February 2005

DSDS3 BUILDING AND DEVELOPMENT

SUMMARY:

Reporting that the following applications have been approved:



Council Report on Local Development Application

Reporting that the following applications have been approved: -

2003/LD-00371 REV013 MERTENS PLACE SOUTH WEST ROCKS
DUAL OCCUPANCY and SUBDIVISION
Owner: SAINSBURY DJ and PJ
Builder: 1

2003/LD-00608 10 MARLIN DRIVE SOUTH WEST ROCKS
DUAL OCCUPANCY and TORRENS TITLE SUBDIVISION
Owner: BAKER C
Builder: 0

2004/LD-00180 4 SEAVIEW STREET SOUTH WEST ROCKS
TWO STOREY DWELLING
Owner: OSBORNE C
Builder: 0

2004/LD-00356 42 CYRUS SAUL CIRCUIT FREDERICKTON
SUBDIVISION INTO 2 LOTS
Owner: COOPER R and POIDEVIN N
Builder: 2

2004/LD-00505 17 BUNYA PINE COURT WEST KEMPSEY
DUAL OCCUPANCY and SUBDIVISION
Owner: ARAKOOON HOMES and GOWINGS BROS
PTY LTD
Builder: 0

2004/LD-00537 253 SMITHTOWN ROAD SEVEN OAKS
DWELLING

Owner: SAUNDERS M
Builder: 0

2004/LD-00559 325-327 GREGORY STREET SOUTH WEST ROCKS
2 LOT SUBDIVISION
Owner: WATSON PJ and SAUNDERS CT
Builder: 0

2004/LD-00580 2 CANNANE STREET SMITHTOWN
DWELLING ADDITIONS (2 STOREY)
Owner: SHARPE A and J
Builder: 0

2004/LD-00654 108 SMITH STREET KEMPSEY
CANOPY AT SERVICE STATION
Owner: DAVIES R and D

2004/LD-00659 16 HILLS LANE BARRAGANYATTI
DWELLING DETACHED GARAGE AND TEMPORARY
LIVE IN A SHED
Owner: THOMPSON D and P
Builder: 0

2004/LD-00665 36 BETTS STREET EAST KEMPSEY
SWIMMING POOL
Owner: BELL H and K
Builder: 0

2004/LD-00674 45 LANDBOROUGH STREET SOUTH WEST ROCKS
CONVERSION OF EXISTING FLATS INTO SINGLE TWO
STOREY DWELLING
Owner: TALL A and S
Builder: 0

2004/LD-00676 146 BELGRAVE STREET KEMPSEY
ERECTION OF AN AWNING AT REAR OF BUILDING
Owner: SURREY CONSTRUCTIONS P/L
Builder: 0

2004/LD-00698 25 DENNIS CRESCENT SOUTH WEST ROCKS
TWO STOREY DWELLING
Owner: BERRY A and N
Builder: 0

2004/LD-00699 54 BRUCES LANE SOUTH KEMPSEY
SHED
Owner: BUCKLEY H
Builder: 0

2004/LD-00707 36-38 NANCE ROAD SOUTH KEMPSEY
CHANGE OF USE and SHOP FIT OUT
Owner: ERICKSEN HOLDINGS PTY LTD
Builder: 0

2004/LD-00711 22 YATES PLACE WEST KEMPSEY
DWELLING
Owner: WARWICK L and JOHNSON L
Builder: 0

2004/LD-00716 46 RAWSON STREET SMITHTOWN
DWELLING ADDITIONS
Owner: FELTON A and M
Builder: 0

2005/LD-00001 128 TOZER STREET WEST KEMPSEY
GARAGE
Owner: MCKIERNAN M and V
Builder: 0

2005/LD-00007 17 CUMMINGS LANE COLLOMBATTI
SWIMMING POOL
Owner: SUTHERLAND T and C

2005/LD-00009 4 ATHOL ELLIOTT PLACE SOUTH WEST ROCKS
DWELLING
Owner: THOMAS G and C
Builder: 0

2005/LD-00011 14 GREENFIELDS AVENUE WEST KEMPSEY
COVERED BBQ AREA
Owner: BLOGG R and B
Builder: 0

2005/LD-00013 90 GREAT NORTH ROAD FREDERICKTON
ABOVE GROUND POOL
Owner: OWEN J
Builder: 0

2005/LD-00024 40 BAY STREET HAT HEAD
DWELLING ADDITIONS
Owner: FITNESS C and I
Builder: 0

2005/LD-00028 20 HERBERT APPLEBY CIRCUIT
SOUTH WEST ROCKS
DWELLING ADDITIONS
Owner: BAKER P and JOHNSON L
Builder: 0

Summary

Type	No	Value
Local Development Application	25	2446622

There were 25 applications approved with a value of \$2,446,622.00 with 56% being approved within 30 days.

For the financial year to date there has been 360 applications together with 33 modifications approved, with 70% approved within 30 days. The 360 applications includes 511 sub-applications with a value of \$35, 592,614.

As at 27 Jan 2005 216 applications are in the office awaiting a determination.

The number of applications in excess of 40 days is 115 and the range of days is 41 to 1848.

The reasons for the matters outstanding are: -

FD	Further Details Req	67
IA	Incomplete Application	14
OA	Other Agencies	11
RC	Refer Council	2
XX	No Reason Given	21

Council Report on Construction Certificate Building

Reporting that the following applications have been approved: -

2003/CB-00352 2 GOWING STREET CRESCENT HEAD
ADDITIONS TO UNITS AND STRATA SUBDIVISION
Owner: SUSSMAN E C and B

2004/CB-00383 4 FOREST PLACE WEST KEMPSEY
4 TOWNHOUSES AND TORRENS TITLE SUBDIVISION
STAGE 2
Owner: BROWN G

2004/CB-00506 2 CANNANE STREET SMITHTOWN
DWELLING ADDITIONS (2 STOREY)
Owner: SHARPE A and J

2004/CB-00565 108 SMITH STREET KEMPSEY
CANOPY AT SERVICE STATION
Owner: DAVIES R and D

2004/CB-00569 36 BETTS STREET EAST KEMPSEY
SWIMMING POOL

Owner: BELL H and K

2004/CB-00579 45 LANDBOROUGH STREET SOUTH WEST ROCKS
CONVERSION OF EXISTING FLATS INTO SINGLE TWO
STOREY DWELLING

Owner: TALL A and S

2004/CB-00598 25 DENNIS CRESCENT SOUTH WEST ROCKS
TWO STOREY DWELLING

Owner: BERRY A and N

2004/CB-00599 54 BRUCES LANE SOUTH KEMPSEY
SHED

Owner: BUCKLEY H

2004/CB-00602 36-38 NANCE ROAD SOUTH KEMPSEY
CHANGE OF USE and SHOP FIT OUT

Owner: ERICKSEN HOLDINGS PTY LTD

2004/CB-00608 22 YATES PLACE WEST KEMPSEY
DWELLING

Owner: WARWICK L and JOHNSON L

2004/CB-00613 46 RAWSON STREET SMITHTOWN
DWELLING ADDITIONS

Owner: FELTON A and M

2005/CB-00002 128 TOZER STREET WEST KEMPSEY
GARAGE

Owner: MCKIERNAN M and V

2005/CB-00006 17 CUMMINGS LANE COLLOMBATTI
SWIMMING POOL

Owner: SUTHERLAND T and C

2005/CB-00008 14 GREENFIELDS AVENUE WEST KEMPSEY
COVERED BBQ AREA

Owner: BLOGG R and B

2005/CB-00010 90 GREAT NORTH ROAD FREDERICKTON
ABOVE GROUND POOL

Owner: OWEN J

2005/CB-00016 4 ATHOL ELLIOTT PLACE SOUTH WEST ROCKS
DWELLING

Owner: THOMAS G and C

2005/CB-00018 40 BAY STREET HAT HEAD
DWELLING ADDITIONS

Owner: FITNESS C and I

2005/CB-00022 20 HERBERT APPLEBY CIRCUIT
SOUTH WEST ROCKS
DWELLING ADDITIONS
Owner: BAKER P and JOHNSON L

Summary

Type	No	Value
Construction Certificate Building	18	0

There were 18 applications approved with 67% approved within 30 days.

As at 27 Jan 2005 199 applications are in the office awaiting a determination.

For the financial year to date there has been 297 applications with 76% approved within 30 days.

The number of applications in excess of 40 days is 54 and the range of days is 41 to 2240.

The reasons for the matters outstanding are: -

BL	Builders Licence Requirements	1
DA	DA Approval Required	2
DR	DA Requirements	5
FD	Further Details Req	37
IA	Incomplete Application	3
OA	Other Agencies	1
RC	Refer Council	1
XX	No Reason Given	4

There are currently 3 vacancies in the Sustainable Development Services Department being: -

- Planning Manager (Mr Tony Blue) has been appointed and is due to start on 7th February 2005.
- Health and Building Surveyor (vacant since October 2004).
- Planning Compliance Officer (the previous Planning Compliance Officer Mr Greg Long has been appointed to the Town Planners position following the resignation of Dan Croft).

REPORT IMPLICATIONS:

- *Environmental*

Nil

- *Social*

Nil

- *Economic (Financial)*

Nil

- *Policy or Statutory*

Nil

RECOMMENDATION:

That the information be noted.

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R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES