



DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

10th May 2005

DSDS4 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:

2000/LD-00586 REV0182 BELGRAVE STREET KEMPSEY
RETAIL & WORKSHOP ALTERATIONS
Owner: GILL G & V

2001/LD-00030 REV01 Lot 506 DP827889 PHILLIP DRIVE
SOUTH WEST ROCKS
SUBDIVISION OF LOT 506 INTO 12 LOTS
Owner: SALTWATER DEVELOPMENTS P/L
Builder: 12

2004/LD-00075 7 KILLUKE CRESCENT CRESCENT HEAD
15 UNITS & BASEMENT CARPARK, STRATA
SUBDIVISION
Owner: BELLOWING PTY LTD
Builder: 0

2004/LD-00474 4 JAMES GRIMWADE PLACE EAST KEMPSEY
DWELLING
Owner: HURLEY M
Builder: 0

2004/LD-00509 16 PARAGON AVENUE SOUTH WEST ROCKS
3 RESIDENTIAL UNITS
Owner: GAVRILIS C & A
Builder: 0

2004/LD-00514 1 WALKER STREET CRESCENT HEAD
DWELLING ADDITIONS - CARPORT
Owner: MURPHY DS
Builder: 0

2004/LD-00623 7 ELRINGTON AVENUE WEST KEMPSEY
DEMOLITION OF EXISTING STRUCTURES AND
ERECTION OF 4 TWO BEDROOM UNITS AND 1 THREE
BEDROOM UNIT
Owner: OFFICE OF COMMUNITY HOUSING
Builder: 0

2004/LD-00637 8 LEDGE STREET HAT HEAD
2 STOREY DWELLING & DETACHED GARAGE
Owner: MONAGLE G & G

2004/LD-00648 12 GREGORY STREET SOUTH WEST ROCKS
RESTAURANT
Owner: BANNERMAN DE & RE

2004/LD-00670 6 BEDE LAWRENCE CLOSE COLLOMBATTI
DWELLING
Owner: WEBBER S & L
Builder: 0

2005/LD-00008 7 YULGILBAR PLACE SOUTH WEST ROCKS
3 TOWNHOUSES - 2 X 4 BEDROOM & 1 X 3 BEDROOM
Owner: DIVALL & KEMP SUPERANNUATION FUND
Builder: 4

2005/LD-00012 764 DUNGAY CREEK ROAD WITTITRIN
OFF ROAD RACING MOTOR SPORT
Owner: KEMP D & M
Builder: 0

2005/LD-00030 1/12 COOK DRIVE SOUTH WEST ROCKS
DWELLING ADDITIONS
Owner: LINCOLN A & P
Builder: 0

2005/LD-00068 5 SMITHS AVENUE SOUTH KEMPSEY
DEMOLITION OF EXSITING DWELLING AND ERECTION
OF NEW DWELLING
Owner: KEMPSEY LOCAL ABORIGINAL LAND COUNCIL
Builder: 0

2005/LD-00079 465 AUSTRAL EDEN INNER ROAD AUSTRAL
EDEN
DOUBLE GARAGE
Owner: JONES G F & J A

2005/LD-00091 54 BELMORE STREET SMITHTOWN
DWELLING ADDITIONS
Owner: MAINEY T & PHELPS W
Builder: 0

2005/LD-00093 35 BUNYA PINE COURT WEST KEMPSEY
DWELLING
Owner: GIBSON D & M

2005/LD-00104 Lot 103 DPDP43949 ARMIDALE ROAD
BELLBROOK
DWELLING ADDITIONS
Owner: KING M & LAWRENCE M

2005/LD-00108 46 BELGRAVE STREET KEMPSEY
SHOP ALTERATIONS
Owner: K. HARVEY, M&N DONEY, DANRYAD PTY LTD

2005/LD-00109 111 BRASSILS CREEK ROAD TOOROOKA
SWIMMING POOL
Owner: EVANS C & S

2005/LD-00110 56 SEA STREET WEST KEMPSEY
SHED
Owner: BARBOUR M & N

2005/LD-00114 Lot 3 BELGRAVE STREET KEMPSEY
PRODUCE/GROWERS MARKET
Owner: KEMPSEY SHIRE COUNCIL
Builder: 0

2005/LD-00115 13 MILTON DUFTY PLACE EAST KEMPSEY
TWO STOREY DWELLING
Owner: TAMBLYN S & P
Builder: 0

2005/LD-00120 1 GREENFIELDS AVENUE WEST KEMPSEY
DWELLING ADDITIONS
Owner: THORNTON N & M

2005/LD-00121 12 MACLEAY STREET FREDERICKTON

SWIMMING POOL

Owner: SAUL S

2005/LD-00122 291 BELMORE RIVER RIGHT BANK ROAD
BELMORE RIVER

FARM SHED

Owner: BENNETT K & P

2005/LD-00123 18 STURT STREET SOUTH WEST ROCKS
DWELLING ADDITIONS

Owner: TIERNEY S & LAMB M

2005/LD-00126 56-58 SMITH STREET KEMPSEY
RELOCATION OF ATM

Owner: D R & H PARKER

2005/LD-00130 6 JOHN LOCKREY STREET EAST KEMPSEY
DECK

Owner: KILLMORE M & EGAR T

2005/LD-00132 898 SHERWOOD ROAD SHERWOOD
PATIO COVER

Owner: I D & W A SOHIER

2005/LD-00137 7 WARD STREET HAT HEAD
DWELLING ADDITIONS

Owner: BIRD C & J, KNOX S & THITE L

Builder: 0

2005/LD-00139 444 STUARTS POINT ROAD YARRAHAPINNI
SWIMMING POOL

Owner: D & T KEIGHRAN

Builder: 0

2005/LD-00140 61 RANCH ROAD CRESCENT HEAD
ROOF OVER EXISTING DECK

Owner: THOMPSON P & N

Builder: 0

2005/LD-00142 33 ARMIDALE ROAD YARRAVEL
SHED

Owner: STANDARD A

Builder: 0

2005/LD-00143 1 CAMPBELL PLACE ALDAVILLA
SHED

Owner: CATO M & J
Builder: 0

2005/LD-00146 50 WIDE STREET WEST KEMPSEY
SWIMMING POOL
Owner: CROUCH S & POTTS S
Builder: 0

2005/LD-00148 140 NORTH STREET WEST KEMPSEY
SWIMMING POOL
Owner: WALKINGTON M & E

2005/LD-00153 13 INNES STREET EAST KEMPSEY
DOUBLE GARAGE
Owner: PYMONT A & HICKSON S

2005/LD-00157 10 HAROLD HUGHES PLACE GREENHILLS
SINGLE DWELLING
Owner: JOPLING R & A

2005/LD-00161 92 GREGORY STREET SOUTH WEST ROCKS
ALTERING EXISTING PATIO ROOF & ENCLOSING
EXISTING PATIO
Owner: MEEHAM R & J

2005/LD-00171 156 EUROKA ROAD EUROKA
SINGLE STOREY RETREAT
Owner: HAYNES G & H

2005/LD-00175 16 BAY STREET HAT HEAD
OUTSIDE TOILET
Owner: CAMPLING P & MORTON S

2005/LD-00178 5 JOHN STREET SMITHTOWN
DWELLING EXTENSION
Owner: PWICK J & T
Builder: 0

Summary Type	No	Value
Local Development Application	43	5961476

There were 43 development applications approved with a value of \$4,961, 476 with 65% approved within 30 days.

For the financial year to date there has been 503 applications together with 52 modifications approved, with 71% approved within 30 days. The 503 applications include 688 sub-applications with a value of \$48,196,895.

As at 2 May 2005, 218 applications are in the office awaiting a determination.

The number of applications in excess of 40 days is 112 and the range of days is 41 to 1940.

The reasons for the matters outstanding are: -

FD	Further Details Req	64
IA	Incomplete Application	20
OA	Other Agencies	9
RC	Refer Council	2
XX	No Reason Given	17

Council Report on Construction Certificate Building

Reporting that the following applications have been approved
2003/CB-00515 10 MARLIN DRIVE SOUTH WEST ROCKS
DUAL OCCUPANCY & TORRENS TITLE SUBDIVISION
Owner: BAKER C

2004/CB-00412 4 JAMES GRIMWADE PLACE EAST KEMPSEY
DWELLING
Owner: HURLEY M

2004/CB-00448 1 WALKER STREET CRESCENT HEAD
DWELLING ADDITIONS - CARPORT
Owner: MURPHY DS

2004/CB-00509 5 SEVENTH AVENUE STUARTS POINT
DWELLING ADDITIONS
Owner: WALTERS B

2004/CB-00574 Lot 11 DPDP737113 CRESCENT HEAD
DWELLING
Owner: BEAUMONT S & WITHEROW L

2004/CB-00577 6 BEDE LAWRENCE CLOSE COLLOMBATTI

DWELLING
Owner: WEBBER S & L

2004/CB-00607 Lot 7 KEMP STREET WEST KEMPSEY
SHELTER
Owner: ALL SAINTS CATHOLIC CHURCH

2005/CB-00020 87 EDGAR STREET FREDERICKTON
3 UNITS AND 5 GARAGES
Owner: HOLMES P G & PM

2005/CB-00024 1/12 COOK DRIVE SOUTH WEST ROCKS
DWELLING ADDITIONS
Owner: LINCOLN A & P

2005/CB-00071 465 AUSTRAL EDEN INNER ROAD AUSTRAL
EDEN
DOUBLE GARAGE
Owner: JONES G F & J A

2005/CB-00074 54 BELMORE STREET SMITHTOWN
DWELLING ADDITIONS
Owner: MAINEY T & PHELPS W

2005/CB-00077 35 BUNYA PINE COURT WEST KEMPSEY
DWELLING
Owner: GIBSON D & M

2005/CB-00087 Lot 103 DPDP43949 ARMIDALE ROAD
BELLBROOK
DWELLING ADDITIONS
Owner: KING M & LAWRENCE M

2005/CB-00092 56 SEA STREET WEST KEMPSEY
SHED
Owner: BARBOUR M & N

2005/CB-00093 46 BELGRAVE STREET KEMPSEY
SHOP ALTERATIONS
Owner: K. HARVEY, M&N DONEY, DANRYAD PTY LTD

2005/CB-00095 13 MILTON DUFTY PLACE EAST KEMPSEY
TWO STOREY DWELLING
Owner: TAMBLYN S & P

2005/CB-00098 12 MACLEAY STREET FREDERICKTON
SWIMMING POOL

Owner: SAUL S

2005/CB-00099 111 BRASSILS CREEK ROAD TOOROOKA
SWIMMING POOL

Owner: EVANS C & S

2005/CB-00100 291 BELMORE RIVER RIGHT BANK ROAD
BELMORE RIVER
FARM SHED

Owner: BENNETT K & P

2005/CB-00101 1 GREENFIELDS AVENUE WEST KEMPSEY
DWELLING ADDITIONS

Owner: THORNTON N & M

2005/CB-00102 18 STURT STREET SOUTH WEST ROCKS
DWELLING ADDITIONS

Owner: TIERNEY S & LAMB M

2005/CB-00107 6 JOHN LOCKREY STREET EAST KEMPSEY
DECK

Owner: KILLMORE M & EGAR T

2005/CB-00110 898 SHERWOOD ROAD SHERWOOD
PATIO COVER

Owner: I D & W A SOHIER

2005/CB-00113 7 WARD STREET HAT HEAD
DWELLING ADDITIONS

Owner: BIRD C & J, KNOX S & THITE L

2005/CB-00115 444 STUARTS POINT ROAD YARRAHAPINNI
SWIMMING POOL

Owner: D & T KEIGHRAN

2005/CB-00116 1 CAMPBELL PLACE ALDAVILLA
SHED

Owner: CATO M & J

2005/CB-00117 61 RANCH ROAD CRESCENT HEAD
ROOF OVER EXISTING DECK

Owner: THOMPSON P & N

2005/CB-00119 33 ARMIDALE ROAD YARRAVEL
SHED

Owner: STANDARD A

2005/CB-00120 50 WIDE STREET WEST KEMPSEY
SWIMMING POOL
Owner: CROUCH S & POTTS S

2005/CB-00123 140 NORTH STREET WEST KEMPSEY
SWIMMING POOL
Owner: WALKINGTON M & E

2005/CB-00127 10 HAROLD HUGHES PLACE GREENHILLS
SINGLE DWELLING
Owner: JOPLING R & A

2005/CB-00129 Lot 7 DPDP602882 CRESCENT HEAD ROAD
CRESCENT HEAD
SUBDIVIDE INTO 2 LOTS
Owner: HODGSON EM

2005/CB-00134 92 GREGORY STREET SOUTH WEST ROCKS
ALTERING EXISTING PATIO ROOF & ENCLOSING
EXISTING PATIO
Owner: MEEHAM R & J

2005/CB-00141 156 EUROKA ROAD EUROKA
SINGLE STOREY RETREAT
Owner: HAYNES G & H

2005/CB-00145 16 BAY STREET HAT HEAD
OUTSIDE TOILET
Owner: CAMPLING P & MORTON S

2005/CB-00150 5 JOHN STREET SMITHTOWN
DWELLING EXTENSION
Owner: PWICK J & T

Summary Type	No
Construction Certificate Building	36

There were 36 Construction Certificate applications approved with 64% approved within 30 days.

As at 4 April 2005, 199 applications are in the office awaiting a determination.

For the financial year to date there has been 389 applications with 73.6% approved with 30 days.

The number of applications in excess of 40 days is 49 and

the range of days is 41 to 2332.

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	33
IA	Incomplete Application	3
OA	Other Agencies	1
RC	Refer Council	1
XX	No Reason Given	3

REPORT IMPLICATIONS

- ***Environmental***

Nil

- ***Social***

Nil

- ***Economic***

Nil

- ***Policy or Statutory***

Nil

- ***Director's Comment***

Nil

RECOMMENDATION:

That the information be noted.

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R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES