

**DIRECTOR SUSTAINABLE DEVELOPMENT
SERVICES REPORT**

14 June 2005

DSDS10 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:

2002/LD-00184 REV01 588 PLUMMERS LANE RAINBOW REACH
6 HOLIDAY CABINS
Owner: ODELL GRAHAM

2003/LD-00179 REV01 59 OCEAN STREET SOUTH WEST ROCKS
TWO STOREY DWELLING
Owner: OATES B & P

2003/LD-00554 REV01 99 GREGORY STREET SOUTH WEST
ROCKS
DWELLING ADDITIONS
Owner: CROTTY B & K

2003/LD-00719 REV01 64 RUDDER STREET EAST KEMPSEY
DWELLING
Owner: WESTON N

2003/LD-00815 REV01 21 DENNIS CRESCENT SOUTH WEST
ROCKS
DWELLING AND ATTACHED GARGAGE
Owner: JACLESTA PTY LTD

2004/LD-00127 REV01 5 WILSON STREET ARAKOON
MODIFIED CONSENT
Owner: SAUNDERS M

2004/LD-00147 REV01 76 SMITH STREET KEMPSEY
DEMOLITION, CONSTRUCTION OF FOOD OUTLET WITH
UPSTAIRS OFFICES AND DRIVE THRU
Owner: SILVERJET P/L

2004/LD-00411 REV02 2624 WILLI WILLI RD MOPARRABAH

4 LOT SUBDIVISION
Owner: FLOOD I & D

2004/LD-00461 REV01 HORSESHOE BAY SOUTH WEST ROCKS
TIMBER & STEEL COASTAL PATROL BUILDING
Owner: KEMPSEY SHIRE COUNCIL

2004/LD-00480 REV01 19 SEAVIEW STREET SOUTH WEST
ROCKS
DUAL OCCUPANCY & TORRENS TITLE
Owner: PEARSON M & S AND AKHURST N

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

2004/LD-00542 REV01 7 YATES PLACE WEST KEMPSEY
DWELLING
Owner: BALL J & WILLIAMSON S

2004/LD-00565 REV01 2646 SOUTH WEST ROCKS ROAD
JERSEYVILLE
DWELLING ADDITIONS
Owner: PARKER W & S

2004/LD-00598 Lot 9 DP1036869 ARAKOOON ROAD SOUTH
WEST ROCKS
DWELLING
Owner: SMOKY CAPE DEVELOPMENTS

2004/LD-00626 75 SHERWOOD ROAD ALDAVILLA
SUBDIVISION OF 2 LOTS INTO 4
Owner: MCKENZIE B & M, SHARPLES B

2004/LD-00633 19 LIVINGSTONE STREET SOUTH WEST ROCKS
DEMOLISH EXISTING BUILDING & REBUILD NEW
BUILDING
Owner: COASTLINE CREDIT UNION LTD

2004/LD-00657 Lot 32 DP1005475 EDGAR STREET
FREDERICKTON
4 LOT SUBDIVISION
Owner: SNODGRASS J & GALLOWAY J

2004/LD-00690 21-23 ELBOW STREET WEST KEMPSEY
CARPORT
Owner: CYBERDALE P/L

2004/LD-00694 Lot 6 DP752420 NULLA NULLA CREEK ROAD
BELLBROOK
SUBDIVISION 5 LOTS
Owner: LYMARN HOLDINGS P/L

- 2005/LD-00025 Lot 19 DPDP882846 WAIANBAR AVENUE
SOUTH WEST ROCKS
TWO STOREY DWELLING AND POOL
Owner: SALTWATER DEVELOPMENTS P/L
- 2005/LD-00059 39 LACHLAN STREET SOUTH KEMPSEY
COMMERCIAL ADDITIONS
Owner: JOHNSTONE M & V
- 2005/LD-00061 56 MAIN STREET CRESCENT HEAD
GARAGE & DWELLING ADDITIONS
Owner: SCHINDEHUETTE K
- 2005/LD-00062 43 FRANCIS DIMOND STREET ARAKOOK
DWELLING AND ATTACHED GARAGE
Owner: CARVILL M
- 2005/LD-00080 Lot 1 DP717143 SUMMER ISLAND ROAD
SUMMER ISLAND
BOUNDARY ADJUSTMENT
Owner: WALKER E & CROTTY J
- 2005/LD-00095 2 MILTON DUFTY PLACE EAST KEMPSEY
DUAL OCCUPANCY
Owner: PAUL OSBORNE CONSTRUCTIONS
- 2005/LD-00107 66 CARDWELL STREET ARAKOOK
DWELLING
Owner: KEITH VOLKMER
- 2005/LD-00116 17 SPRINGFIELDS DRIVE GREENHILLS
DWELLING
Owner: JENKINS T & S
- 2005/LD-00125 9 BOHEMIA COURT STUARTS POINT
DWELLING
Owner: ILSLEY S & L
- 2005/LD-00133 75 BELGRAVE STREET KEMPSEY
CHANGE OF USE TO MEDICAL CENTRE & INTERNAL
ALTERATIONS
Owner: KEMPSEY RURAL LANDS PROTECTION BOARD
- 2005/LD-00135 250 GRASSY HEAD ROAD STUARTS POINT
PRAYER CHAPEL
Owner: AUSTRALISIAN CONFERENCE ASSOCIATION
LTD
- 2005/LD-00149 8 PRINCE OF WALES AVENUE SOUTH WEST
ROCKS
INSTALL ATM
Owner: NEVILLE B & A

2005/LD-00150 23 SEAVIEW STREET SOUTH WEST ROCKS
DWELLING ADDITIONS
Owner: KOPPMAN S & C

2005/LD-00151 249 EUROKA ROAD EUROKA
DWELLING ADDITIONS
Owner: BOOTH M

2005/LD-00152 701 SPOONERS AVENUE COLLOMBATTI
ADDITIONS TO DWELLING
Owner: MORRASEY N

2005/LD-00156 24 EAST STREET CRESCENT HEAD
DECK
Owner: WHEELHOUSE J

2005/LD-00159 14 BUNYA PINE COURT WEST KEMPSEY
DWELLING
Owner: GAYFORD D & J

2005/LD-00170 55 LIKA DRIVE SOUTH KEMPSEY
DWELLING ADDITIONS
Owner: SHANNON K C

2005/LD-00172 22 RUDDER STREET SOUTH WEST ROCKS
TWO STOREY DWELLING ADDITIONS
Owner: REID R

2005/LD-00174 38 GREGORY STREET SOUTH WEST ROCKS
ADDITION - DECK
Owner: WILLIAMS N

2005/LD-00181 28 COCHRANE STREET WEST KEMPSEY
GARAGE & DWELLING ADDITIONS
Owner: BIELBY J

2005/LD-00186 Lot 8 PT DP752422 HOUSE NO 8 BELLBROOK
DEMOLITION OF DETACHED DWELLING
Owner: THUNGUTTI LOCAL ABORIGINAL LAND
COUNCIL

2005/LD-00188 111 JOHN LANE ROAD YARRAVEL
DWELLING ADDITIONS & ALTERATIONS
Owner: BRODBECK S & L

2005/LD-00189 17 CREEK STREET FREDERICKTON
GARAGE
Owner: GORDON R & N

2005/LD-00193 2 ROBINSON PLACE SOUTH WEST ROCKS
DWELLING
Owner: MORLEY W & S

- 2005/LD-00196 19 HILTON TROTTER PLACE WEST KEMPSEY
SINGLE STOREY DWELLING
Owner: SMITH P & L
- 2005/LD-00198 52-54 CARDWELL STREET ARAKOOON
DWELLING ADDITIONS - ROOF OVER EXISITNG DECK
Owner: WALDRON V
- 2005/LD-00199 337-383 RIVER STREET GREENHILLS
SHED
Owner: BOOROONGEN DJUGUN ABORIGINAL
CORPORATION
- 2005/LD-00201 20 CAMERON STREET WEST KEMPSEY
DEMOLITION (PATIO) & DWELLING ADDITONS
Owner: BALL T & M
- 2005/LD-00202 3 DRUITT STREET SOUTH KEMPSEY
SHED
Owner: ROBINSON T & R
- 2005/LD-00204 99 LIKA DRIVE SOUTH KEMPSEY
DWELLING & SHED
Owner: WOODS B
- 2005/LD-00207 58-60 MACLEAY STREET FREDERICKTON
3 BAY SHED
Owner: HEGGIE W J & J A
- 2005/LD-00211 998 PIPERS CREEK ROAD DONDINGALONG
SWIMMING POOL
Owner: BENNETT H & J & S
- 2005/LD-00221 34 GREY GUM CRESCENT YARRAVEL
DWELLING ADDITION
Owner: DICKINSON S & L
- 2005/LD-00223 31 WIDE STREET WEST KEMPSEY
DWELLING ADDITIONS - PATIO COVER
Owner: DEPT COMMUNITY HOUSING (WOMENS
REFUGE)
- 2005/LD-00227 554 AUSTRAL EDEN OUTER ROAD AUSTRAL
EDEN
DEMOLISH SHED & REPLACE WITH NEW SHED AND
CARPORT
Owner: MILLARD JJ & Y M

Summary Type	No	Value
Local Development Application	56	\$6,596,284

There were 56 applications approved with a value of \$6,596,284 with 73% approved within 30 days.

For the financial year to date there has been 547 applications together with 68 modifications approved, with 71% approved within 30 days. The 547 applications include 74 sub-applications with a value of \$60,297,478.

As at 3 Jun 2005 220 applications are in the office awaiting a determination.

The number of applications in excess of 40 days is 114 and the range of days is 41 to 1975.

The reasons for the matters outstanding are: -

FD	Further Details Req	67
IA	Incomplete Application	19
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:

2004/CB-00385 Lot 850 DPDP790816 NEW ENTRANCE ROAD
SOUTH WEST ROCKS
TWO STOREY DWELLING
Owner: MYALL PROPERTIES PTY LTD

2004/CB-00400 HORSESHOE BAY SOUTH WEST ROCKS
TIMBER & STEEL COASTAL PATROL BUILDING
Owner: KEMPSEY SHIRE COUNCIL

2004/CB-00470 76 SMITH STREET KEMPSEY
DEMOLITION, CONSTRUCTION OF FOOD OUTLET WITH
UPSTAIRS OFFICES AND DRIVE THRU
Owner: SILVERJET P/L

2004/CB-00523 Lot 9 DPDP1036869 ARAKOOON ROAD SOUTH
WEST ROCKS
DWELLING
Owner: SMOKY CAPE DEVELOPMENTS

2005/CB-00047 33-41 SOUTH STREET SOUTH KEMPSEY
ADDITIONAL SHEDS OVER EXISTING WORK AREAS
Owner: READYMIX HOLDINGS PTY LTD

- 2005/CB-00048 56 MAIN STREET CRESCENT HEAD
GARAGE & DWELLING ADDITIONS
Owner: SCHINDEHUETTE K
- 2005/CB-00096 17 SPRINGFIELDS DRIVE GREENHILLS
DWELLING
Owner: JENKINS T & S
- 2005/CB-00103 9 BOHEMIA COURT STUARTS POINT
DWELLING
Owner: ILSLEY S & L
- 2005/CB-00112 250 GRASSY HEAD ROAD STUARTS POINT
PRAYER CHAPEL
Owner: AUSTRALISIAN CONFERENCE ASSOCIATION
LTD
- 2005/CB-00118 82 BELGRAVE STREET KEMPSEY
RETAIL & WORKSHOP ALTERATIONS
Owner: GILL G & V
- 2005/CB-00121 249 EUROKA ROAD EUROKA
DWELLING ADDITIONS
Owner: BOOTH M
- 2005/CB-00122 23 SEAVIEW STREET SOUTH WEST ROCKS
DWELLING ADDITIONS
Owner: KOPPMAN S & C
- 2005/CB-00124 8 PRINCE OF WALES AVENUE SOUTH WEST
ROCKS
INSTALL ATM
Owner: NEVILLE B & A
- 2005/CB-00125 701 SPOONERS AVENUE COLLOMBATTI
ADDITIONS TO DWELLING
Owner: MORRASEY N
- 2005/CB-00128 24 EAST STREET CRESCENT HEAD
DECK
Owner: WHEELHOUSE J
- 2005/CB-00131 14 BUNYA PINE COURT WEST KEMPSEY
DWELLING
Owner: GAYFORD D & J
- 2005/CB-00142 55 LIKA DRIVE SOUTH KEMPSEY
DWELLING ADDITIONS
Owner: SHANNON K C
- 2005/CB-00143 22 RUDDER STREET SOUTH WEST ROCKS
TWO STREY DWELLING ADDITIONS
Owner: REID R

- 2005/CB-00144 56-58 SMITH STREET KEMPSEY
RELOCATION OF ATM
Owner: D R & H PARKER
- 2005/CB-00147 38 GREGORY STREET SOUTH WEST ROCKS
ADDITION - DECK
Owner: WILLIAMS N
- 2005/CB-00149 Lot 106 DP848819 VERNON STREET SOUTH
KEMPSEY
DEMOLISH PART HOUSE AND ADDITIONS
Owner: LAHEY P
- 2005/CB-00154 28 COCHRANE STREET WEST KEMPSEY
GARAGE & DWELLING ADDITIONS
Owner: BIELBY J
- 2005/CB-00156 7 YULGILBAR PLACE SOUTH WEST ROCKS
3 TOWNHOUSES - 2 X 4 BEDROOM & 1 X 3 BEDROOM
Owner: DIVALL & KEMP SUPERANNUATION FUND
- 2005/CB-00157 111 JOHN LANE ROAD YARRAVEL
DWELLING ADDITIONS & ALTERATIONS
Owner: BRODBECK S & L
- 2005/CB-00158 436 ARAKOOON ROAD ARAKOOON
REFER T4-97-139 TOURIST DEV STAGE 1
Owner: HOCKINGS G W
- 2005/CB-00160 Lot 19 DP882846 WAIANBAR AVENUE SOUTH
WEST ROCKS
TWO STOREY DWELLING AND POOL
Owner: SALTWATER DEVELOPMENTS P/L
- 2005/CB-00161 343 GOWINGS HILL ROAD DONDINGALONG
DWELLING
Owner: HERBERT S
- 2005/CB-00162 17 CREEK STREET FREDERICKTON
GARAGE
Owner: GORDON R & N
- 2005/CB-00163 2 ROBINSON PLACE SOUTH WEST ROCKS
DWELLING
Owner: MORLEY W & S
- 2005/CB-00167 19 HILTON TROTTER PLACE WEST KEMPSEY
SINGLE STOREY DWELLING
Owner: SMITH P & L
- 2005/CB-00169 52-54 CARDWELL STREET ARAKOOON
DWELLING ADDITIONS - ROOF OVER EXISITNG DECK

Owner: WALDRON V

2005/CB-00170 337-383 RIVER STREET GREENHILLS
SHED

Owner: BOOROONGEN DJUGUN ABORIGINAL
CORPORATION

2005/CB-00171 3 DRUITT STREET SOUTH KEMPSEY
SHED

Owner: ROBINSON T & R

2005/CB-00172 20 CAMERON STREET WEST KEMPSEY
DEMOLITION & DWELLING ADDITONS

Owner: BALL T & M

2005/CB-00173 99 LIKA DRIVE SOUTH KEMPSEY
DWELLING & SHED

Owner: WOODS B

2005/CB-00177 58-60 MACLEAY STREET FREDERICKTON
3 BAY SHED

Owner: HEGGIE W J & J A

2005/CB-00180 998 PIPERS CREEK ROAD DONDINGALONG
SWIMMING POOL

Owner: BENNETT H & J & S

2005/CB-00187 34 GREY GUM CRESCENT YARRAVEL
DWELLING ADDITION

Owner: DICKINSON S & L

2005/CB-00189 31 WIDE STREET WEST KEMPSEY
DWELLING ADDITIONS - PATIO COVER

Owner: DEPT COMMUNITY HOUSING (WOMENS
REFUGE)

2005/CB-00193 554 AUSTRAL EDEN OUTER ROAD AUSTRAL
EDEN

DEMOLISH SHED & REPLACE WITH NEW SHED AND
CARPORT

Owner: MILLARD JJ & Y M

2005/CB-00194 588 PLUMMERS LANE RAINBOW REACH
INTERSECTION UPGRADING

Owner: ODELL GRAHAM

2005/CB-00197 Lot 3 DP868181 JOHN LANE ROAD YARRAVEL
DRIVEWAY CONSTRUCTION X 2

Owner: SCOTT G & J & ELFORD A & L

Summary Type No

Construction Certificate Building 42

There were 42 Construction Certificate applications approved with 64% approved within 30 days.

As at 3 Jun 2005 206 applications are in the office awaiting a determination.

For the financial year to date there has been 467 applications with 74.5% approved within 30 days.

The number of applications in excess of 40 days is 51 and the range of days is 41 to 2367.

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	34
IA	Incomplete Application	3
OA	Other Agencies	2
RC	Refer Council	1
XX	No Reason Given	3

RECOMMENDATION:

That the information be noted.

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R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES