



KEMPSEY
Shire Council

DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

14th February 2006

**DSDS8 SEASCAPE GROVE RESIDENTIAL ESTATE,
SOUTH WEST ROCKS
CONVERSION PART CROWN ROAD TO
DEDICATED ROAD
FILE: T6-03-593 AJC**

SUMMARY:

Reporting on a Council standard requiring the existing crown road to be dedicated as public road.

◆◆◆◆◆

Applicant: King and Campbell Pty Ltd
Owners: Mr B E & Mrs M E Walls
Subject Property: Lot 21 DP1071657, off Belle O'Conner Street,
 South West Rocks
Zone: 2(a) (Residential "A" Zone)

Background

Council, on the 16 February 2004, issued a conditional development approval for the subdivision of the subject allotment into twenty three (23) residential allotments.

The applicant's Surveyor has brought to Council's attention that the small section of Belle O'Connor Street displayed on the plan attached to this report as [\(Appendix H\)](#) is currently Crown Road. Council's Development Control Plan 36 *Engineering Guidelines for Subdivision and Development* requires all subdivision developments to be serviced by a dedicated public road.

Proposal

The proposal before Council is to organise the transfer of the existing relevant part of the crown road required by this development to Council from the Crown and so become a dedicated public road vested in Council pursuant to the provisions of Section 151 of the Roads Act 1993.

Council will be required to endorse the application to transfer the Crown Road and where necessary affix its seal to the relevant documents.

REPORT IMPLICATIONS:

- ***Environmental***

The proposed development will not generate any adverse environmental impacts.

- ***Social***

There will be no adverse social impacts from this proposal.

- ***Economic (Financial)***

There will be economic benefits through associated development and resulting employment.

There will be no financial implications for Council arising from this development proposal, as all costs associated with this proposal will be met by the applicant.

RECOMMENDATION:

- 1. Council support the transfer process at full cost to the development.**
- 2. Where required the General Manager / Mayor endorse the application and any associated documents, including affixing of Council's seal.**

.....
R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES