



DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

13 October 2009

DSDS8	BUILDING AND DEVELOPMENT
	FILE: 329 RBP

SUMMARY:

Reporting that the following applications have been approved:

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DESCRIPTION:

Council Report on Local Development Applications

2004/LD-00641 Lot 1 DP657651 103-111 GREAT NORTH ROAD
FREDERICKTON
INDUSTRIAL 24 LOT SUBDIVISION 2 STAGES
Owner: WALSH D & U

2008/LD-00406 Lot 21 DP862857 MAIN STREET WILLAWARRIN
AMENITIES BUILDING - KIOSK & STORE
Owner: KEMPSEY SHIRE COUNCIL (Sports Ground)

2009/LD-00006 Lot 131 DP752406 320 MINES ROAD DEEP CREEK
CONTINUED USE OF EXISTING DWELLING
Owner: K & D HOLLINS

2009/LD-00095 Lot 128 DP752403 2696 PACIFIC HIGHWAY
BARRAGANYATTI
DWELLING
Owner: WILKINSON P J

2009/LD-00101 Lot 55 DP752431 2427 WILLI WILLI ROAD
MOPARRABAH
TWO (2) LOT SUBDIVISION
Owner: BROWN D L

2009/LD-00130 Lot 4 DP1063004 568 OLD COAST ROAD KUNDABUNG
DWELLING
Owner: COX A & MAGEE D

2009/LD-00164 Lot 48 DP808194 29 LINDSAY NOONAN DRIVE
SOUTH WEST ROCKS
INDUSTRIAL DEVELOPMENT
Owner: LAJEMKA PTY LIMITED

2009/LD-00187 Lot 4014 DP611128 483 AUSTRAL EDEN INNER ROAD
AUSTRAL EDEN
DWELLING
Owner: OSBORNE R D

2009/LD-00200 Lot 14 DP1078114 5 KALLANTINA PLACE
SOUTH WEST ROCKS
BOUNDARY ADJUSTMENT
Owner: SMITH T & HANCOCK T & MCEVOY CONSTRUCTIONS

2007/LD-00527 REV03 Lot 3 DP667104 80 ELBOW STREET
WEST KEMPSEY
DEMOLITION OF EXISTING BUILDING & CONSTRUCT
COMMERCIAL OFFICES
Owner: ATKINS & HOLDT PTY LIMITED

2009/LD-00209 Lot 1 DP759080 13 BROUGHTON STREET
WEST KEMPSEY
ALTERATIONS AND ADDITIONS TO EXISTING EDUCATIONAL
ESTABLISHMENT
Owner: NSW DEPARTMENT OF EDUCATION AND TRAINING

2009/LD-00211 Lot 51 DP1008035 4-5 WOOLFORD CRESCENT
SOUTH KEMPSEY
ADVERTISING SIGN
Owner: MAVIN & McNAMARA

2009/LD-00214 Lot 15 DP261226 MYERS LANE DONDINGALONG
SHED
Owner: VASTA G & A

2009/LD-00215 Lot 11 DP253538 757 PIPERS CREEK ROAD
DONDINGALONG
SHED
Owner: SPROULE P & D

2009/LD-00220 Lot 118 DP754441 190 NEVERTIRE ROAD
CRESCENT HEAD
DWELLING
Owner: GOOLAWAH CO-OPERATIVE LIMITED

2009/LD-00230 Lot 38 DP853486 5 MOWONG CLOSE HAT HEAD
DWELLING ALTERATIONS AND ADDITIONS
Owner: CLARKE A J

2006/LD-00221 REV01 Lot 140 DP752417 55-77 WEST STREET
SOUTH KEMPSEY
SUBDIVISION OF INDUSTRIAL LAND INTO 27 LOTS
Owner: KEMPSEY SHIRE COUNCIL

2009/LD-00233 Lot 2 DP784072 AUSTRAL EDEN INNER ROAD
AUSTRAL EDEN
BOUNDARY ADJUSTMENT
Owner: SHARPE B, MCCARTHY K C & B J

2009/LD-00238 Lot 362 DP754396 2054 SOUTH WEST ROCKS ROAD
KINCHELA

SHED
Owner: BENELONG HAVEN COMMITTEE

2006/LD-00430 REV01 Lot 52 DP531363 17 BAYVIEW STREET
SOUTH WEST ROCKS
FIRST FLOOR DECK ADDITION
Owner: WILLIAMS S

2009/LD-00241 Lot 2 DP807291 16-18 COOPER STREET EAST
SOUTH WEST ROCKS
TWO STOREY DWELLING & CARPORT
Owner: RILEY G B

2009/LD-00243 Lot 4 DP524103 443 PACIFIC HIGHWAY
SOUTH KEMPSEY
SHOP
Owner: CHRISTIAN OUTREACH CENTRE

2009/LD-00244 Lot 5 DP5573 71 EDGAR STREET FREDERICKTON
STRATA SUBDIVISION
Owner: BRIDGESHIELD PTY LTD

2009/LD-00245 Lot 13 DP1062980 9 CECIL BALDWIN CLOSE
WEST KEMPSEY
DWELLING
Owner: SHELTON B & T

2009/LD-00246 Lot 40 DP882544 28 RAFFERTY CRESCENT
SOUTH WEST ROCKS
DWELLING ADDITIONS & ALTERATIONS
Owner: HARRISON C L

2009/LD-00251 Lot 11 DP833663 70 RAINBOW REACH RD
RAINBOW REACH
SHED
Owner: BRADY R & P

2009/LD-00252 Lot 211 DP842187 4 CROTTYS LANE YARRAVEL
SHED
Owner: FOLEY B & T

2009/LD-00253 Lot 81 DP716573 846 PLUMMERS LANE
RAINBOW REACH
SHED ADDITION
Owner: KIRK T & A

2009/LD-00255 Lot 9 DP18728 10 GREENFIELDS AVENUE
WEST KEMPSEY
DWELLING ALTERATIONS AND ADDITIONS AND DETACHED
GARAGE
Owner: PARKER G & M

2009/LD-00257 Lot 3 DP262021 2124 ARMIDALE ROAD WILLAWARRIN
DWELLING
Owner: PICKERING J L & ROBERTS D

2009/LD-00258 Lot 59 DP1042899 17 PETER MARK CIRCUIT

SOUTH WEST ROCKS
RETAINING WALL
Owner: ENGLISH-HINTZ B & WOOD A

2009/LD-00264 Lot 101 DP1130297 109-113 SMITH STREET KEMPSEY
SIGNAGE
Owner: ANDERSON P & N

2009/LD-00265 Lot 12 DP31161 22 THIRD AVENUE STUARTS POINT
INGROUND SWIMMING POOL
Owner: WEST C A

2007/LD-00044 REV01 Lot 20 DP1071805 10 BEDE LAWRENCE CLOSE
FREDERICKTON
TWO STOREY DWELLING AND SHED
Owner: CURRIE L & K

2009/LD-00268 Lot 5 DP731058 6 FRANK COOPER STREET
SOUTH WEST ROCKS
DWELLING ALTERATIONS AND ADDITIONS
Owner: REYNOLDS G & SUMNER K

2009/LD-00142 REV01 Lot 7 DP37215 4 VERGE STREET KEMPSEY
ALTERATIONS AND ADDITIONS TO AN EXISTING SHOP
Owner: VOYEE PTY LTD

2009/LD-00273 Lot 362 DP1101106 21 BRUSHBOX CRESCENT
YARRAVEL
DWELLING & SHED - PRIVATE CERTIFIER – COMPLYING
DEVELOPMENT
Owner: WEBER I J

2009/LD-00274 Lot 36 DP250703 5 HUGHES PLACE FREDERICKTON
GARAGE
Owner: STIRLING- KELLY R & KELLY R

2009/LD-00275 Lot 72 DP789976 46 BLOOMFIELD STREET
SOUTH KEMPSEY
DOUBLE GARAGE
Owner: HADLAND L

2009/LD-00276 Lot 5 DP792877 20 STEWART PLACE EUROKA
SHED
Owner: READ D J

2009/LD-00277 Lot 4 DP818342 CARRAI ROAD WILLI WILLI
SHED
Owner: SMITH V A

2009/LD-00279 Lot 4 DP22942 18 PACIFIC STREET CRESCENT HEAD
DWELLING ALTERATIONS & ADDITIONS
Owner: SOUTH J M

2007/LD-00346 REV01 Lot 1742 DP554776 219 ARMIDALE ROAD
YARRAVEL
EIGHTEEN LOT SUBDIVISION
Owner: D & L GRIFFIN DEVELOPMENTS PTY LIMITED

2009/LD-00280 Lot 35 DP257359 1 JOHN TAGGART CLOSE
SOUTH WEST ROCKS
CARPORT
Owner: CAMERON T & SHELLEY L

2009/LD-00281 Lot 1 DP37927 26 SULLIVAN STREET EAST KEMPSEY
DWELLING ALTERATIONS AND ADDITIONS
Owner: MCFARLAND R & R

2009/LD-00284 Lot 4 DP350872 HILL STREET SOUTH WEST ROCKS
MULTI PURPOSE HALL, COVERED OUTDOOR LEARNING AREA
(COLA) & ASSOCIATED WORKS - SWR PUBLIC SCHOOL
Owner: DEPARTMENT OF EDUCATION & TRAINING
(Approved under SEPP Infrastructure)

2009/LD-00285 Lot 3 DP2082 33 MAIN STREET JERSEYVILLE
DWELLING ALTERATIONS AND ADDITIONS
Owner: DUNKLEY T & V

2009/LD-00097 REV01 Lot 1 DP569841 98 CRESCENT HEAD ROAD
SOUTH KEMPSEY
CONSTRUCTION OF A CLASSROOM TO REPLACE AN EXISTING
DEMOUNTABLE BUILDING
Owner: SEVENTH DAY ADVENTIST SCHOOLS
(NORTH NSW) LTD

2003/LD-00654 REV03 Lot 1 DP758024 37-39 CARDWELL STREET
ARAKOON
MODIFICATION TO CEILING HEIGHT - UNITS D1 & D2
Owner: LAST T E & T L

2009/LD-00293 Lot 115 DP1079202 39 WARATAH DRIVE YARRAVEL
DWELLING - PRIVATE CERTIFIER – COMPLYING
DEVELOPMENT
Owner: MS R J JACKSON

2009/LD-00305 Lot 712 DP1011416 85 INCHES ROAD VERGES CREEK
CARPORT - COMPLYING DEVELOPMENT - PRIVATE CERTIFIER
Owner: TRUSLER C J

Type	No	Sub	Value
Complying Development	8	8	\$229,802.93
Private Certifier (Complying Development)	3	3	\$304,500.00
Local Development	31	31	\$2,607,015.32
SEPP Infrastructure	1	1	-
Modification	8	-	-

There were 51 applications approved with a value of \$3,141,318.25.

For the financial year to date there have been 130 approvals including 22 modifications approved, with 81.5% (106) approved within 30 days.

The 130 approvals (including 122 sub-applications) have a value of \$24,585,969.25

There are 158 applications awaiting determination for the following reasons: -

FURTHER DETAILS REQUIRED (FD)	62
FINAL REQUEST FOR INFO BEFORE REFUSAL (FR)	1
INCOMPLETE APPLICATION (IA)	15
REFERRAL TO OTHER AGENCIES (OA)	3
REFER TO RFS - INTEGRATED - MORE DETAILS (RFS3)	1
REFER TO RURAL FIRE SERVICE (LD) (RR)	5
REFER TO RURAL FIRE SERVICE - LOCAL (RRI)	2

Council Report on Construction Certificates Building

- 2008/CB-00338 Lot 71 DP811904 13 LIVINGSTONE STREET
SOUTH WEST ROCKS
OUTDOOR GAMING AREA
Owner: QUADRAFOX PTY LIMITED
- 2009/CB-00074 Lot 1 DP568680 79-87 BARNARD STREET GLADSTONE
ADVERTISING SIGN
Owner: FARLEY G L
- 2009/CB-00077 Lot 128 DP752403 2696 PACIFIC HIGHWAY
BARRAGANYATTI
DWELLING
Owner: WILKINSON P J
- 2009/CB-00148 Lot 7303 DP1130211 STRAIGHT STREET HAT HEAD
RELOCATE EXISTING FIRE STATION AT BERANGHI RD TO
HAT HEAD
Owner: KEMPSEY SHIRE COUNCIL
- 2009/CB-00153 Lot 14 DP758024 72 CARDWELL STREET ARAKOOON
DWELLING ALTERATIONS AND ADDITIONS
Owner: CARVILL M V & VOLKMER J A
- 2009/CB-00155 Lot 11 DP833663 70 RAINBOW REACH RD
RAINBOW REACH
FLOOD MOUND
Owner: BRADY R J & P
- 2009/CB-00157 Lot 1 DP1053841 MARIA RIVER ROAD
CRESCENT HEAD
RELOCATION OF EXISTING TIMBER FRAME DWELLING & FARM
MACHINERY SHED
Owner: HOBBS N & T
- 2009/CB-00173 Lot 51 DP1008035 4-5 WOOLFORD CRESCENT
SOUTH KEMPSEY
ADVERTISING SIGN
Owner: MAVIN & McNAMARA
- 2009/CB-00177 Lot 15 DP261226 MYERS LANE DONDINGALONG
SHED
Owner: VASTA G & A
- 2009/CB-00190 Lot 38 DP853486 5 MOWONG CLOSE HAT HEAD
DWELLING ALTERATIONS AND ADDITIONS
Owner: CLARKE A J

2009/CB-00197 Lot 362 DP754396 2054 SOUTH WEST ROCKS ROAD
KINCHELA
SHED
Owner: BENELONG HAVEN COMMITTEE

2009/CB-00199 Lot 2 DP807291 16-18 COOPER STREET EAST
SOUTH WEST ROCKS
TWO STOREY DWELLING & CARPORT
Owner: RILEY G B

2009/CB-00202 Lot 13 DP1062980 9 CECIL BALDWIN CLOSE
WEST KEMPSEY
DWELLING
Owner: SHELTON B & T

2009/CB-00207 Lot 40 DP882544 28 RAFFERTY CRESCENT
SOUTH WEST ROCKS
DWELLING ALTERATIONS AND ADDITIONS
Owner: HARRISON C L

2009/CB-00212 Lot 7 DP37215 4 VERGE STREET KEMPSEY
ALTERATIONS AND ADDITIONS TO AN EXISTING SHOP
Owner: VOYEE PTY LTD

2009/CB-00213 Lot 11 DP833663 70 RAINBOW REACH RD
RAINBOW REACH
SHED
Owner: BRADY R & P

2009/CB-00215 Lot 211 DP842187 4 CROTTYS LANE YARRAVEL
SHED
Owner: FOLEY B & T

2009/CB-00219 Lot 9 DP18728 10 GREENFIELDS AVENUE
WEST KEMPSEY
DWELLING ALTERATIONS AND ADDITIONS AND DETACHED
GARAGE
Owner: PARKER G & M

2009/CB-00220 Lot 81 DP716573 846 PLUMMERS LANE
RAINBOW REACH
SHED ADDITION
Owner: KIRK T & A

2009/CB-00223 Lot 3 DP262021 2124 ARMIDALE ROAD WILLAWARRIN
DWELLING
Owner: PICKERING J L & ROBERTS D

2009/CB-00227 Lot 12 DP31161 22 THIRD AVENUE STUARTS POINT
SWIMMING POOL
Owner: WEST C A

2009/CB-00231 Lot 362 DP1101106 21 BRUSHBOX CRESCENT
YARRAVEL
DWELLING & SHED - PRIVATE CERTIFIER
Owner: WEBER I J

- 2009/CB-00232 Lot 4 DP818342 CARRAI ROAD WILLI WILLI
SHED
Owner: SMITH V A
- 2009/CB-00233 Lot 5 DP792877 20 STEWART PLACE EUROKA
SHED
Owner: READ D J
- 2009/CB-00236 Lot 4 DP22942 18 PACIFIC STREET CRESCENT HEAD
ADDITIONS & ALTERATIONS DWELLING
Owner: SOUTH J M
- 2009/CB-00237 Lot 36 DP250703 5 HUGHES PLACE FREDERICKTON
GARAGE
Owner: STIRLING- KELLY R & KELLY R
- 2009/CB-00238 Lot 35 DP257359 1 JOHN TAGGART CLOSE
SOUTH WEST ROCKS
CARPORT
Owner: CAMERON T & SHELLEY L
- 2009/CB-00239 Lot 1 DP37927 26 SULLIVAN STREET EAST KEMPSEY
ADDITIONS – DWELLING
Owner: MCFARLAND R & R
- 2008/CB-00013 REV01 Lot 17 DP245033 19 BALDWIN STREET
SOUTH WEST ROCKS
DEMOLITION, ERECT THREE (3) UNITS & TORRENS TITLE
SUBDIVISION
Owner: RASGLEN P/L, GIRAD R & J, ROBINSON L & K
- 2009/CB-00240 Lot 3 DP2082 33 MAIN STREET JERSEYVILLE
DWELLING ALTERATIONS AND ADDITIONS
Owner: DUNKLEY T & V
- 2009/CB-00242 Lot 72 DP789976 46 BLOOMFIELD STREET
SOUTH KEMPSEY
DOUBLE GARAGE
Owner: HADLAND L S
- 2003/CB-00544 REV01 Lot 1 DP758024 37-39 CARDWELL STREET
ARAKOON
DWELLINGS D1 AND D2
Owner: LAST T E AND T L
- 2009/CB-00245 Lot 115 DP1079202 39 WARATAH DRIVE YARRAVEL
DWELLING - PRIVATE CERTIFIER – COMPLYING
DEVELOPMENT
Owner: JACKSON R J
- 2009/CB-00251 Lot 588 DP791312 90 OCEAN STREET
SOUTH WEST ROCKS
TWO (2) STOREY DWELLING
Owner: HARRISON P & M
- 2009/CB-00252 Lot 3 DP1036869 23 WONGA PLACE

SOUTH WEST ROCKS
DWELLING
Owner: DALEY B J & OBORN J C

2009/CB-00255 Lot 712 DP1011416 85 INCHES ROAD VERGES CREEK
CARPORT - COMPLYING DEVELOPMENT - PRIVATE CERTIFIER
Owner: TRUSLER C J

2009/CB-00259 Lot 59 DP1042899 17 PETER MARK CIRCUIT
SOUTH WEST ROCKS
RETAINING WALL
Owner: ENGLISH-HINTZ B & WOOD A

There were 37 applications approved.

For the financial year to date there have been 95 approvals including 5 modifications approved, with 87.4% (83) approved within 30 days.

STATE ENVIRONMENTAL PLANNING POLICY NO 1 – DEVELOPMENT STANDARDS (SEPP 1) APPLICATIONS

In accordance with a Department of Planning direction, all applications determined under delegated authority involving the use of SEPP 1 to vary any development standard are required to be reported to Council for information.

During the preceding month the following applications approved were under delegated authority which involved the use of SEPP 1.

2009/LD-00101 Lot 55 DP 752431 2427 Willi Willi Road Moparrabah
2 Lot Rural Subdivision
Owner: D L Brown
Zoning: 1(a1) (Rural "A1" Zone)
KLEP Clause 16(1)(a) Minimum Lot Size
Variation 90%

Concurrence was granted by the Department of Planning subject to the lot having a minimum size of 4ha.

Justification of variation

- Subdivision will not increase the development potential on the land
- There are no issues of State or regional significance
- There is no public benefit in maintaining the standard in this case

Note – Currently there are two legal dwellings on the existing lot, the subdivision will create 1 lot of 4ha with one dwelling and the residue lot of approximately 93 ha with the other dwelling.

2009/LD-00233 Lot 46 DP 770236 & Lot 2 DP 784072 Outer Road
Austral Eden
2 Lot Rural Boundary Adjustment
Owner: B J Sharpe & K C & B J McCarthy
Zoning: 1(a3) (Rural Agricultural Protection Zone)
KLEP Clause 16(1)(a) Minimum Lot Size
Variation 26% & 44%

Concurrence was assumed based on Planning Circular B1 as the following applies:

- Both lots below minimum lot size (existing and proposed)
- No additional allotments created
- No additional entitlements created
- Existing and potential agricultural use of land not compromised

Justification of Variation

- No additional lots or entitlements are created
- No increase in the development potential of the land
- Will improve agricultural potential of land by aligning lot boundaries better with local topography

RECOMMENDATION IMPLICATIONS

- ***Environmental***

Nil

- ***Social***

Nil

- ***Economic (Financial)***

Nil

- ***Policy or Statutory***

Nil

- ***Director's Review***

Nil

RECOMMENDATION:

That the information be noted.

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R B Pitt

DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES