

DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

14th December 2004

**DSDS11 BUILDING AND DEVELOPMENT
FILE: B9-2 RBP**

SUMMARY:

Reporting that the following applications have been approved:

APPROVALS

Local Development (LD)

Council Report on Local Development Application

Reporting that the following applications have been approved:-

2002/LD-00762 REV01 Lot 1 DPDP759080 LONGWORTH STREET
SOUTH KEMPSEY
SUBDIVISION OF LOT 1 2 & 3 INTO 8 LOTS
Owner: IRVING J W
Builder: 8

2003/LD-00563 Lot 1 DPDP198921 FORTH STREET KEMPSEY
ADDITIONS TO COMMERCIAL BUILDING
Owner: MATTHEWS J H & P A
Builder: 0

2004/LD-00200 REV0147 OCEAN STREET SOUTH WEST ROCKS
DWELLING ADDITIONS, GARAGE & POOL
Owner: GREEN S
Builder: 0

2004/LD-00258 15 DILBERANG CLOSE SOUTH WEST ROCKS
TWO STOREY DWELLING
Owner: LAHEY PROPERTIES PTY LTD
Builder: 0

2004/LD-00362 28 ELRINGTON AVENUE WEST KEMPSEY
DWELLING ADDITIONS
Owner: CLARKE R & R
Builder: 0

2004/LD-00420 20 YATES PLACE WEST KEMPSEY
DWELLING
Owner: PETTERSON A
Builder: 0

2004/LD-00455 Lot 8 DPDP731771 TOMS GULLY ROAD HICKEYS
CREEK
DWELLING RELOCATION & ADDITIONS
Owner: HITCHINS N & B
Builder: 0

2004/LD-00462 25 MARSH STREET WEST KEMPSEY
OP SHOP ADDITIONS
Owner: THE CORPORATE TRUSTEE OF THE DIOCESE OF
GRAFTON
Builder: 0

2004/LD-00470 Lot 76 DPDP1071483 BUNYA PINE COURT WEST
KEMPSEY
DWELLING, INGROUND POOL AND SHED
Owner: CLARKE RA & RP
Builder: 0

2004/LD-00478 149 GREGORY STREET SOUTH WEST ROCKS
TWO STOREY DWELLING
Owner: POPPLE G

2004/LD-00486 470 FISHERMANS REACH ROAD FISHERMANS REACH
2 STOREY DWELLING
Owner: SMITH S & L
Builder: 0

2004/LD-00499 70 RAINBOW REACH RD RAINBOW REACH
RURAL WORKERS DWELLING
Owner: BRADY R & P
Builder: 0

2004/LD-00501 123 KEMP STREET WEST KEMPSEY
FARM SHED
Owner: GRIFFIN T
Builder: 0

2004/LD-00503 28 PANORAMA AVENUE SOUTH WEST ROCKS
2 STOREY DWELLING
Owner: BLACKER KJ & LJ
Builder: 0

2004/LD-00532 84 CARDWELL STREET ARAKOOON
DECK EXTENSION & AWNING
Owner: FRANKLIN & OTTO

Builder: 0

2004/LD-00533 76 BARNARD STREET GLADSTONE
ACCESS RAMP
Owner: ELLIOT B
Builder: 0

2004/LD-00538 150 SHERWOOD ROAD ALDAVILLA
BOUNDARY ADJUSTMENT
Owner: BELLOWING P/L & SCHUBERT V & J
Builder: 0

2004/LD-00539 198 BERANGHI ROAD CRESCENT HEAD
DWELLING & SHED
Owner: STEVENSON A
Builder: 0

2004/LD-00543 10 LEDGE STREET HAT HEAD
DWELLING ADDITIONS
Owner: KIRBY A & P
Builder: 0

2004/LD-00544 Lot 231 DPDP752437 SPOONERS AVENUE
COLLOMBATTI
RELOCATED DWELLING AND BUILD SHED
Owner: VHF PTY LTD
Builder: 0

2004/LD-00547 101 KEMPS ACCESS COLLOMBATTI
DWELLING ADDITIONS
Owner: MURPHY S & LOVELL J
Builder: 0

2004/LD-00548 16 BAY STREET HAT HEAD
DWELLING
Owner: CAMPLING P & MORTON S
Builder: 0

2004/LD-00549 Lot 83 DPDP792945 ARAKOOON ROAD ARAKOOON
DWELLING ADDITIONS
Owner: MCFARLANE P & K
Builder: 0

2004/LD-00552 283 GREGORY STREET SOUTH WEST ROCKS
STORAGE SHED
Owner: GALE N & WEBB J
Builder: 0

2004/LD-00555 36 MARLIN DRIVE SOUTH WEST ROCKS
DWELLING & GAZEBO

Owner: COOK D & J
Builder: 0

2004/LD-00558 25 POLWOOD STREET WEST KEMPSEY
DWELLING ADDITIONS
Owner: WITHERBRIDGE RD & R
Builder: 0

2004/LD-00565 2646 SOUTH WEST ROCKS ROAD JERSEYVILLE
DWELLING ADDITIONS
Owner: PARKER W & S
Builder: 0

2004/LD-00566 71 STRAIGHT STREET HAT HEAD
DEMOLISH EXISTING DWELLING AND ERECT A NEW
DWELLING
Owner: TAPER J & CHEN G
Builder: 0

2004/LD-00568 81 LEITH STREET WEST KEMPSEY
DWELLING
Owner: MCCABE CC
Builder: 0

2004/LD-00577 357 LOFTUS ROAD CRESCENT HEAD
DWELLING & DETACHED GARAGE
Owner: ROBERTS R
Builder: 0

2004/LD-00581 17 THE PONDS WAY ALDAVILLA
SHED
Owner: LENNON G & J
Builder: 0

2004/LD-00583 5 SEVENTH AVENUE STUARTS POINT
DWELLING ADDITIONS
Owner: WALTERS B
Builder: 0

2004/LD-00585 7 KEMPS ACCESS COLLOMBATTI
ABOVE GROUND POOL
Owner: BOURKE W & J
Builder: 0

2004/LD-00587 Lot 275 DPDP752412 BELLIMBOPINNI
2 FLOOD MOUNDS
Owner: SOWTER BR
Builder: 0

2004/LD-00590 21 BUNYA PINE COURT WEST KEMPSEY

DWELLING

Owner: ARAKOOON HOMES P/L & GOWINGS KEMPSEY P/L
Builder: 0

2004/LD-00591 38 DENNIS CRESCENT SOUTH WEST ROCKS
DWELLING
Owner: JACLESTA PTY LTD
Builder: 0

2004/LD-00593 6 SIMPSON STREET SOUTH WEST ROCKS
DWELLING ADDITIONS
Owner: CRAMP L & Y
Builder: 0

2004/LD-00597 132 MACLEAY STREET FREDERICKTON
GARAGE
Owner: HICKSON M
Builder: 0

2004/LD-00600 26 GORDON NIXON AVENUE WEST KEMPSEY
STORAGE CONTAINER
Owner: DEPT HOUSING

2004/LD-00602 62 DULCONGHI STREET CRESCENT HEAD
DWELLING ADDITIONS
Owner: CONN L
Builder: 0

2004/LD-00605 13 MULBURY PLACE EUROKA
DWELLING ADDITIONS
Owner: USSHER E & A
Builder: 0

2004/LD-00606 146 BELGRAVE STREET KEMPSEY
BAND PRACTICE
Owner: SURREY CONSTRUCTIONS P/L
Builder: 0

2004/LD-00610 19 SMOKY RIDGE DRIVE ARAKOOON
DWELLING ADDITIONS - AWNING
Owner:
Builder: 0

2004/LD-00611 43 MULBURY PLACE EUROKA
GARAGE
Owner: GOWING J & M
Builder: 0

2004/LD-00612 Lot 201 DPDP752409 PLUMMERS LANE RAINBOW
REACH

FARM SHED
Owner: PYSKIR I
Builder: 0

2004/LD-00613 46 RAWSON STREET SMITHTOWN
GARAGE
Owner: FELTON A & M
Builder: 0

2004/LD-00614 65 MARLIN DRIVE SOUTH WEST ROCKS
AWNING
Owner: CRISPIN J & B
Builder: 0

2004/LD-00616 45 WEST STREET SOUTH KEMPSEY
DEMOLISH EXISTING BUILDING
Owner: NSW LAND & HOUSING CORPORATION

2004/LD-00618 19 PETER MARK CIRCUIT SOUTH WEST ROCKS
DWELLING ADDITION - GLASS ENCLOSURE
Owner: SWAN C & I
Builder: 0

2004/LD-00620 14 COOK DRIVE SOUTH WEST ROCKS
CARPORT
Owner:
Builder: 0

2004/LD-00621 26 RIVERSIDE DRIVE KINCHELA
RAISE DWELLING & ADDITIONS
Owner: TAYLOR J
Builder: 0

2004/LD-00622 88 SEA STREET WEST KEMPSEY
ABOVE GROUND POOL
Owner: SAUNDERS L
Builder: 0

2004/LD-00628 1 LACHLAN STREET SOUTH KEMPSEY
VERANDAH
Owner: MCCOMB L

2004/LD-00629 13 CREEK STREET HAT HEAD
REMOVE EXISTING SHED & REPLACE
Owner: KENNEDY T

2004/LD-00630 21 VICTORIA STREET EAST KEMPSEY
AWNING
Owner: POTTER J & M

2004/LD-00632 40A CYRUS SAUL CIRCUIT FREDERICKTON
DWELLING ADDITIONS
Owner: NORTHEY MR A & MRS B

2004/LD-00634 122 SECOMBS LANE HICKEYS CREEK
FARM SHED
Owner: VOASE P & C

2004/LD-00646 332-362 RIVER STREET GREENHILLS
DEMOLITION OF DAIRY AND BARN/STABLE
Owner: E & D SYRJANEN

2004/LD-00661 1/2 PARAGON AVE SOUTH WEST ROCKS
CHANGE OF USE TO COMMERCIAL PREMISES
Owner: RYAN R & P

2004/LD-00662 150 MINGALETTA ROAD KUNDABUNG
DWELLING ADDITIONS - AWNING
Owner: MALONY C & H
Builder: 0

Summary

Type	No	Value
Local Development Application	60	4146754

There were 60 applications approved with a value of \$4,146,754.00 with 45% being approved within 30 days.

For the financial year to date there has been 275 applications together with 24 modifications approved, with 69% approved within 30 days. The 299 applications includes 376 sub-applications with a value of \$27,656,383.00.

As at 3 Dec 2004 244 applications are in the office awaiting a determination.

The reasons for the matters outstanding are:-

FD	Further Details Req	64
IA	Incomplete Application	13
OA	Other Agencies	10
RC	Refer Council	2
XX	No Reason Given	16

Council Report on Construction Certificate Building

Reporting that the following applications have been approved:-

2004/CB-00290 10 EDEN STREET KEMPSEY
PLAYSHELTER & FENCE
Owner: LITTLEJOHN M

2004/CB-00295 1 BERT DYSON PLACE WEST KEMPSEY
DUAL OCCUPANCY & TORRENS SUBDIVISION
Owner: GOWINGS KEMPSEY P/L & ARAKOOON HOMES P/L

2004/CB-00296 12 BERT DYSON PLACE WEST KEMPSEY
DUAL OCCUPANCY AND TORRENS SUBDIVISION
Owner: GOWINGS KEMPSEY P/L & ARAKOOON HOMES P/L

2004/CB-00319 28 ELRINGTON AVENUE WEST KEMPSEY
DWELLING ADDITIONS
Owner: CLARKE R & R

2004/CB-00328 387 RIVER STREET GREENHILLS
DWELLING ADDITIONS
Owner: CLARKE M & GOULDING S

2004/CB-00341 4 DULCONGHI STREET CRESCENT HEAD
TWO STOREY DWELLING
Owner: BOAKES B J & RP

2004/CB-00369 20 YATES PLACE WEST KEMPSEY
DWELLING
Owner: PETTERSON A

2004/CB-00395 Lot 8 DPDP731771 TOMS GULLY ROAD HICKEYS
CREEK
DWELLING RELOCATION & ADDITIONS
Owner: HITCHINS N & B

2004/CB-00415 149 GREGORY STREET SOUTH WEST ROCKS
TWO STOREY DWELLING
Owner: POPPLE G

2004/CB-00422 470 FISHERMANS REACH ROAD FISHERMANS REACH
2 STOREY DWELLING
Owner: SMITH S & L

2004/CB-00459 47 OCEAN STREET SOUTH WEST ROCKS
DWELLING ADDITIONS, GARAGE & POOL
Owner: GREEN S

2004/CB-00465 84 CARDWELL STREET ARAKOOON
DECK EXTENSION & AWNING
Owner: FRANKLIN & OTTO

2004/CB-00466 76 BARNARD STREET GLADSTONE
ACCESS RAMP
Owner: RYDER P & R

2004/CB-00471 198 BERANGHI ROAD CRESCENT HEAD
DWELLING & SHED

Owner: STEVENSON A

2004/CB-00474 Lot 231 DPDP752437 SPOONERS AVENUE
COLLOMBATTI

RELOCATED DWELLING AND BUILD SHED
Owner: VHF PTY LTD

2004/CB-00475 10 LEDGE STREET HAT HEAD
DWELLING ADDITIONS

Owner: KIRBY A & P

2004/CB-00477 101 KEMPS ACCESS COLLOMBATTI
DWELLING ADDITIONS

Owner: MURPHY S & LOVELL J

2004/CB-00478 16 BAY STREET HAT HEAD
DWELLING

Owner: CAMPLING P & MORTON S

2004/CB-00479 Lot 83 DPDP792945 ARAKOOON ROAD ARAKOOON
DWELLING ADDITIONS

Owner: MCFARLANE P & K

2004/CB-00483 283 GREGORY STREET SOUTH WEST ROCKS
STORAGE SHED

Owner: GALE N & WEBB J

2004/CB-00485 36 MARLIN DRIVE SOUTH WEST ROCKS
DWELLING & GAZEBO

Owner: COOK D & J

2004/CB-00487 25 POLWOOD STREET WEST KEMPSEY
DWELLING ADDITIONS

Owner: WITHERBRIDGE RD & R

2004/CB-00491 2646 SOUTH WEST ROCKS ROAD JERSEYVILLE
DWELLING ADDITIONS

Owner: PARKER W & S

2004/CB-00492 71 STRAIGHT STREET HAT HEAD
DEMOLISH EXISTING DWELLING AND ERECT A NEW
DWELLING

Owner: TAPER J & CHEN G

2004/CB-00495 81 LEITH STREET WEST KEMPSEY
DWELLING

Owner: MCCABE CC

2004/CB-00504 357 LOFTUS ROAD CRESCENT HEAD
DWELLING & DETACHED GARAGE

Owner: ROBERTS R

2004/CB-00507 17 THE PONDS WAY ALDAVILLA
SHED

Owner: LENNON G & J

2004/CB-00512 7 KEMPS ACCESS COLLOMBATTI
SWIMMING POOL

Owner: ORAM G & S

2004/CB-00514 21 BUNYA PINE COURT WEST KEMPSEY
DWELLING

Owner: ARAKOOON HOMES P/L & GOWINGS KEMPSEY P/L

2004/CB-00515 38 DENNIS CRESCENT SOUTH WEST ROCKS
DWELLING

Owner: JACLESTA PTY LTD

2004/CB-00521 6 SIMPSON STREET SOUTH WEST ROCKS
DWELLING ADDITIONS

Owner: CRAMP L & Y

2004/CB-00522 132 MACLEAY STREET FREDERICKTON
GARAGE

Owner: HICKSON M

2004/CB-00526 6 CYRUS SAUL CIRCUIT FREDERICKTON
STRATA SUBDIVISION & 2 X 3 BEDROOM VILLAS

Owner: HOLMES P & P

2004/CB-00527 62 DULCONGHI STREET CRESCENT HEAD
DWELLING ADDITIONS

Owner: CONN L

2004/CB-00530 43 MULBURY PLACE EUROKA
GARAGE

Owner: GOWING J & M

2004/CB-00531 65 MARLIN DRIVE SOUTH WEST ROCKS
AWNING

Owner: CRISPIN J & B

2004/CB-00532 Lot 201 DPDP752409 PLUMMERS LANE
RAINBOW REACH
FARM SHED

Owner: PYSKIR I

2004/CB-00533 19 PETER MARK CIRCUIT SOUTH WEST ROCKS
DWELLING ADDITION - GLASS ENCLOSURE

Owner: SWAN C & I

2004/CB-00534 14 COOK DRIVE SOUTH WEST ROCKS
CARPORT
Owner:

2004/CB-00535 13 MULBURY PLACE EUROKA
DWELLING ADDITIONS
Owner: USSHER E & A

2004/CB-00536 88 SEA STREET WEST KEMPSEY
ABOVE GROUND POOL
Owner: SAUNDERS L

2004/CB-00537 19 SMOKY RIDGE DRIVE ARAKOOON
DWELLING ADDITIONS - AWNING
Owner:

2004/CB-00538 46 RAWSON STREET SMITHTOWN
GARAGE
Owner: FELTON A & M

2004/CB-00541 26 RIVERSIDE DRIVE KINCHELA
RAISE DWELLING & ADDITIONS
Owner: TAYLOR J

2004/CB-00543 21 VICTORIA STREET EAST KEMPSEY
AWNING
Owner: POTTER J & M

2004/CB-00544 5 GREENWAY CLOSE SOUTH WEST ROCKS
DWELLING & SWIMMING POOL
Owner: POPPLE J & A

2004/CB-00546 1 LACHLAN STREET SOUTH KEMPSEY
VERANDAH
Owner: MCCOMB L

2004/CB-00547 13 CREEK STREET HAT HEAD
REMOVE EXISTING SHED & REPLACE
Owner: KENNEDY T

2004/CB-00548 40A CYRUS SAUL CIRCUIT FREDERICKTON
DWELLING ADDITIONS
Owner: NORTHEY MR & MRS

2004/CB-00549 122 SECOMBS LANE HICKEYS CREEK
FARM SHED
Owner: VOASE P & C

2004/CB-00562 96 BELMORE STREET SMITHTOWN

ABOVE GROUND POOL
Owner: PARTRIDGE D & A

2004/CB-00563 148 GREGORY STREET SOUTH WEST ROCKS
AWNING
Owner: WALLIS D & A

2004/CB-00568 150 MINGALETTA ROAD KUNDABUNG
DWELLING ADDITIONS - AWNING
Owner: MALONY C & H

2004/CB-00576 1/2 PARAGON AVE SOUTH WEST ROCKS
CHANGE OF USE TO COMMERCIAL PREMISES
Owner: RYAN R & P

Summary

Type	No	Value
Construction Certificate Building	54	with 54% approved within 30 days.

For the financial year to date there has been 234 applications with 73% approved within 30 days.

As at 3 Dec 2004 213 applications are in the office awaiting a determination.

The reasons for the matters outstanding are:-

BL	Builders Licence Requirements	1
DA	DA Approval Required	2
DR	DA Requirements	4
FD	Further Details Req	35
IA	Incomplete Application	3
OA	Other Agencies	1
RC	Refer Council	1
XX	No Reason Given	3

REPORT IMPLICATIONS

Comments by Director

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Financial Implications

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Policy Implications

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Statutory Implications

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ESD Implications

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RECOMMENDATION

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R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES