



AGENDA DEVELOPMENT AND ENVIRONMENT COMMITTEE 11 OCTOBER 2021

MEMBERSHIP: Councillors J Diffey, V Etheridge, D Grant, A Jones, S Lawrence, G Mohr, K Parker and J Ryan.

The meeting is scheduled to commence at 5.30 pm.

	Page
DEC21/25 LEAVE OF ABSENCE (ID21/1724)	
DEC21/26 CONFLICTS OF INTEREST (ID21/1797)	
DEC21/27 BUILDING SUMMARY - SEPTEMBER 2021 (ID21/1588)	2
The Committee had before it the report dated 30 September 2021 from the Director Development and Environment regarding Building Summary - September 2021.	



DUBBO REGIONAL
COUNCIL

REPORT: Building Summary - September 2021

AUTHOR: Director Development and
Environment

REPORT DATE: 30 September 2021

TRIM REFERENCE: ID21/1588

EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and other residential development approved in the Dubbo Regional Local Government Area (LGA) together with statistics for total approved Development Applications for the information of Council.

Appendix 1 relates specifically to residential approval figures, and includes both historical and current financial year data relating to the Dubbo Regional LGA. **Appendices 2 to 5** include both the current and retrospective figures for all development types approved within the Dubbo Regional LGA for the financial years stated.

All development applications, construction certificates and complying development certificates can be tracked online at <https://planning.dubbo.nsw.gov.au/Home/Disclaimer>.

STRATEGIC ALIGNMENT

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principal themes and a number of strategies and outcomes. This report is aligned to:

Theme: 1 Housing

CSP Objective: 1.1 Residential housing opportunity meets the current and projected needs of our community

Delivery Program Strategy: 1.1.1 A variety of residential housing types is located close to appropriate services and facilities

Theme: 3 Economy

CSP Objective: 3.7 A Strategic framework is in place to maximise the realisation of economic development opportunities for the region

Delivery Program Strategy: 3.7.3 Planning controls ensure adequate and suitable land is available for new development opportunities

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

That the information contained within the report of the Director Development and Environment, dated 30 September 2021, be noted.

Stephen Wallace

Director Development and Environment

REPORT

Provided, for information, are the latest statistics (as at the time of production of this report) for Development Applications for Dubbo Regional Council.

1. Residential Building Summary

Dwellings and other residential developments approved during September 2021 were as follows:

September

Single dwellings	15
Other residential development	2
(No. of units)	3

For consistency with land use definitions included in the Local Environmental Plan (LEP), residential development has been separated into 'Single Dwellings' (defined in the LEP as 'dwelling house') and 'Other residential development' (comprising 'dual occupancies', 'secondary dwellings', 'multi dwelling housing', 'seniors housing', 'shop top housing' and 'residential flat buildings').

These figures include development applications approved by private certifying authorities (in the form of Complying Development Certificates).

A summary of residential approvals for the former Dubbo City Council area since 2011-2012 is included in **Appendix 1**. However, it should be noted that the figures from July 2017 onwards include the approvals within the former Wellington Local Government Area as a consequence of the commencement of the merged application system.

2. Approved Development Applications

The total number of approved Development Applications (including Complying Development Certificates) for September 2021, a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 September 2021 – 30 September 2021</u>	<u>1 September 2020 to 30 September 2020</u>
No. of applications	51	86
Value	\$14,544,412	\$18,010,828
	<u>1 July 2021 – 30 September 2021</u>	<u>1 July 2020 to 30 September 2020</u>
No of applications	187	225
Value	\$86,258,282	\$41,516,790

A summary breakdown of the figures is included in **Appendices 2-5**.

3. Online Application Tracking

All development applications, construction certificates and complying development certificates are tracked online and can be accessed at any time. A link is available on Councillor iPads for assistance (<https://planning.dubbo.nsw.gov.au/Home/Disclaimer>).

What information is available?

- All development applications, construction certificates and complying development certificates submitted from 1 November 2015 will provide access to submitted plans and supporting documents as well as tracking details of the progress of the application.
- More limited information is provided for applications submitted from 1 January 2001 to 31 October 2015.
- Occupation certificates (where issued) are provided from 2010.

What information is not available?

- Application forms.
- Documentation associated with privately certified applications.
- Internal reports.

Councillors are welcome to contact me should they require further information in respect of outstanding Development Applications emanating from the online tracking system.

The information included in this report is provided for notation.

Appendices:

- 1  Building Summary - September 2021
- 2  Approved Applications - 1 September 2021 to 30 September 2021
- 3  Approved Applications - 1 September 2020 to 30 September 2020
- 4  Approved Applications - 1 July 2021 to 30 September 2021
- 5  Approved Applications - 1 July 2020 to 30 September 2020

STATISTICAL INFORMATION ON *SINGLE DWELLINGS AND **OTHER RESIDENTIAL DEVELOPMENTS

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
DCC	2011/2012													
	Single Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
	Other Residential Developments (No of units)	1 (14)	1 (2)	- (-)	1 (1)	2 (4)	2 (3)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	1 (16)
DCC	2012/2013													
	Single Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
	Other Residential Developments (No of units)	4 (8)	6 (6)	- (-)	- (-)	1 (2)	9 (11)	- (-)	- (-)	1 (2)	- (-)	2 (39)	- (-)	- (-)
DCC	2013/2014***													
	Single Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
	Other Residential Developments (No of units)	- (-)	1 (2)	1 (2)	- (-)	- (-)	1 (2)	4 (46)	2 (1)	1 (2)	2 (4)	- (-)	3 (6)	15 (65)
DCC	2014/2015***													
	Single Dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
	Other Residential Developments (No of units)	3 (6)	1 (2)	6 (31)	5 (50)	6 (6)	12 (21)	- (-)	4 (87)	2 (4)	1 (1)	9 (25)	5 (10)	54 (243)
DCC	2015/2016***													
	Single Dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
	Other Residential Developments (No of units)	6 (50)	8 (98)	8 (12)	4 (7)	1 (2)	3 (5)	3 (18)	3 (4)	3 (5)	5 (14)	3 (6)	8 (23)	55 (244)
DCC	2016/2017***													
	Single Dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
	Other Residential Developments (No of units)	8 (10)	5 (10)	7 (13)	4 (7)	6 (10)	5 (16)	3 (6)	2 (75)	1 (2)	5 (8)	4 (13)	7 (14)	57 (184)
DRC	2017/2018***													
	Single Dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
	Other Residential Developments (No of units)	6 (11)	9 (16)	2 (3)	1 (2)	9 (16)	1 (2)	5 (8)	5 (5)	11 (23)	1 (2)	3 (3)	5 (9)	58 (100)
DRC	2018/2019***													
	Single Dwellings	15	26	13	7	17	8	19	5	8	11	19	6	154
	Other Residential Developments (No of units)	3 (4)	4 (7)	3 (5)	- (-)	6 (11)	2 (29)	2 (4)	1 (1)	5 (12)	7 (25)	9 (15)	5 (10)	47 (123)

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
	2019/2020***													
DRC	Single Dwellings	16	11	8	18	27	14	4	5	10	8	8	8	137
	Other Residential Developments	4	4	3	4	11	6	1	4	2	1	1	1	42
	(No of units)	(8)	(7)	(6)	(7)	(19)	(10)	(2)	(7)	(2)	(2)	(2)	(1)	(73)
	2020/2021***													
DRC	Single Dwellings	7	17	21	12	20	46	18	25	30	27	17	20	260
	Other Residential Developments	5	2	5	6	3	15	2	6	5	5	7	9	70
	(No of units)	(7)	(4)	(11)	(10)	(4)	(35)	(5)	(10)	(8)	(9)	(47)	(14)	(164)
	2021/2022***													
DRC	Single Dwellings	28	15	15										58
	Other Residential Developments	8	6	2										16
	(No of units)	(12)	(28)	(3)										(43)

* Single Dwellings = Single 'Dwelling House'

** Other Residential Developments = Dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings

*** Includes private certifiers



Civic Administration Building
 P.O. Box 81 Dubbo NSW 2830
 T (02) 6801 4000
 F (02) 6801 4259
 ABN 53 539 070 928

Print Date: 29/09/2021

Print Time: 8:13:13AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/09/2021 - 30/09/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - Dual Occupancy, one storey	1	380,000	1	380,000			2	
Garage/Carport/Roofed Outbuildings	1	17,344	1	17,344				
Retail Building	1	348,700			1	348,700		
Tourism Development	1	3,600,000	1	3,600,000				
Subdivision - Residential	2	1,892,000						2
Subdivision - Rural	1	5,000	1	5,000				2
Alterations and additions to residential	2	193,200			2	193,200		
Balconies, decks patios terraces or ve	1	4,500	1	4,500				
Dual occupancy	1	255,000	1	255,000			1	
Dwelling	15	5,847,893	15	5,847,893			15	
Garages carports and car parking spaces	1	26,200	1	26,200				
Industrial development	2	680,000	2	680,000				
Pools / decks / fencing	6	187,575	6	187,575				
Shed	8	205,500	8	205,500				
Signage	2	364,000	2	364,000				
Subdivision of land	4	40,000	4	40,000				10
Telecommunications and communication fac	1	300,000	1	300,000				
Retail Premises	2	175,000	2	175,000				
Artisanal Food and Drink	1	22,500	1	22,500				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/09/2021 - 30/09/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Totals for Development Types	53	14,544,412						

Total Number of Applications for this period: 51

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- **End of Report** -----



Civic Administration Building
 P.O. Box 81 Dubbo NSW 2830
 T (02) 6801 4000
 F (02) 6801 4259
 ABN 53 539 070 928

Print Date: 29/09/2021

Print Time: 8:36:25AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/09/2020 - 30/09/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	39	10,753,280	24	8,945,710	15	1,807,570	25	
Dwelling- Transportable/Relocatable	1	180,000	1	180,000			1	
Dwelling - Secondary/Dual Occ Dwelling	2	610,000	2	610,000			4	
Dwelling - Dual Occupancy, one storey	3	1,155,000	3	1,155,000			6	
Medium Density Res - one/two storeys	1	1,000,000	1	1,000,000			4	
Garage/Carport/Roofed Outbuildings	18	498,502	18	498,502				
Swimming Pool	9	271,506	9	271,506				
Office Building	2	123,000			2	123,000		
Factory/Production Building	1	27,247			1	27,247		
Signs/Advertising Structure	1	160,000	1	160,000				
Demolition	1	20,000			1	20,000		
Change of Use - Commercial	3	80,000	1		2	80,000		
Change of Use - Industrial	1	0			1			
Subdivision - Residential	8	3,075,000						113
Miscellaneous	1	40,000			1	40,000		
Alterations and additions to commercial	1	17,293			1	17,293		
Totals for Development Types	92	18,010,828						

Total Number of Applications for this period: 86

*** Note: There may be more than one Development Type per Development Application
 Statistics include applications by Private Certifiers

----- End of Report -----



Civic Administration Building
 P.O. Box 81 Dubbo NSW 2830
 T (02) 6801 4000
 F (02) 6801 4259
 ABN 53 539 070 928

Print Date: 29/09/2021

Print Time: 8:41:39AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 30/09/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	19	4,936,895	12	3,889,493	7	1,047,402	12	
Dwelling- Transportable/Relocatable	2	615,398	2	615,398			2	
Dwelling - Secondary/Dual Occ Dwelling	4	725,127	4	725,127			4	
Dwelling - Dual Occupancy, one storey	6	2,706,000	6	2,706,000			12	
Medium Density Res - one/two storeys	2	12,502,410	2	12,502,410			57	
Garage/Carport/Roofed Outbuildings	12	248,792	12	248,792				
Fences/Unroofed Structures	1	13,000	1	13,000				
Swimming Pool	3	108,000	3	108,000				
Office Building	3	511,000	2	498,000	1	13,000		
Retail Building	1	348,700			1	348,700		
Retail & Residential Building	1	28,000,000	1	28,000,000				
Factory/Production Building	1	1,000,000	1	1,000,000				
Warehouse/storage	3	1,293,000	3	1,293,000				
Health Care Facility - Other	2	710,000	1	710,000	1			
Educational Building	1	4,800,000	1	4,800,000				
Entertainment/Recreational Building	1	60,000			1	60,000		
Signs/Advertising Structure	1	12,000	1	12,000				
Home Business	1	2,000			1	2,000		
Change of Use - Commercial	3	23,000			2	3,000		13
Tourism Development	1	3,600,000	1	3,600,000				
Subdivision - Residential	10	2,532,000						34
Subdivision - Industrial	1	60,000						3

Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 30/09/2021

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Subdivision - Rural	3	21,500	1	5,000				2
Alterations and additions to commercial	3	375,000			3	375,000		
Alterations and additions to residential	5	390,920			5	390,920		
Balconies, decks patios terraces or ve	2	14,500	2	14,500				
Demolition	6	147,000	6	147,000				
Dual occupancy	1	255,000	1	255,000			1	
Dwelling	46	15,857,987	46	15,857,987			46	
Garages carports and car parking spaces	5	67,300	5	67,300				
Industrial development	5	1,470,000	5	1,470,000				
Other	2	55,000	2	55,000				
Pools / decks / fencing	17	672,935	17	672,935				
Secondary dwelling	4	421,500	4	421,500			4	
Shed	18	466,818	18	466,818				
Signage	2	364,000	2	364,000				
Subdivision of land	4	40,000	4	40,000				10
Take-away food and drink premises	2	180,000			2	180,000		
Telecommunications and communication fac	1	300,000	1	300,000				
Retail Premises	3	319,000	2	175,000	1	144,000		
Change of Use	1	10,000	1	10,000				
Artisanal Food and Drink	1	22,500	1	22,500				
Totals for Development Types	210	86,258,282						

Total Number of Applications for this period: 187

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



Civic Administration Building
 P.O. Box 81 Dubbo NSW 2830
 T (02) 6801 4000
 F (02) 6801 4259
 ABN 53 539 070 928

Print Date: 29/09/2021

Print Time: 8:39:57AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 30/09/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	81	22,583,586	57	19,890,839	24	2,692,747	58	1
Dwelling- Transportable/Relocatable	2	309,370	2	309,370			2	
Dwelling - Secondary/Dual Occ Dwelling	8	2,535,000	8	2,535,000			14	
Dwelling - Dual Occupancy, one storey	4	1,460,000	4	1,460,000			7	
Medium Density Res - one/two storeys	1	1,000,000	1	1,000,000			4	
Garage/Carport/Roofed Outbuildings	75	1,912,183	74	1,903,183	1	9,000		
Fences/Unroofed Structures	3	33,750	2	14,500	1	19,250		
Swimming Pool	22	677,296	22	677,296				
Office Building	6	1,018,000			6	1,018,000		
Retail Building	3	394,325			3	394,325		
Office & Retail Building	2	24,500	1	10,000	1	14,500		
Factory/Production Building	4	2,619,747	1	367,500	3	2,252,247		
Warehouse/storage	1	910,000	1	910,000				
Infrastructure - Transport, Utilities	2	280,000	2	280,000				
Educational Building	2	1,924,500	1	1,900,000	1	24,500		
Community/Public Building	1	80,000			1	80,000		
Signs/Advertising Structure	3	179,240	3	179,240				
Demolition	1	20,000			1	20,000		
Change of Use - Commercial	3	80,000	1		2	80,000		
Change of Use - Industrial	1	0			1			
Agricultural Development	1	300,000	1	300,000				
Subdivision - Residential	9	3,090,000						115

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 30/09/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Subdivision - Industrial	2	28,000						5
Miscellaneous	1	40,000			1	40,000		
Alterations and additions to commercial	1	17,293			1	17,293		
Totals for Development Types	239	41,516,790						

Total Number of Applications for this period: 225

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----