



# AGENDA

## INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE

### 8 JUNE 2023

MEMBERSHIP: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

The meeting is scheduled to commence at 5.30pm.

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Page

**IPEC23/19      ACKNOWLEDGEMENT OF COUNTRY (ID23/1218)**

**IPEC23/20      LEAVE OF ABSENCE (ID23/1234)**

**IPEC23/21      CONFLICT OF INTEREST (ID23/1222)**

In accordance with their Oath/Affirmation under the Act, and Council's Code of Conduct, Councillors must disclose the nature of any pecuniary or non-pecuniary interest which may arise during the meeting, and manage such interests accordingly.

**IPEC23/22      PRESENTATION ON DUBBO MUDGEES SYDNEY PASSENGER RAIL PROPOSAL (ID23/1425)**

The Committee will receive a presentation by Mr M Sweeney on this matter.

**IPEC23/23      BUILDING SUMMARY - MAY 2023 (ID23/1191)**

The Committee had before it the report dated 31 May 2023 from the Director Development and Environment regarding Building Summary - May 2023.

2



## REPORT: Building Summary - May 2023

**DIVISION:** Development and Environment  
**REPORT DATE:** 31 May 2023  
**TRIM REFERENCE:** ID23/1191

### EXECUTIVE SUMMARY

<b>Purpose</b>	Provide review and update	
<b>Issue</b>	<ul style="list-style-type: none"><li>Statistical overview of the number and type of development approvals for the Dubbo Regional Local Government Area (LGA)</li><li>The 'total number of dwellings' approved in the year to date stands at 394.</li><li>Total value of development applications determined in the year to date continues to exceed the values of the corresponding period in 2022, however the volume of development applications determined has dropped below the comparative figure from 2022 for the first time this year.</li><li>Includes approval of a \$4.92M Educational establishment (sports hall, associated classrooms and amenities).</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Provide data relating to approved Development Applications.</li><li>Provide specific statistics of the number of dwellings and other residential development approved.</li><li>Provide comparative data for corresponding period.</li></ul>	
<b>Financial Implications</b>	Budget Area	There are no financial implications arising from this report.
<b>Policy Implications</b>	Policy Title	There are no policy implications arising from this report.

### STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

- Theme: 1 Housing
- CSP Objective: 1.1 Housing meets the current and future needs of our community
- Delivery Program Strategy: 1.1.1 A variety of housing types and densities are located close to appropriate services and facilities
- Theme: 3 Economy

CSP Objective:	3.3 A strategic framework is in place to maximise the realisation of economic development opportunities for the region
Delivery Program Strategy:	3.3.1 Land is suitably zoned, sized and located to facilitate a variety of development and employment generating activities

**RECOMMENDATION**

**That the report of the Director Development and Environment, dated 31 May 2023, be noted.**

*Stephen Wallace*  
Director Development and Environment

*SW*  
Director Development and Environment

REPORT

**Consultation**

DRC’s Statutory Planning and Building and Development Certification staff assess Development Applications in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* and consult in accordance with Council’s adopted Community Participation Plan.

**Resourcing Implications**

Council employ staff to receipt, lodge, assess, determine and monitor compliance of the determinations referred to in this report.

**Building Summary**

Provided, for information, are the latest statistics (as at the time of production of this report) for development and complying development approvals for Dubbo Regional Council.

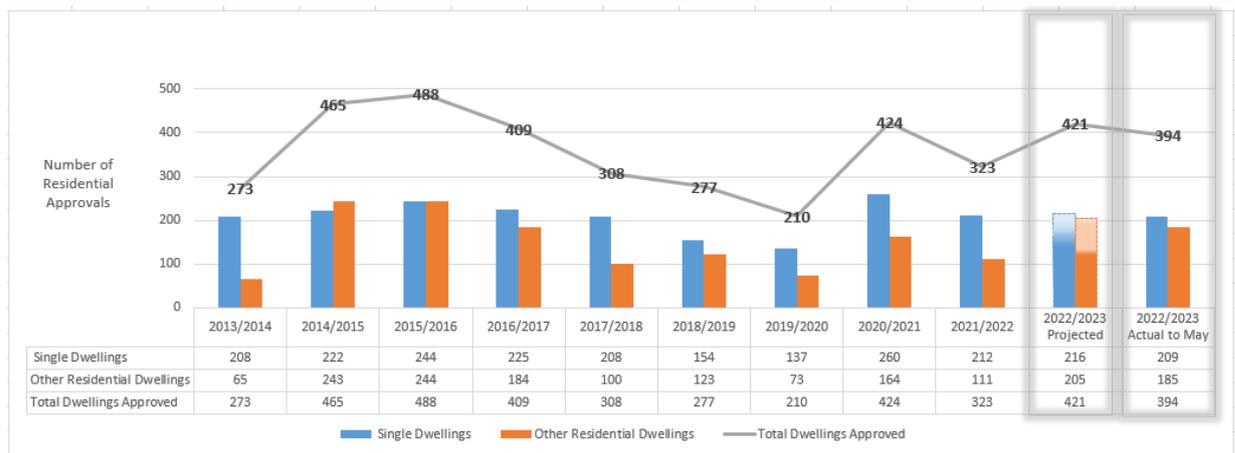
Residential Building Summary

Dwellings and other residential developments approved during May 2023, and for comparison purposes, the six month prior are shown in graph 1.



**Graph 1:** Residential Approvals Summary – November 2022 to May 2023

A summary of residential approvals for financial years from 2013-2014 are shown in graph 2. The graph also includes both an actual and a projected figure for the financial year to date.



**Graph 2: Residential Approvals Summary – Comparative Financial Years**

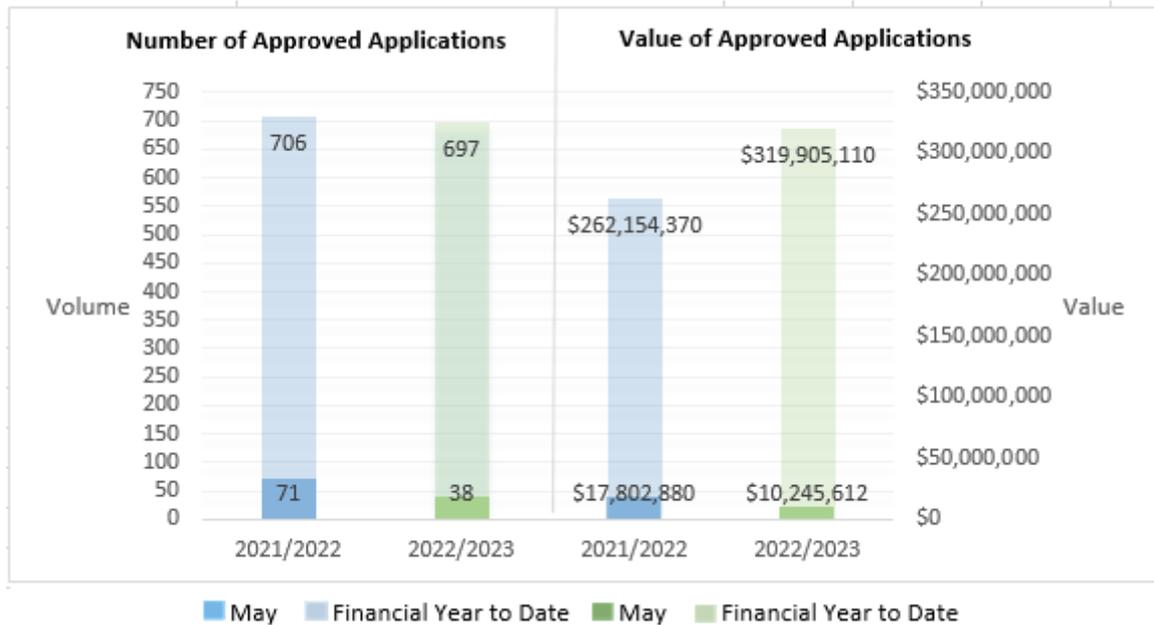
For consistency with land use definitions included in the Local Environmental Plan (LEP), residential development has been separated into ‘Single Dwellings’ (defined in the LEP as ‘dwelling house’) and ‘Other residential development’ (comprising ‘dual occupancies’, ‘secondary dwellings’, ‘multi dwelling 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 numerical summary of residential approvals for the former Dubbo City Council area since 2013-2014 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.

Approved Development Applications

The total number of approved Development Applications (including Complying Development Certificates) for May 2023, and a comparison with figures 12 months prior and the total for the respective financial years to date, are as follows:



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

#### 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 assessment reports.

The information included in this report is provided for notation.

#### **APPENDICES:**

- [1](#) Building Summary - May 2023
- [2](#) Approved Applications - 1 May 2022 to 31 May 2022
- [3](#) Approved Applications - 1 May 2023 to 31 May 2023
- [4](#) Approved Applications 1 July 2021 - 31 May 2022
- [5](#) Approved Applications - 1 July 2022 to 31 May 2023



## STATISTICAL INFORMATION ON SINGLE DWELLINGS AND OTHER RESIDENTIAL DEVELOPMENTS

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
<b>2013/2014</b>													
Single Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	<b>208</b>
Other Residential Developments	0	1	1	0	0	1	4	2	1	2	0	3	<b>15</b>
(No of units)	0	2	2	0	0	2	46	1	2	4	0	6	<b>65</b>
<b>2014/2015</b>													
Single Dwellings	19	34	19	21	13	16	14	12	20	19	15	20	<b>222</b>
Other Residential Developments	3	1	6	5	6	12	0	4	2	1	9	5	<b>54</b>
(No of units)	6	2	31	50	6	21	0	87	4	1	25	10	<b>243</b>
<b>2015/2016</b>													
Single Dwellings	27	20	26	19	21	26	19	14	16	17	17	22	<b>244</b>
Other Residential Developments	6	8	8	4	1	3	3	3	3	5	3	8	<b>55</b>
(No of units)	50	98	12	7	2	5	18	4	5	14	6	23	<b>244</b>
<b>2016/2017</b>													
Single Dwellings	24	13	17	18	12	21	16	18	18	14	18	36	<b>225</b>
Other Residential Developments	8	5	7	4	6	5	3	2	1	5	4	7	<b>57</b>
(No of units)	10	10	13	7	10	16	6	75	2	8	13	14	<b>184</b>
<b>2017/2018</b>													
Single Dwellings	26	21	13	12	16	19	4	22	16	21	22	16	<b>208</b>
Other Residential Developments	6	9	2	1	9	1	5	5	11	1	3	5	<b>58</b>
(No of units)	11	16	3	2	16	2	8	5	23	2	3	9	<b>100</b>
<b>2018/2019</b>													
Single Dwellings	15	26	13	7	17	8	19	5	8	11	19	6	<b>154</b>
Other Residential Developments	3	4	3	0	6	2	2	1	5	7	9	5	<b>47</b>
(No of units)	4	7	5	0	11	29	4	1	12	25	15	10	<b>123</b>
<b>2019/2020</b>													
Single Dwellings	16	11	8	18	27	14	4	5	10	8	8	8	<b>137</b>
Other Residential Developments	4	4	3	4	11	6	1	4	2	1	1	1	<b>42</b>
(No of units)	8	7	6	7	19	10	2	7	2	2	2	1	<b>73</b>

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
<b>2020/2021</b>													
Single Dwellings	7	17	21	12	20	46	18	25	30	27	17	20	<b>260</b>
Other Residential Developments	5	2	5	6	3	15	2	6	5	5	7	9	<b>70</b>
(No of units)	7	4	11	10	4	35	5	10	8	9	47	14	<b>164</b>
<b>2021/2022</b>													
Single Dwellings	28	15	15	13	16	39	5	17	22	14	17	11	<b>212</b>
Other Residential Developments	8	6	2	4	5	7	7	8	4		2	4	<b>57</b>
(No of units)	12	28	3	6	13	11	9	15	6		3	5	<b>111</b>
<b>2022/2023</b>													
Single Dwellings	15	32	46	8	28	13	19	15	15	11	5		<b>207</b>
Other Residential Developments	4	3	3	4	9	4	7	13	2	6	4		<b>59</b>
(No of units)	7	3	5	6	84	8	14	19	3	8	15		<b>172</b>

Note 1. Single Dwellings = Single 'Dwelling House'

Note 2. Other Residential Developments = Dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings



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Print Date: 31/05/2023

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**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/05/2022 - 31/05/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Alterations and additions to commercial	1	60,000			1	60,000		
Alterations and additions to industrial	1	369,000			1	369,000		
Alterations and additions to residential	4	886,400			4	886,400		
Balconies, decks patios terraces or ve	3	48,484	3	48,484				
Demolition	2	20,000	2	20,000				
Dual occupancy	1	995,500	1	995,500			2	
Dwelling	19	8,056,004	19	8,056,004			19	
Earthworks / change in levels	1	34,320	1	34,320				
Farm buildings	1	49,500	1	49,500			1	
Garages carports and car parking spaces	6	161,000	6	161,000				
Industrial development	2	2,619,700	2	2,619,700				
Pools / decks / fencing	8	275,850	8	275,850				
Secondary dwelling	2	80,750	2	80,750			2	
Shed	13	552,700	13	552,700				
Signage	4	130,000	4	130,000				
Subdivision of land	3	70,000						6
Business Premises	1	2,615,005			1	2,615,005		
Retail Premises	4	778,667	1	10,000	3	768,667		

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Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
<b>Totals for Development Types</b>	76	17,802,880						

**Total Number of Applications for this period: 71**

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

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



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**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/05/2023 - 31/05/2023**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Alterations and additions to commercial	1	958,668			1	958,668		
Alterations and additions to residential	2	217,000			2	217,000		
Balconies, decks patios terraces or ve	1	47,929	1	47,929				
Boarding house	2	134,000	2	134,000			13	
Dwelling	5	2,675,010	5	2,675,010			5	
Educational establishment	1	4,922,489	1	4,922,489				
Garages carports and car parking spaces	3	172,285	3	172,285				
Industrial development	1	270,000	1	270,000				
Pools / decks / fencing	9	457,367	9	457,367				
Secondary dwelling	2	19,500	2	19,500			2	
Shed	7	228,364	7	228,364				
Signage	2	10,000	2	10,000				
Subdivision of land	2	10,000	1					2
Take-away food and drink premises	1	113,000	1	113,000				
Change of Use	1	0	1					
Change of use	1	10,000	1	10,000				
<b>Totals for Development Types</b>	<b>41</b>	<b>10,245,612</b>						

**Total Number of Applications for this period: 38**

\*\*\* Note: There may be more than one Development Type per Development Application  
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**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/05/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	20	5,224,595	13	4,177,193	7	1,047,402	13	
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	4	127,500	4	127,500				
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	4	1,378,800	4	1,378,800				
Health Care Facility - Other	2	710,000	1	710,000	1			
Educational Building	2	32,573,529	2	32,573,529				
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	2	3,830,000	1	3,600,000	1	230,000		
Subdivision - Residential	11	2,577,000						37
Subdivision - Industrial	1	60,000						3

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/05/2022**

<b>Development Type</b>	<b>Number of Applications</b>	<b>Est. \$</b>	<b>New Developments</b>	<b>Est. \$</b>	<b>Additions and Alterations</b>	<b>Est. \$</b>	<b>New Dwellings</b>	<b>New Lots</b>
Subdivision - Rural	3	21,500	1	5,000				2
Alterations and additions to commercial	19	6,861,023			19	6,861,023		
Alterations and additions to industrial	3	2,898,558			3	2,898,558		
Alterations and additions to residential	44	6,908,386			44	6,908,386		
Balconies, decks patios terraces or ve	26	486,573	26	486,573				
Boarding house	2	1,616,015	2	1,616,015			3	
Demolition	17	386,000	17	386,000				
Dual occupancy	21	11,380,591	21	11,380,591			39	4
Dwelling	202	77,071,537	202	77,071,537			202	
Earthworks / change in levels	3	118,640	3	118,640				
Educational establishment	3	2,030,000	1	30,000	2	2,000,000		
Farm buildings	2	94,500	2	94,500			1	
Garages carports and car parking spaces	35	797,984	35	797,984			1	
Group homes	2	2,400,000	2	2,400,000			2	
Health services facilities	1	340,000	1	340,000				
Home business	2	5,500	2	5,500				
Industrial development	19	21,805,330	18	21,705,330	1	100,000		
Multi-dwelling housing	2	2,080,000	2	2,080,000			11	
Other	10	8,839,398	10	8,839,398				
Pools / decks / fencing	100	3,820,474	100	3,820,474				
Pub	1	46,750	1	46,750				
Recreational uses	2	4,611,000	2	4,611,000				
Restaurant or cafe	1	109,000			1	109,000		
Secondary dwelling	23	2,871,815	23	2,871,815			23	
Shed	83	2,639,297	83	2,639,297				
Signage	18	795,705	18	795,705				
Subdivision of land	29	2,217,000	18	1,975,000				236
Take-away food and drink premises	3	429,700			3	429,700		

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/05/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Telecommunications and communication fac	1	300,000	1	300,000				
Business Premises	3	3,215,005	2	600,000	1	2,615,005		
Retail Premises	11	1,288,167	6	295,500	5	992,667		
Change of Use	9	353,000	7	98,000	2	255,000		
Artisanal Food and Drink	1	22,500	1	22,500				
Carport or garage	3	42,571	3	42,571				
Demolition	1	2,000	1	2,000				
<b>Totals for Development Types</b>	<b>790</b>	<b>262,154,370</b>						

**Total Number of Applications for this period: 706**

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

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



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**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2022 - 31/05/2023**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Retail Building	2	958,000			2	958,000		
Subdivision - Residential	1	1,000,000						39
Alterations and additions to commercial	20	21,030,896			20	21,030,896		
Alterations and additions to industrial	3	908,000			3	908,000		
Alterations and additions to residential	51	9,656,707	3	760,000	48	8,896,707		
Balconies, decks patios terraces or ve	35	871,225	35	871,225				
Boarding house	2	134,000	2	134,000			13	
Centre based childcare	3	6,727,991	3	6,727,991				
Demolition	11	1,073,702	9	1,018,702	2	55,000		
Dual occupancy	27	14,093,148	27	14,093,148			50	
Dwelling	208	95,782,708	207	95,497,172	1	285,536	207	2
Earthworks / change in levels	8	274,560	8	274,560				
Educational establishment	8	15,772,392	1	4,922,489	7	10,849,903		
Emergency services facility and bush fir	1	165,000	1	165,000				
Farm buildings	2	216,500	2	216,500				
Garages carports and car parking spaces	27	773,697	26	754,697	1	19,000		
Group homes	1	868,500	1	868,500			2	
Health services facilities	3	855,461	3	855,461				2
Industrial development	12	11,175,050	12	11,175,050				
Mixed use development	2	991,440	1	390,000	1	601,440		
Multi-dwelling housing	3	20,627,000	3	20,627,000			80	5
Other	6	11,279,024	6	11,279,024				

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2022 - 31/05/2023**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Pools / decks / fencing	105	4,836,134	105	4,836,134				
Pub	1	60,000	1	60,000				
Recreational uses	3	27,882,657	3	27,882,657				
Retaining walls, protection of trees"	3	12,320	3	12,320				
Secondary dwelling	23	4,832,643	23	4,832,643			23	
Shed	103	4,175,448	103	4,175,448				
Shop top housing	3	2,590,400	3	2,590,400			4	2
Signage	12	769,802	12	769,802				
Stratum / community title subdivision	4	5,000						8
Subdivision of land	52	7,165,000	12	3,658,000				80
Take-away food and drink premises	6	3,896,645	6	3,896,645				
Telecommunications and communication fac	3	3,023,554	3	3,023,554				
Business Premises	2	650,000	1	500,000	1	150,000		
Office Premises	2	42,937,134	2	42,937,134				2
Retail Premises	5	1,650,311	3	1,005,000	2	645,311		
Change of Use	5	6,001	3	6,000	2	1		
Artisanal Food and Drink	2	40,500	1	8,000	1	32,500		
Dwelling alteration or addition	1	79,219			1	79,219		
Change of use	1	10,000	1	10,000				
Carport or garage	2	47,341	2	47,341				
<b>Totals for Development Types</b>	<b>774</b>	<b>319,905,110</b>						

**Total Number of Applications for this period: 697**

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

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