



# AGENDA

## INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE

### 9 JUNE 2022

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 5.30 pm.

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	Page
<b>IPEC22/23 LEAVE OF ABSENCE (ID22/1120)</b>	
<b>IPEC22/24 CONFLICTS OF INTEREST (ID22/1123)</b> 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.	
<b>IPEC22/25 BUILDING SUMMARY - MAY 2022 (ID22/1033)</b> The Committee had before it the report dated 31 May 2022 from the Director Development and Environment regarding Building Summary - May 2022.	2



## REPORT: Building Summary - May 2022

**DIVISION:** Development and Environment  
**REPORT DATE:** 31 May 2022  
**TRIM REFERENCE:** ID22/1033

### 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></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 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principle 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
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- 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

**RECOMMENDATION**

**That the report of the Director Development and Environment, dated 31 May 2022, 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.

#### 1. Residential Building Summary

Dwellings and other residential developments approved during May 2022 were as follows:

##### May

Single dwellings	17
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 May 2022, a comparison with figures 12 months prior and the total for the respective financial years to date, are as follows:

Date	1 May 2022 – 31 May 2022	1 May 2021 – 31 May 2021
No of applications	61	74
Value	\$16,205,963	\$23,477,476
Date	1 July 2021 – 31 May 2022	1 July 2020 – 31 May 2021
No of applications	694	884
Value	\$260,172,453	\$197,715,639

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 assessment 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 - May 2022
- 2 [↓](#) Approved Applications - 1 May 2022 to 31 May 2022
- 3 [↓](#) Approved Applications - 1 May 2021 to 31 May 2021
- 4 [↓](#) Approved Applications - 1 July 2021 to 31 May 2022
- 5 [↓](#) Approved Applications - 1 July 2020 to 31 May 2021

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

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
	2011/2012													
DCC	Single Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
	Other Residential Developments	1	1	-	1	2	2	-	-	-	-	-	1	8
	(No of units)	(14)	(2)	(-)	(1)	(4)	(3)	(-)	(-)	(-)	(-)	(-)	(16)	(40)
	2012/2013													
DCC	Single Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
	Other Residential Developments	4	6	-	-	1	9	-	-	1	-	2	-	23
	(No of units)	(8)	(6)	(-)	(-)	(2)	(11)	(-)	(-)	(2)	(-)	(39)	(-)	(68)
	2013/2014***													
DCC	Single Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
	Other Residential Developments	-	1	1	-	-	1	4	2	1	2	-	3	15
	(No of units)	(-)	(2)	(2)	(-)	(-)	(2)	(46)	(1)	(2)	(4)	(-)	(6)	(65)
	2014/2015***													
DCC	Single Dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
	Other Residential Developments	3	1	6	5	6	12	-	4	2	1	9	5	54
	(No of units)	(6)	(2)	(31)	(50)	(6)	(21)	(-)	(87)	(4)	(1)	(25)	(10)	(243)
	2015/2016***													
DCC	Single Dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
	Other Residential Developments	6	8	8	4	1	3	3	3	3	5	3	8	55
	(No of units)	(50)	(98)	(12)	(7)	(2)	(5)	(18)	(4)	(5)	(14)	(6)	(23)	(244)
	2016/2017***													
DCC	Single Dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
	Other Residential Developments	8	5	7	4	6	5	3	2	1	5	4	7	57
	(No of units)	(10)	(10)	(13)	(7)	(10)	(16)	(6)	(75)	(2)	(8)	(13)	(14)	(184)
	2017/2018***													
DRC	Single Dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
	Other Residential Developments	6	9	2	1	9	1	5	5	11	1	3	5	58
	(No of units)	(11)	(16)	(3)	(2)	(16)	(2)	(8)	(5)	(23)	(2)	(3)	(9)	(100)
	2018/2019***													
DRC	Single Dwellings	15	26	13	7	17	8	19	5	8	11	19	6	154
	Other Residential Developments	3	4	3	-	6	2	2	1	5	7	9	5	47
	(No of units)	(4)	(7)	(5)	(-)	(11)	(29)	(4)	(1)	(12)	(25)	(15)	(10)	(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	13	16	39	5	17	22	14	17		201
	Other Residential Developments	8	6	2	4	5	7	7	8	4	-	2		53
	(No of units)	(12)	(28)	(3)	(6)	(13)	(11)	(9)	(15)	(6)	(-)	(3)		(106)

\* 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  
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ABN 53 539 070 928

Print Date: 31/05/2022

Print Time: 8:52:47AM

**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	3	705,400			3	705,400		
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	17	7,556,004	17	7,556,004			17	
Earthworks / change in levels	1	34,320	1	34,320				
Garages carports and car parking spaces	4	114,000	4	114,000				
Industrial development	2	2,619,700	2	2,619,700				
Pools / decks / fencing	8	275,850	8	275,850				
Secondary dwelling	1	30,000	1	30,000			1	
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	1	10,000	1	10,000				
<b>Totals for Development Types</b>	<b>66</b>	<b>16,205,963</b>						

**Total Number of Applications for this period: 61**

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

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
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Print Date: 31/05/2022

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

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	24	7,546,868	17	6,130,013	7	1,416,855	17	
Dwelling - Secondary/Dual Occ Dwelling	3	734,610	3	734,610			4	
Dwelling - Dual Occupancy, one storey	3	1,345,000	3	1,345,000			6	
Medium Density Res - one/two storeys	1	9,880,000	1	9,880,000			37	
Garage/Carport/Roofed Outbuildings	24	692,679	24	692,679			1	
Swimming Pool	10	311,950	10	311,950				
Retail Building	6	828,369	1	50,000	5	778,369		
Factory/Production Building	1	895,000	1	895,000				
Warehouse/storage	1	100,000	1	100,000				
Demolition	1	0			1			
Change of Use - Commercial	1	15,000			1	15,000		
Subdivision - Residential	6	688,000						106
Subdivision - Rural	1	0						2
Miscellaneous	1	440,000	1	440,000				
<b>Totals for Development Types</b>	<b>83</b>	<b>23,477,476</b>						

**Total Number of Applications for this period: 74**

\*\*\* 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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Print Date: 31/05/2022

Print Time: 8:56:13AM

**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**

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	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	42	6,652,386			42	6,652,386		
Attached dwelling	1	75,000			1	75,000		
Balconies, decks patios terraces or ve	26	486,573	26	486,573				
Boarding house	2	1,616,015	2	1,616,015			3	2
Demolition	17	386,000	17	386,000				
Dual occupancy	21	11,380,591	21	11,380,591			39	8
Dwelling	199	76,371,537	199	76,371,537			199	
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	1	45,000	1	45,000				
Garages carports and car parking spaces	33	750,984	33	750,984			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	11	9,189,398	11	9,189,398				
Pools / decks / fencing	100	3,820,474	100	3,820,474			1	
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		
Retaining walls, protection of trees"	1	0	1					
Secondary dwelling	21	2,716,065	21	2,716,065			21	
Shed	83	2,639,297	83	2,639,297			1	
Signage	18	795,705	18	795,705				

**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 of land	29	2,217,000	18	1,975,000				234
Take-away food and drink premises	3	429,700			3	429,700		
Telecommunications and communication fac	1	300,000	1	300,000				
Business Premises	2	2,865,005	1	250,000	1	2,615,005		
Retail Premises	7	439,500	5	215,500	2	224,000		
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>778</b>	<b>260,172,453</b>						

**Total Number of Applications for this period: 694**

\*\*\* 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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Print Date: 31/05/2022

Print Time: 8:57:55AM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 31/05/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	355	107,685,038	278	95,861,703	77	11,823,335	278	1
Dwelling- Transportable/Relocatable	4	814,800	4	814,800			4	
Dwelling - Secondary/Dual Occ Dwelling	42	12,910,405	42	12,910,405			67	
Dwelling - Dual Occupancy, one storey	20	8,769,700	20	8,769,700			38	4
Dwelling - Dual Occupancy, >one storey	1	570,000	1	570,000			3	
Medium Density Res - one/two storeys	3	11,880,000	3	11,880,000			44	
Medium Density Res - Seniors Living SEPP	1	2,400,000	1	2,400,000			10	
Garage/Carport/Roofed Outbuildings	238	6,028,568	230	5,858,361	8	170,207	1	
Fences/Unroofed Structures	6	62,750	5	43,500	1	19,250		
Swimming Pool	102	2,880,917	102	2,880,917				
Office Building	10	2,491,773	2	875,000	8	1,616,773		
Retail Building	24	8,821,808	3	6,160,402	21	2,661,406		
Hotels	1	460,000			1	460,000		
Office & Retail Building	5	1,649,500	2	1,360,000	3	289,500		
Factory/Production Building	8	4,672,247	4	2,220,000	4	2,452,247		
Warehouse/storage	10	3,983,100	9	3,926,100	1	57,000		
Carpark	1	308,000	1	308,000				
Infrastructure - Transport, Utilities	4	3,430,000	4	3,430,000				
Educational Building	2	1,924,500	1	1,900,000	1	24,500		
Place of Worship	1	1,000,000			1	1,000,000		
Community/Public Building	1	80,000			1	80,000		
Signs/Advertising Structure	13	403,015	10	342,815	3	60,200		

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 31/05/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Demolition	7	58,000	1	2,000	6	56,000		
Home Business	1	1,000			1	1,000		
Home Industry	1	0			1			
Change of Use - Commercial	10	345,000	3	70,000	7	275,000		
Change of Use - Industrial	2	0			2			
Agricultural Development	3	1,176,000	3	1,176,000				
Parks/Reserves	1	72,000	1	72,000				
Subdivision - Residential	39	5,793,575	1					2
Subdivision - Commercial	2	75,000						4
Subdivision - Industrial	4	828,000						10
Subdivision - Rural	7	45,000						14
Miscellaneous	9	4,750,000	7	4,706,000	2	44,000		
Alterations and additions to commercial	2	189,293			2	189,293		
Dwelling	4	1,051,650	4	1,051,650			4	
Secondary dwelling	1	105,000	1	105,000			1	
<b>Totals for Development Types</b>	<b>945</b>	<b>197,715,639</b>						

**Total Number of Applications for this period: 884**

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

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