



AGENDA

PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE

9 SEPTEMBER 2019

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

The meeting is scheduled to commence at 5.30pm.

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PDEC19/27 REPORT OF THE PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 12 AUGUST 2019 (ID19/1198)	2
The Committee had before it the report of the Planning, Development and Environment Committee meeting held 12 August 2019.	
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The Committee had before it the report dated 28 August 2019 from the Director Development and Environment regarding Building Summary - August 2019.	
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The Committee had before it the report dated 30 August 2019 from the LIS and E-Services Coordinator regarding Naming of Thoroughfare for Southlakes Estate - Stages CC33 and CC34.	



**DUBBO REGIONAL
COUNCIL**

Report of the Planning Development and Environment Committee - meeting 12 August 2019

AUTHOR: Governance Team Leader
REPORT DATE: 28 August 2019

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 12 August 2019.

RECOMMENDATION

That the report of the Planning, Development and Environment Committee meeting held on 12 August 2019, be noted.



**REPORT
PLANNING, DEVELOPMENT AND
ENVIRONMENT COMMITTEE
12 AUGUST 2019**

PRESENT: Councillors V Etheridge, D Grant, D Gumley, A Jones, S Lawrence, G Mohr, K Parker, J Ryan and B Shields.

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Internal Ombudsman, the Community Support Officer, the Manager Governance Operations, the Communications Coordinator, the Director Organisational Performance, the Director Culture and Economy, the Manager Economic Development and Marketing, the Destination Marketing Officer, the Manager Regional Experiences, the Director Infrastructure, the Manager Water Supply and Sewerage, the Director Development and Environment, the Manager Growth Planning, the Manager Building and Development Services, the Senior Planner and the Director Liveability.

Councillor S Lawrence assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.31pm.

**PDEC19/20 REPORT OF THE PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE
- MEETING 11 JUNE 2019 (ID19/882)**

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 11 June 2019.

Moved by Councillor V Etheridge and seconded by Councillor D Gumley

MOTION

That the report of the Planning, Development and Environment Committee meeting held on 11 June 2019, be noted.

CARRIED

PDEC19/21 BUILDING SUMMARY - JUNE 2019 (ID19/824)

The Committee had before it the report dated 26 June 2019 from the Director Development and Environment regarding Building Summary - June 2019.

Moved by Councillor K Parker and seconded by Councillor V Etheridge

MOTION

That the report from the Director Development and Environment dated 30 June 2019 be noted.

CARRIED

PDEC19/22 BUILDING SUMMARY - JULY 2019 (ID19/1015)

The Committee had before it the report dated 31 July 2019 from the Director Development and Environment regarding Building Summary - July 2019.

Moved by Councillor J Ryan and seconded by Councillor D Gumley

MOTION

That the report from the Director Development and Environment dated 31 July 2019 be noted.

CARRIED

PDEC19/23 WELLINGTON RENEWABLE ENERGY DEVELOPMENTS - PROPOSED PLANNING POLICY FOR SOLAR ENERGY FARMS (ID19/963)

The Committee had before it the report dated 30 July 2019 from the Manager Growth Planning regarding Wellington Renewable Energy Developments - Proposed Planning Policy for Solar Energy Farms.

Moved by Councillor A Jones and seconded by Councillor V Etheridge

MOTION

1. That the report from the Manager Growth Planning dated 29 July 2019 be noted.
2. That Council adopt the draft Policy as attached as Appendix 1 of this report.
3. That an advertisement be placed in local print media advising of Council's adoption of the Planning Agreement Policy for Solar Energy Farms.
4. That the Planning Agreement Policy for Solar Energy Farms commence operation from the date it is advertised in the local print media.
5. That those who made submissions be acknowledge and advised of Council's determination in this matter.

Moved by Councillor G Mohr and seconded by Councillor B Shields

AMENDMENT

1. That the report from the Manager Growth Planning dated 29 July 2019 be noted.
2. That Council adopt the draft Policy as attached as Appendix 1 of this report with the exception of point (f) regarding the establishment of a community consultation group that shall be deferred and considered by Council in October 2019.
3. That an advertisement be placed in local print media advising of Council's adoption of the Planning Agreement Policy for Solar Energy Farms.
4. That the Planning Agreement Policy for Solar Energy Farms commence operation from the date it is advertised in the local print media.
5. That those who made submissions be acknowledge and advised of Council's determination in this matter.

The amendment on being put to the meeting was carried.

CARRIED

The amendment then became the motion and on being put to the meeting was carried.

CARRIED

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

FOR	AGAINST
Councillor Etheridge	
Councillor Grant	
Councillor Gumley	
Councillor Jones	
Councillor Lawrence	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
Total (9)	Total (0)

**PDEC19/24 PLANNING PROPOSAL R17-4 ADDITIONAL PERMITTED USE (MANUFACTURED HOME), WARRIE ROAD, DUBBO - RESULTS OF PUBLIC EXHIBITION
APPLICANT: PREMISE NSW PTY LTD (FORMERLY GEOLYSE PTY LTD)
OWNER: A J JOYCE-BRANDON AND R M BRANDON (ID18/1876)**

The Committee had before it the report dated 26 July 2019 from the Senior Growth Planner regarding Planning Proposal R17-4 Additional Permitted Use (Manufactured Home), Warrie Road, Dubbo - Results of Public Exhibition

Applicant: Premise NSW Pty Ltd (formerly Geolyse Pty Ltd)

Owner: A J Joyce-Brandon and R M Brandon.

Moved by Councillor K Parker and seconded by Councillor V Etheridge

MOTION

- 1. That the subject Planning Proposal to undertake amendments to the Dubbo Local Environmental Plan 2011, be endorsed in respect of Lots 147 and 148 DP 754331, Warrie Road Dubbo.**
- 2. That Council request the Department of Planning, Industry and Environment to prepare the draft amendment to the Dubbo Local Environmental Plan 2011 and provide Council with an Opinion that the Plan can be made.**
- 3. That Council request Parliamentary Counsel to prepare the draft amendment to the Dubbo Local Environmental Plan 2011 under Section 3.36(1) of the Environmental Planning and Assessment Act, 1979.**
- 4. That the people who made a submission be advised of Council's determination in this matter.**

CARRIED

Councillor J Ryan declared a non-pecuniary, less than significant interest in the matter now before the Committee and remained in the room during the Committee's consideration of this matter. The reason for such interest is that a submission on this item was made by a former running mate of Councillor J Ryan in the last election and that such interest would not impair his decision making on the matter.

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

FOR	AGAINST
Councillor Etheridge	
Councillor Grant	
Councillor Gumley	
Councillor Jones	
Councillor Lawrence	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
Total (9)	Total (0)

**PDEC19/25 DEVELOPMENT APPLICATION D2019-71 (2) - CAR WASH (LIGHT INDUSTRY)
PROPERTY: LOT 4 DP 519008, 94 VICTORIA STREET, DUBBO
APPLICANT: J & M COOK ENGINEERING SERVICES
OWNER: COLE FOR CRANES PTY LTD (ID19/1064)**

The Committee had before it the report dated 26 July 2019 from the Senior Planner regarding Development Application D2019-71 (2) - Car Wash (Light Industry). The Committee reports having met with Mr J Cook and Mr D Gleeson regarding this matter.

Moved by Councillor V Etheridge and seconded by Councillor D Gumley

MOTION

1. That Council agree to reduce the combined Water and Sewerage Supply Headworks contribution for D19-71 from \$325,255.85 to \$90,336.60 (based on the adopted 2018/2019 financial year figures).
2. That modified Development Application D19-71 (Part 2) for a car wash (light industry) at Lot 4 DP 519008, 94 Victoria Street, Dubbo be granted approval subject to the conditions of consent provided attached in Appendix 1, noting the amendments to Conditions 38 and 39.

Moved by Councillor B Shields and seconded by Councillor G Mohr

AMENDMENT

That the matter be deferred to the August Ordinary Council meeting.

The amendment on being put to the meeting was carried.

CARRIED

The amendment then became the motion and on being put to the meeting was carried.

CARRIED

Councillor J Ryan declared a non-pecuniary, less than significant interest in the matter now before the Committee and remained in the room during the Committee's consideration of this matter. The reason for such interest is that Councillor J Ryan is a friend of the consultant for the applicant and that such interest would not impair his decision making on the matter.

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

FOR	AGAINST
Councillor Etheridge	
Councillor Grant	
Councillor Gumley	
Councillor Jones	
Councillor Lawrence	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
Total (9)	Total (0)

PDEC19/26 LEAVE OF ABSENCE

A request for leave of absence was received from Councillor J Diffey who was absent from the meeting due to the personal reasons.

Moved by Councillor V Etheridge and seconded by Councillor A Jones

MOTION

That such request for leave of absence be accepted and Councillor J Diffey be granted leave of absence from this meeting.

CARRIED

The meeting closed at 6.01pm.

.....
CHAIRMAN



DUBBO REGIONAL
COUNCIL

REPORT: Building Summary - August 2019

AUTHOR: Director Development and Environment
REPORT DATE: 28 August 2019
TRIM REFERENCE: ID19/1145

EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and residential flat buildings approved in the Dubbo Regional Council Local Government Area and statistics for approved Development Applications for the information of Council.

Appendix 1 includes data relating to the former Dubbo LGA prior to the current financial year and the combined housing figures for Dubbo Regional Council for the current financial year. **Appendices 2 to 5** also include the retrospective figures for the combined LGA.

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

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 report from the Director Development and Environment dated 28 August 2019 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 August 2019 were as follows:

August 2019

Dwellings	11
Other residential development	4
(No. of units)	7

For consistency with land use definitions included in the Local Environmental Plan, residential development has been separated into 'Dwellings' and 'Other residential development'. 'Other residential development' includes dual occupancies, secondary dwellings, multi-unit and seniors living housing.

These figures include Development Applications approved by private certifying authorities (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 well 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 August 2019 and a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 August 2019 – 31 August 2019</u>	<u>1 July 2019 – 31 August 2019</u>
No. of applications	49	104
Value	\$6,884,299	\$26,876,046
	<u>1 August 2018 – 31 August 2018</u>	<u>1 July 2018 – 31 August 2018</u>
No. of applications	86	138
Value	\$18,725,674	\$30,773,187

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; and
- Occupation certificates (where issued) are provided from 2010.

What information is not available?

- Application forms;
- Floor plans for residential dwellings;
- Documentation associated with privately certified applications; and
- 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 - August 2019
- 2 [↓](#) Approved Applications - 1 August 2019 to 31 August 2019
- 3 [↓](#) Approved Applications - 1 August 2018 to 31 August 2018
- 4 [↓](#) Approved Applications - 1 July 2019 to 31 August 2019
- 5 [↓](#) Approved Applications 1 July 2018 to 31 August 2018

STATISTICAL INFORMATION ON DWELLINGS AND MULTI UNIT HOUSING

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2011/2012													
Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
Flat Buildings	1	1	-	1	2	2	-	-	-	-	-	1	8
(No of units)	(14)	(2)	(-)	(1)	(4)	(3)	(-)	(-)	(-)	(-)	(-)	(16)	(40)
2012/2013													
Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
Flat Buildings	4	6	-	-	1	9	-	-	1	-	2	-	23
(No of units)	(8)	(6)	(-)	(-)	(2)	(11)	(-)	(-)	(2)	(-)	(39)	(-)	(68)
2013/2014 (incl. private certifiers)													
Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
Flat Buildings	-	1	1	-	-	1	4	2	1	2	-	3	15
(No of units)	(-)	(2)	(2)	(-)	(-)	(2)	(46)	(1)	(2)	(4)	(-)	(6)	(65)
2014/2015*													
Single dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
Multi unit housing	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*													
Single dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
Multi unit housing	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*													
Single dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
Multi unit housing	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* (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
Multi unit housing	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* (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	15	26	13	7	17	8	19	5	8	11	19	6	154
Multi unit housing	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* (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	16	11											27
Multi unit housing	4	4											8
(No of units)	(8)	(7)											(15)

* (Includes private certifiers and redefined land use categories based on LEP definitions)



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

Print Date: 28/08/2019
 Print Time: 8:58:33AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/08/2019 - 31/08/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	16	3,695,473	10	3,050,211	6	645,262	10	
Dwelling- Transportable/Relocatable	1	269,100	1	269,100			1	
Dwelling - Secondary/Dual Occ Dwelling	2	531,104	2	531,104			3	
Dwelling - Dual Occupancy, one storey	2	820,000	2	820,000			4	
Garage/Carport/Roofed Outbuildings	13	236,749	11	229,107	2	7,642		
Swimming Pool	4	105,050	4	105,050				
Office Building	2	317,000			2	317,000		
Infrastructure - Transport, Utilities	1	25,823			1	25,823		
Educational Building	1	0			1			
Signs/Advertising Structure	1	0	1					
Change of Use - Commercial	3	80,000	2		1	80,000		
Subdivision - Residential	2	800,000	1	800,000				8
Subdivision - Rural	1	0						2
Miscellaneous	1	4,000	1	4,000				
Totals for Development Types	50	6,884,299						

Total Number of Applications for this period: 49

*** 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: 28/08/2019

Print Time: 9:00:37AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/08/2018 - 31/08/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	33	10,437,279	32	10,410,171	1	27,108	32	
Dwelling - Secondary/Dual Occ Dwelling	2	567,000	2	567,000			3	
Dwelling - Dual Occupancy, one storey	3	1,251,000	3	1,251,000			6	
Medium Density Res - one/two storeys	1	475,000	1	475,000			4	
Garage/Carport/Roofed Outbuildings	19	295,301	18	290,301	1	5,000		
Fences/Unroofed Structures	2	83,700	2	83,700				
Swimming Pool	15	442,394	15	442,394				
Retail Building	1	126,500			1	126,500		
Factory/Production Building	1	64,000	1	64,000				
Warehouse/storage	3	1,800,000	2	1,720,000	1	80,000		
Signs/Advertising Structure	1	5,000			1	5,000		
Change of Use - Commercial	1	7,000	1	7,000				
Change of Use - Industrial	1	0	1					
Subdivision - Residential	5	2,898,500	1	2,898,500				150
Subdivision - Commercial	1	250,000						6
Subdivision - Rural	1	0	1					
Miscellaneous	1	23,000	1	23,000				
Totals for Development Types	91	18,725,674						

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

Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/08/2018 - 31/08/2018

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
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----- End of Report -----



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Print Date: 28/08/2019
 Print Time: 9:03:11AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 31/08/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	37	10,461,292	28	9,326,030	9	1,135,262	28	
Dwelling- Transportable/Relocatable	1	269,100	1	269,100			1	
Dwelling - Secondary/Dual Occ Dwelling	2	531,104	2	531,104			3	
Dwelling - Dual Occupancy, one storey	5	2,095,000	5	2,095,000			10	
Dwelling - Dual Occupancy, >one storey	1	795,625	1	795,625			2	
Garage/Carport/Roofed Outbuildings	24	397,820	21	384,078	3	13,742		
Fences/Unroofed Structures	1	15,000	1	15,000				
Swimming Pool	9	243,700	9	243,700				
Office Building	4	342,000			4	342,000		
Hostels, Boarding House	1	10,000			1	10,000		
Factory/Production Building	1	480,000			1	480,000		
Warehouse/storage	1	800,000	1	800,000				
Infrastructure - Transport, Utilities	2	73,285	1	47,462	1	25,823		
Educational Building	1	0			1			
Signs/Advertising Structure	2	22,800	1		1	22,800		
Demolition	2	0	1		1			
Change of Use - Commercial	5	225,320	3	20,000	2	205,320		
Subdivision - Residential	6	10,110,000	2	1,070,000				16
Subdivision - Commercial	1	0						2
Subdivision - Rural	1	0						2
Miscellaneous	1	4,000	1	4,000				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 31/08/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Totals for Development Types	108	26,876,046						

Total Number of Applications for this period: 104

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

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



Civic Administration Building
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Print Date: 28/08/2019

Print Time: 9:02:06AM

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/08/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	55	17,522,551	49	16,875,443	6	647,108	49	
Dwelling- Transportable/Relocatable	1	136,333	1	136,333			1	
Dwelling - Secondary/Dual Occ Dwelling	5	1,593,550	5	1,593,550			8	
Dwelling - Dual Occupancy, one storey	4	1,361,000	4	1,361,000			7	
Medium Density Res - one/two storeys	1	475,000	1	475,000			4	
Garage/Carport/Roofed Outbuildings	31	485,561	30	480,561	1	5,000		
Fences/Unroofed Structures	4	103,700	4	103,700				
Swimming Pool	21	585,492	21	585,492				
Office Building	1	80,000			1	80,000		
Retail Building	1	126,500			1	126,500		
Factory/Production Building	1	64,000	1	64,000				
Warehouse/storage	4	2,500,000	3	2,420,000	1	80,000		
Educational Building	1	750,000			1	750,000		
Community/Public Building	1	1,800,000	1	1,800,000				
Signs/Advertising Structure	2	11,000	1	6,000	1	5,000		
Change of Use - Commercial	1	7,000	1	7,000				
Change of Use - Industrial	1	0	1					
Subdivision - Residential	5	2,898,500	1	2,898,500				150
Subdivision - Commercial	2	250,000						6
Subdivision - Rural	2	0	1					2
Miscellaneous	1	23,000	1	23,000				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/08/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Totals for Development Types	145	30,773,187						

Total Number of Applications for this period: 138

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

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



DUBBO REGIONAL
COUNCIL

REPORT: Naming of Thoroughfare for Southlakes Estate - Stages CC33 and CC34

AUTHOR: LIS and E-Services Coordinator
REPORT DATE: 30 August 2019
TRIM REFERENCE: ID19/1165

EXECUTIVE SUMMARY

Dubbo Regional Council has received a request from the developer to name the thoroughfare for Stages CC33 and CC34 at Southlakes Estate. The Estate is approximately 200 hectares and includes residential lots, parkland with both passive and recreation areas, walking and cycle paths, and permanent lakes.

The Estate development follows an open space and lake theme using prominent Australian and international lakes and descriptive water feature names. It is recommended that the 26 thoroughfares are named in accordance with this report.

FINANCIAL IMPLICATIONS

The cost of the provision of the blade signs and installation would be met by the developer.

POLICY IMPLICATIONS

The proposed road names have been considered in accordance with Council's Policy 'Naming of Thoroughfares and Other Geographical Features within the City of Dubbo' and the Geographical Names Board 'NSW Addressing Policy'.

RECOMMENDATION

1. **That the names proposed by the developer be approved by Council, as follows:**
 - **Road 1 – Rapids Parade**
 - **Road 2 – Strait Avenue**
 - **Road 3 – Canal Avenue**
 - **Road 4 – Reservoir Avenue**
 - **Road 5 – Peninsular Circuit**
 - **Road 6 – Billabong Crescent**
 - **Road 7 – Reef Avenue**
 - **Road 8 – Glacier Avenue**
 - **Road 9 – Wetland Avenue**
 - **Road 10 – Albina Way**
 - **Road 11 – Estuary Way**
 - **Road 12 – Channel Avenue**

- Road 13 – Menindee Avenue
 - Road 14 – Pedder Avenue
 - Road 15 – Tinaroo Avenue
 - Road 16 – Tyrrell Drive
 - Road 17 – Barrine Avenue
 - Road 18 – Mulwala Avenue
 - Road 19 – Cardinia Avenue
 - Road 20 – Gairdner Place
 - Road 21 – Carey Court
 - Road 22 – Barlee Circuit
 - Road 23 – Torrens Way
 - Road 24 – Geyser Crescent
 - Road 25 – Rain Court
 - Road 26 – Mist Court
2. That the approved names be advertised and government authorities notified in accordance with Section 162 of the Roads Act 1993 and the Roads Regulation 2008.
 3. That the developer be advised accordingly once approval under the Roads Regulation 2008 has been given.

Kim Edwards

LIS and E-Services Coordinator

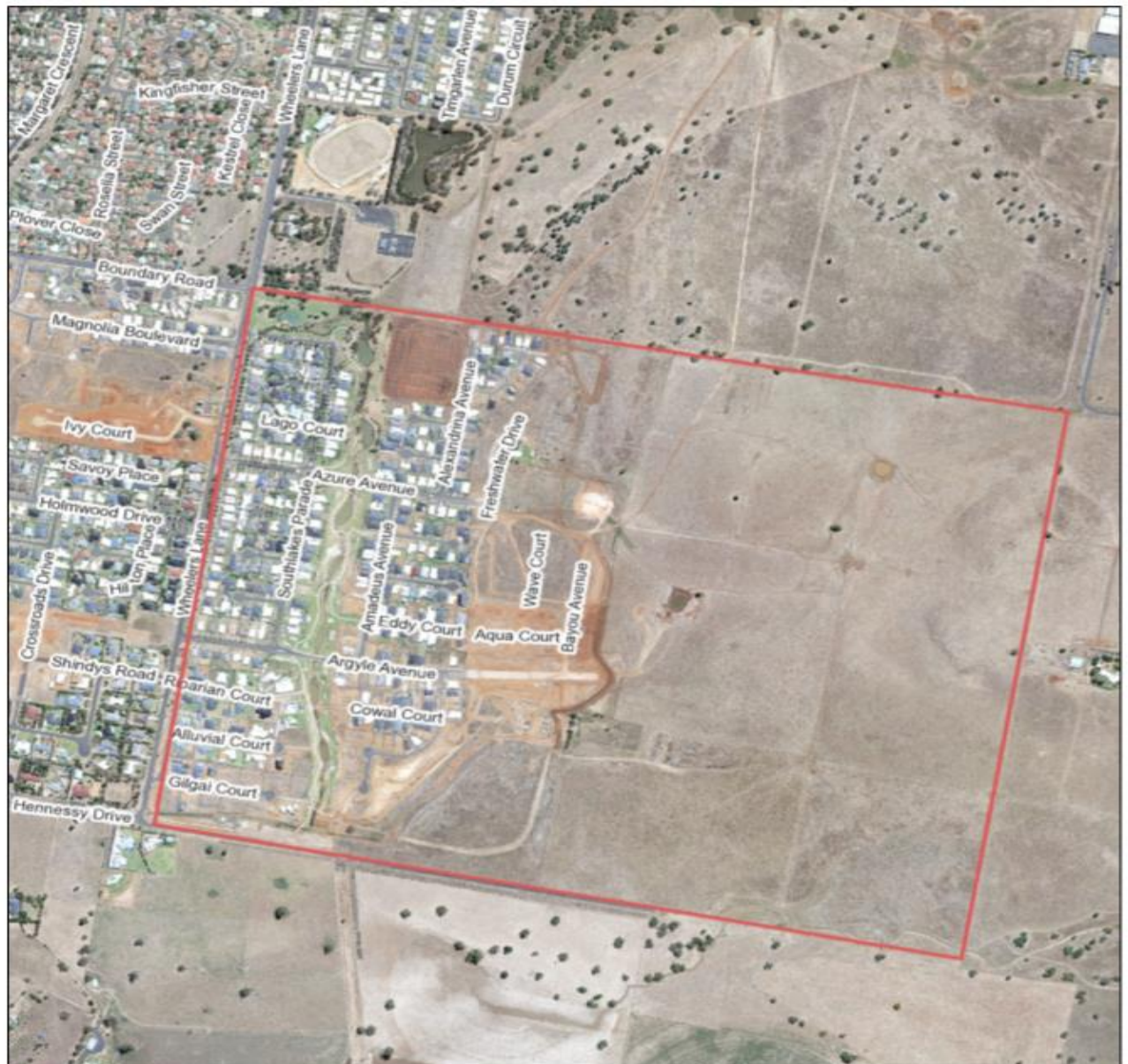
BACKGROUND

Southlakes Estate commenced in December 2005. The Estate is the subject of ongoing development applications and development over the area of approximately 200 hectares and includes residential lots, parkland with both passive and active recreation areas including walking and cycle paths, and permanent lakes.

The Estate development follows an open space and lake theme using prominent Australian and international lakes and descriptive water feature names.

Council has approved and adopted the thoroughfares in this Estate on 22 February 2007, 17 June 2008, 9 May 2013 and 22 May 2017 respectively using the prominent Australian and international lake and descriptive water feature names.

Figure below outlines 'Southlakes Estate' Dubbo



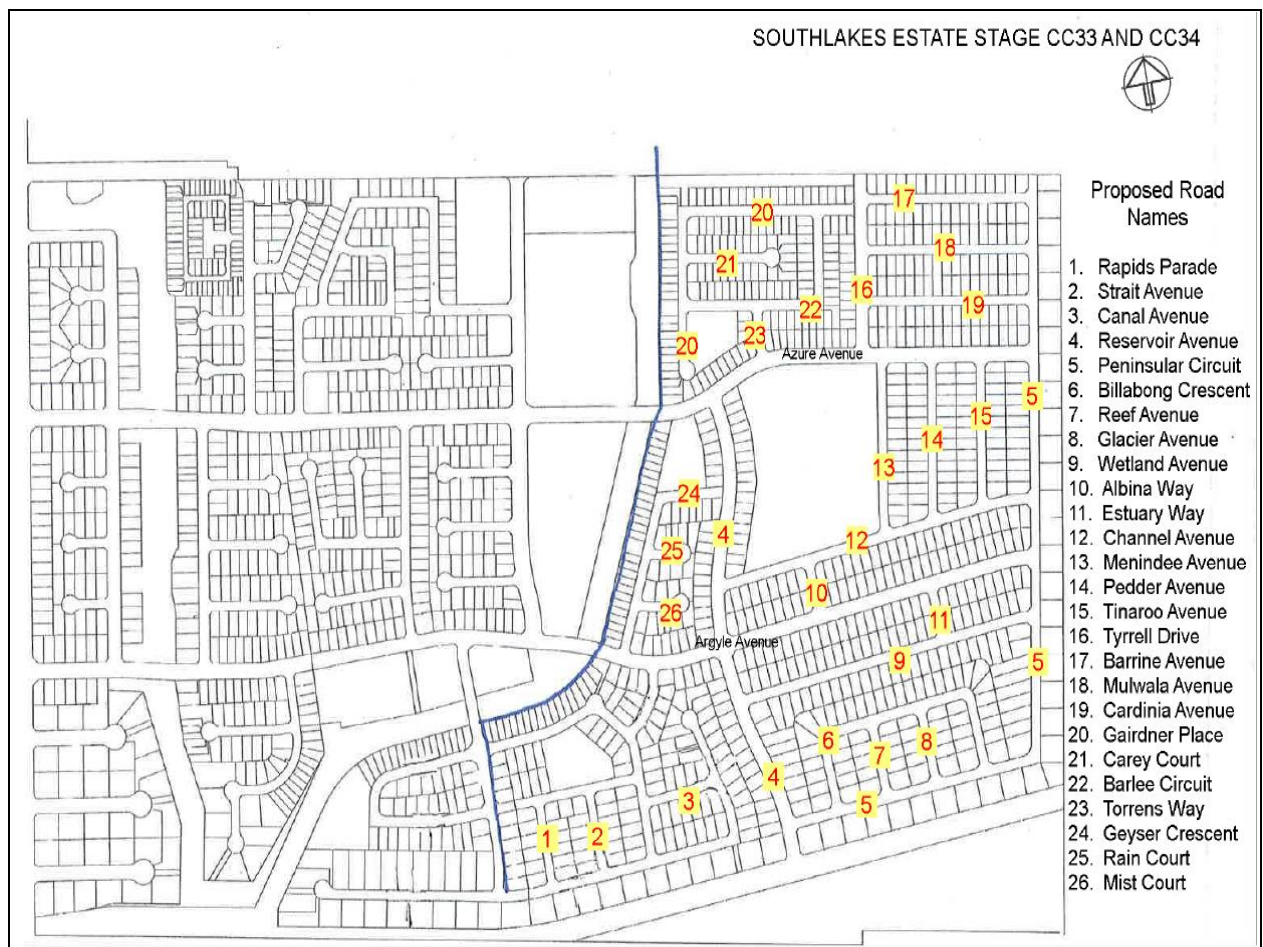
REPORT

A request was received from the developer, Maas Group Properties to name the remaining thoroughfares in the Southlakes Estate for Stages CC33 and CC34. The developer has continued with the open space and lake themes, proposing the following prominent Australian and international lakes and descriptive water feature names for Council's approval.

Road No.	Street Name	Origin
1	Rapids Parade	A fast-flowing and turbulent part of the course of a river.
2	Strait Avenue	A narrow passage of water connecting two seas or two other large areas of water.
3	Canal Avenue	An artificial waterway constructed to allow the passage of boats or ships inland or to convey water for irrigation.
4	Reservoir Avenue	A large natural or artificial lake used as a source of water supply.
5	Peninsular Crescent	Denoting or relating to an area of land almost surrounded by water or projecting out into a body of water.
6	Billabong Crescent	A branch of a river forming a backwater or stagnant pool, made by water flowing from the main stream during a flood.
7	Reef Avenue	A ridge of jagged rock, coral, or sand just above or below the surface of the sea.
8	Glacier Avenue	A slow moving mass or river of ice formed by the accumulation of compaction of snow on mountains or near the poles.
9	Wetland Avenue	A wetland is a distinct ecosystem that is inundated by water, either permanently or seasonally.
10	Albina Way	Lake Albina is a glacial lake in the Snowy Mountains region of New South Wales.
11	Estuary Way	The tidal mouth of a large river, where the tide meets the stream.
12	Channel Avenue	A length of water wider than a strait, joining two larger areas of water, especially two seas.
13	Menindee Avenue	The Menindee Lakes is a chain of shallow ephemeral freshwater lakes connected to the Darling River to form a storage system. The lakes lie in the far west region of New South Wales.
14	Pedder Avenue	Lake Pedder, once a glacial outwash lake, is a man-made impoundment and diversion lake located in the southwest of Tasmania.
15	Tinaroo Avenue	Tinaroo Dam, officially the Tinaroo Falls Dam, is a major ungated concrete gravity dam with a central ogee spillway across the Barron River located on the Atherton Tableland in Far North Queensland.
16	Tyrrell Drive	Lake Tyrrell is the largest inland salt lake in Victoria.
17	Barrine Avenue	Lake Barrine is a freshwater lake situated in Far North Queensland.

18	Mulwala Avenue	Lake Mulwala, a man-made reservoir created through the construction of the Yarrawonga Weir across the Murray River.
19	Cardinia Avenue	Cardinia Reservoir is an Australian man-made water supply dammed reservoir located in Victoria.
20	Gairdner Place	Lake Gairdner is a large endorheic salt lake in Outback South Australia.
21	Carey Court	Lake Carey is a salt lake located in the Goldfields-Esperance region of Western Australia.
22	Barlee Circuit	Lake Barlee is an intermittent salt lake, it is the second largest lake in Western Australia.
23	Torrens Way	Lake Torrens is a large ephemeral, normally endorheic salt lake in central South Australia.
24	Geyser Crescent	Is a spring characterised by intermittent discharge of water ejected turbulently and accompanied by steam.
25	Rain Court	The condensed moisture of the atmosphere falling visibly in separate drops.
26	Mist Court	A cloud of tiny water droplets suspended in the atmosphere at or near the earth's surface that limits visibility.

The figure below is the indicative road layout identifying the development and the thoroughfares seeking approval for Stages CC33 and CC34 in Southlakes Estate.



SUMMARY

The proposed road names are in keeping with Council's Policy 'Naming of Thoroughfares and Other Geographical Features within the City of Dubbo' and the Geographical Names Board of NSW Addressing Policy. Accordingly, approval of the road names as proposed is recommended.