



# AGENDA

## PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE

### 12 JUNE 2018

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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	Page
<b>PDEC18/24 REPORT OF THE PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 14 MAY 2018 (ID18/879)</b>	<b>2</b>
The Committee had before it the report of the Planning, Development and Environment Committee meeting held 14 May 2018.	
<b>PDEC18/25 BUILDING SUMMARY - MAY 2018 (ID18/875)</b>	<b>5</b>
The Committee had before it the report dated 31 May 2018 from the Director Planning and Environment regarding Building Summary - May 2018.	



**DUBBO REGIONAL  
COUNCIL**

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**Report of the Planning, Development and  
Environment Committee - meeting 14  
May 2018**

**AUTHOR: Administration Officer - Governance**  
**REPORT DATE: 25 May 2018**

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The Committee had before it the report of the Planning, Development and Environment Committee meeting held 14 May 2018.

**RECOMMENDATION**

**That the report of the Planning, Development and Environment Committee meeting held on 14 May 2018, be noted.**



**REPORT  
PLANNING, DEVELOPMENT AND  
ENVIRONMENT COMMITTEE  
14 MAY 2018**

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**PRESENT:** Councillors J Diffey, D Grant, A Jones, G Mohr, K Parker and J Ryan.

**ALSO IN ATTENDANCE:**

The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Team Leader Governance, the Director Corporate Services, the Director Economic Development and Business (J Angus), the Manager Communication and Stakeholder Engagement, the Communications Coordinator, the Director Infrastructure and Operations, the Manager Transport and Emergency, the Director Planning and Environment, the Manager Building and Development Services, the Manager Environmental Control and the Director Community and Recreation.

Councillor G Mohr assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.30pm.

**PDEC18/20 REPORT OF THE PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE  
- MEETING 16 APRIL 2018 (ID18/777)**

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 16 April 2018.

Moved by Councillor A Jones and seconded by Councillor J Diffey

**MOTION**

**That the report of the Planning, Development and Environment Committee meeting held on 16 April 2018, be noted.**

**CARRIED**

**PDEC18/21 BUILDING SUMMARY - APRIL 2018 (ID18/812)**

The Committee had before it the report dated 2 May 2018 from the Director Planning and Environment regarding Building Summary - April 2018.

Moved by Councillor J Ryan and seconded by Councillor D Grant

**MOTION**

**That the information contained in this report of the Director Planning and Environment dated 2 May 2018 be noted.**

**CARRIED**

**PDEC18/22 ASBESTOS POLICY (FOR THE DUBBO REGIONAL COUNCIL LGA) (ID18/778)**

The Committee had before it the report dated 1 May 2018 from the Manager Environmental Control regarding Asbestos Policy (for the Dubbo Regional Council LGA).

Moved by Councillor D Grant and seconded by Councillor J Diffey

**MOTION**

- 1. That the revised draft Asbestos Policy included here in Appendix 1 of the report be adopted and placed on public exhibition for a period of not less than 28 days.**
- 2. That following completion of the public exhibition process a further report be presented to Council for consideration, addressing any submissions made by the public during the public exhibition period.**

**CARRIED**

**PDEC18/23 LEAVE OF ABSENCE**

Requests for leave of absence were received from Councillors D Gumley and B Shields who were absent from the meeting on Council Business and Councillors V Etheridge and S Lawrence who were absent from the meeting for personal reasons.

Moved by Councillor D Grant and seconded by Councillor G Mohr

**MOTION**

**That such requests for leave of absence be accepted and Councillors V Etheridge, D Gumley, S Lawrence and B Shields be granted leave of absence from this meeting.**

**CARRIED**

The meeting closed at 5.32pm.

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CHAIRMAN



## REPORT: Building Summary - May 2018

**AUTHOR:** Director Planning and Environment  
**REPORT DATE:** 31 May 2018  
**TRIM REFERENCE:** ID18/875

### 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 and 3** 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>

### ORGANISATIONAL VALUES

Customer Focused: Council aims to provide high quality and timely building and development services. This reporting provides ongoing monitoring of building activity in the Local Government Area (LGA).

Integrity: This report provides transparent statistics regarding development activity in the LGA.

One Team: This report demonstrates Council's commitment to work as one to ensure the growth of the LGA.

### 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 in this report of the Director Planning and Environment dated 31 May 2018 be noted.**

*Melissa Watkins*  
Director Planning 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 May 2018 were as follows:

Dwellings	22
Other residential development	3
(No. of units)	(3)

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 2010-2011 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 May 2018 and a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 May 2018 – 31 May 2018</u>	<u>1 July 2017 – 31 May 2018</u>
No. of applications	65	726
Value	\$12,137,771	\$179,742,384
	<u>1 May 2017 – 31 May 2017</u>	<u>1 July 2016 – 31 May 2017</u>
No. of applications	77	783
Value	\$14,572,139	\$178,020,927

A summary breakdown of the figures is included in **Appendices 2-3**.

### 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
- [2](#) Approved Development Applications - May 2018
- [3](#) Approved Development Applications - May 2017
- [4](#) Approved Development Applications - 1 July 2017 to 31 May 2018
- [5](#) Approved Development Applications - 1 July 2016 to 31 May 2017

## STATISTICAL INFORMATION ON DWELLINGS AND MULTI UNIT HOUSING

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2010/2011													
Dwellings	8	15	10	7	2	6	-	6	6	6	7	9	82
Flat Buildings	-	1	0	3	1	-	-	1	1	1	4	-	12
(No of units)	(-)	(2)	(0)	(5)	(2)	(-)	(-)	(2)	(2)	(2)	(7)	(-)	(22)
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		192
Multi unit housing	6	9	2	1	9	1	5	5	11	1	3		53
(No of units)	(11)	(16)	(3)	(2)	(16)	(2)	(8)	(5)	(23)	(2)	(3)		(91)

\* (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  
 F (02) 6801 4259  
 ABN 53 539 070 928

Print Date: 31/05/2018

Print Time: 2:29:04PM

**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/05/2018 - 31/05/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	28	7,720,511	20	7,154,311	8	566,200	19	
Dwelling- Transportable/Relocatable	2	120,000	2	120,000			2	
Dwelling - Secondary/Dual Occ Dwelling	2	225,000	2	225,000			1	
Dwelling - Dual Occupancy, one storey	1	606,000	1	606,000			2	
Garage/Carport/Roofed Outbuildings	21	392,244	20	392,244	1			
Fences/Unroofed Structures	3	38,400	3	38,400				
Swimming Pool	7	181,616	7	181,616				
Hostels, Boarding House	1	0			1			
Warehouse/storage	1	40,000	1	40,000				
Child Care - Centre Based	2	2,800,000	2	2,800,000				
Change of Use - Commercial	1	4,000	1	4,000				
Subdivision - Residential	3	0						7
Subdivision - Rural	2	10,000						
<b>Totals for Development Types</b>	<b>74</b>	<b>12,137,771</b>						

**Total Number of Applications for this period: 65**

\*\*\* 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: 31/05/2018

Print Time: 2:30:22PM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/05/2017 - 31/05/2017**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	26	6,754,890	22	6,375,190	4	379,700	22	
Dwelling - Secondary/Dual Occ Dwelling	1	88,000	1	88,000			1	
Dwelling - Dual Occupancy, one storey	1	350,000	1	350,000			2	
Medium Density Res - one/two storeys	2	1,145,000	2	1,145,000			10	
Garage/Carport/Roofed Outbuildings	28	743,753	26	697,253	2	46,500		1
Swimming Pool	6	194,146	6	194,146				
Office Building	1	19,500	1	19,500				
Retail Building	1	374,850			1	374,850		
Warehouse/storage	1	1,200,000	1	1,200,000				
Infrastructure - Transport, Utilities	4	3,140,000	4	3,140,000				
Signs/Advertising Structure	1	7,000	1	7,000				
Agricultural Development	1	105,000	1	105,000				
Subdivision - Residential	2	420,000	1	420,000				6
Subdivision - Industrial	1	0						3
Subdivision - Rural	2	0						3
Miscellaneous	2	30,000	2	30,000				
<b>Totals for Development Types</b>	<b>80</b>	<b>14,572,139</b>						

**Total Number of Applications for this period: 77**

\*\*\* 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: 31/05/2018**

**Print Time: 2:30:42PM**

**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2017 - 31/05/2018**

<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>
Dwelling - single	238	68,640,916	188	64,508,021	49	3,827,995	185	
Dwelling- Transportable/Relocatable	7	788,102	7	788,102			7	
Dwelling - Secondary/Dual Occ Dwelling	25	6,941,805	25	6,941,805			34	
Dwelling - Dual Occupancy, one storey	27	11,341,020	27	11,341,020			52	
Medium Density Res - one/two storeys	1	475,000	1	475,000			4	
Medium Density Res - Seniors Living SEPP	1	55,000			1	55,000		
Garage/Carport/Roofed Outbuildings	230	4,652,171	209	4,275,196	21	376,975	2	1
Fences/Unroofed Structures	11	249,984	11	249,984				
Swimming Pool	70	1,757,591	70	1,757,591				
Office Building	1	916,269	1	916,269				
Retail Building	28	11,989,302	4	4,180,000	24	7,809,302		
Hotels	2	7,750,000			2	7,750,000		
Hostels, Boarding House	1	0			1			
Motels	1	900,000	1	900,000				
Office & Retail Building	5	3,140,000			5	3,140,000		
Factory/Production Building	4	835,640	2	463,500	2	372,140		
Warehouse/storage	9	5,499,320	8	5,374,320	1	125,000		
Infrastructure - Transport, Utilities	6	1,080,300	6	1,080,300				
Educational Building	4	12,248,205	2	4,190,600	2	8,057,605		
Community/Public Building	1	0			1			
Signs/Advertising Structure	4	131,000	4	131,000				
Demolition	11	537,000	11	537,000				

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2017 - 31/05/2018**

<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>
Child Care - Centre Based	2	2,800,000	2	2,800,000				
Change of Use - Commercial	9	40,000	5	38,000	4	2,000		
Agricultural Development	2	0	2					
Tourism Development	4	10,815,000	3	10,815,000	1			
Subdivision - Residential	45	2,491,750	9	780,000				36
Subdivision - Commercial	1	20,000						
Subdivision - Industrial	1	0						
Subdivision - Rural	7	10,000	1					2
Subdivision - Other	2	440,000						13
Miscellaneous	23	23,197,009	21	23,175,009	2	22,000		
<b>Totals for Development Types</b>	<b>783</b>	<b>179,742,384</b>						

**Total Number of Applications for this period: 726**

\*\*\* 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: 31/05/2018**

**Print Time: 2:31:15PM**

**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2016 - 31/05/2017**

<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>
Dwelling - single	252	70,734,340	203	65,460,990	49	5,273,350	204	10
Dwelling- Transportable/Relocatable	3	536,315	3	536,315			3	
Dwelling - Secondary/Dual Occ Dwelling	16	3,478,900	16	3,478,900			21	
Dwelling - Dual Occupancy, one storey	34	11,014,342	32	11,014,342			62	3
Medium Density Res - one/two storeys	6	15,420,000	6	15,420,000			98	
Medium Density Res - Seniors Living SEPP	1	12,825,721	1	12,825,721				
Garage/Carport/Roofed Outbuildings	252	4,905,703	236	4,567,388	16	338,315		4
Fences/Unroofed Structures	8	91,100	7	71,100	1	20,000		
Swimming Pool	70	1,769,690	68	1,720,990	2	48,700		2
Nursing Home/Dementia Care	1	150,000			1	150,000		
Office Building	5	565,780	1	19,500	4	546,280		
Retail Building	24	6,312,908	1	3,000	23	6,309,908		1
Hostels, Boarding House	1	3,150,000	1	3,150,000				
Motels	2	1,575,000	1	1,575,000	1			
Bed & Breakfast, Farmstay	1	0			1			
Office & Retail Building	1	30,000			1	30,000		
Retail & Residential Building	4	740,000			2	740,000		
Factory/Production Building	3	3,230,000	2	3,130,000	1	100,000		
Warehouse/storage	15	12,169,500	12	11,439,500	3	730,000	1	
Carpark	2	550,000	2	550,000				
Infrastructure - Transport, Utilities	9	3,573,620	8	3,473,620	1	100,000		
Health Care Facility - Hospital	1	50,000			1	50,000		

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2016 - 31/05/2017**

<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>
Health Care Facility - Other	1	68,000			1	68,000		
Educational Building	5	129,380	2	15,000	3	114,380		
Entertainment/Recreational Building	3	1,000,001	2	800,001	1	200,000		
Community/Public Building	1	1,900,000	1	1,900,000				
Signs/Advertising Structure	6	150,485	5	130,485	1	20,000		2
Demolition	12	232,264	10	222,264	2	10,000		
Home Industry	4	4,500	2	4,500	2			
Child Care - Centre Based	1	1,530,000	1	1,530,000				
Change of Use - Commercial	10	320,000	5	75,000	5	245,000		
Change of Use - Industrial	1	7,000	1	7,000				
Agricultural Development	2	155,000	2	155,000				2
Tourism Development	2	4,262,000	1	4,250,000	1	12,000		
Subdivision - Residential	39	3,809,000	4	945,000				24
Subdivision - Commercial	3	0	1					6
Subdivision - Industrial	6	12,000	1		1			5
Subdivision - Rural	10	2,565,000	1					2
Subdivision - Other	3	10,000	1					2
Miscellaneous	14	8,993,378	13	8,933,378	1	60,000		
<b>Totals for Development Types</b>	<b>834</b>	<b>178,020,927</b>						

**Total Number of Applications for this period: 783**

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

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