



# AGENDA

## INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE

### 10 MARCH 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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<b>IPEC22/7</b>	<b>LEAVE OF ABSENCE (ID22/395)</b>	
<b>IPEC22/8</b>	<b>CONFLICTS OF INTEREST (ID22/398)</b>	
<b>IPEC22/9</b>	<b>WELLINGTON BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT (ID22/437)</b> The Committee will be addressed by Mr J North of AMPYR Australia Pty. Ltd regarding this item.	
<b>IPEC22/10</b>	<b>THE DUBBO PROJECT UPDATE (ID22/439)</b> The Committee will be addressed by Mr M Sutherland of ASM regarding this item.	
<b>IPEC22/11</b>	<b>BUILDING SUMMARY - FEBRUARY 2022 (ID22/277)</b> The Committee had before it the report dated 28 February 2022 from the Director Development and Environment regarding Building Summary - February 2022.	2



DUBBO REGIONAL  
COUNCIL

## REPORT: Building Summary - February 2022

**DIVISION:** Development and Environment

**REPORT DATE:** 28 February 2022

**TRIM REFERENCE:** ID22/277

### 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
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 28 February 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 February 2022 were as follows:

##### February

Single dwellings	17
Other residential development	8
(No. of units)	15

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

Date	1 February 2022 – 28 February 2022	1 February 2021 - 28 February 2021
No of applications	50	84
Value	\$12,052,969	\$21,881,101
Date	1 July 2021 – 28 February 2022	1 July 2020 – 28 February 2021
No of applications	521	626
Value	\$201,193,427	\$133,838,004

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 - February 2022
- 2 [↓](#) Approved Applications - 1 February 2022 to 28 February 2022
- 3 [↓](#) Approved Applications - 1 February 2021 to 28 February 2021
- 4 [↓](#) Approved Applications - 1 July 2021 to 28 February 2022
- 5 [↓](#) Approved Applications - 1 July 2020 to 28 February 2021

## 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)	8 (40)
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)	- (-)	23 (68)
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	13	16	39	5	17					148
	Other Residential Developments	8	6	2	4	5	7	7	8					47
	(No of units)	(12)	(28)	(3)	(6)	(13)	(11)	(9)	(15)					(97)

\* 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



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Print Date: 28/02/2022

Print Time: 3:11:19PM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/02/2022 - 28/02/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Alterations and additions to residential	4	745,600			4	745,600		
Attached dwelling	1	75,000			1	75,000		
Balconies, decks patios terraces or ve	2	38,580	2	38,580				
Demolition	1	0	1					
Dual occupancy	6	2,712,310	6	2,712,310			12	2
Dwelling	17	6,311,360	17	6,311,360			17	
Garages carports and car parking spaces	2	41,420	2	41,420			1	
Group homes	1	1,300,000	1	1,300,000			1	
Pools / decks / fencing	8	337,925	8	337,925				
Secondary dwelling	1	100,000	1	100,000			1	
Shed	7	85,800	7	85,800				
Signage	2	35,476	2	35,476				
Subdivision of land	4	0	2					2
Business Premises	1	250,000	1	250,000				
Change of Use	1	0	1					
Carport or garage	1	19,498	1	19,498				
<b>Totals for Development Types</b>	<b>59</b>	<b>12,052,969</b>						

**Total Number of Applications for this period: 50**

\*\*\* 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 1/02/2021 - 28/02/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	34	10,189,506	29	9,261,811	5	927,695	28	
Dwelling - Secondary/Dual Occ Dwelling	3	1,253,431	3	1,253,431			4	
Dwelling - Dual Occupancy, one storey	3	1,370,000	3	1,370,000			6	
Garage/Carport/Roofed Outbuildings	16	791,868	16	791,868				
Swimming Pool	15	385,915	15	385,915				
Office Building	1	540,000			1	540,000		
Retail Building	2	233,731			2	233,731		
Warehouse/storage	2	1,357,000	1	1,300,000	1	57,000		
Infrastructure - Transport, Utilities	1	3,000,000	1	3,000,000				
Demolition	1	0			1			
Change of Use - Commercial	2	120,000			2	120,000		
Agricultural Development	1	0	1					
Subdivision - Residential	6	20,000						13
Miscellaneous	2	1,841,000	2	1,841,000				
Alterations and additions to commercial	1	172,000			1	172,000		
Dwelling	2	606,650	2	606,650			2	
<b>Totals for Development Types</b>	<b>92</b>	<b>21,881,101</b>						

**Total Number of Applications for this period: 84**

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

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**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 28/02/2022**

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	1	3,600,000	1	3,600,000				
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 - 28/02/2022**

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	13	3,761,023			13	3,761,023		
Alterations and additions to industrial	1	2,400,000			1	2,400,000		
Alterations and additions to residential	29	3,869,534			29	3,869,534		
Attached dwelling	1	75,000			1	75,000		
Balconies, decks patios terraces or ve	21	372,468	21	372,468				
Boarding house	1	574,681	1	574,681			1	
Demolition	15	366,000	15	366,000				
Dual occupancy	18	9,311,091	18	9,311,091			33	8
Dwelling	144	52,300,625	144	52,300,625			144	
Earthworks / change in levels	1	50,000	1	50,000				
Educational establishment	2	30,000	1	30,000	1			
Farm buildings	1	45,000	1	45,000				
Garages carports and car parking spaces	18	341,224	18	341,224			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	14	10,986,500	13	10,886,500	1	100,000		
Multi-dwelling housing	2	2,080,000	2	2,080,000			11	
Other	9	8,689,398	9	8,689,398				
Pools / decks / fencing	68	2,503,320	68	2,503,320			1	
Recreational uses	1	700,000	1	700,000				
Restaurant or cafe	1	109,000			1	109,000		
Retaining walls, protection of trees"	1	0	1					
Secondary dwelling	16	2,419,665	16	2,419,665			16	
Shed	59	1,513,071	59	1,513,071			1	
Signage	12	635,705	12	635,705				
Subdivision of land	21	527,000	14	450,000				29

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 28/02/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Take-away food and drink premises	3	429,700			3	429,700		
Telecommunications and communication fac	1	300,000	1	300,000				
Business Premises	1	250,000	1	250,000				
Retail Premises	5	399,500	3	175,500	2	224,000		
Change of Use	8	303,000	6	48,000	2	255,000		
Artisanal Food and Drink	1	22,500	1	22,500				
Carport or garage	3	42,571	3	42,571				
<b>Totals for Development Types</b>	<b>583</b>	<b>201,193,427</b>						

**Total Number of Applications for this period: 521**

\*\*\* 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 1/07/2020 - 28/02/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	253	76,108,036	197	67,267,102	56	8,840,934	197	1
Dwelling- Transportable/Relocatable	3	601,777	3	601,777			3	
Dwelling - Secondary/Dual Occ Dwelling	33	9,951,795	33	9,951,795			54	
Dwelling - Dual Occupancy, one storey	12	4,881,200	12	4,881,200			22	
Dwelling - Dual Occupancy, >one storey	1	570,000	1	570,000			3	
Medium Density Res - one/two storeys	2	2,000,000	2	2,000,000			7	
Medium Density Res - Seniors Living SEPP	1	2,400,000	1	2,400,000			10	
Garage/Carport/Roofed Outbuildings	163	4,178,375	159	4,105,294	4	73,081		
Fences/Unroofed Structures	4	58,750	3	39,500	1	19,250		
Swimming Pool	76	2,028,037	76	2,028,037				
Office Building	8	1,616,773			8	1,616,773		
Retail Building	10	5,109,056	1	4,000,000	9	1,109,056		
Hotels	1	460,000			1	460,000		
Office & Retail Building	4	1,419,500	2	1,360,000	2	59,500		
Factory/Production Building	6	2,946,247	2	494,000	4	2,452,247		
Warehouse/storage	7	3,227,000	6	3,170,000	1	57,000		
Infrastructure - Transport, Utilities	3	3,280,000	3	3,280,000				
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	11	370,015	8	309,815	3	60,200		
Demolition	6	58,000	1	2,000	5	56,000		

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**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 28/02/2021**

<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>
Change of Use - Commercial	9	330,000	3	70,000	6	260,000		
Change of Use - Industrial	2	0			2			
Agricultural Development	2	300,000	2	300,000				
Parks/Reserves	1	72,000	1	72,000				
Subdivision - Residential	25	3,201,000	1					2
Subdivision - Commercial	1	27,000						2
Subdivision - Industrial	3	828,000						8
Subdivision - Rural	3	10,000						4
Miscellaneous	7	3,760,000	5	3,716,000	2	44,000		
Alterations and additions to commercial	2	189,293			2	189,293		
Dwelling	3	851,650	3	851,650			3	
<b>Totals for Development Types</b>	<b>666</b>	<b>133,838,004</b>						

**Total Number of Applications for this period: 626**

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

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