



# AGENDA DEVELOPMENT AND ENVIRONMENT COMMITTEE 14 APRIL 2020

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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<b>DEC20/8</b>	
<b>REPORT OF THE DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 9 MARCH 2020 (ID20/200)</b>	<b>2</b>
The Committee had before it the report of the Development and Environment Committee meeting held 9 March 2020.	
<b>DEC20/9</b>	
<b>BUILDING SUMMARY - MARCH 2020 (ID20/213)</b>	<b>6</b>
The Committee had before it the report dated 30 March 2020 from the Director Development and Environment regarding Building Summary - March 2020.	



DUBBO REGIONAL  
COUNCIL

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## Report of the Development and Environment Committee - meeting 9 March 2020

**AUTHOR:** Manager Governance Operations  
**REPORT DATE:** 12 March 2020

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The Committee had before it the report of the Development and Environment Committee meeting held 9 March 2020.

### RECOMMENDATION

**That the report of the Development and Environment Committee meeting held on 9 March 2020, be noted.**



**REPORT  
DEVELOPMENT AND ENVIRONMENT  
COMMITTEE  
9 MARCH 2020**

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**PRESENT:** Councillors J Diffey, D Gumley, A Jones, S Lawrence, G Mohr, and J Ryan.

**ALSO IN ATTENDANCE:**

The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Manager Governance Operations, the Community Support Officer, the Communications Partner, the Director Organisational Performance, the Director Culture and Economy, the Director Infrastructure, the Director Development and Environment, the Director Liveability, the Manager Community Services and the Sister City Officer.

Councillor G Mohr assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.31pm.

**DEC20/4      REPORT OF THE DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING  
10 FEBRUARY 2020 (ID20/145)**

The Committee had before it the report of the Development and Environment Committee meeting held 10 February 2020.

Moved by Councillor J Diffey and seconded by Councillor D Gumley

**MOTION**

**That the report of the Development and Environment Committee meeting held on 10 February 2020, be noted.**

**CARRIED**

**DEC20/5 BUILDING SUMMARY - FEBRUARY 2020 (ID20/114)**

The Committee had before it the report dated 2 March 2020 from the Director Development and Environment regarding Building Summary - February 2020.

Moved by Councillor A Jones and seconded by Councillor S Lawrence

**MOTION**

**That the report from the Director Development and Environment dated 2 March 2020 be noted.**

**CARRIED**

**DEC20/6 PLANNING PROPOSAL - R16-3 - AMENDMENT TO DUBBO LEP 2011 AT LOT 8 DP 1063425, 4L CAMP ROAD, DUBBO - RESULTS OF PUBLIC EXHIBITION (ID20/12)**

The Committee had before it the report dated 21 February 2020 from the Manager Growth Planning regarding Planning Proposal - R16-3 - Amendment to Dubbo LEP 2011 at Lot 8 DP 1063425, 4L Camp Road, Dubbo - Results of Public Exhibition.

Moved by Councillor D Gumley and seconded by Councillor J Diffey

**MOTION**

1. That the Planning Proposal be modified to include the following additional light mitigation controls:
  - (a) No more than 940 lumens to be emitted from each light fitting (equivalent to 75 watts maximum for an incandescent light bulb or 10 watts for an LED light bulb); and
  - (b) Outdoor lights are to be shielded and directed downwards to prevent any upward or horizontal light.
2. That given the minor nature of the amendment to the Planning Proposal, that a further round of public consultation not be required as the proposed amendment is of a minor nature.
3. That the Modified Planning Proposal provided as Appendix 1, be adopted.
4. 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.
5. That those who made a submission be advised of Council's determination in this matter.
6. 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.

*Councillor J Ryan declared a pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor J Ryan owns land on Camp Road.*

At this juncture due to a loss of a quorum to consider this item, it was necessary to defer determination of the matter to the March 2020 Ordinary Meeting of Council. The circumstances relating to the absence of a quorum arose due to Councillors V Etheridge, D Grant, K Parker and B Shields having been granted a leave of absence with Councillor J Ryan having declared a pecuniary interest in the matter and having left the room for its consideration. Councillors Diffey, Gumley, Jones, Lawrence and Mohr remained in the meeting which did not meet minimum requirements for a quorum.

**DEC20/7 LEAVE OF ABSENCE**

Requests for leave of absence were received from Councillors V Etheridge, D Grant, K Parker and B Shields who are absent on due to personal reasons.

Moved by Councillor A Jones and seconded by Councillor D Gumley

**MOTION**

**That such requests for leave of absence be accepted and Councillors V Etheridge, D Grant, K Parker and B Shields be granted leave of absence from this meeting.**

**CARRIED**

The meeting closed at 5:40 pm.

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CHAIRMAN



DUBBO REGIONAL  
COUNCIL

## REPORT: Building Summary - March 2020

**AUTHOR:** Director Development and  
Environment  
**REPORT DATE:** 30 March 2020  
**TRIM REFERENCE:** ID20/213

### 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 (LGA) 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 information contained within the report from the Director Development and Environment dated 30 March 2020, 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 March 2020 were as follows:

#### March

Dwellings	10
Other residential development	2
(No. of units)	2

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 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 March 2020 and a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 March 2020 – 31 March 2020</u>	<u>1 July 2019 – 31 March 2020</u>
No. of applications	45	538
Value	\$15,391,351	\$125,920,214
	<u>1 March 2019 – 31 March 2019</u>	<u>1 July 2018 – 31 March 2019</u>
No. of applications	56	573
Value	\$8,201,408	\$195,903,013

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 - March 2020
- [2](#) Approved Applications - 1 March 2020 - 31 March 2020
- [3](#) Approved Applications - 1 March 2019 - 31 March 2019
- [4](#) Approved Applications - 1 July 2019 - 31 March 2020
- [5](#) Approved Applications - 1 July 2018 - 31 March 2019



## 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	8	18	27	14	4	5	10				113
Multi unit housing	4	4	3	4	11	6	1	4	2				39
(No of units)	(8)	(7)	(6)	(7)	(19)	(10)	(2)	(7)	(2)				(68)

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



Civic Administration Building  
 P.O. Box 81 Dubbo NSW 2830  
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 ABN 53 539 070 928

Print Date: 30/03/2020

Print Time: 8:43:58AM

**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/03/2020 - 31/03/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	12	3,397,839	10	3,120,997	2	276,842	10	
Dwelling - Secondary/Dual Occ Dwelling	2	84,000	2	84,000			2	
Garage/ Carport/Roofed Outbuildings	16	223,212	15	215,422	1	7,790		
Swimming Pool	4	76,300	4	76,300				
Retail Building	1	20,000			1	20,000		
Office & Retail Building	1	80,000			1	80,000		
Retail & Residential Building	1	7,800,000	1	7,800,000				
Warehouse/storage	1	130,000			1	130,000		
Infrastructure - Transport, Utilities	2	145,000	1	140,000	1	5,000		
Educational Building	1	2,800,000			1	2,800,000		
Place of Worship	1	430,000			1	430,000		
Signs/Advertising Structure	1	5,000	1	5,000				
Demolition	1	0	1					
Agricultural Development	1	200,000	1	200,000				
Subdivision - Residential	1	0						2
Subdivision - Commercial	1	0						
<b>Totals for Development Types</b>	<b>47</b>	<b>15,391,351</b>						

**Total Number of Applications for this period: 45**

\*\*\* 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: 30/03/2020

Print Time: 8:48:30AM

**Approved Development & Complying Development Applications  
 by Dubbo Regional Council and Private Certifiers-Period 1/03/2019 - 31/03/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	15	3,039,239	10	2,900,439	5	138,800	10	
Dwelling - Secondary/Dual Occ Dwelling	2	883,000	2	883,000			4	
Dwelling - Dual Occupancy, one storey	3	1,981,440	3	1,981,440			6	
Medium Density Res - one/two storeys	1	960,000	1	960,000			4	
Garage/Carport/Roofed Outbuildings	21	332,729	20	324,049	1	8,680		
Fences/Unroofed Structures	1	6,000	1	6,000				
Swimming Pool	6	153,000	6	153,000				
Office Building	2	314,000	1	14,000	1	300,000		
Retail Building	1	50,000			1	50,000		
Office & Retail Building	1	80,000			1	80,000		
Infrastructure - Transport, Utilities	2	321,000	2	321,000				
Home Business	1	1,000			1	1,000		
Subdivision - Commercial	1	80,000						
Miscellaneous	1	0	1					
<b>Totals for Development Types</b>	<b>58</b>	<b>8,201,408</b>						

**Total Number of Applications for this period: 56**

\*\*\* 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: 30/03/2020

Print Time: 8:45:00AM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 31/03/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	161	47,403,998	133	44,595,824	28	2,808,174	133	
Dwelling- Transportable/Relocatable	1	269,100	1	269,100			1	
Dwelling - Secondary/Dual Occ Dwelling	34	8,196,169	34	8,196,169			56	
Dwelling - Dual Occupancy, one storey	16	6,665,000	16	6,665,000			30	
Dwelling - Dual Occupancy, >one storey	1	795,625	1	795,625			2	
Garage/Carport/Roofed Outbuildings	152	2,399,175	135	2,054,371	17	344,804		1
Fences/Unroofed Structures	7	157,500	7	157,500				
Swimming Pool	58	1,669,695	58	1,669,695				
Office Building	9	1,502,000	3	1,110,000	6	392,000		
Retail Building	13	3,944,010	2	1,900,000	11	2,044,010		
Hotels	2	95,000			2	95,000		
Hostels, Boarding House	1	10,000			1	10,000		
Office & Retail Building	1	80,000			1	80,000		
Retail & Residential Building	1	7,800,000	1	7,800,000				
Factory/Production Building	4	2,050,000	3	1,570,000	1	480,000		
Warehouse/storage	6	2,192,000	5	2,062,000	1	130,000		
Infrastructure - Transport, Utilities	9	666,983	5	478,970	4	188,013		
Health Care Facility - Other	1	15,000	1	15,000				
Educational Building	4	7,374,000	1	4,500,000	3	2,874,000		
Place of Worship	1	430,000			1	430,000		
Entertainment/Recreational Building	2	119,632	1		1	119,632		
Community/Public Building	5	1,050,000	2	700,000	3	350,000		

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2019 - 31/03/2020**

<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>
Signs/Advertising Structure	7	214,300	6	191,500	1	22,800		
Demolition	7	106,109	3		4	106,109		
Home Business	2	0			2			
Change of Use - Commercial	15	340,120	7	23,800	8	316,320		1
Agricultural Development	1	200,000	1	200,000				
Tourism Development	2	3,455,000	1	2,800,000	1	655,000		
Subdivision - Residential	19	23,254,000	4	12,684,000				18
Subdivision - Commercial	4	2,055,898						2
Subdivision - Industrial	4	13,600						4
Subdivision - Rural	3	0	1					3
Subdivision - Other	2	9,000						
Miscellaneous	9	1,387,300	7	1,370,300	2	17,000		
<b>Totals for Development Types</b>	<b>564</b>	<b>125,920,214</b>						

**Total Number of Applications for this period: 538**

\*\*\* 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: 30/03/2020

Print Time: 8:46:09AM

**Approved Development & Complying Development Applications**  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/03/2019

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	175	53,152,433	140	49,283,214	35	3,869,219	140	
Dwelling- Transportable/Relocatable	3	649,333	3	649,333			3	
Dwelling - Secondary/Dual Occ Dwelling	14	5,081,409	14	5,081,409			22	
Dwelling - Dual Occupancy, one storey	14	6,684,440	14	6,684,440			27	
Medium Density Res - one/two storeys	2	1,435,000	2	1,435,000			8	
Garage/Carport/Roofed Outbuildings	159	2,693,468	148	2,464,214	11	229,254	1	
Fences/Unroofed Structures	13	343,620	13	343,620				
Swimming Pool	80	2,123,668	79	2,093,763	1	29,905		
Office Building	6	1,845,385	1	14,000	5	1,831,385		
Retail Building	18	27,998,900	5	26,383,400	13	1,615,500		
Hotels	2	960,000			2	960,000		
Office & Retail Building	1	80,000			1	80,000		
Retail & Residential Building	1	34,987,150	1	34,987,150			27	
Factory/Production Building	2	1,114,037	2	1,114,037				
Warehouse/storage	13	6,589,671	8	5,924,500	5	665,171	1	
Infrastructure - Transport, Utilities	13	1,709,896	9	1,546,350	4	163,546		
Health Care Facility - Hospital	1	74,700			1	74,700		
Health Care Facility - Other	2	450,000	2	450,000				
Educational Building	4	2,014,592			4	2,014,592		
Entertainment/Recreational Building	2	193,000			2	193,000		
Community/Public Building	2	1,840,000	2	1,840,000				
Signs/Advertising Structure	8	201,050	5	99,050	3	102,000		

**Approved Development & Complying Development Applications**  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/03/2019

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Demolition	6	154,000	4	114,000	2	40,000		
Home Business	2	6,000	1	5,000	1	1,000		
Child Care - Centre Based	1	1,000,000	1	1,000,000			1	
Change of Use - Commercial	4	382,500	1	7,000	3	375,500		
Change of Use - Industrial	2	15,000	2	15,000				
Agricultural Development	2	200,000	2	200,000				
Tourism Development	4	11,732,261	3	11,732,261	1			
Parks/Reserves	1	90,000	1	90,000				
Subdivision - Residential	19	6,484,500	4	3,044,500				150
Subdivision - Commercial	3	330,000						6
Subdivision - Rural	5	6,000	1		1			2
Miscellaneous	13	23,281,000	13	23,281,000				
<b>Totals for Development Types</b>	<b>597</b>	<b>195,903,013</b>						

**Total Number of Applications for this period: 573**

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

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