



AGENDA DEVELOPMENT AND ENVIRONMENT COMMITTEE 14 SEPTEMBER 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.

DEC20/26	BUILDING SUMMARY - SEPTEMBER 2020 (ID20/1086)	2
	The Committee had before it the report dated 31 August 2020 from the Director Development and Environment regarding Building Summary - September 2020.	



DUBBO REGIONAL
COUNCIL

REPORT: Building Summary - September 2020

AUTHOR: Director Development and
Environment
REPORT DATE: 31 August 2020
TRIM REFERENCE: ID20/1086

EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and other residential development approved in the Dubbo Regional Council Local Government Area (LGA) together with statistics for total approved Development Applications for the information of Council.

Appendix 1 relates specifically to residential approval figures, and includes both historical and current financial year data relating to the Dubbo LGA. **Appendices 2 to 5** include both the current and retrospective figures for all development types approved within the Dubbo LGA for the financial years stated.

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 of the Director Development and Environment dated 31 August 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 August 2020 were as follows:

August

Single dwellings	17
Other residential development	2
(No. of units)	4

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

	<u>1 August 2020 – 31 August 2020</u>	<u>1 August 2019 to 31 August 2019</u>
No. of applications	67	61
Value	\$11,943,297	\$8,824,214
	<u>1 July 2020 – 31 August 2020</u>	<u>1 July 2019 – 31 August 2019</u>
No. of applications	132	116
Value	\$22,607,592	\$28,815,961

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.
- Floor plans for residential dwellings.
- Documentation associated with privately certified applications.
- 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 2020
- [2](#) Approved Applications - 1 August 2020 to 31 August 2020
- [3](#) Approved Applications - 1 August 2019 to 31 August 2019
- [4](#) Approved Applications - 1 July 2020 to 31 August 2020
- [5](#) Approved Applications - 1 July 2019 to 31 August 2019

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)
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)	- (-)	- (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											24
	Other Residential Developments	5	2											7
	(No of units)	(7)	(4)											(11)

* 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
 P.O. Box 81 Dubbo NSW 2830
 T (02) 6801 4000
 F (02) 6801 4259
 ABN 53 539 070 928

Print Date: 31/08/2020

Print Time: 10:22:13AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/08/2020 - 31/08/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	20	6,058,984	17	5,758,877	3	300,107	17	
Dwelling - Secondary/Dual Occ Dwelling	2	900,000	2	900,000			4	
Garage/Carport/Roofed Outbuildings	31	886,598	30	877,598	1	9,000		
Fences/Unroofed Structures	2	21,750	1	2,500	1	19,250		
Swimming Pool	6	197,900	6	197,900				
Retail Building	2	334,325			2	334,325		
Factory/Production Building	2	592,500	1	367,500	1	225,000		
Warehouse/storage	1	910,000	1	910,000				
Educational Building	1	1,900,000	1	1,900,000				
Community/Public Building	1	80,000			1	80,000		
Signs/Advertising Structure	1	18,240	1	18,240				
Subdivision - Residential	1	15,000						2
Subdivision - Industrial	2	28,000						5
Totals for Development Types	72	11,943,297						

Total Number of Applications for this period: 67

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

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Print Date: 31/08/2020

Print Time: 10:26:20AM

**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	22	5,435,658	13	4,548,211	9	887,447	13	
Dwelling- Transportable/Relocatable	1	269,100	1	269,100			1	
Dwelling - Secondary/Dual Occ Dwelling	3	556,104	3	556,104			4	
Dwelling - Dual Occupancy, one storey	2	820,000	2	820,000			4	
Garage/Carport/Roofed Outbuildings	14	250,879	12	243,237	2	7,642		
Fences/Unroofed Structures	1	5,000	1	5,000				
Swimming Pool	7	180,650	7	180,650				
Office Building	3	387,000	1	70,000	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	3	810,000	1	800,000				8
Subdivision - Rural	1	0						2
Miscellaneous	1	4,000	1	4,000				
Totals for Development Types	64	8,824,214						

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

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



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Print Date: 31/08/2020

Print Time: 10:28:33AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 31/08/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	38	11,166,236	31	10,395,129	7	771,107	31	1
Dwelling- Transportable/Relocatable	1	129,370	1	129,370			1	
Dwelling - Secondary/Dual Occ Dwelling	6	1,925,000	6	1,925,000			10	
Dwelling - Dual Occupancy, one storey	1	305,000	1	305,000			1	
Garage/Carport/Roofed Outbuildings	56	1,393,881	55	1,384,881	1	9,000		
Fences/Unroofed Structures	3	33,750	2	14,500	1	19,250		
Swimming Pool	13	405,790	13	405,790				
Office Building	3	695,000			3	695,000		
Retail Building	3	394,325			3	394,325		
Office & Retail Building	1	10,000	1	10,000				
Factory/Production Building	3	2,592,500	1	367,500	2	2,225,000		
Warehouse/storage	1	910,000	1	910,000				
Infrastructure - Transport, Utilities	2	280,000	2	280,000				
Educational Building	2	1,924,500	1	1,900,000	1	24,500		
Community/Public Building	1	80,000			1	80,000		
Signs/Advertising Structure	2	19,240	2	19,240				
Agricultural Development	1	300,000	1	300,000				
Subdivision - Residential	1	15,000						2
Subdivision - Industrial	2	28,000						5

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 31/08/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Totals for Development Types	140	22,607,592						

Total Number of Applications for this period: 132

*** 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: 31/08/2020

Print Time: 10:29:59AM

**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	43	12,201,477	31	10,824,030	12	1,377,447	31	
Dwelling- Transportable/Relocatable	1	269,100	1	269,100			1	
Dwelling - Secondary/Dual Occ Dwelling	3	556,104	3	556,104			4	
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	25	411,950	22	398,208	3	13,742		
Fences/Unroofed Structures	2	20,000	2	20,000				
Swimming Pool	12	319,300	12	319,300				
Office Building	5	412,000	1	70,000	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	7	10,120,000	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	122	28,815,961						

Total Number of Applications for this period: 116

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

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