



AGENDA PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE 12 NOVEMBER 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.

	Page
PDEC18/44 REPORT OF THE PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 8 OCTOBER 2018. (ID18/1662)	2
The Committee had before it the report of the Planning, Development and Environment Committee meeting held 8 October 2018.	
PDEC18/45 BUILDING SUMMARY - OCTOBER 2018 (ID18/1609)	5
The Committee had before it the report dated 29 October 2018 from the Director Planning and Environment regarding Building Summary - October 2018.	



Report of the Planning, Development and Environment Committee - meeting 8 October 2018.

AUTHOR: Governance Team Leader
REPORT DATE: 6 November 2018

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 8 October 2018.

RECOMMENDATION

That the report of the Planning, Development and Environment Committee meeting held on 8 October 2018, be noted.



**REPORT
PLANNING, DEVELOPMENT AND
ENVIRONMENT COMMITTEE
8 OCTOBER 2018**

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager Governance and Internal Control (S Wade), the Administrative Officer Governance, the Community Support Officer, the Director Corporate Services, the Director Economic Development and Business (J Angus), the Communications Coordinator, the Director Infrastructure and Operations, the Director Planning and Environment (S Jennings), and the Director Community and Recreation.

Councillor S Lawrence assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.30pm.

**PDEC18/41 REPORT OF THE PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE
- MEETING 10 SEPTEMBER 2018 (ID18/1500)**

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 10 September 2018.

Moved by Councillor D Gumley and seconded by Councillor K Parker

MOTION

That the report of the Planning, Development and Environment Committee meeting held on 10 September 2018, be noted.

CARRIED

PDEC18/42 BUILDING SUMMARY - SEPTEMBER 2018 (ID18/1476)

The Committee had before it the report dated 27 September 2018 from the Director Planning and Environment regarding Building Summary - September 2018.

Moved by Councillor J Diffey and seconded by Councillor D Grant

MOTION

That the information contained in this report of the Director Planning and Environment dated 30 September 2018 be noted.

CARRIED

PDEC18/43 RENAMING PART OF JENNINGS STREET, GEURIE (ID18/1481)

The Committee had before it the report dated 26 September 2018 from the LIS and E-Services Coordinator regarding Renaming part of Jennings Street, Geurie.

Moved by Councillor B Shields and seconded by Councillor V Etheridge

MOTION

- 1. That Council rename part of Jennings Street, Geurie in relation to development application D12/2015 - Fuzzy Box Road.**
- 2. That the approved name be advertised and government authorities notified in accordance with Section 162 of the Roads Act 1993 and the Roads Regulation 2008.**
- 3. That Mr Sarantzouklis be advised accordingly once approval under the Roads Regulation 2008 has been given and the road name gazetted.**

CARRIED

The meeting closed at 5.34pm.

.....
CHAIRMAN



REPORT: Building Summary - October 2018

AUTHOR: Director Planning and Environment
REPORT DATE: 29 October 2018
TRIM REFERENCE: ID18/1609

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>

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 October 2018 be noted.

Stephen Wallace
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 October 2018 were as follows:

Dwellings	7
Other residential development	0
(No. of units)	0

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

	<u>1 October 2018 – 31 October 2018</u>	<u>1 July 2018 – 31 October 2018</u>
No. of applications	61	263
Value	\$5,367,150	\$84,917,001
	<u>1 October 2017 – 31 October 2017</u>	<u>1 July 2017 – 31 October 2017</u>
No. of applications	58	276
Value	\$6,698,551	\$67,709,544

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

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									61
Multi unit housing	3	4	3	-									10
(No of units)	(4)	(7)	(5)	(-)									(16)

* (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: 29/10/2018

Print Time: 8:19:04AM

Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/10/2018 - 31/10/2018

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	12	2,739,212	7	1,976,472	5	762,740	6	
Garage/Carport/Roofed Outbuildings	23	298,650	23	298,650				
Fences/Unroofed Structures	1	150,000	1	150,000				
Swimming Pool	11	273,561	11	273,561				
Office Building	1	1,061,385			1	1,061,385		
Retail Building	2	206,000	1	150,000	1	56,000		
Health Care Facility - Hospital	1	74,700			1	74,700		
Educational Building	1	186,592			1	186,592		
Signs/Advertising Structure	2	43,050	2	43,050				
Demolition	2	90,000	1	70,000	1	20,000		
Agricultural Development	2	200,000	2	200,000				
Subdivision - Residential	2	0	1					2
Miscellaneous	1	44,000	1	44,000				
Totals for Development Types	61	5,367,150						

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 -----



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: 29/10/2018

Print Time: 8:24:31AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/10/2017 - 31/10/2017**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	13	3,519,820	11	3,482,770	2	37,050	11	
Dwelling- Transportable/Relocatable	1	50,000	1	50,000			1	
Dwelling - Dual Occupancy, one storey	1	371,000	1	371,000			2	
Garage/Carport/Roofed Outbuildings	19	260,749	16	231,622	3	29,127		
Fences/Unroofed Structures	2	12,384	2	12,384				
Swimming Pool	10	268,911	10	268,911				
Retail Building	3	109,500			3	109,500		
Office & Retail Building	1	250,000			1	250,000		
Infrastructure - Transport, Utilities	1	165,000	1	165,000				
Educational Building	1	1,100,000			1	1,100,000		
Demolition	1	0	1					
Change of Use - Commercial	1	0			1			
Subdivision - Residential	5	498,750						27
Miscellaneous	2	92,437	2	92,437				
Totals for Development Types	61	6,698,551						

Total Number of Applications for this period: 58

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

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



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: 29/10/2018

Print Time: 8:26:42AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/10/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	91	27,650,637	73	25,587,368	18	2,063,269	72	
Dwelling- Transportable/Relocatable	1	136,333	1	136,333			1	
Dwelling - Secondary/Dual Occ Dwelling	6	1,761,113	6	1,761,113			9	
Dwelling - Dual Occupancy, one storey	6	2,409,000	6	2,409,000			11	
Garage/Carport/Roofed Outbuildings	67	1,030,992	66	1,025,992	1	5,000		
Fences/Unroofed Structures	7	264,620	7	264,620				
Swimming Pool	37	1,019,781	37	1,019,781				
Office Building	3	1,181,385			3	1,181,385		
Retail Building	5	4,048,500	2	3,776,000	3	272,500		
Hotels	1	900,000			1	900,000		
Factory/Production Building	2	1,114,037	2	1,114,037				
Warehouse/storage	7	4,300,500	5	3,970,500	2	330,000		
Infrastructure - Transport, Utilities	1	350,000	1	350,000				
Health Care Facility - Hospital	1	74,700			1	74,700		
Educational Building	2	936,592			2	936,592		
Community/Public Building	1	1,800,000	1	1,800,000				
Signs/Advertising Structure	4	54,050	3	49,050	1	5,000		
Demolition	2	90,000	1	70,000	1	20,000		
Change of Use - Commercial	1	7,000	1	7,000				
Change of Use - Industrial	1	0	1					
Agricultural Development	2	200,000	2	200,000				
Tourism Development	4	11,732,261	3	11,732,261	1			

Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/10/2018

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Subdivision - Residential	8	2,898,500	2	2,898,500				150
Subdivision - Commercial	2	250,000						6
Subdivision - Rural	2	0	1					2
Miscellaneous	6	20,707,000	6	20,707,000				
Totals for Development Types	270	84,917,001						

Total Number of Applications for this period: 263

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

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



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: 29/10/2018

Print Time: 8:25:43AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2017 - 31/10/2017**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	91	25,904,151	70	24,282,586	21	1,621,565	70	
Dwelling- Transportable/Relocatable	2	179,000	2	179,000			2	
Dwelling - Secondary/Dual Occ Dwelling	6	1,611,610	6	1,611,610			8	
Dwelling - Dual Occupancy, one storey	11	4,212,520	11	4,212,520			22	
Medium Density Res - Seniors Living SEPP	1	55,000			1	55,000		
Garage/Carport/Roofed Outbuildings	76	1,617,827	68	1,498,800	8	119,027	1	1
Fences/Unroofed Structures	6	55,984	6	55,984				
Swimming Pool	28	793,653	28	793,653				
Office Building	1	916,269	1	916,269				
Retail Building	14	5,004,500	2	2,850,000	12	2,154,500		
Motels	1	900,000	1	900,000				
Office & Retail Building	1	250,000			1	250,000		
Retail & Residential Building	1	8,600,000	1	8,600,000				
Factory/Production Building	1	13,500	1	13,500				
Warehouse/storage	5	3,540,320	4	3,415,320	1	125,000		
Infrastructure - Transport, Utilities	3	520,300	3	520,300				
Educational Building	3	5,290,600	2	4,190,600	1	1,100,000		
Signs/Advertising Structure	3	131,000	3	131,000				
Demolition	4	53,000	4	53,000				
Change of Use - Commercial	5	19,000	2	17,000	3	2,000		
Tourism Development	2	3,015,000	2	3,015,000				
Subdivision - Residential	17	535,750						50

Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2017 - 31/10/2017

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Subdivision - Industrial	1	0						
Subdivision - Rural	3	0	1					2
Miscellaneous	10	4,490,560	9	4,490,560	1			
Totals for Development Types	296	67,709,544						

Total Number of Applications for this period: 276

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

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