



AGENDA

INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE

13 MAY 2025

MEMBERSHIP: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

The meeting is scheduled to commence at 5:30 PM.

ACKNOWLEDGEMENT OF COUNTRY:

“I would like to acknowledge the Wiradjuri People who are the Traditional Custodians of the Land. I would also like to pay respect to the Elders past and present of the Wiradjuri Nation and extend that respect to other Aboriginal peoples from other nations who are present”.

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IPEC25/28 LEAVE OF ABSENCE (ID25/463)

IPEC25/29 CONFLICTS OF INTEREST (ID25/464)

In accordance with their Oath/Affirmation under the Act, and Council’s Code of Conduct, Councillors must disclose the nature of any pecuniary or non-pecuniary interest which may arise during the meeting, and manage such interests accordingly.

IPEC25/30 DEVELOPMENT ACTIVITY SUMMARY (ID25/768)

The Committee had before it the report dated 24 April 2025 from the Manager Building and Development Services regarding Development Activity Summary.

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CONFIDENTIAL

**IPEC25/31 JOHN GILBERT WATER TREATMENT PLANT, DUBBO -
PREPARATION OF CONCEPT STUDY FOR REPLACEMENT OF CLEAR
WATER TANKS - PROPOSED ENGAGEMENT (ID25/765)**

The Committee had before it the report dated 23 April 2025 from the Manager Strategy Water Supply and Sewerage regarding John Gilbert Water Treatment Plant, Dubbo - Preparation of Concept Study for Replacement of Clear Water Tanks - Proposed Engagement.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

**IPEC25/32 SAXA ROAD RECONSTRUCTION - TENDER RECOMMENDATION
(ID25/748)**

The Committee had before it the report dated 16 April 2025 from the Operations Coordinator East regarding Saxa Road Reconstruction - Tender Recommendation.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).



REPORT: Development Activity Summary

DIVISION: Development and Environment
REPORT DATE: 24 April 2025
TRIM REFERENCE: ID25/768

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none">• Provide review and update.	
Issue	<ul style="list-style-type: none">• The monthly report is presented to Council which shows development activity.• The report includes a statistical overview of the number and type of development approvals for the Dubbo Regional Local Government Area (LGA) on a monthly basis.• The 'total number of dwellings' approved in March was 17, including 10 single dwellings and 7 other dwellings.• The NSW Department of Planning, Housing and Infrastructure publishes 'League Table' data which includes Development Application processing times for all Councils. This report provides the latest monthly snapshot of Council's processing times for Development Applications.	
Reasoning	<ul style="list-style-type: none">• Provide data relating to approved Development Applications.• Provide specific statistics of the number of dwellings and other residential development approved.• Provide comparative data for corresponding period.	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 1 Housing

CSP Objective: 1.1 Housing meets the current and future needs of our community

Delivery Program Strategy: 1.1.1 A variety of housing types and densities are located close to appropriate services and facilities

Theme: 3 Economy

CSP Objective: 3.3 A strategic framework is in place to maximise the

	realisation of economic development opportunities for the region
Delivery Program Strategy:	3.3.1 Land is suitably zoned, sized and located to facilitate a variety of development and employment generating activities

RECOMMENDATION

That the report of the Manager Building and Development Services dated 24 April 2025 be noted.

Steven Jennings
Director Development and Environment

DQ
Manager Building and
Development Services

REPORT

1. Development Applications

Council is required to undertake the assessment and consideration of Development Applications and other associated approvals in accordance with the Environmental Planning and Assessment Act, 1979.

Council undertakes the assessment and consideration of Development Applications in accordance with Section 4.15 of the Environmental Planning and Assessment Act, 1979 and consults with community on Development Applications in accordance with Council's adopted Community Participation Plan.

The development approvals environment is regulated by the NSW State Government through a range of subsidiary acts and requirements in respect of, but not limited to:

- Traffic and transport;
- Heritage;
- Infrastructure;
- Environment;
- Biodiversity;
- Impacts on agriculture;
- Impacts on water resources including groundwater.

Council in the 2023/2024 financial year approved a total of 593 Development Applications.

2. Online Application Tracking

All Development Applications, Construction Certificates and Complying Development Certificates are tracked online and can be accessed at any time. A link to Council's Application Tracker is as follows: (<https://planning.dubbo.nsw.gov.au/Home/Disclaimer>).

Information available on Council's Application Tracker includes the following:

- All Development Applications, Construction Certificates and Complying Development Certificates submitted from 1 November 2015, including access to submitted plans and supporting documents as well as tracking details of the progress of an application;
- 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.
- Documentation associated with privately certified applications.
- Internal assessment reports.

3. Development Activity Building Summary

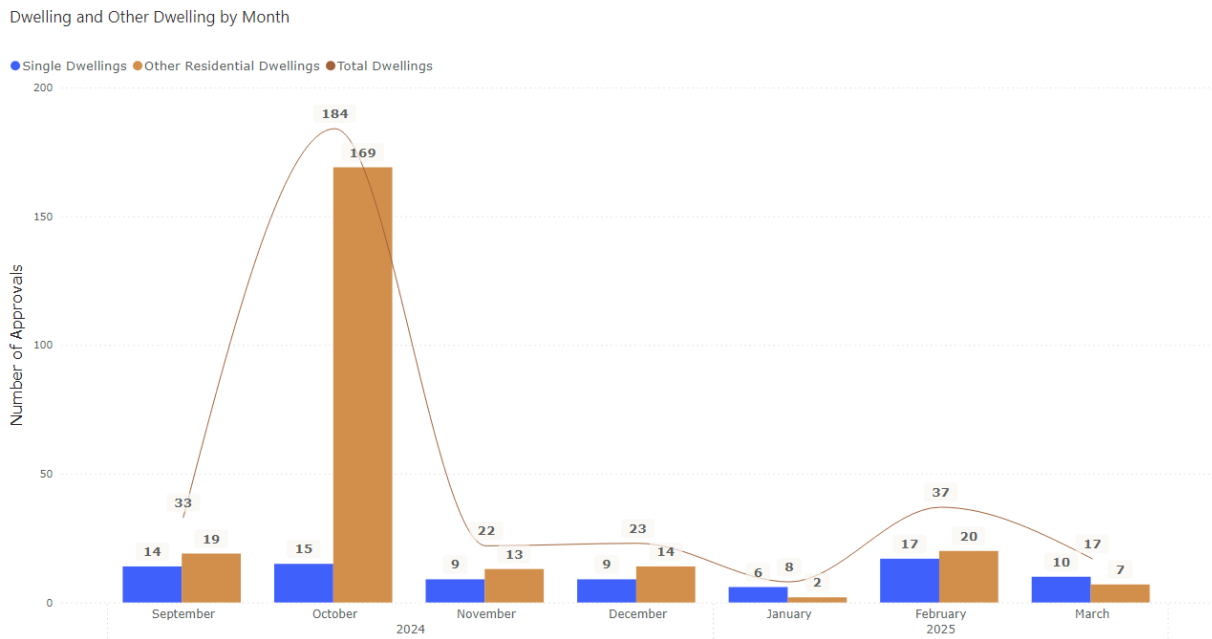
Provided, for information, are the latest statistics (as at the time of production of this report) for Development Applications and Complying Development approvals for Council.

(a) Residential Activity Summary

Dwellings and other residential developments approved most recently for March 2025, and for comparative purposes, the six months prior are shown in **Graph 1**.

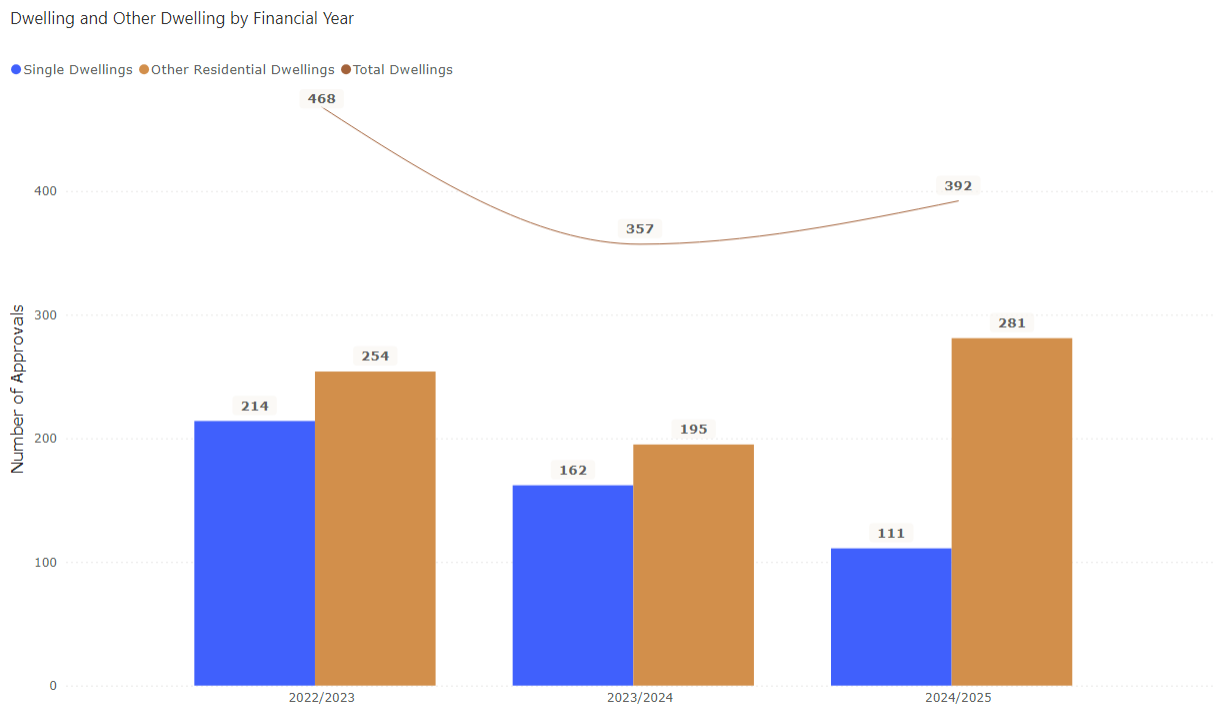
For consistency with land use definitions included in the Dubbo Regional Local Environmental Plan 2022, residential development has been separated into ‘Single dwellings’ (LEP definition of dwelling house) and ‘Other residential development’ (LEP definitions include dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings).

It should be noted that the increase in the number of ‘other residential dwellings’ approved in October was as a result of the approval of Development Application D23-663 for Seniors Housing (164 units and village club house) at 2 Capstan Drive, Dubbo.



Graph 1: Residential Approvals Summary – September 2024 to March 2025

A summary of residential approvals for financial years 2022/2023 and 2023/2024 are shown in **Graph 2**. The graph also includes the approval numbers for the financial year 2024/2025 to date.



Graph 2: Residential Approvals Summary – Comparison of Financial Years

These figures include Development Applications approved by Private Certifying Authorities (in the form of Complying Development Certificates).

(b) Approved Development Applications

Council approved 48 Development Applications in the month of March 2025. Council approved 55 Development Applications in March 2024, the previous year.

In respect of the overall value of Development Applications approved, for the month of March in the 2023/2024 Financial Year the value was \$24,372,738. For the month of March for the current Financial Year 2024/2025, the value was \$42,994,321.

(c) Development Applications Under Assessment

As of 17 April 2025, a total of 84 Development Applications were under consideration. This includes the following new residential development:

- Single dwellings 10
- Dual occupancy 3 (6)
- Secondary dwellings 4
- Other residential development 2 (8 units)

In addition, the following Development Applications are under consideration:

Number	Proposal	Address	Value	Consent Authority
D22-210	650 lot residential subdivision	24R Sheraton Road, Dubbo	\$32M	Council (meeting)
D23-140	Mixed Use Development (Health Services Facilities)	40 Cobbora Road, Dubbo	\$30M	WRPP
D23-647	571 lot residential subdivision	13L Narromine Road, Dubbo	\$15M	Council (meeting)
D24-507	Registered Club and Sporting Field	180 Boundary Road, Dubbo	\$39M	WRPP
D24-542	Hotel Accommodation (change of use)	32-34 Church Street, Dubbo (Oliver House)	\$5M	Council
D25-119	Temporary Worker's Accommodation	Boundary Road corner Sheraton Road, Dubbo	\$51M	WRPP
D25-167	Shop (Alterations and Additions) – Aldi Supermarket	56 Windsor Parade, Dubbo (Orana Mall Marketplace)	\$7.1M	Council (meeting)

The table also identifies the relevant Consent Authority for the Development Applications, which also includes the Western Region Planning Panel (WRPP). The WRPP is the Consent Authority for regionally significant development, which is defined as the following:

- Development that has an estimated development cost of more than \$30 million.
- Council related development over \$5 million.

Development that has an estimated development cost of more than \$5 million if:

- (a) Council is the Applicant for the Development Application.
 - (b) Council is the owner of the land where the development is proposed to be carried out.
 - (c) The development is proposed to be undertaken by Council.
 - (d) If there is any agreement in place with Council for the development.
- Development proposed by the Crown with a value over \$5 million.
 - Development for the purposes of community facilities and private infrastructure over \$5 million in value.

However, it should be noted that for the purposes of regionally significant development, the Capital Investment Value of a project does not include GST.

4. Council League Table

The NSW State Government Department of Planning, Housing and Infrastructure (DPHI) has recently been providing development assessment data for all Local Government Areas. The data is obtained from the NSW Planning Portal and is updated monthly.

The Council League tables show:

- Average assessment days;
- Number of DAs assessed;
- Total development cost; and
- Lodgement days.

DPHI encourages all councils to lodge Development Applications within an average of:

- 14 days of submission between 1 July 2024 to 30 June 2025.
- 7 days of submission from 1 July 2025 onwards.

DPHI encourages all councils to determine Development Applications whichever is the lesser of Council's previous financial year average (49 days), or within an average of:

- 115 days of lodgement between 1 July 2024 to 30 June 2025
- 105 days of lodgement between 1 July 2025 to 30 June 2026
- 95 days of lodgement between 1 July 2026 to 30 June 2027
- 85 days of lodgement from 1 July 2027 onwards.

The data displayed includes comparable inland regional cities:

Council League Table – valid 31 March 2025

Regional Council	Average Assessment Days	DAs Assessed	Total Development Cost (million)	Lodgement Days
1. Dubbo	49	398	\$150.9	12
2. Armidale	51	135	\$39.7	9
3. Wagga Wagga	69	381	\$221.9	8
4. Bathurst	73	265	\$123.6	4
5. Orange	87	202	\$140.6	10
6. Albury	96	397	\$158.6	10
7. Tamworth	145	278	\$149.0	11