

## **CM14.2. 2021/22 Development Statistics - June Quarter**

<b>DATE</b>	15 September 2022	<b>FIL REFERENCE</b>	FIL22/00098
<b>CONFIDENTIAL</b>	No		
<b>FURTHER ENQUIRIES</b>	David Christy City Development	<b>PHONE</b>	6023 8111
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### **Purpose of Report**

This report has been prepared to provide Councillors and the community with an overview of development in the AlburyCity area during the recent reporting period. This includes Development and Construction statistics, as well as existing and recently submitted Development Applications and those that may be of potential interest.

The reporting period for this report is 1 April 2022 to 30 June 2022.

### **Background**

Albury is a growing city that continues to experience strong growth and demand in the development and construction sector. This development creates employment and activity that supports and sustains growth in the long term, at the same time as increasing demand on existing infrastructure and community assets. It is important to monitor the growth and development of the city to ensure that existing and planned facilities, services and infrastructure are adequate to cater for continued growth and development.

This report provides an overview of Development and Construction statistics, as well as existing and recently submitted Development Applications, and highlights Development Applications of potential interest. The information included may vary following the release of this report due to end of month processing and the meeting agenda deadline. Private Certifiers have up to seven days to submit their information to Council.

This report provides an overview of Development Activity for the June quarter reporting period. This includes the summary tables provided below, as well as the attachment outlining key development and construction certificates issued for the reporting period (attachment 1).

The report also includes all pending Development Applications at the conclusion of the reporting period (attachment 2).

#### **1. Significant Development Applications Lodged**

<b>Number</b>	<b>Description</b>	<b>Address</b>
10.2022.39254.1	Nine Storey Residential Flat Building – 23 units – \$15.54M	424 Olive Street, Albury

10.2022.39284.1	Forty six (46) lot subdivision	186 Kaitlers Road, Springdale Heights
10.2022.39298.1	One hundred and fifteen (115) lot subdivision – Springview Estate Stages 5 & 6	348 Kerr Road, Wirlinga
10.2022.39306.1	One hundred and twenty five (125) lot subdivision	356 Kerr Road, Wirlinga
10.2022.39311.1	Alterations and addition to service station \$2.08M	619 Ebden Street, South Albury
10.2022.39355.1	Alterations and additions to retail premises - Woolworths	10 Shuter Avenue, Thurgoona
10.2022.39397.1	Alterations and addition to service station \$2.64M	3 Travelstop Way, Lavington
10.2022.39398.1	Childcare Centre \$2.5M	416 Wagga Road, Lavington
10.2022.39424.1	Multi Dwelling Housing – 4 townhouses \$1.05M	369 Dick Road, Lavington
10.2022.39454.1	Medical Centre \$2.8M	3 Baker Court, West Albury

2. *Significant Development Applications Determined*

Number	Description	Address
10.2019.37131.1	Amended masterplan and fifty one (51) dwelling sites and stormwater detention basin – \$1.5M <b>APPROVED</b>	100 Table Top Road, Thurgoona
10.2021.38247.1	One hundred and ninety-eight (198) lot Torrens Title subdivision – Oaks Estate – Stages 1-6. <b>APPROVED</b>	360 Kerr Road, Thurgoona.
10.2021.38711.1	Alterations and additions to Base Hospital – redevelopment of Emergency Department SRPP – \$29.3M <b>APPROVED</b>	201 Borella Road, East Albury
10.2021.39036.1	Mixed Use Development – Seven Storey Retail and Office Premise and Voluntary Planning Agreement \$14.31M <b>WITHDRAWN</b>	482 Kiewa Street, Albury
10.2021.39060.1	Medical Centre \$1.23M <b>APPROVED</b>	444 David Street, Albury

### 3. Significant Development Applications Under Assessment

The table below includes Development Applications that have been identified as being of significant community interest at the time of the preparation of this report.

Items considered to be of significant community interest include those that:

- impact on broad section of community;
- involve numerous or significant departures from Council planning controls;
- have generated broad community interest; or
- include Council or public land, infrastructure, or interests.

Number	Description	Address	Status
10.2021.38119.1	Earthworks – site fill and tree removal	Sunrise Terrace/ Kookaburra Way	Numerous submissions received; further information requested to minimise impacts upon E3 land. Amended plans and information received and assessment being finalised
10.2021.38712.1	Service Station, convenience store and signage \$1.6M	250 North Street, North Albury	Consent issued 6/09/2022
10.2021.38722.1	One Hundred and Sixty (160) Lot Subdivision and Voluntary Planning agreement for Open Space – Woolshed Estate Stages 6-10	125 Kerr Road, Thurgoona	Further information requested
10.2021.38793.1	Alterations and additions to Albury Entertainment Centre \$29.96M	525 Swift Street, Albury	Assessment completed and awaiting SRPP determination
10.2021.38867.1	Retail Premises & Workshop \$2.7M	308 Wodonga Place, South Albury	Further information requested
10.2021.38870.1	32 residences – Kensington Gardens – Stage 9 \$8.41M	100 Table Top Road, Thurgoona	Further information requested
10.2021.38929.1	Multi Storey Residential Flat Building – 24 units	557 Thurgoona Street, Albury	Application refused 12/09/2022

Number	Description	Address	Status
	\$11.51M		
10.2021.38941.1	Thirty nine (39) lot Subdivision and tree removal	110 Ceres Drive, Thurgoona	Further information requested
10.2021.38949.1	Child care centre \$585K	698 Sackville Street, Albury	Being reported to Council for decision on 26/09/2022
10.2021.39028.1	Child care centre \$2.4M	319 Eden Street, Lavington	Consent issued 14/09/2022
10.2021.39097.1	Service station \$5.8M	24 Boundary Road, Thurgoona	Further information requested
10.2022.39254.1	Nine Storey Residential Flat Building – 23 units \$15.54M	424 Olive Street, Albury	Further information requested
10.2022.39284.1	Forty six (46) lot subdivision	186 Kaitlers Road, Springdale Heights	Further information requested
10.2022.39298.1	One hundred and fifteen (115) lot subdivision – Springview Estate Stages 5 & 6	348 Kerr Road, Wirlinga	Further information requested
10.2022.39306.1	One hundred and twenty five (125) lot subdivision	356 Kerr Road, Wirlinga	Further information requested
10.2022.39398.1	Childcare Centre \$2.5M	416 Wagga Road, Lavington	Under assessment
10.2022.39424.1	Multi Dwelling Housing – 4 townhouses \$1.05M	369 Dick Road, Lavington	Further information requested
10.2022.39454.1	Medical centre \$2.8M	3 Baker Court, West Albury	Further information requested

\* These applications have been identified as at the end of the nominated reporting period. Existing applications in addition to this may be identified post the reporting period following further assessment or completion of the public notification periods.

#### 4. Residential Building Summary

Dwellings and other residential development approved for construction during April - June 2022 were as follows:

	Number	Value
Single New Dwellings	84	\$155.98M
Other Dwellings	5	\$3.64M
Residential Alterations and Additions	156	\$8.32M

By way of explanation, residential development has been separated into 'Single New Dwellings', 'Other Dwellings' and 'Residential Alterations and Additions'. 'Other Dwellings' includes dual occupancy, secondary dwellings, multi-unit and seniors living housing.

5. *Development Application Assessment*

KPI	No. Determined	Target	Achieved	Unit
Average processing time	243	35	46	Days
<b>Comment for Council</b>				
During the June quarter, a total of 243 Development Applications were determined by the City Development cluster, with an average of 46 working days to determine each application, outside the target of 35 days.				

6. *Construction (CCs) and Complying Development Certificates (CDCs)*

KPI	Target	Achieved	Unit
Construction Certificates (CCs)	95	86	%
Complying Development Certificates (CDCs)	95	27	%
<b>Comment for Council</b>			
During April - June a total of 86 CCs and 11 CDCs were determined by Council. Of the applications determined, 86% of CCs met the Customer Service Charter targets with an overall average of 14 working days and 27% of CDCs met the target with an overall average of 21 working days.			
The total value of CDCs and CCs issued during the period by Private Certifiers and Council was \$176.93M*.			
* The information regarding CDCs is up to date as at the time of reports being generated. This will vary in final quarterly reports following receipt of information and certification from Private Certifiers.			

7. *Online Application Tracking*

The AlburyCity Online Application Tracker facility provides information regarding Development Applications, Complying Development Certificates and Construction Certificates. The progress of these applications can be viewed and tracked online and is available for access 24 hours a day, seven days a week.

The following link provides access to the online application tracker facility:

<https://eservice.alburycity.nsw.gov.au/applicationtracker/>

The Online Application Tracker provides access to information in relation to all Development Applications, Construction Certificates and Complying Development Certificates submitted

from July 2010. The information available includes plans and supporting information as well as tracking details of progress of the application. More limited information is available for applications submitted from 2004 to 2010.

#### 8. *Trend Analysis*

Below is a trend analysis of the 2021/22 financial year, compared to the previous financial years.

	2021/22	2020/21	2019/20	2018/19	2017/18
Number of DAs lodged	926	1004	728	700	783
Number of DAs determined	841	963	724	719	748
Value of DAs determined	\$224.1M	\$237.6M	\$150.6M	\$158.8M	\$145.8M
Average DA determination time (working days)	38	28	32	27	29
Number of CCs lodged	626	775	591	538	577
Number of CCs determined	616	763	584	533	561
Value of CCs determined	\$271.2M	\$215.1M	\$144.4M	\$124.8M	\$140.4M
Number of CDCs lodged	415	454	300	245	294
Number of CDCs determined	412	450	299	242	295
Value of CDCs determined	\$84.1M	\$99.4M	\$66M	\$40.9M	\$51.7M
Number of Subdivision Works Certificates lodged	37	40	30	36	35
Number of Subdivision Works Certificates issued	38	38	29	38	38
Value of Subdivision Works Certificates issued	\$17.1M	\$14.8M	\$5.7M	\$12.1M	\$15.1M

As is evidenced by this table, there has been a continuation of the strong development growth experienced over the last five years. Statistics are down in some areas when compared to the corresponding period in 2020/2021 (which was a record year for number of applications lodged) but are stronger than 2019/2020. The value of subdivision works certificates issued continues to climb year-over-year. The overall development assessment times continue to be well below the previously reported state average but are affected substantially by staff resourcing (with a number of planning and building positions vacant) and the increasing complexity of NSW planning legislation (including required referrals).

#### **Risk**

- **Business Risk** – It is important to monitor and have oversight of development and construction activity to ensure that our services, facilities, and infrastructure are able to manage and respond to the changing demands of a growing city. This quarterly report will provide an update to Councillors, Executive and the community on development activity, to inform and assist in planning to manage and support future growth.

- **Corporate Risk** – AlburyCity is the regulator and manager of development in the natural and built environment. It is important that Council maintains oversight of development activity and facilitates outcomes that are envisaged and provided for in Towards Albury 2050, the Albury Local Environmental Plan 2010, and Albury Development Control Plan 2010.
- **WHS and Public Risk** – No risks identified.
- **Environmental Risk** – No risks identified.
- **Delivery Program Risk** – The capacity and capability of our infrastructure is a significant element of our delivery program, both through asset maintenance and new project delivery. The delivery program needs to align and respond to growth and development, and ongoing monitoring and reporting will assist with increasing awareness and oversight.

### **Community Engagement**

New Development Applications are notified in accordance with Council's Community Participation Plan.

If there are any enquiries regarding any Development Applications or other development activity, please contact the Service Leader City Development.

### **Conclusion**

Albury 2030 includes the key theme of 'A Growing Sustainable Economy', and this is supported by a strategic direction 'To plan and cater for increased population growth'. Monitoring and reporting on development activity provides oversight for Councillors and the community on the continued growth and planning necessary to plan and cater for the increasing population.

### **Recommendation**

That Council receives and notes the information in the June Quarterly Development Statistics report for 2021/2022.

### **Attachments**

1. Development and Construction Statistics Summary 1 April 2022 – 30 June 2022 (DOC22/194008).
2. Development Applications Pending Determination at Conclusion of the Reporting Period (DOC22/194011).