

CM14.3. Monthly Development Statistics - September 2020

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CONFIDENTIAL	No		
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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 September 2020 to 30 September 2020.

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, 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 September 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

Number	Description	Address
10.2020.37777.1	Science Building – Trinity Anglican College.	421 Elizabeth Mitchell Drive, Thurgoona.

Number	Description	Address
10.2020.37794.1	Two Group Homes – each consisting of 5 individual units and shared facilities – Kirinari Community Services.	Vickers Road, Lavington.
10.2020.37815.1	Warehouse.	105 Bennu Circuit, Thurgoona.

2. Significant Development Applications Determined/Withdrawn

Number	Description	Address
10.2019.36629.2	Review of Determination – Multi Dwelling housing – Four attached residences & Garages, Fence, Five Lot Community Title Subdivision and Tree removal – REFUSED.	10 Irvington Court, Albury.
10.2020.37710.1	Industrial Development – Warehouse, Showroom, Office, amenities, signage and carpark – APPROVED.	30 Ruby Court, East 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:

- impacts 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
10.2016.34777.1	Additional Use – Storage and Truck and Trailer Depot.	635 Wagga Road, Springdale Heights.	Further information requested regarding proposed fill and impacts.
10.2016.34993.1	Earthworks – Placement of Fill.	538 Wagga Road, Springdale Heights.	Further information requested regarding extent of proposed fill – to be withdrawn and incorporated into 10.2020.37467.1.
10.2018.35932.3	Review of Determination – Dual Occupancy Development – One Additional Residence, Garage and studio, Two Lot Torrens Title Subdivision, Boundary adjustment and	656 Pemberton Street, Albury.	Request for review of determination received. Two submissions received and application currently being independently reviewed prior to reporting to Council. Likely report to Council in December.

Number	Description	Address	Status
	Consolidation of Lots 1 & 2.		
10.2018.36398.1	20 Lot Torrens Title Subdivision and Tree Removal – The Elms Stage 8.2.	Table Top Road, Thurgoona.	Twenty-four submissions received raising a number of concerns including tree removal, proposed reserve, and impact on adjoining environmental land. Further information requested regarding Aboriginal cultural heritage, opportunities for tree retention and proposed reserve. Note new application lodged in May 2020 for combined Stages 8.1 and 8.2.
10.2018.36584.1	Extractive Industry – Extension of existing Clay Mine – Andersons Clay Mine.	253 Shaw Street, Springdale Heights.	Awaiting Regional Planning Panel determination.
10.2019.37131.1	Amended Masterplan and fifty-one additional dwelling sites, stormwater detention basin & associated works.	100 Table Top Road, Thurgoona Kensington Gardens Retirement Village.	Awaiting further information regarding tree removal, bushfire compliance, Sloane's Froglet details and TransGrid requirements.
10.2020.37349.1	Place of Worship, Associated carpark, Boundary Fence & Boundary Adjustment.	4 Shepherd Court and 240 Kerr Road, Thurgoona.	Received numerous submissions. Community Forum held in May and amended details provided by applicant. To be reported to Council in October.
10.2020.37386.1	Eight Storey Commercial and Residential Development, Five Storey Carpark Building & demolition works.	580 – 584 Smollett Street, Albury.	Awaiting Regional Planning Panel date for determination.
10.2020.37463.1	Visitor Information Centre & Demolition of existing structures.	Wonga Wetlands, 2377 Riverina Highway, Splitters Creek.	Application is being independently assessed due to being large Council project. Further information requested and received and referred back to government agencies.
10.2020.37467.1	Workshop, Storage Shed,	538 Wagga Road,	Further information

Number	Description	Address	Status
	Shipping Container, Canopy & Stormwater Detention Basin.	Springdale Heights.	requested, received and currently under assessment.
10.2020.37505.1	Two Lot Englobo Subdivision & One Hundred and Twenty-Two Lot Torrens Title Subdivision of Proposed Lot A (Yarrabee Park North – Stages 1-4).	Thurgoona Drive, Wirlinga.	Layout being reconsidered by applicant to address Sloane's Froglet.
10.2020.37511.1	Alterations and additions to Multi Dwelling housing – Demolition and replacement of Unit 3, alterations and additions to Units 1 & 2.	656 Jones Street, Albury.	Numerous submissions received. Further information provided by applicant regarding heritage impacts. Currently completing assessment and to be reported to Council in October.
10.2020.37522.1	Thirty-Six Lot Torrens Title Subdivision & Vegetation Removal – The Elms Stage 8.1 & 8.2.	Table Top Road, Thurgoona.	Numerous submissions received. Initial assessment finalised and further information sought regarding trees and connectivity.
10.2020.37587.1	Three Hundred and Eighty Lot Torrens Title Subdivision (11 Stages) and Drainage Reserve.	25 Kywanna Road, Wirlinga.	Submissions received and government agency referrals completed. Assessment finalised and further information requested regarding issues such as density, amenity, impacts on E3 land.
10.2020.37642.1	Additional use – camping ground, amenities buildings and alterations to laundry block – Albury Showground – staged.	836 Mate Street, North Albury.	Further information requested regarding compliance with camping ground requirements and contributions request.
10.2020.37696.1	Seventy-Four Lot Torrens title Subdivision – Ettamogah Rise – Stages 5-10.	Fenchurch Drive, Springdale Heights.	Currently under assessment.
10.2020.37770.1	Material Recovery Facility – Albury Waste Management Centre.	Mudge Street, Hamilton Valley.	Currently under assessment.

* 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 September 2020 was as follows:

	Number	Value
Single New Dwellings	41	\$13.24M
Other Dwellings	4	\$867K
Residential Alterations & Additions	44	\$2.27M

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. Planning Approvals – assessment, inspection & approval

KPI	No. Determined	Target	Achieved	Unit
Development Applications Town Planning	42	95	97	%
Average processing time		35	31	Days
Comment for Council				
The Town Planning Team determined 42 Development Applications in the month of September with an average turnaround time of 31 days, which is below the target of average turnaround time of 35 days.				

6. Building Approvals – Development Application Assessment

KPI	No. Determined	Target	Achieved	Unit
Development Applications – Building Surveying	44	95	86	%
Average processing time		25	25	Days
Comment for Council				
During September a total of 44 Development Applications were determined by the Building Surveying Team with an average of 25 days to determine each application, meeting the target of 25 days.				

7. Construction (CCs) and Complying Development Certificates (CDCs)

KPI	Target	Achieved	Unit
Construction Certificates (CCs)	95	92	%

Complying Development Certificates (CDCs)	95	NIL Determined	%
Comment for Council			
During September a total of 25 CCs and nil CDCs were determined by Council. Of the applications determined 92% of CCs met the Customer Service Charter targets.			
The total value of CDCs and CCs issued during the period by Private Certifiers and Council was \$18.3M*.			
*The information regarding CDCs is up to date as at the time of reports being generated. This will vary in final monthly reports following receipt of information and certification from Private Certifiers.			

8. 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.

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 changing demands of a growing city. This monthly 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 Albury 2030, 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 Monthly Development Statistics report for September 2020.

Attachments

1. Development and Construction Statistics Summary 1 September 2020 – 31 September 2020 (DOC20/188060).
2. Development Applications Pending Determination at Conclusion of the Reporting Period (DOC20/188055).