

CM14.3. Monthly Development Statistics - June 2021

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|--------------------------|-----------------------------------|----------------------|-------------|
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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 June 2021 to 30 June 2021.

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 June 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 |
|-----------------|--|--------------------------------|
| 10.2021.38519.1 | Change of Use and Fitout – Medical Centre, Pharmacy, Café, Signage and Eleven (11) Lot Strata Title Subdivision \$2.04M | 1108 Mate Street, North Albury |
| 10.2021.38526.1 | Storage Units & Signage \$3.46M | 546 Wagga Road, Lavington |
| 10.2021.38544.1 | Transport Depot – Workshop, Offices, Car Parking, Signage & Boundary Adjustment \$1.17M | 38 Merkel Street, Thurgoona |
| 10.2021.38556.1 | Alterations and Additions to Brady's Hotel \$1M | 450 Smollett Street, Albury |

2. Significant Development Applications Determined/Withdrawn

| Number | Description | Address |
|-----------------|--|-------------------------------------|
| 10.2021.38260.1 | Liquor Shop, Drive Thru Facility and Signage. \$1.35M. APPROVED | 29 Diamond Drive, Thurgoona. |
| 10.2021.38391.1 | Three (3) Industrial warehouses \$941K APPROVED | 99 Catherine Crescent, Lavington |

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 |
|-----------------|---|--|--|
| 10.2019.37131.1 | Amended Master Plan and fifty-one additional dwelling sites, stormwater retention 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. |
| 10.2020.37625.1 | Residence, Garage, | 46 Tweed Court, | Community Forum held in |

| Number | Description | Address | Status |
|-----------------|---|--------------------------------|---|
| | Retaining Walls & Three Lot Torrens Title Subdivision. \$260K | Thurgoona. | October 2020 and further information requested from applicant regarding stormwater, DCP compliance, proposed site works and other issues. Applicant working on response to further information request. |
| 10.2020.37642.1 | Additional use – camping ground, amenities buildings and alterations to laundry block – Albury Showground – staged. \$694K | 836 Mate Street, North Albury. | Approved by Council at its meeting of 12 July 2021. |
| 10.2021.38113.1 | Alterations & Additions to Community Facility – Lauren Jackson Sports Centre Redevelopment – Stage 1. \$10.66M | 229 North Street, East Albury. | Independent assessment completed and awaiting Southern Region Planning Panel determination. |
| 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. |
| 10.2021.38180.1 | Partial demolition, alterations and additions, serviced apartments, and managers residence – including a planning agreement for car parking. \$1.12M | 554 Macauley Street, Albury. | Submission received and further information/changes have been requested. |
| 10.2021.38247.1 | One Hundred & Ninety-Eight (198) Lot Torrens Title Subdivision – Oaks Estate – Stages 1-6. | 360 Kerr Road, Thurgoona. | One submission received and further information requested. |

| Number | Description | Address | Status |
|-----------------|--|---|---|
| 10.2021.38281.1 | Forty-One (41) Lot Torrens Title Subdivision | 186 Kaitlers Road, Springdale Heights. | Numerous submissions received and further information requested. |
| 10.2021.38310.1 | Alterations and Additions to existing medical centre – car park extension and demolition of residence. \$245K. | 799 & 807 Mate Street, North Albury. | Approved by Council at its meeting of 12 July 2021. |
| 10.2021.38334.1 | Hume Country Estate Retirement Resort – Stage 4 (earthworks) and Stage 5 (thirty additional dwelling sites, earthworks and civil works). \$995K | 690 Logan Road, Glenroy | Submissions received and to be reported to Council 26 July 2021. |
| 10.2021.38379.1 | Service Station, Convenience Store and Signage \$1.7M | 342 Urana Road, Lavington | Four submissions received and currently awaiting further information. |
| 10.2021.38444.1 | New Dental Surgery, Car Parking and Signage – Demolition of Existing Dental Surgery \$1.5M | 1056 Mate Street, North Albury | Currently under assessment. |
| 10.2021.38482.1 | Industrial Development – Warehouse, Office and Car Parking \$1.25M | 539 Dallinger Road, Lavington | Currently under assessment |

* These applications have been identified as at the end of the nominated reporting period. Existing applications in addition to this June 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 June 2021 were as follows:

| | Number | Value |
|---------------------------------------|--------|---------|
| Single New Dwellings | 22 | \$8.63M |
| Other Dwellings | 12 | \$3.20M |
| Residential Alterations and Additions | 43 | \$1.64M |

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.

Planning Approvals – Assessment, Inspection and Approval

| KPI | No. Determined | Target | Achieved | Unit |
|--|-------------------|--------|----------|------|
| Development Applications Town Planning | 48 | 95 | 88 | % |
| Average processing time | | 35 | 30 | Days |
| Comment for Council | | | | |
| The Town Planning Team determined 48 Development Applications in the month of June with an average turnaround time of 30 days, which is better than the target average turnaround time of 35 days. | | | | |

5. Building Approvals – Development Application Assessment

| KPI | No. Determined | Target | Achieved | Unit |
|--|-------------------|--------|----------|------|
| Development Applications – Building Surveying | 30 | 95 | 67 | % |
| Average processing time | | 35 | 30 | Days |
| Comment for Council | | | | |
| During June a total of 30 Development Applications were determined by the Building Surveying Team with an average of 30 days to determine each application, meeting the target of 35 days. | | | | |

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

| KPI | Target | Achieved | Unit |
|--|--------|----------|------|
| Construction Certificates (CCs) | 95 | 91 | % |
| Complying Development Certificates (CDCs) | 95 | 0 lodged | % |
| Comment for Council | | | |
| During June a total of 35 CCs and no CDCs were determined by Council. Of the applications determined, 91% of CCs met the Customer Service Charter targets with the average of 5 days. | | | |
| The total value of CDCs and CCs issued during the period by Private Certifiers and Council was \$24.57M*. | | | |
| *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. | | | |

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. Annual Statistics

| | 2020/21 | 2019/20 |
|---|-----------------|----------|
| Number of DAs determined | 962 (+33%) | 724 |
| Value of DAs determined | \$239.3M (+60%) | \$150M |
| Average DA determination time (working days) | 27.6 (-15%) | 32.3 |
| Number of CCs determined | 765 (+31%) | 584 |
| Value of CCs determined | \$216.4M (+50%) | \$144.4M |
| Number of CDCs determined | 447 (+49%) | 299 |
| Value of CDCs determined | \$98.8M (+49%) | \$66M |
| Number of Subdivision Works Certificates | 38 (+31%) | 29 |
| Value of Subdivision Works Certificates | \$14.8M (+161%) | \$5.67M |

As is evidenced by this table there has been a significant increase in both development and construction activity as well as value in the 2020/21 financial year compared to the 2019/20 financial year. However, Council staff have achieved an improvement in the average determination times of DAs.

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 June 2021.

Attachments

1. Development and Construction Statistics Summary 1 June 2021 – 30 June 2021 (DOC21/148607).
2. Development Applications Pending Determination at Conclusion of the Reporting Period (DOC21/148610).