

CM14.5. 2023/24 Development Statistics - December Quarter

DATE	13 February 2024	FIL REFERENCE	FIL23/00097
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 (1 October 2023 to 31 December 2023). This includes Development and Construction Statistics, as well as existing and recently submitted Development Applications and those that may be of significant community interest.

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, while at the same time 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 significant community interest. The information included may vary following the release of this report due to end of month processing and the Council 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 December 2023 quarter reporting period. This includes the summary tables provided below, as well as an 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
10.2023.40385.1	Industrial Development \$3.1M	17 Ruby Court, East Albury
10.2023.40462.1	Place of Public Worship \$2.7M	23 Tig Drive, Thurgoona
10.2023.40476.1	Multi-dwelling housing – 9 townhouses \$4.6M	231 Kiewa Street, South Albury
10.2023.40477.1	Industrial Development \$2.9M	22 Venture Circuit, Thurgoona
10.2023.40490.1	Alterations and additions \$2M	Thurgoona Country Club 15 Evesham Place, Thurgoona
10.2023.40511.1	Animal Care Facility \$4.55M	595 Mudge Street, Hamilton Valley
10.2023.40515.1	Industrial Development \$9.6M	554 Wagga Road, Lavington
10.2023.40536.1	Industrial Development \$4.8M	45 Bennu Circuit, Thurgoona
10.2023.40579.1	114 Lot Residential Subdivision – Brooklyn Fields Stages 6 & 7	Brooklyn Drive, Thurgoona
10.2023.40584.1	Six Storey Shop Top Housing Development \$21M	663 Dean Street, Albury
10.2023.40593.1	Multi-dwelling housing – 3 dwellings \$1.1M	582 Nagle Road, Lavington
10.2023.40600.1	Multi-dwelling housing – 8 dwellings and 12 primary and secondary dwellings \$9.41M	341 Reservoir Road, Lavington

2. *Significant Development Applications Determined*

The table below includes Development Applications that have been determined during the period from 1 October 2023 to 31 December 2023. These applications have been determined by the granting of consent unless otherwise identified.

Number	Description	Address
10.2023.39997.1	Alterations and additions to the Northside Hotel and illuminated signage \$2.4M	303 Urana Road, Lavington
10.2023.40248.1	Retail premises – Coles Supermarket \$17.5M	30 Diamond Drive, Thurgoona
10.2023.40252.1	Alterations and additions to community facility – Westside Community Centre \$4M	16 Mulga Place, West Albury
10.2023.40347.1	Group Home – seven residences \$5.2M	271 Bernhardt Street, East Albury
10.2023.40359.1	Alterations and additions to existing industrial development \$1.9M	48 Bennu Circuit, Thurgoona
10.2023.40391.1	Industrial Development \$6M	77 Ceres Drive, Thurgoona
10.2023.40424.1	Child Care Centre \$1.5M	785 Mate Street, North Albury
10.2023.40462.1	Place of Public Worship \$2.7M	23 Tig Drive, Thurgoona

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 a broad section of the community;
- involve numerous or significant departures from Council's Planning Controls;
- have generated broad community interest; or
- include Council or public land, infrastructure, or interests.

Number	Description	Address	Status
10.2021.38722.1	160 lot subdivision and Voluntary Planning Agreement for Open Space – Woolshed Estate, Stages 6-10	125 Kerr Road, Thurgoona	Further information requested
10.2021.38941.1	39 lot subdivision and tree removal	110 Ceres Drive, Thurgoona	Further information received and currently on re-notification
10.2021.39059.1	Link Road between 'Woolshed Estate' Stages 1-5 and Stages 6-10	87 Kerr Road, Thurgoona	Further information requested
10.2021.39097.1	Service station \$5.8M	24 Boundary Road, Thurgoona	Further information requested
10.2022.39695.1	664 lot Torrens Title subdivision – Brooklyn Fields, Stages 6-15	Brooklyn Drive, Thurgoona	Further information requested
10.2022.39875.1	445 lot Torrens Title subdivision, tree removal and planning agreement – Williams Road, Stages 1-8	Elizabeth Mitchell Drive, Table Top	Further information requested
10.2023.39935.1	Hume Country Retirement Resort – Stage 6 (25 unit sites) and Stage 7 (30 unit sites) and civil works \$1.5M	690 Logan Road, Glenroy	Further information requested
10.2023.39941.1	Industrial development – factory/warehouse – staged \$6.1M	4 Travelstop Way, Lavington	Further information requested

Number	Description	Address	Status
10.2023.39971.1	33 lot Torrens Title subdivision, drainage reserve and tree removal	647 Chant Street, Lavington	Further information requested
10.2023.40035.1	Multi dwelling housing – four residences, garages and strata subdivision \$1.4M	513 Wagga Road, Lavington	Further information requested
10.2023.40091.1	48 lot residential subdivision	186 Kaitlers Road, Springdale Heights	Further information requested
10.2023.40128.1	Alterations to food and drink premises – Kinross Hotel \$2.7M	5 Kinross Court, Thurgoona	Approved 6 February 2024
10.2023.40135.1	Warehouse \$2.3M	26 Fallon Street, Thurgoona	Further information requested
10.2023.40310.1	198 lot Torrens Title residential subdivision	710 Riverina Highway, Thurgoona	Further information requested
10.2023.40328.1	Industrial Development \$7M	200-208 North Street, East Albury	Further information requested
10.2023.40336.1	Seven Storey Mixed Use Building \$42.6M	481-485 Swift Street, Albury	Further information requested
10.2023.40368.1	Three Light industrial warehouses \$1.9M	94 Alexandra Street, East Albury	Further information requested
10.2023.40385.1	Industrial Development \$3.1M	17 Ruby Court, East Albury	Further information requested
10.2023.40390.1	54 lot Torrens Title residential subdivision	492 Burma Road, Table Top	Further information requested
10.2023.40420.1	Outdoor Events - Kinross Hotel \$198K	5 Kinross Court, Thurgoona	Under assessment
10.2023.40476.1	Multi-dwelling housing – nine townhouses \$4.6M	231 Kiewa Street, South Albury	Further information requested
10.2023.40477.1	Industrial Development \$2.9M	22 Venture Circuit, Thurgoona	Further information requested
10.2023.40490.1	Alterations and additions \$2M	Thurgoona Country Club, 15 Evesham Place, Thurgoona	Further information requested
10.2023.40511.1	Animal Care Facility \$4.55M	595 Mudge Street, Hamilton Valley	Further information requested

Number	Description	Address	Status
10.2023.40515.1	Industrial Development \$9.6M	554 Wagga Road. Lavington	Currently under assessment
10.2023.40536.1	Industrial Development \$4.8M	45 Bennu Circuit, Thurgoona	Currently under assessment
10.2023.40579.1	114 Lot Residential Subdivision – Brooklyn Fields Stages 6 & 7	Brooklyn Drive, Thurgoona	Currently under assessment
10.2023.40584.1	Six Storey Shop Top Housing Development \$21M	663 Dean Street, Albury	Currently under assessment
10.2023.40593.1	Multi-dwelling housing – three dwellings \$1.1M	582 Nagle Road, Lavington	Currently under assessment
10.2023.40600.1	Multi-dwelling housing – eight dwellings and 12 primary and secondary dwellings \$9.41M	341 Reservoir 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 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 the October – December quarter 2023 were as follows:

	Number	Value
Single New Dwellings	64	\$35.52M
Other Dwellings	16	\$8.16M
Residential Alterations and Additions	110	\$15.16M

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	374	35	45	Days
Comment for Council				
During the December quarter, a total of 374 Development Applications were determined by AlburyCity, with an average of 45 working days to determine each application, outside the target of 35 days. This result is primarily related to a backlog of existing work and a challenging resources environment.				

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

KPI	No. Determined	Target	Achieved	Unit
Construction Certificates (CCs)	28	95	96	%
Complying Development Certificates (CDCs)	4	95	0	%
Comment for Council				
During the December quarter, a total of 28 CCs and four CDCs were determined by Council. Of the Applications determined, 96% of CCs met the Customer Service Charter targets with an overall average of 27 working days, and none of the CDCs met the target with an overall average of 35 working days.				
The total value of CDCs and CCs issued during the period by Private Certifiers and Council was \$73.86M*.				
* 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 each application. More limited information is available for Applications submitted from 2004 to 2010.

8. *Trend Analysis*

	2023/24	2022/23	2021/22	2020/21
Number of DAs lodged	332	378	438	505
Number of DAs determined	374	450	433	473
Value of DAs determined	\$138M	\$160.1M	\$104.5M	\$107.8M
Average DA determination time (working days)	45	47	33	28
Number of CCs lodged	314	348	347	376
Number of CCs determined	315	338	338	357
Value of CCs determined	\$111M	\$108.7M	\$82.1M	\$97M
Number of CDCs lodged	183	156	212	201
Number of CDCs determined	177	161	215	202
Value of CDCs determined	\$50.5M	\$35.9M	\$41.8M	\$37.1M
Number of Subdivision Works Certificates lodged	14	15	25	20
Number of Subdivision Works Certificates issued	11	9	26	20
Value of Subdivision Works Certificates issued	\$0.7M	\$1M	\$15.5M	\$10M

As is evidenced by this table, there has been continued demand in both development and construction activity, with value of development well in excess of the corresponding periods for 2020/21 and 2021/22 but below 2022/23. The value of construction (evidenced by CCs and CDCs) is well in excess of the previous four reporting periods as development approvals move into the construction phase. 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 still vacant) and the increasing complexity of NSW planning legislation (including required referrals and further information requests).

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 the 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

Towards Albury 2050 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 December 2023 Quarterly Development Statistics report.

Attachments

1. Development and Construction Statistics Summary 1 October 2023 – 31 December 2023 (DOC24/29980).
2. Development Applications Pending Determination at Conclusion of the Reporting Period (DOC24/29962).