

CM14.4. 2021/22 Development Statistics - December Quarter

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CONFIDENTIAL	No		
FURTHER ENQUIRIES	David Christy City Development	PHONE	6023 8111
AUTHORS	Paul Sullivan & David Christy		

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 October 2021 to 31 December 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 December 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

Number	Description	Address
10.2021.38793.1	Alterations and additions to Albury Entertainment Centre \$29.96M	525 Swift Street, Albury
10.2021.38867.1	Retail Premises & Workshop \$2.7M	308 Wodonga Place, South Albury
10.2021.38870.1	32 residences – Kensington Gardens – Stage 9 \$8.41M	100 Table Top Road, Thurgoona
10.2021.38894.1	Dual Occupancy – 1 additional dwelling, tennis court, gym, swimming pool \$1.96M	88 Bretton Road, Splitters Creek
10.2021.38907.1	Hardware and building supplies \$4.5M	111 Kaitlers Road, Lavington
10.2021.38924.1	Factory & Warehouse \$963K	271 Schubach Street, East Albury
10.2021.38929.1	Seven Storey Residential flat Building – 24 units \$11.51M	557 Thurgoona Street, Albury
10.2021.38933.1	Three (3) Warehouses \$966K	22 Ruby Court, East Albury
10.2021.38940.1	Five (5) Warehouses \$1.96M	21 Ruby Court, East Albury
10.2021.38941.1	Thirty Nine (39) Lot Subdivision and tree removal	110 Ceres Drive, Thurgoona
10.2021.39036.1	Mixed Use Development – Seven storey Retail and Office Premise and Voluntary Planning Agreement \$14.31M	482 Kiewa Street, Albury
10.2021.39039.1	Convert first floor to shop top housing \$2.23M	534-536 Olive Street, Albury
10.2021.39060.1	Medical Centre and car park \$1.23M	444 David Street, Albury

2. Significant Development Applications Determined

Number	Description	Address
10.2020.37625.1	Residence, Garage, Retaining Walls & Three Lot Torrens Title Subdivision. \$260K REFUSED	46 Tweed Court, Thurgoona.
10.2021.38281.1	Forty-One (41) Lot Torrens Title Subdivision	186 Kaitlers Road, Springdale Heights.

	REFUSED	
10.2021.38519.1	Change of Use and Fit-out – Medical Centre, Pharmacy, Café, Signage and Eleven (11) Lot Strata Title Subdivision \$2.04M APPROVED	1108 Mate Street, North Albury
10.2021.38544.1	Transport Depot – Workshop, Offices, Car Parking, Signage & Boundary Adjustment \$1.17M APPROVED	38 Merkel Street, Thurgoona
10.2021.38600.1	Sixteen (16) lot Torrens title subdivision APPROVED	Tig Drive, Thurgoona
10.2021.38612.1	Commercial Development – 2 buildings with 9 tenancies, comprising 1 medical centre and 8 business premises \$3M APPROVED	52 Diamond Drive, Thurgoona
10.2021.38624.1	Industrial development \$1M APPROVED	15 Tig Drive, Thurgoona
10.2021.38732.1	Industrial development \$4.3M APPROVED	32 Knowles Road, Ettamogah
10.2021.38734.1	Alterations and additions to Food Processing Facility \$1.3M APPROVED	828 Ramsden Drive, North Albury
10.2021.38740.1	Industrial Development – 10 storage units and 2 storage yards \$1.5M APPROVED	105 Ceres Drive, Thurgoona
10.2021.38792.1	Industrial development \$1.2M APPROVED	20 Ceres Drive, Thurgoona
10.2021.38826.1	Alterations and additions to Commercial Premises – additions to warehouse \$2M APPROVED	1 Phoenix Place, Thurgoona
10.2021.38894.1	Dual Occupancy – 1 additional dwelling, tennis court, gym, swimming pool \$1.96M APPROVED	88 Bretton Road, Splitters Creek
10.2021.38924.1	Factory & Warehouse \$963K APPROVED	271 Schubach Street, 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
10.2019.37131.1	Amended Master Plan and fifty-one (51) 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.
10.2021.38119.1	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.
10.2021.38247.1	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.
10.2021.38379.1	Service Station, Convenience Store and Signage \$1.7M	342 Urana Road, Lavington	Four submissions received and currently awaiting further information.
10.2021.38526.1	Storage Units & Signage \$3.46M	546 Wagga Road, Lavington	Consent issued 1/2/2022
10.2021.38711.1	Alterations and additions to Albury Base Hospital – redevelopment of emergency department \$29.3M	201 Borella Road	With SRPP for determination
10.2021.38712.1	Service Station, convenience store and signage \$1.6M	250 North Street, North Albury	Further information requested
10.2021.38722.1	One Hundred and Sixty	125 Kerr Road,	Under assessment

Number	Description	Address	Status
	(160) Lot Subdivision and Voluntary Planning agreement for Open Space – Woolshed Estate Stages 6-10	Thurgoona	
10.2021.38793.1	Alterations and additions to Albury Entertainment Centre \$29.96M	525 Swift Street, Albury	Assessment completed and awaiting SRPP determination – to be considered at Council meeting of 3 March
10.2021.38867.1	Retail Premises & Workshop \$2.7M	308 Wodonga Place, South Albury	Under assessment
10.2021.38870.1	32 residences – Kensington Gardens – Stage 9 \$8.41M	100 Table Top Road, Thurgoona	Under assessment
10.2021.38907.1	Hardware and building supplies \$4.5M	111 Kaitlers Road, Lavington	Under assessment
10.2021.38929.1	Seven Storey Residential Flat Building – 24 units \$11.51M	557 Thurgoona Street, Albury	Further information requested
10.2021.38933.1	Three (3) Warehouses \$966K	22 Ruby Court, East Albury	Under assessment
10.2021.38940.1	Five (5) Warehouses \$1.96M	21 Ruby Court, East Albury	Consent issued 3/2/2022
10.2021.38941.1	Thirty Nine (39) Lot Subdivision and tree removal	110 Ceres Drive, Thurgoona	Further information requested
10.2021.39036.1	Mixed Use Development – Seven storey Retail and Office Premise and Voluntary Planning Agreement \$14.31M	482 Kiewa Street, Albury	Under assessment
10.2021.39039.1	Convert first floor to shop top housing \$2.23M	534-536 Olive Street, Albury	Under assessment
10.2021.39060.1	Medical Centre and car park \$1.23M	444 David Street, 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 October - December 2021 were as follows:

	Number	Value
Single New Dwellings	99	\$37.06M
Other Dwellings	7	\$1.89M
Residential Alterations and Additions	131	\$5.85M

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	187	35	36	Days
Comment for Council				
During the December quarter, a total of 187 Development Applications were determined by the City Development cluster with an average of 36 working days to determine each application, just outside the target of 35 days.				

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

KPI	Target	Achieved	Unit
Construction Certificates (CCs)	95	96	%
Complying Development Certificates (CDCs)	95	55	%
Comment for Council			
During October-December a total of 56 CCs and 6 CDCs were determined by Council. Of the applications determined, 96% of CCs met the Customer Service Charter targets with an overall average of 11 working days and 55% of CDCs met the target with an overall average of 7 working days.			
The total value of CDCs and CCs issued during the period by Private Certifiers and Council was \$49.89M*.			
*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 year to date (July-December), compared to the same period in previous years.

	2021/22	2020/21	2019/20
Number of DAs lodged	438	505	394
Number of DAs determined	433	473	376
Value of DAs determined	\$104.5M	\$107.8M	\$89.5M
Average DA determination time (working days)	33	28	31
Number of CCs lodged	347	376	316
Number of CCs determined	338	357	313
Value of CCs determined	\$82.1M	\$97M	\$70M
Number of CDCs lodged	212	201	143
Number of CDCs determined	215	202	146
Value of CDCs determined	\$41.8M	\$37.1M	\$33.6M
Number of Subdivision Works Certificates lodged	25	20	17
Number of Subdivision Works Certificates issued	26	20	16
Value of Subdivision Works Certificates issued	\$15.5M	\$10M	\$2.7K

As is evidenced by this table, there has been a continuation of the strong development growth experienced over the last two years with all statistics well up on the corresponding period in 2019/20.

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 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 December Quarterly Development Statistics report for 2021/2022.

Attachments

1. Development and Construction Statistics Summary 1 October 2021 – 30 December 2021 (DOC22/33028).
2. Development Applications Pending Determination at Conclusion of the Reporting Period (DOC22/33030).

