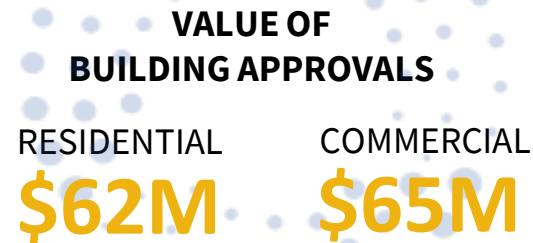




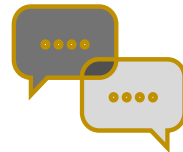
2023/24 - Q2 DEVELOPMENT ACTIVITY REPORT

Prepared by Planning and Development

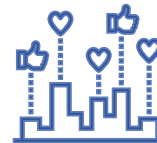
Townsville Quarterly Snapshot



WE ARE FOCUSING ON THREE PILLARS OF CUSTOMER SERVICE



Listen & Hear
Community Views



Partner with
the Development
Industry & Local
Businesses



Improve the
Customer Experience

Executive Summary

Welcome to the Planning and Development – Development Activity Report for Q2 of the 2023/24 financial year. The content of this report provides a summary of the development activity in Townsville during the reporting quarter with comparative data back to the 2017/18 financial year.

Collectively the data offers significant insight into the trends and the external factors that have shaped the development and construction industries during the past six financial years.

The commentary also provides an insight into the initiatives Planning and Development has introduced to enhance the customer experience, streamline processes, and reduce approval timeframes.



Q2 Highlights

City Activation and Jobs Growth Policy

So far during the 2023/24 financial year, Council has approved 11 properties to receive grant funding to improve the safety and appearance of facades, throughout the City Centre. Council has also approved the concession of infrastructure charges and other charges for four multiple dwelling developments, with a total of 43 units to come online with a construction cost of over \$50 million. This results in 126 new bedrooms being introduced to the housing market.

Planning Scheme Amendments – Public Consultation

Townsville City Council is continuously maintaining and improving its planning scheme, the Townsville City Plan. Public consultation commenced in November 2023 for Package 1 Major Amendment and the Development Manual Proposed Amendment 2023/24.

The intent of the Package 1 Major Amendment, is to make it easier for the community to build supported development in appropriate locations.

The Development Manual Proposed Amendment 2023/24 seeks to improve efficiency and user friendliness of the manual and improve the level of service that Council can financially sustain.

Highlights cont'd



Local Government Infrastructure Plan Review and Amendment

The Local Government Infrastructure Plan (LGIP) and the Infrastructure Charges Critical Review was completed at the end of the last quarter. This quarter, Council has commenced the drafting of the LGIP amendment and has implemented several recommendations including making the LGIP mapping available online.

Click [here](#) to view the LGIP mapping.

First Home Buyers Incentive

Council welcomes Queensland Government's announcement to increase the First Home Buyers Grant to \$30,000 from the previous \$15,000.

Along with Council's First Home Buyer Incentive, where eligible applicants receive \$1,000 off their first year's rates, the incentives provides worthwhile encouragement for the new home buyer to take the first step in securing a new home.

Highlights cont'd



Oxley Street Residences – North Ward

Council has approved a new multiple dwelling comprising of 19 units, Office and Food and Drink facilities.



New Childcare Centre – Bushland Beach

Council has approved a new Childcare Centre catering for 128 children. This provides parents much needed access to more childcare places.



Report building data



The building approval data shown in the following pages is derived from an extraction of approvals recorded in Council's Townsville Dashboards as of 2 January 2024.

Under legislation building approvals are to be lodged by building certifiers to Council within five business days of the approval decision being issued.

Should building approvals be lodged late, Townsville Dashboards will retrospectively adjust the data shown based on the date of approval.

[Townsville Dashboards](#) should always be used to gain up to date building approval data.

*We thank the community for the continued support in our efforts to provide you with
CLARITY – CONSISTENCY - CERTAINTY*

1. Commercial Activity

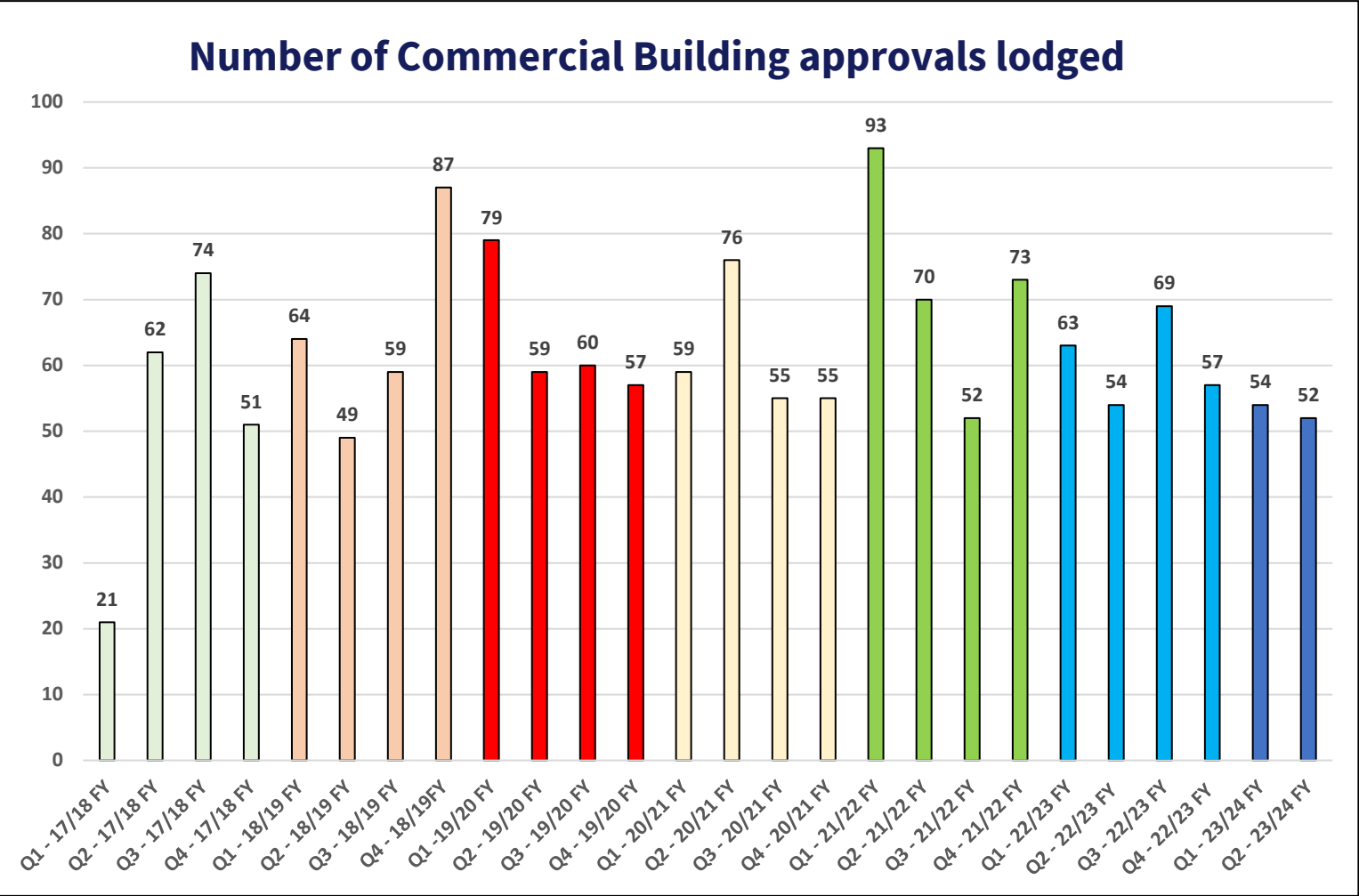


1.1 Commercial Building Approvals

The graph adjacent provides data of the number of commercial building approvals received from building certifiers for Q2 of the 2023/24 financial year.

Comparative historic data back to the 2017/18 financial year is also shown.

Whilst an approval may not convert to completed works, the data is considered a reliable indicator of building works being undertaken.



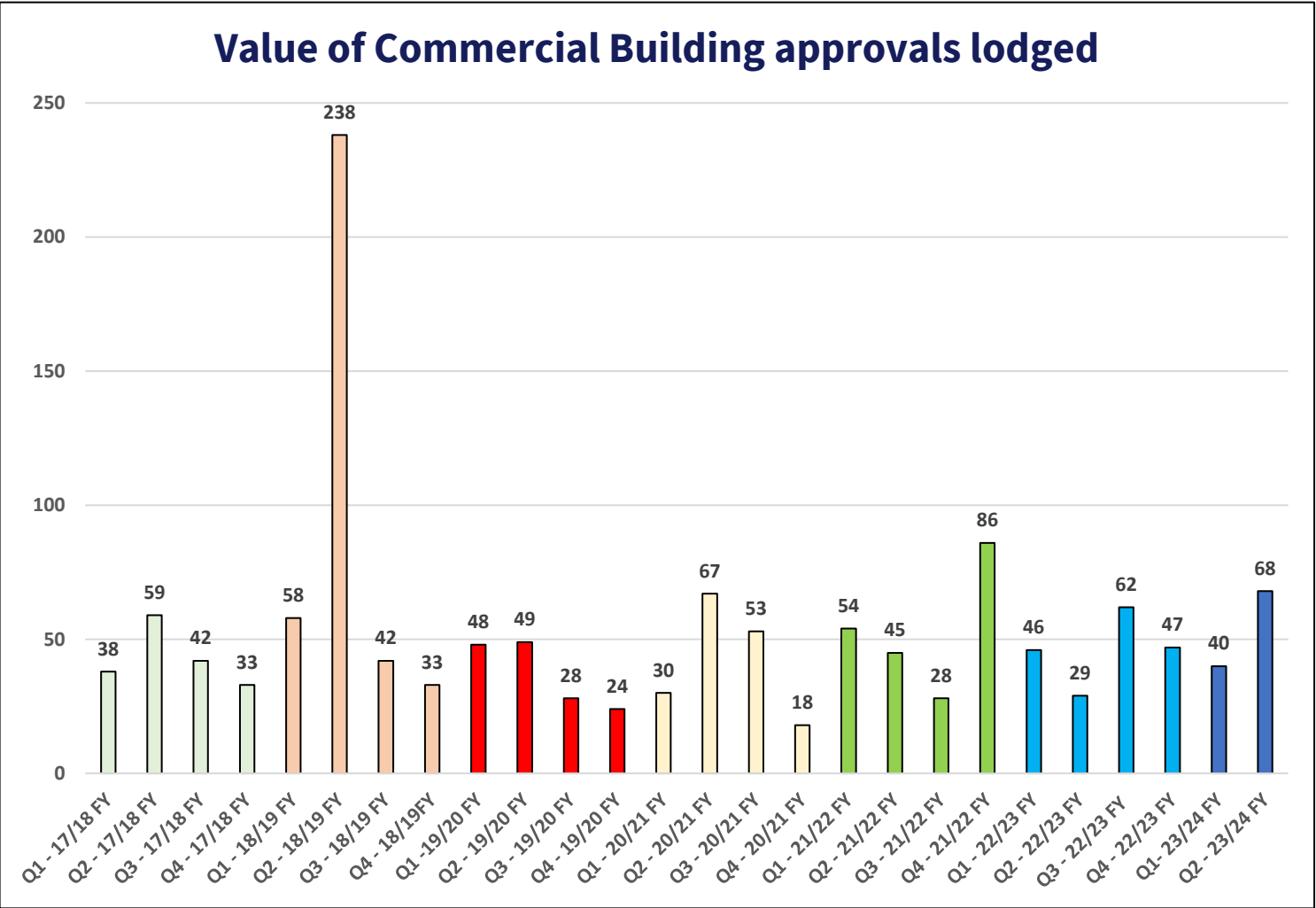
1. Commercial Activity

1.2 Commercial Building Investment

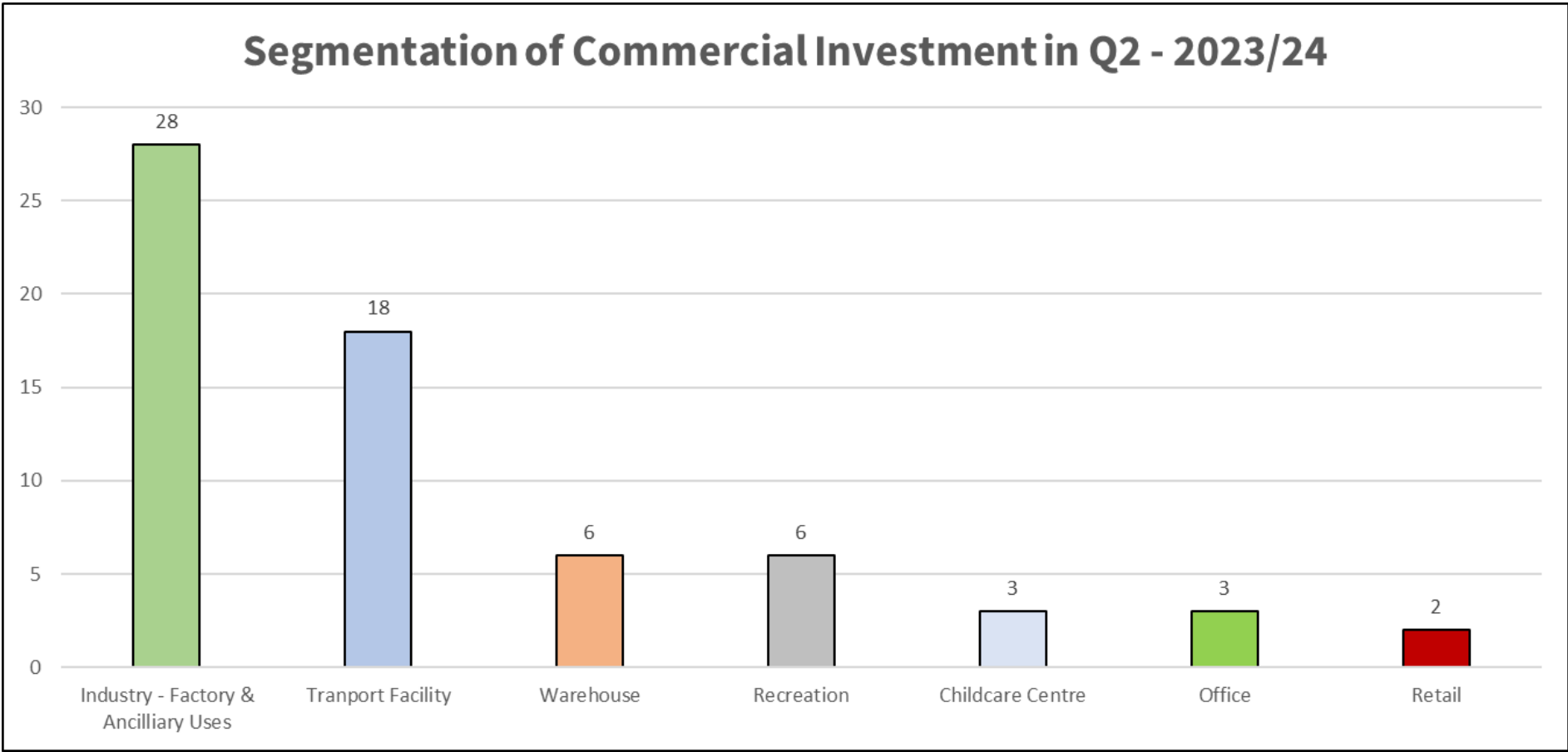
The graph adjacent shows the investment value and trends of commercial building approvals received from building certifiers for Q2 of the 2023/24 financial year.

Comparative historic data back to the 2017/18 financial year is also shown.

During the current reporting period, commercial building works approvals shows a potential \$68M being invested into the commercial sector of the local economy.



1. Commercial Activity



1.3 Commercial building investment by activity type

The graph above provides an insight into the commercial activity areas which have attracted investment during Q2 of the 2023/24 financial year. The above data reflects Townsville’s position as North Queensland’s hub for industry, supply and logistics with a total of \$52M invested for the quarter.



1. Commercial Activity

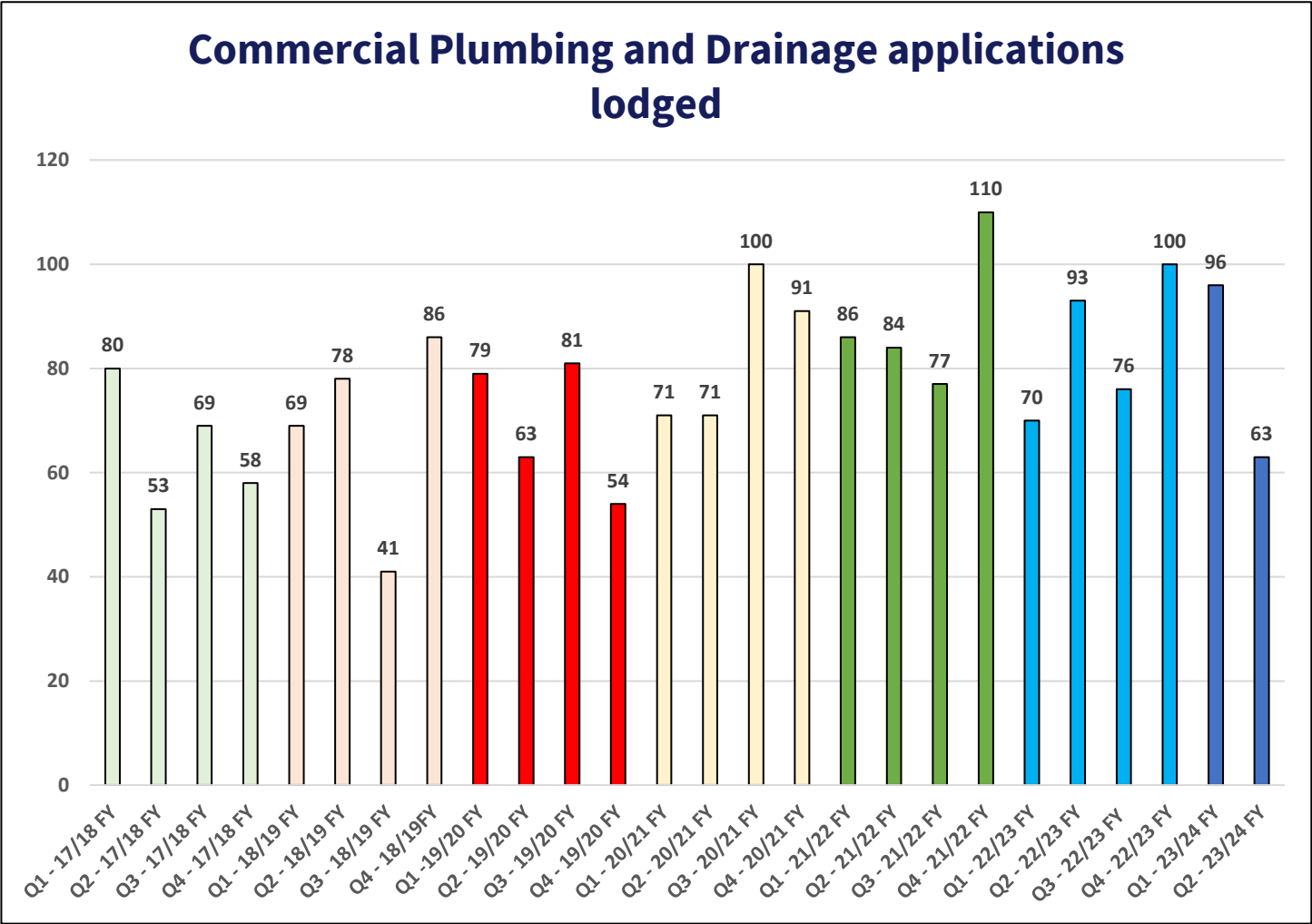


1.4 Plumbing and Drainage applications lodged

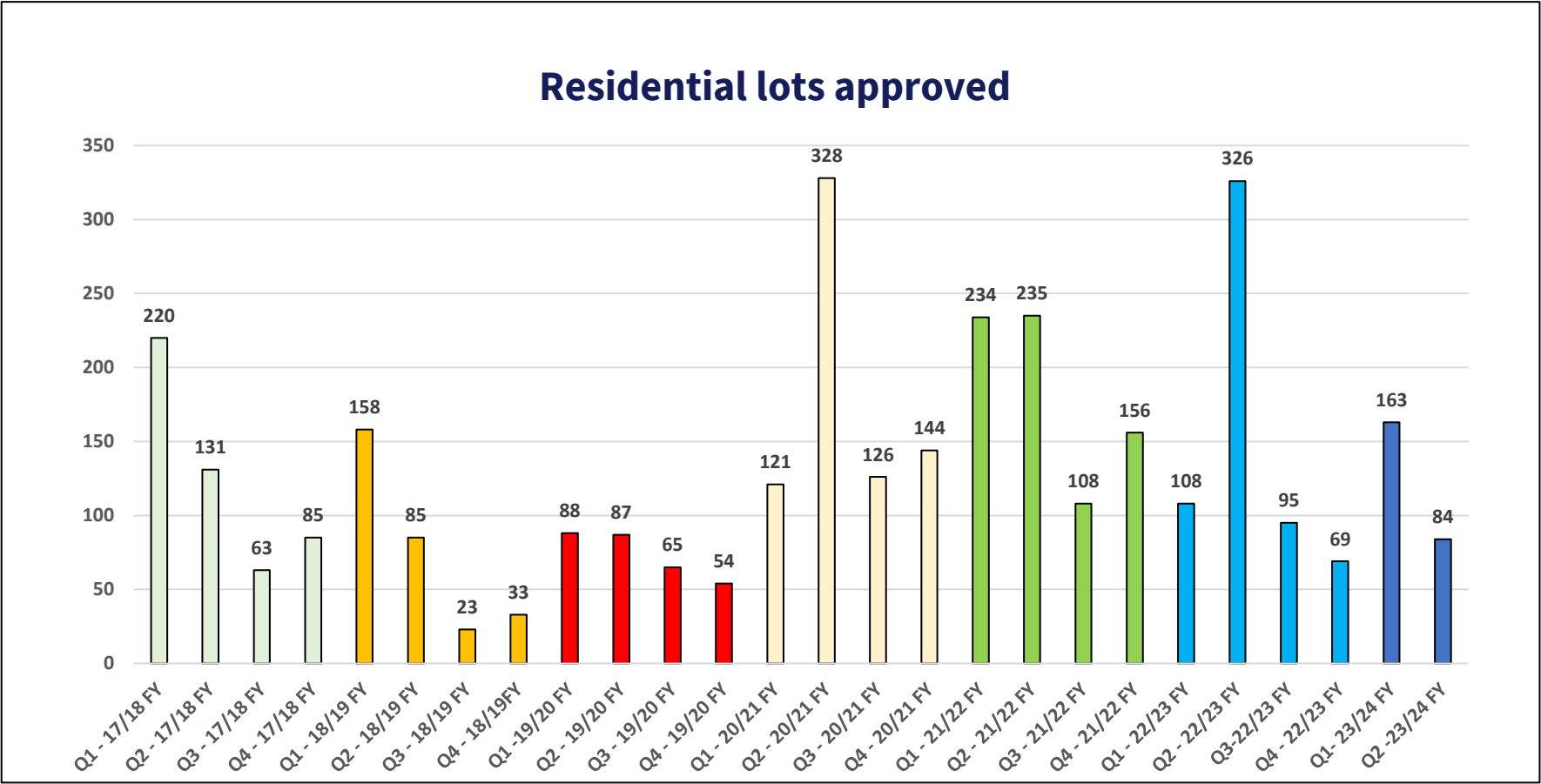
The graph adjacent provides the volume and trends of commercial plumbing and drainage applications received for assessment for Q2 of the 2023/24 financial year.

Comparative historic data back to the 2017/18 financial year is also shown.

The data represents all commercial applications, both in sewered and unsewered properties and works proposed for multiple dwellings.



2. Residential Activity



2.1 Residential Lots approved

The graph above shows residential lots approved for Q2 of the 2023/24 financial year and comparative historic data back to the 2017/18 financial year.

It should be noted a further 39 residential lots have been lodged and subject to forthcoming approval once compliance is achieved.

Please Note - Information used to compile this graph is derived from the approval of Plan of Surveys lodged by the development industry.



2. Residential Activity

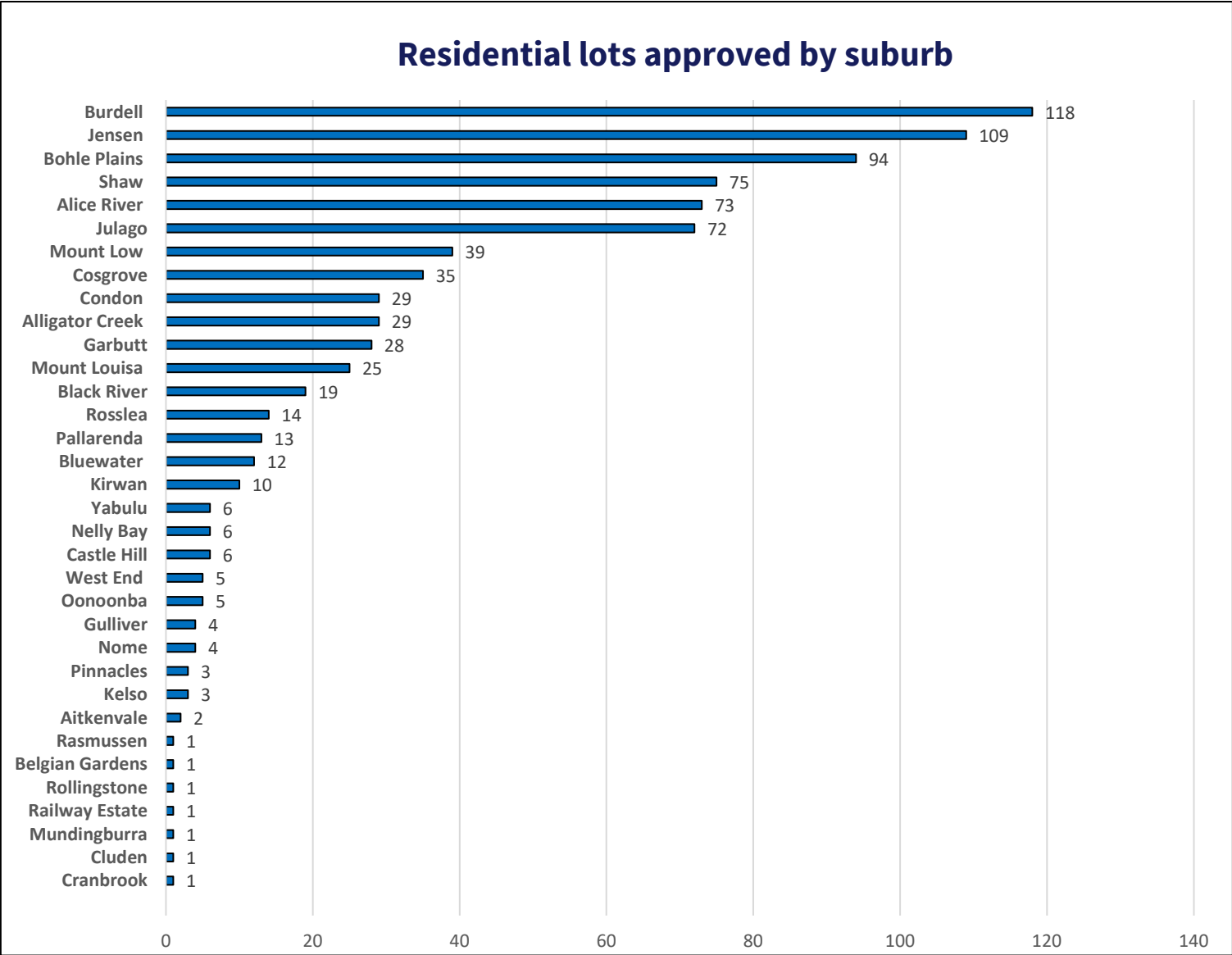
2.2 Residential Lots approved by suburb

The graph adjacent shows residential lots approved for the 2022/23 financial year through to Q2 of the 2023/24 financial year based on suburb and development.

This data will be built on each quarter to show the city’s development fronts over an extended period.

The data shows the market is responding to demand for both traditional sized lots but also the larger rural residential style lots.

Predominately most of the development is in greenfield zones with a lesser degree seen as infill development.



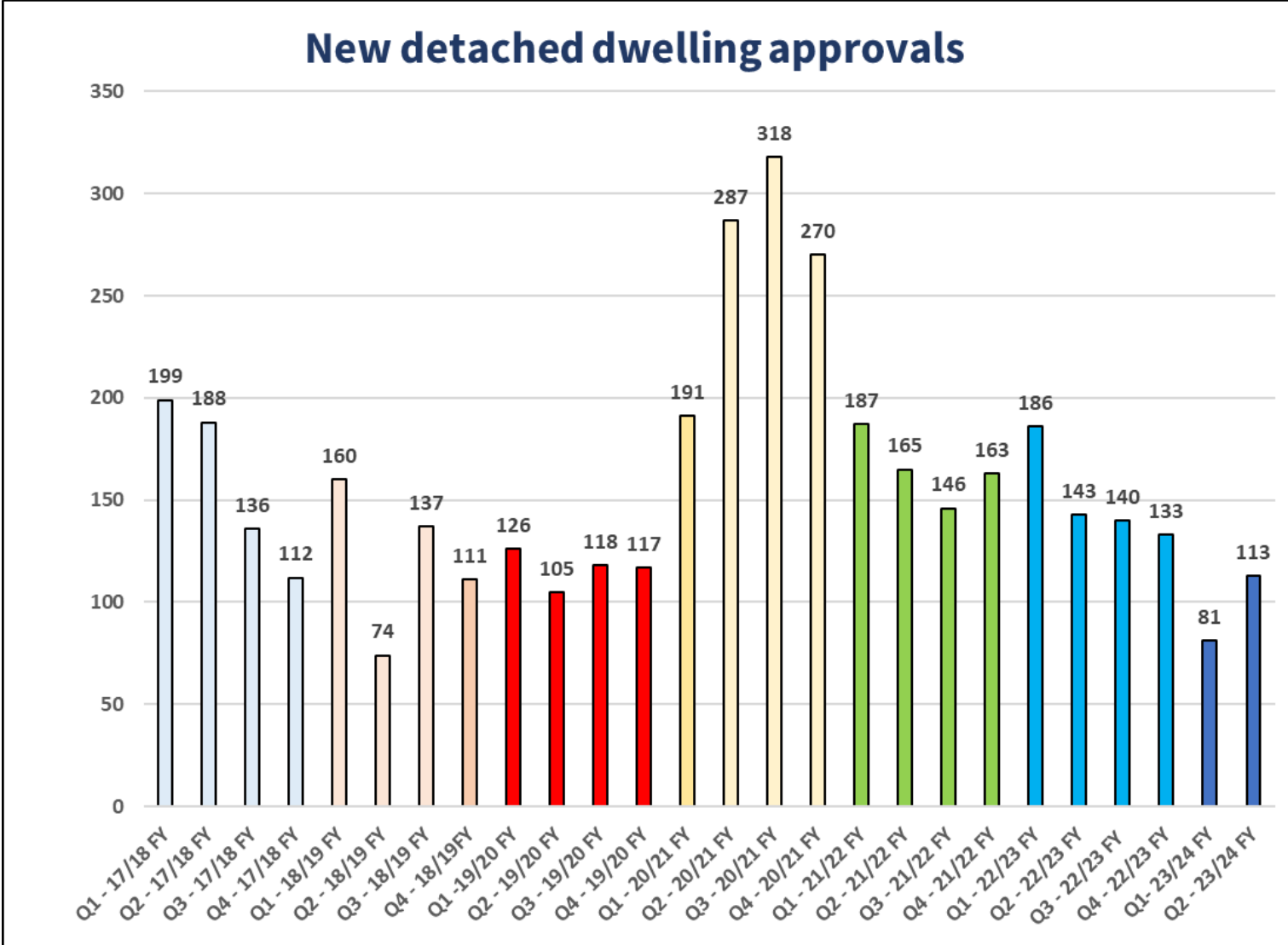
2. Residential Activity

2.3 Number of new detached dwelling approvals

The graph adjacent shows the number of new dwellings approved for Q2 of the 2023/24 financial year.

Comparative historic data back to the 2017/18 financial year is also shown.

Whilst an approval may not convert to completed works, the data is still considered a reliable indicator of future residential dwelling building activity.



2. Residential Activity

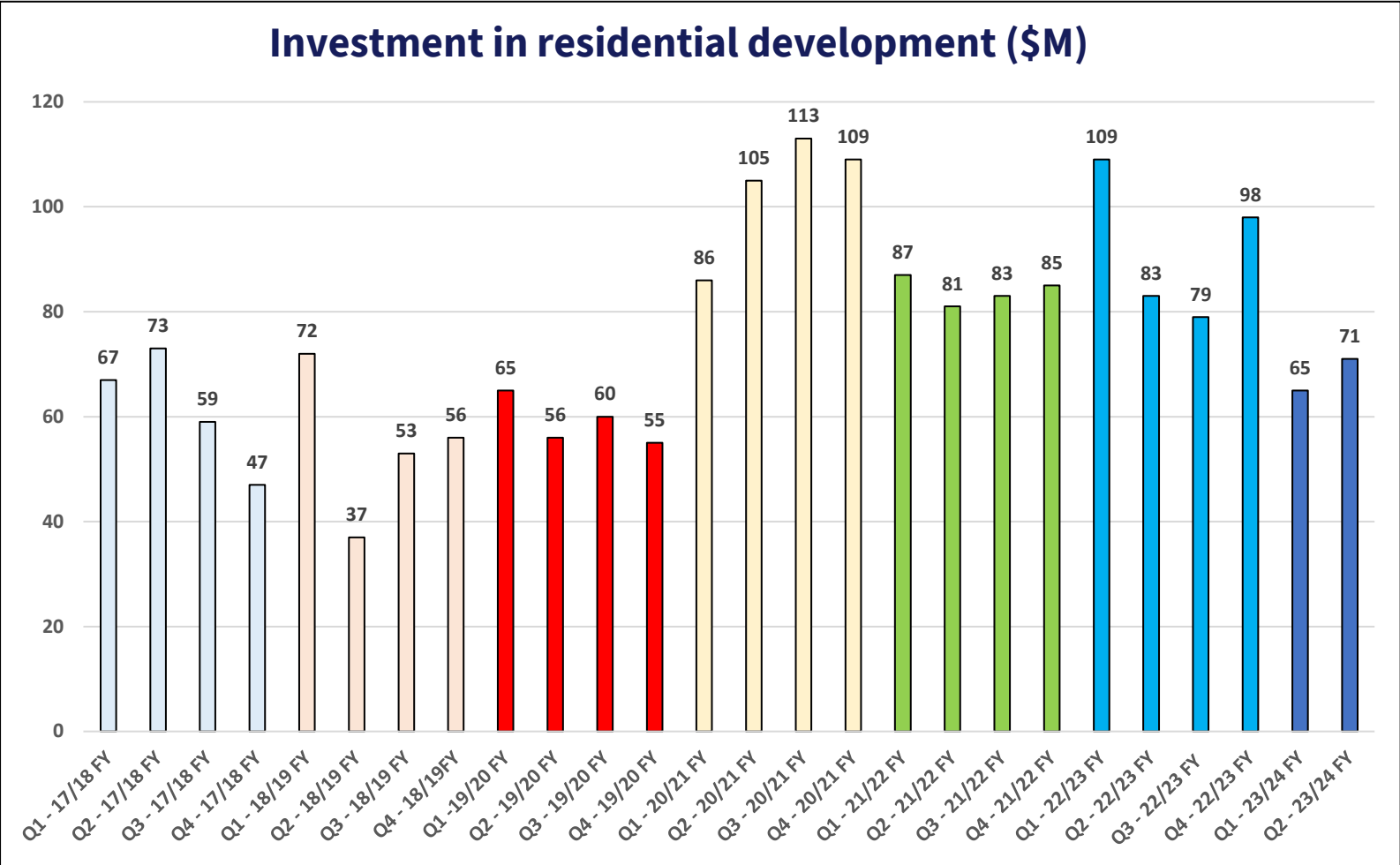


2.4 Residential Building Investment

The graph adjacent shows an insight into the investment and trends relating to residential based building works for Q2 of the 2023/24 financial year.

Comparative historic data back to the 2017/18 financial year is also shown.

Whilst an approval may not convert to completed works, the data is still considered a reliable indicator of future residential dwelling building activity.



Please Note – The data represents all investment in residential building works. Not only the investment in dwelling houses, but the data also includes works such as carports, pools, extensions to residential property.



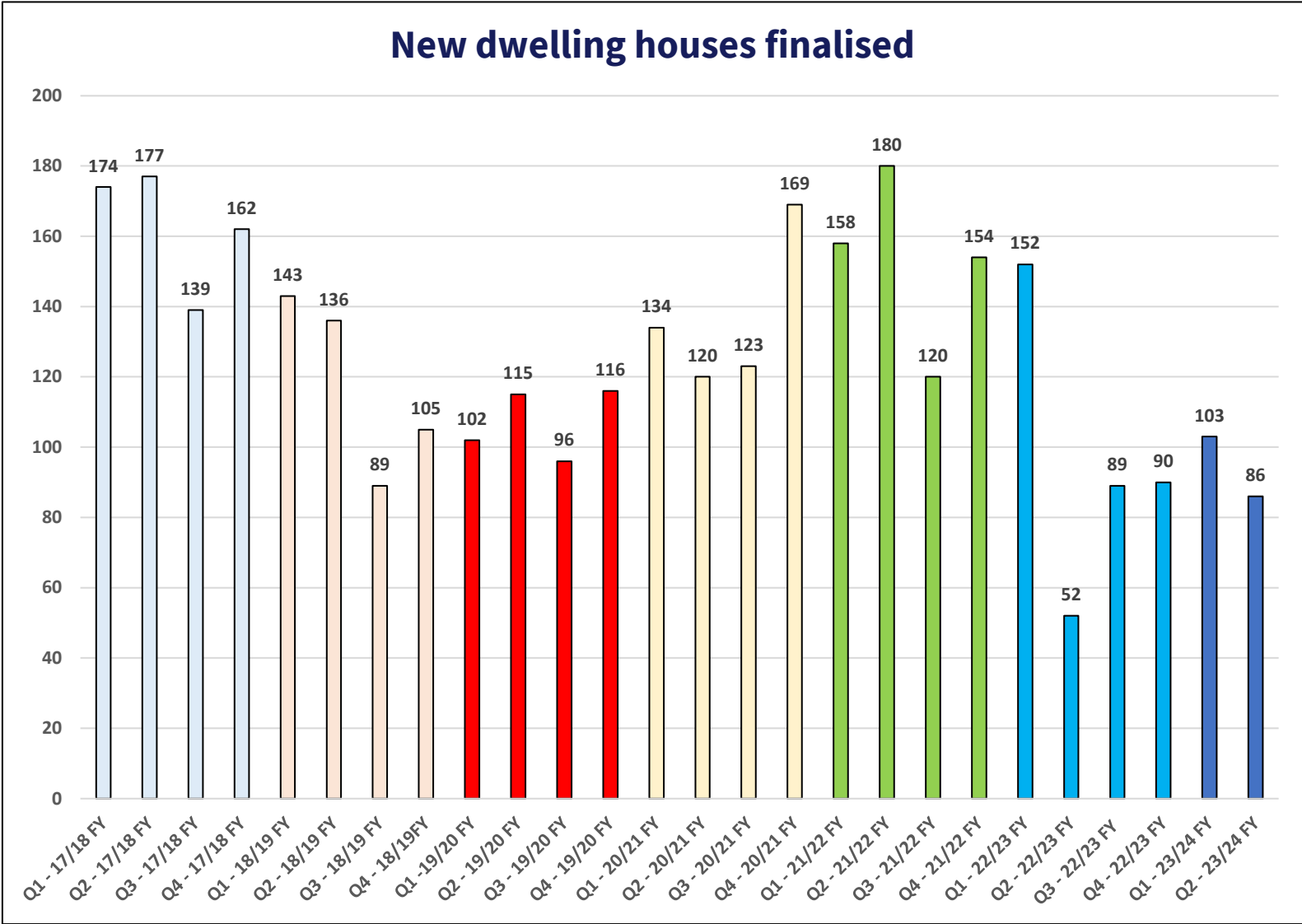
2. Residential Activity



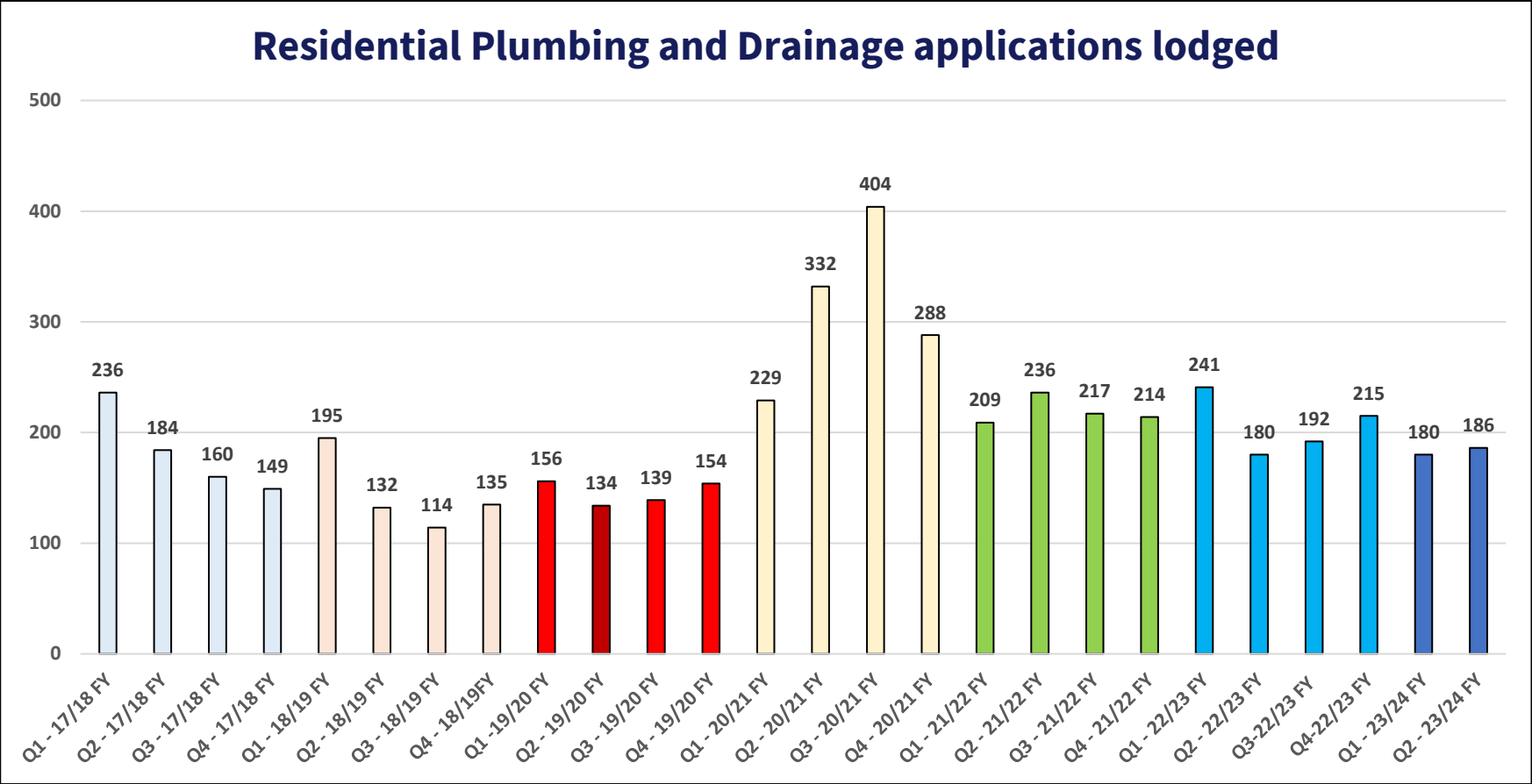
2.5 Number of dwelling houses finalised and delivered by industry

The graph adjacent shows the number of new dwellings finalised for Q2 of the 2023/24 financial year.

Comparative historic data back to the 2017/18 financial year is also shown.



2. Residential Activity



2.6 Residential Plumbing and Drainage

The graph above provides the volume and trends of residential plumbing and drainage applications received for assessment for the Q2 of the 2023/24 financial year. Comparative historic data back to the 2017/18 financial year is also shown.

The data represents all residential applications, both in sewered and unsewered locations and includes dwelling fast track applications.



3. Application Activity



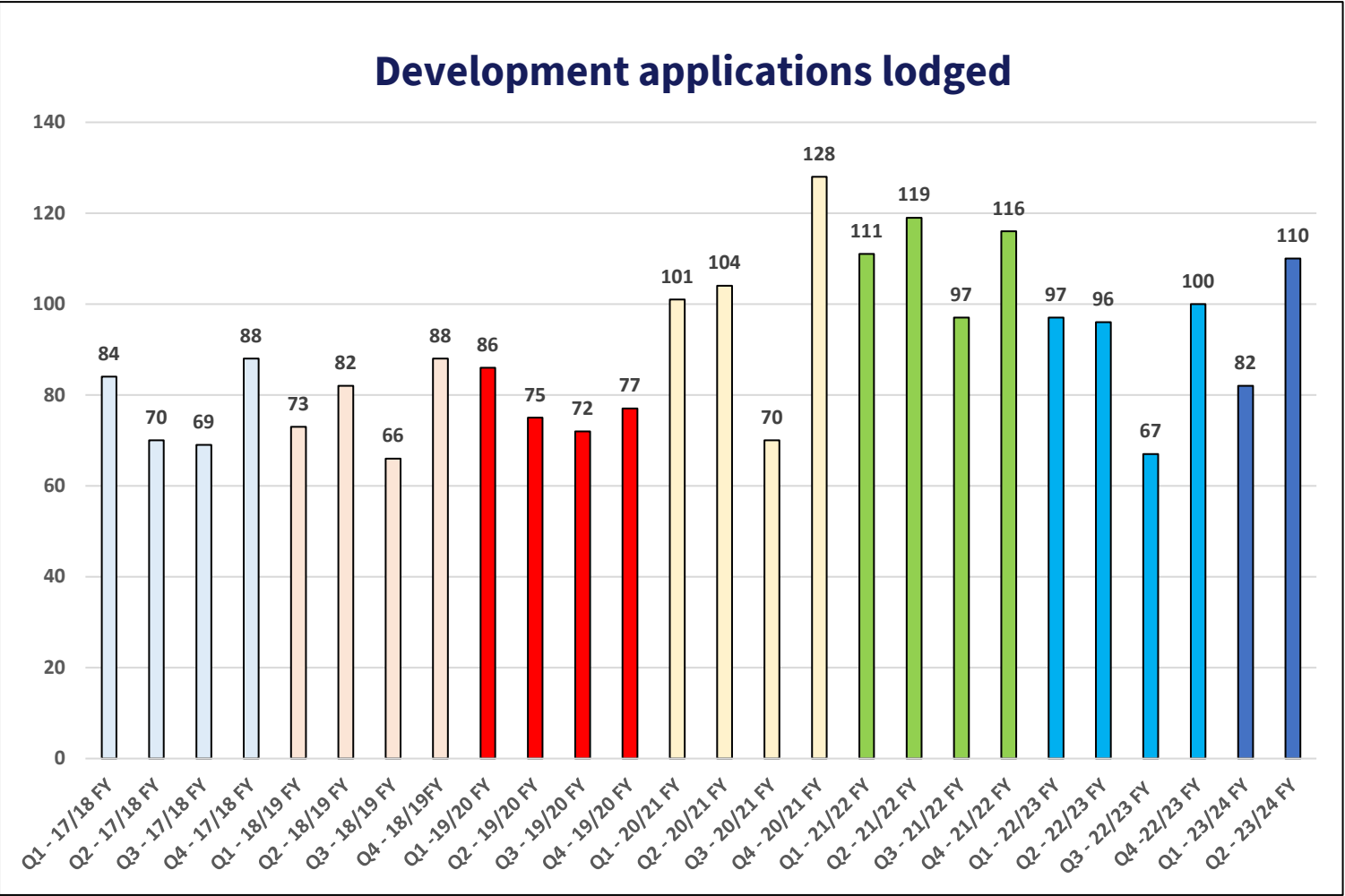
3.1 Development applications lodged

The development applications represented in the adjacent graph include:

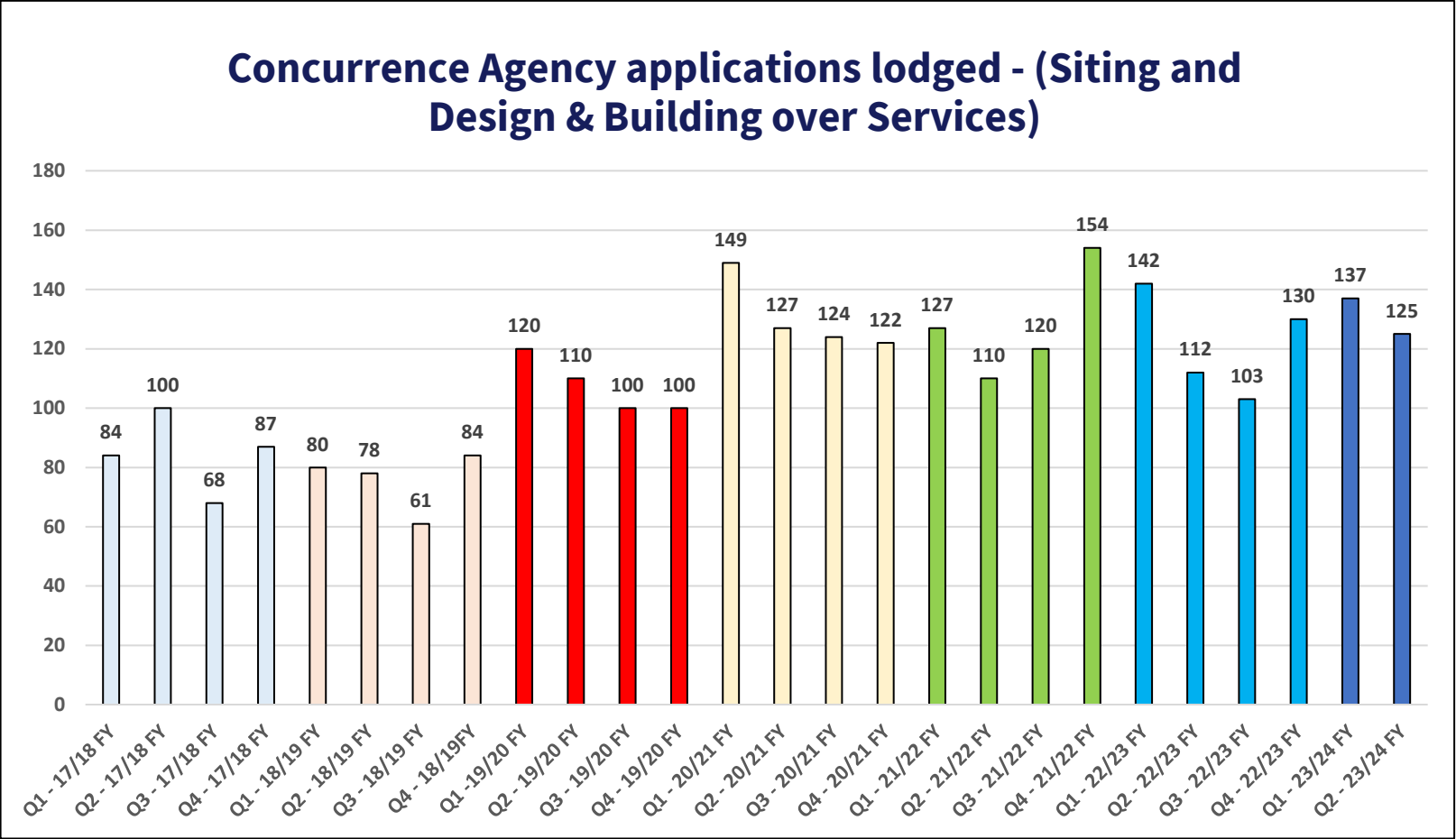
- Material Change of Use.
- Reconfiguration of a Lot.
- Operational Works; and
- Development Building Works.

The data shows an insight into the numbers and trends relating to the four prime application types for Q2 of the 2023/24 financial year.

Comparative historic data back to the 2017/18 financial year is also shown.



3. Application Activity



3.2 Concurrence Agency Approvals (Siting & Design and Building over Services)

The above data shows an insight into the volume and trends relating to Concurrence Agency Referral applications lodged for Q2 of the 2023/24 financial year. Comparative historic data back to the 2017/18 financial year is also shown.



4. FREE Pre-lodgements

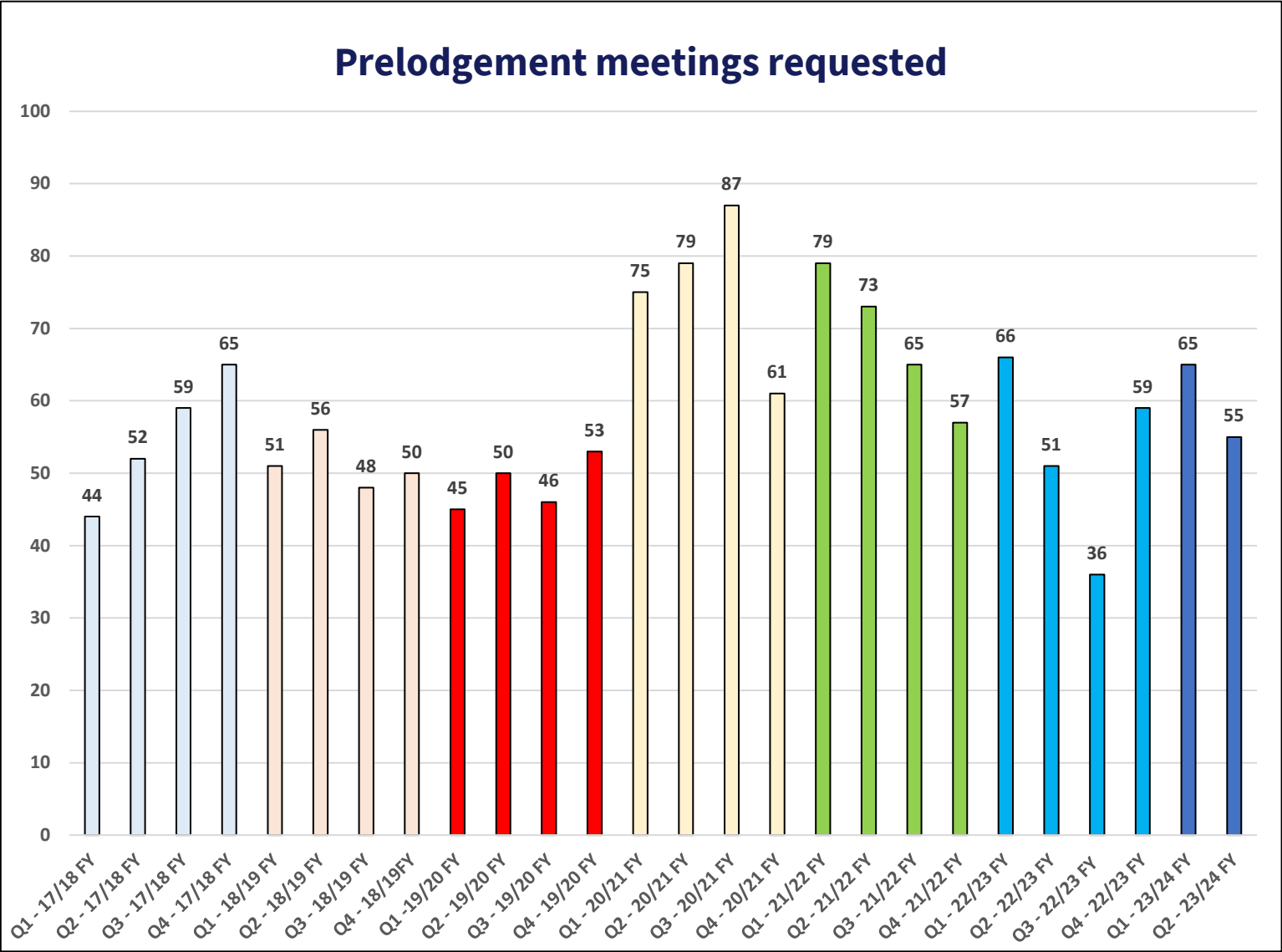
4.1 Pre-lodgements

The graph adjacent shows an insight into the volumes and trends relating to requests for pre-lodgement meetings for Q2 of the 2023/24 financial year and comparative historic data back to the 2017/18 financial year.

Pre-lodgements are a free service recommended and offered by Planning and Development.

During a pre-lodgement meeting, the applicant can discuss their development proposal and gain valuable feedback from Planning, Engineering, Economic Attraction, and Heritage staff.

Council recommends pre-lodgement meetings for new developments to encourage well-made applications. A well-made application can reduce the assessment timeframes within legislative requirements and result in improved development outcomes.



5. Assessment Timeframes

Planning and Development's assessment staff are committed to providing an excellent customer service and experience, providing ease of communication, clarity, consistency, and certainty of information.

Importantly, application assessment timeframes are monitored to ensure assessments are completed within legislation requirements.

The graph in the following pages represent the number of applications that have either been assessed within or not having met the legislative timeframe of 45 business days applicable to these application types.

The assessment timeframes are calculated from the date the application is properly made to the date of decision, less any periods waiting for responses to formal requests for information, periods of public notification, and responses for state referrals.

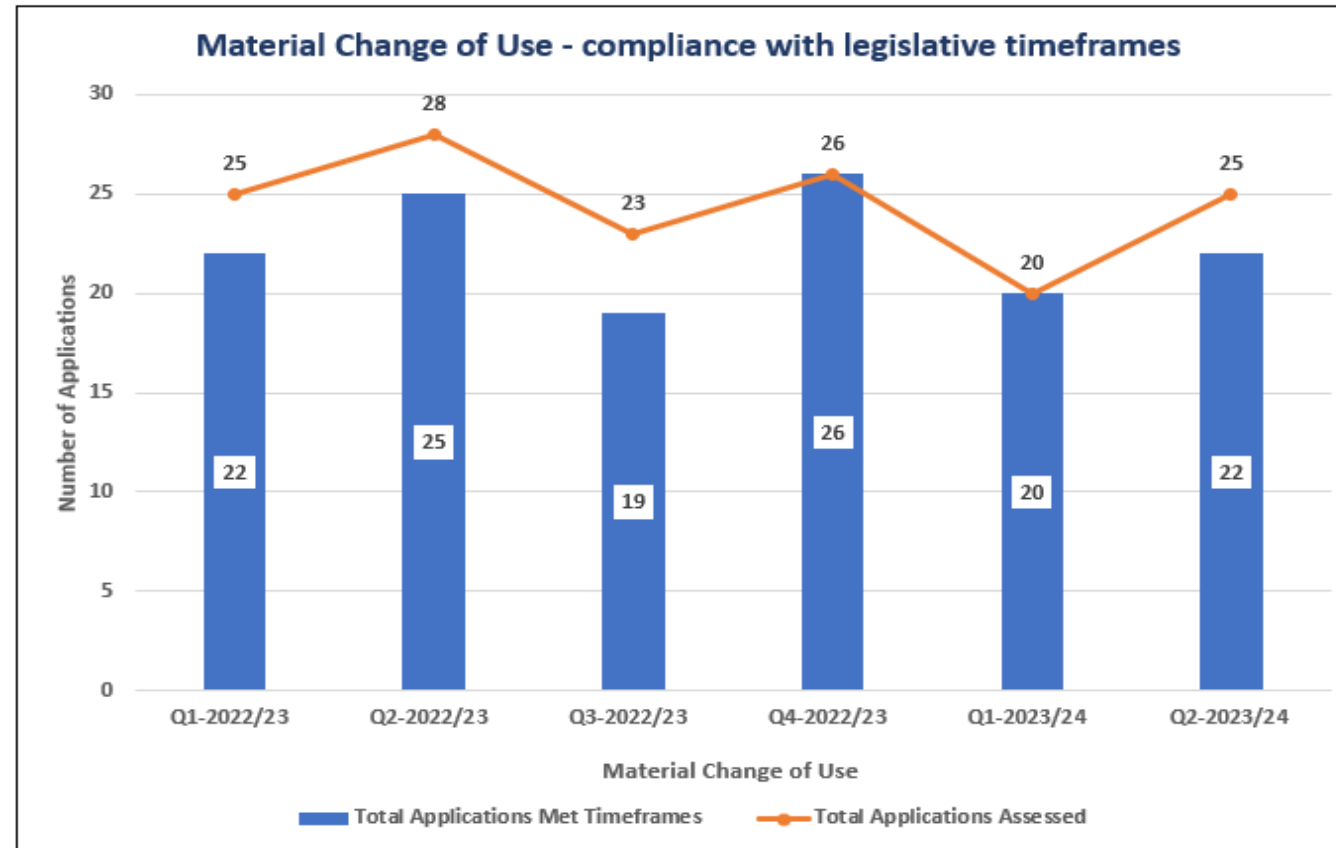
The calculations also consider any agreed extensions to the assessment stages and where the applicant has requested/agreed the assessment be paused.

Following are graphs that show the assessment timeframes for common application types in an annual comparison.



5. Assessment Timeframes

5.1 Material Change of Use – Assessment Timeframes



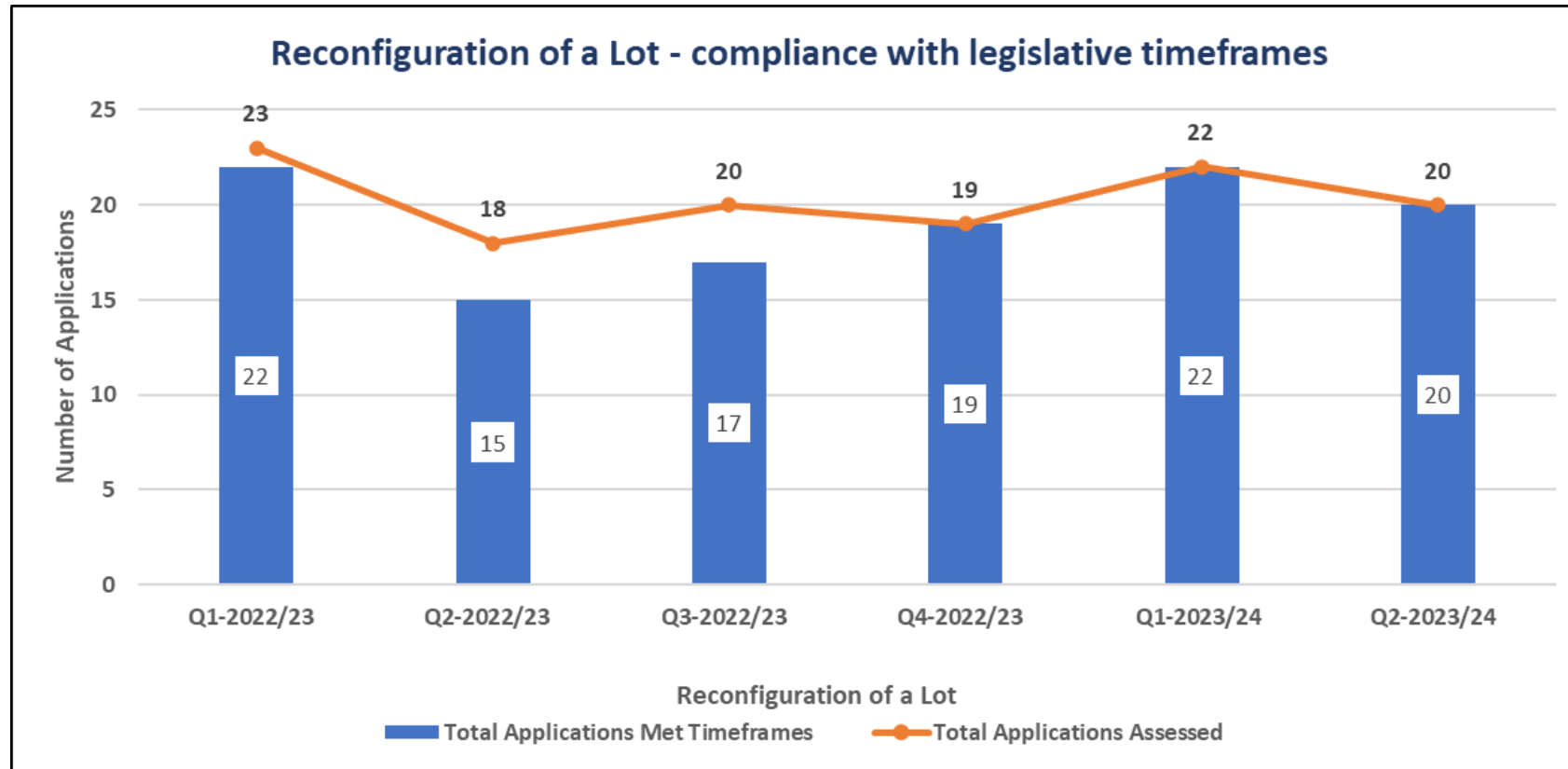
The assessment timeframes graph above shows the number of Material Change of Use applications that have met legislative assessment timeframes. The data is a snapshot for the complete 2022/23 financial year and Q1 and Q2 of the 2023/24 financial year.

The blue columns shows the volume of applications meeting legislative timeframes in comparison with the orange line showing total number of applications assessed. During the Q2 2023/24 financial year reporting period, 88% of applications have been assessed within legislative timeframes.



5. Assessment Timeframes

5.2 Reconfiguration of a Lot – Assessment Timeframes

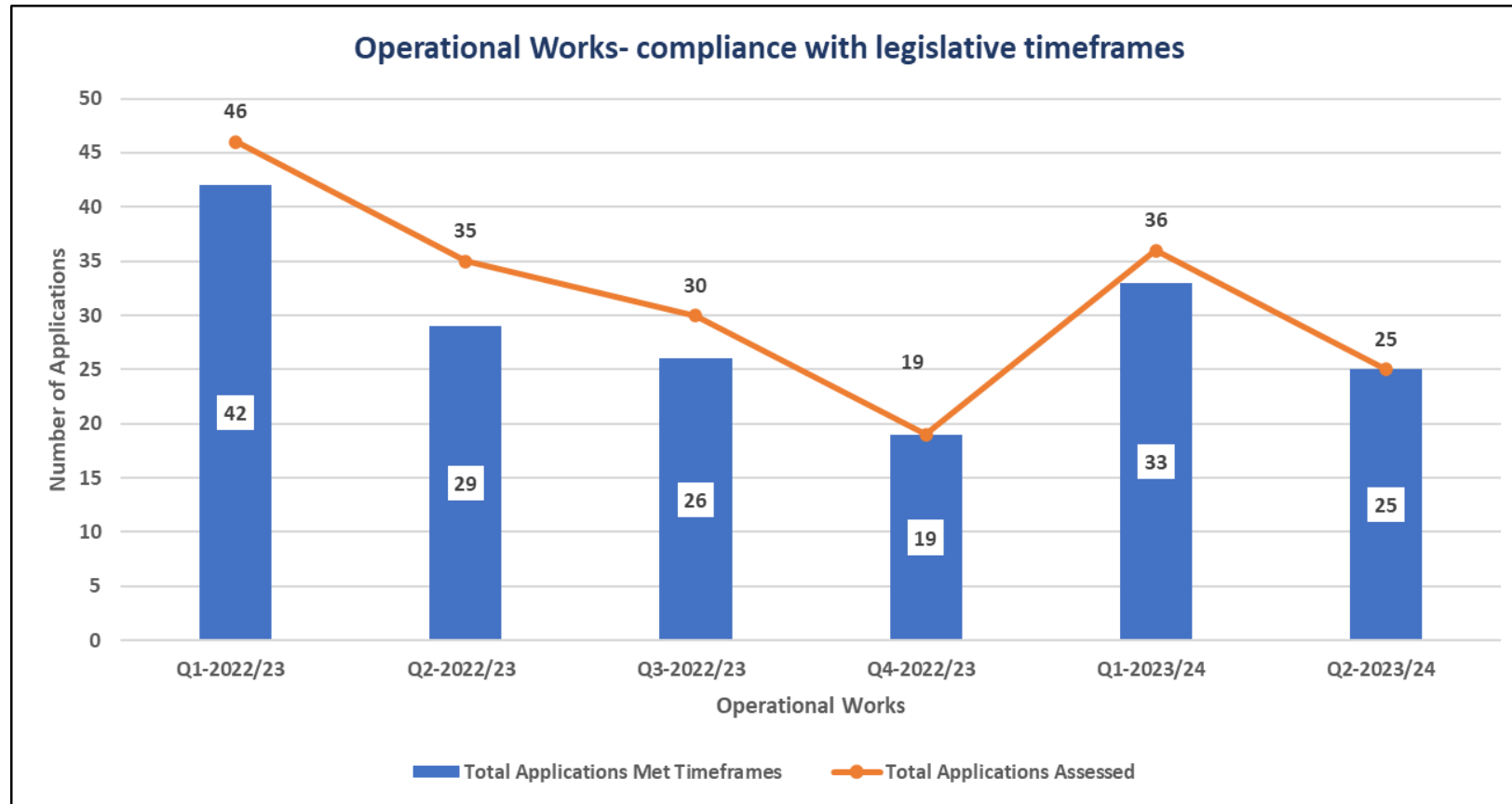


The assessment timeframes graph above shows the number of Reconfiguration of a Lot applications that have met legislative assessment timeframes. The data is a snapshot for the complete 2022/23 financial year and Q1 and Q2 of the 2023/24 financial year. The blue columns shows the volume of applications meeting legislative timeframes in comparison with the orange line showing total number of applications assessed. During the Q2 2023/24 financial year reporting period, 100% of applications have been assessed within legislative timeframes.



5. Assessment Timeframes

5.3 Operational Works – Assessment Timeframes



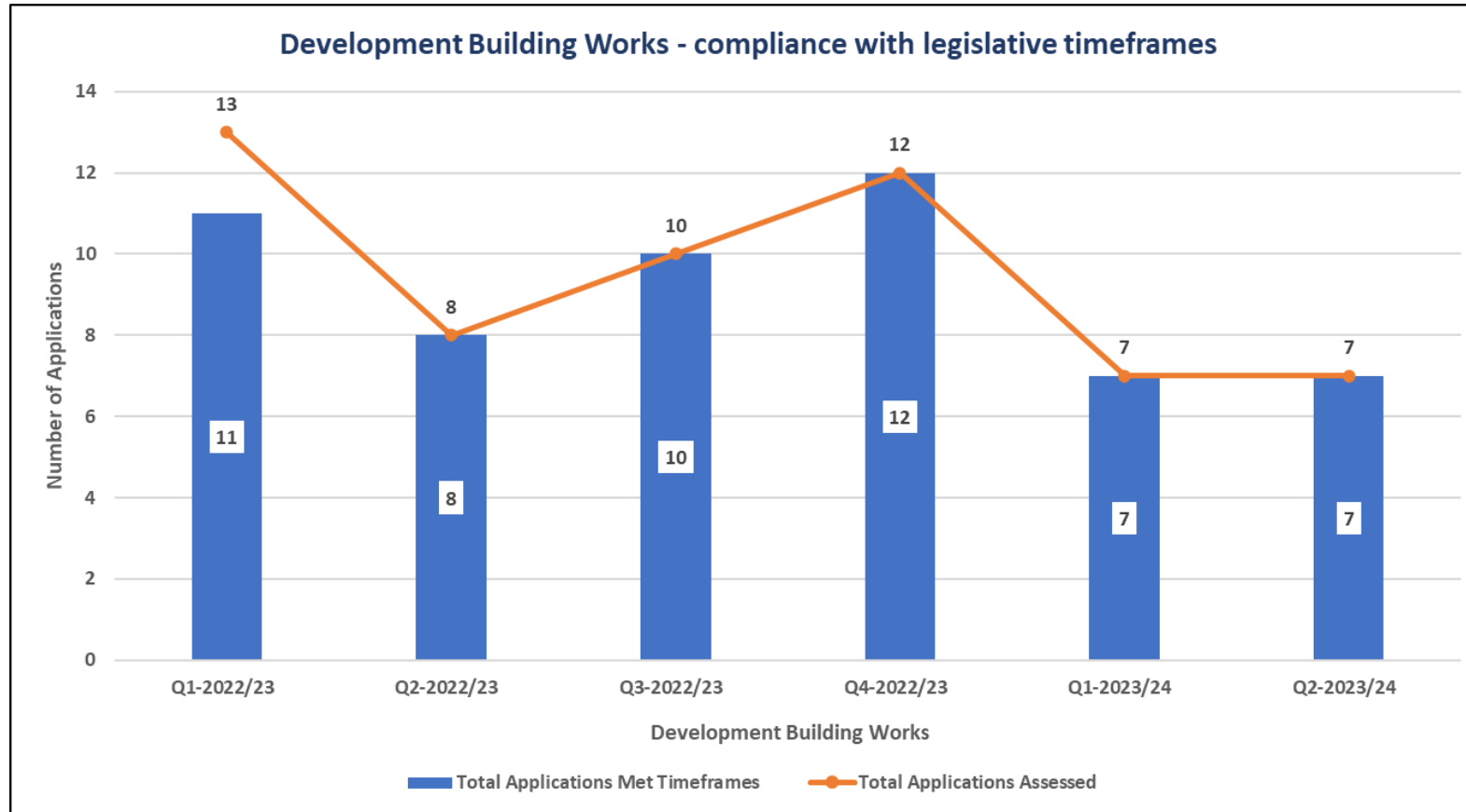
The assessment timeframes graph above shows the number of Operational Works applications that have met legislative assessment timeframes. The data is a snapshot for the complete 2022/23 financial year and Q1 and Q2 of the 2023/24 financial year.

The blue columns shows the volume of applications meeting legislative timeframes in comparison with the orange line showing total number of applications assessed. During the Q2 2023/24 financial year reporting period, 100% of applications have been assessed within legislative timeframes.



5. Assessment Timeframes

5.4 Development Building Works – Assessment Timeframes



The assessment timeframes graph above shows the number of Development Building Works applications that have met legislative assessment timeframes. The data is a snapshot for the complete 2022/23 financial year and Q1 and Q2 of the 2023/24 financial year.

The blue columns shows the volume of applications meeting legislative timeframes in comparison with the orange line showing total number of applications assessed. During the Q2 2023/24 financial year reporting period, 100% of applications have been assessed within legislative timeframes.



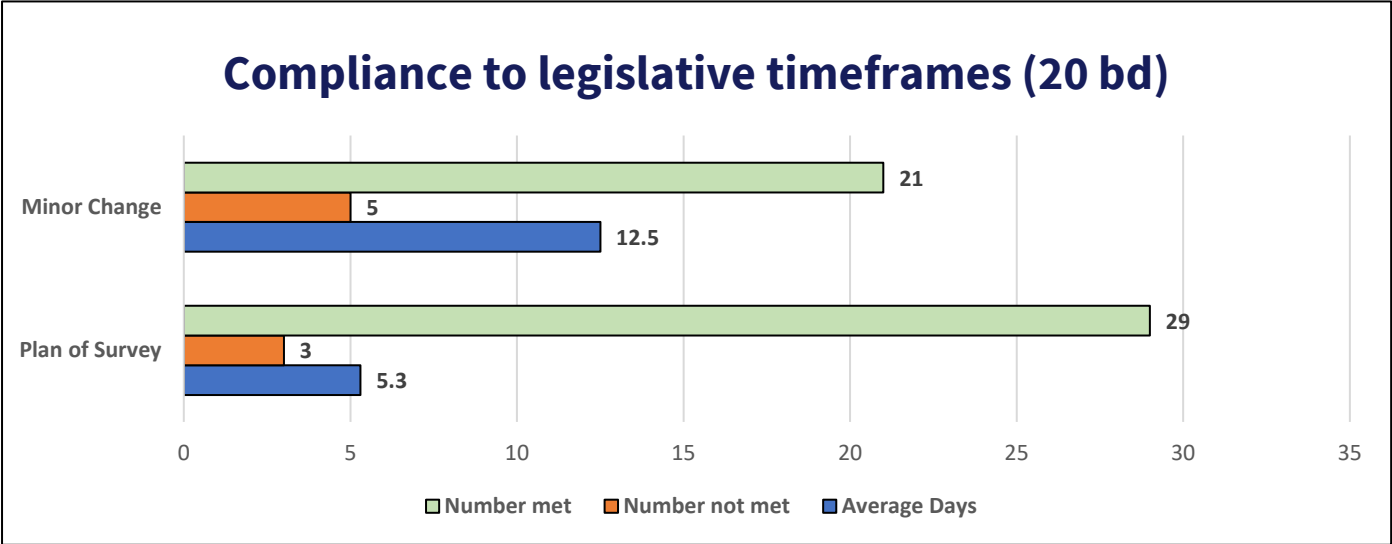
5. Assessment Timeframes



5.5 Applications with 20bd assessment timeframes

90% of Plans of Survey were processed within timeframe and averaged 5.3 days from obtaining all compliance information to achieving endorsement, during Q2 of the 2023/24 financial year.

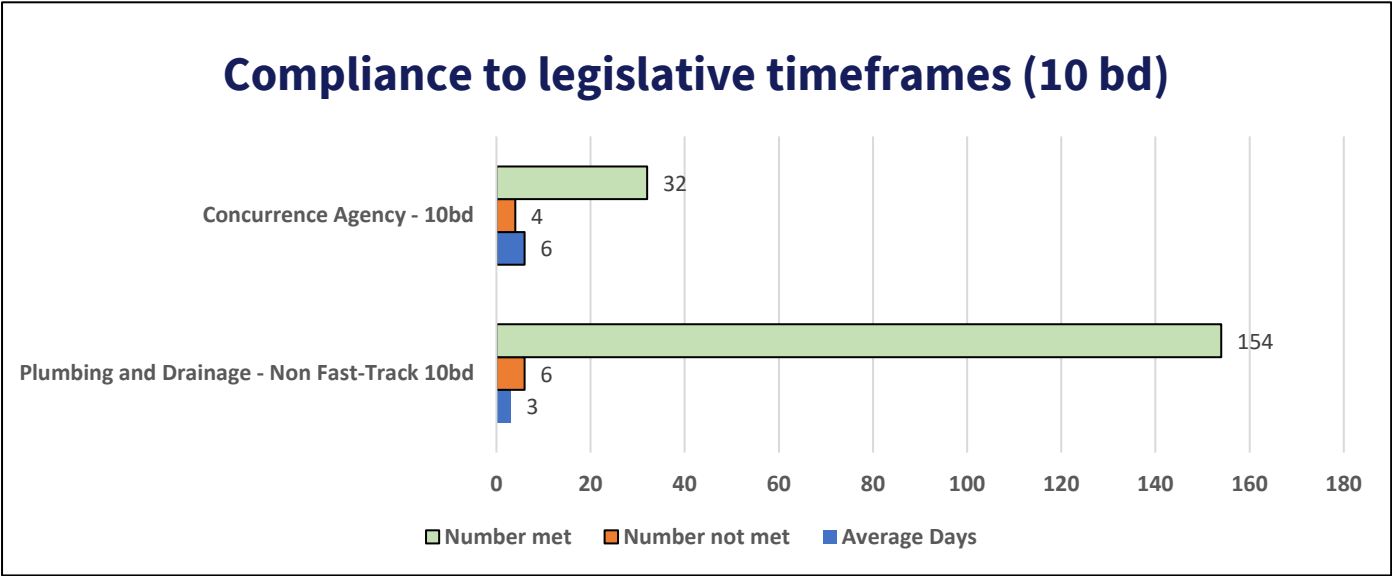
This importantly allows the applicant to register the plans and move to settlement quicker.



5.6 Applications with 10bd assessment timeframes

Of note, the assessing of Non-Fast Track Plumbing and Drainage applications has seen an improvement from the last quarter.

The percentage of applications assessed within the 10 business days improved from 92% to 96% , during Q2 of the 2023/24 financial year.



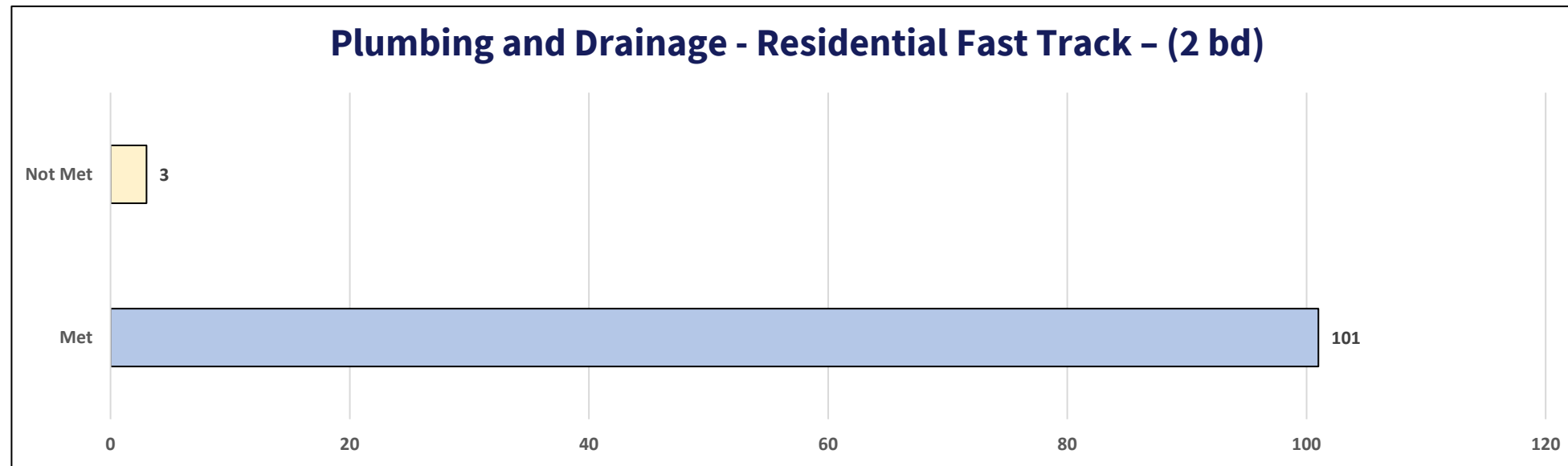
5. Assessment Timeframes



5.7 Applications with 2(bd) assessment timeframes

Plumbing & Drainage Fast Track applications relates to identified residential development which are required under legislation to be assessed within two business days.

The reporting period shows a result of **97%** of applications meeting legislation for Q2 of the 2023/24 financial year. Of the three not meeting legislation, two of the applications were assessed in three days and one assessed by day four.



Glossary



Building Approval Data

Federal and State Government development information is not required to be lodged with Council. Therefore, the building data in this report may not reflect these developments. As examples, these can be projects undertaken by government such as schools, public hospitals, and federal defence developments.

The number of building approvals and investment needs to be used with some caution. Whilst private building certifiers are required by legislation to lodge approval information with the local authority within five (5) business days of issuing an approval, this does not always occur. It is recommended that Townsville Dashboards is used for real time building data.

Value of Investment – Commercial and Residential

The value of investment notated in this report is derived from the building approval data lodged from private building certifiers and should be considered as an estimate at the time the approval is issued. Many factors can affect the final value during the building process.

Assessment timeframes for approval of Plan of Surveys

The assessment days for the approval of Plans of Surveys are calculated from the date all required compliance information is received by council and all conditions of approval have been met.

CAR - Concurrence Agency Response Applications

Concurrence Agency applications are assessed by the local authority under delegation from the State Government pursuant to the Queensland Development Code (QDC). These applications assess residential development where the applicant seeks to gain relaxation from siting and design codes.

Glossary



OPW - Operational Works

Operational works commonly include infrastructure works associated with development such as sewerage, water, roads, and stormwater. These may also include excavating or filling, clearing vegetation, and advertising devices.

DBW – Development Building Works

Assessment of proposed building works on lots that are in zones such as Character Residential Zone.

RAL – Reconfiguration of a Lot

The subdivision, amalgamation, realignment, and rearrangement of lots boundaries, creating an easement and agreement for Community Title Schemes (CMS).

MCU – Material Change of Use

Approval required when commencing a new land use on premises, re-establishing a use that has been abandoned or changing the intensity or scale of a use.

POS- Plan of Survey

Plan of Survey lodgements, in the context of this report are associated with the approval of the release of further lots. This allows newly created lots to be registered and introduced to the market for sale.

Properly Made

An application must be properly made to allow assessment to proceed. Legislation prescribes the minimum requirements for an application to be considered as properly made.

