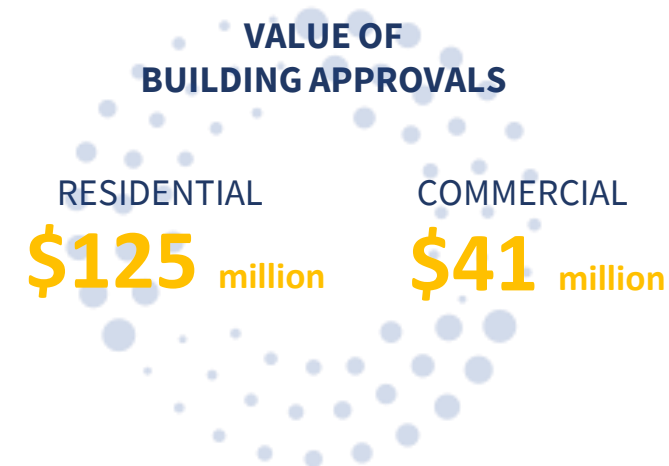


2024/25 Q3 DEVELOPMENT ACTIVITY REPORT

Prepared by Planning and Development

Introduction



Welcome to the Planning and Development – Development Activity Report for Q3 of the 2024/25 financial year.

The content of this report provides a summary of development activities in the residential and commercial segments of the local development industry.

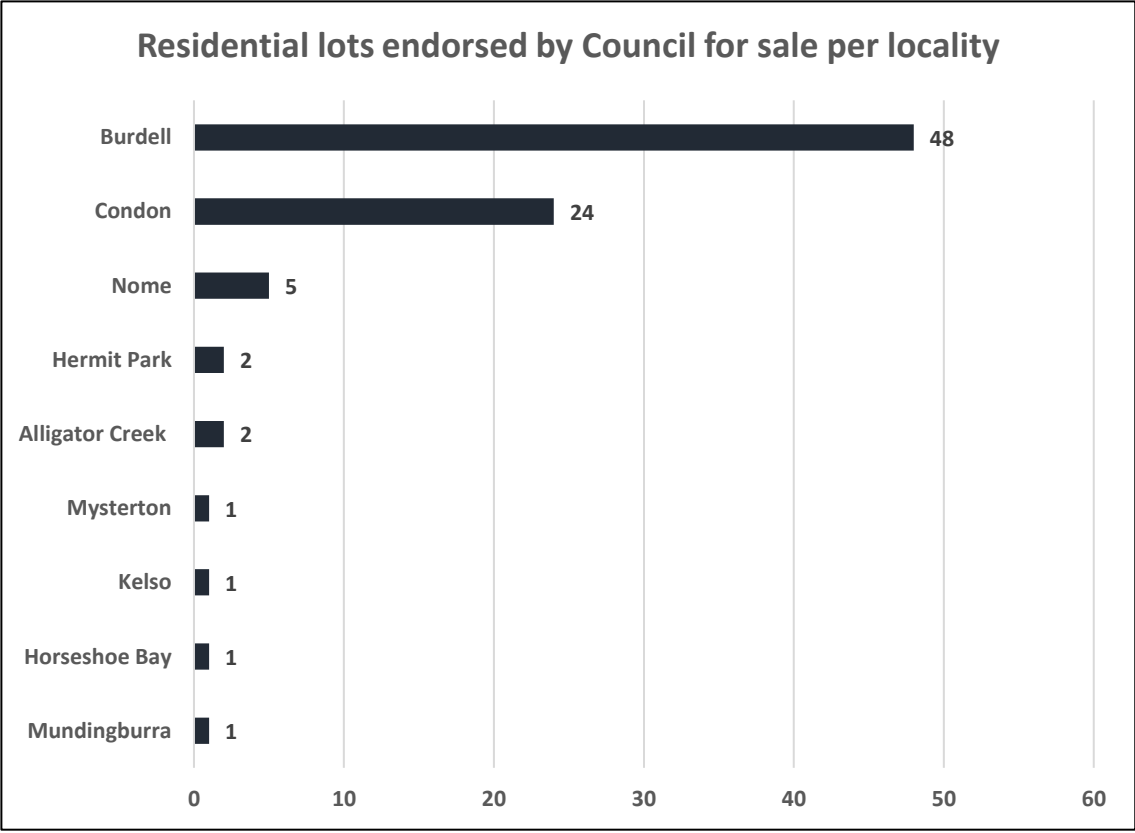
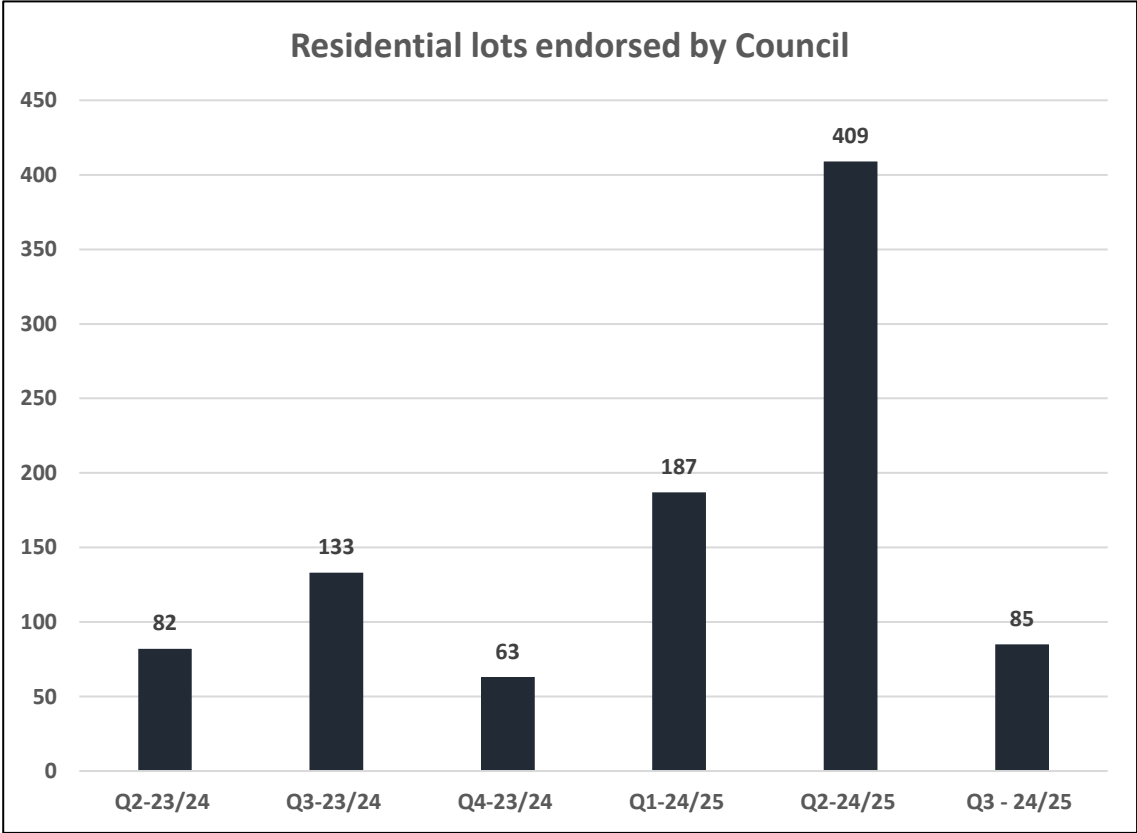
The report shows activity volumes of applications received for assessment and the council assessment performance.

1. Residential Development Activity



1.1 Residential lots endorsed

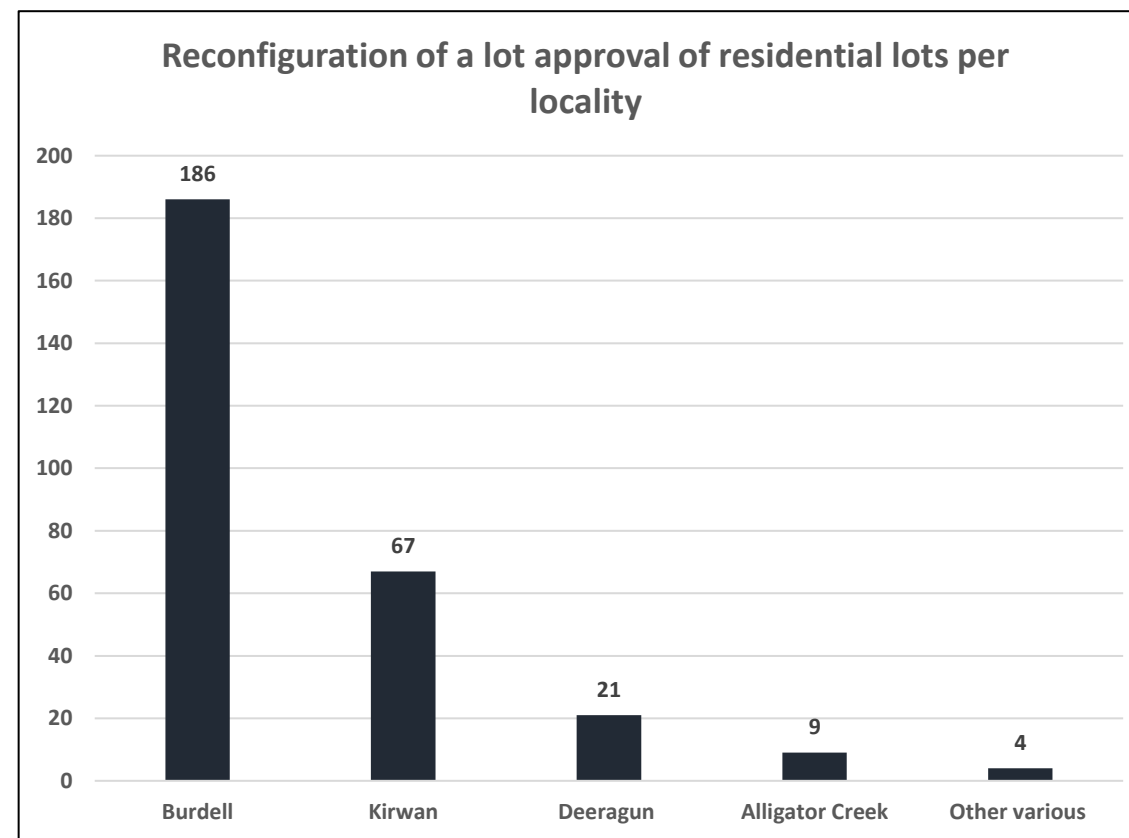
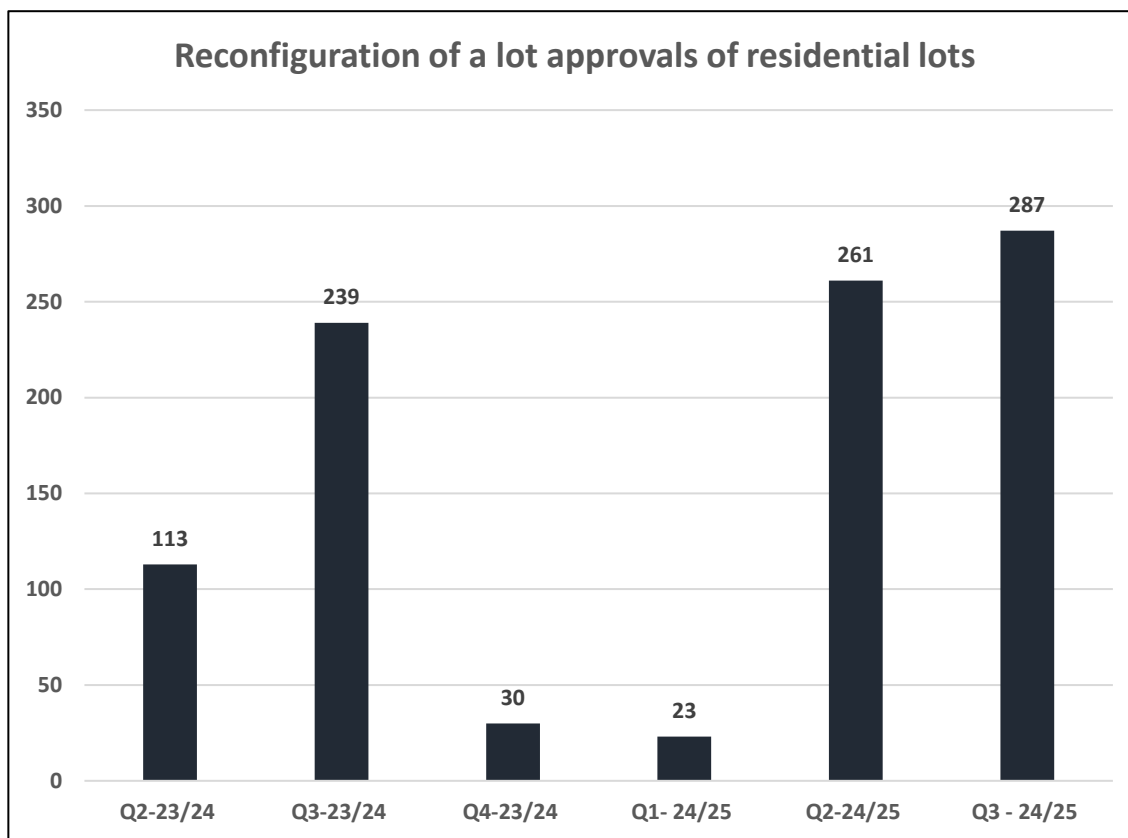
Charts represent the residential lots endorsed by Council via Plan of Survey approvals and locality.



1.2 Residential lots approved for development



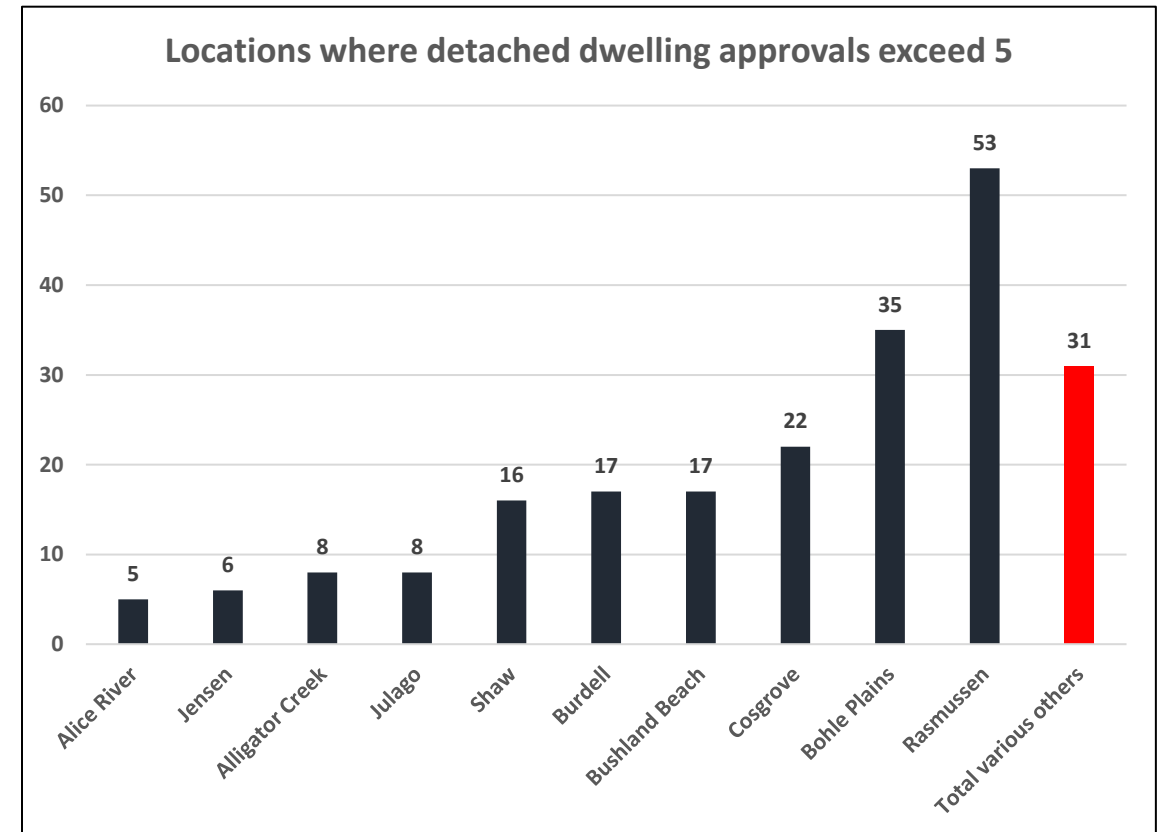
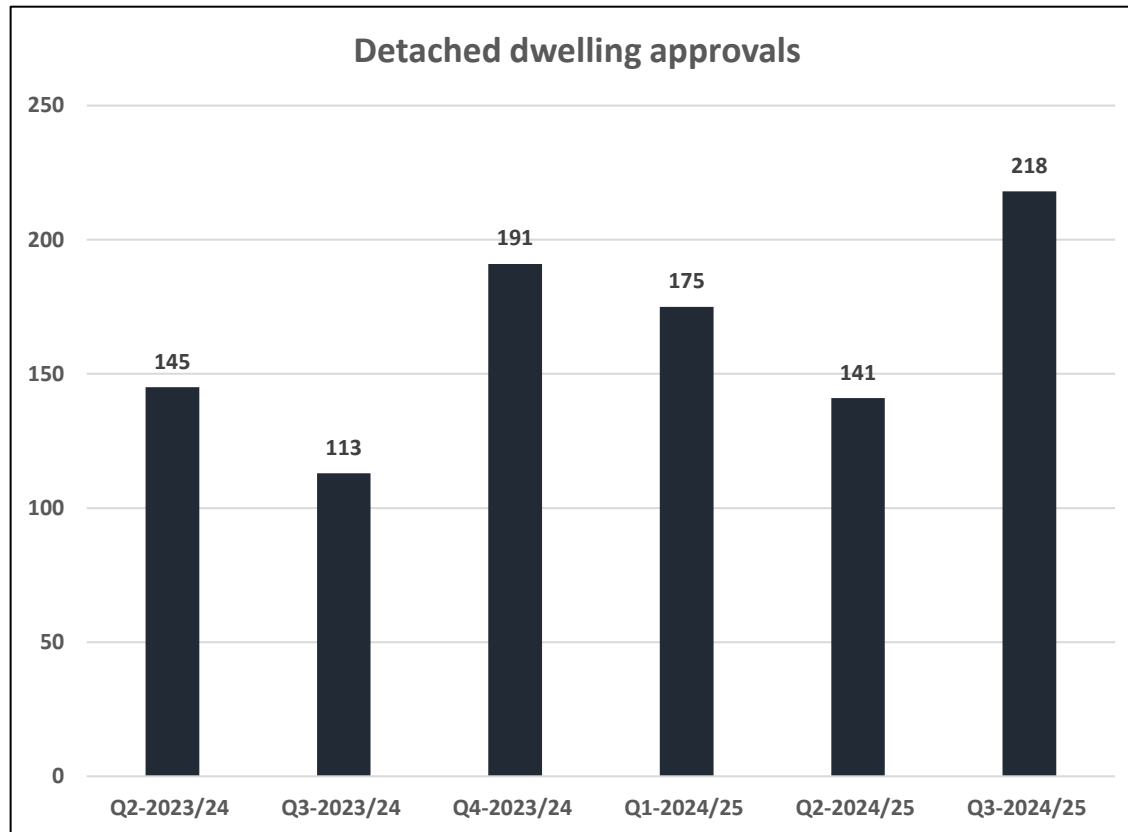
Charts represent the Reconfiguration of a Lot applications approved by Council during the reporting period and the associated number of residential lots and proposed locality.



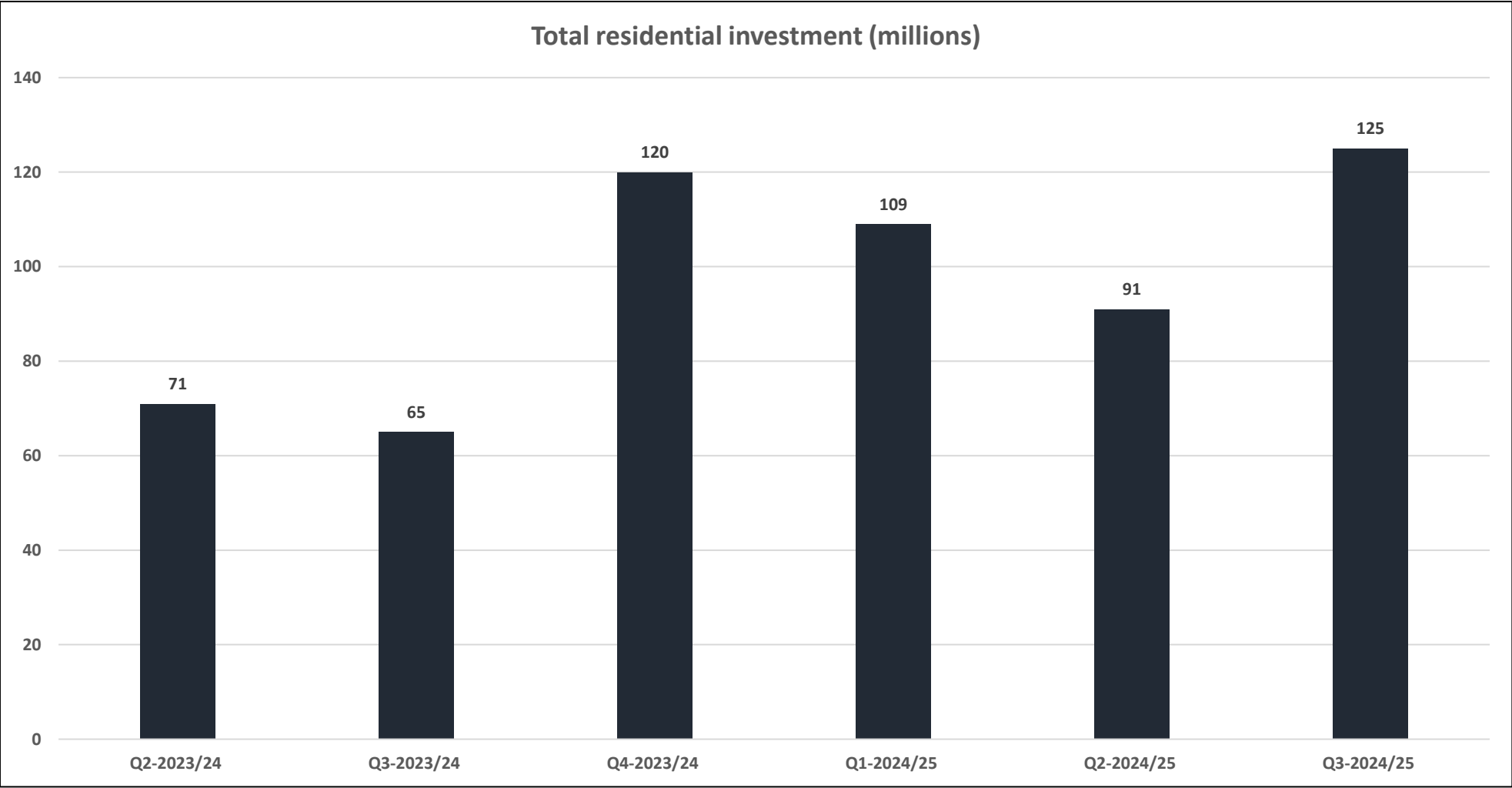
1.3 Detached dwelling approvals

The building approval data shown in the following pages is derived from an extraction of approvals received from external Certifiers as of 1 April 2025.

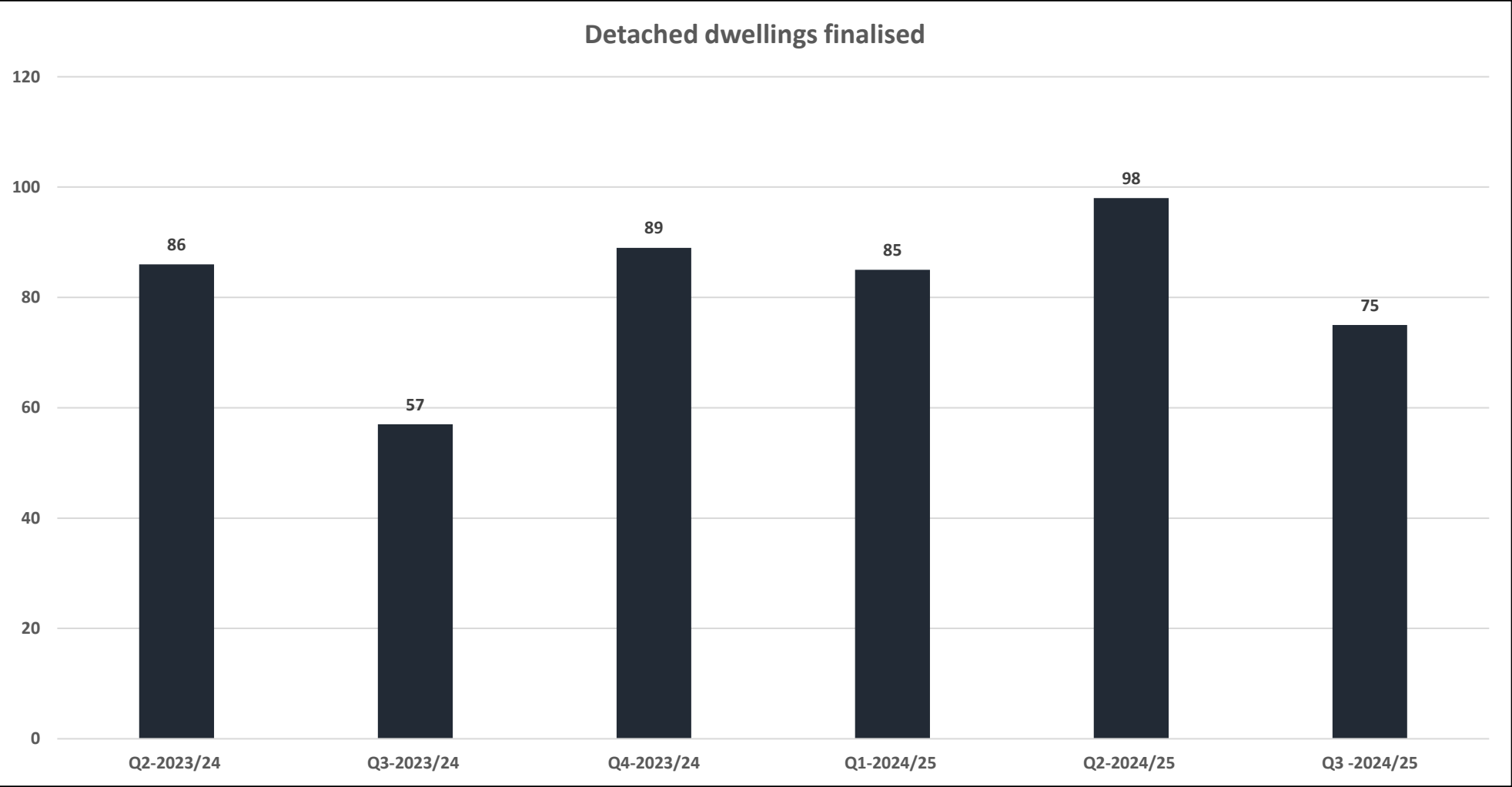
Under legislation building approvals are to be lodged by building certifiers to Council within five business days of the approval decision being issued. Any building approvals issued during the reporting period and not subsequently lodged with Council within five business days following the closure of the reporting period will not be included in this data.



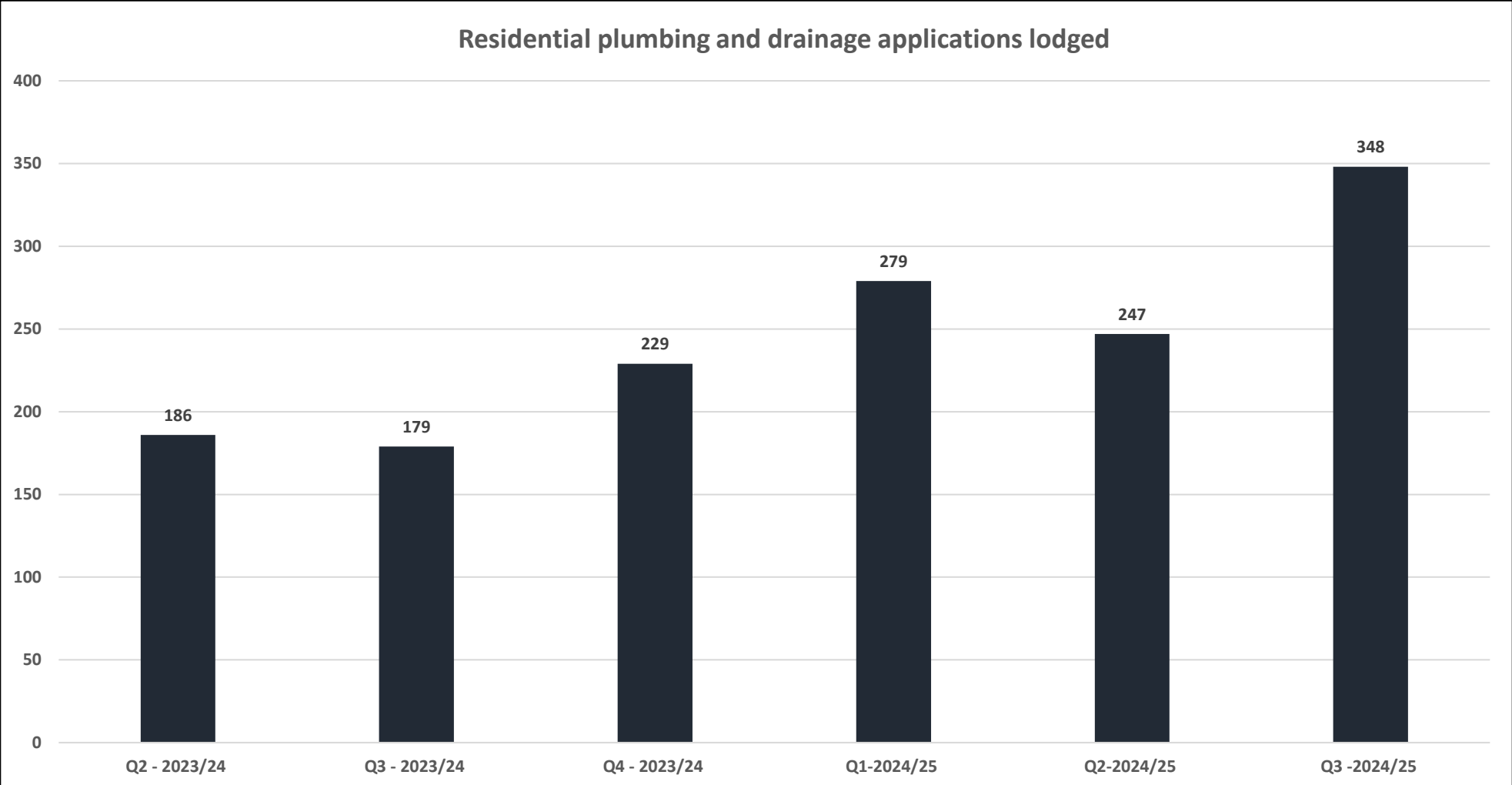
1.4 Total investment in residential development



1.5 Detached dwellings finalised and delivered by Industry

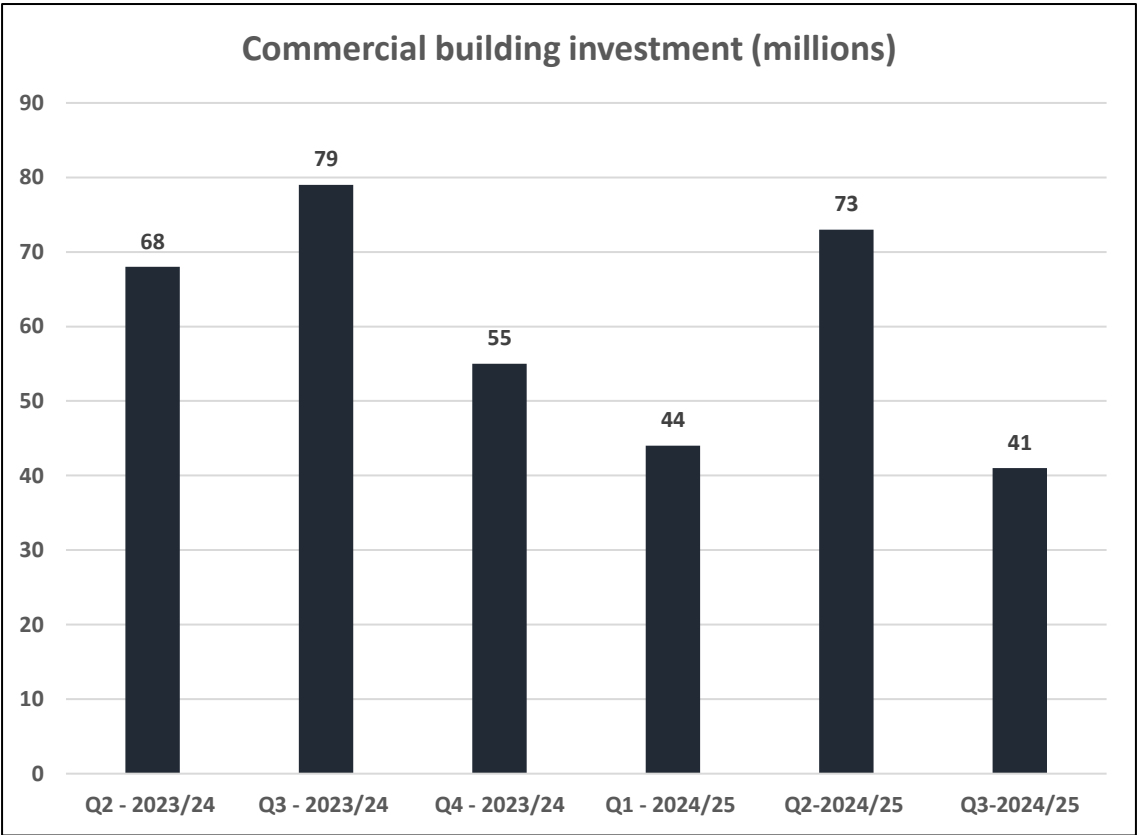
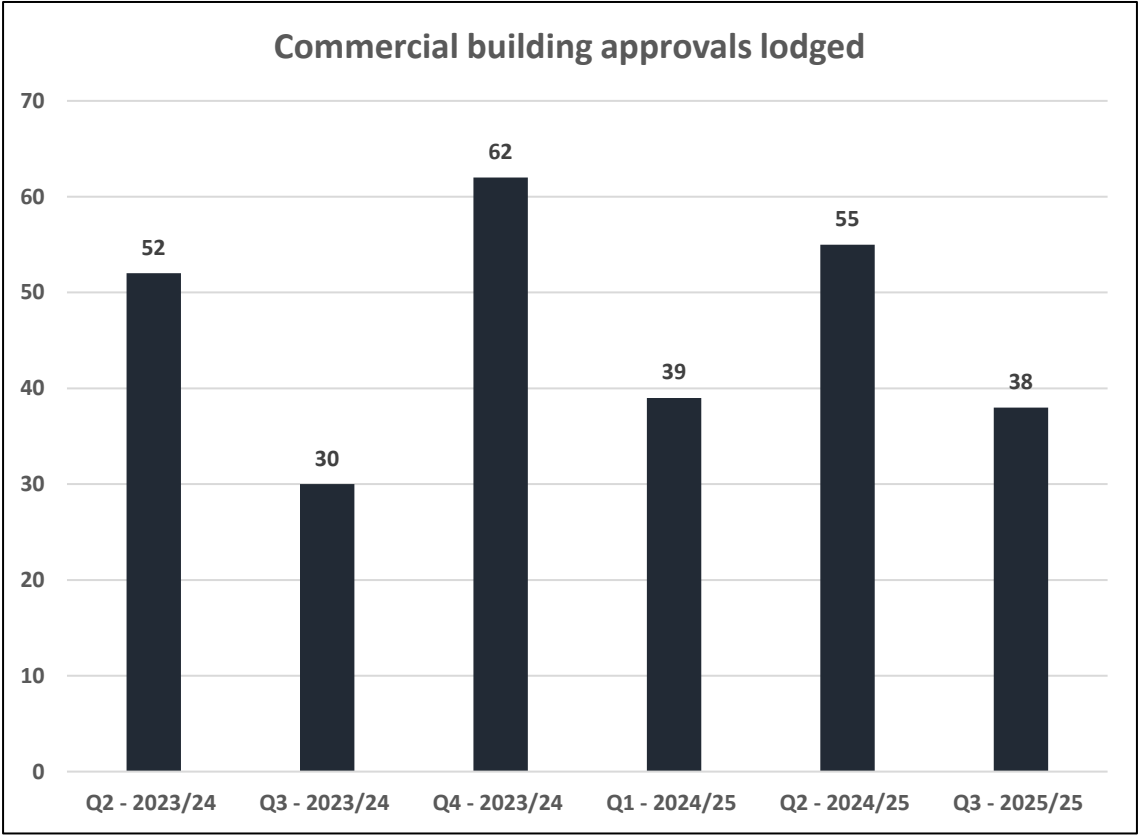


1.6 Residential Plumbing and Drainage

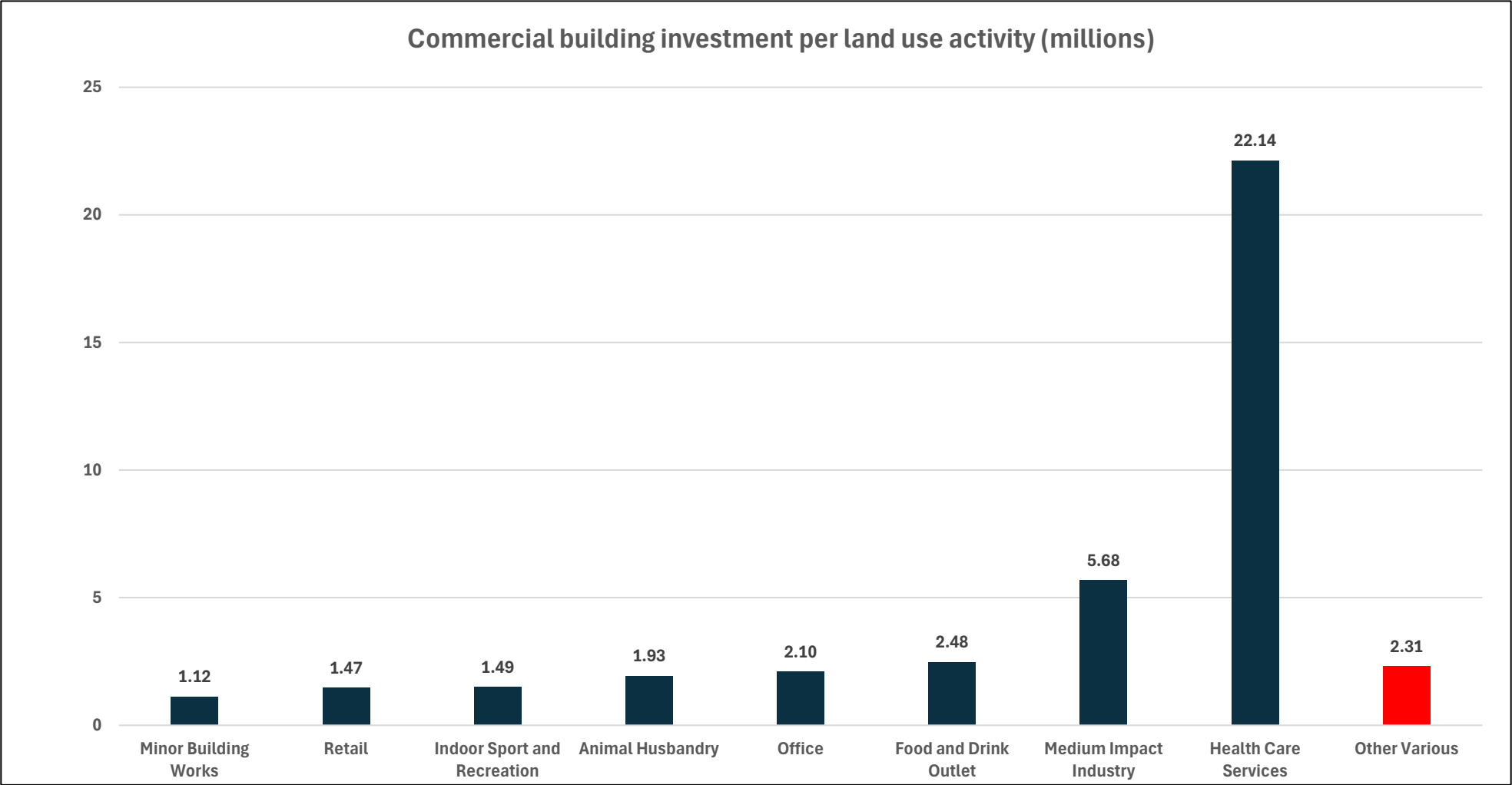


2. Commercial Development Activity

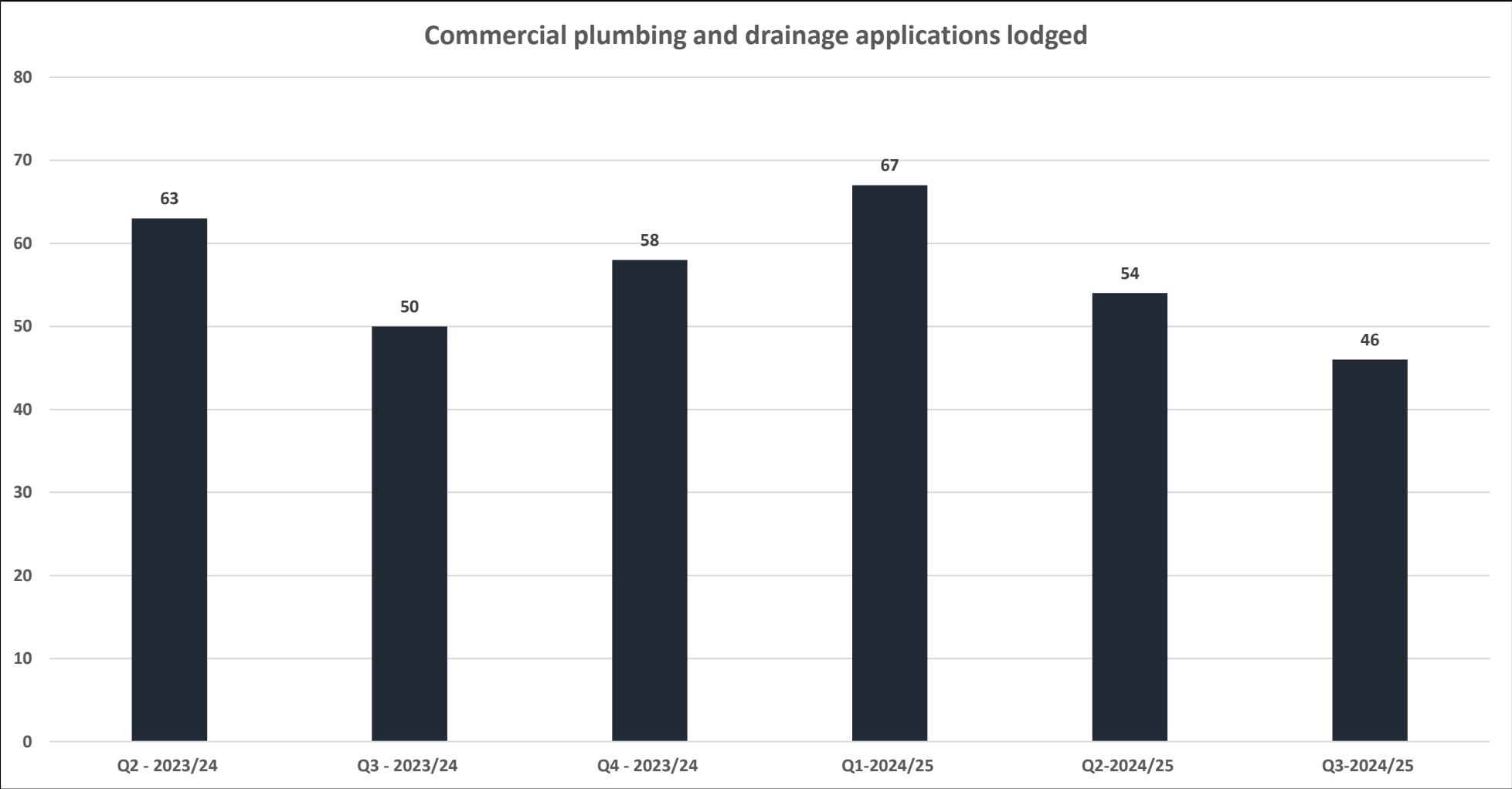
2.1 Commercial building approvals and investment



2.2 Commercial investment per land use type



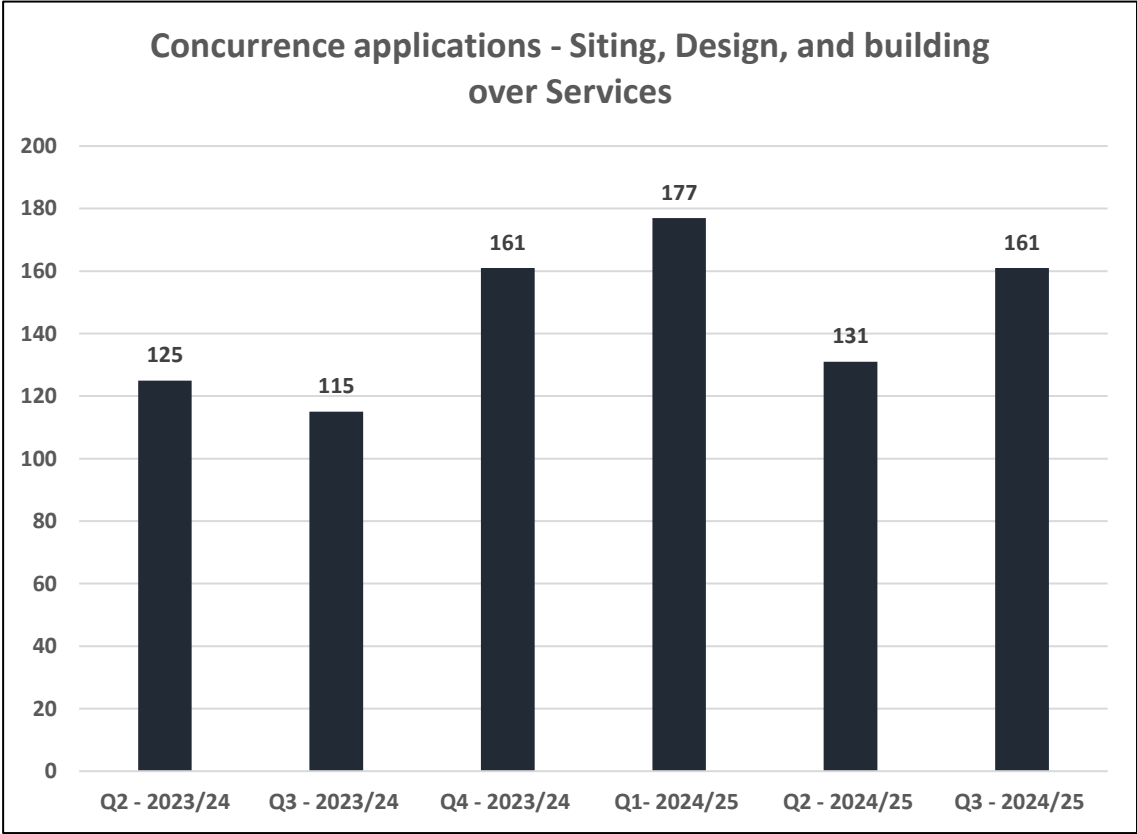
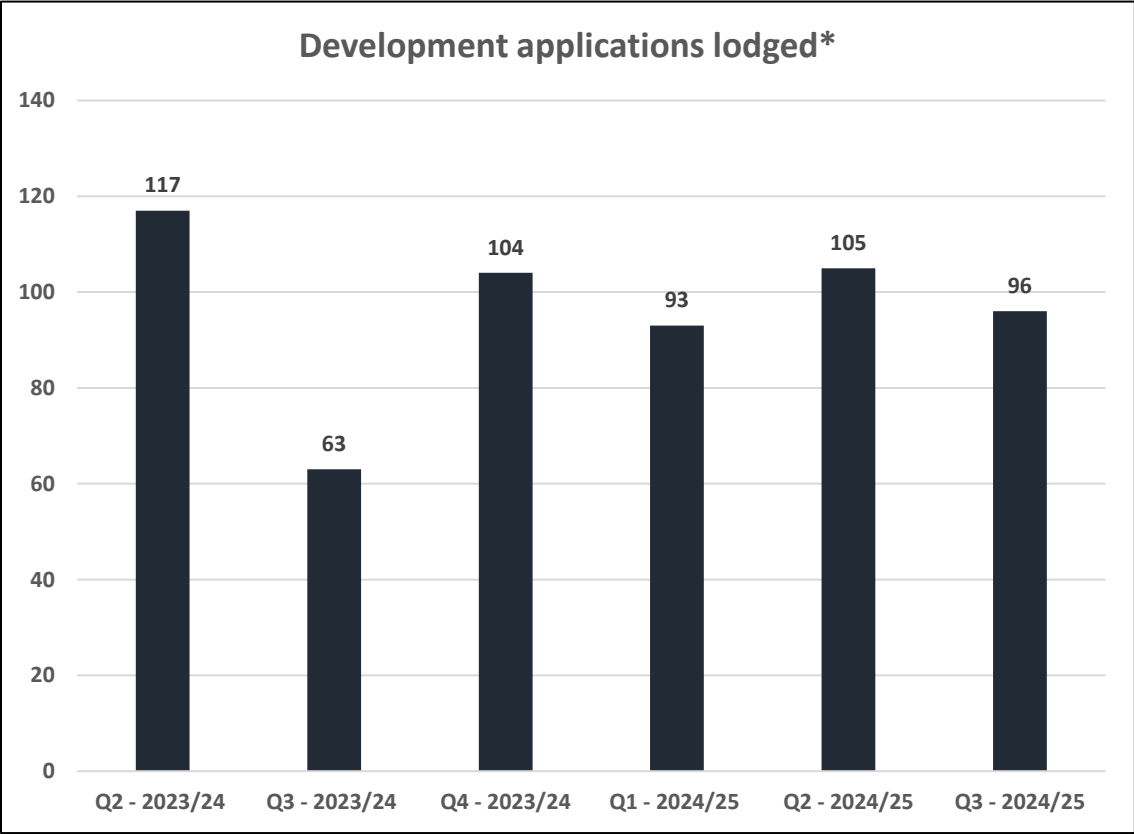
2.3 Commercial Plumbing and Drainage



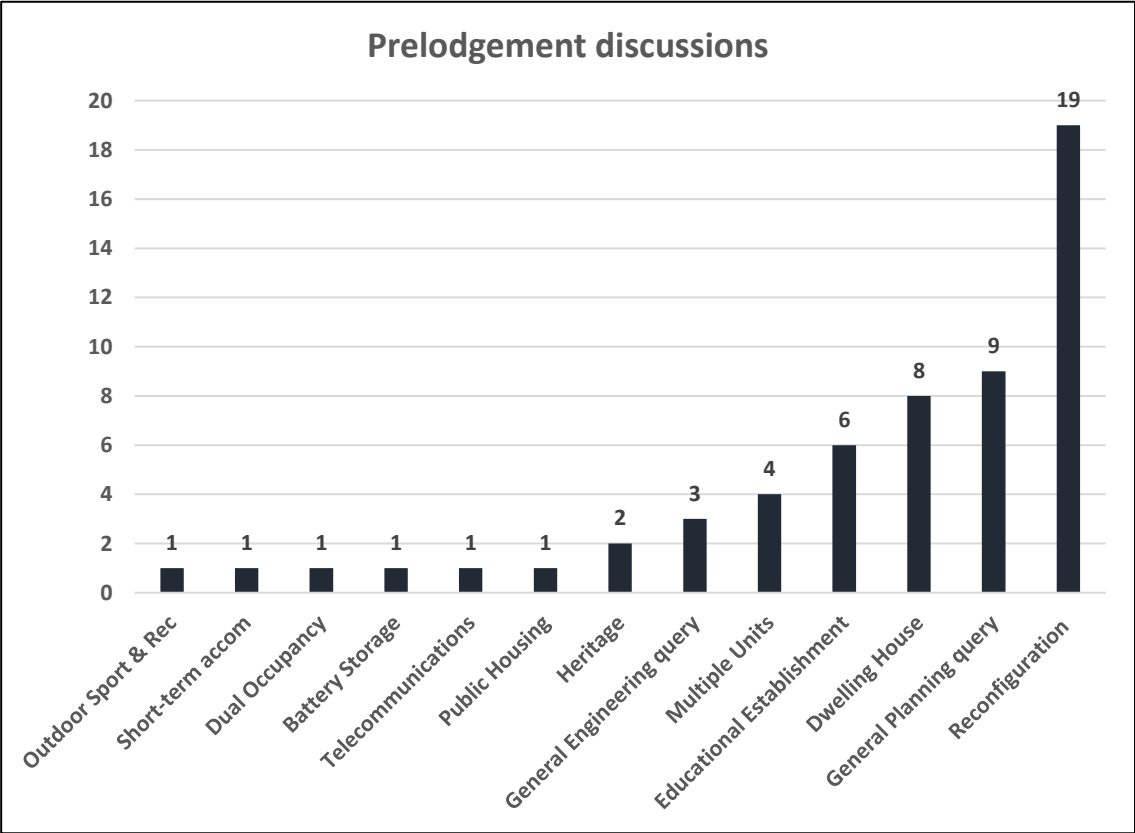
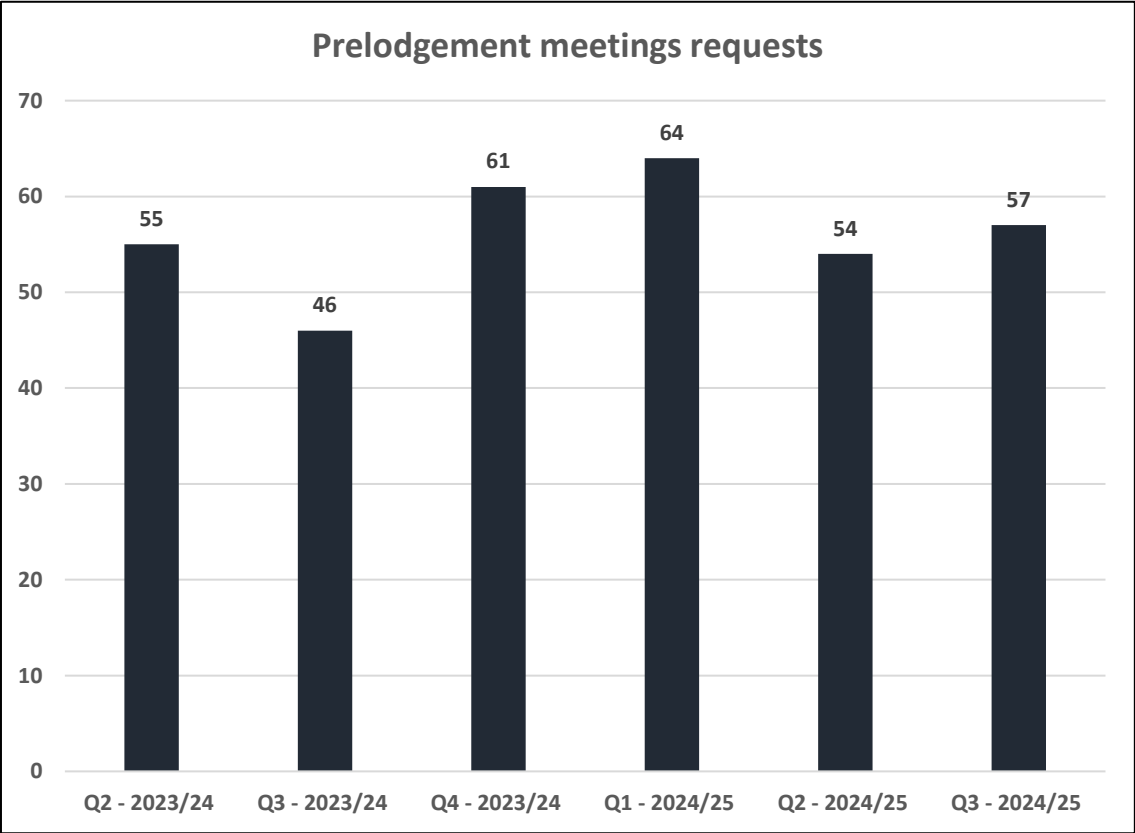
3. Business Activity

3.1 Development applications and Concurrence Agency applications lodged

Development applications comprise of Material Change of Use, Reconfiguration of a Lot, Operational Works, and Development Building Works applications. These also include applications associated with the City Waterfront PDA.



3.2 Prelodgement Meetings



4. Assessment Performance



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

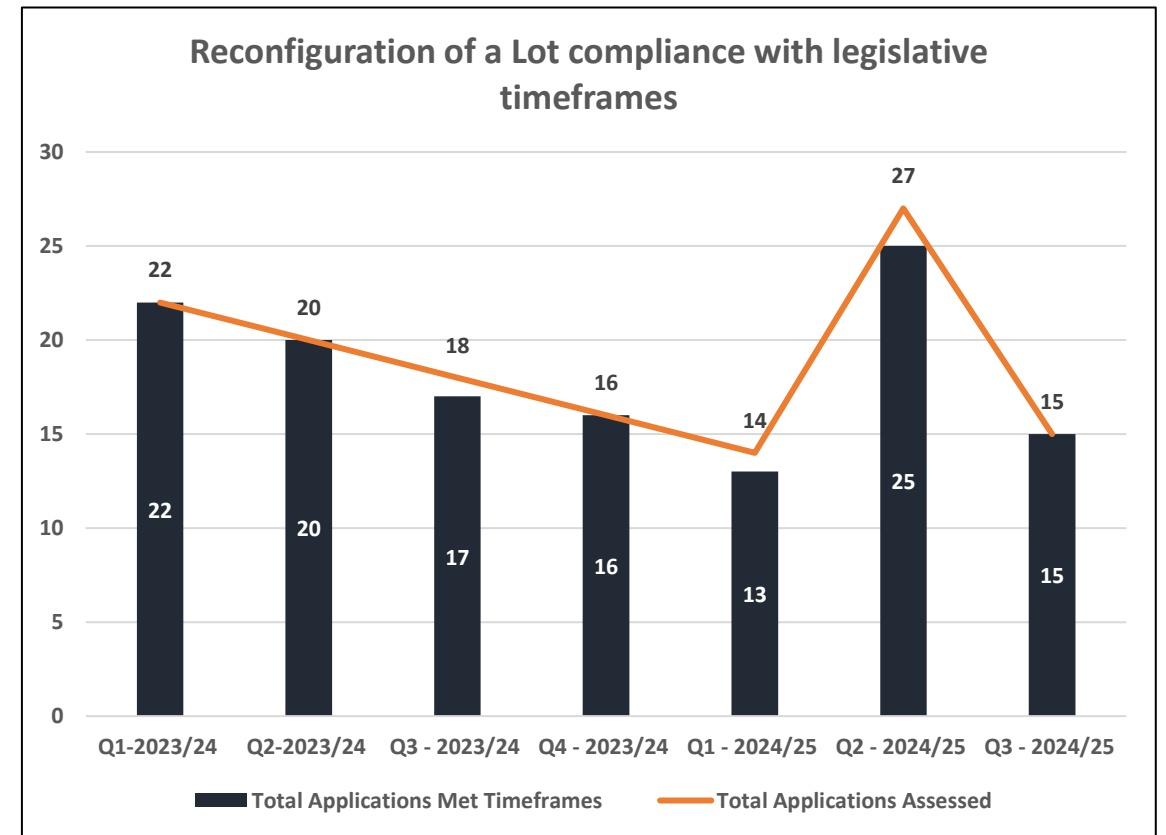
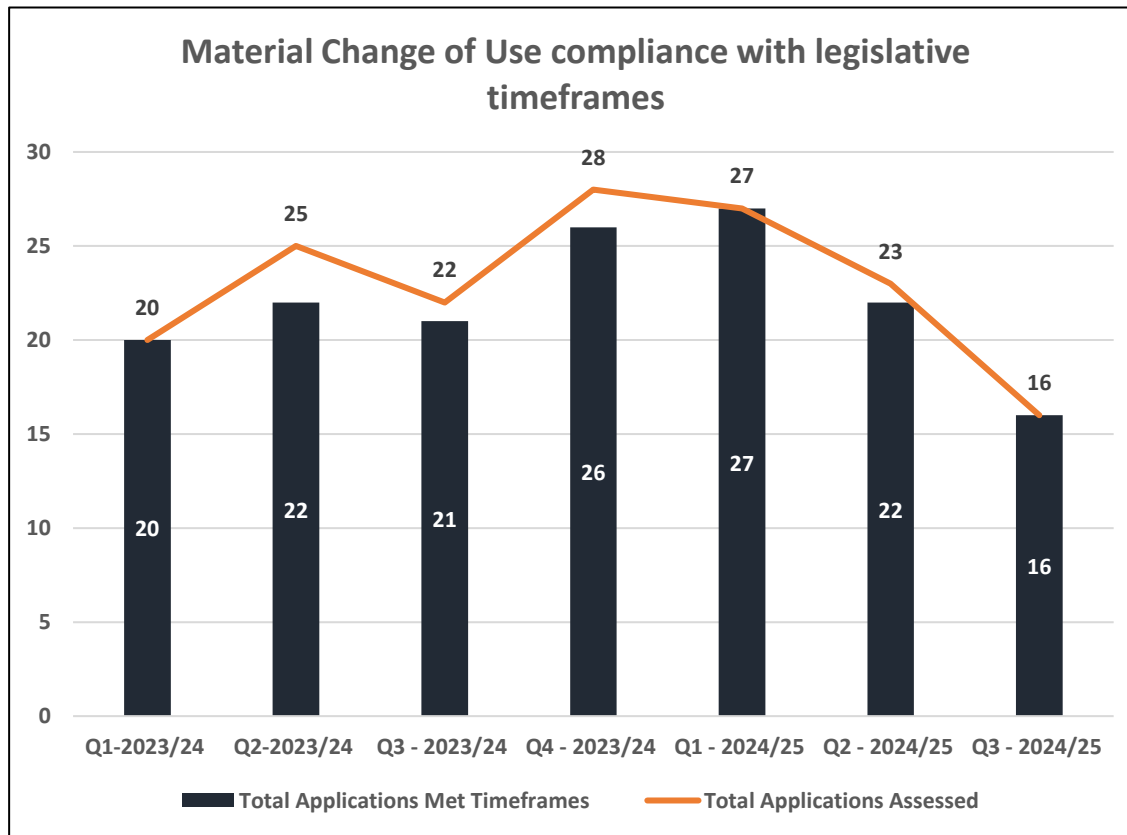
Importantly application assessment timeframes are keenly monitored to ensure assessments are completed within legislation requirements or no later.

The graph in the following page represents 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.

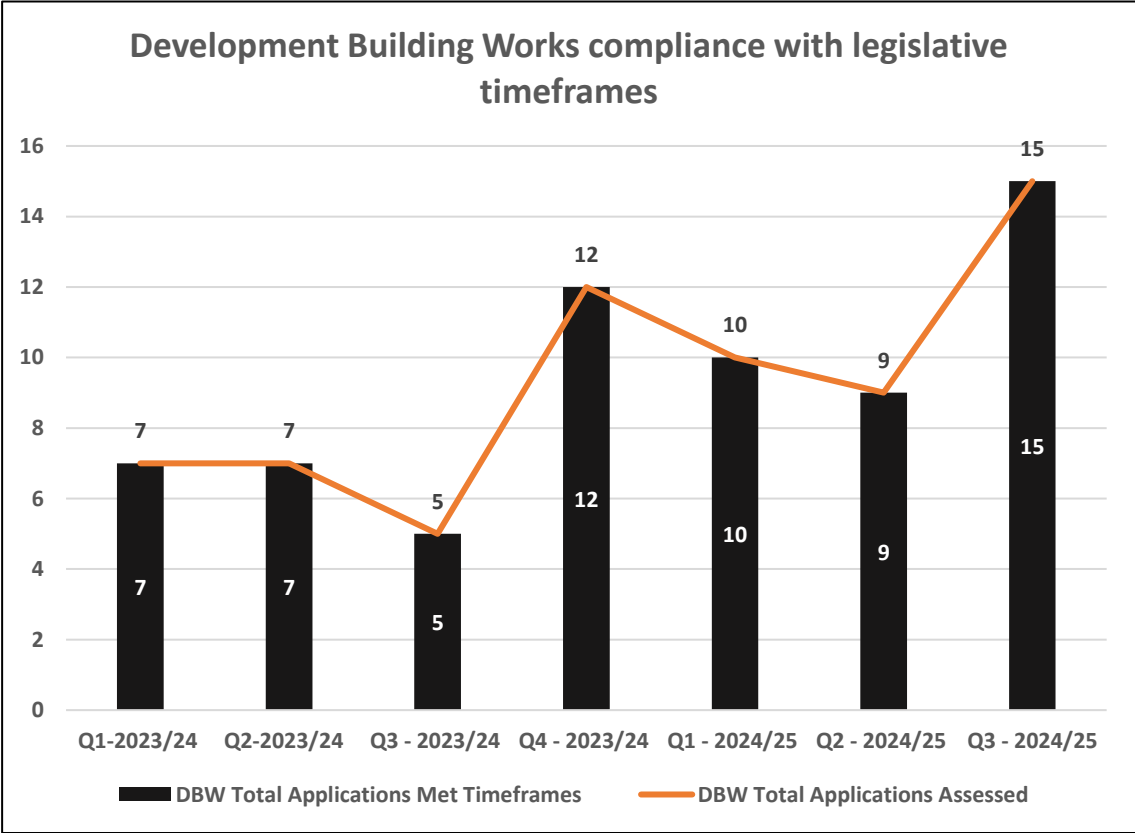
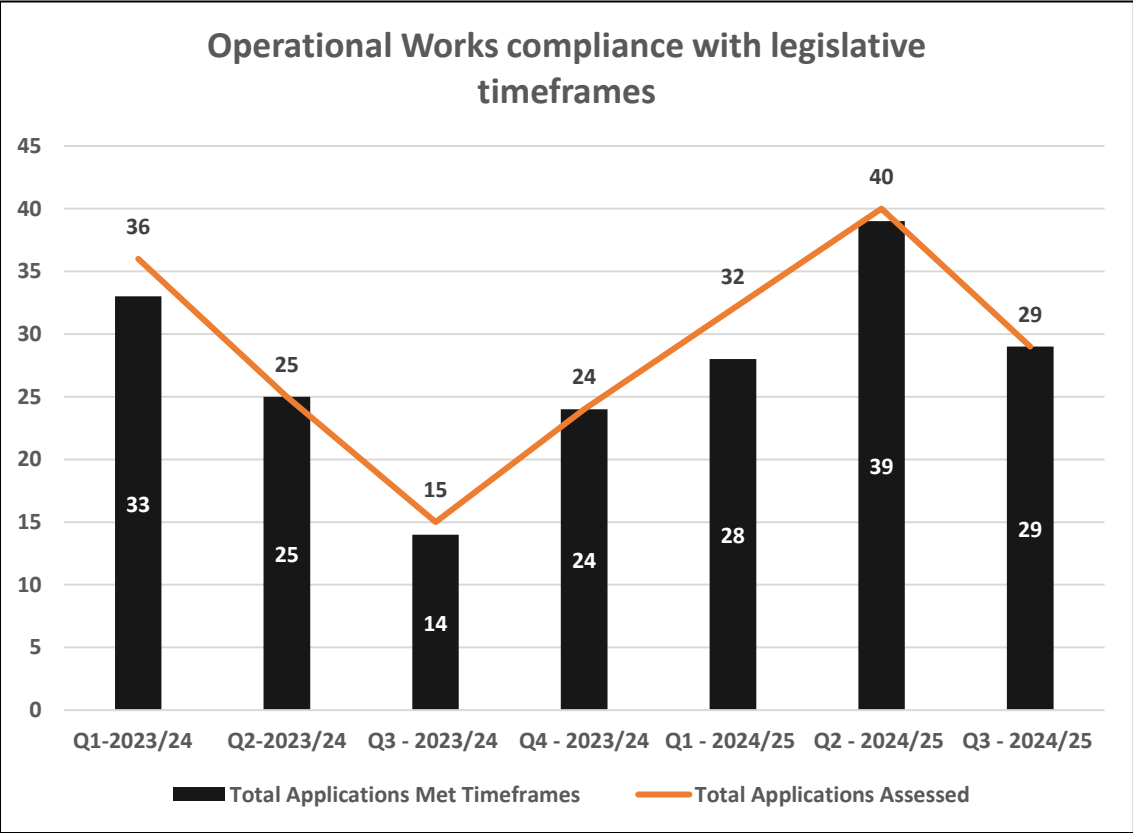
The assessment timeframes are calculated from the date the application is properly made to the date of decision less any periods waiting for responses to formal requests for information, periods of public notification, and responses for state referrals.

The calculations also considers agreed extensions to the assessment stages and where the applicant has requested/agreed the assessment be stopped.

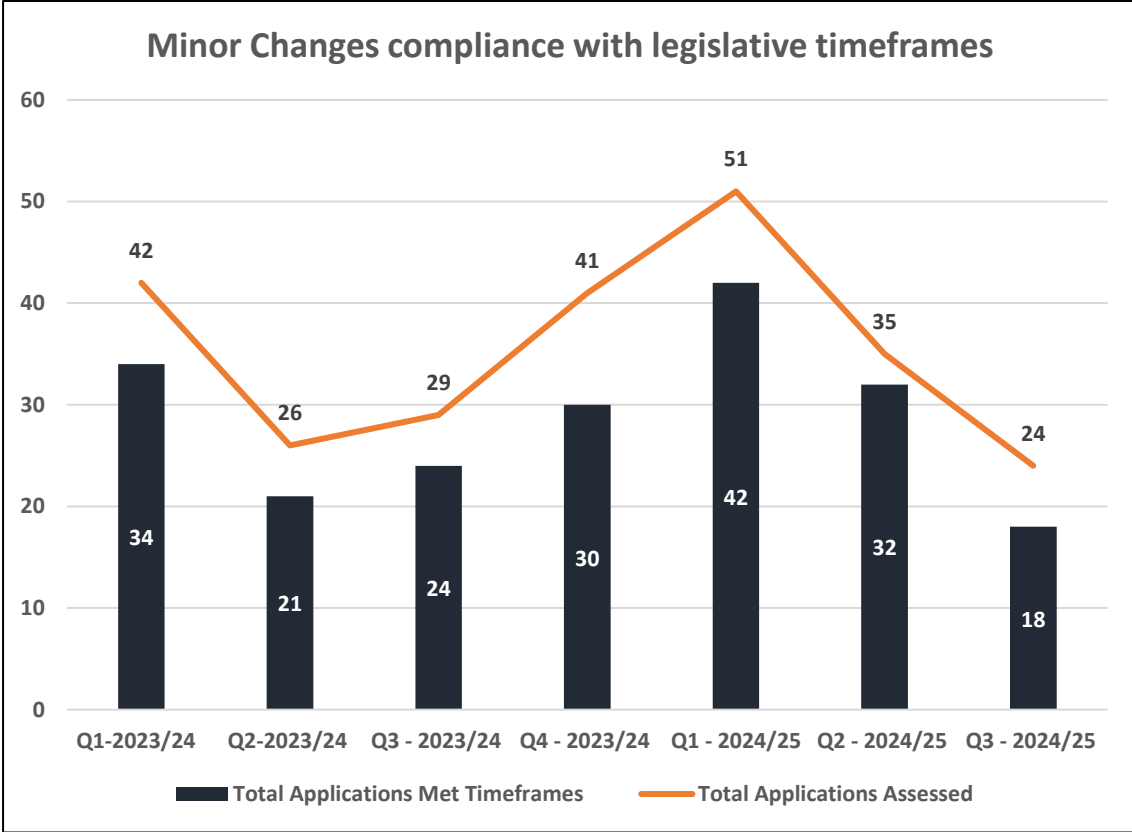
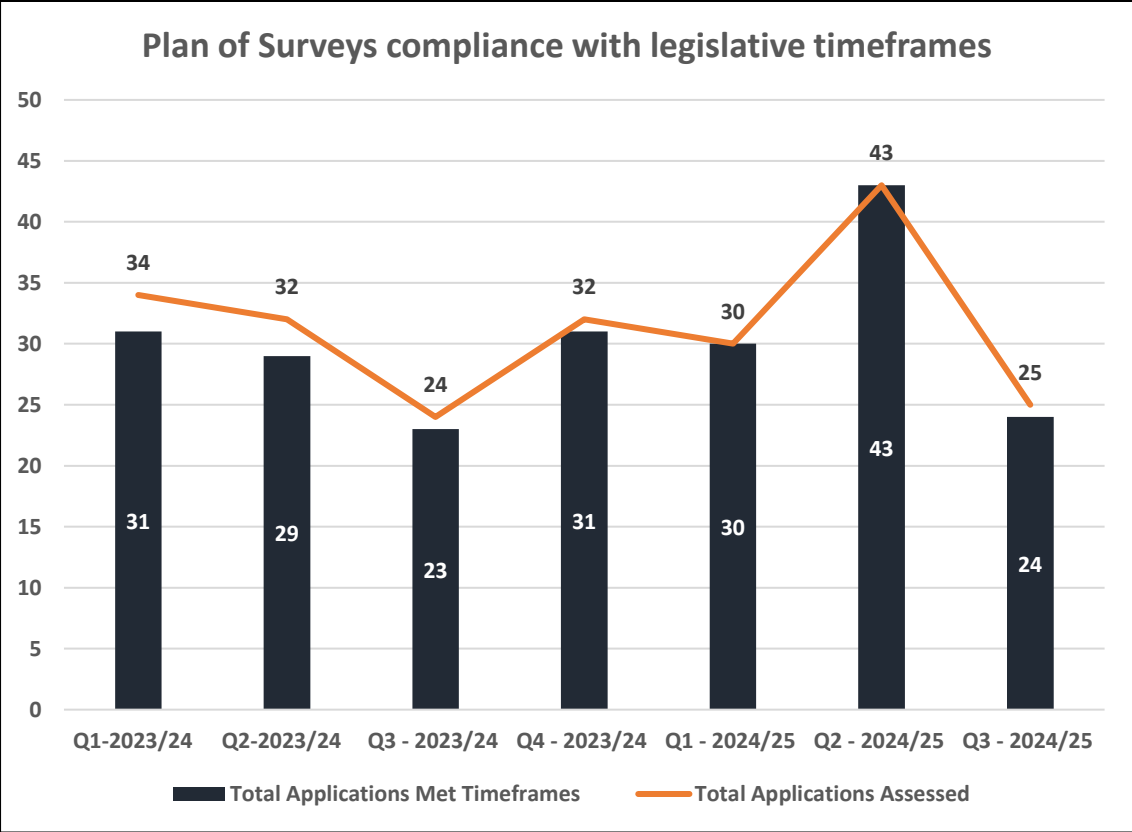
4.1 Material Change of Use and Reconfiguration of a Lot – 45bd



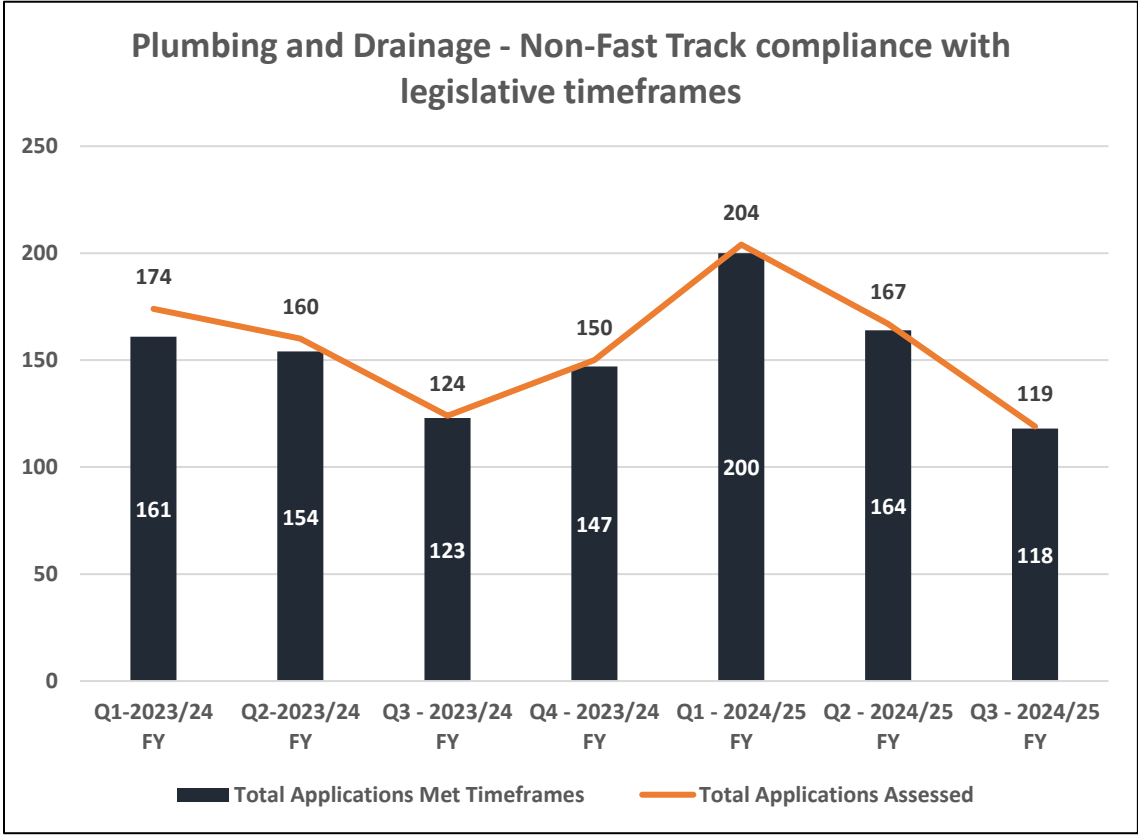
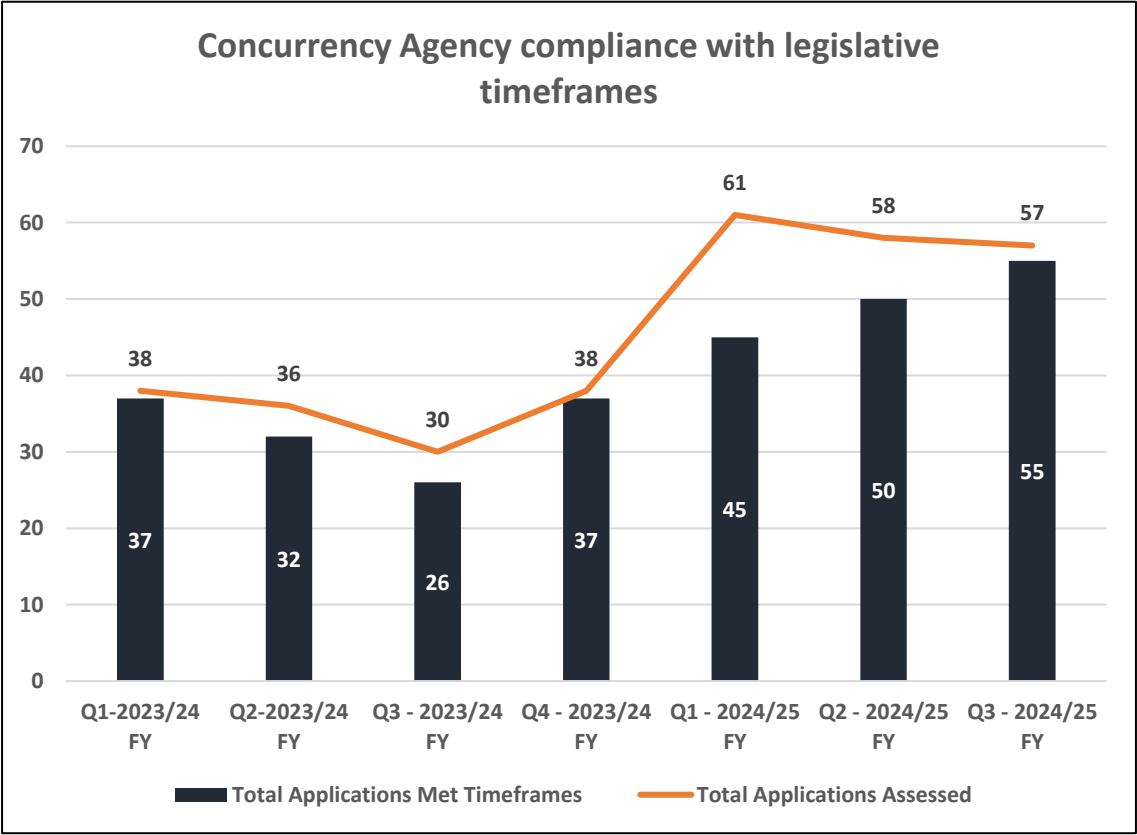
4.2 Operational Works and Development Building Works – 45bd



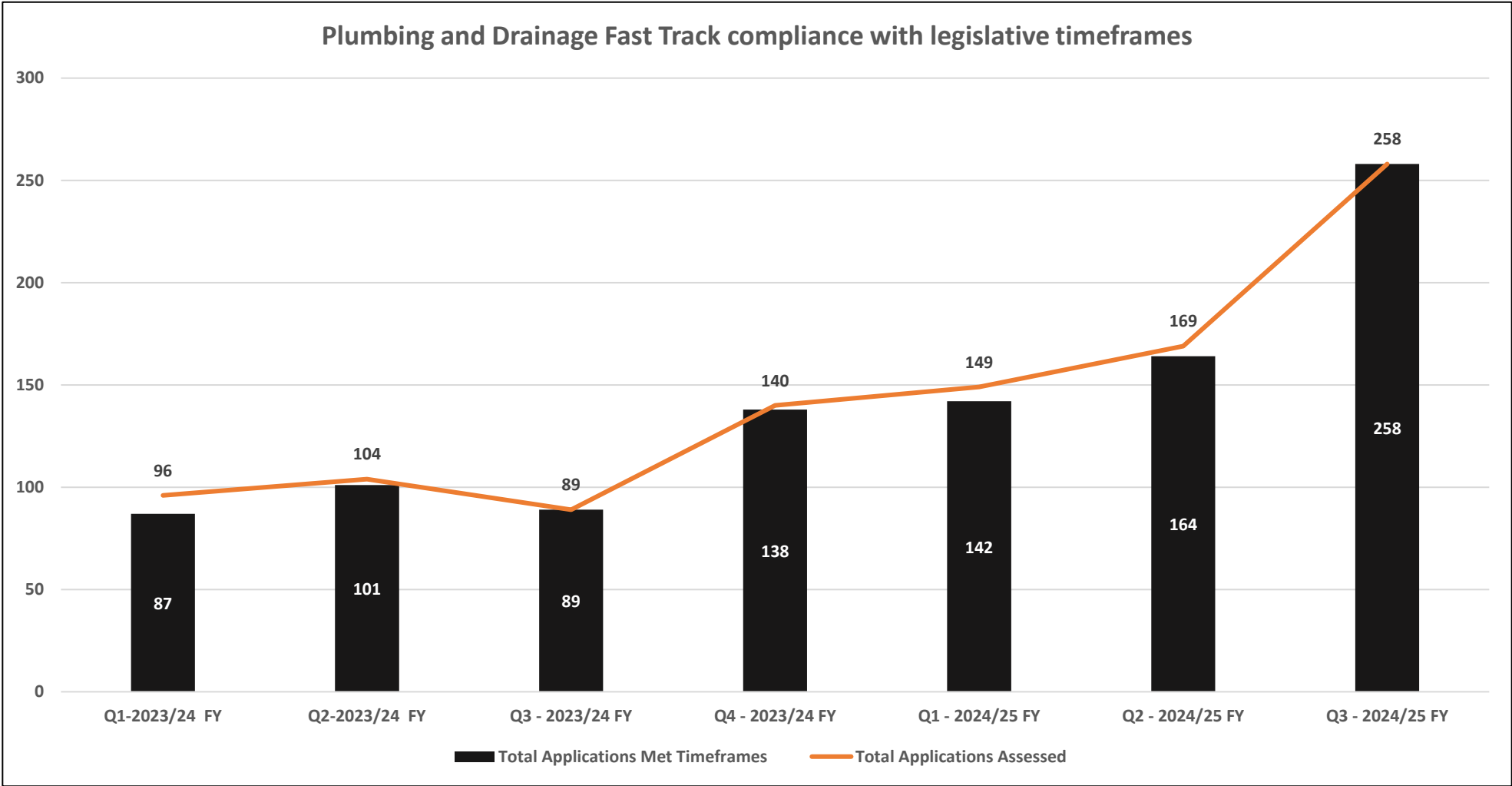
4.3 Plan of Survey and Minor Change – 20 bd



4.4 Concurrence and Plumbing and Drainage Non-Fast Track – 10 bd



4.5 Plumbing and Drainage Fast Track – 2 bd



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. Examples are, but not limited to public schools, public hospitals, and defence.

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 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 Plans of Survey

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 includes 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 located 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 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.

