

2025/26 Financial Year Q3 - Performance Metrics & Development Overview Report

Prepared by Planning and Development





Introduction

Welcome to the Planning and Development Q3 Performance Metrics & Development Overview for the 2025/26 financial year.

Planning and Development is committed to delivering on the standards outlined in our customer service commitment.

This commitment defines how we strive to engage with the community and how we would like engagement in return.

This report provides a concise summary of assessment performance and a high-level snapshot of current development industry conditions.

1. Planning and Development – Customer Service Commitment

Our Customer First Principles

Planning and Development is committed to delivering **consistency, certainty** and **clarity** to our customers.

Our Customer Service Pillars



We hear and respond to
community views



We engage with the
development industry
and our community



We communicate
proactively

Our Commitment

If you...

- **Engage with us early.**
- **Provide us with all the information we need to process your application or enquiry and make a decision.**
- **Communicate with us respectfully.**
- **Provide us with honest and constructive feedback.**

We will

- Clearly explain the application and assessment process.
- Proactively problem-solve and provide constructive guidance.
- Adhere to both statutory and non-statutory time frames.
- Call you before sending important correspondence.
- Keep you regularly informed of your dealings with Council.
- Engage with you if additional information is required.
- Show respect, courtesy and understanding.
- Acknowledge and respond to your enquiries in a timely manner.
- Ensure necessary staff are easily contactable.
- Continuously improve our standard of service delivery.



2. Performance Metrics

Our assessment teams provide clear, consistent, and customer- focused service reflecting the intent of the Planning and Development customer service commitment.

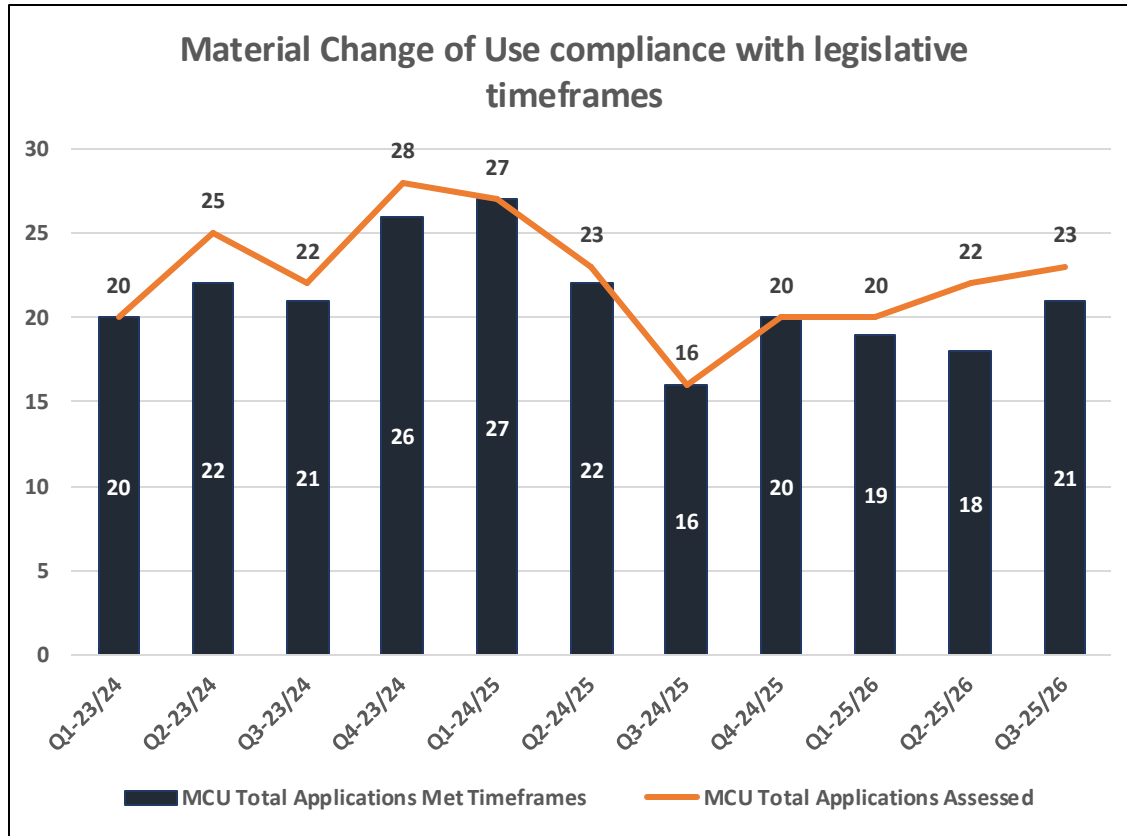
Assessment timeframes are actively tracked to ensure decisions meet legislative deadlines.

The following graphs illustrate how many applications were completed within the required timeframes.

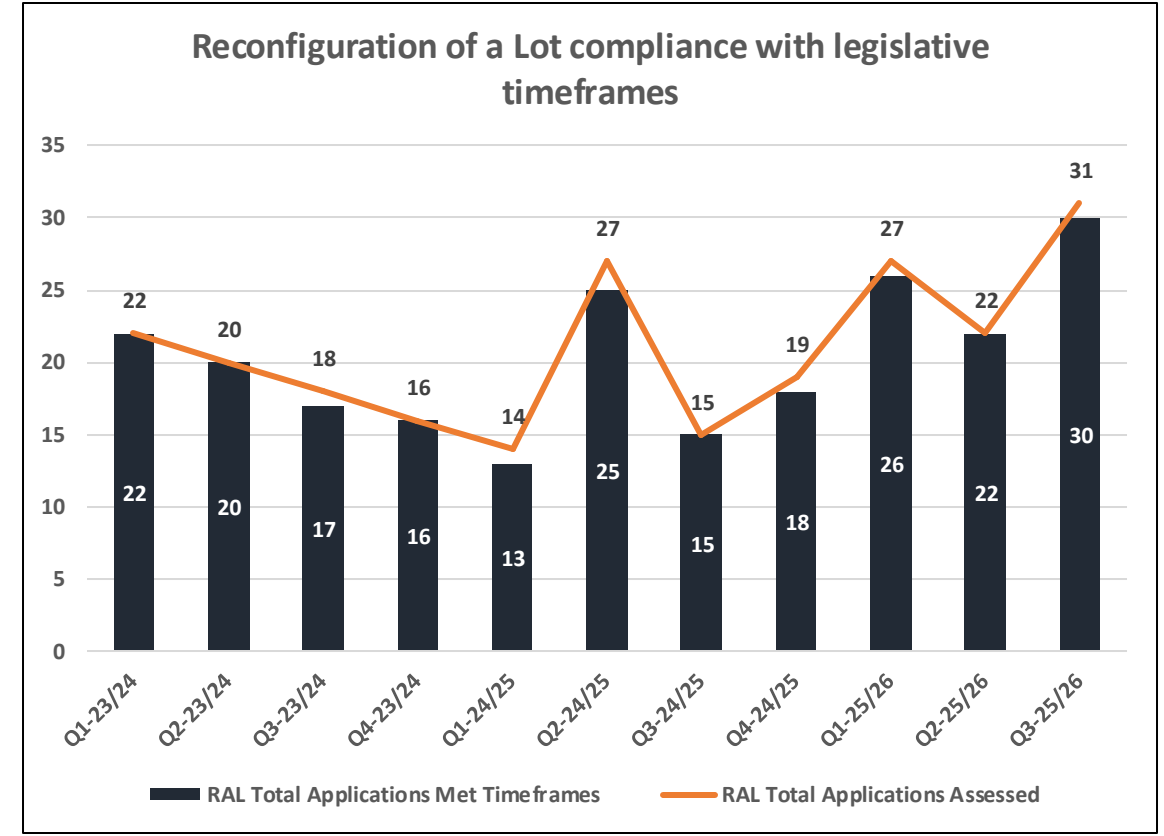
These timeframes are measured from the properly made date to the decision date, minus any agreed paused periods, responses to information requests, applicants consulting through public notification activities, and responses from State referrals.

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

94% overall compliance with timeframes for total data set.



97% overall compliance with timeframes for total data set.

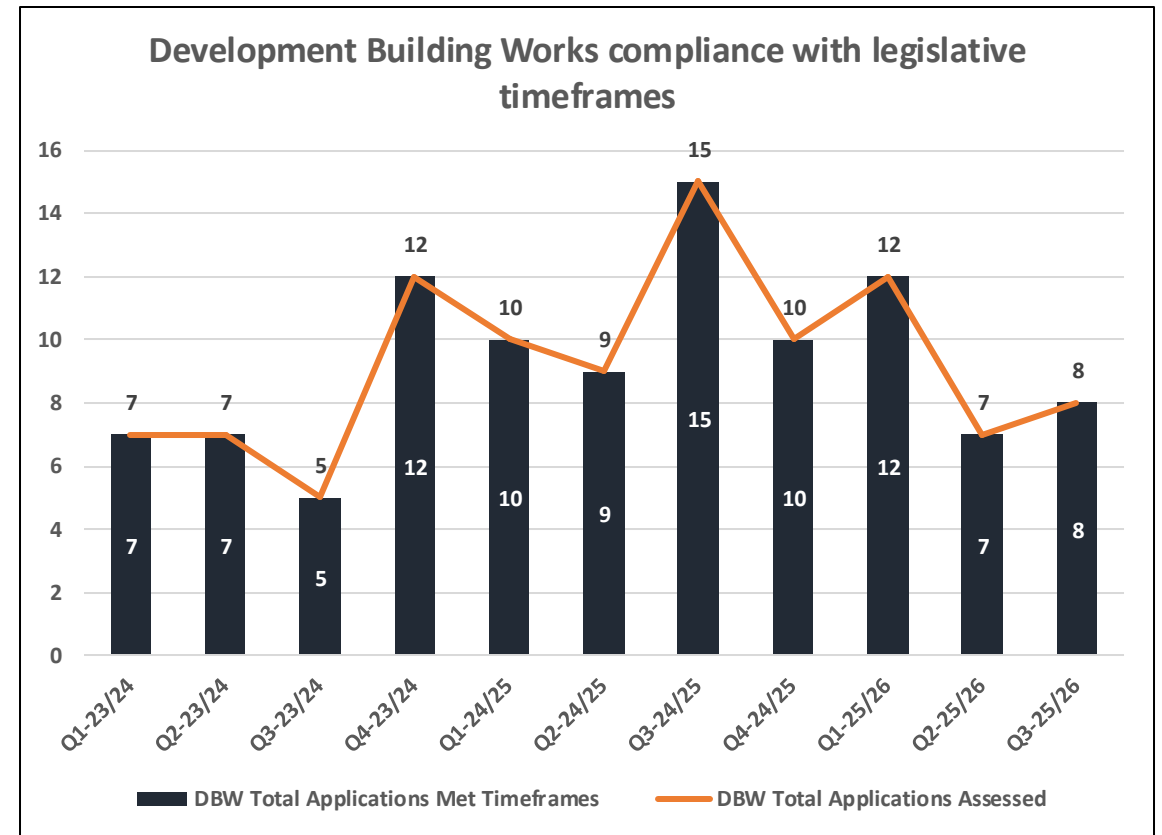
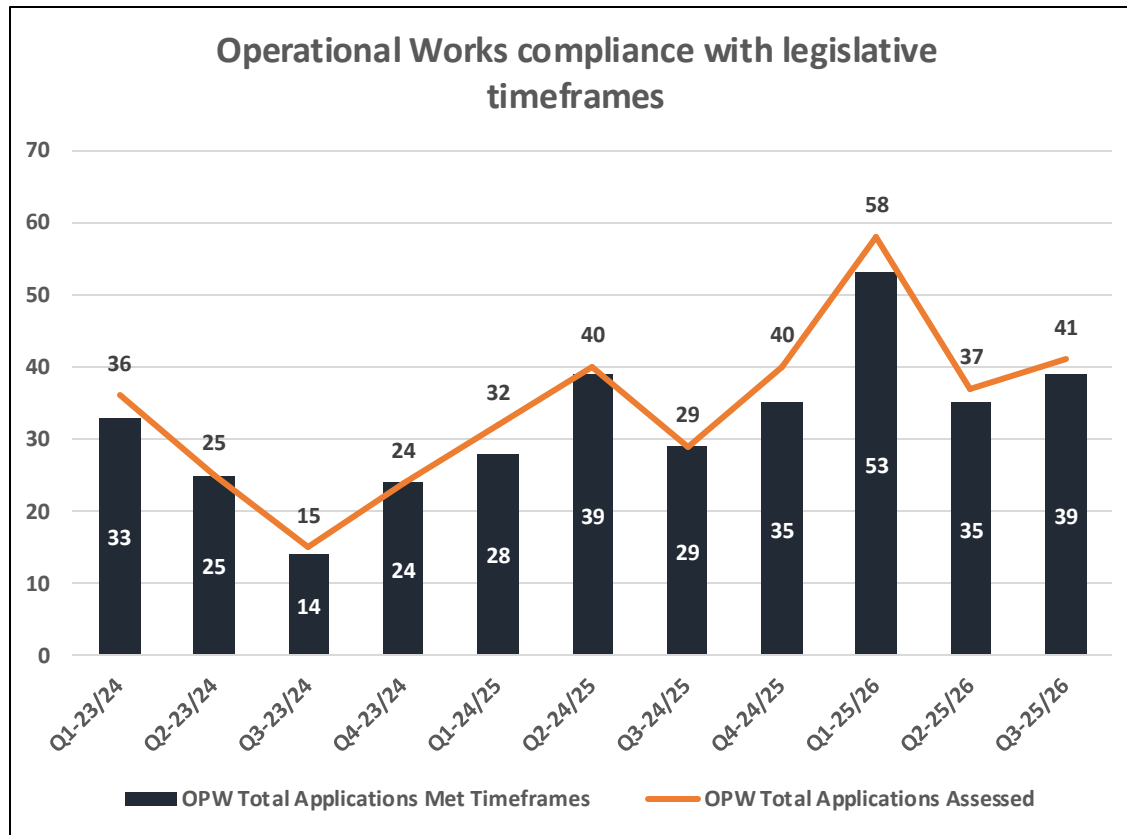


2.2 Operational Works and Development Building Works – 45bd



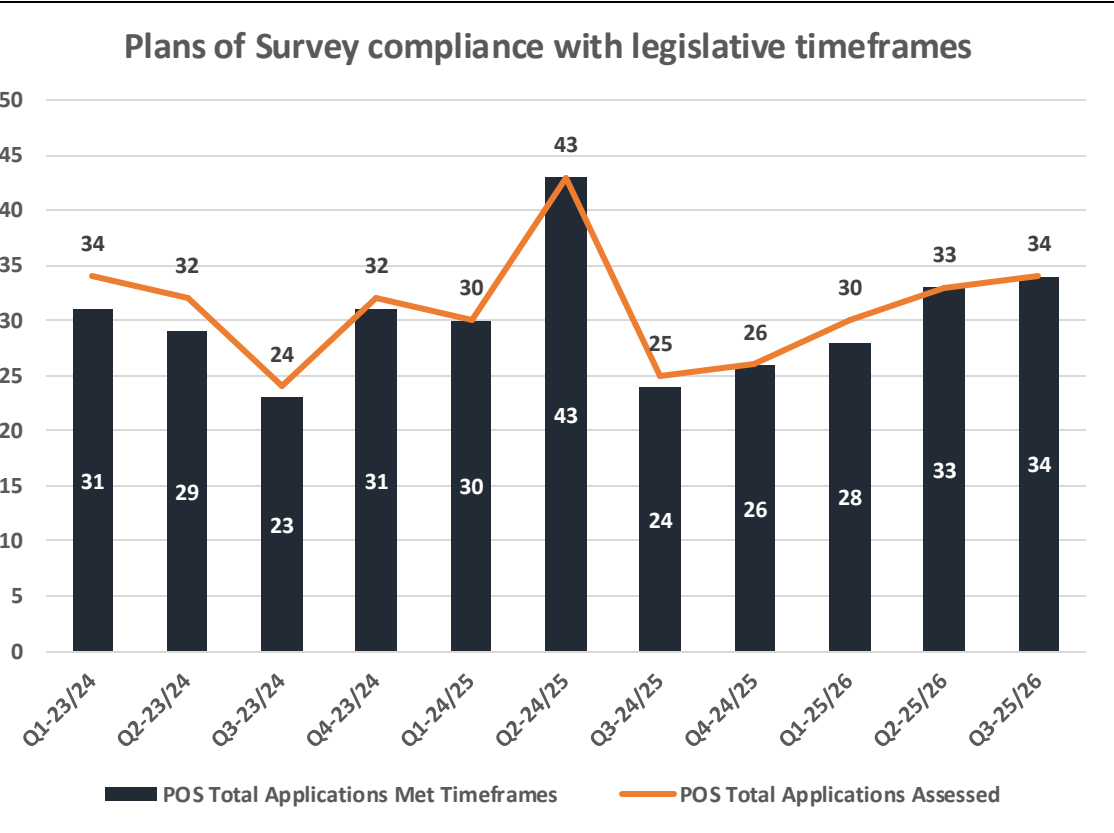
94% overall compliance with timeframes for total data set

100% overall compliance with timeframes for total data set

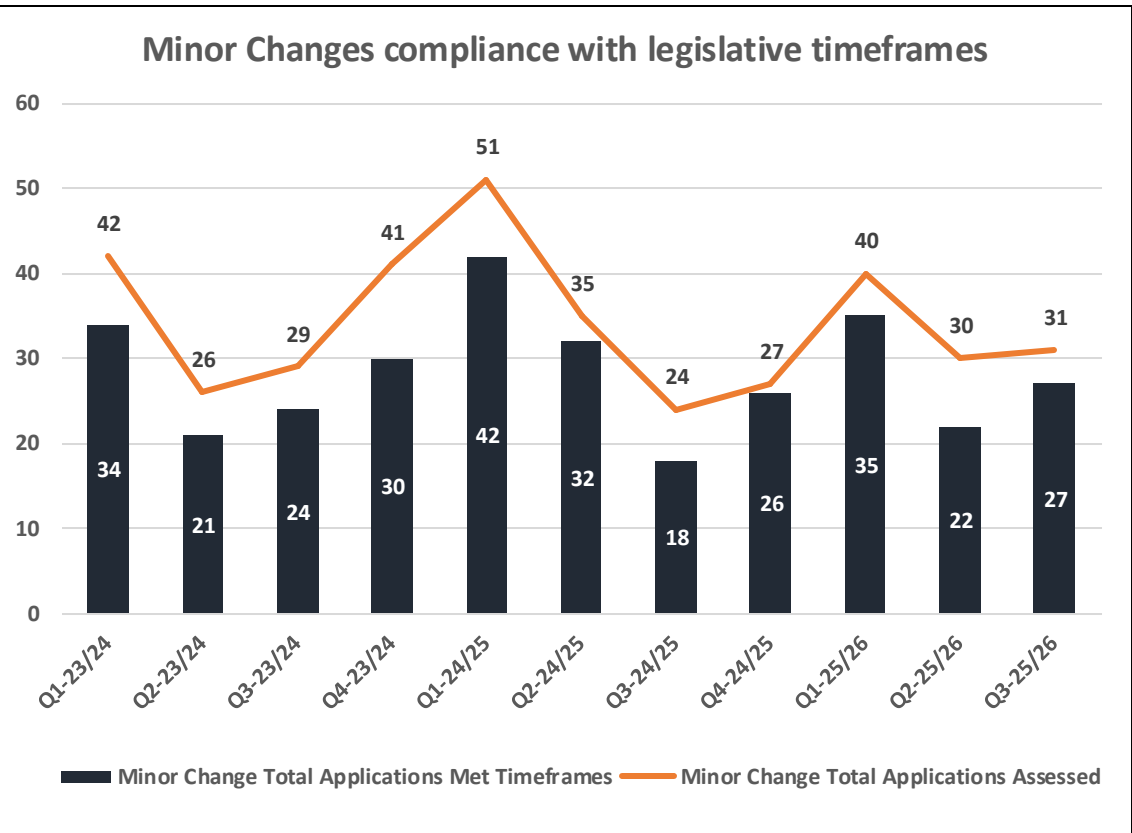


2.3 Plan of Survey and Minor Change – 20bd

97% overall compliance with timeframes for total data set.



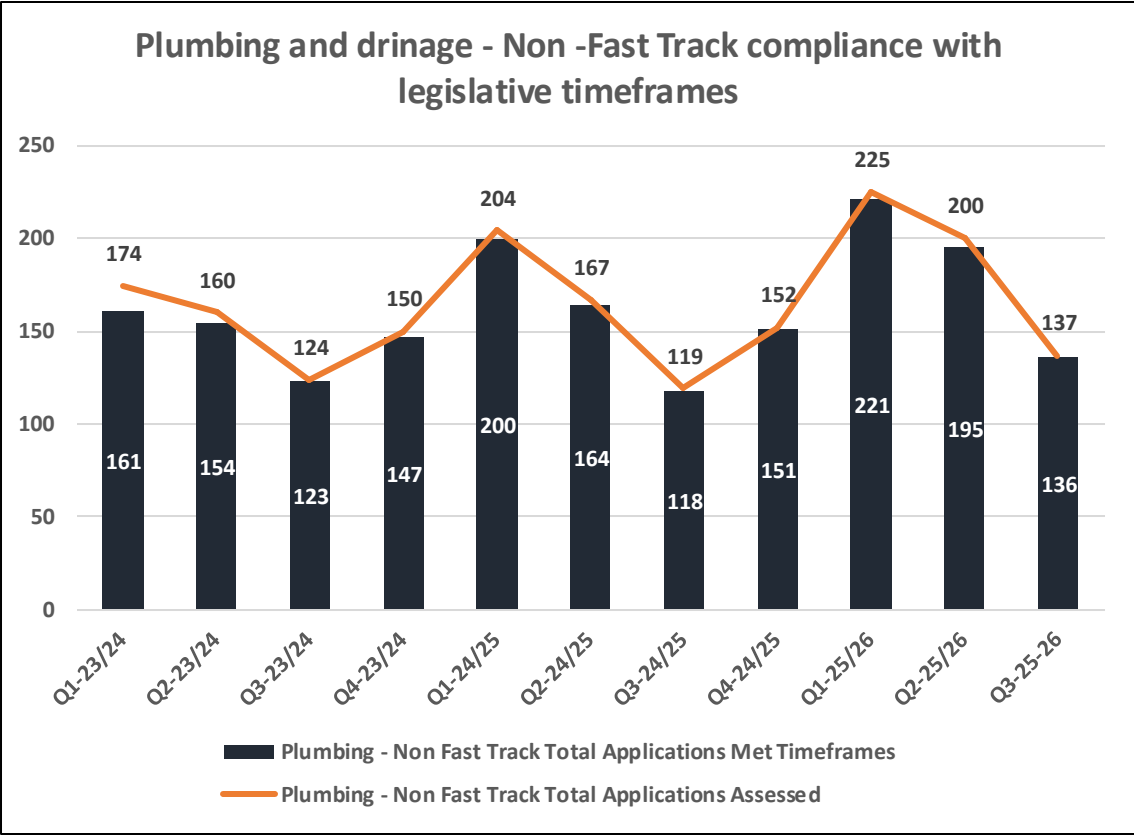
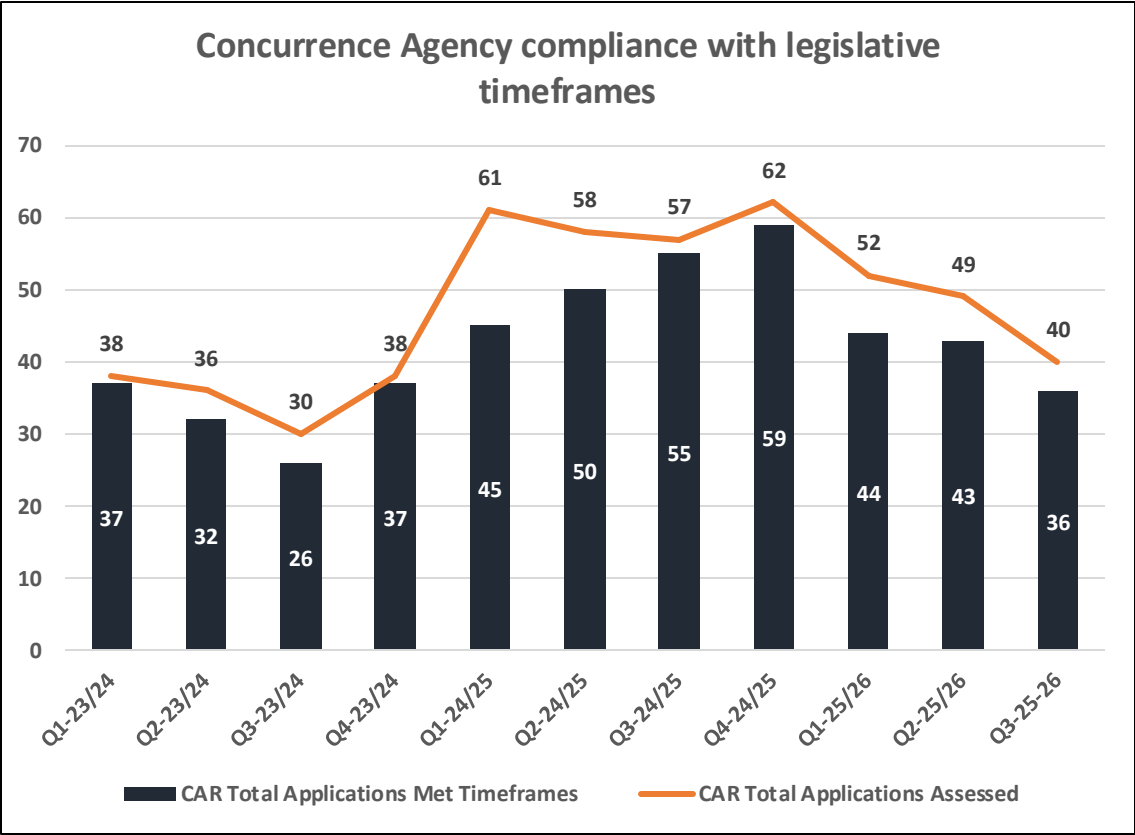
83 % overall compliance with timeframes for total data set.



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

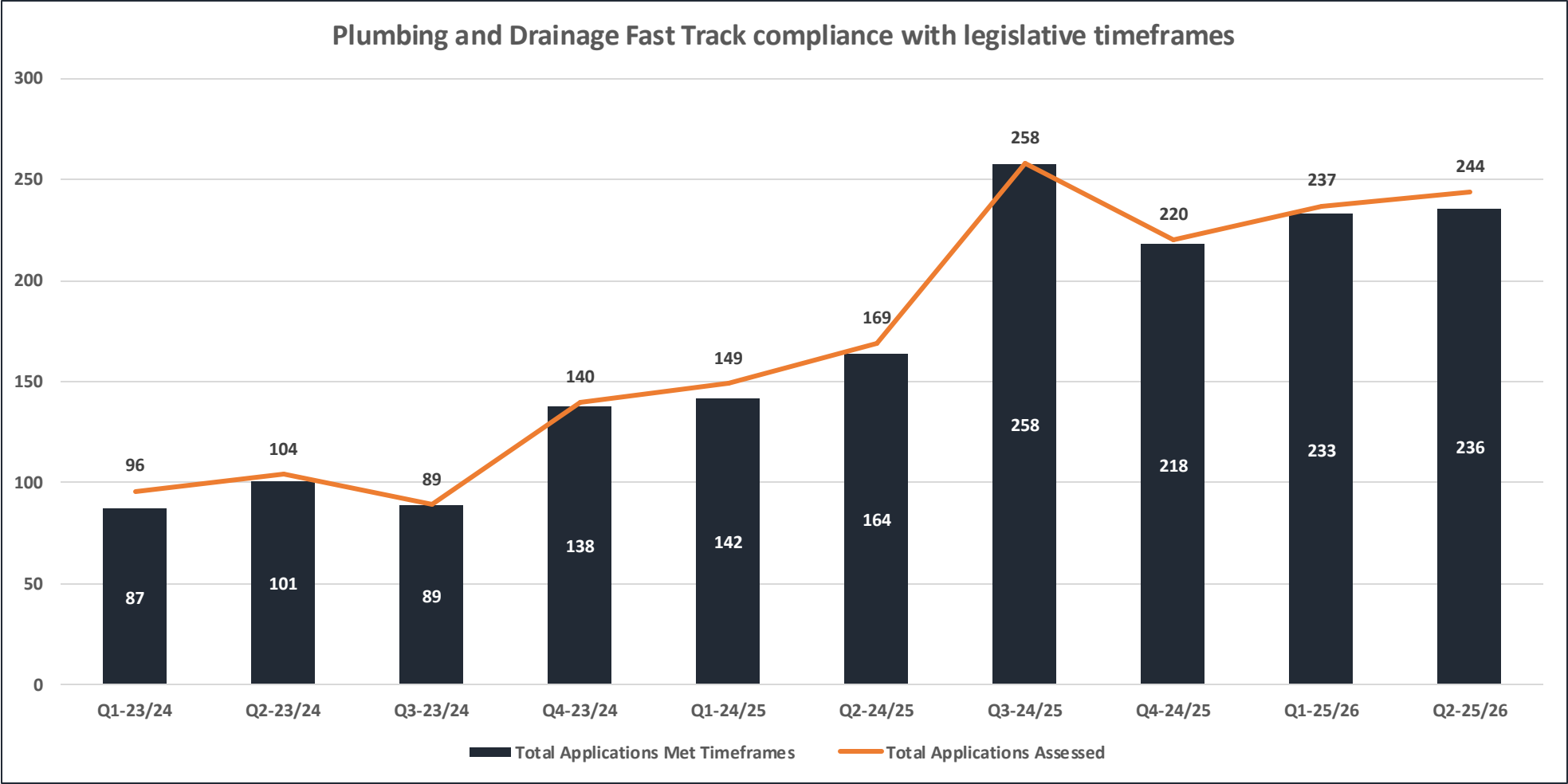
89 % overall compliance with timeframes for total data set.

98 % overall compliance with timeframes.



2.5 Plumbing and Drainage Fast Track – 2bd

98 % overall compliance with timeframes for total data set.



3. Development Snapshot

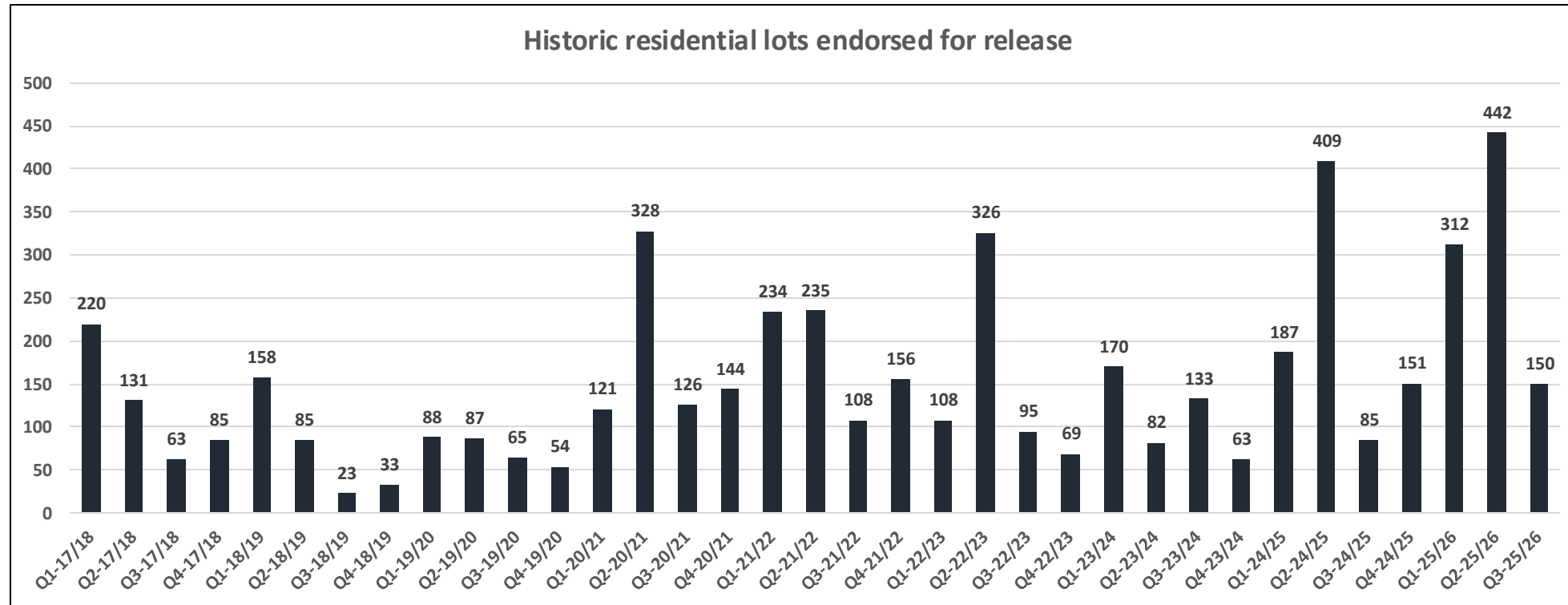
Following is a high-level snapshot of current development activity conditions and shows results of note.

If you seek further information, please see [Townsville Dashboard](#).

Townsville Dashboards is a digital platform to access high quality, current data and insights about Townsville, informing and enabling the Townsville community and those with an interest in investing in the region.

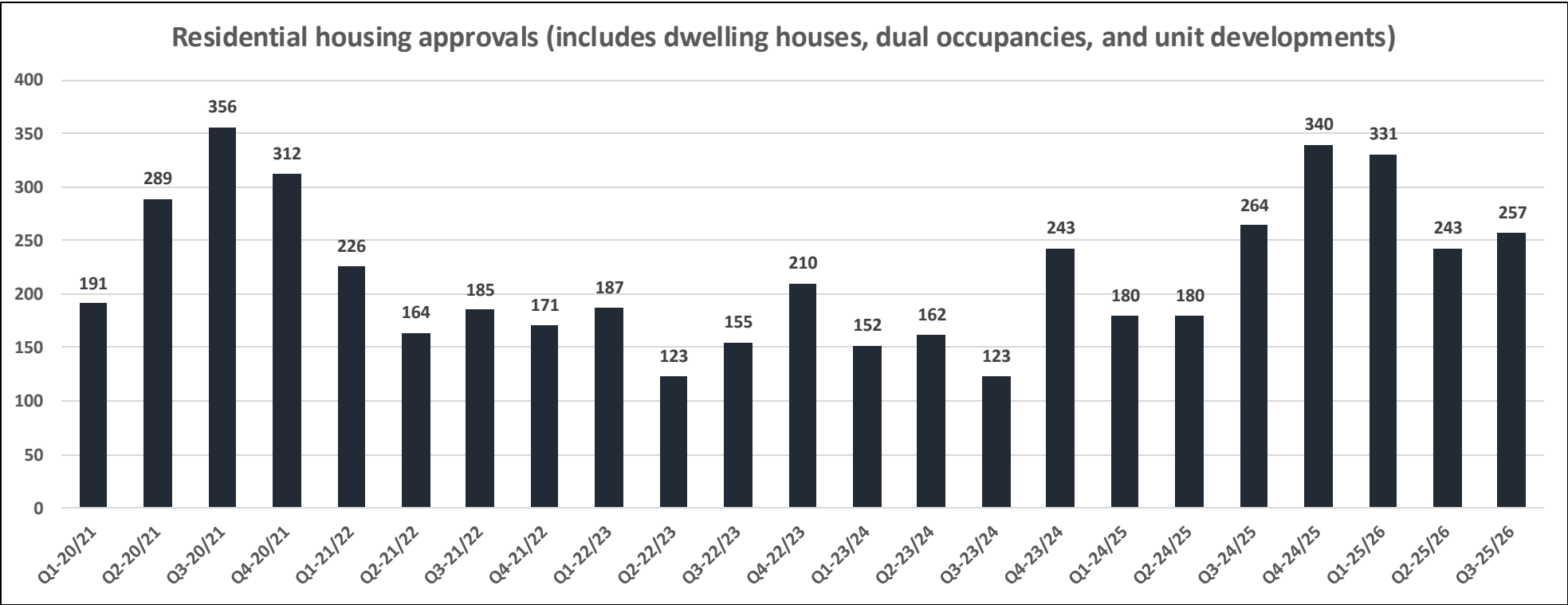
3.1 Residential lots endorsed by Council.

A total of 150 residential lots were endorsed by Council during Q3 of the 2025/26 financial year. Historic data indicates a clear cyclic pattern with endorsements typically peaking in Q2 to support lot releases ahead of the end of the calendar year. This is followed by a decline in Q3. This could be the result of the softening of land sales due to seasonal and weather-related conditions which can delay the development of new lots.



3.2 Residential housing approvals

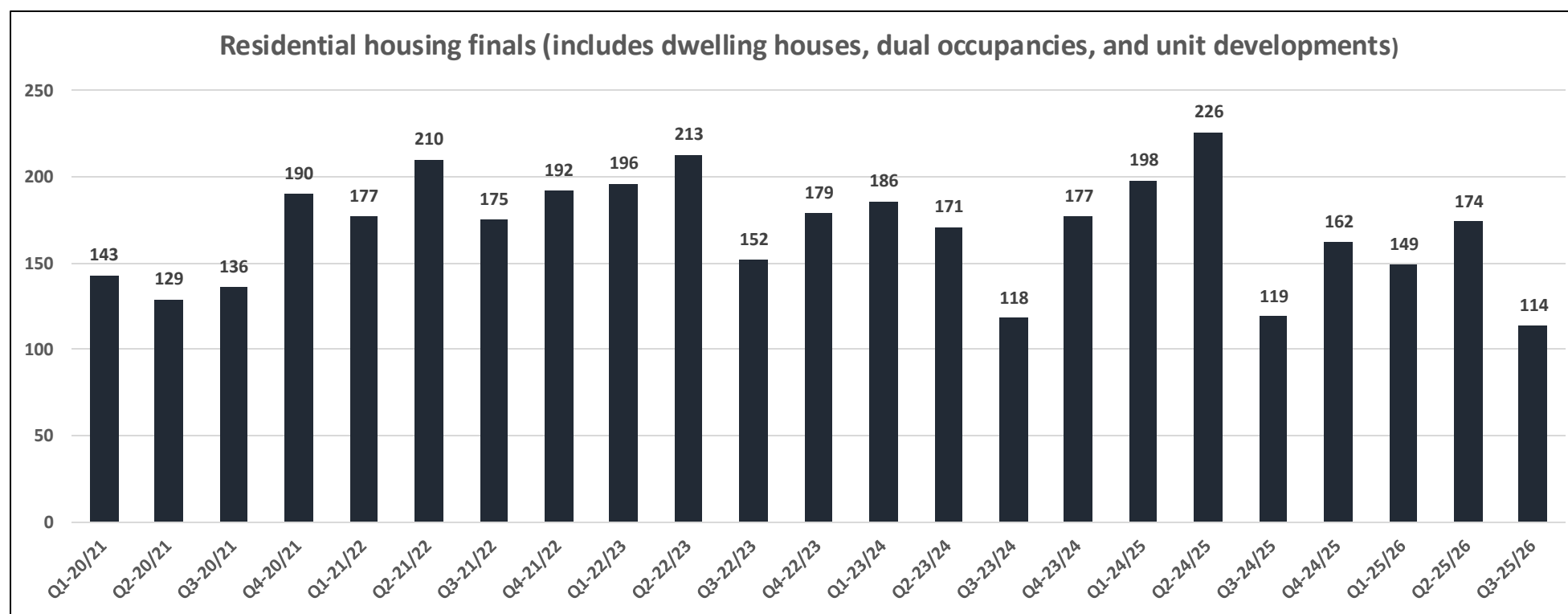
Historic residential data shows a consistent increase in residential housing approvals each financial year. The 2020/21 financial year was an anomaly as the development industry was subject to the Federal Government Home Builder Grants which supported the Federal economy during the COVID-19 pandemic. Should Q4 continue with current approval levels, the 2025/26 financial year will reveal another increase in approvals.



3.3 Residential housing finalised and delivered by Industry

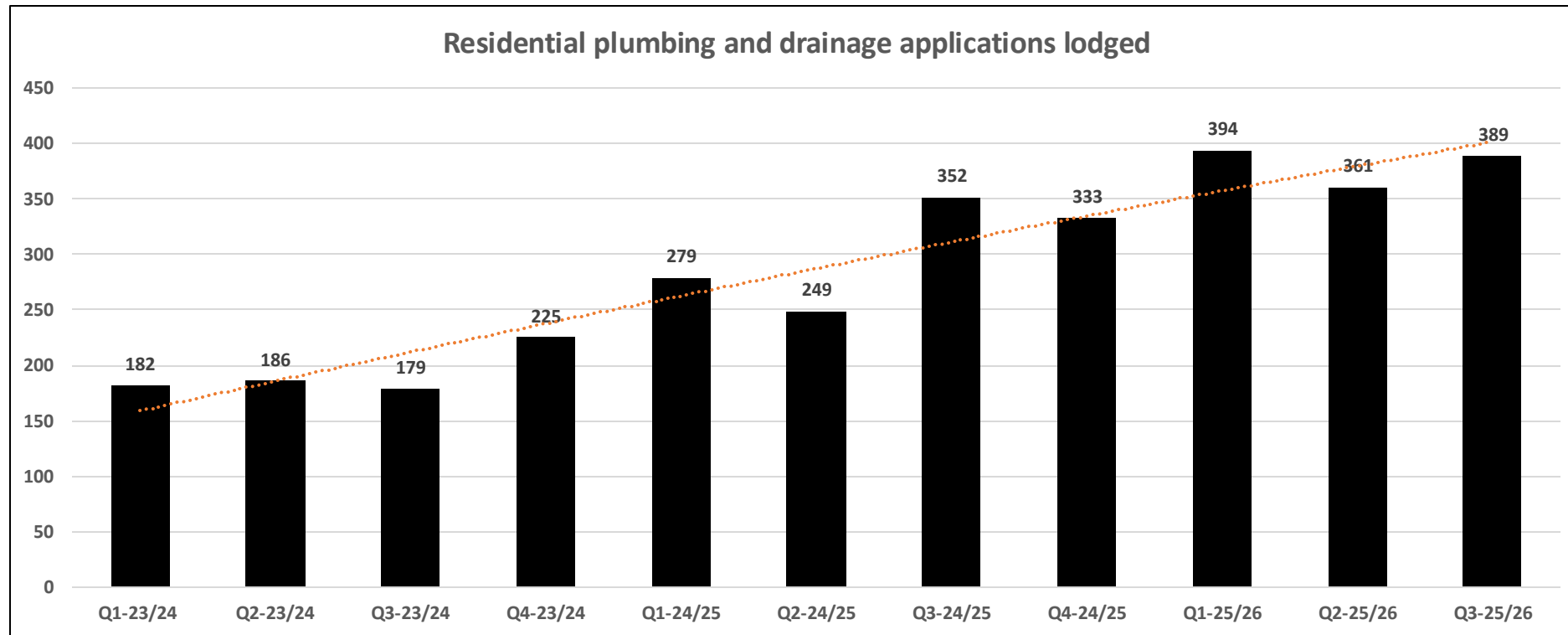
The residential housing finalisation data shown in the following chart is derived from an extraction of approvals received from external certifiers.

The chart shows finalisation of dwelling houses, dual occupancy and unit developments.



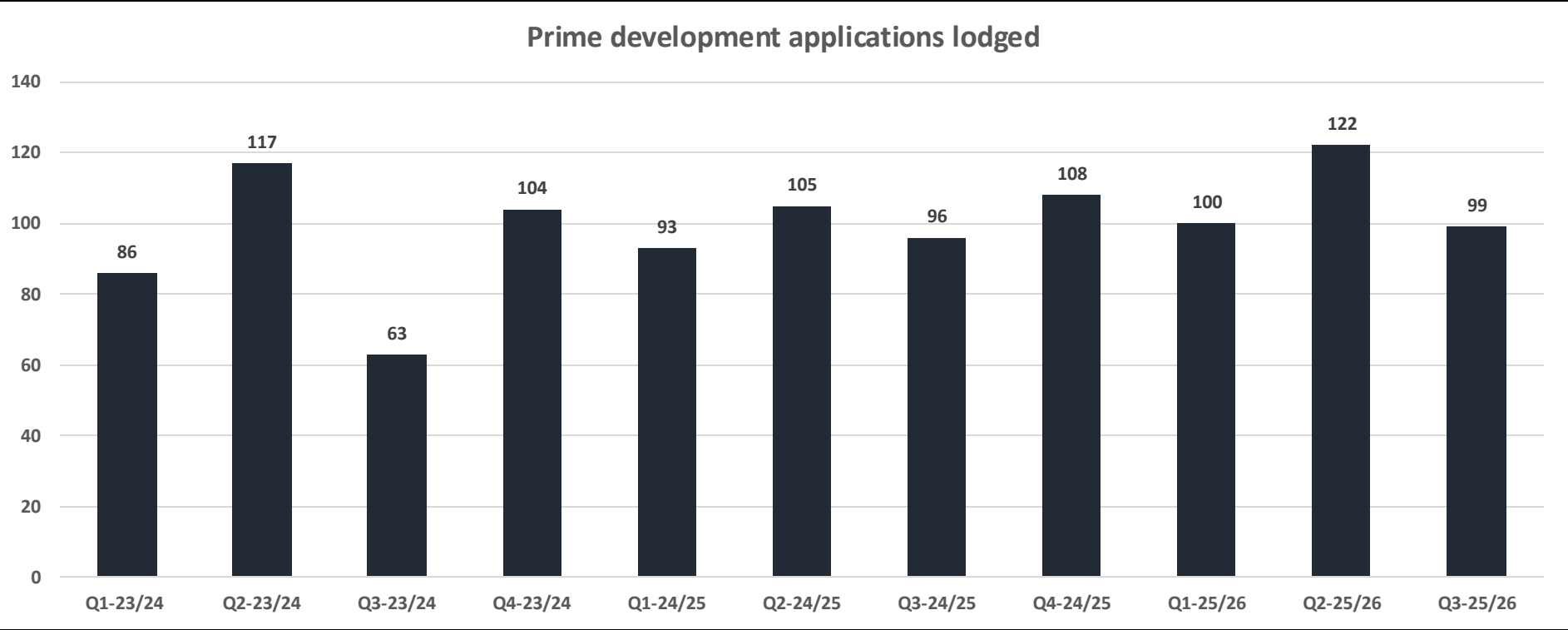
3.4 Residential Plumbing and Drainage applications

Q3 recorded 389 residential plumbing and drainage applications lodged. Surpassing the average of 274 applications observed across the presented approval dataset below.



3.5 Prime Development applications lodged

Prime 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 Townsville City Waterfront PDA (Priority Development Area).



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.

