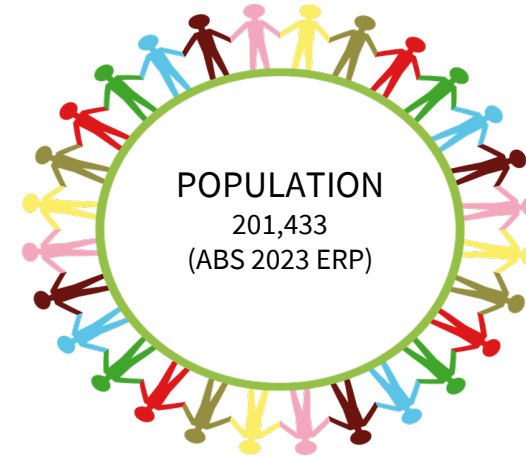
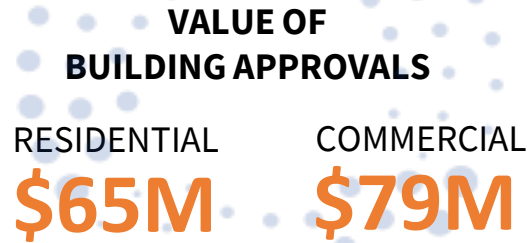




2023/24 – Q3 DEVELOPMENT ACTIVITY REPORT

Prepared by Planning and Development

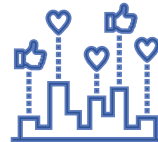
Townsville Quarterly Snapshot



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 Development Activity Report for Q3 of 2023/24. The report provides a summary of development activity in Townsville during the quarter with comparative data back to 2019/20.

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

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



Q3 Highlight

New Same Day Approvals

Townsville City Council is staying ahead of the curve by adding same-day approvals for an additional six types of building works that are currently assessed by Council.

The six additional building works types are:

- ❖ Reduced front setbacks for dwellings.
- ❖ Shade sails within front setbacks.
- ❖ Property site cover increased to 60%.
- ❖ Building/structure eaves within setbacks.
- ❖ Screens, fences, walls and retaining walls up to 2.2m in height.
- ❖ Residential structures within side setbacks.

This means homeowners, builders and Building Certifiers can lodge an application and have it approved on the same day, simplifying the process for the Townsville community.

Duty Officers can assess and approve applications on the day of lodgement, reducing turnaround from 10 days to less than 24 hours.

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 April 2024.

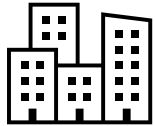
Under legislation building approvals are to be lodged by building certifiers to Council within five business days of the approval decision being issued.

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

[Townsville Dashboards](#) should 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

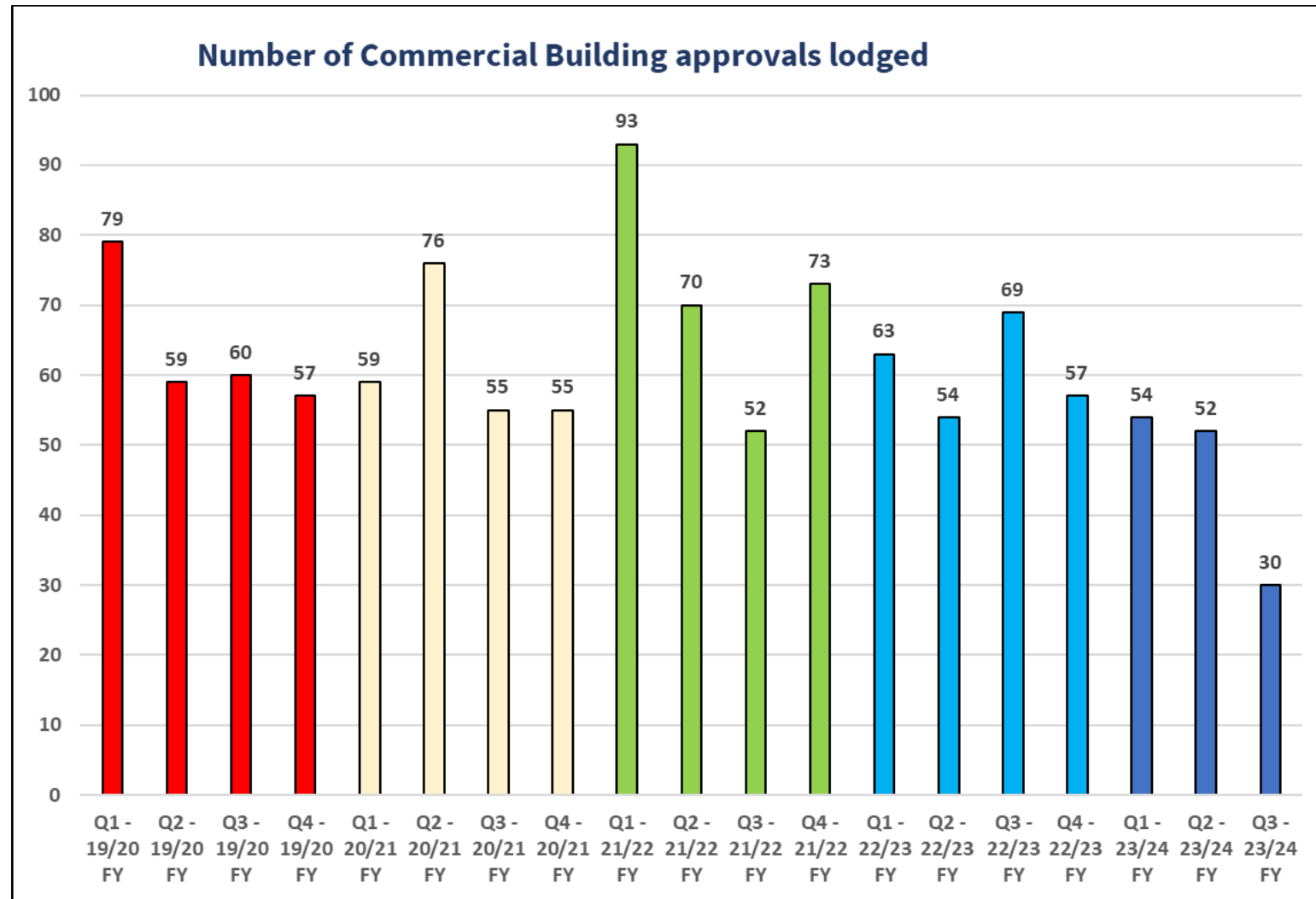


1.1 Commercial Building Approvals

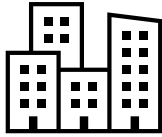
The graph adjacent provides data of the number of commercial building approvals received from building certifiers for Q3 of 2023/24.

Comparative data back to 2019/20 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

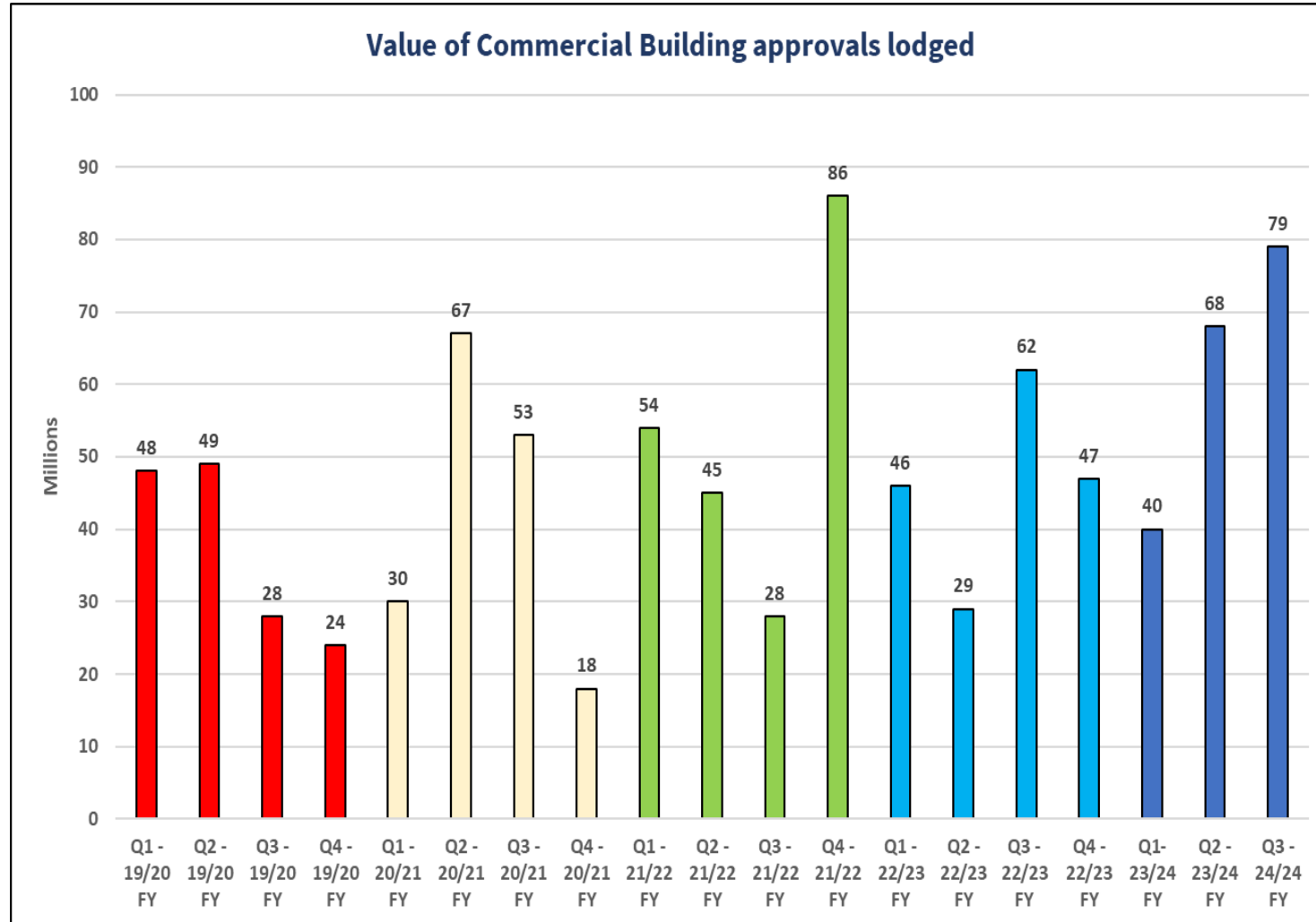


1.2 Commercial Building Investment

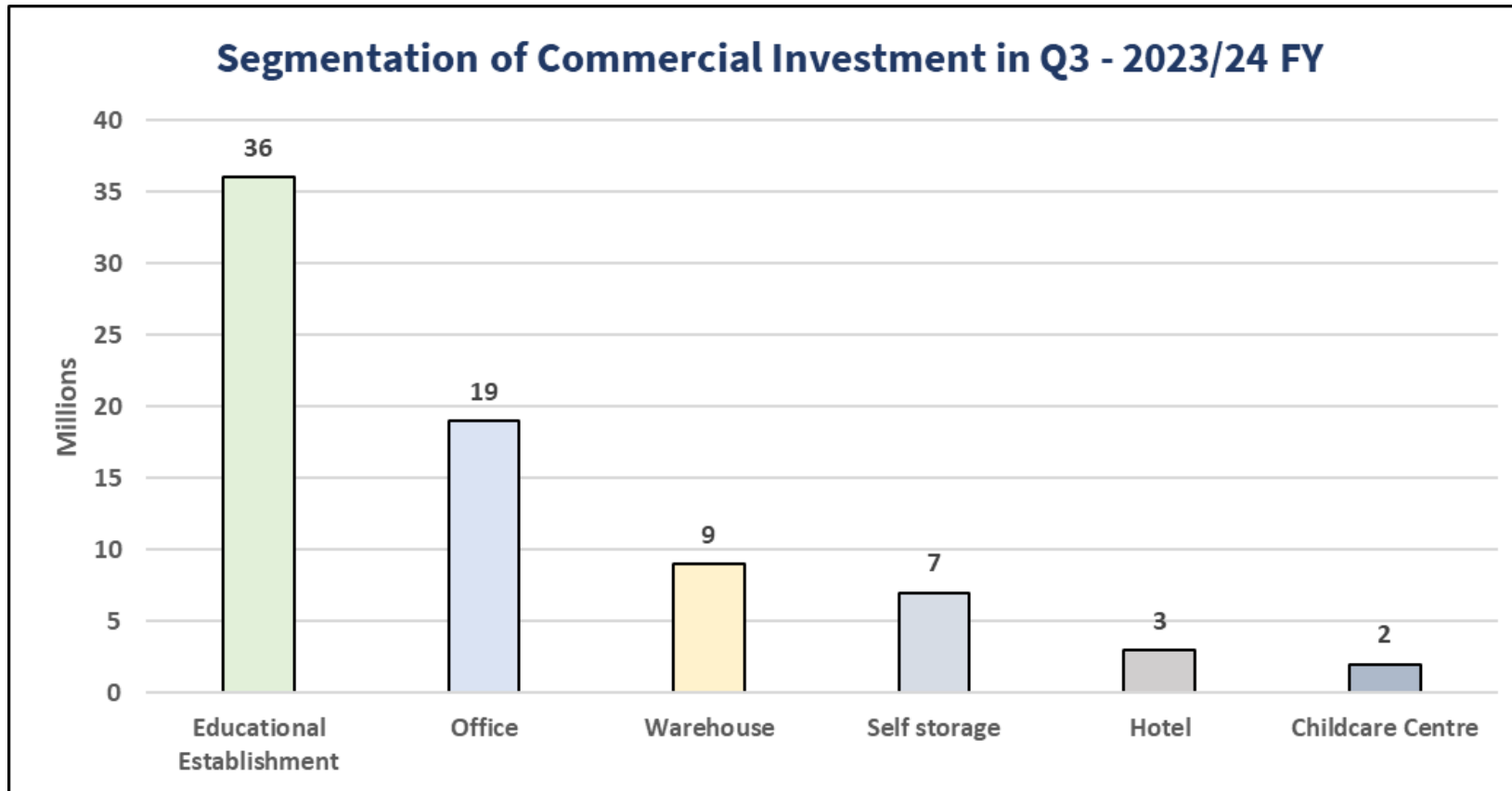
The graph adjacent shows the investment value and trends of commercial building approvals received from building certifiers for Q3 of 2023/24.

Comparative data back to 2019/20 is also shown.

During the current reporting period, commercial building works approvals shows a potential \$79M being invested into the local economy.



1. Commercial Activity



1.3 Commercial building investment by activity type

The graph above sets out commercial activity areas with approved investment over \$78M during Q3 of 2023/24.

The above data reflect Townsville's position as North Queensland's hub for industry, supply and logistics.

1. Commercial Activity

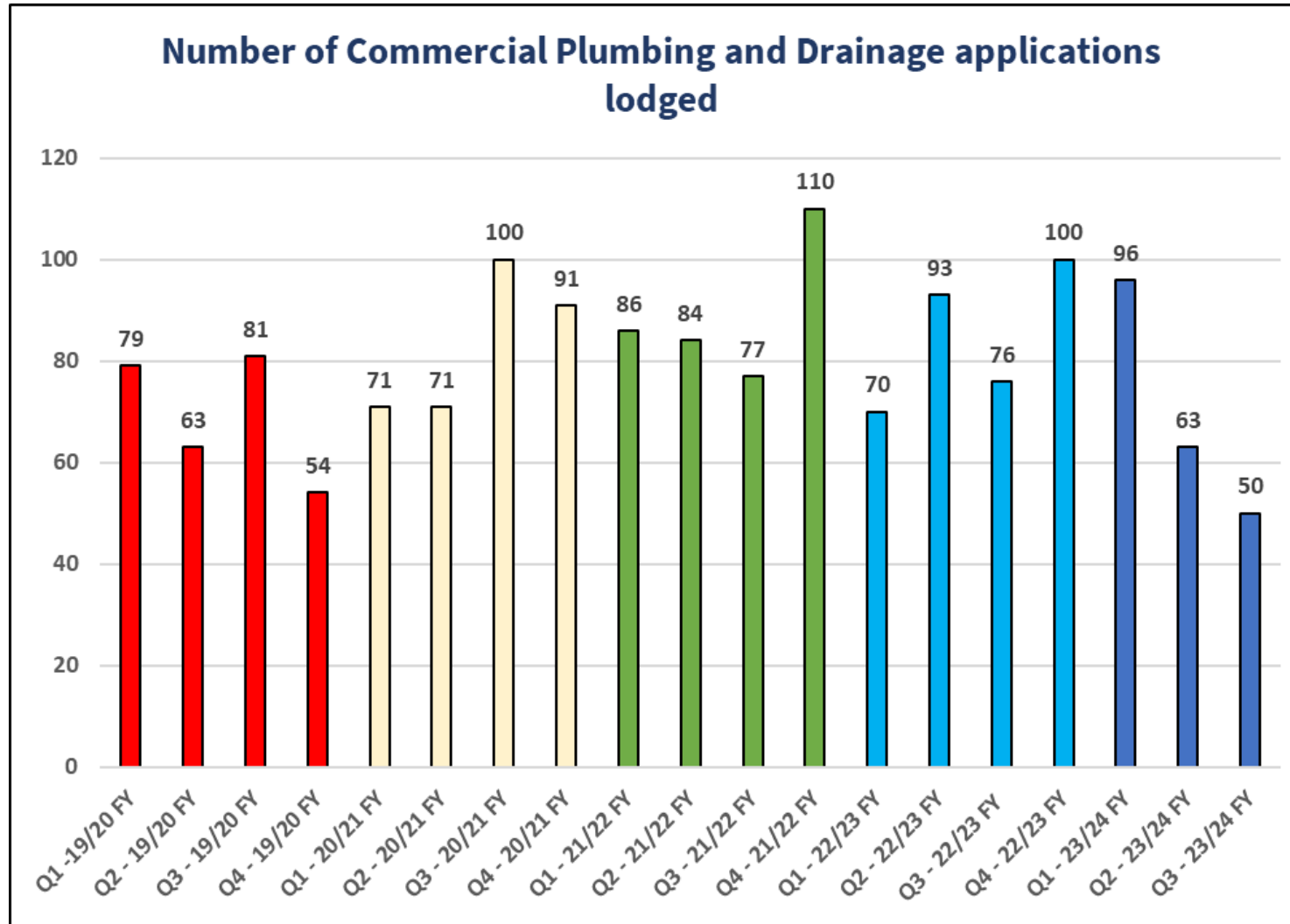


1.4 Plumbing and Drainage applications lodged

The graph adjacent provides volume and trends of commercial plumbing and drainage applications received for assessment for Q3 of 2023/24.

Comparative data back to 2019/20 is also shown.

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

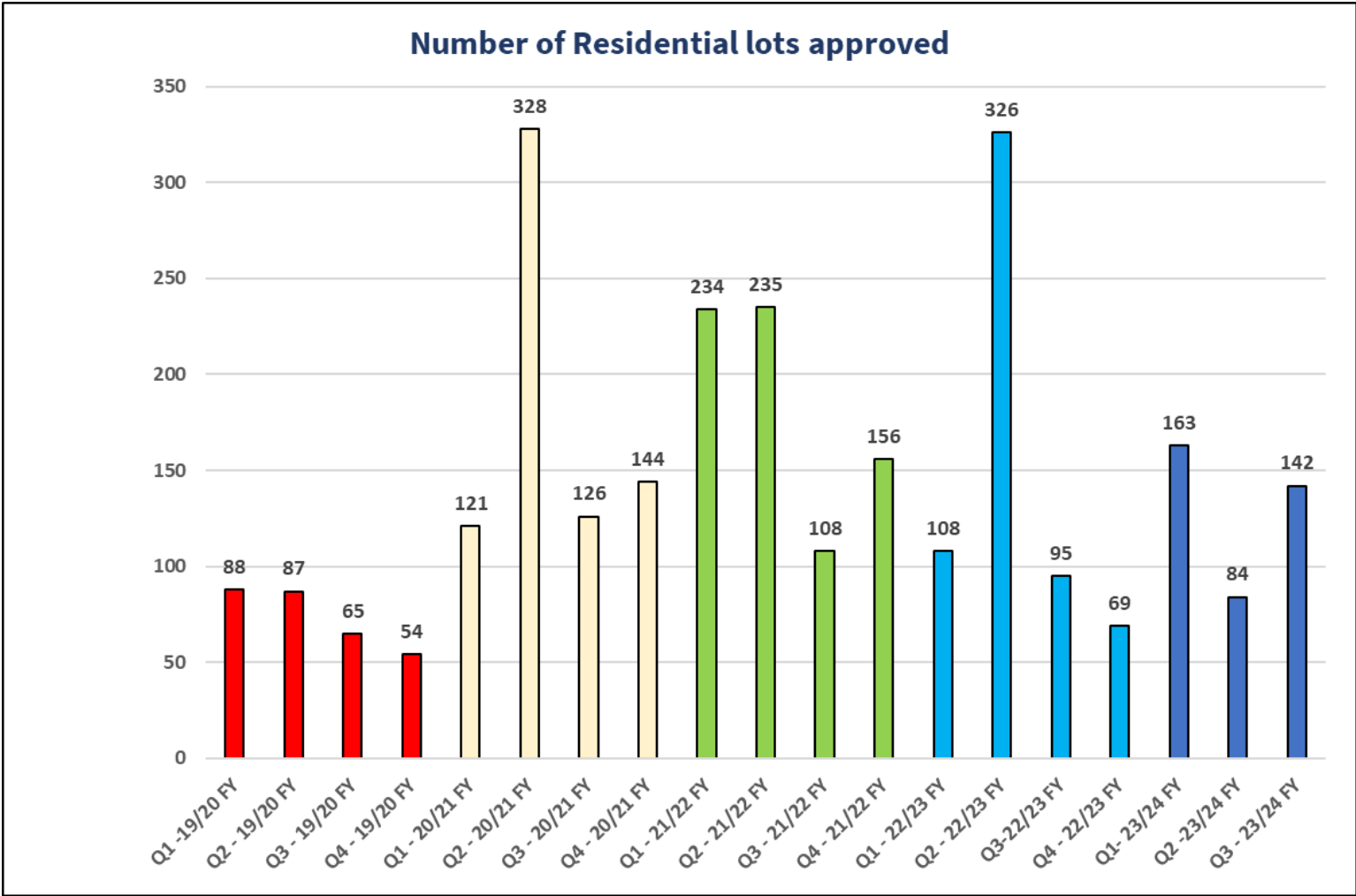


2. Residential Activity



2.1 Residential Lots approved

The graph adjacent shows residential lots approved for Q3 of 2023/24 and comparative data back to 2019/20.



2. Residential Activity

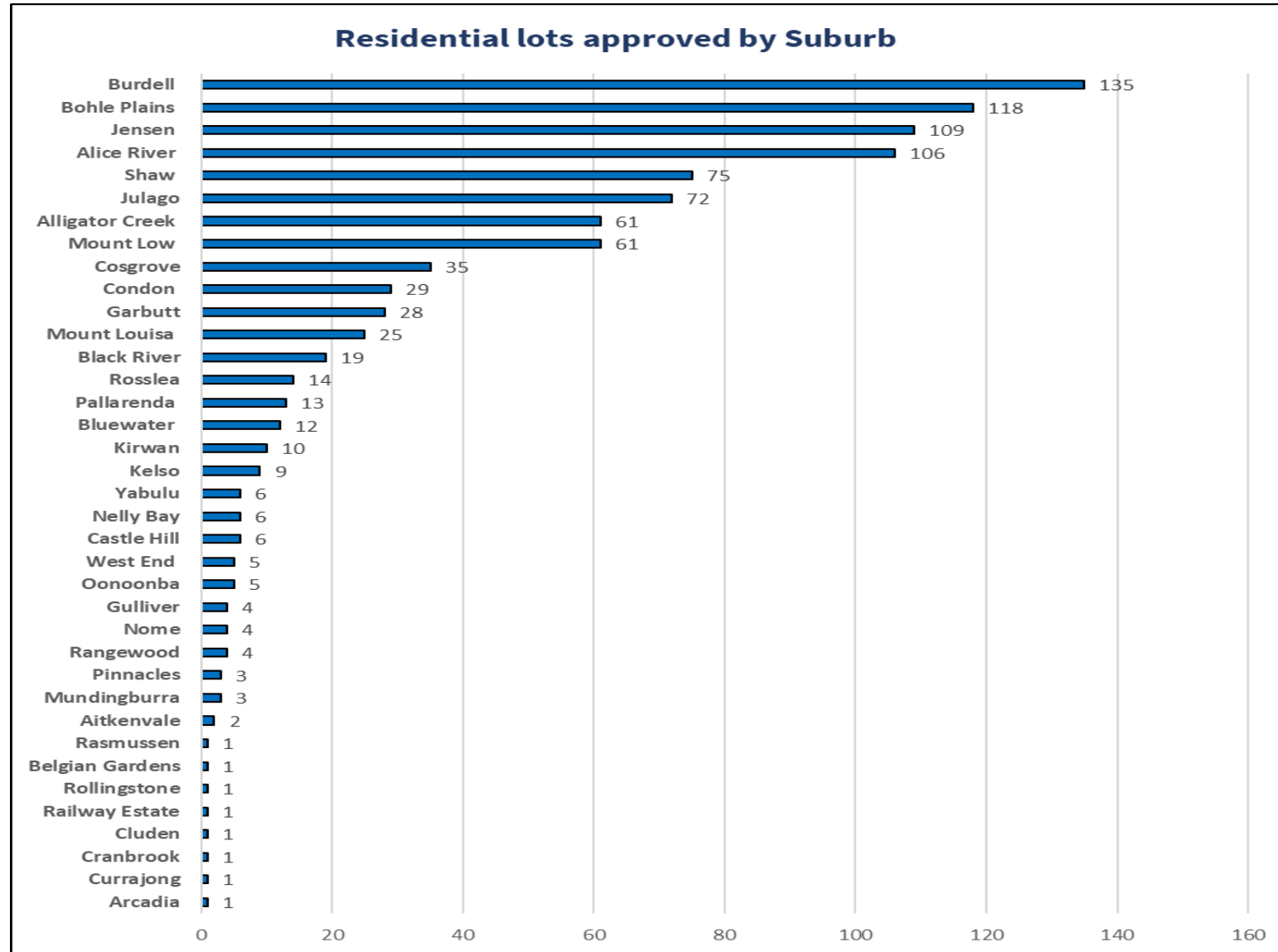


2.2 Residential Lots approved by suburb

The graph adjacent shows residential lots approved by locality 2022/23 and Q1 to Q3 2023/24.

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

Most of the development is in greenfield area rather than infill development.



2. Residential Activity



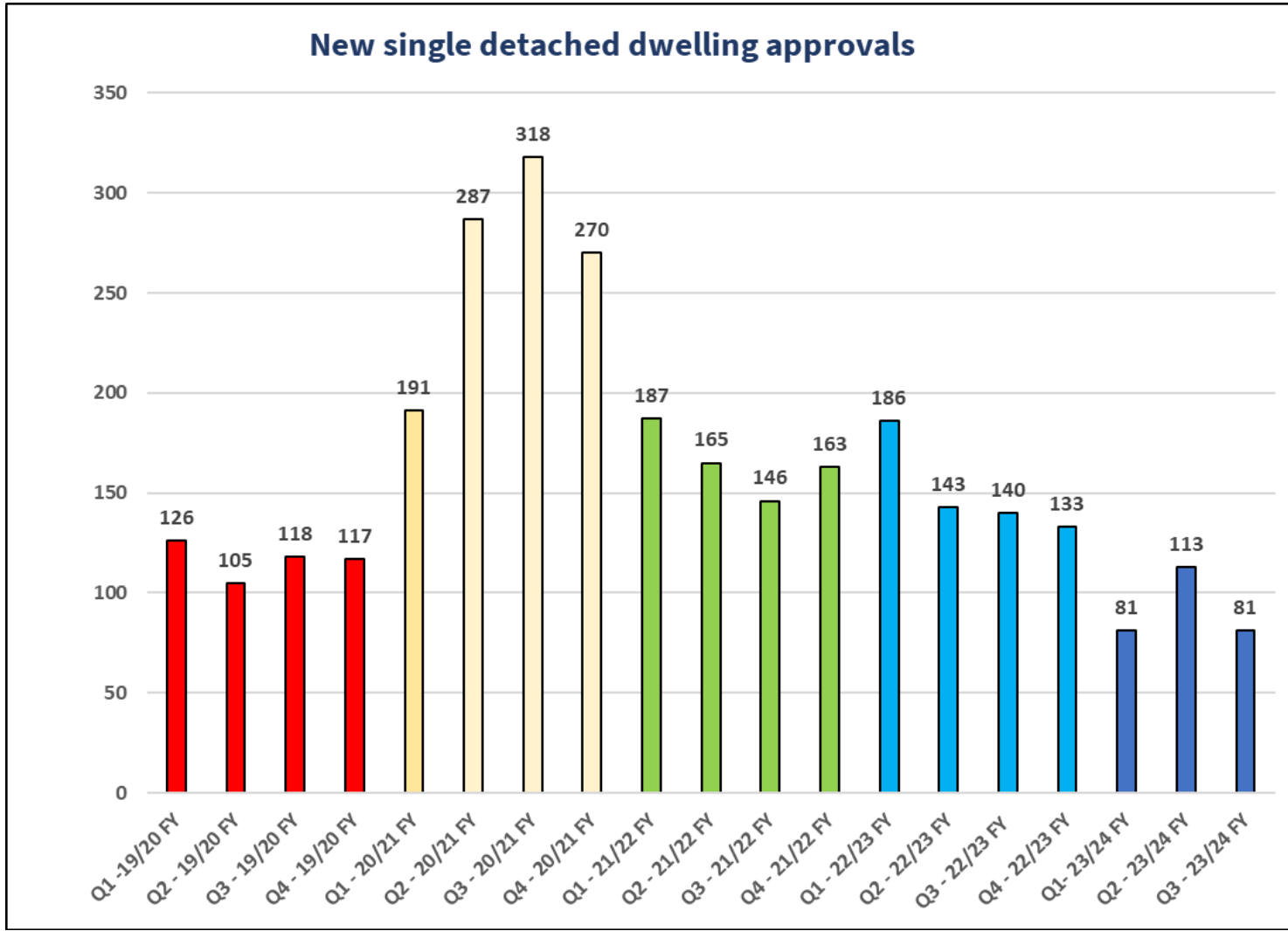
2.3 Number of new single detached dwelling approvals

The graph adjacent shows the number of new dwellings approved for Q3 of 2023/24.

Comparative data back to 2019/20 is also shown.

Of note is 2020/21 where volumes of detached dwelling approvals spiked. During this period, the Federal Government introduced incentives for new home purchases. The incentives were designed to counter the economic effects of the COVID-19 pandemic.

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



2. Residential Activity

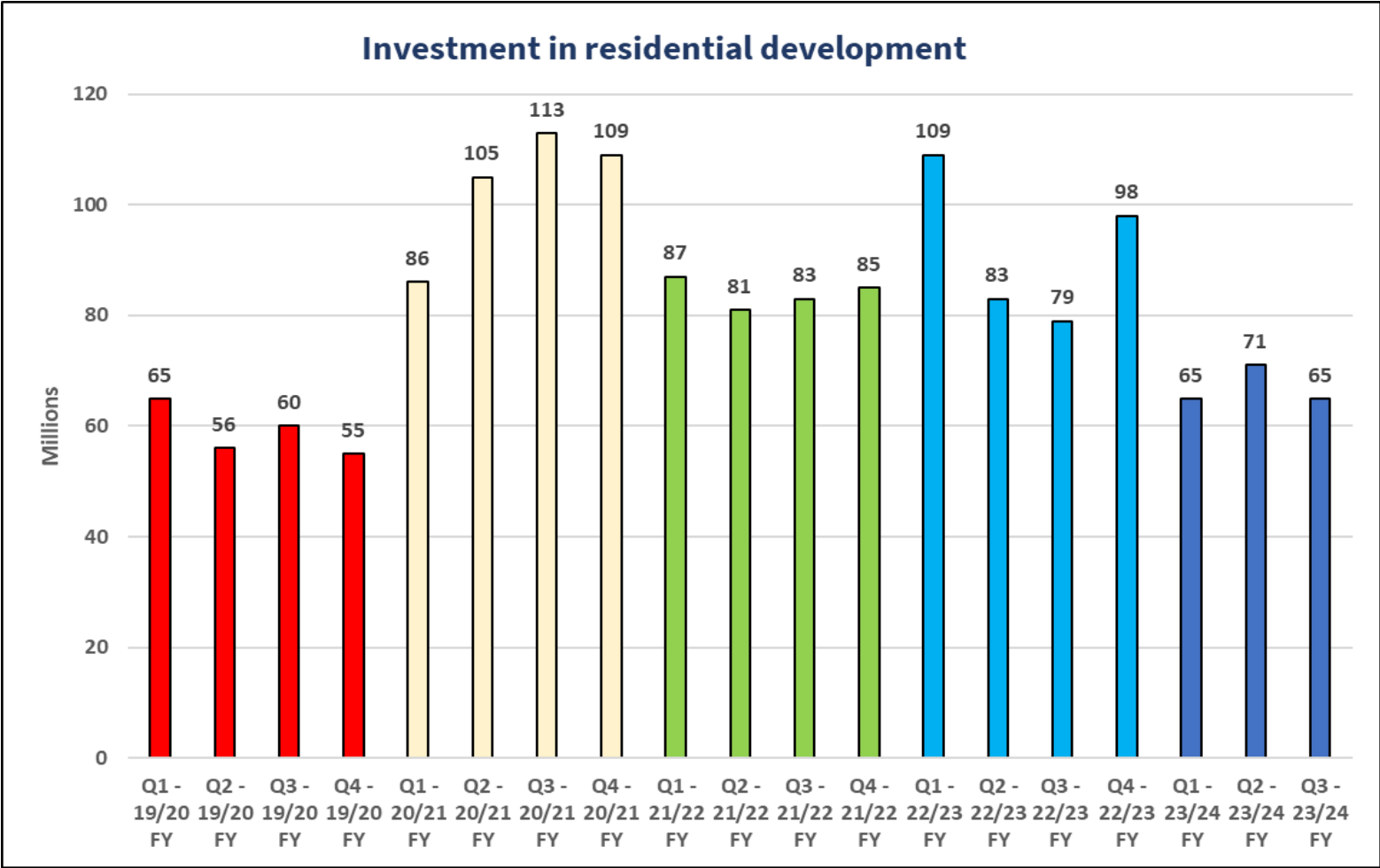


2.4 Residential Building Investment

The graph adjacent shows an insight into the investment and trends relating to residential based building works for Q3 of 2023/24.

Comparative data back to 2019/20 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. That includes new dwelling houses, and works such as carports, pools, and extensions to residential property.

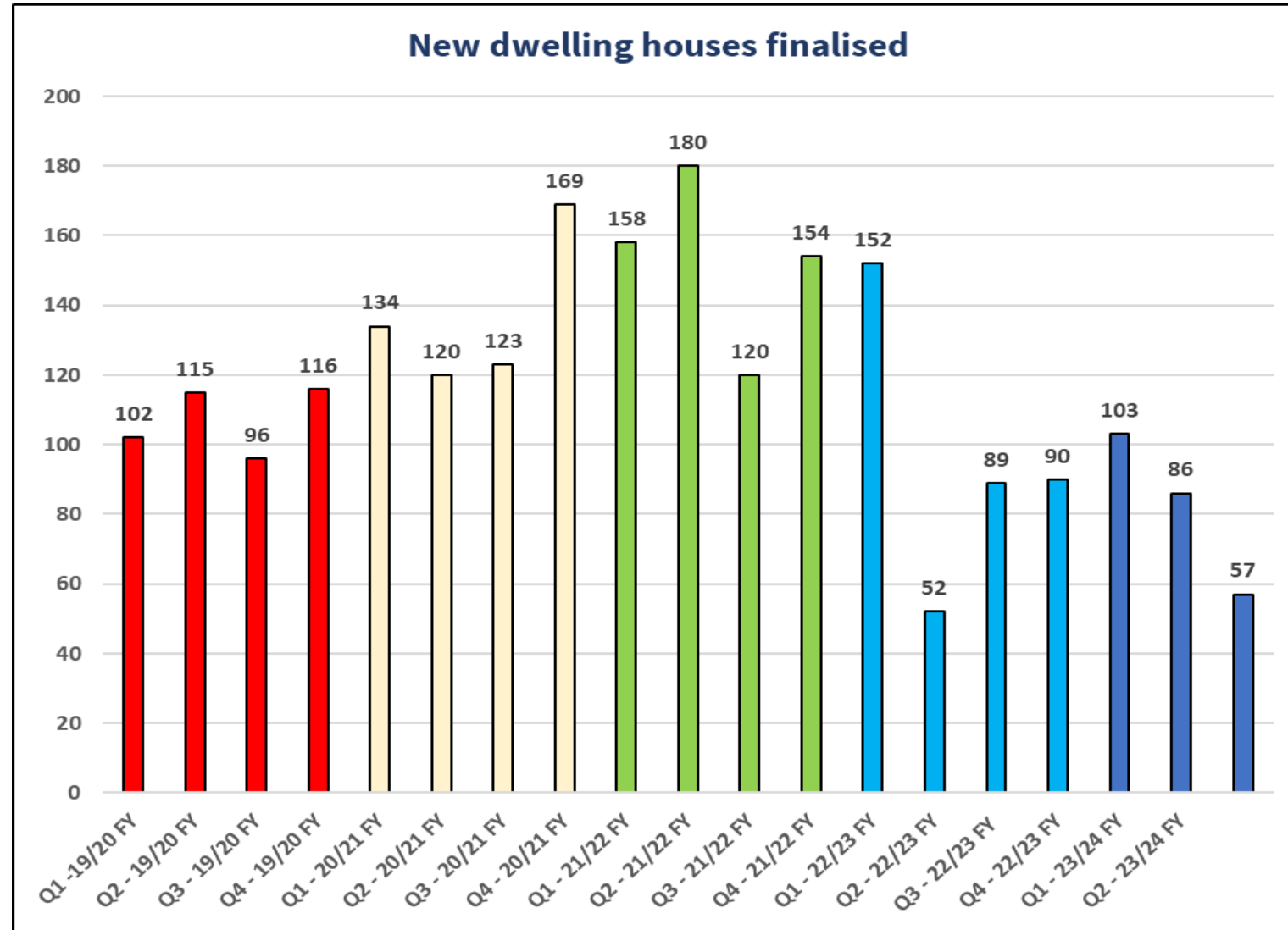
2. Residential Activity



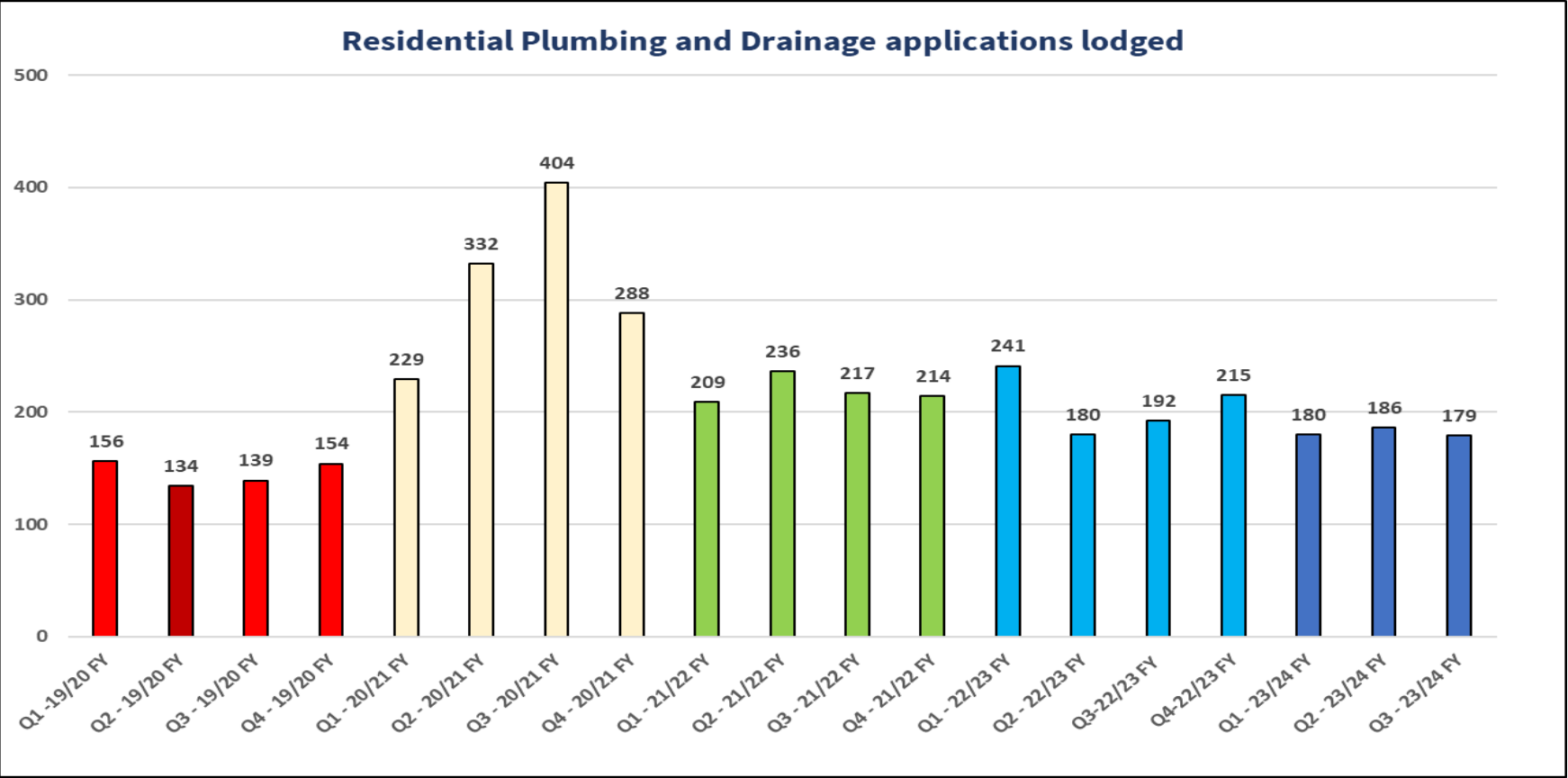
2.5 Number of dwelling houses finalised and delivered by industry

The graph adjacent shows the number of new dwellings finalised in Q3 of 2023/24.

Comparative data back to 2019/20 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 Q3 of 2023/24. Comparative data back to 2019/20 is also shown. The data represents all residential applications, both in sewerred and unsewerred locations and includes dwelling fast track applications.

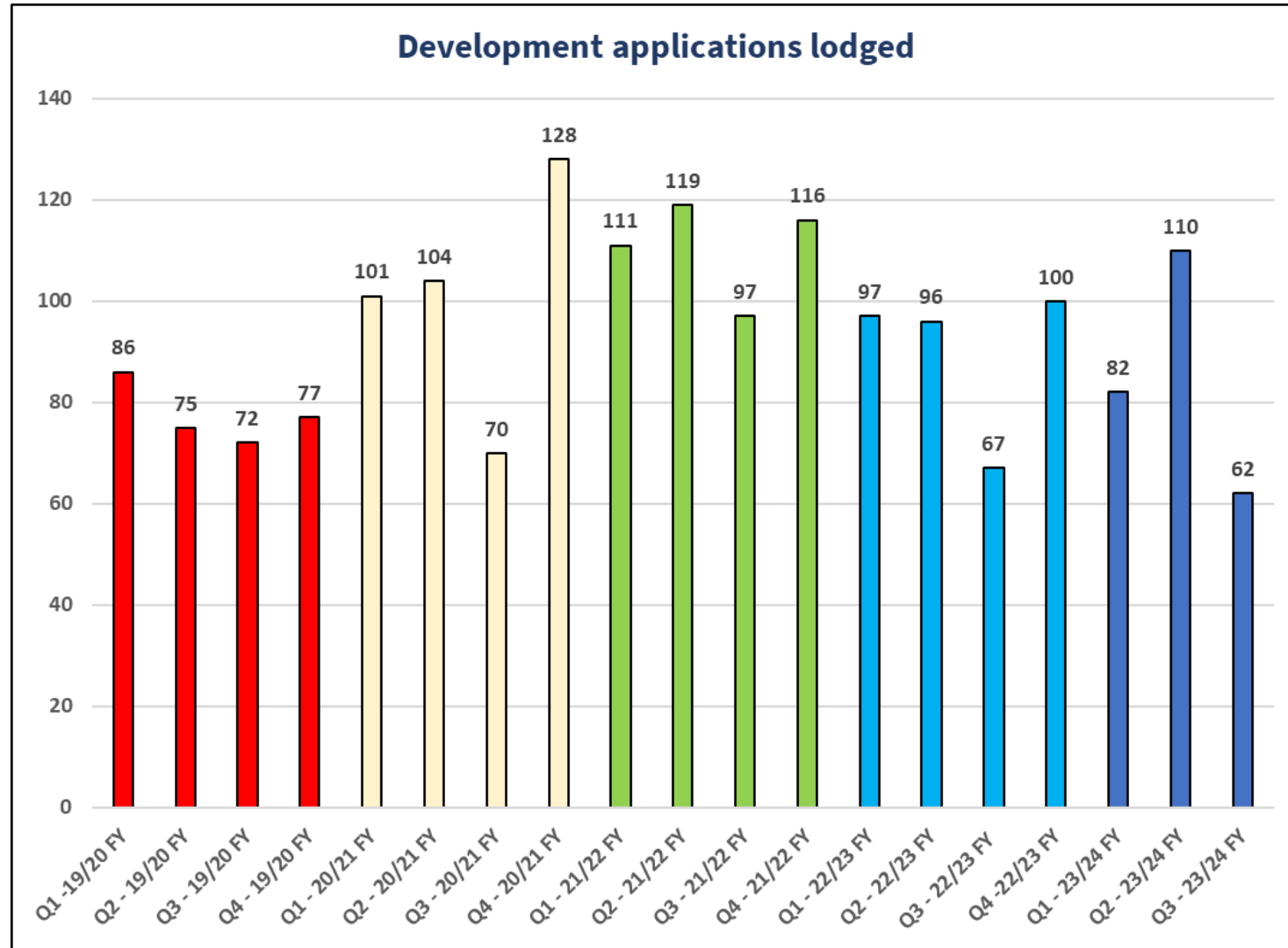
3. Application Activity



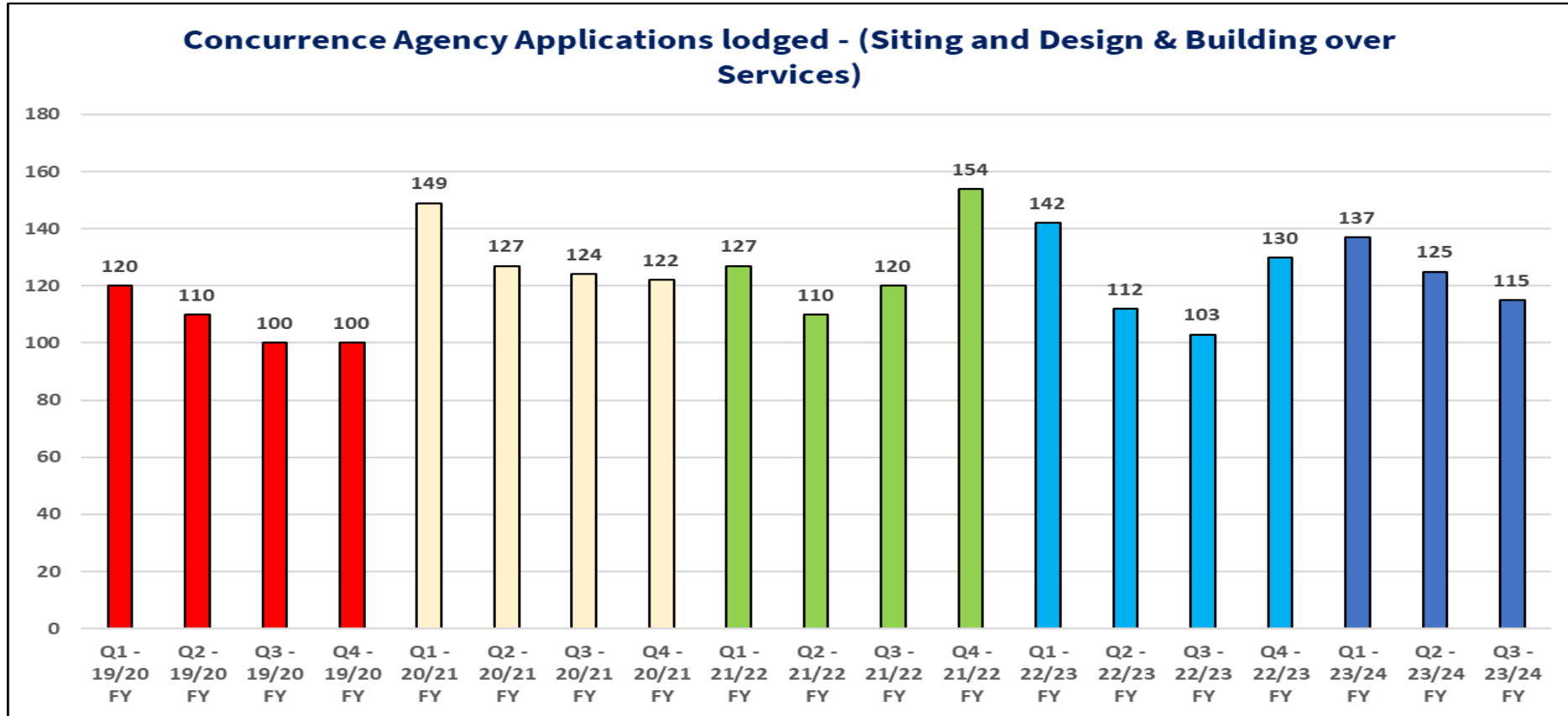
3.1 Development applications lodged

The development applications represented in the adjacent graph are:

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



3. Application Activity



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

The above data shows Concurrence Agency Referral applications lodged for Q3 of 2023/24.

Comparative data back to 2019/20 is also shown.

4. FREE Pre-lodgements



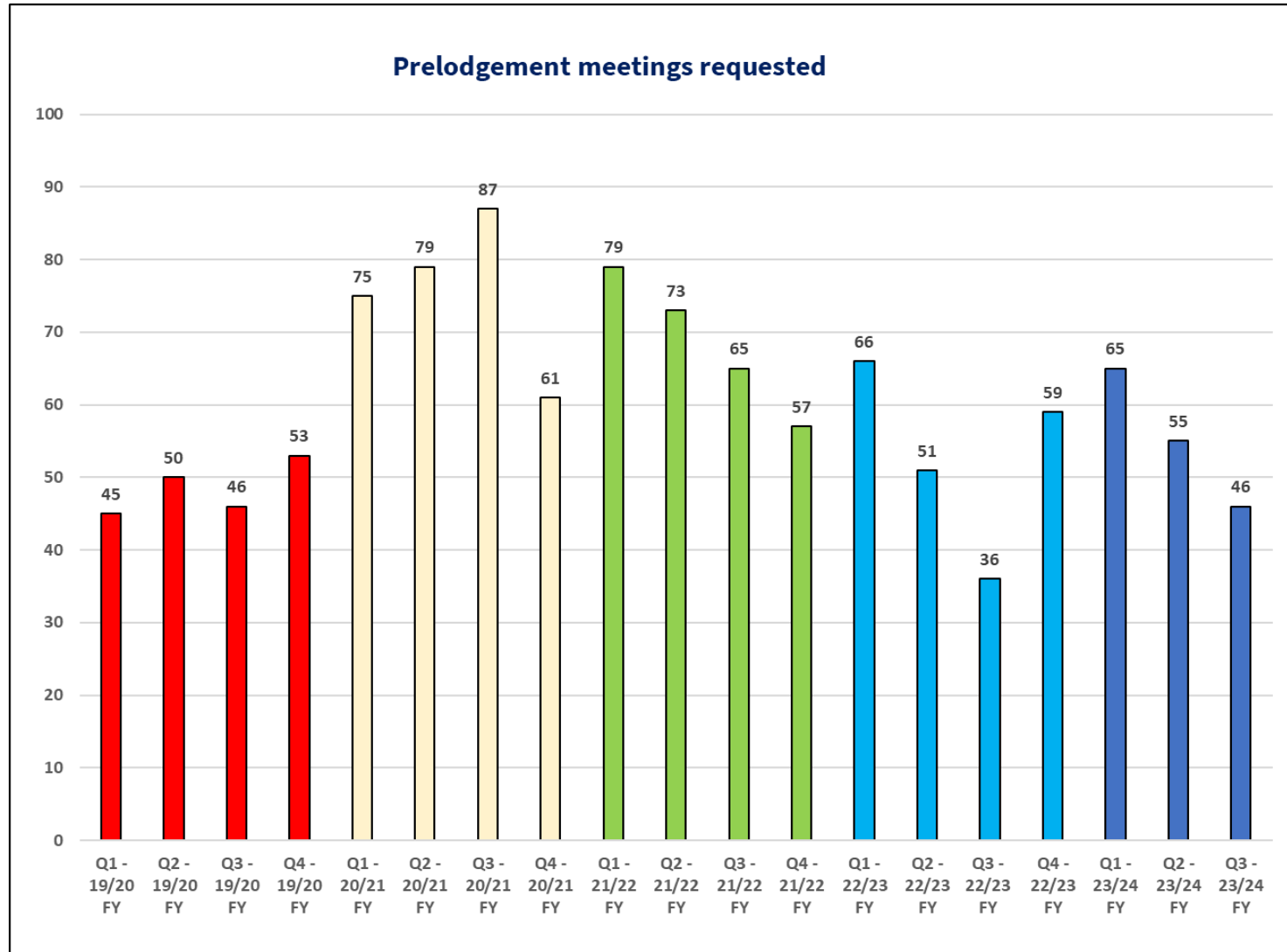
4.1 Pre-lodgements

The graph adjacent shows volumes of pre-lodgement meetings for Q3 of 2023/24 and comparative data back to 2019/20.

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 legislative requirements.

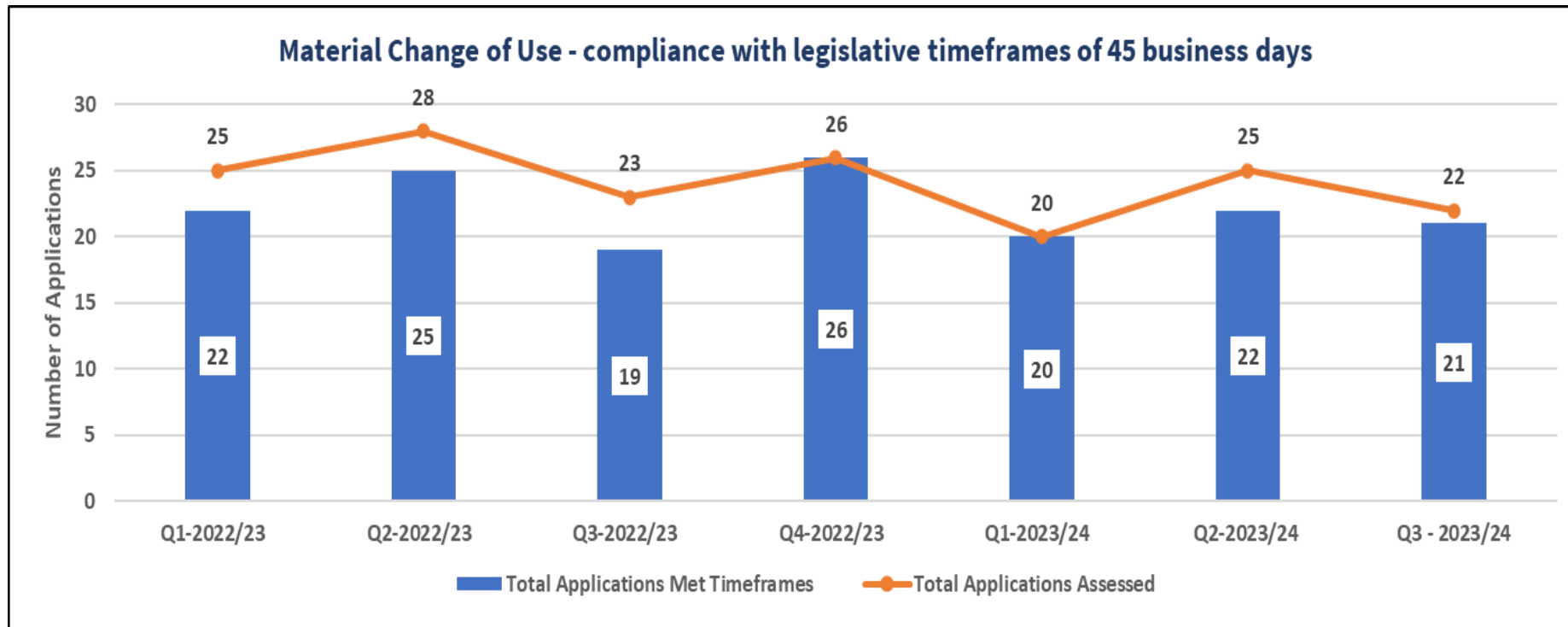
A legislative timeframe of 45 business days is applicable to these application types.

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.



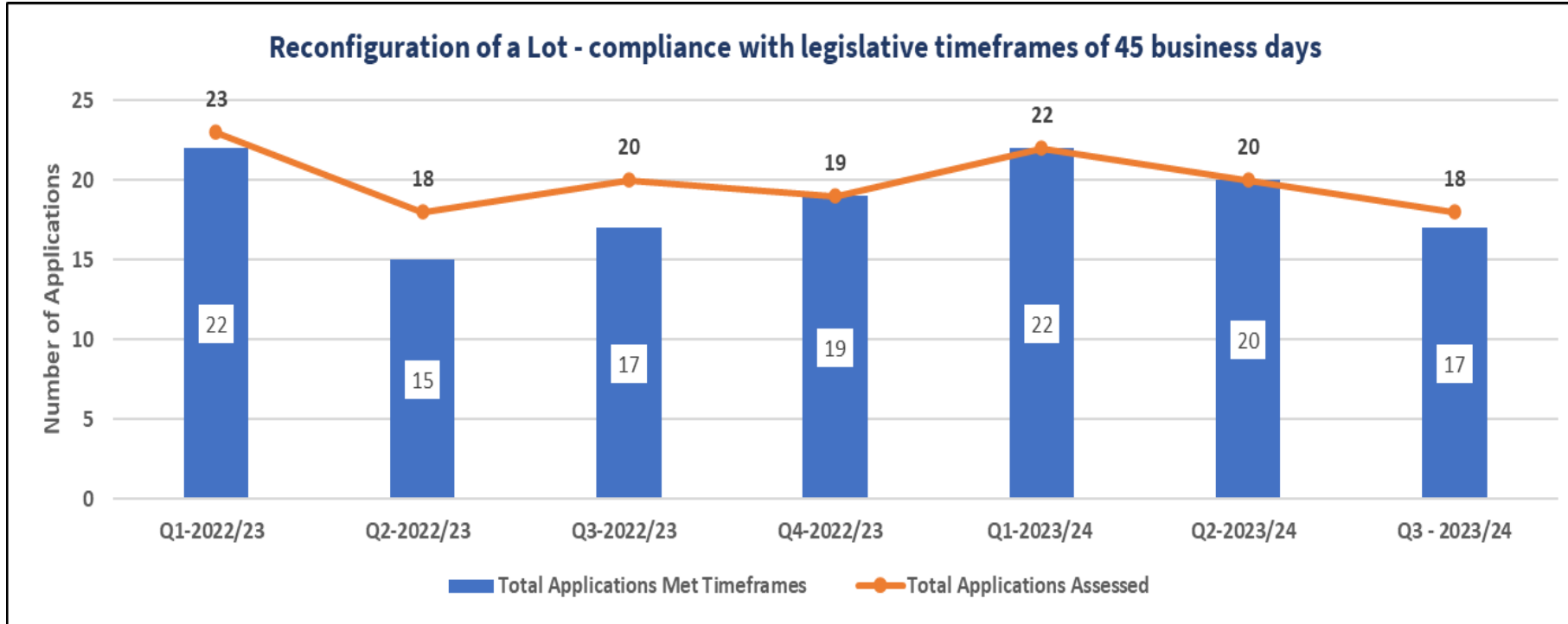
5. Assessment Timeframes



5.1 Material Change of Use – Assessment Timeframes

The assessment timeframes graph above shows the number of Material Change of Use applications during the identified periods. The blue columns shows the volume of applications meeting legislative timeframes in comparison with the orange line showing total number of applications assessed. During Q3 2023/24, 95% of applications have been assessed within legislative timeframes.

5. Assessment Timeframes

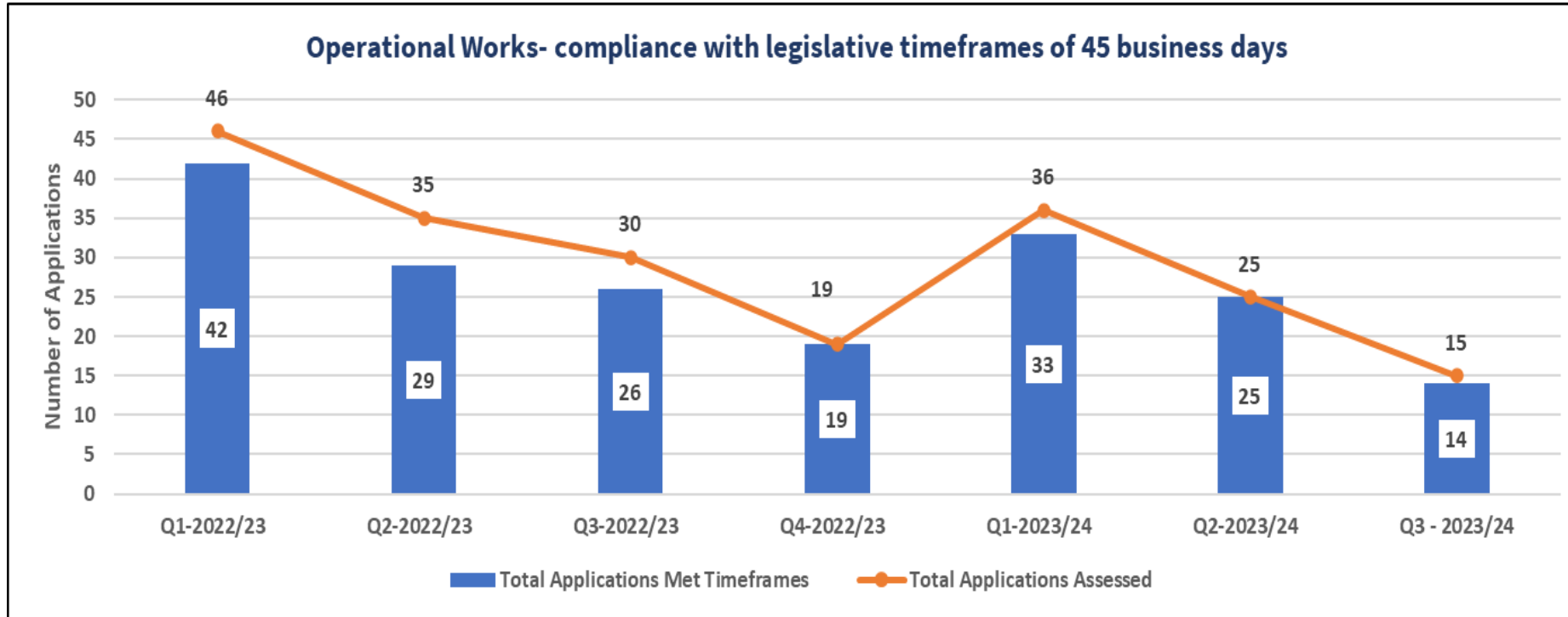


5.2 Reconfiguration of a Lot – Assessment Timeframes

The assessment timeframes graph above shows the number of Reconfiguration of a Lot applications during the identified periods. The blue columns shows the volume of applications meeting legislative timeframes in comparison with the orange line showing total number of applications assessed.

During Q3 2023/24, 94% of applications have been assessed within legislative timeframes.

5. Assessment Timeframes

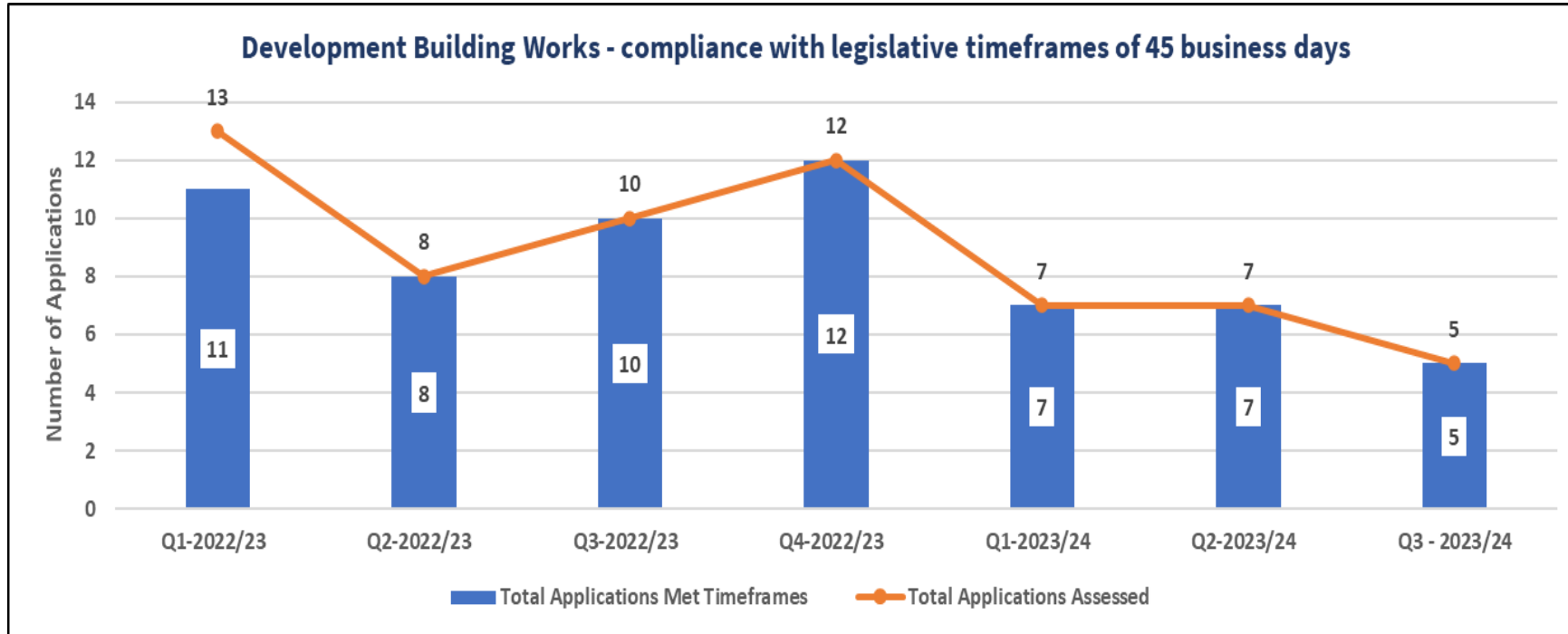


5.3 Operational Works – Assessment Timeframes

The assessment timeframes graph above shows the number of Operational Works applications during the identified periods. The blue columns shows the volume of applications meeting legislative timeframes in comparison with the orange line showing total number of applications assessed.

During Q3 2023/24, 93% 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 during the identified periods. The blue columns shows the volume of applications meeting legislative timeframes in comparison with the orange line showing total number of applications assessed. During Q3 2023/24, 100% of applications have been assessed within legislative timeframes.

5. Assessment Timeframes



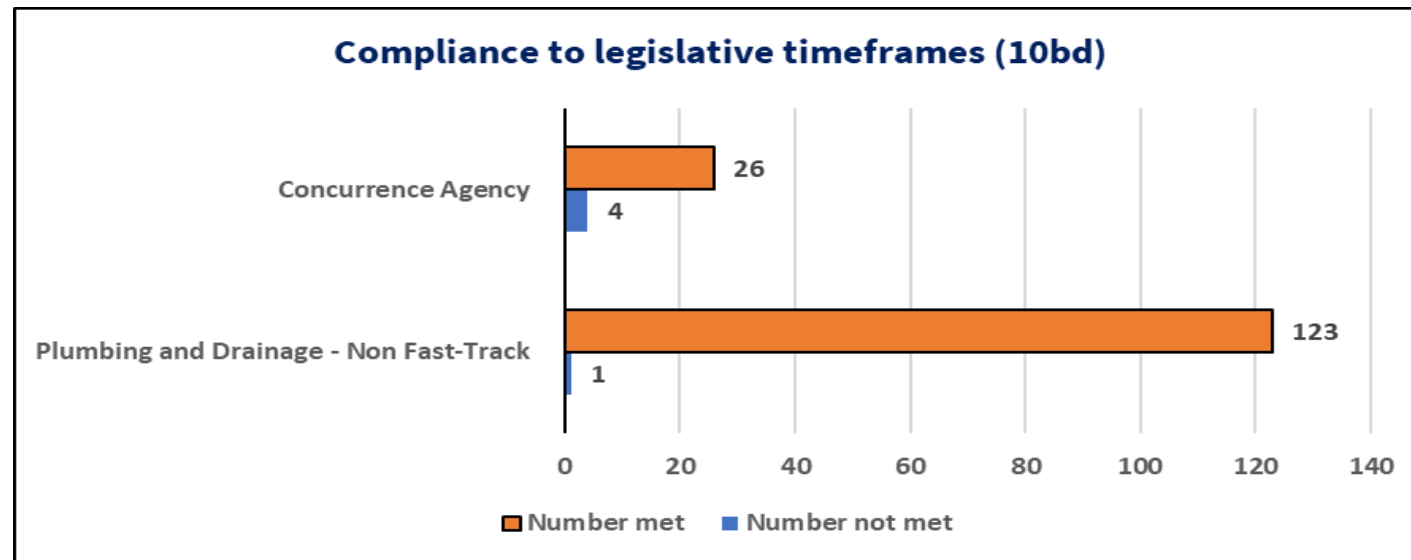
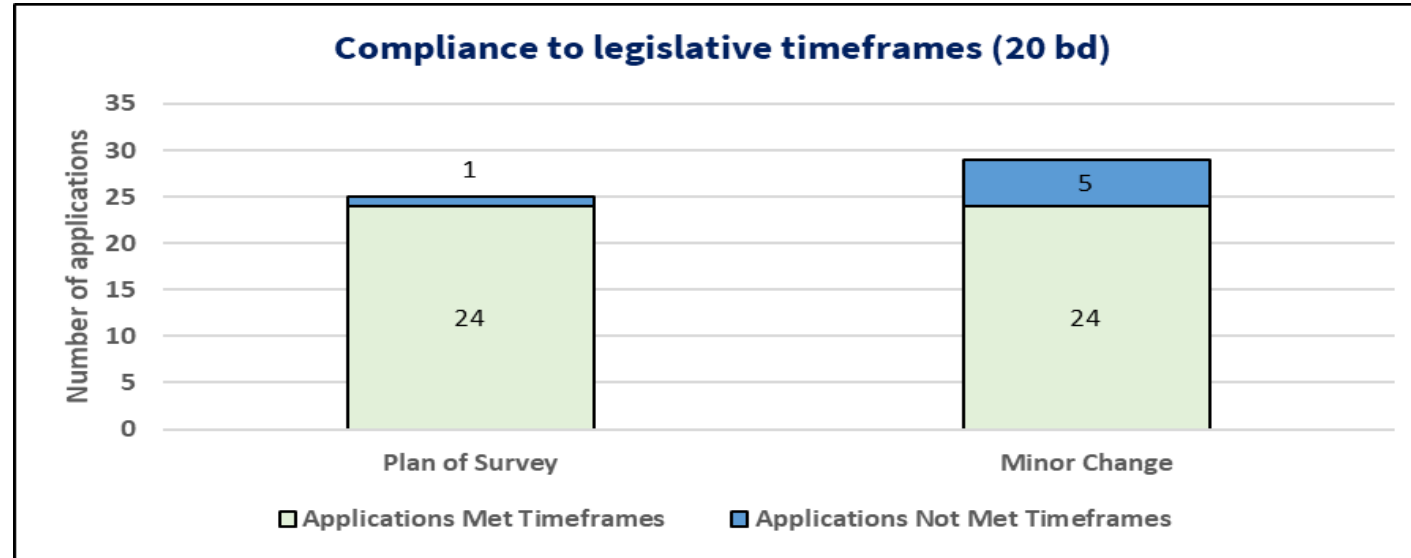
5.5 Applications with 20 business days assessment timeframe

96% of Plans of Survey were processed within timeframe and averaged 2.3 days from obtaining all compliance information to achieving endorsement, during Q3 of 2023/24.

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

5.6 Applications with 10 business days assessment timeframe

Of note, the assessing of Non-Fast Track Plumbing and Drainage applications has seen an improvement with only one application not meeting legislative timeframes.



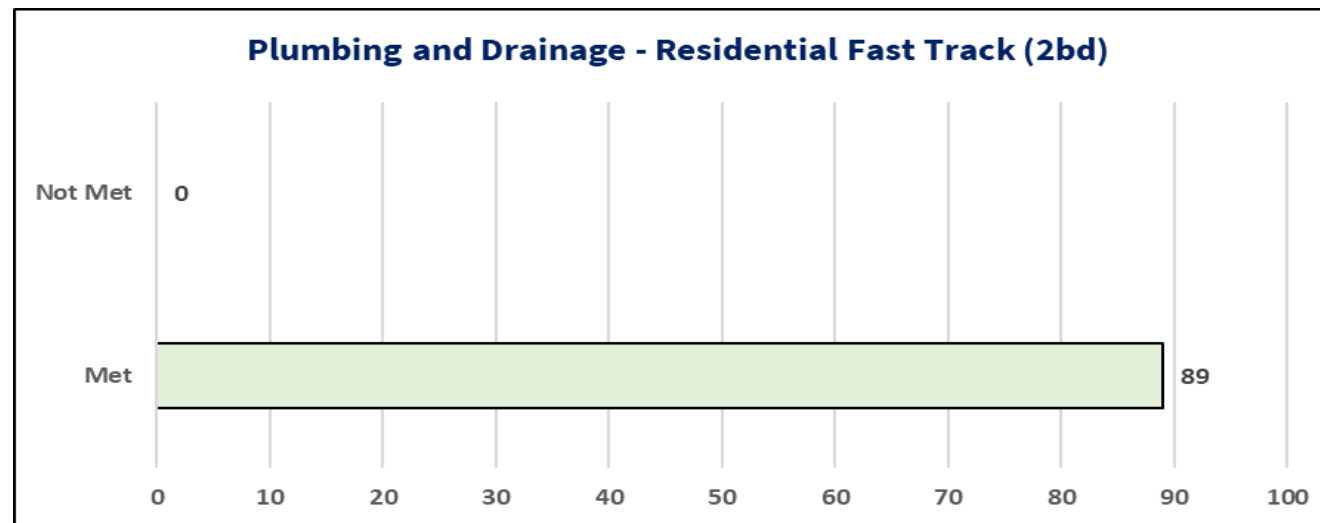
5. Assessment Timeframes



5.7 Applications with two business day 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 100% of applications meeting legislation for Q3 of 2023/24.



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.

