

2022/23 Q4 DEVELOPMENT ACTIVITY REPORT



PREPARED BY:
PLANNING & DEVELOPMENT

QUARTERLY SNAPSHOT



2022/23 Q4 DEVELOPMENT ACTIVITY REPORT



12,486

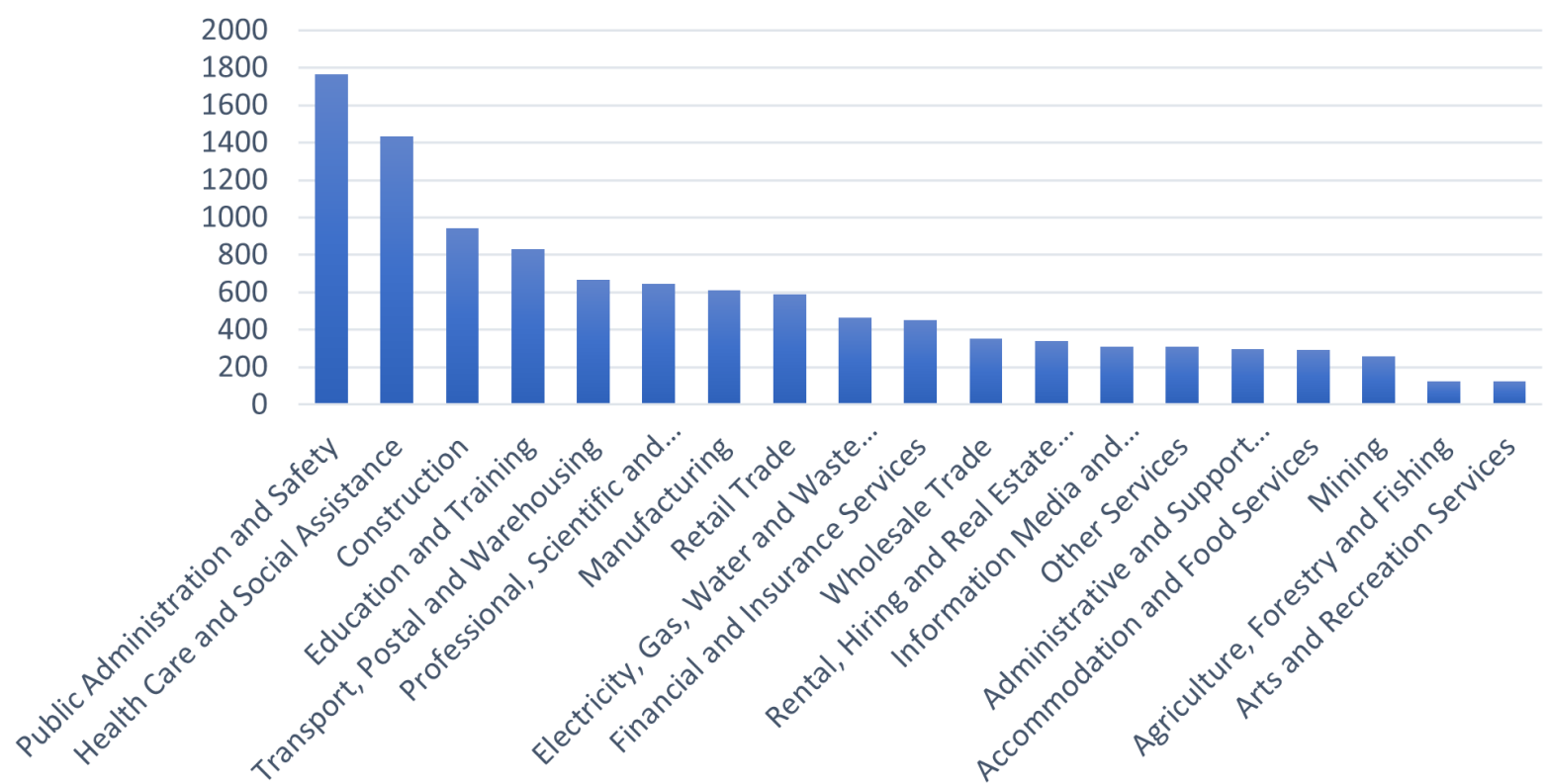
LOCAL
BUSINESSES



\$12.66B

GRP

Industry Sector Value Q4 2022/23 (\$m)



VALUE OF BUILDING APPROVALS

RESIDENTIAL

COMMERCIAL

\$75M

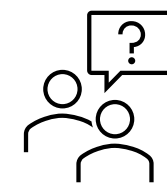
\$44M

DEVELOPMENT APPLICATIONS RECEIVED



100

COUNCILLOR REQUESTS



16

CUSTOMER REQUESTS

485

WE ARE FOCUSING ON THREE PILLARS OF CUSTOMER SERVICE

LISTEN & HEAR
Community views

PARTNER
With Development Industry & Local Business

IMPROVE
the CUSTOMER experience

Welcome to the Planning and Development - Development Activity Report for Q4 of the 2022/23 financial year. The content of this report provides a summary of development activity during the quarter with comparative data from the 2019/20 financial year.

Collectively the data offers a significant insight into the trends and the external factors that have shaped the development and construction industries during the past four financial year periods.

This commentary also provides an insight into the initiatives Planning and Development has introduced to enhance the customer journey and improved efficiencies.

Summary

Development within Townsville performs strongly, as the total value of building approvals in Townsville City Council being \$413 million in the 2022/23 FY.

Australian Bureau of Statistics announced a population increase with the current population now estimated at 198,577. The Gross Regional Product (GRP) remains solid at \$12.66 billion; Townsville is forecast to become one of Australia's fastest-growing cities, reaching 251,000 by 2041.

Coupled with a low unemployment rate of 2%, Townsville is a thriving city with a high rate of access to jobs.

In the same quarter, Townsville was named Australia's top regional migration centre (March 2023). The RAI and Commbank Regional Movers Index shows a stunning >500% increase in net migration to the city from the previous year. [Regional Movers Index \(regionalaustralia.org.au\)](https://www.regionalaustralia.org.au)

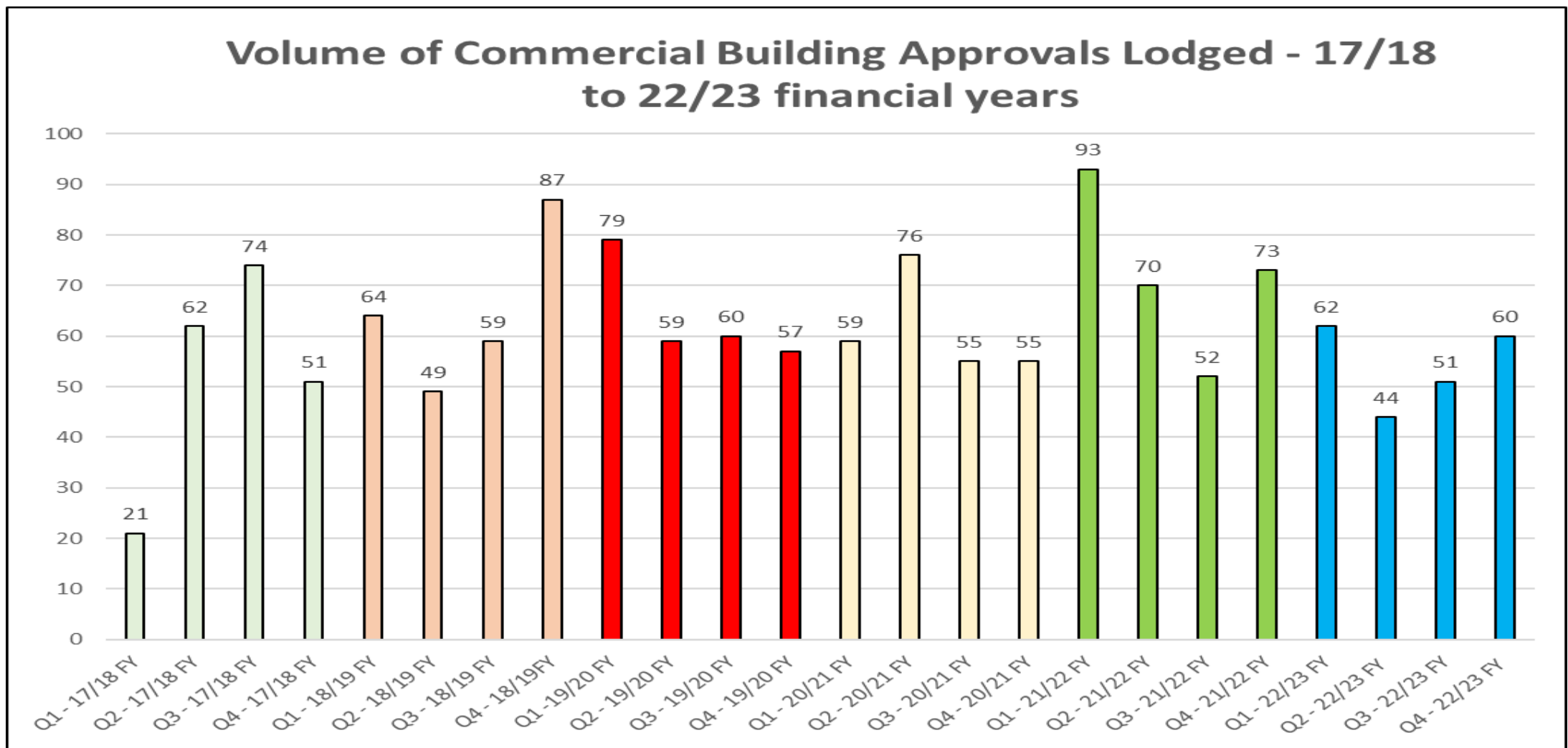
Townsville also received the largest increase in net internal migration in Australia (excludes overseas migration) when comparing March 2022 to March 2023 Quarter - [The Australia of Australia: Townsville is the most popular destination for internal migration | Queensland | The Guardian](https://www.theguardian.com/australia-news/queensland/2023/mar/23/townsville-is-the-most-popular-destination-for-internal-migration-in-queensland)

Highlights from Q4 2022/23

- [Outdoor Dining Policy](#) launch - Council has abolished its outdoor dining application fee and streamlined its policy in a move to pave the way for local restaurants to expand their diner experience and invigorate public spaces. The new policy has helped remove barriers for cafes, restaurants and food businesses to help activate Townsville's dining precincts and encourage a more active and vibrant city.
- [Same Day Approvals](#) open - In a Queensland first, Townsville residents can now lodge development applications for low-risk residential structures on their properties and receive an approval on the same day. The two application types which can be processed as Same Day Approvals include:
 - Secondary road frontage encroachments
 - Side/rear boundary encroachments (where there is no residential neighbour)
- [City Activation & Jobs Growth Policy](#) grant - A Townsville business owner is transforming a long-vacant building thanks to Townsville City Council's public street art program and its Modernising Buildings and Activating Spaces grant (16 Stokes Street).

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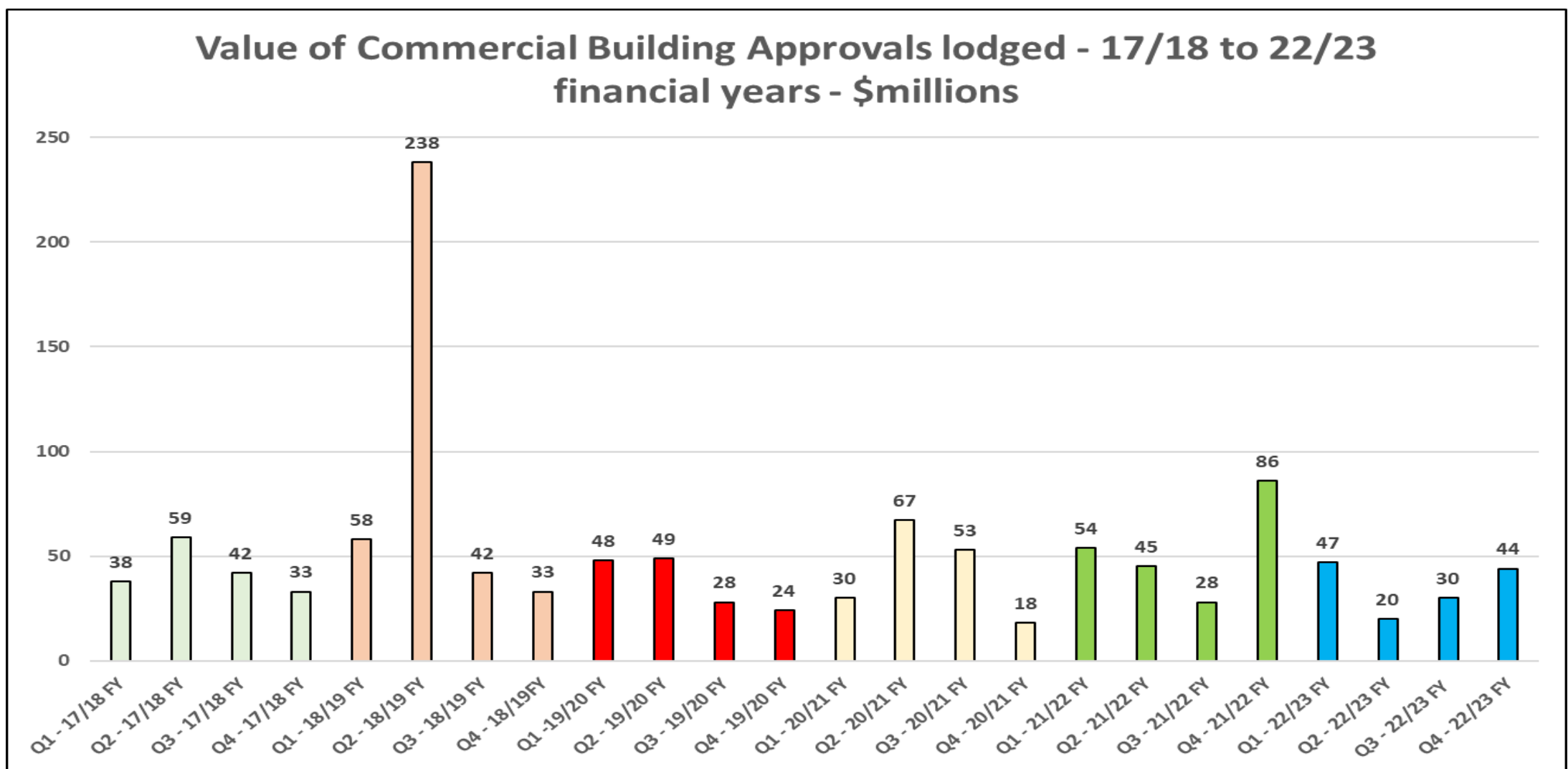
1. COMMERCIAL ACTIVITY



1.1 - Commercial building approvals

The data above provides a snapshot of the volume of approvals issued for commercial building works over the past six financial years. Whilst an approval may not convert to completed works, the data is still considered a reliable indicator of future commercial building works being undertaken.

Q4 results record 60 commercial building approvals. The rolling FY average remains strong with 55 approvals per quarter.

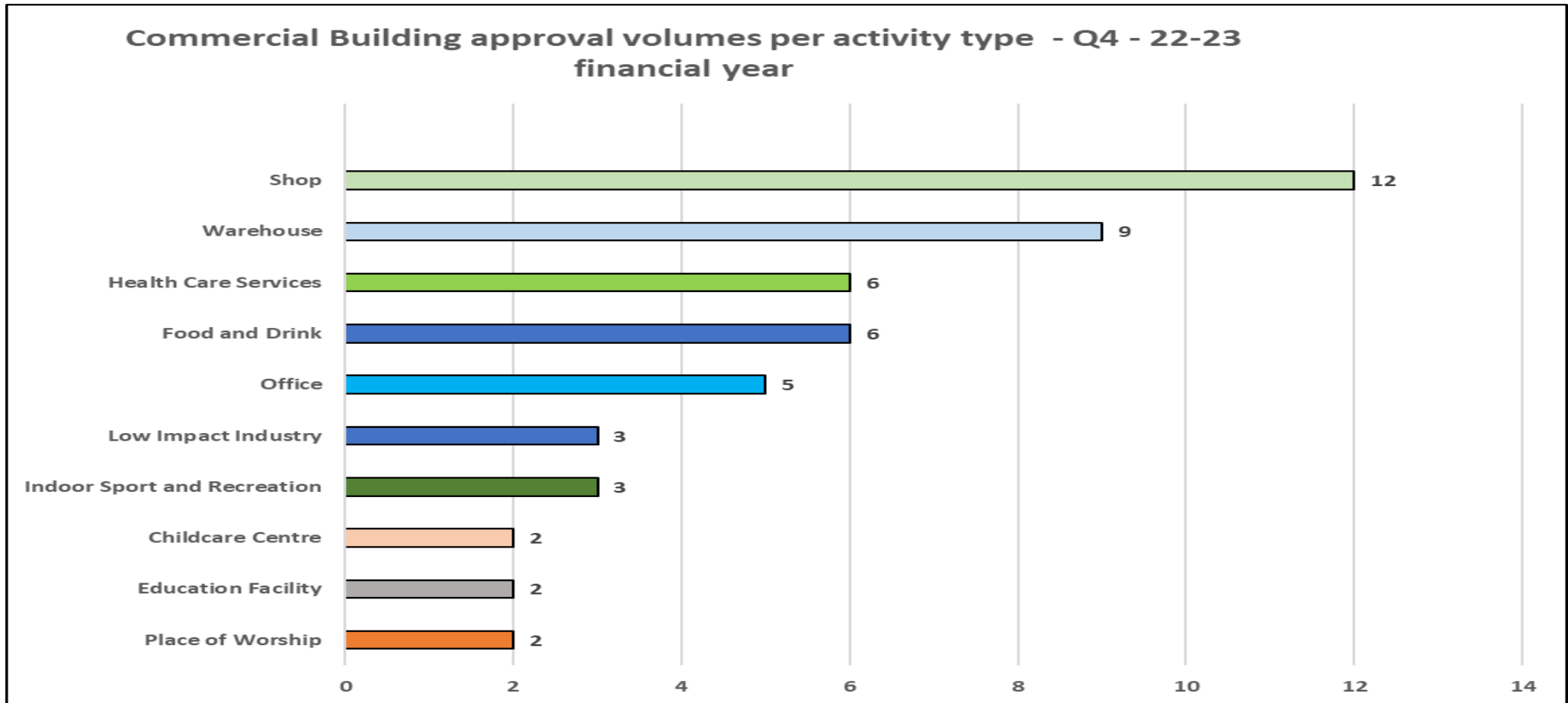


1.2 - Commercial building investment

The data above shows the value and trends of the commercial building works approvals over the past six financial years. During the reporting period, commercial building works approvals shows a potential \$44 million being invested into the commercial sector of the local economy.

The high peak in 18/19 relates to the construction of Townsville Stadium.

1. COMMERCIAL ACTIVITY



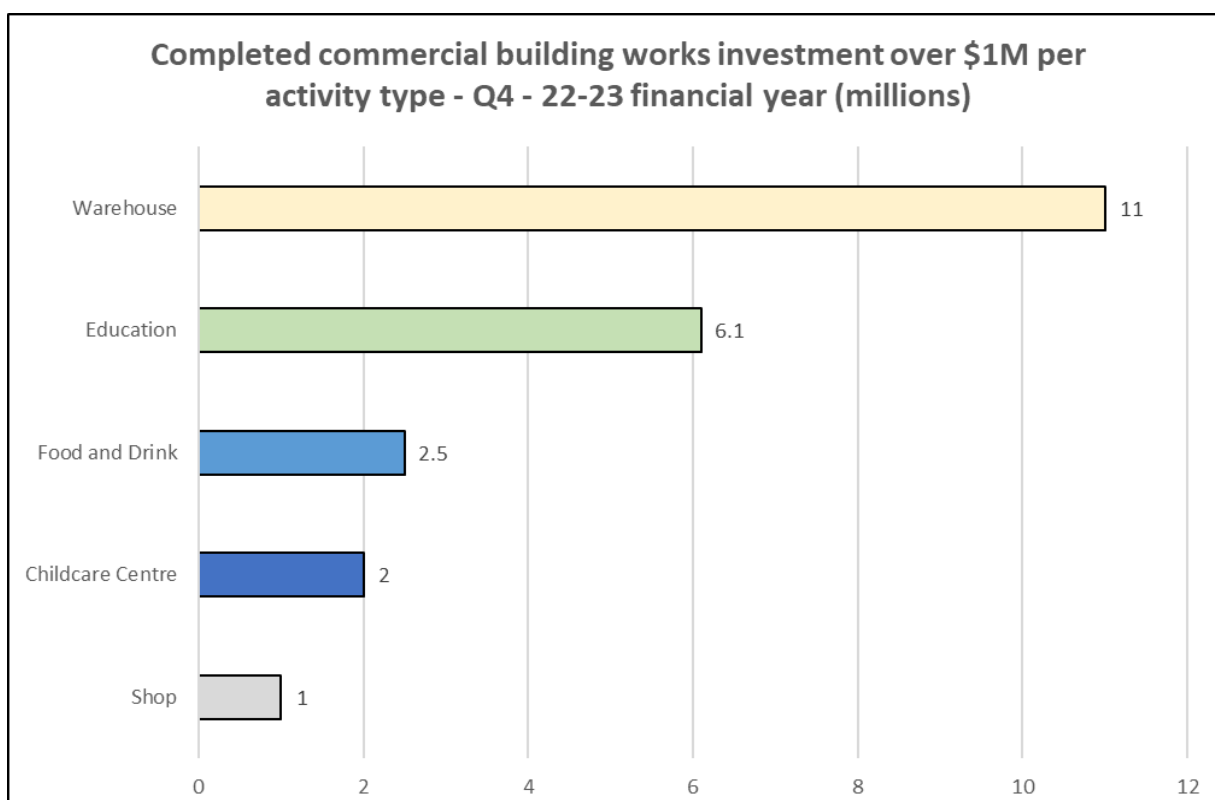
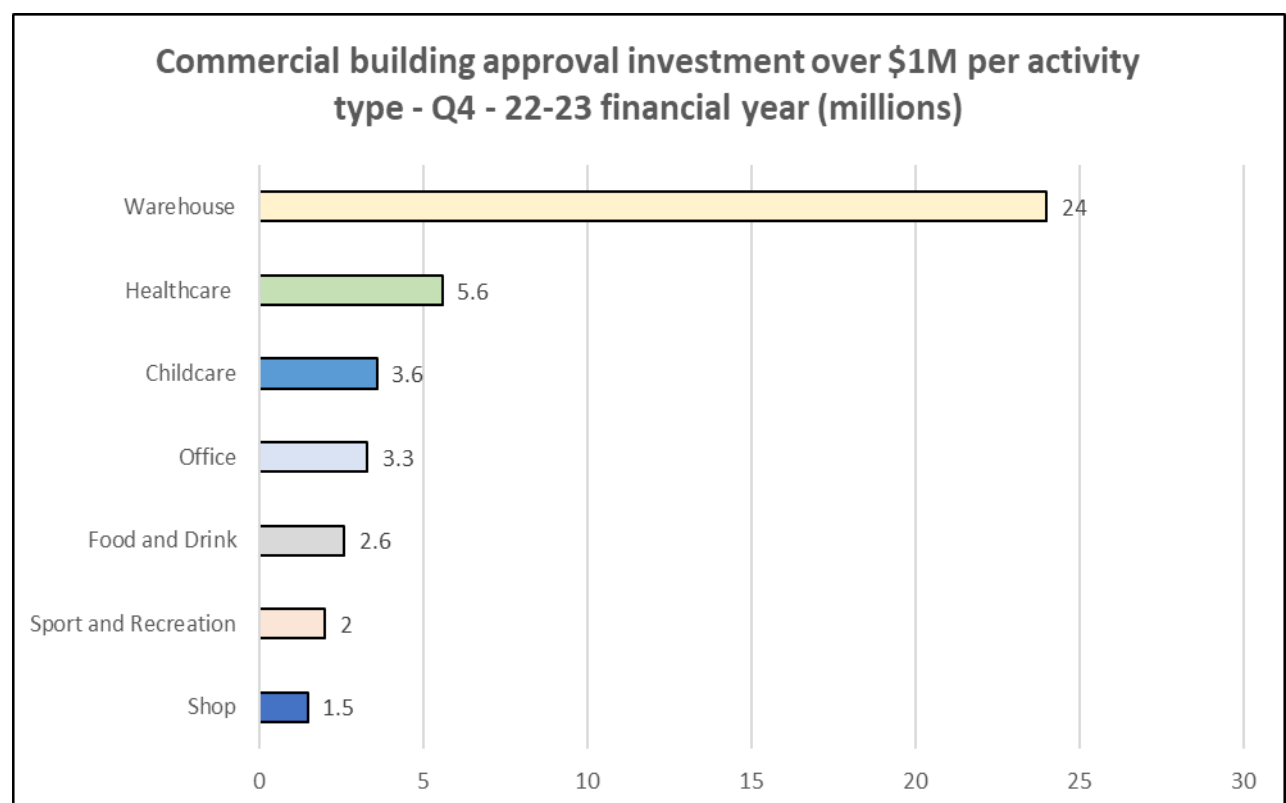
1.3 - Commercial approvals per activity type

The data above provides an insight into the activity types attracting building works approvals. This quarter has seen increase in the retail sector, with new and refurbished tenancies undergoing improvement work.

1.4 - Commercial approvals per activity type – cost of works

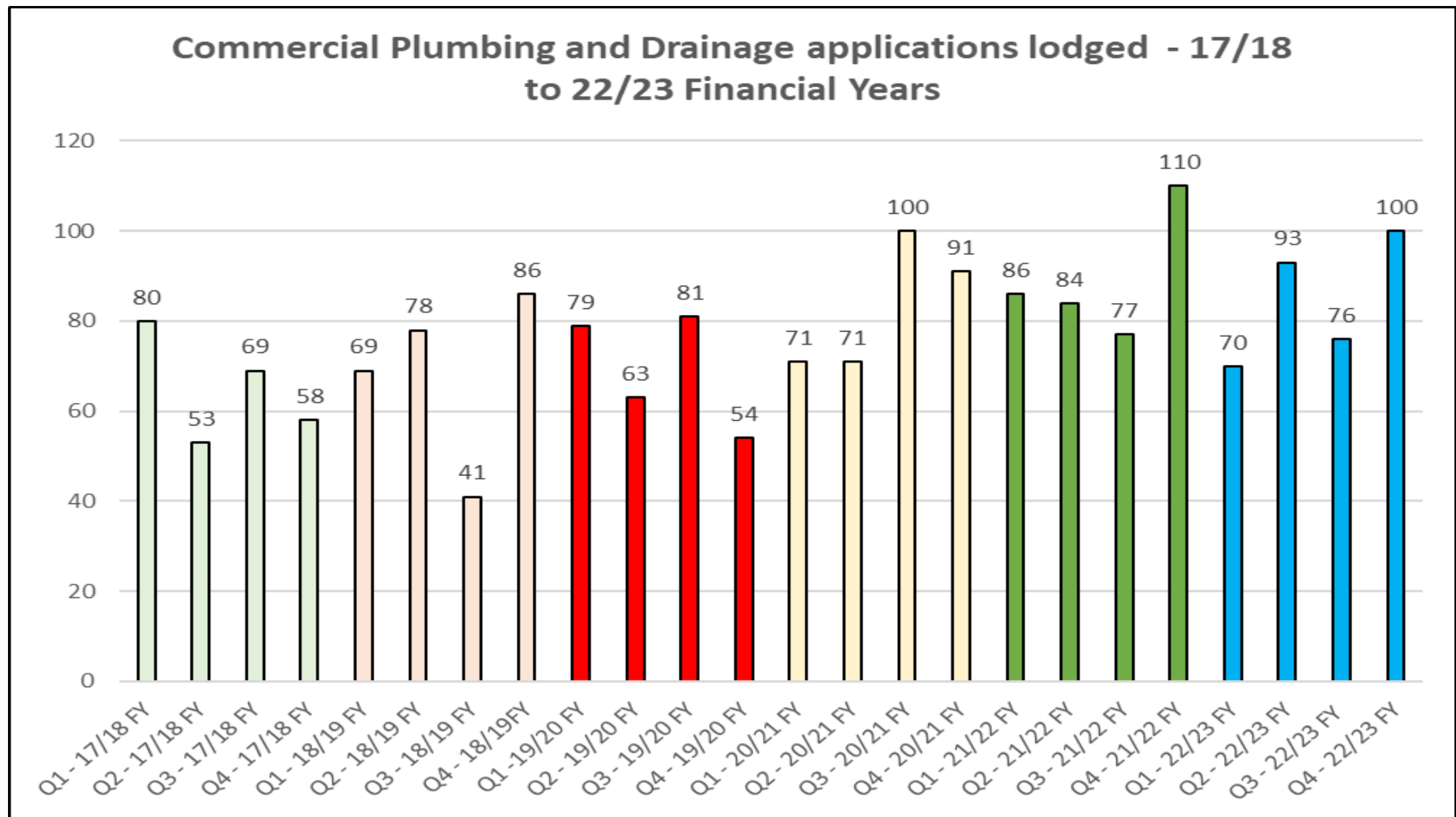
The adjacent data above provides an insight into the commercial activity areas which will attract investment once building approvals per graph 1.1 are finalised.

The significant warehouse approvals reflect Townsville's as North Queensland's hub for supply and logistics, supporting over 800,000 people in region.



1.5 - Investment in finalised commercial building works

The data adjacent provides an insight into the commercial activity areas and level of investment resulting from the works being completed during the reporting period.

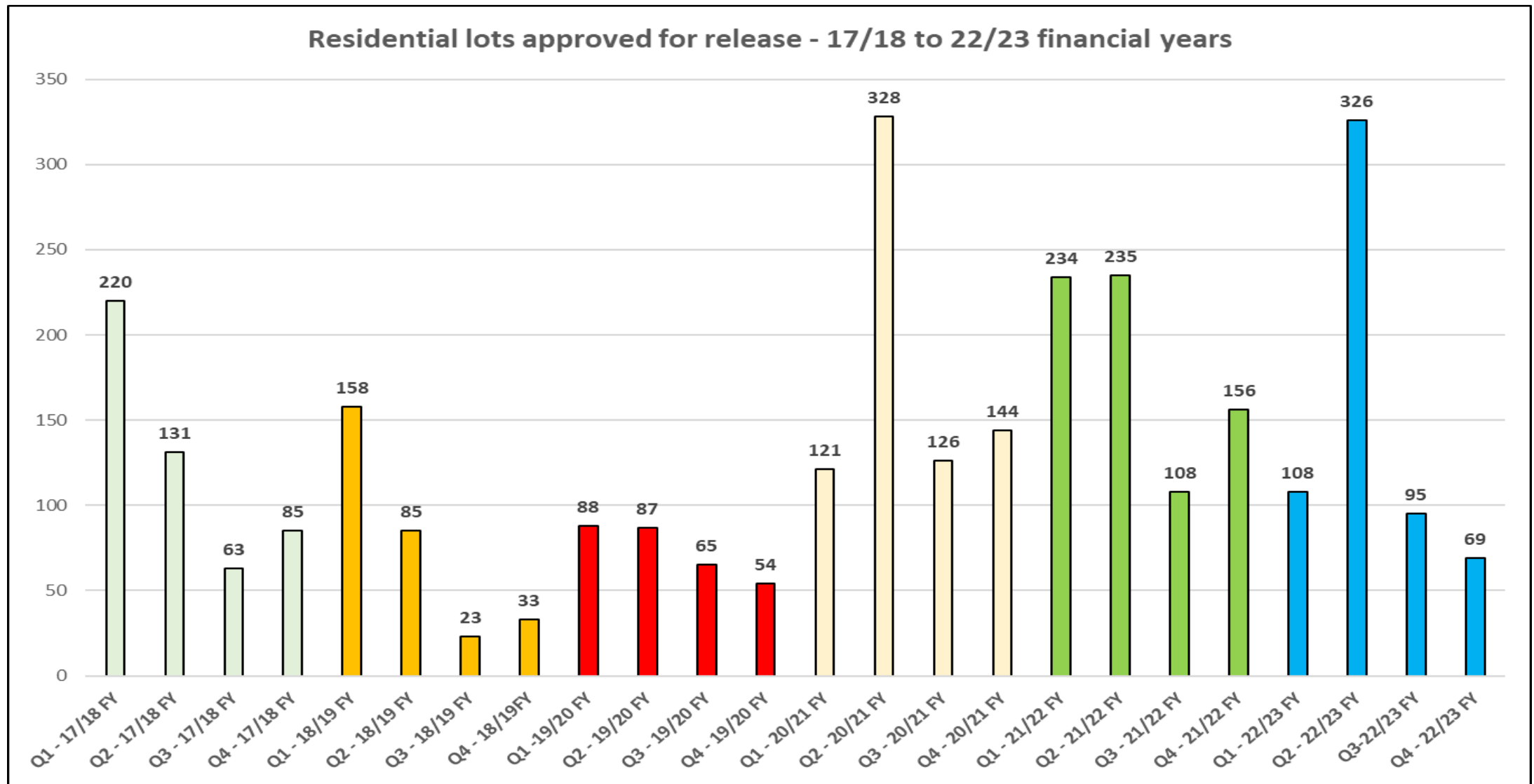


1.6 - Plumbing and Drainage applications lodged

The data above provides the volume and trend of commercial plumbing and drainage applications received for assessment during the last four financial years.

The data represents all commercial applications, both in sewerred and unsewerred locations and works proposed for multiple dwellings.

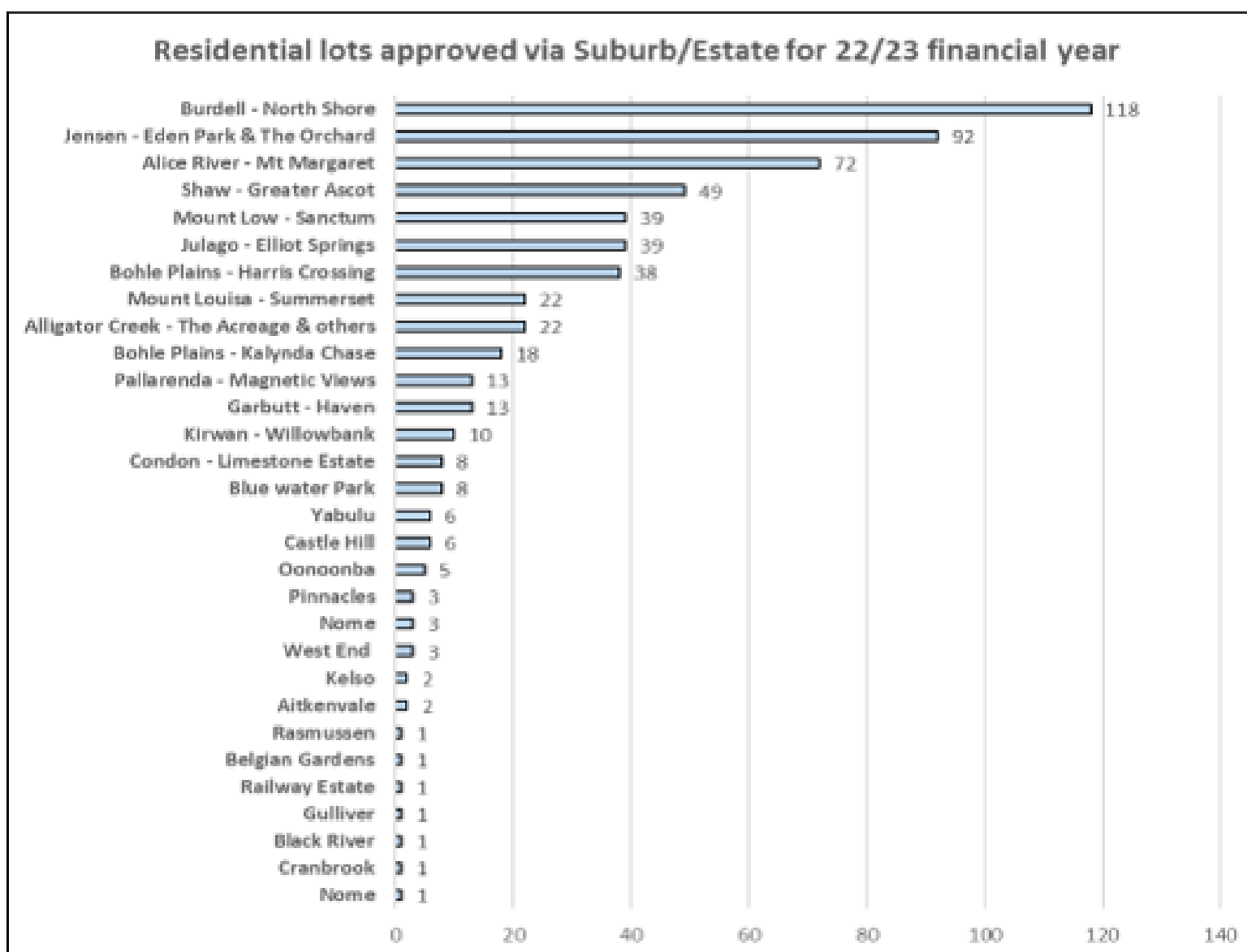
The volume of commercial plumbing and drainage applications received performed well. This data is indicative of both new development and where existing development is being expanded and improved. This again shows the fundamental strength of the commercial sector of the Townsville economy.



2.1 - Residential lots approved

The data above shows an insight into the volumes and trends relating to the approval of residential lots during the last six financial years.

Townsville has experienced a solid result during the 22/23 financial year – releasing more than 590 residential lots to the market, despite RBA and inflation increases across the nation.



2.2 - Residential lots approved via suburb

The data adjacent shows the residential land growth fronts in the Townsville local government area and represents the 22/23 financial year in full.

The data shows the number of residential lots approved based on the suburb locality.

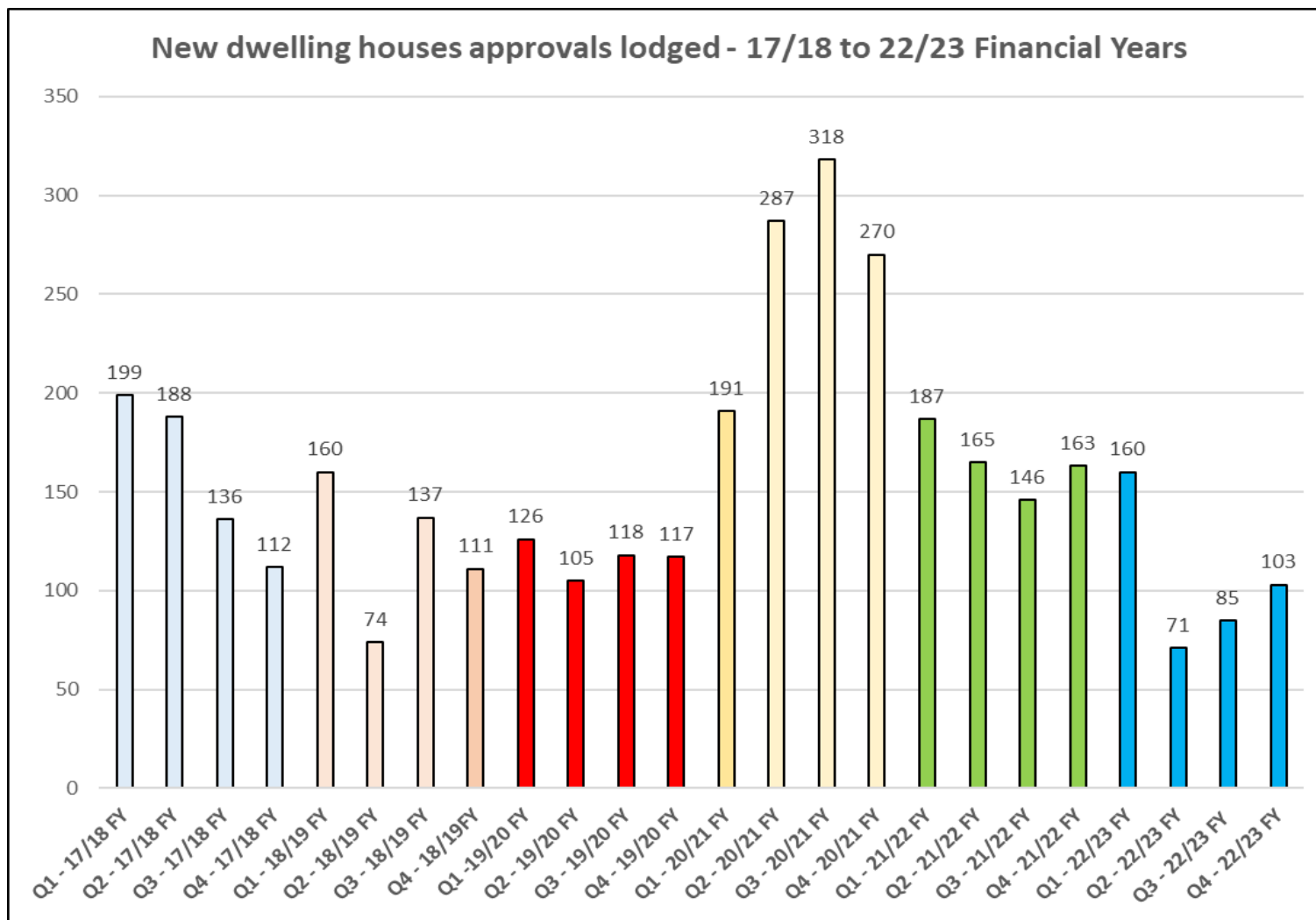
Predominately the majority of lots released in 22/23 are within greenfield zones, with moderate levels seen within urban areas.

2.3 - New dwellings approval volumes

The data adjacent shows an insight into the volumes and trends relating to approvals for new residential dwellings for the last six financial years.

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

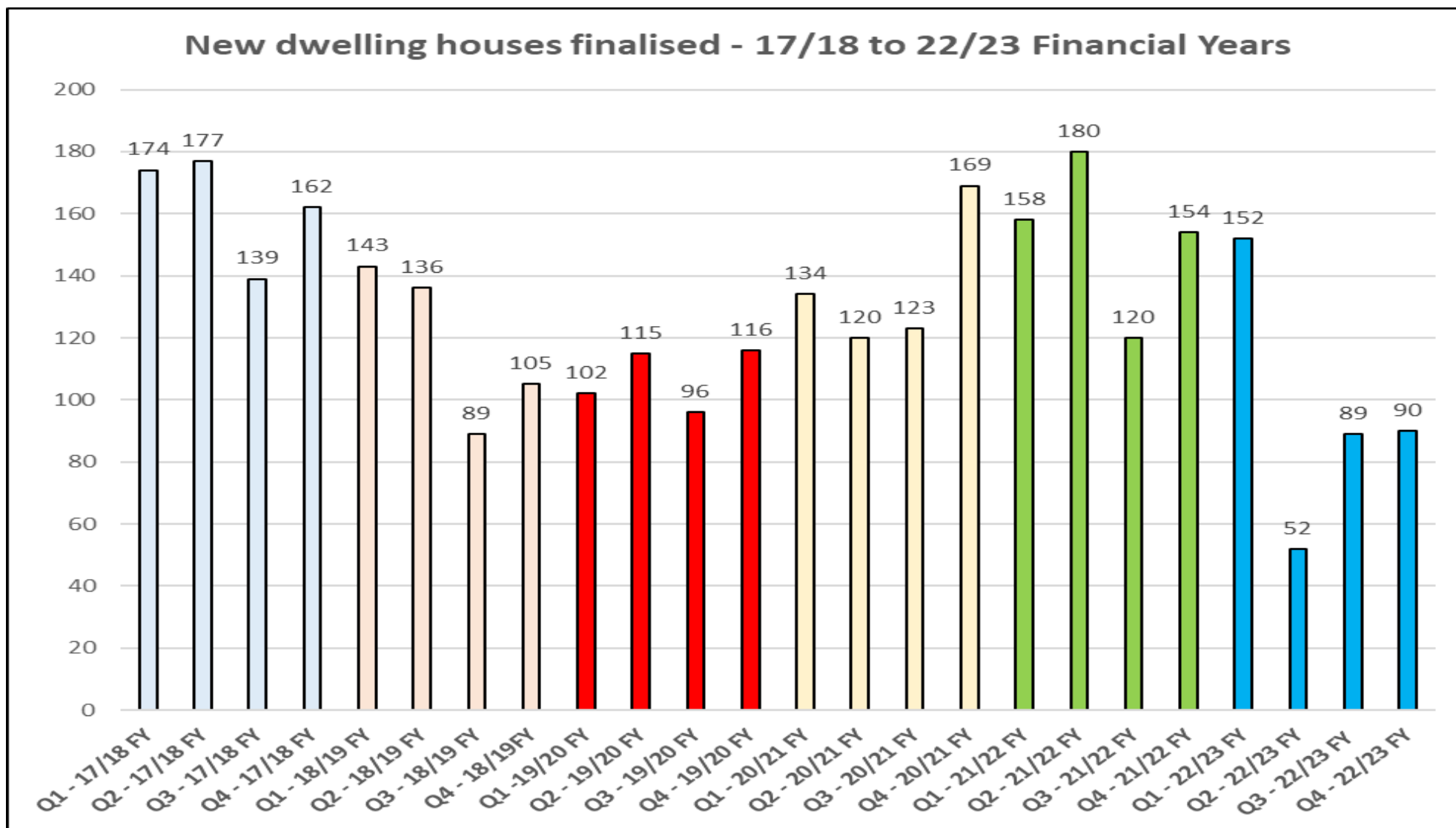
In 2021 occurrence of elevated approvals compared to the amount of housing being finalised, is correlated to the COVID-19 Concessions.



2.4 - The industry continues to deliver new dwellings quickly

The volume of new dwelling houses finalised demonstrates a continued focus by the industry to deliver housing stock to the community to meet demand.

In relation to the dwelling approval rate (above), the new dwelling finalised rate (below) indicates a strong conversion of approvals to new homes.

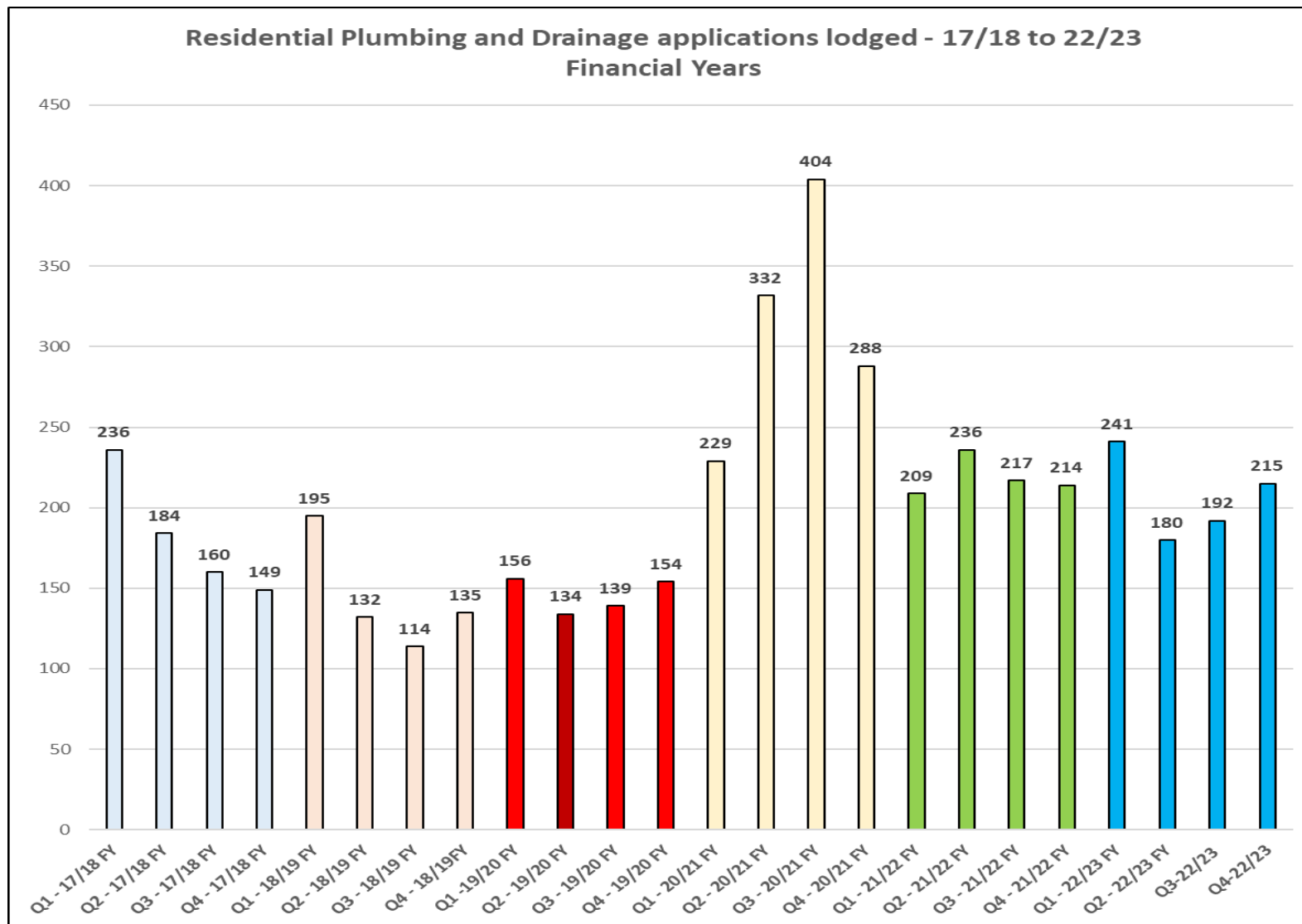
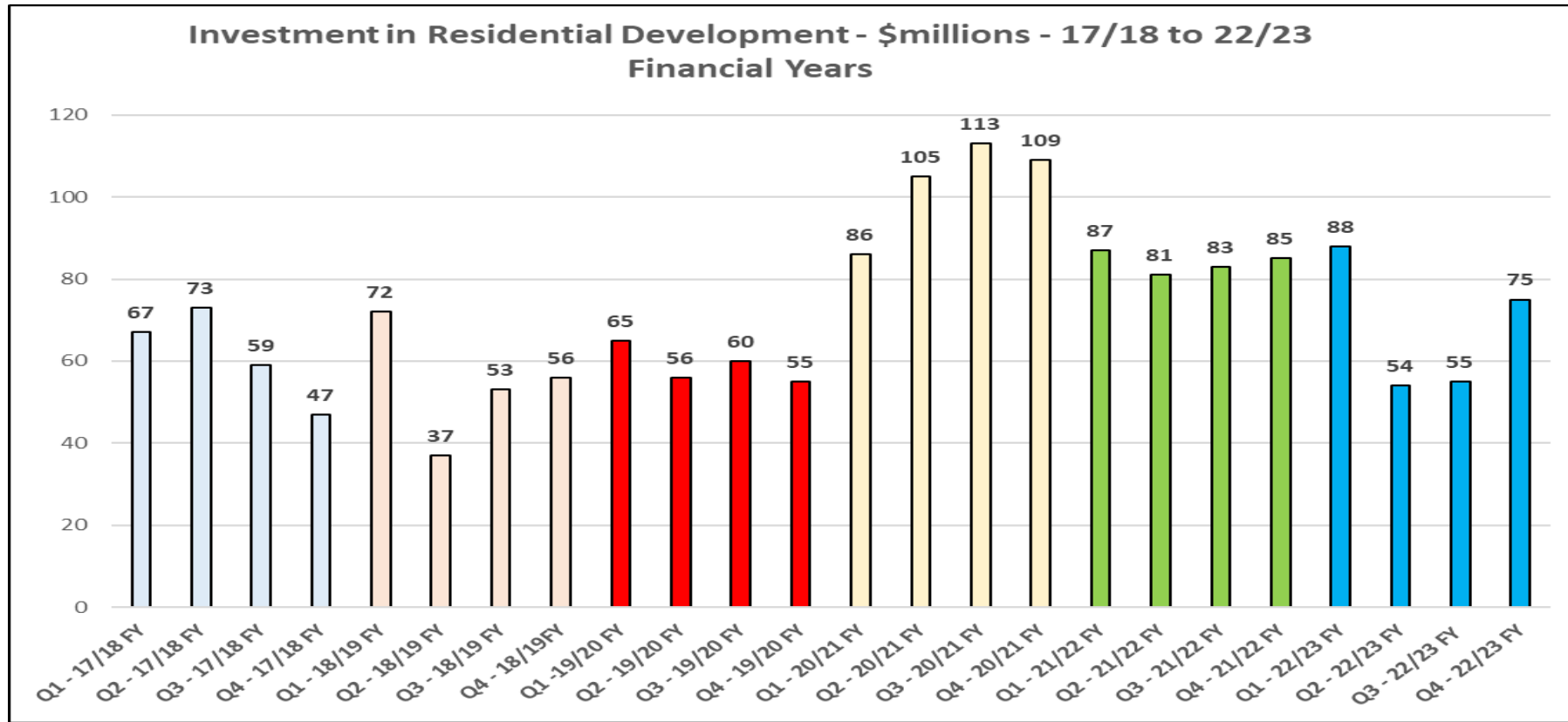


2. RESIDENTIAL ACTIVITY

2.5 - Residential Investment

The data below shows an insight into the volumes and trends relating to approvals for all residential building works for the last six financial years. This data not only includes the investment in new homes but also includes residential building works such as sheds, carports, extensions, and pools as examples. Whilst an approval may not convert to completed works, the data is still considered a reliable indicator of future residential dwelling building works being undertaken.

The 2022/23 financial year maintains an average residential investment of \$68M per quarter. Trend analysis indicates a steady growth of residential investment.



2.6 - Residential Plumbing and Drainage lodged

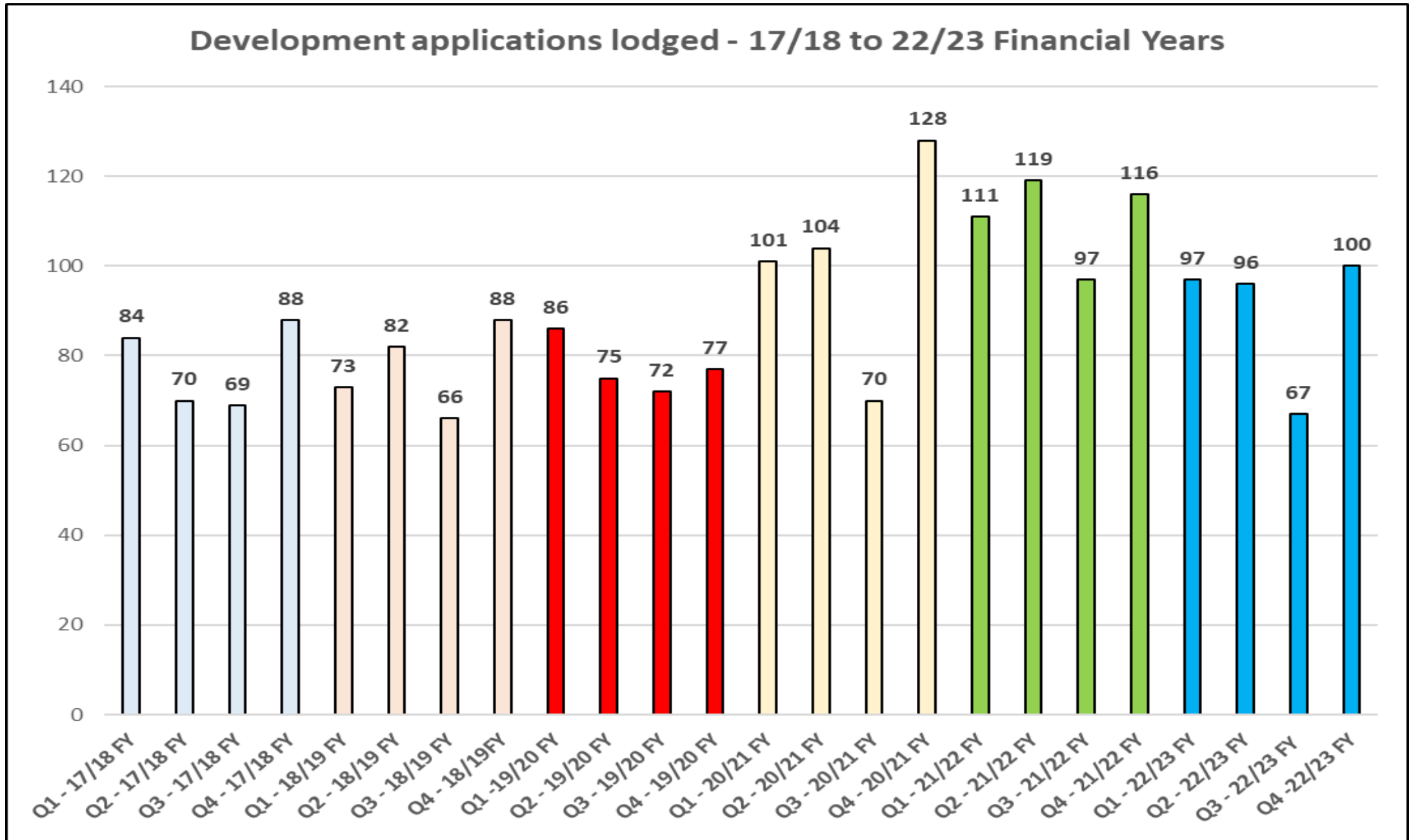
The data adjacent provides the volume and trend of residential plumbing and drainage applications received for assessment during the last six financial years.

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

The subsequent two financial years of 2020/21 and 2021/22 were subject to the federal government Home Builder stimulus package with applications increasing to meet the new home demand.

Results for the current 2022/23 financial year should be compared to results prior to this period.

When comparing to these regular periods, the data reveals plumbing and drainage approvals performing above the earlier financial years.

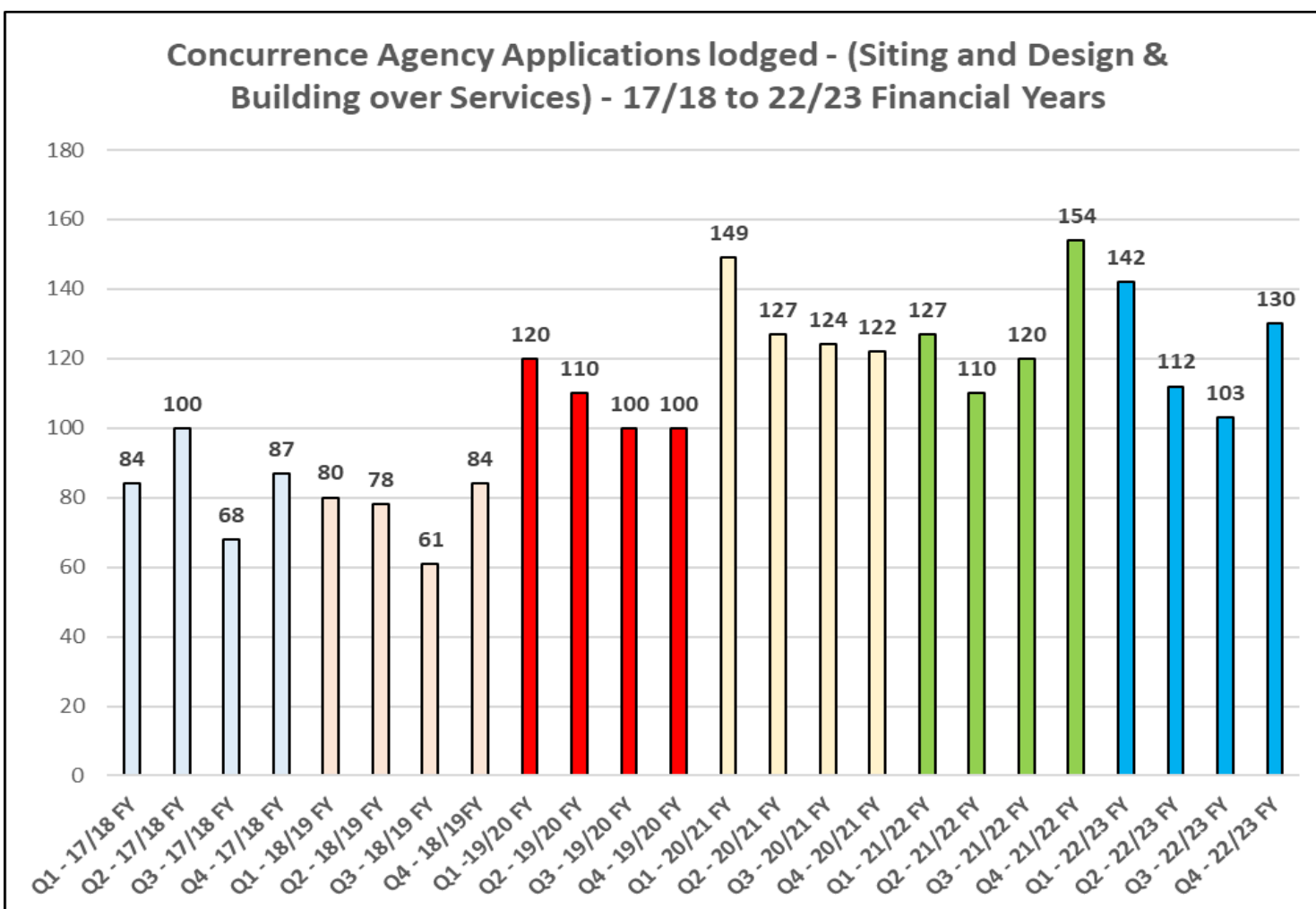


3.1 - Development applications lodged

The development applications that are represented within the data above includes:

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

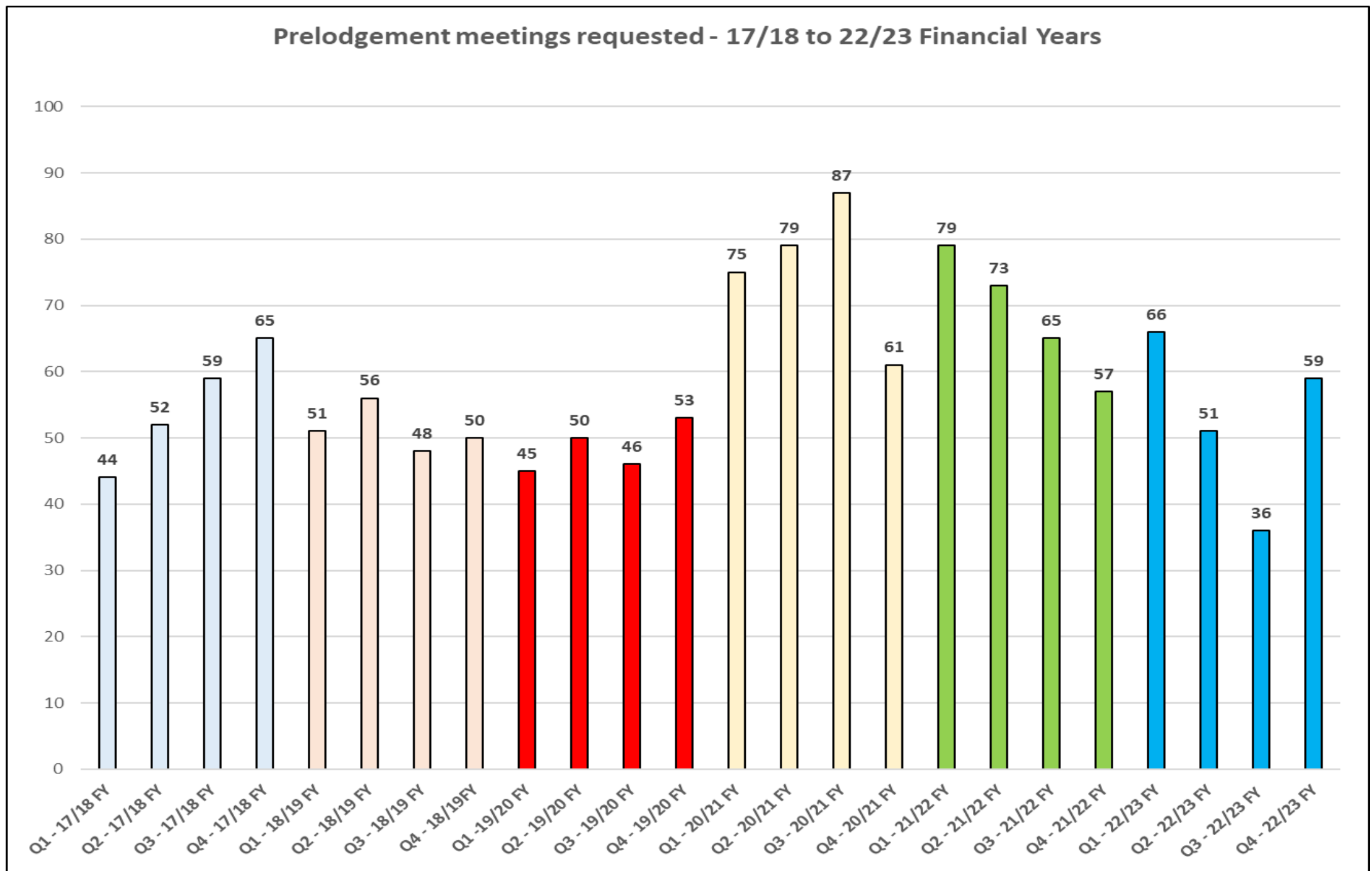
The data above shows an insight into the volumes and trends relating to the four prime application types for the last six financial years.



3.2 - Concurrence Approvals. Siting and Design and Building over Services

The data adjacent provides the volume and trend of the concurrence agency applications received for assessment during the last six financial years. Concurrence Agency Response applications are lodged for assessment where residential building works does not comply with the Queensland Development Code.

Townsville City Council acts as the delegated referral agency for the assessment of these applications.



4.1 - Pre-lodgements

The data above shows the volume and trend for pre-lodgements meetings during the last six financial years. Pre-lodgement meetings are a free service offered by Townsville City Council. During a pre-lodgement meeting, the applicant has the opportunity to discuss their development proposals and gain valuable feedback from council. Of particular advantage is the opportunity to discuss any elements of the proposal that may need technical advice such as engineering and compliance with planning codes.

Council recommends pre-lodgement meetings for new developments as a way to encourage well-made applications at lodgement. A well-made application can reduce the assessment timeframes and decisions made well within legislative timeframes.

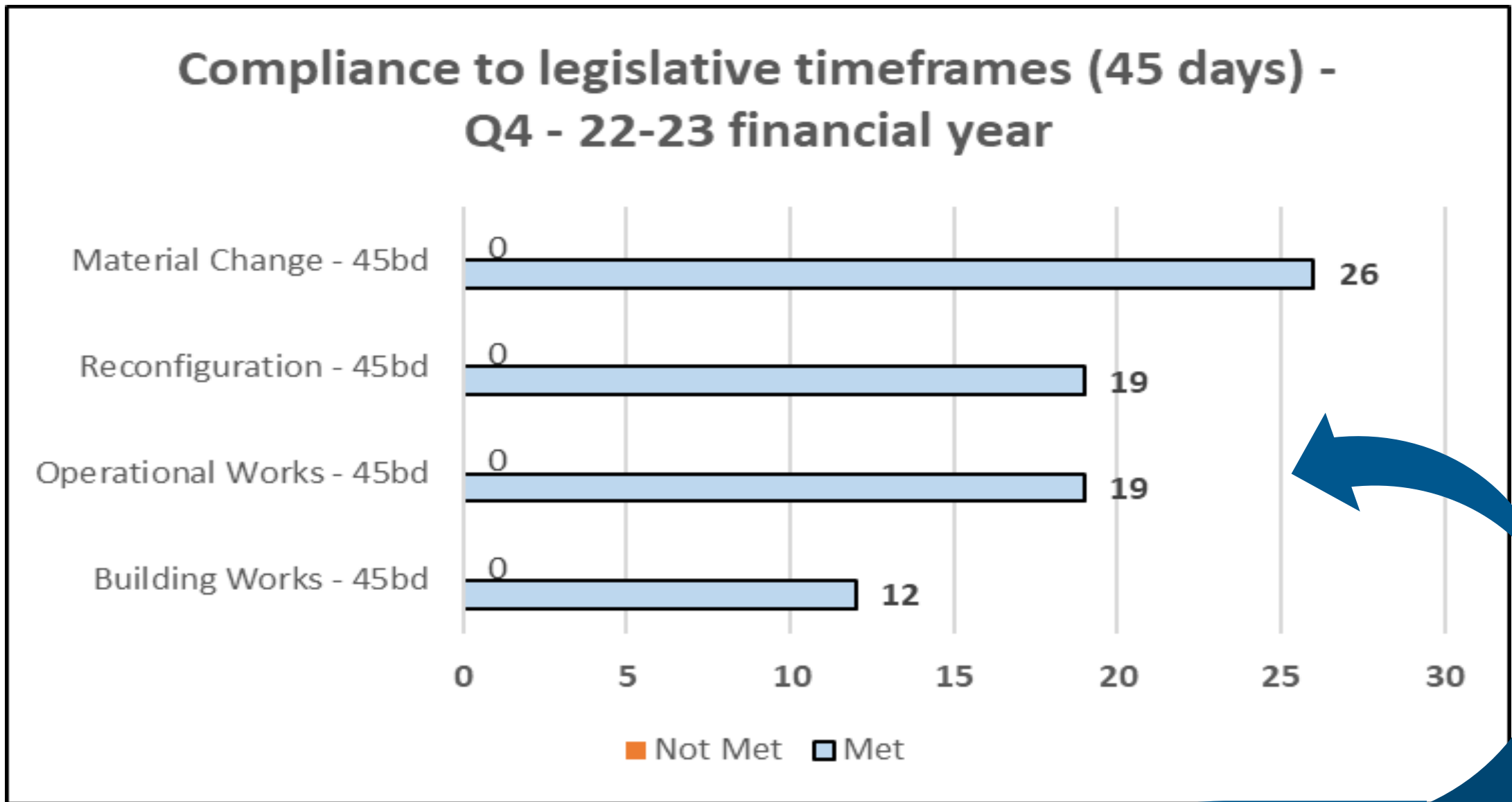
EARLY
PRE-LODGEMENT
LEADS TO
12 DAY
APPLICATION
TURNAROUND

Case Study

Recently council assessed a multiple dwelling application where the applicant took the opportunity to meet with council staff at a pre-lodgement meeting.

The result of this meeting was an application that was well made when lodged, no requirement for council to seek further information and subsequently taking only 12 days to decide.

The advantages of engaging with council prior to the lodgement of the application showed clear advantages to the developer and the community.



100%
Timeframes met in Q4

5.1 Applications with 45 days legislative assessment timeframes

Townsville City Council's Planning Assessment officers are committed to providing excellent customer service, providing ease of communication, clarity, consistency and certainty of information.

The data above presents the number of applications that have either met or not met legislative timeframes. 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 and period, periods of public notification, and waiting for state responses where applications require referral.

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

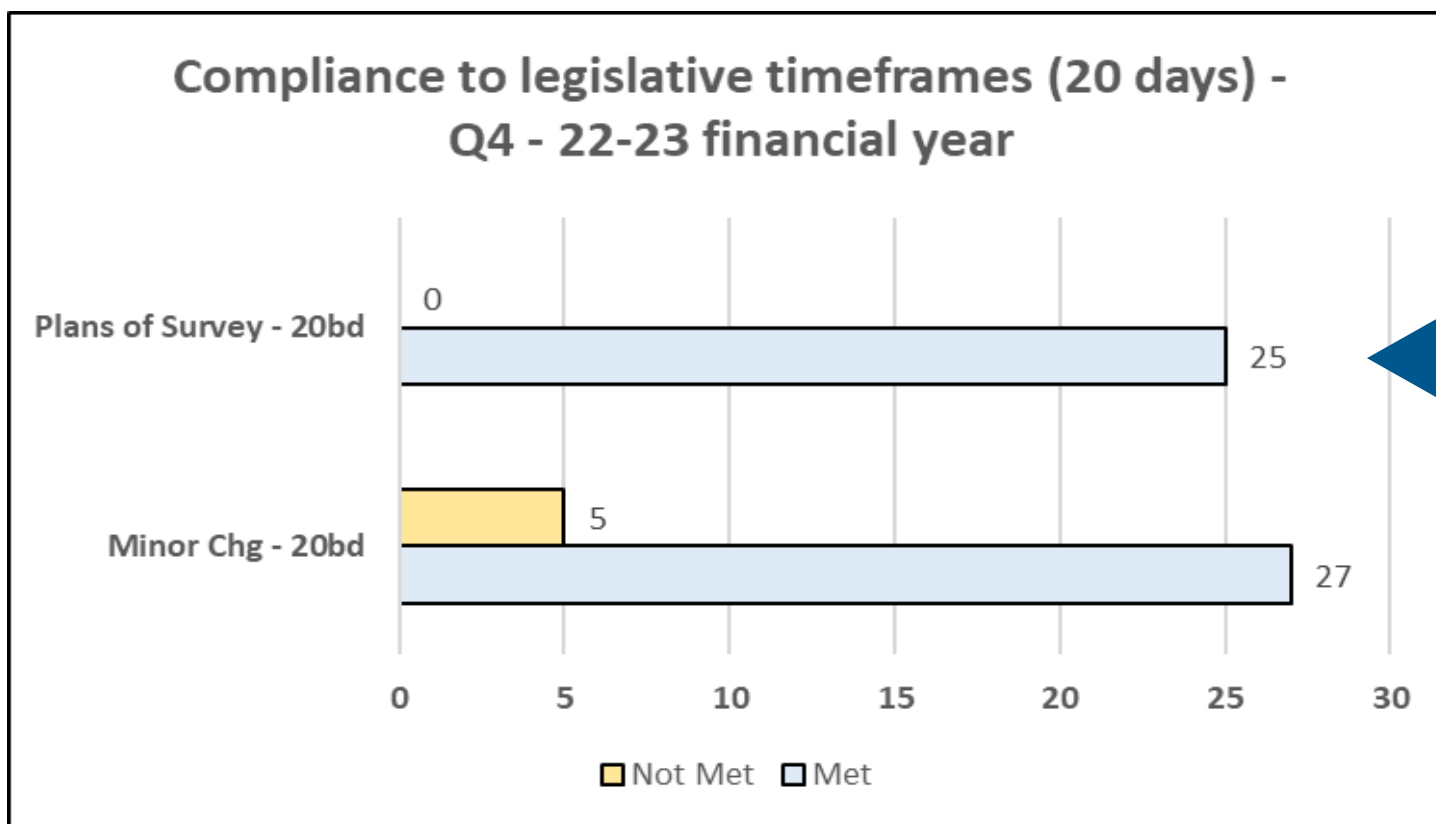
Planning and Development embarked on a complete business review in 2023 with the aim to improving our customer's experience throughout the assessment process. Not only are we aiming to make the experience one of collaboration and ease, our objective is also to have all applications decided in a timeframe less than legislation.

Initiatives to improve processing timeframes include:

- Plan Right expansion (more uses added);
- Same day approvals with Duty Officers allocated to assess;
- Self-assessment approvals for identified low risk developments; and
- Real time reporting ensuring the portfolio of applications under assessment affording a higher level of management and control.

The results from this quarter reflects improvements in timeframes meaning the applicant can progress their planned developments, resulting in financial gains.

5.2 Applications with 20 days legislative assessment timeframes



100% Plans of Survey timeframes met in Q4

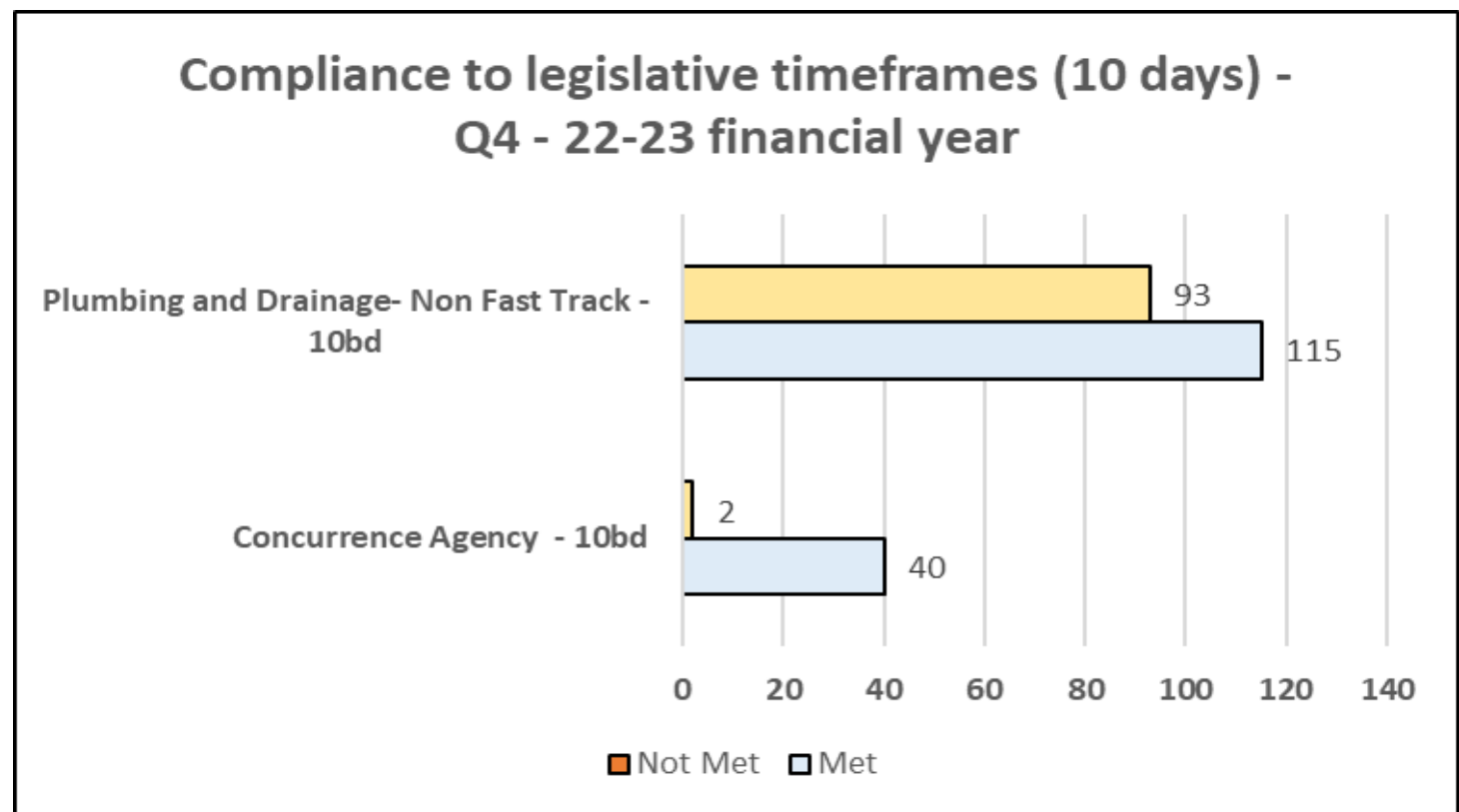
Faster approvals means the community can secure their lots quicker and start building their homes.

5.3 Applications with 10 days legislative assessment timeframes

Non-Fast Track approvals relate to commercial and some residential developments.

These types of applications are often complex and require further investigation and assessment.

Planning and Development is committed to improving these timeframes.

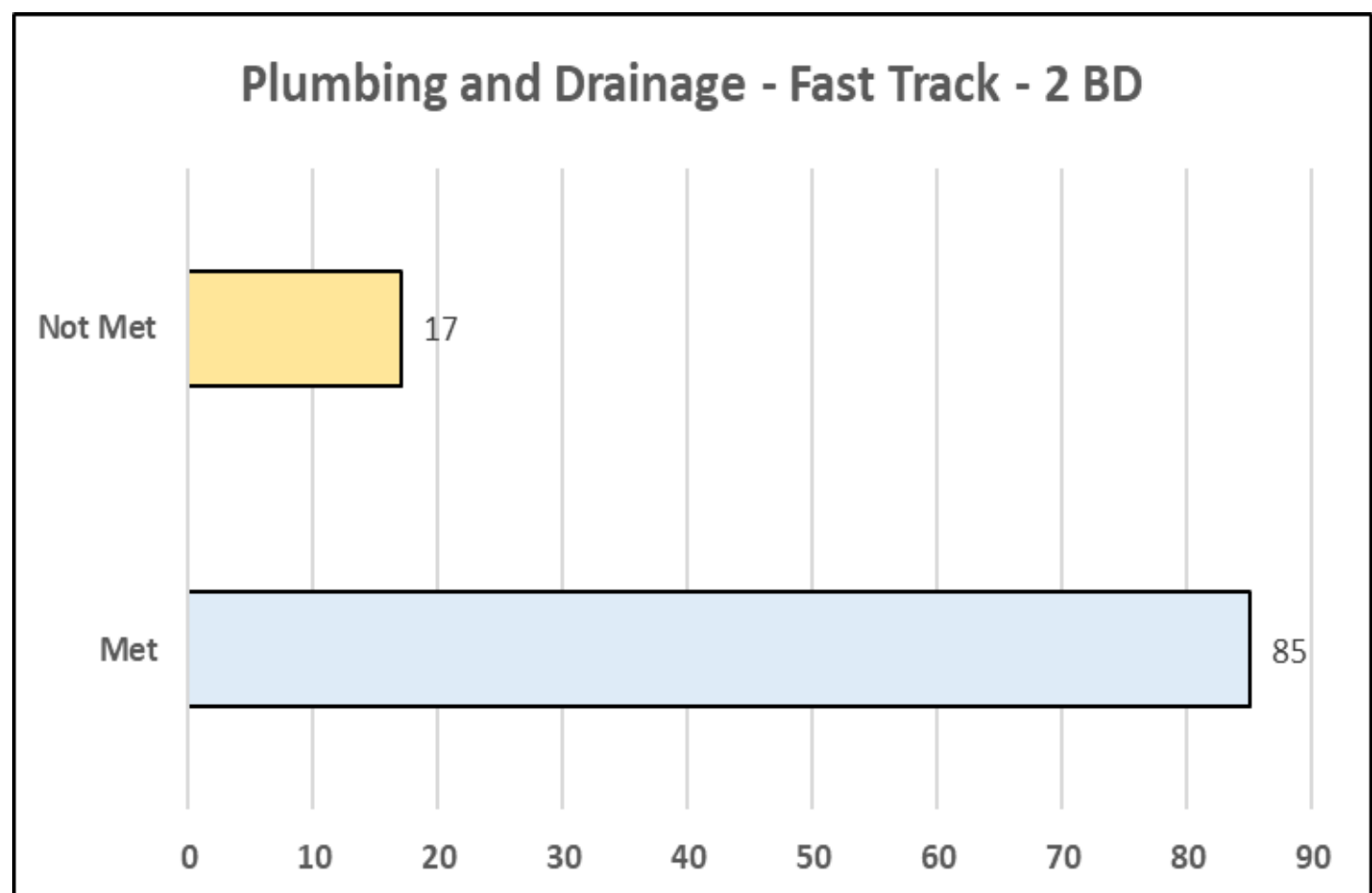


5.4 Applications with 2 days legislative assessment timeframes

Fast Track relates to residential new single dwellings.

Through business improvement, Planning and Development has reduced the number of Fast Track applications that did not meet legislative timeframes.

This has the effect of reducing timeframes for new home building approvals being issued.



BUILDING APPROVAL DATA

State government development information is not required to be given to Council. Therefore, the building approval data only includes a small proportion of State government work, and this should be taken into consideration when analysing the information (i.e. the estimated value of works may not include developments such as works to schools, hospitals or defence).

The number of building works for the most recent two months also needs to be used with some caution. While private building certifiers are required to provide the information to Council within five business days of the decision notice being issued, this does not always occur. Data is regularly reviewed for accuracy; however, minor representation errors may still occur.

VALUE OF WORKS DATA

The estimated value of works needs to be used with some caution. As this is provided at the planning stage of works, this may not accurately reflect the final cost of works.

ASSESSMENT TIMEFRAMES FOR PLAN OF SURVEY

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

CONCURRENCE AGENCY RESPONSE APPLICATIONS

Concurrence Agency applications in the context of this report represent two areas of assessment. Firstly, where residential development does not comply with the assessment guidelines of the Queensland Development Code (QDC).

The QDC prescribes amenity and design guidelines. These guidelines as an example dictate the sighting and height of structures on the lot. The Local Government Authority has the delegated rights from the State to assess applications where the property owner wishes to gain a relaxation of the codes.

Secondly the QDC prescribes guidelines in relation to structures built over or within the influence of a Council asset such as sewer infrastructure. It allows the Local Government Authority to assess the structure if it risks the infrastructure.

"We thank the community for the continued support in our efforts to provide you with clarity, consistency and certainty."

OPW - Operational Work

In the context of day-to-day business, operational works commonly includes infrastructure works associated with development, such as sewerage, water, roads, and stormwater. This may also include excavating or filling, clearing vegetation, road works, and Advertising Devices.

DBW - Development Building Work

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

RAL- Reconfiguring A Lot

The subdivision, amalgamation, and realignment/rearrangement of lot boundaries, creating an easement and agreements for Community Titles Scheme (CMS).

MCU - Material Change of Use

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

POS - Plan of Survey

POS lodgements are associated with the approval of a Plan of Survey. This allows newly created lot/s to be registered and introduced to 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 properly made.

PlanRight Applications

PlanRight applications are those identified application types that are assessed by approved external consultants. Once lodged, Council issues the decision notice via an accelerated process.