

Executive summary 2014-15

Local Development Performance Monitoring (LDPM) provides an annual overview of the performance of the NSW planning system and information on local and regional development determined by councils, private certifiers and regional planning panels.

This year's publication is the tenth in the series. LDPM provides information for key indicators of performance, including the volume and value of various types of applications and determination times. It also provides information on other matters like council staffing, who determined applications and information on internal (s82A) reviews and appeals to the Land and Environment Court.

In the 2014-15 financial year the number of development application (DA) determinations and the number of complying development certificates (CDCs) issued increased from last year. Overall determinations (DA, s96 and CDC) increased by 6% from 2013-14 and the value of approvals (DA and CDC) increased by 19% to \$34.1 billion from \$28.7 billion in 2013-14.

The numbers of complying development certificates increased and now account for 32% of development approvals, up from 29% in 2013-14.

The overall average gross DA determination time increased slightly by one day to 71 days and the average net DA determination time increased from 45 days to 48 days.

The numbers of construction, occupation, subdivision and strata certificates issued also increased.

Average approval time of first 90% of approvals (DAs and council issued CDCs)

Development category	Total no. DAs (100%)	DAs - average gross approval time for first 90% (days)	Total no. Council CDCs (100%)	CDCs - average gross approval time for first 90% (days)	Total no. DAs & Council CDCs (100%)	DAs & Council CDCs - average gross approval time for first 90% (days)
Residential	44,807	47	3,311	15	48,118	44
Non-Residential	16,301	54	790	14	17,091	52
Total Development	61,108	49	4,101	15	65,209	46

The information was compiled by analysing records from all 152 NSW Councils. The data used is as reported by Councils and has been supplemented by information from joint regional planning panels (JRPPs).

Overview

Assessment Activity

2014-15	2013-14	% change from 2013-14	
62,647	Development applications (DAs) determined	60,791	3.1
14,299	Section 96 modifications (s96) determined	14,033	1.9
29,131	Complying development certificates (CDCs) determined by Councils or private certifiers. This represents 32% of all DA and CDC determinations in 2014-15	24,814	17.4
106,077	DAs, s96 and CDCs determined	99,638	6.5

Development Activity

2014-15		2013-14	% change from 2013-14
61,108	DAs approved	59,389	2.9
29,075	CDCs approved by Councils or private certifiers	24,770	17.4
90,183	DAs and CDCs approved	84,159	7.2

Value

2014-15		2013-14	% change from 2013-14
28.86	Billion dollars worth of DAs approved under the NSW local development assessment system	24.26	19
5.24	Billion dollars worth of CDCs approved under the NSW local development assessment system	4.43	18
34.10	Billion dollars worth of DAs and CDCs approved under the NSW local development assessment system	28.69	19

Time

2014-15		2013-14	% change from 2013-14
71	Average gross days taken to determine a DA across all Councils	70	2
46	Median gross days taken to determine a DA across all Councils	44	5
48	Average net days taken to determine a DA across all Councils (i.e. average gross days minus days taken for stop- the-clock and referrals to state agencies)	45	7
22	Average days taken by Councils to determine CDCs	18	25
45	Councils with an average gross determination time for DAs of 40 days or less	38	18
17	Councils with an average of more than 100 days to process a DA	14	21

Applicants and referral bodies

2014-15		2013-14	% change from 2013-14
36.5	Percentage of DAs sent to applicants for further information ('stop-the-clock'); the average time for stop-the-clock was 52 days (2014-15)	36.0	0.5
11.6	Percentage of DAs referred to external agencies; the average time for referrals was 51 days	11.1	0.5

Determination bodies

2014-15		2013-14	% change from 2013-14
69.8	Percentage of all applications determined by Council staff (of these DA being 93.5%, CDC being 6.5%)	73.4	-3.6
85.7	Percentage of CDCs determined by private certifiers	81.5	4.2
0.3	Percentage of applications determined by joint regional planning panel	0.3	0
0.4	Percentage of applications determined by independent hearing and assessment panel	0.3	0.1
50	Councils with more than 98% of their DA determinations made under delegation to professional staff	52	-3.8

Council staffing involved in development assessment and determination

2014-15		2013-14	% change from 2013-14
1,072	Total full time equivalent (EFT) staff reported across the State	1,021	5.0
58.4	Average development determinations per EFT staff	59.5	-1.8
16	Councils that recorded more than 100 development determinations per EFT staff	12	33.3

Reviews and Appeals

2014-15		2013-14	% change from 2013-14
373	Section 82A Council reviews (70% were approved)	353	5.7
388	Class 1 appeals determined by the Land and Environment Court	284	36.6

Other Certificates

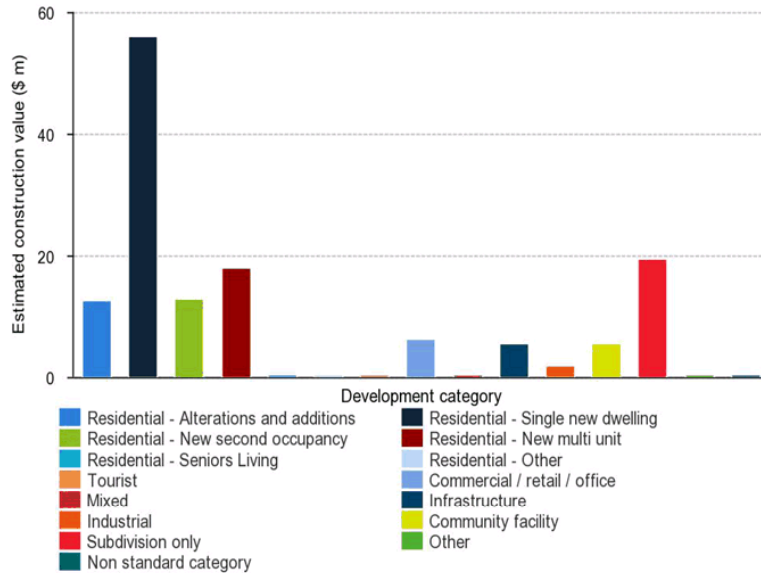
2014-15		2013-14	% change from 2013-14
53,626	Construction certificates reported	50,457	6.3
51,703	Occupation certificates reported	49,515	4.4
4,519	Subdivision certificates reported	4,101	10.2
1,134	Strata certificates reported	847	33.9

Local Development Performance Monitoring

Theme: Development Sub-theme: Development applications
 Region: North Coast Council: Ballina Shire Council Year: 2014 - 15

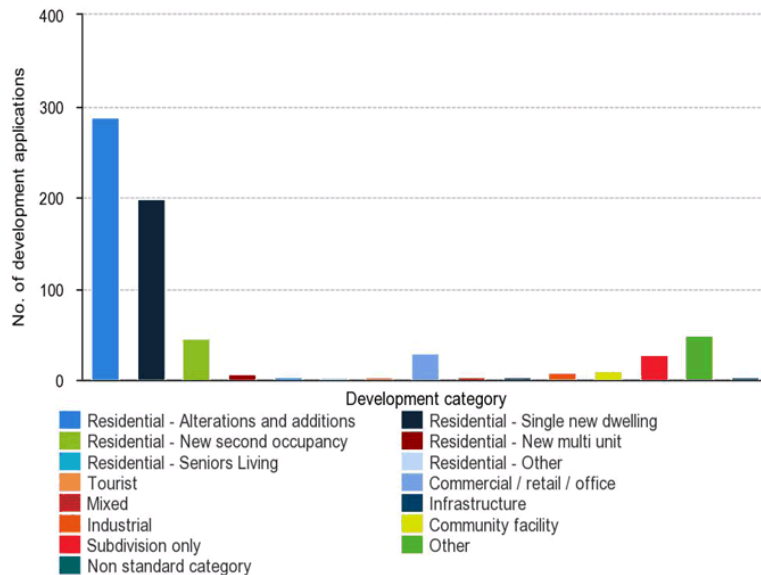
By Value

This chart shows the total value of Development Applications determined (approved or refused) for each category of development for the reported period and the selected area.



By Volume

This chart shows the total number of Development Applications determined (approved or refused) for each category of development for the reported period and the selected area.



Local Development Performance Monitoring

Theme: Development

Sub-theme: Development applications

Region: North Coast

Council: Ballina Shire Council

Year: 2014 - 15

Table view

This table shows the total number and value of Development Applications determined (approved or refused) for each category of development for the reported period and the selected area.

Development category	No. of development applications	Estimated construction value (\$ m)
Residential - Alterations and additions	288	12.70
Residential - Single new dwelling	199	56.16
Residential - New second occupancy	46	12.89
Residential - New multi unit	7	17.94
Residential - Seniors Living	0	0.00
Residential - Other	0	0.00
Tourist	3	0.36
Commercial / retail / office	30	6.46
Mixed	0	0.00
Infrastructure	3	5.50
Industrial	8	1.88
Community facility	9	5.60
Subdivision only	27	19.42
Other	49	0.58
Non standard category	0	0.00

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Local Development Performance Monitoring

Theme: Certificates

Sub-theme: Construction certificates & Occupation certificates

Region: North Coast

Council: Ballina Shire Council

Year: 2014 - 15

By Volume

This chart shows the total number of certificates of each type (construction, occupation, subdivision and strata) issued by councils and private certifiers for the reported period and the selected area.

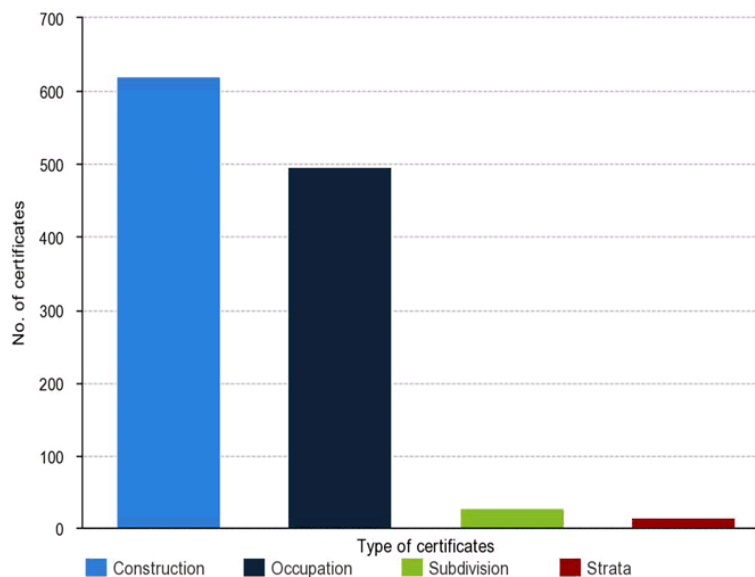


Table view

This table shows the total number of certificates of each type (construction, occupation, subdivision and strata) issued by councils and private certifiers for the reported period and the selected area.

Type of certificates	No. of certificates
Construction	621
Occupation	496
Subdivision	28
Strata	15

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Local Development Performance Monitoring

Theme: Development Sub-theme: Approval times
 Region: North Coast Council: Ballina Shire Council Year: 2014 - 15

By Total development

This chart shows the approval times for all development for the reporting period and the selected area.

The average gross approval time of the first 90% of total development is 25 days.

Note: CDC - times are for council approval times only, private certifiers not included.

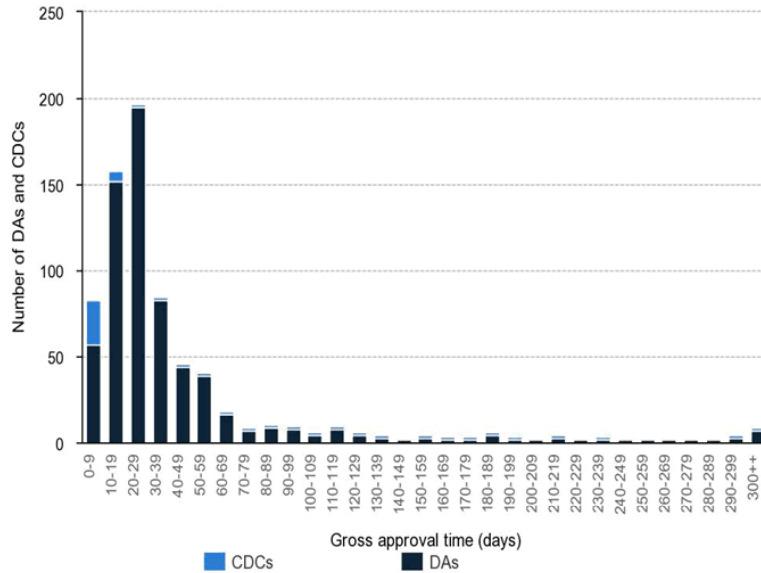


Table view

This chart shows the approval times for total development for the reported period and the selected area. The average gross approval time of the first 90% of total development is 25 days.

Note: CDC - times are for council approval times only, private certifiers not included.

Development Category	Total no. Council CDCs (100%)	Total no. DAs (100%)	Total no. Council DAs & CDCs (100%)	DAs and Council CDCs- average gross approval time for first 90%(days)
Residential development	20	534	554	23
Non-residential development	14	124	138	42
Total development	34	658	692	25

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Local Development Performance Monitoring

Theme: Development

Sub-theme: Approval times

Region: North Coast

Council: Lismore City Council

Year: 2014 - 15

By Total development

This chart shows the approval times for all development for the reporting period and the selected area.

The average gross approval time of the first 90% of total development is 48 days.

Note: CDC - times are for council approval times only, private certifiers not included.

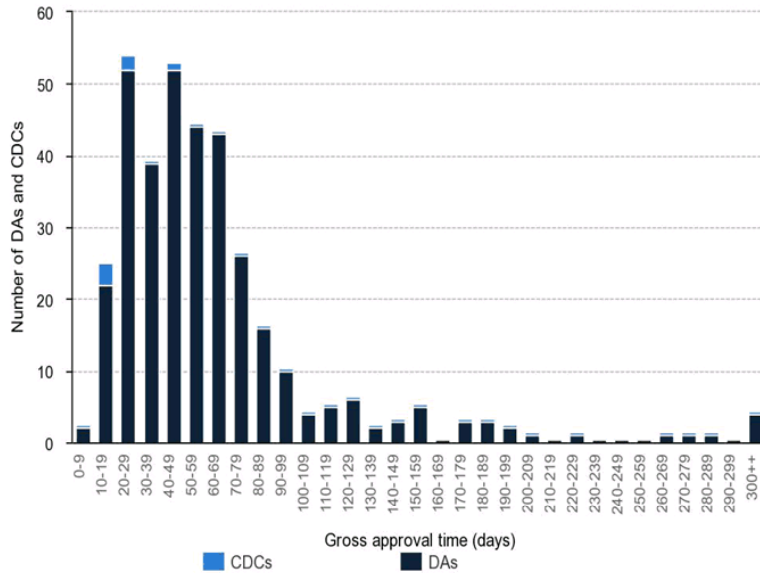


Table view

This chart shows the approval times for total development for the reported period and the selected area. The average gross approval time of the first 90% of total development is 48 days.

Note: CDC - times are for council approval times only, private certifiers not included.

Development Category	Total no. Council CDCs (100%)	Total no. DAs (100%)	Total no. Council DAs & CDCs (100%)	DAs and Council CDCs- average gross approval time for first 90%(days)
Residential development	3	239	242	44
Non-residential development	3	109	112	59
Total development	6	348	354	48

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Local Development Performance Monitoring

Theme: Development **Sub-theme:** Approval times
Region: North Coast **Council:** Byron Shire Council **Year:** 2014 - 15

By Total development

This chart shows the approval times for all development for the reporting period and the selected area.

The average gross approval time of the first 90% of total development is 38 days.

Note: CDC - times are for council approval times only, private certifiers not included.

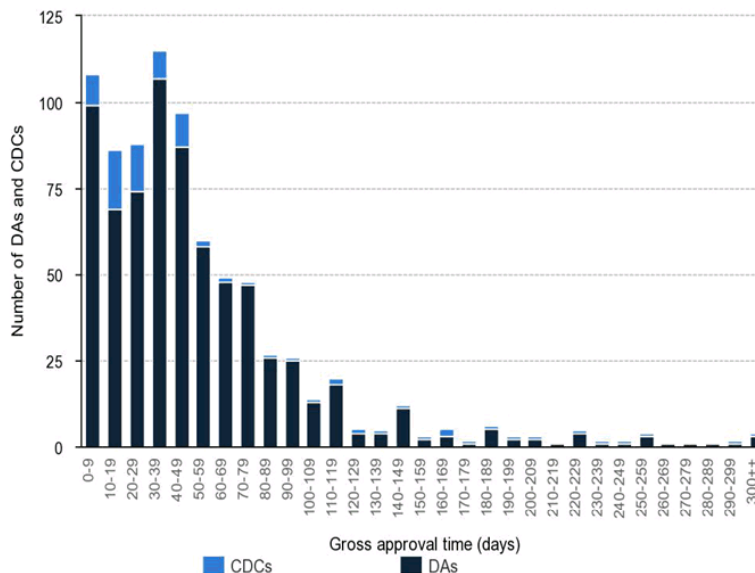


Table view

This chart shows the approval times for total development for the reported period and the selected area. The average gross approval time of the first 90% of total development is 38 days.

Note: CDC - times are for council approval times only, private certifiers not included.

Development Category	Total no. Council CDCs (100%)	Total no. DAs (100%)	Total no. Council DAs & CDCs (100%)	DAs and Council CDCs- average gross approval time for first 90%(days)
Residential development	43	437	480	42
Non-residential development	25	281	306	33
Total development	68	718	786	38

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Local Development Performance Monitoring

Theme: Development

Sub-theme: Approval times

Region: North Coast

Council: Tweed Shire Council

Year: 2014 - 15

By Total development

This chart shows the approval times for all development for the reporting period and the selected area.

The average gross approval time of the first 90% of total development is 40 days.

Note: CDC - times are for council approval times only, private certifiers not included.

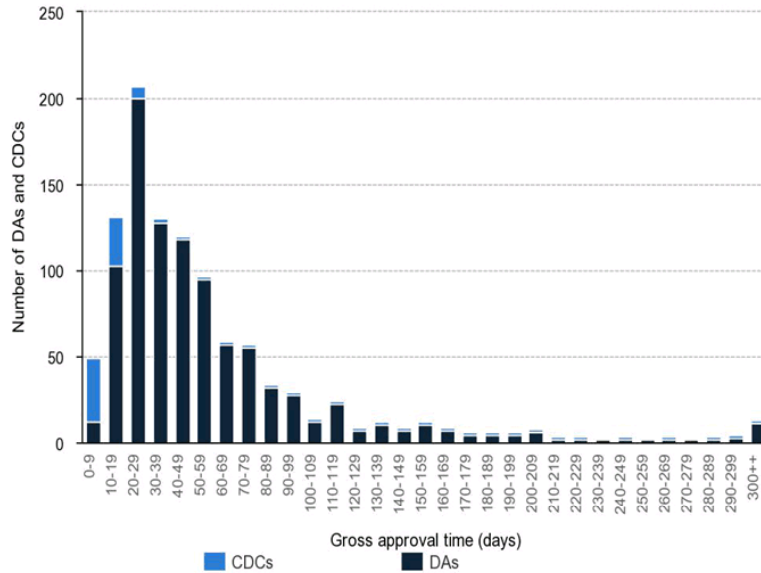


Table view

This chart shows the approval times for total development for the reported period and the selected area. The average gross approval time of the first 90% of total development is 40 days.

Note: CDC - times are for council approval times only, private certifiers not included.

Development Category	Total no. Council CDCs (100%)	Total no. DAs (100%)	Total no. Council DAs & CDCs (100%)	DAs and Council CDCs- average gross approval time for first 90%(days)
Residential development	58	801	859	36
Non-residential development	18	145	163	71
Total development	76	946	1,022	40

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Local Development Performance Monitoring

Theme: Development

Sub-theme: Approval times

Region: North Coast

Council: Clarence Valley Council

Year: 2014 - 15

By Total development

This chart shows the approval times for all development for the reporting period and the selected area.

The average gross approval time of the first 90% of total development is 27 days.

Note: CDC - times are for council approval times only, private certifiers not included.

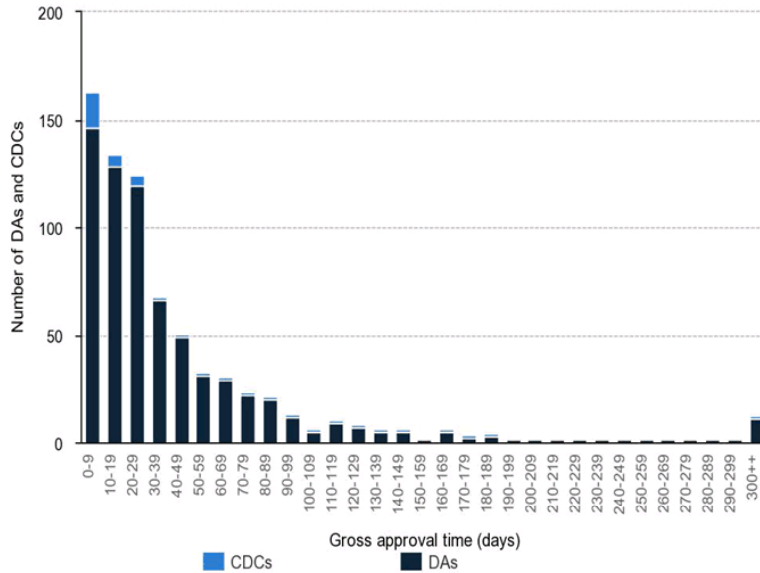


Table view

This chart shows the approval times for total development for the reported period and the selected area. The average gross approval time of the first 90% of total development is 27 days.

Note: CDC - times are for council approval times only, private certifiers not included.

Development Category	Total no. Council CDCs (100%)	Total no. DAs (100%)	Total no. Council DAs & CDCs (100%)	DAs and Council CDCs- average gross approval time for first 90%(days)
Residential development	26	569	595	22
Non-residential development	2	112	114	66
Total development	28	681	709	27

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