



**local
development
performance
monitoring**

2009
-10



Planning

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FOREWORD

The efficient processing of local development proposals is of major importance to NSW. Local development proposals may range from simple house extensions right through to new apartment complexes, subdivisions and commercial office buildings, along with a host of other works and structures which require development consent.

During 2009-10, local development approvals were worth \$18.6 billion, with some 100,000 proposals processed. These approvals were commonly either given by local councils or accredited certifiers.

The efficient and rigorous assessment of these developments is in everyone's interest. Also important is public reporting on the development assessment system and the accountability of the system's key participants. The Department's Local Development Performance Monitoring Report plays a central role in serving this public accountability.

This year's report contains some pleasing results for NSW.

For instance, while the number of overall development approvals increased by 7 per cent compared with 2008-09, average determination times fell by seven days to 67 days. This indicates that, despite an increased workload, the planning system was able to process applications in a more efficient manner.

It's highly likely that many of these improvements can be attributed to the outcomes of planning system improvements the NSW Government commenced in 2008.


For instance, an increasing range of development types are now being determined in less than two weeks as complying development. Complying development can be approved by an accredited certifier if it meets set design and other standards. The NSW Government has introduced the NSW Housing Code and NSW Commercial and Industrial Code precisely to allow landowners to submit complying development proposals for small-scale, low-impact housing and business projects.

Complying development now comprises 17 per cent of all development (up from 11 per cent in 2008-09). The proportion of single new dwellings being determined as complying development has shifted to over 10 per cent, and the proportion of commercial / retail / office development determined as complying development increased nearly three-fold to 25 per cent.

This report also, for the first time, monitors a number of other planning system improvements implemented by the NSW Government. This includes the creation of Joint Regional Planning Panels in July 2009 and reducing the need for councils to seek comment from State agencies on development applications. On these issues, this report finds that, on average, more than 100 days were saved when developments valued from \$5-100 million were determined by Regional Panels, and that referral times have fallen by 11 days.

The ongoing efforts of many councils in reviewing their assessment processes and meeting the challenges of regulatory change are clear in this year's results. The number of councils with extreme processing times more than halved: ten councils had a mean gross determination time for DAs of over 100 days in 2009-10 compared with 21 councils in 2008-09. I am pleased that most local councils are meeting the challenges in ensuring our planning system provides efficient decision-making.

All NSW councils contributed time and information for the monitoring program. I would like to thank all councils for providing the data for this publication. This information continues to help underpin government policy efforts and to build the evidence base on which government decisions rely.



The Hon. Tony Kelly MLC
NSW Minister for Planning

OVERVIEW FOR 2009-2010

IN 2009-2010		IN 2008-2009	% change from 2008-09
Assessment Activity			
71,550	development applications (DAs) determined by local councils	71,638	-0.1
15,003	Section 96 modifications determined by local councils	14,975	0.2
14,315	complying development certificates (CDCs) determined by councils or private certifiers. This is 17% of all DA and CDC determinations in 2009-10	9,194	56
100,868	DAs, s96 modifications and CDCs were determined	95,807	5
3	% of all DAs were refused	3	0
Development Activity			
69,617	DAs were approved by local councils	69,340	0.4
14,275	CDCs were approved by councils or private certifiers	9,160	56
83,892	DAs and CDCs were approved	78,500	7
Value			
15.66	billion dollars worth of DAs approved under the NSW local development assessment system	18.52	-15
2.98	billion dollars worth of CDCs approved under the NSW local development assessment system	0.85	251
18.64	billion dollars worth of DAs and CDCs approved under the NSW local development assessment system	19.38	-4
Time			
67	days on average were taken to process a DA across all councils, including stop-the-clock and referrals to state agencies	74	-9
14	days on average were taken by councils to process CDCs	12	17
58	councils had an average gross determination time for DAs of 50 days or less	56	4
10	councils took an average of more than 100 days to process a DA	21	-52
Applicants and Referral Bodies			
36	% of DAs were sent to applicants for further information ('stop-the-clock'); the average time for stop-the-clock was 58 days (2009-10)	40	-10
11	% of DAs were referred to external agencies; the average time for referrals was 43 days (2009-10)	11	0
43	days on average were taken by external agencies to comment on a referred DA	54	-20
Determination Bodies			
4	% of DAs on average were determined by elected representatives	4	0
45	councils had more than 98% of their DA determinations made under delegation to professional staff	43	5

EXECUTIVE SUMMARY

OVERVIEW

The 2009-10 Local Development Performance Monitoring report provides an overview of local and regional development determined by councils, private certifiers and Joint Regional Planning Panels, and indications of the performance of the NSW planning system.

This year's report is the fifth in the series. As in previous years, it provides detailed information on council development assessment including the number of council decisions and determination times. It also features expanded content including:

- the results of monitoring major reforms to the planning system that commenced in 2008;
- the first data on the take up of statewide codes for residential, commercial and industrial development;
- more detailed examination of the effect of rationalising statutory referrals on the performance of State Government referral agencies and on development determination times;
- examination of the increasing role of accredited private certifiers in the planning system; and
- analysis of the first year of operations of the six Joint Regional Planning Panels (Regional Panels), established in 2009 to determine regionally significant developments.

The 2009-10 data shows some very positive results. Development activity increased following the downturn in 2008-09 due to the global financial crisis.

At the same time, average determination times for development applications fell and councils have made significant efforts to improve efficiency and service.

Code assessed complying developments are increasing in number and variety, delivering fast determinations for low-impact developments.

The report also indicates some areas for improvement, where more work could yield major benefits, such as improving the quality of development application documentation submitted by applicants. Some indication of the quality of development applications is given in Chapter 4's analysis of data on council requests for additional information ('stop-the-clock').

Better quality information on – and understanding of – the processing of referrals is another area for improvement, as is improving data provision from private certifiers on complying development.

The information in this report was compiled by analysing detailed records from all 152 NSW councils. The data used is as reported by councils. It was supplemented by information from State Government referral agencies and records of Regional Panels.

STRUCTURE OF THE REPORT

Background information is included in Chapter 1 including the reform context for local development. The major findings from the 2009-10 data collection period are summarised in Chapters 2 to 7.

Each chapter in this report provides a snapshot of the data. Analysis of statewide trends is followed by regional and / or local trends.

Source data are provided at the back of this publication, listing the extended reference data for each individual council from which the analysis of this report was made. As in previous years, data for each council area is placed on the Department's website in spreadsheet format to allow independent analysis of the information.

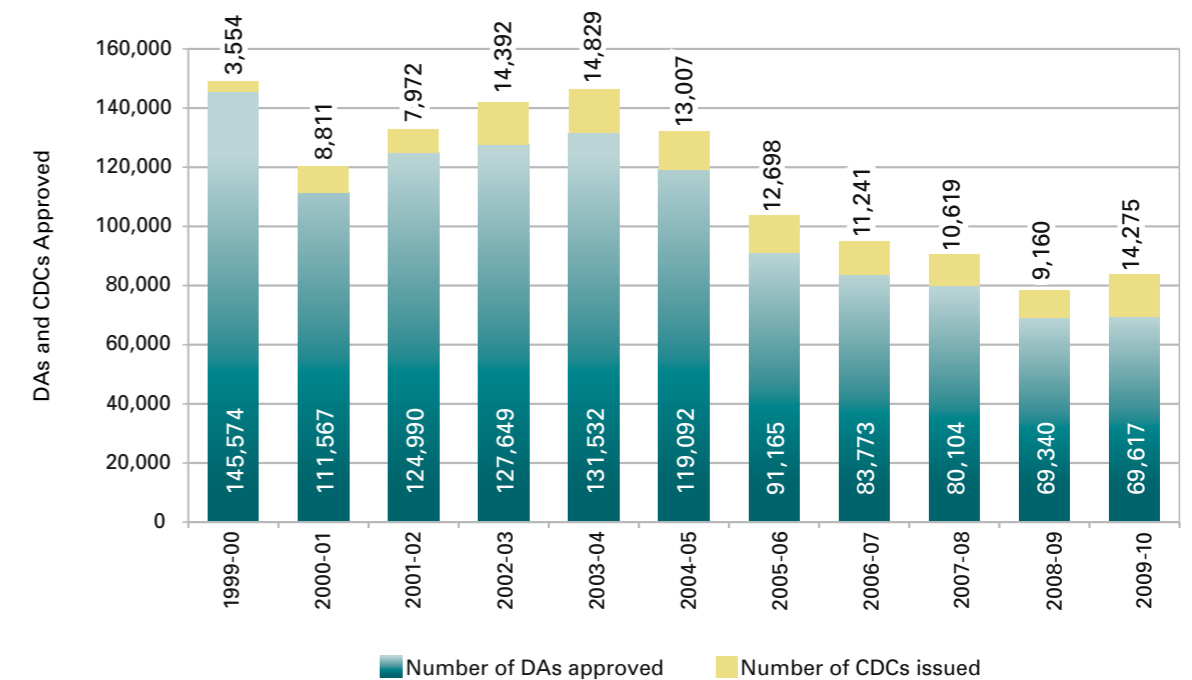
The appendices provide detailed explanatory information on issues such as calculation methodology and terminology used in this report.

KEY FINDINGS

The key findings from the data are summarised below.

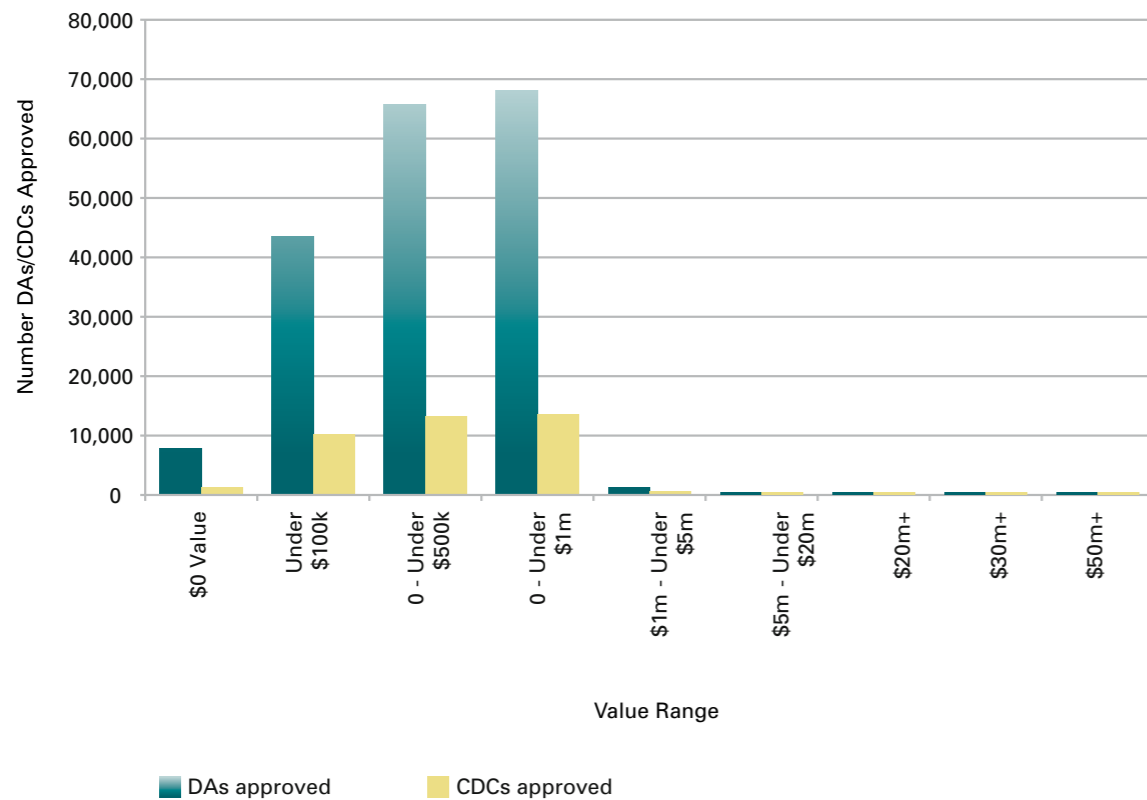
DEVELOPMENT ACTIVITY (CHAPTER 2)

Total approved DAs and CDCs in NSW 1999-00 to 2009-10

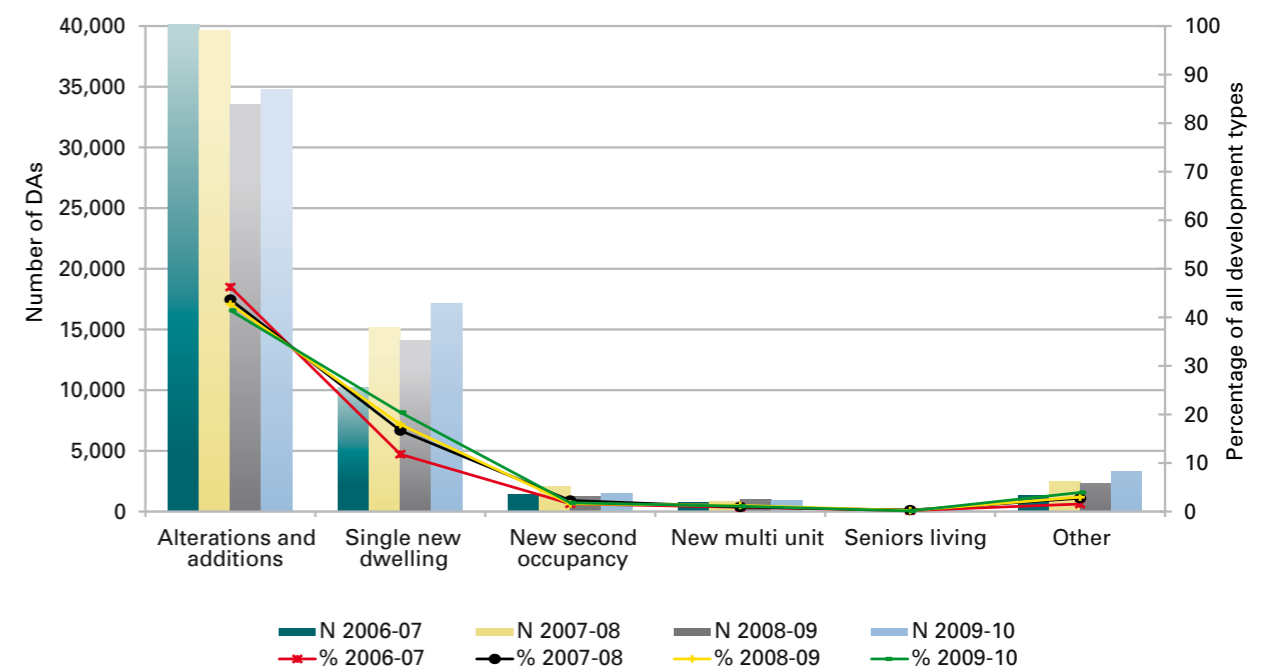


- Development approvals increased by 7% from 2008-09. A total of 83,892 local development approvals (DAs and complying development certificates or CDCs) were reported for 2009-10. This represents a positive shift in NSW development following the effects of the global financial crisis – development activity fell by 13% between 2007-08 and 2008-09.
- Complying development contributed most of this increased development activity. CDCs comprised 17% of all development approvals in 2009-10 with an increase from 9,160 approvals in 2008-09 to 14,275 in 2009-10. This is a promising outcome after stable results from 2006-07 to 2008-09 of 11% to 12% of development.
- The total number of approved DAs was stable, increasing only slightly from 69,340 in 2008-09 to 69,617 in 2009-10.
- While approval numbers increased, the value of development decreased by 4% from \$19.4 billion in 2008-09 to \$18.6 billion in 2009-10. For the same period, the value of complying development more than tripled from \$853 million to \$3 billion. The value of approved DAs decreased from \$18.5 billion to \$15.7 billion.
- As in previous years, the majority of developments were valued under \$1 million – 98% of DAs and 95% of CDCs in 2009-10.

Total DAs and CDCs approved by value range



Residential Development Types - number and % approved (DAs and CDCs)



- The most common developments were residential alterations and additions at 41% of all development (34,752 approvals). Single new dwellings were the next most common development at 20% of all development in 2009-10 (17,139 approvals).
- 3% of DAs were refused in 2009-10, the same percentage as reported each year since 2006-07.
- Councils determined a total of 15,003 modifications to DAs under section 96 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* in 2009-10.
- The trend towards increasing numbers of single new dwelling approvals over the previous three reporting years continued into 2009-10, from 14,546 in 2006-07 to 17,139 in 2009-10.
- 50% of all approved developments (DAs and CDCs) in NSW were in the Sydney Region. The total value of developments approved in the Sydney Region was more than 60% of the total value for NSW developments. The decline in total value of development between 2008-09 and 2009-10 was largely due to a \$1.2 billion decrease in development value in the Sydney Region. Development values were stable or increased for all other regions over the same period.
- The councils with the most approvals (DAs and CDCs) for 2009-10 were Sydney City Council, Blacktown City Council, Lake Macquarie City Council and Wollongong City Council.
- The councils with the highest numbers of CDC approvals for 2009-10 were Sydney City Council, Port Macquarie-Hastings Council, Sutherland Shire Council and Tamworth Regional Council.

ASSESSMENT ACTIVITY (CHAPTER 2)

- Over the last four years, an increasing number of single new dwellings were determined as complying development – 11% in 2009-10 compared with 5% in 2006-07.
- In 2009-10, 18.1% of residential alterations and additions were determined as complying development compared with 15.1% in 2008-09.
- Commercial / retail / office development determined as complying development increased nearly three-fold. In 2009-10, 25% of this development type was determined as complying compared with 9% in 2008-09. The introduction of the statewide Commercial Code for complying development in September 2009 is likely to have contributed to this result.
- Forty-two percent (42%) of complying development was reported as determined under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)*, and 58% was determined under council planning controls (excluding CDCs determined under other SEPPs). The highest take up of the Codes SEPP was for commercial / retail / office and industrial development. In 2009-10, 61% of commercial / retail / office development and 55% of industrial development was under the Codes SEPP.

- Of the council areas with the highest number of CDC determinations, those with the highest proportion of CDCs determined under the Codes SEPP were Hornsby (95% of CDCs under Codes SEPP), Blacktown (82%) and Wollongong (55%).
- Six council areas had over 50% of their determinations processed as complying development in 2009-10 (the same number as reported in 2008-09):
 - Conargo Shire Council (68%)
 - Coolamon Shire Council (66%)
 - Port Macquarie-Hastings Council (58%)
 - Junee Shire Council (54%)
 - Lachlan Shire Council (52%)
 - Uralla Shire Council (51%)

DETERMINATION TIMES (CHAPTER 3)

- On average, development applications took 7 fewer days to determine in 2009-10 than in 2008-09. The mean gross determination time for DAs was 67 days in 2009-10 compared with 74 days in 2008-09¹. Most DAs were processed in far less time – the median gross determination time was 41 days for 2009-10.
- The number of councils with extreme processing times more than halved. Ten councils had a mean gross determination time for DAs of over 100 days in 2009-10 (7% of councils) compared with 21 councils (14% of councils) in 2008-09. The 2009-10 results continue the trend since 2006-07 of fewer councils with mean gross DA determination times over 100 days.

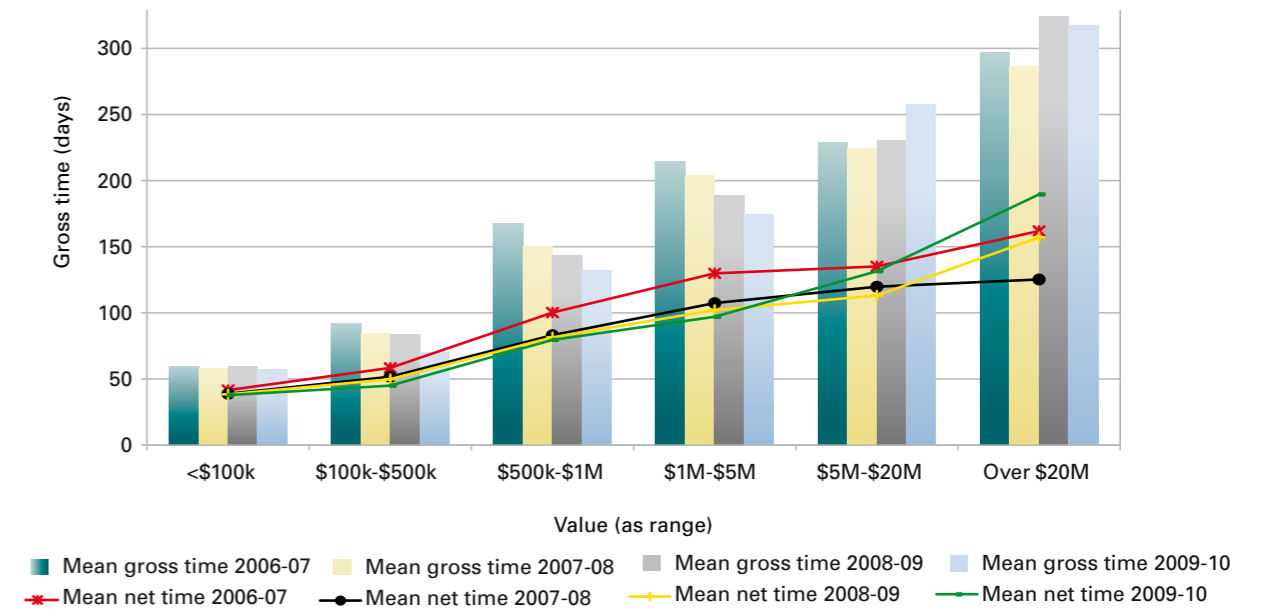
Number of Councils with mean gross DA determination time over 100 days

Financial Year	2009-10	2008-09	2007-08	2006-07
Number of Councils	10	21	28	29

- Mean gross determination times for DAs increased with the value of development. However, over the past four years, determination times have been decreasing for all development value groups under \$5 million. The greatest improvements over this period were for developments valued from \$500,000 to \$1 million and from \$1 million to \$5 million.
- DA determination times continue to be relatively high for the higher value developments. Since 2006-07, mean gross determination times have increased for developments valued at between \$5 million and \$20 million to over 250 days in 2009-10, and for developments valued over \$20 million to over 300 days in 2009-10. In the future, more of these developments will be referred to Regional Panels. Only DAs lodged after 1 July 2009 are referred to Regional Panels.

¹Mean gross determination time is the mean of a set of gross determination times. Gross determination time is the full length of the development assessment process from application lodgement to determination.

DA Determination times by value 2006-07 to 2009-10



- Overall mean gross determination times (when DA and CDC times are considered together) improved for all development categories where CDCs were more prevalent between 2008-09 and 2009-10. Notably, it took 12 fewer days on average for a single new dwelling determination in 2009-10 compared with 2008-09: 59 days in 2009-10 compared with 71 days in 2008-09.
- On average councils took 14 days to determine CDCs. The median determination time for CDCs was 7 days.
- The five NSW councils with the lowest mean gross determination time for DAs in 2009-10 were:
 - Temora Shire Council (6 days)
 - Berrigan Shire Council (13 days)
 - Conargo Shire Council (16 days)
 - Bland Shire Council (17 days)
 - Urana Shire Council (18 days)
- The five NSW councils with the highest mean gross determination time for DAs in 2009-10 were:
 - Cooma-Monaro Council (163 days)
 - Botany Bay City Council (128 days)
 - Gunnedah Shire Council (117 days)
 - Leichhardt Municipal Council (113 days)
 - Upper Lachlan Shire Council (110 days)
- The councils that made the greatest reductions in mean gross determination time for DAs since 2008-09 included
 - Gilgandra Shire Council
 - Ashfield Municipal Council
 - Conargo Shire Council
 - Walcha Council
 - Wellington Council
- Sydney Region councils that significantly reduced their mean gross determination time for DAs since 2008-09 included councils that reported some of the highest gross determination times in 2008-09. These included:
 - Ashfield Municipal Council
 - Parramatta City Council
 - Manly Council
 - Rockdale City Council
 - Warringah Council



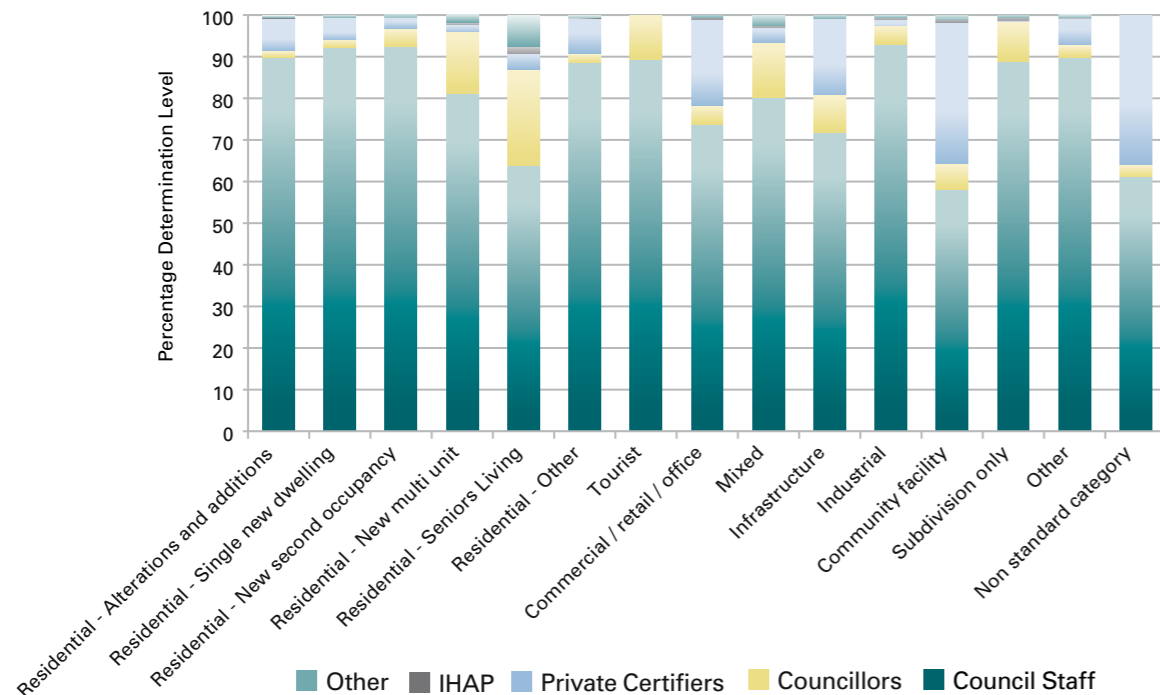
OVERVIEW OF ACTIVITY BY DETERMINATION BODY (CHAPTER 4)

Summary Table - Determination bodies and time (for DAs and CDCs)						
Determination level	Determinations 09-10	% of total	Mean gross determination time 09-10	Determinations 08-09	% of total	Mean gross determination time 08-09
Council staff	74,694	87	58	73,766	91.3	65
Councillors	2,601	3	176	2,793	3.5	196
Private certifiers	8,322	9.7	unavailable	4,032	5	unavailable
IHAP or independent panel	67	0.1	215	15	0	215
Other	181	0.2	186	226	0.3	206

Note: Joint Regional Planning Panels are included in 'Other' in the table above.

- In 2009-10, most determinations were made by council staff (87%). This was lower than in 2008-09, when council staff determined 91.3% of developments.
- This decrease appears to be partly due to the increasing amount of complying development determined by private certifiers.
- Determinations by councillors fell slightly from 3.5% in 2008-09 to 3% in 2009-10. The commencement of Regional Panels in 2009-10 partially explains this.
- In 2009-10, council staff determined \$11.8 billion worth of development; councillors determined \$3.3 billion; and private certifiers determined approximately \$2.4 billion.
- Less typical developments such as multi-unit flats, seniors living and tourist developments were more likely to be determined by councillors. Private certifiers issued CDCs mostly in the development categories of community facility, commercial / retail / office, infrastructure, residential alterations and additions and single new dwellings.

Category of development by Determination Level for determined DAs and CDCs



- Independent panels and councillors were more likely to refuse development consent than other determination bodies. Independent Hearing Assessment Panels (IHAPs) refused 20.9% of developments they determined. However, only 67 DAs were reported as being determined by an IHAP in 2009-10. Regional Panels refused 16% of the 102 developments they processed during the year. Councillors refused 10% of the 2,600 DAs they determined in 2009-10.

DETERMINATION TIME BY COUNCIL STAFF AND COUNCILLORS (CHAPTER 4)

- Council staff took an average of 58 days to determine developments in 2009-10 (DAs and CDCs) and 62 days for DAs only. This was significantly lower than the results for other determination groups.
- For DAs determined by councillors, both mean and median determination times were significantly higher than for DAs determined by council staff, though councillors' mean gross determination times fell from 199 days in 2008-09 to 179 days in 2009-10. Councillors determined 4% of DAs statewide while council staff determined 96%.

JOINT REGIONAL PLANNING PANELS (CHAPTER 4)

- Regional Panels commenced operations in July 2009. They determine regionally significant developments including developments valued between \$5 million and \$100 million.
- Regional Panels determined a total of 102 DAs in 44 local government areas during 2009-10 (about 0.1% of all determinations in NSW), with a total approval value of just over \$1 billion (about 5% of the total approval value of all DAs in NSW).
- The mean gross determination time for DAs determined by Regional Panels was 134 days. As Regional Panels only commenced in July 2009, many developments they would now determine were determined by councils in 2009-10 and before. DAs valued between \$5 million and \$100 million took an average of 245 days to determine in 2008-09 and 268 days in 2009-10.

PRIVATE CERTIFIERS (CHAPTER 4)

- Accredited (private) certifiers determined 9.7% of all development in 2009-10 (comprising complying development). During 2007-08 and 2008-09, private certifier determinations represented 5% of development.
- Determination times for CDCs by private certifiers are unavailable because of substantial missing information in council records. Private certifiers are required to send councils detailed information of the complying development applications they determine. This information is for the public record and also assists councils to enforce development approvals. It is hoped that future reports can provide data on CDC determination times by accredited certifiers.

QUALITY OF APPLICATIONS (CHAPTER 4)

- A very low proportion of DAs (0.8%) were reported as being rejected because they were illegible, unclear or incomplete. This may be under reported as some councils may not have recorded DAs that were rejected immediately.
- More than one third of DAs (37%) had their assessment suspended due to incomplete information from the applicant (stop-the-clock), a fall over the last four years from 39% in 2006-07.
- Applicants took an average of 58 days in 2009-10 to provide the extra information required. This was lower than in previous years (64 days in 2006-07; 63 days in 2007-08; 64 days in 2008-09).

REFERRAL BODIES (CHAPTER 4)

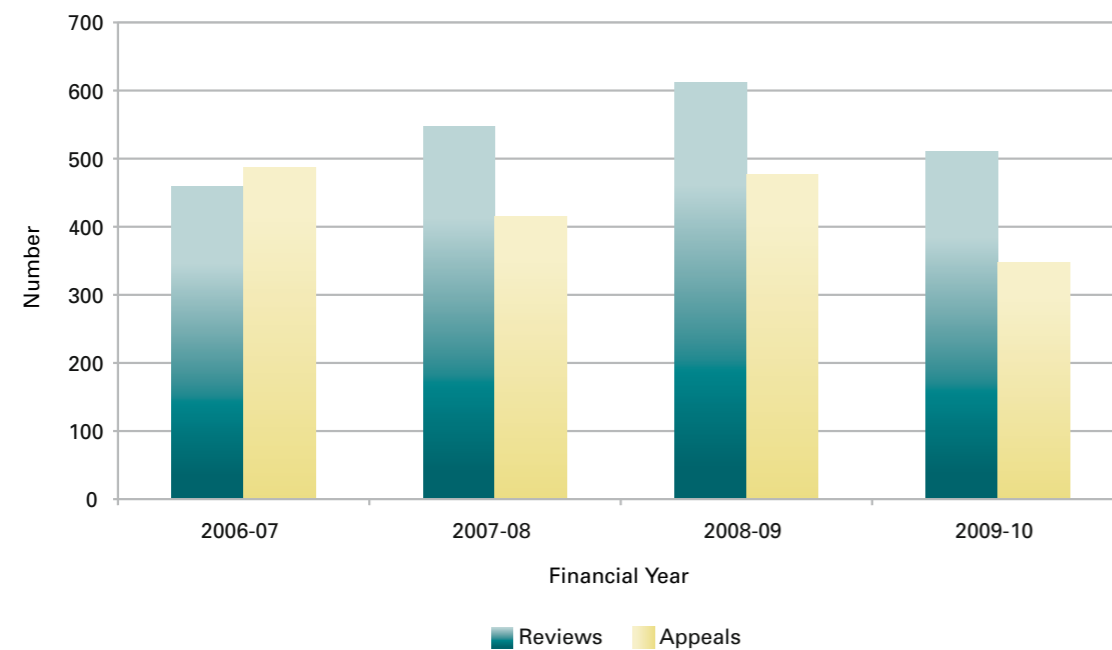
- In 2009-10, 11% of DAs were referred to a State Government agency for advice or approval, the same proportion as in 2008-09. However the number of referred DAs fell from 7,919 in 2008-09 to 7,791 in 2009-10.
- Based on council records, the average time for referrals per referred development application fell from 54 days in 2008-09 to 43 days in 2009-10. The median time also fell from 28 to 25 days.
- The average time that each agency took to process a referral was 14 net days (excluding stop-the-clock). Different data sets and referrals to more than one agency on the same DA may account for some of the difference between council and agency figures. The Department is continuing to work with agencies and councils on consistent ways of recording referral information to improve future monitoring and to identify areas for improvement.
- Based on the state agency data, the Rural Fire Service processed the most concurrences or referrals in the period – 44% of all referrals reported by agencies for the year.

COUNCIL STAFFING (CHAPTER 5)

- On average across the State, 63 DAs were determined for each equivalent full time (EFT) development assessment position for 2009-10 compared with 58 DAs per EFT in 2008-09.
- The councils with the highest average number of DAs determined per EFT in 2009-10 included Walcha (215 DAs per EFT), Camden (173 DAs per EFT), Corowa (159 DAs per EFT), Wentworth (158 DAs per EFT), Port Stephens (156 DAs per EFT).
- The councils with the lowest average number of DAs determined per EFT in 2009-10 included Conargo (9.3 DAs per EFT), Bogan (10 DAs per EFT), Urana (10 DAs per EFT), Carrathool (11 DAs per EFT) and Narromine (11.6 DAs per EFT).
- The number of EFT positions in development assessment across NSW decreased from 1,231 in 2008-09 to 1,137 in 2009-10.
- The five councils with the highest number of development assessment staff in 2009-10 were Sydney City Council (48), Gosford City Council (32), Sutherland Shire Council (30.5), Lake Macquarie Council (28) and Woollahra Municipal Council (25).

REVIEWS AND APPEALS (CHAPTER 6)

Number of Reviews compared with Class 1 Legal Appeals 2006-7 to 2009-10

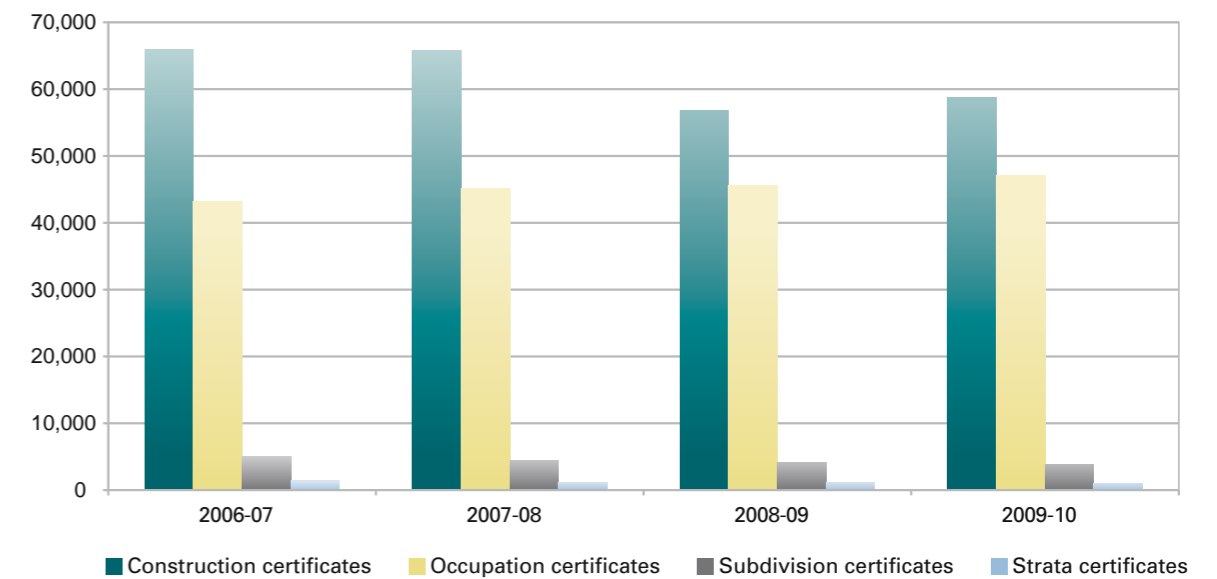


- Although the number of DAs determined by councils was similar to 2008-09, there has been a significant reduction in the number of S82A reviews from 612 in 2008-09 to 511 in 2009-10.
- Appeals to the Land and Environment Court also decreased. Class 1 appeals are generally appeals against a council planning decision and are determined on the merits of the development proposal by the Land and Environment Court. The number of completed Class 1 appeals decreased from 477 in 2008-09 to 347 in 2009-10.

- 43% of Class 1 appeals brought by developers against a council decision were dismissed in favour of the council or withdrawn. This compared with 34% in 2008-09. 25% of the developer appeals were upheld in favour of the developer in 2009-10. 15% of all developer appeals were upheld with amended plans.
- The councils with the highest number of legal appeals in 2009-10 were Ku-ring-gai, City of Sydney, and Waverley councils.

OTHER CERTIFICATES (CHAPTER 7)

Total number of certificates issued 2006-7 to 2009-10



- A total of 58,679 construction certificates were reported as being issued in 2009-10 compared with 56,863 in 2008-09. The actual totals for 2009-10 are likely to have been higher than reported as a small number of councils that provided this information in 2008-09 did not do so in 2009-10.
- As in 2008-09, Blacktown and Lake Macquarie council areas had the highest number of construction certificates (2,430 and 2,076 respectively).

1 INTRODUCTION

The 2009-10 Local Development Performance Monitoring report provides an overview of development trends in NSW for 2009-2010. It includes information on council performance in assessing local development and indications of the overall performance of the NSW planning system. The report also examines the activities of State Government referral agencies, Joint Regional Planning Panels, and accredited (private) certifiers.

To produce this report, information was compiled from all 152 NSW councils on development applications (DAs), section 96 (s96) modifications, complying development certificates (CDCs) and post-development consent certificates (building and subdivision) determined during 2009-10.

The data provided in this report is as reported by councils and State Government referral agencies.

The report includes information on:

- Local and regional development determined by councils, private certifiers and Joint Regional Planning Panels (this represents more than 90% of development determinations statewide)
- DAs by number and as a proportion of all development
- S96 modification applications to change aspects of an approved DA
- CDCs by number and as a proportion of all development
- Total value of and estimated construction value of DAs
- Number of DAs determined by value
- Total (gross) determination times and net determination times for DAs by value
- Gross determination times for s96 modifications
- Determination times for CDCs
- Stop-the-clock and referral times
- Types of development by number and processing time
- The most commonly occurring development types across the state
- Court cases and reviews
- Staff involved in DA processing
- Determination bodies and determination outcomes
- Number of post-development consent certificates

The data in this report excludes:

- Major development including development determined under Part 3A of the *Environmental Planning and Assessment Act 1979* (reported in the Department of Planning's *Major Development Monitor*)
- Development determined under the *Nation Building and Jobs Plan (State Infrastructure Delivery Act) 2009* by the Infrastructure Co-ordinator General
- Development determined under Part 4 of the *Environmental Planning and Assessment Act 1979* by the Department of Planning (reported in the Department of Planning's *Major Development Monitor*)
- Development without consent under Part 5 of the *Environmental Planning and Assessment Act 1979*
- Exempt development (exempt from planning consent).

Information is presented on a state-wide, regional, and council basis.

In most cases the data collected for 2009-10 has been compared with the data from previous years in order to indicate statewide development trends.

Data from previous years is available on the Department's website in spreadsheet format; this includes additional information which is not published in the annual local development reports. Spreadsheet data from this year's collection period will also be made available on the Department's website.

This publication does not assess the performance of councils or accredited (private) certifiers in assessing post-development approvals, ie. applications for construction and occupation certificates or inspections during and post construction.

The publication focuses on quantitative data rather than qualitative information.

1.1 Data Collection and Analysis

Since 2006-07, councils have supplied the Department of Planning with detailed information on each DA and s96 modification determined by council, and on each CDC determined by council or private certifiers.

For 2009-10, there were 25 mandatory fields and seven optional data fields that applied to each determined application (not all fields are relevant to all applications).

New data fields were included for 2009-10 to monitor recent planning reforms such as the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) and Joint Regional Planning Panels. Monitoring started in January 2010 on *State Environmental Planning Policy (Affordable Rental Housing) 2009* and on declarations of political donations or gifts relating to development applications.

New sources of data for 2009-10 were State Government referral agencies and Regional Panels. However, the vast majority of the data continues to come from councils.

The Department issued councils with a template for the data and explanatory material including data definitions.

Councils generally extract their information from DA tracking databases or, for smaller country councils, DA registers. During 2009-10, some upgrades to council software were conducted to enable better recording of development data and more automated data extraction. Some upgrades were funded by the Department and the Department worked closely with software companies and councils to test the effectiveness of the upgrades.

Data analysis was undertaken by the Department (see Appendix 2 for information on calculation methodology). New analysis is included in this year's report to cover monitoring of recent planning reforms.

Because of the large volume of data, wherever possible, data quality checking is automated. The Department has an online database with inbuilt validation rules. This system allows councils to submit their data over the internet and receive virtually instantaneous feedback. The validation rules allow all data to be quickly scanned for basic errors – typographic (such as mis-typed dates), missing information, and mis-entered data (such as a legal appeal against a complying development certificate). The feedback summarises the data, lists any errors and guides councils on actions required to complete or "cleanse" the data.

The database allows the data to be centrally housed, facilitating data analysis and reporting. The data is compiled into tables for reporting purposes through computer "queries" which extract data from the database based on specific data fields and criteria. The accuracy of the queries is spot checked by comparisons with the original data submissions from councils.

Department of Planning staff also manually scan the results for any problems such as omitted data, and convert council terms to Department terms (such as development category description).

Data quality improves each year for regular data fields. Councils have made significant efforts to adapt to the process of providing data in the standard format and to collect and review their data.

1.2 Planning Reform

In 2009-10 changes to the planning legislation consolidated the major reforms that took place during 2008-09 affecting local development. The 2008-09 legislative amendments contained significant changes to the planning system covering the rezoning process, major development assessment, developer contributions, appeals and private certification.

A theme of the reforms has been to introduce assessment paths suitable to the type and scale of development.

This year's report provides an account of some of the reforms put in place in 2008-09 and early figures on reforms introduced during 2009-10.

JOINT REGIONAL PLANNING PANELS

Joint Regional Planning Panels (Regional Panels) were established to provide independent merit-based decision-making on regionally significant development proposals.

Five Regional Panels covering the Sydney Region, Hunter and Central Coast, Northern and Southern Regions began operation on 1 July 2009 and the sixth panel (Western Region Panel and Wagga Wagga Interim Panel) commenced on 1 September 2009. This year's report contains information on the number of determinations by regional panels during 2009-10 and their determination times.

EXEMPT AND COMPLYING DEVELOPMENT CODES

The *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP), which comprised the Exempt Development Code and the General Housing Code, commenced on 27 February 2009.

On 7 September 2009, the SEPP was amended to include certain types commercial and industrial development. The General Commercial and Industrial Code represents Stage 1 of the new simplified process for determining certain changes of use, minor external building alterations and internal building alterations associated with existing bulky goods premises, business premises, office premises, retail premises, premises used for light industry or as warehouse or distribution centres.

The Codes SEPP was also amended during 2009-10 to add the Housing Internal Alterations Code and to add new housing types to the General Exempt Development Code.

This year's report contains detailed monitoring information on the SEPP including how many

developments were determined under the SEPP compared with the number determined under council controls on complying development. Uptake of the General Commercial and Industrial Code is also covered.

AFFORDABLE RENTAL HOUSING SEPP

The *State Environmental Planning Policy (Affordable Rental Housing) 2009* came into effect on 31 July 2009. The policy includes planning-based tools and incentives to encourage home owners, social housing providers and developers to invest and create new affordable rental housing.

The Department is already monitoring uptake under the Affordable Rental Housing SEPP. More detailed information on this SEPP will be included in future reports.

ONGOING REFORMS

Further changes to the planning system are planned for 2010-2011.

The draft *Environmental Planning and Assessment Regulation 2010* was exhibited in 2010. Included in the proposals are changes to times for stop-the-clock and processing of referrals.

In November 2010, NSW Parliament made the *Planning Appeals Legislation Amendment Act 2010*. This will amend the EP&A Act and the *Land and Environment Court Act 1979* to introduce a conciliation-arbitration scheme for merit reviews in the Land and Environment Court. Conciliation-arbitration will apply to disputes between councils and homeowners over development applications and modification applications for detached single dwellings and dual occupancies (including subdivision), and alterations and additions to single dwellings and dual occupancies. New merit appeal timeframes have also been established.

In November 2010 following detailed analysis and stakeholder consultation, the Codes SEPP was amended to extend its scope by including additional types of low risk and low impact developments permissible as complying development; reducing the areas that are excluded from the Codes SEPP; and simplifying some of the existing development standards.

Other changes include expanding the range of exempt developments and the creation of a Rural Housing Code and Demolition Code. The amendments have effect from 25 February 2011.

2

LOCAL DEVELOPMENT ASSESSMENT – VOLUME AND VALUE

Development Activity Summary

IN 2009-10	Description	IN 2008-09
83,892	developments (DA + CDC) were approved	78,500
18.6	billion dollars value of developments (DA + CDC) were approved	19.4

Development Assessment Track Summary

IN 2009-10	Description	IN 2008-09
16.7	complying development as % of all development (DA+CDC)	11.4
11.0	% of single dwellings determined as complying development	7.2
41.7	% of CDCs determined under Codes SEPP (of SEPP and CPI)	N/A
128	councils provided data where at least one CDC was determined	N/A
98	councils provided data where at least one CDC was determined under Codes SEPP	N/A

Note:
Codes SEPP data unavailable for 2008-09
CPI = council planning instrument



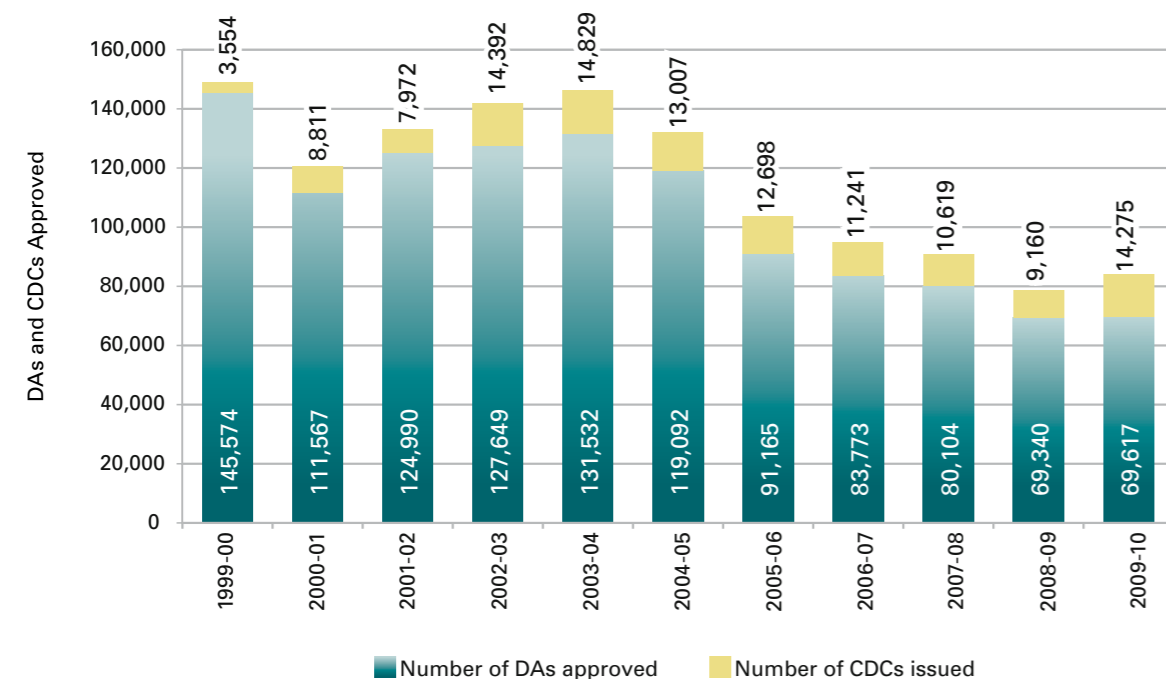
2.1 Statewide Trends

DEVELOPMENT ACTIVITY

Number of approvals

Development activity refers to the amount of approved development. It includes DAs and CDCs, and excludes modifications to DAs (under section 96 of the EP&A Act). Development activity is a measure of how much development is occurring and how much building activity may occur (DAs need a subsequent building approval; complying development includes building approval). Refused developments are excluded.

Figure 1: Total approved DAs and CDCs in NSW 1999-00 to 2009-10



Notes:

The complying development certificate system was introduced in 1998.

Complying development certificates issued in 2001-2002 were underestimated because those issued by private certifiers were not recorded.

Source 1999-2000 to 2004-2005: Department of Local Government Comparative Information

Source 2005-2006 to 2009-2010: Department of Planning's Local Development Performance Monitoring report.

2005-2006 figures for DAs also include s96 modification applications.

2006-07 data on CDCs was under-reported as some councils did not report CDCs issued by private certifiers.

Figure 1 shows that for the first time since 2003-04, development activity (approvals) has increased compared with previous years, though development activity has not reached the levels of 2007-08 when the global financial crisis began.

Development activity during 2009-10 (approved DAs and complying development proposals) increased by 7% compared with 2008-09. This contrasts with the 13% decline experienced from 2007-08 to 2008-09 due to the effects of the global financial crisis.

Notably, the total number of approved DAs was very stable (69,340 in 2008-09; 69,617 in 2009-10). An increase in complying development during 2009-10 accounted for the increase in development activity. Complying development comprised 17% of approved development in 2009-10, increasing from 9,160 in 2008-09 to 14,275 in 2009-10. Because code assessed development is normally approved faster than merit assessment, the increase in code assessed development is likely to be contributing to the increased development activity in the period.

The number of exempt developments (exempt from planning approval) is unknown as registration of exempt development is not required.

The *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, introduced in 2009, promotes both complying and exempt development.

Value of approvals

Table 2-1: Total approved DAs and CDCs 2006-07 to 2009-10

	2009-10	2008-09	2007-08	2006-07
Total value of DAs approved	\$15.7b	\$18.5b	\$21b	\$20.4b
Total value of CDCs approved	\$3b	\$853.2m	\$897.2m	\$799.3m
Total value of CDCs and DAs approved	\$18.6b	\$19.4b	\$21.9b	\$21.2b

Note: There is some under-reporting of CDC value where records were missing for certificates issued by private certifiers.

While the amount of development increased, the value of development activity decreased. Table 2-1 shows that the value of development activity (approved development) fell by 4% from \$19.4 billion in 2008-09 to \$18.6 billion in 2009-10. However, there was a dramatic increase in the value of approved complying development of 249% to \$3 billion from 2008-09 to 2009-10. Approved DA values decreased by 15% to \$15.7 billion.

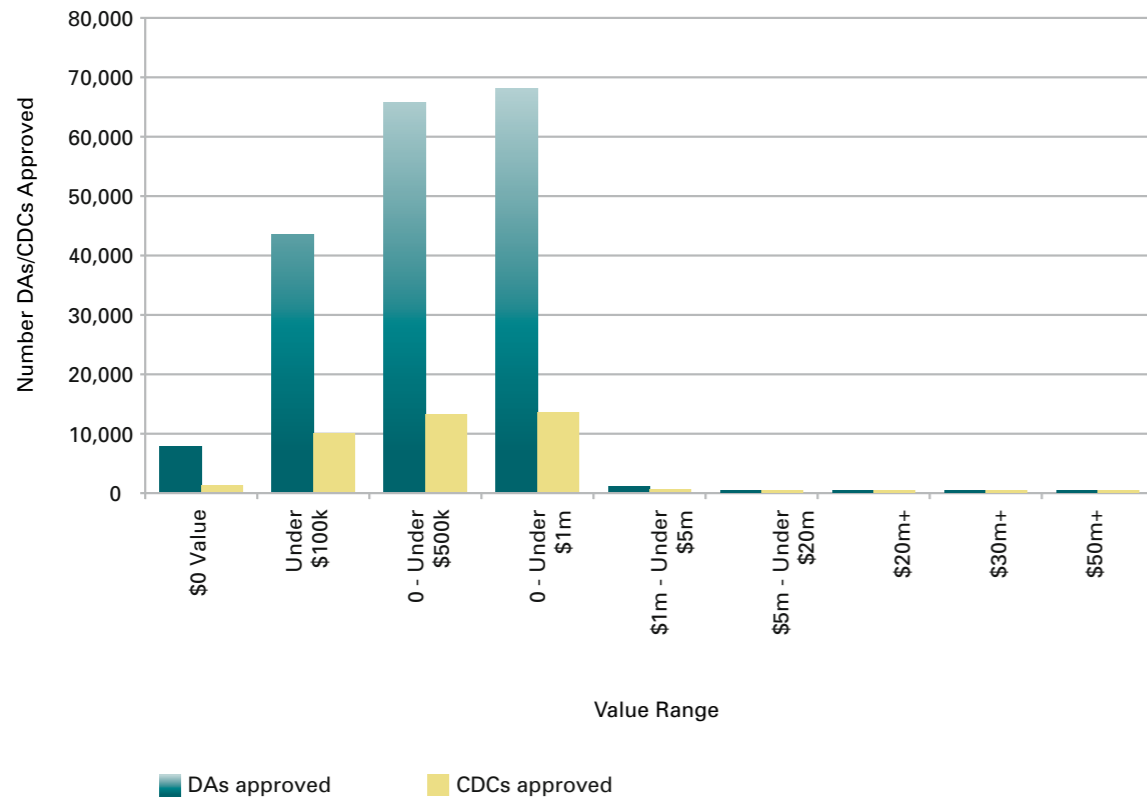
The typical (median) value of a complying development application was low at \$27,000 in 2009-10, an increase of \$7,300 from 2008-09 (see Table 2-2). This level is consistent with the high proportion of complying development comprising residential alterations and additions.

Table 2-2: Construction value estimates for approved CDCs and DAs

	CDC value 2008/09	CDC value 2009/10	DA value 2008/09	DA value 2009/10
Mean	94,060	215,017	271,363	228,225
Median	19,700	27,000	33,000	40,000

The value ranges for approvals are shown in Figure 2. As in previous years, most developments were valued under \$1 million – 98% of DAs and 95% of CDCs in 2009-10.

Figure 2: Total DAs and CDCs approved by value range



Notes: DAs with no construction value are not necessarily simple or straightforward developments. Refer to Appendix 2 for further explanation.

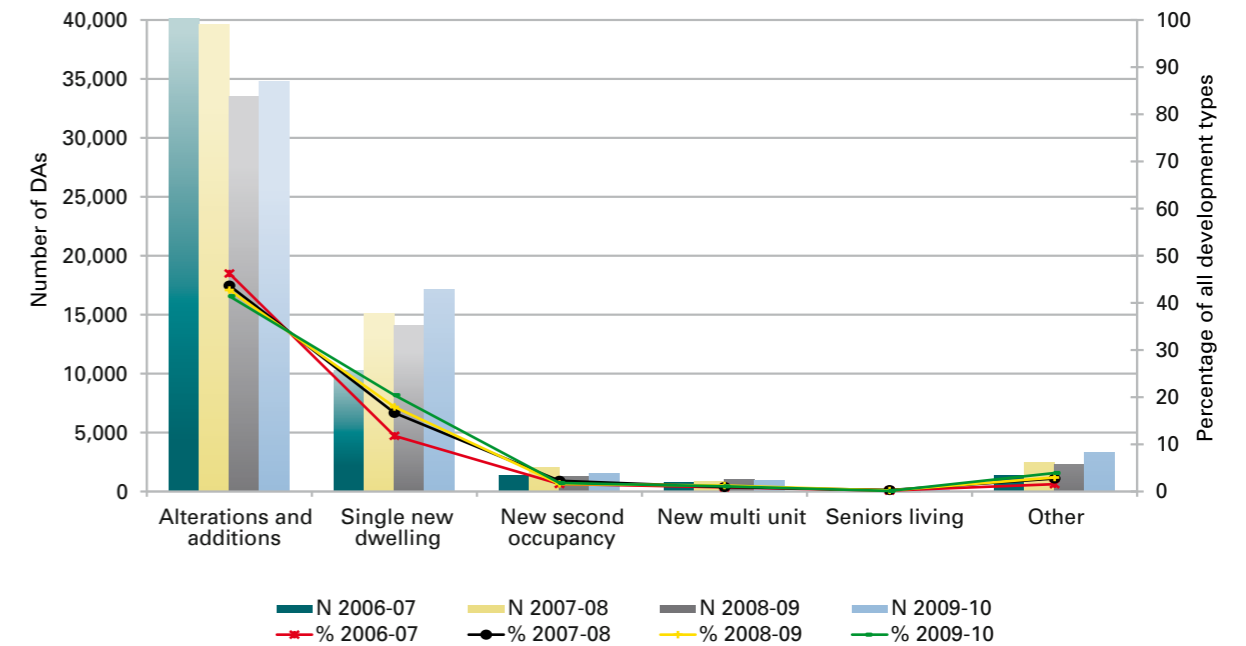
Refusals

Only 3% of DAs were refused in 2009-10, the same proportion reported since 2006-07. Only 0.3% of CDCs were refused (this is likely to be under reported as records of CDCs determined by private certifiers are sometimes incomplete).

Development types

Figure 3 shows that residential alterations and additions and single new dwellings were the most common development types. Residential alterations and additions comprised 41% of all development in 2009-10 (34,752 approvals) compared with 43% in 2008-09. Single new dwellings comprised 20% of all development in 2009-10 (17,139 approvals) compared with 18% in 2008-09. There has been a steady increase in single new dwelling approvals as a proportion of all development since 2006-07.

Figure 3: Residential Development Types - number and % approved (DAs and CDCs)

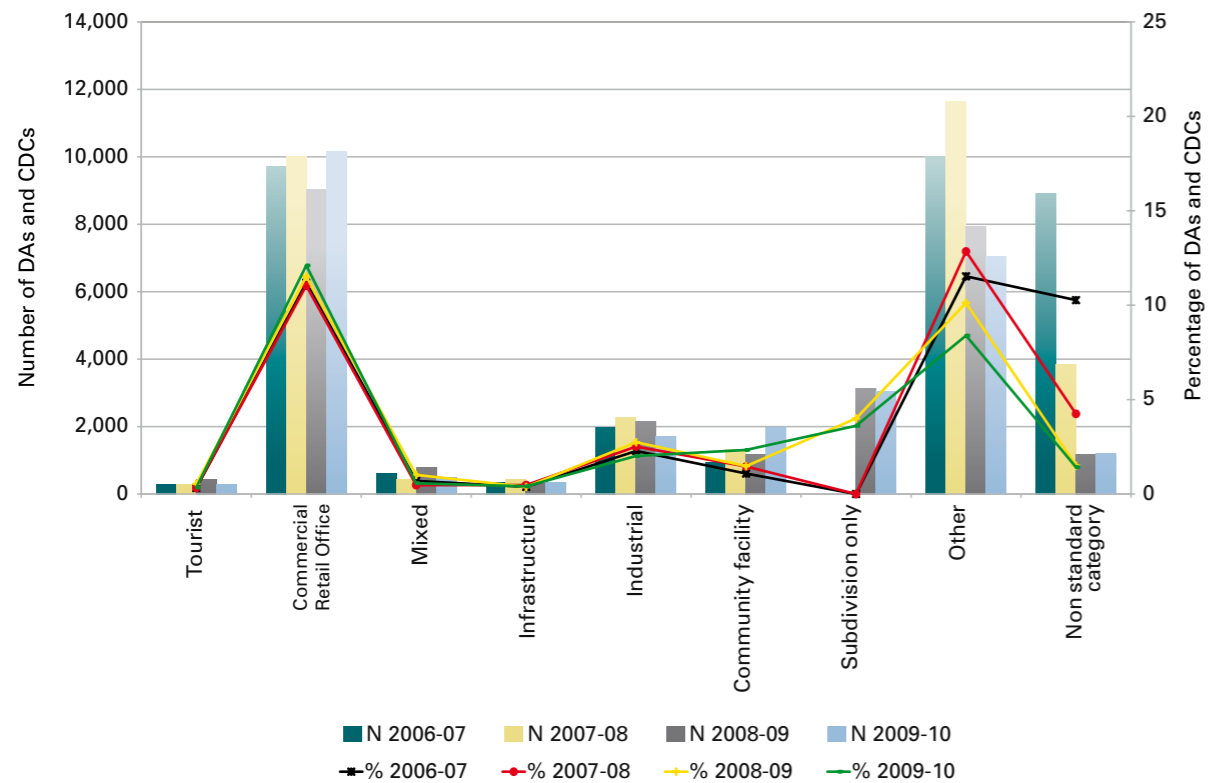


The number of new secondary dwelling approvals increased from 1,254 to 1,511 between 2008-09 and 2009-10, an increase of 20%. This development type however still comprises only 2% of all development types.

One of the intentions of *State Environmental Planning Policy (Affordable Rental Housing) 2009* is to increase the ease with which secondary dwellings, or "granny flats", can be approved. The SEPP came into effect in July 2009. The Department has collected six months' data on determinations under the SEPP (from January to June 2010).

At this early stage of monitoring, certain local government areas dominate the list of councils where new secondary dwellings are being determined under the SEPP. In particular, these council areas tend to be where the Local Environmental Plan does not generally allow this type of development. The Department will continue to monitor uptake of secondary dwellings and other housing types under the SEPP.

Figure 4: Non-residential development types - number and % approved (DAs and CDCs)



Note: The 'subdivision only' development category was introduced into the data collection from 2008-09. 'Subdivision only' would have been classified with 'other' in 2006-07.

Commercial / retail / office development activity comprised 12% of all development approvals and increased by 12% between 2008-09 and 2009-10 (from 9,045 to 10,155 approvals).

ASSESSMENT ACTIVITY

Assessment activity refers to determined developments and measures development processing. It includes both approved and refused development. It is particularly relevant for examining how development is being processed (eg. merit assessment versus code assessment) and determination time (see Chapter 3).

	2006-07	2007-08	2008-09	2009-10
Merit assessment (DA)	86,287	82,404	71,638	71,550
Modification DA (s96)	14,387	15,313	14,975	15,003
Code assessment (CDC)	11,241	10,619	9,194	14,315
CDC as % of (DA+CDC)	12	11	11	17
Total determinations	111,915	108,336	95,807	100,868

The effects of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* seem to be evident in the jump in complying development determinations.

Complying development increased as a proportion of development (DAs and CDCs, excluding s96 modifications) from 11% in 2007-08 and 2008-09 to 17% in 2009-10.

The Codes SEPP came into effect in February 2009 for eligible residential new single and two storey houses, and for alterations and additions to these developments. It creates a maximum 10-day determination for these applications. To be approved as complying development, the development must meet pre-set standards. From September 2009, the Codes SEPP also covered commercial and industrial development allowing fast track approval for low-impact developments such as change of use and internal fit outs.



The 2008-09 Local Development Performance Monitoring report covered only four months of the SEPP's operation for residential development. During that time it was likely that major residential developers (such as project home builders) were still adapting their residential designs to the Code.

The 2009-10 report therefore provides the first chance to view more detailed data.

Table 2-4: Total number of DAs determined in NSW by type 2009-10 compared to 2008-09

Development Type	Number of DAs Determined in 2008-09	% of total DAs determined	Number of DAs Determined 2009-10	% of total DAs determined
Residential - Alterations and additions	28,981	40.5	28,917	40.4
Residential - Single new dwelling	13,342	18.6	15,440	21.6
Residential - New second occupancy	1,365	1.9	1,521	2.1
Residential - New multi unit	1,074	1.5	981	1.4
Residential - Seniors Living	171	0.2	103	0.1
Residential - Other	1,907	2.7	2,604	3.6
Tourist	419	0.6	306	0.4
Commercial / retail / office	8,549	11.9	7,847	11
Mixed	829	1.2	480	0.7
Infrastructure	295	0.4	266	0.4
Industrial	2,236	3.1	1,714	2.4
Community facility	1,157	1.6	1,176	1.6
Subdivision only	3,273	4.6	3,149	4.4
Other	7,667	10.7	6,331	8.8
Non standard category	373	0.5	715	1

Notes: Non standard category means not enough information was supplied to identify the correct development category (including where there was no development description). Non standard category is different from 'other'. 'Other' means a development type apart from the Department's six residential development types and seven non residential development types eg. 'demolition only' falls into 'other', whereas 'dwelling' is counted in the non standard category.

Overall the distribution of merit-based development assessment amongst the different development types changed very little between 2008-09 and 2009-10 (see **Table 2-4**). On the other hand, the distribution of complying development amongst the various development types has broadened significantly beyond residential development (see **Table 2-5**). The most common development types for complying development in 2009-10 were: residential alterations and additions (44.6% of CDCs); commercial / retail / office (18.3%); residential single new dwellings (13.3%) and community facilities (5.7%). In 2008-09, 72.9% of CDCs were for residential development.



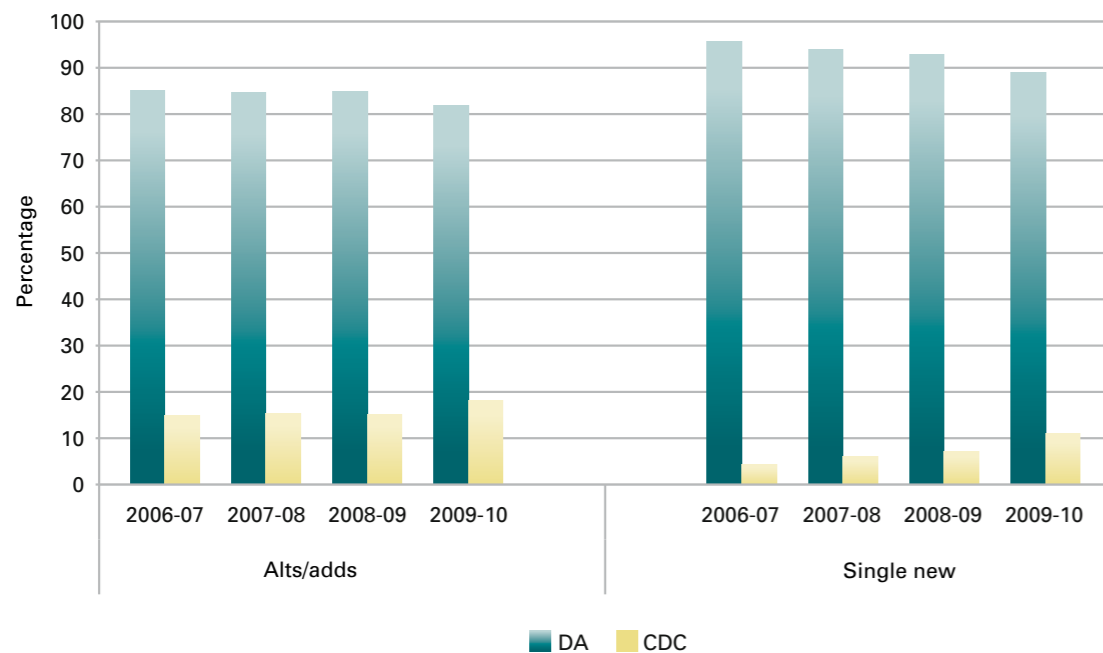
Table 2-5: CDCs determined in NSW by development type 2009-10 and 2008-09

Development Type	Number of CDCs determined in 2008-09	As % of total CDCs determined	Number of CDCs determined in 2009-10	As % of total CDCs determined
Residential - Alterations and additions	5,165	56.2	6,385	44.6
Residential - Single new dwelling	1,042	11.3	1,905	13.3
Residential - New second occupancy	1	0	87	0.6
Residential - New multi unit	10	0.1	27	0.2
Residential - Seniors Living	2	0	5	0
Residential - Other	483	5.3	736	5.1
Tourist	20	0.2	3	0
Commercial / retail / office	805	8.8	2,618	18.3
Mixed	29	0.3	31	0.2
Infrastructure	15	0.2	84	0.6
Industrial	48	0.5	69	0.5
Community facility	51	0.6	814	5.7
Subdivision only	71	0.8	68	0.5
Other	623	6.8	989	6.9
Non standard category	829	9	494	3.5

For explanation of 'other' and 'non standard category', see notes with Table 2-4.

Figure 5 shows small but steady trends towards more residential alterations and additions and single new dwellings being determined as complying development. In 2009-10, 18.1% of residential alterations and additions were determined as complying development compared with 15.1% in 2008-09. In 2009-10, 11% of single new dwellings were determined as complying development compared with 7.2% in 2008-09.

Figure 5: Assessment path for single new dwellings and residential alterations and additions



There was a significant jump in the proportion of all commercial / retail / office development (DAs and CDCs) determined as complying development from 9% in 2008-09 to 25% in 2009-10 (**Table 2.6**). This jump is likely to be due to the introduction of the Commercial Code in September 2009.

Community facility developments determined as complying increased from 4% of all community facility developments in 2008-09 to 41% in 2009-10.

The increase in community facilities determined as complying development may be partly due to school refurbishments funded by Federal Nation Building programs. Some of these developments can be undertaken as complying development under *State Environmental Planning Policy (Infrastructure) 2007*, which was amended in February 2009 to ensure that more school refurbishments could be approved quickly¹.

The proportion of infrastructure developments determined as complying development under *State Environmental Planning Policy (Infrastructure) 2007*, also grew significantly from 5% of all infrastructure developments in 2008-09 to 24% in 2009-10.

¹ The LDPM program groups educational establishments under community facility. This is a non statutory grouping used only for the purposes of this statistical report.

Table 2-6: CDCs determined as percentage of all determinations (DA+CDC) by development type 2009-10 compared with 2008-09

Code	Category of development	2008-09	2009-10
1	Residential - Alterations and additions	15	18
2	Residential - Single new dwelling	7	11
3	Residential - New second occupancy	0	5
4	Residential - New multi unit	1	3
5	Residential - Seniors Living	1	5
6	Residential - Other	20	22
7	Tourist	5	1
8	Commercial / retail / office	9	25
9	Mixed	3	6
10	Infrastructure	5	24
11	Industrial	2	4
12	Community facility	4	41
13	Subdivision only	2	2
14	Other	8	14
15	Non standard category	69	41

For explanation of 'other' and 'non standard category', see notes with Table 2-4.

Table 2-7: CDC determinations by planning instrument

Level of determination	Number of CDCs	% SEPP	% Council planning instrument	Number of councils
Council staff	5,025	26	74	121
Councillors	36	14	86	6
Other	2	50	50	2
Private certifier (CDCs only)	6,196	55	45	87
Total	11,259	42	58	124

Notes:

The number of CDCs in this table is not the total number of CDCs for 2009-10. It only includes CDCs determined under the Codes SEPP or council planning instrument.

Percentages are only for CDCs recorded as being determined under the Codes SEPP or a council planning instrument (this should not include CDCs determined under other SEPPs eg. Infrastructure SEPP). A total of twenty eight councils were excluded from this analysis on this basis or because they provided partial information or estimates only of CDCs determined under Codes SEPP or council planning instrument. Notes on councils where data was unavailable and councils that provided partial or estimated data are at Source Table 2-16 at the end of this report.

Under the current Codes SEPP the applicant can choose to use the Codes SEPP or the council planning instrument. The provisions in council planning instruments will vary between council areas.

There are some gaps in data (see Source Table 2-16), however based on available data, 42% of CDCs were issued under the Codes SEPP and 58% of CDCs were determined under council planning instruments in 2009-10. Where councils only provided partial information on Codes SEPP take-up, their data were omitted from the final analysis.

It appears that the Codes SEPP has been more widely used when private certifiers determine the CDC than when council certifiers determine the CDC. Table 2-7 shows that the proportion of privately certified CDCs under the Codes SEPP was 55% compared with 26% under the Codes SEPP for CDCs determined by council staff. However, some councils could not state whether the CDC was issued under the council planning instrument or the Codes SEPP, particularly for CDCs issued by private certifiers.

Table 2-7 shows that the vast majority of complying development (74%) determined by council staff was assessed under council planning instruments rather than the Codes SEPP.

Table 2-8 concerns complying development and summarises the proportion of CDCs determined under the Codes SEPP for development types which may be complying development under the Codes SEPP.²

Of these types, most CDCs were determined for residential alterations and additions (5,376) followed by single new dwellings (1,733). Most residential alterations and additions (66%) and single new dwellings (71%) were determined under council planning controls. These development types have more traditionally been covered under council planning instruments.

The current Codes for residential development apply to houses of one or two storeys on lot sizes of 450m² or greater. As noted in the *Introduction*, it is intended that smaller lots will be covered by new Codes from February 2011.

The Codes SEPP has extended the opportunities to undertake minor commercial and industrial development (such as change of use and fit outs) as complying development. These development types had more take up under the Codes SEPP than under council planning controls. Fifty five percent (55%) of industrial complying development was determined under the Codes SEPP for 2009-10. For commercial / retail / office development it was 61% compared with 39% under council planning controls.

Table 2-8: CDC determinations by category of development and planning instrument

Category of development	Number of CDCs	% SEPP	% Council planning instrument	Councils
Residential - Alterations and additions	5,376	34	66	112
Residential - Single new dwellings	1,733	29	71	95
Commercial/retail/office	1,480	61	39	72
Industrial	65	55	45	29
Other (not included above)	2,605	55	45	116
All categories	11,259	42	58	124

See notes with Table 2-7 above.

²Other includes categories other than residential alterations and additions, single new dwellings, commercial / retail / office, industrial; and CDCs where the development category was not supplied or could not be classified because information was inadequate.

2. These are approximations of the development types under the Codes SEPP. The local development performance monitoring development categories of "residential alterations and additions", "residential single new dwelling", "commercial / retail / office" and "industrial" are broader than the development types to which the Codes SEPP applies. For instance, only alterations and additions to single new one and two storey dwellings can qualify for assessment under the Codes SEPP while "residential alterations and additions" covers all residential development types in the local development performance monitoring data definitions.

2.2 Regional Trends

Table 2-9: Regional development approvals (DA and CDC)

Region	Number 2009-10	Value 2009-10	Total value of approvals as % of State	Number s96 approved 2009-10	Number 2008-09	Value 2008-09
Sydney	42,346	\$11.9b	63.8	8,854	38,858	\$13.1b
Hunter	10,397	\$1.7b	9.2	1,481	9,547	\$1.5b
Western	8,114	\$1.2b	6.5	582	7,665	\$1.1b
North Coast	8,066	\$1.3b	6.9	1,289	8,112	\$1.3b
Southern	7,703	\$1.6b	8.4	1,515	7,380	\$1.5b
Murray/Murrumbidgee	7,266	\$962.4m	5.2	876	6,938	\$999.2m
Total	83,892	\$18.6b	100	14,597	78,500	\$19.4b

Table 2-9 shows the proportion of development activity (approvals) across the six regions of NSW. Sydney was clearly the region with the highest proportion of development approvals, with 50% of development approvals occurring in the region. The Hunter and Western region followed with 12% and 10% of statewide approvals respectively.

It should be noted that major developments determined by the State Government are not included in the above figures.

The number of development approvals increased across all regions except the North Coast from the previous year. This indicates a recovery of the NSW economy following the noticeable decrease in development from 2007-08 to 2008-09.

The Sydney and Hunter regions recorded the greatest increase in the number of developments approved per region, both increasing by 9% compared with 2008-09.

The decline in total value of development approvals statewide between 2008-09 and 2009-10 was largely due to the decrease in development value in the Sydney Region of \$1.2 billion. Development values were stable or increased for all other regions apart from Murray/Murrumbidgee (decreased \$36.8 million).

All DA and CDC determinations (approvals and refusals) for each region are shown in Figures 6 and 7.

Figure 6: Number of DAs determined by region

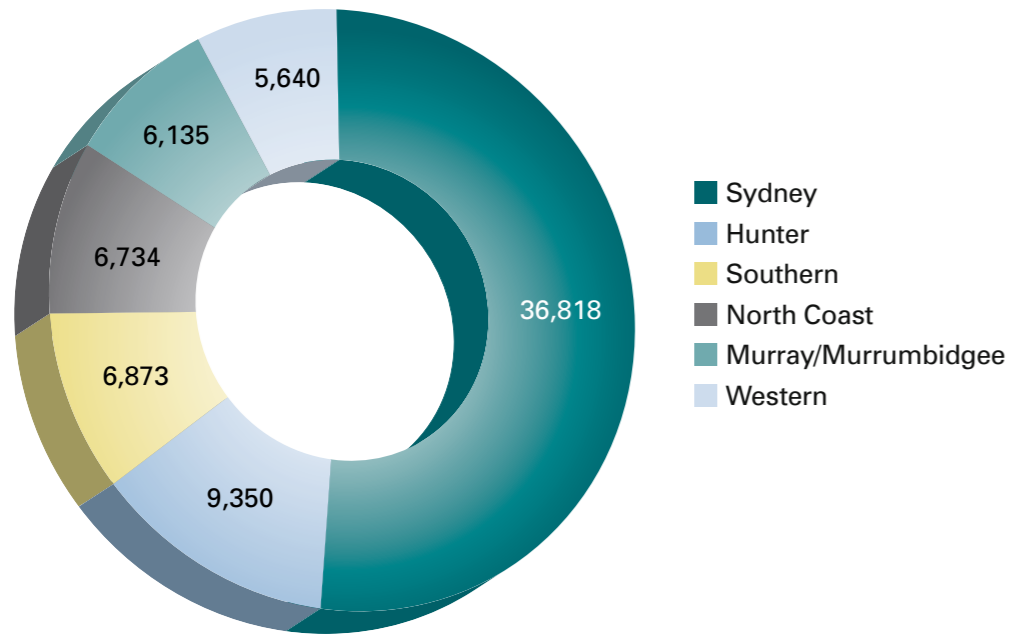
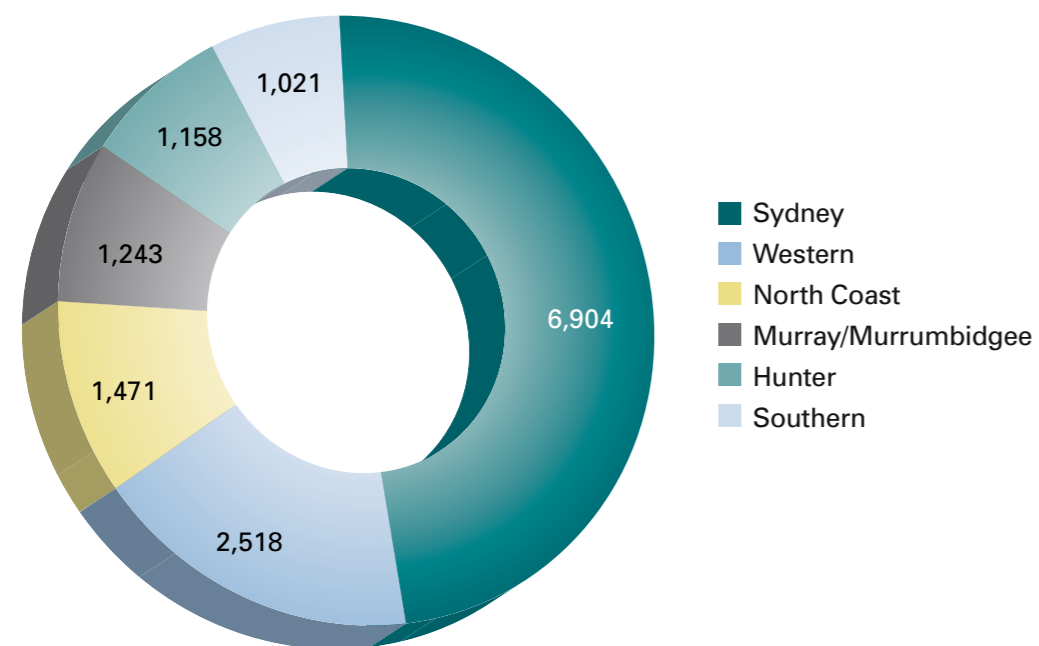


Figure 7: Number of CDCs determined by region



2.3 Council Trends

DEVELOPMENT ACTIVITY

Figure 8: Highest number of approvals (DAs and CDCs) by Local Government Area

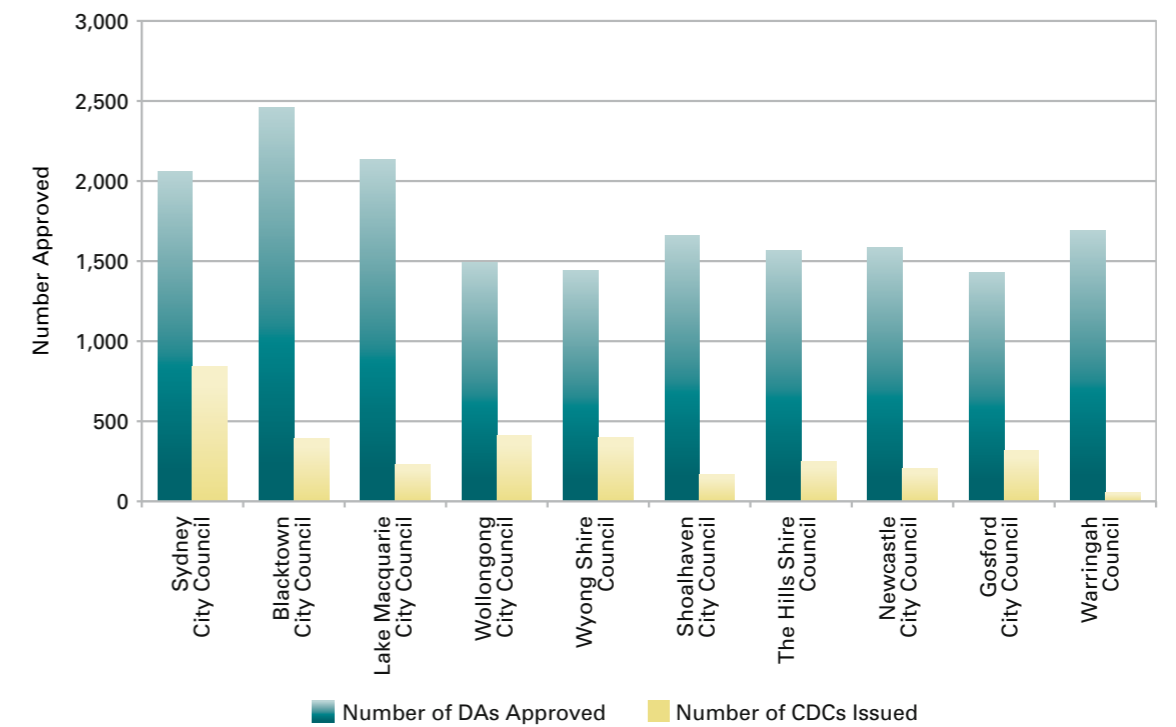
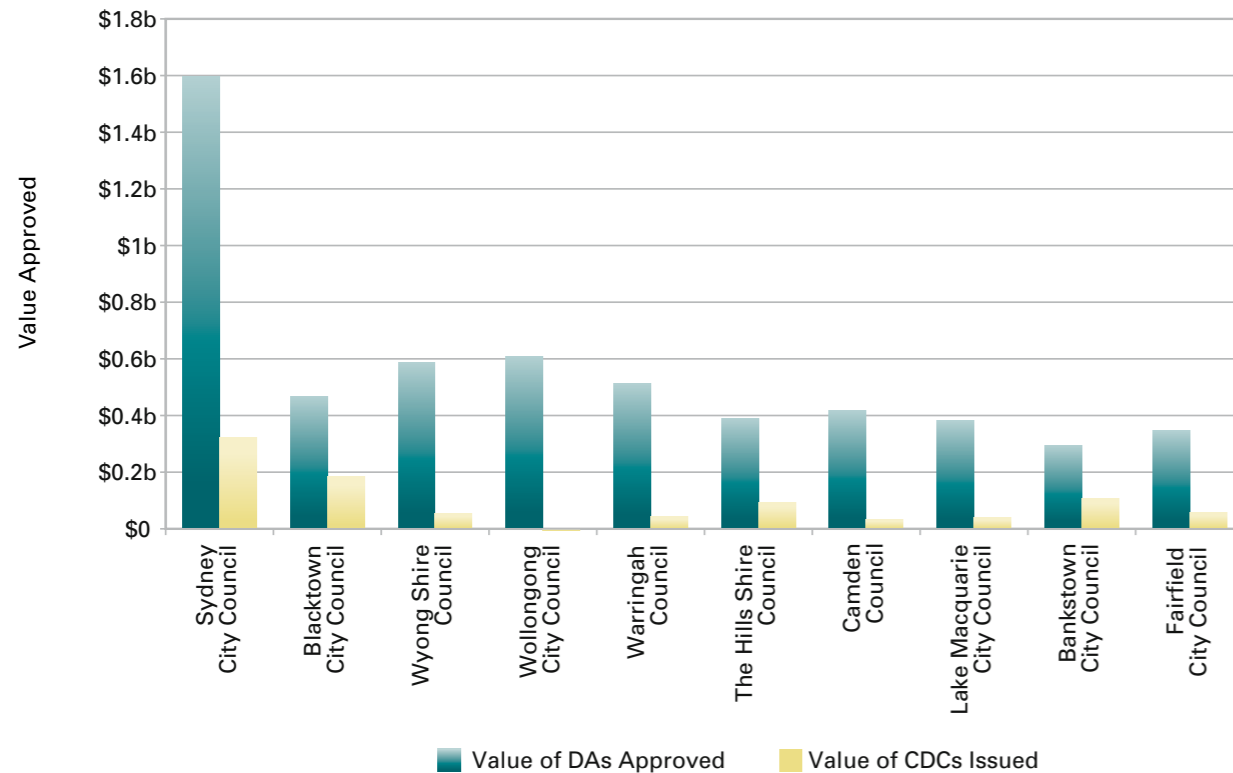


Figure 8 shows ten council areas with the highest levels of development activity (approvals) in 2009-10. Major cities, regional centres and growth areas feature in the list including Sydney City Council, Blacktown City Council, Lake Macquarie City Council and Wollongong City Council.

Figure 9: Highest value of approvals (DAs and CDCs) by Local Government Area



Note: Wollongong Council could not provide information on the estimated construction value of 393 CDCs issued by private certifiers

Sydney Council also had the highest total value of development (\$1.9 billion) which is more than \$1 billion higher than the council with the next highest value of approvals (Blacktown City Council \$655 million) (Figure 9).

ASSESSMENT ACTIVITY

In 2009-10, six councils had over 50% of their determinations processed as complying development.

Table 2-10: Local Government Areas with Over 50% CDCs Compared to Total Determinations

Local Government Area	Number of CDCs Determined	Number of DAs Determined	% of determinations (DAs + CDCs)
Conargo Shire Council	15	7	68
Coolamon Shire Council	64	33	66
Port Macquarie-Hastings Council	704	511	58
Junee Shire Council	68	58	54
Lachlan Shire Council	44	40	52
Uralla Shire Council	81	77	51

Note: This table includes CDCs determined by councils and private certifiers.

Table 2-10 and Table 2-11 show the councils which reported to have over 50% CDCs (Table 2-10) and over 20% CDCs (Table 2-11) of the total determinations in 2009-10. Table 2.10 highlights a number of regional councils as having a high proportion of CDCs in relation to total development. It is important to note that these regional councils have only a small number of total determinations.

Regional areas such as Tamworth Regional Council, Orange City Council and Armidale Dumaresq Council recorded over 40% of total development as complying development for 2009-10.

Sydney City Council, Port Macquarie-Hastings Council and Sutherland Shire Council had the highest numbers of determined complying development certificates in 2009-10.



Table 2-11: Local Government Areas with 20% or more CDCs compared to DAs+CDCs

Council	Number of DAs determined	Number of CDCs determined	CDCs as % of DAs+CDCs
Conargo Shire Council	7	15	68
Coolamon Shire Council	33	64	66
Port Macquarie-Hastings Council	511	704	58
Junee Shire Council	58	68	54
Lachlan Shire Council	40	44	52
Uralla Shire Council	77	81	51
Walgett Shire Council	41	37	47
Tamworth Regional Council	553	442	44
Liverpool Plains Shire Council	76	59	44
Parkes Shire Council	128	98	43
Coonamble Shire Council	29	22	43
Berrigan Shire Council	106	77	42
Orange City Council	427	306	42
Armidale Dumaresq Council	221	155	41
Cootamundra Shire Council	99	65	40
Narromine Shire Council	58	38	40
Warrumbungle Shire Council	83	51	38
Cobar Shire Council	37	22	37
Mid-Western Regional Council	332	196	37
Ryde City Council	678	367	35
Deniliquin Council	78	41	34
Guyra Shire Council	60	31	34
Inverell Shire Council	227	113	33
Shellharbour City Council	491	237	33
Nambucca Shire Council	213	99	32
Carrathool Shire Council	22	10	31
Glen Innes Severn Shire Council	130	58	31
Cowra Shire Council	122	52	30
Weddin Shire Council	43	18	30
Narrabri Shire Council	101	42	29
Albury City Council	720	295	29
Gwydir Shire Council	57	23	29
Bourke Shire Council	35	14	29
Bogan Shire Council	20	8	29
Hay Shire Council	45	18	29
Sydney City Council	2,172	844	28
Sutherland Shire Council	1,281	492	28
Dubbo City Council	574	220	28
Greater Hume Shire Council	177	65	27
Murrumbidgee Shire Council	30	11	27
Wakool Shire Council	78	28	26
Cabonne Shire Council	182	65	26
Bathurst Regional Council	572	204	26

Table 2-11: Local Government Areas with 20% or more CDCs compared to DAs+CDCs

Council	Number of DAs determined	Number of CDCs determined	CDCs as % of DAs+CDCs
Kempsey Shire Council	329	115	26
Strathfield Municipal Council	179	62	26
Jerilderie Shire Council	18	6	25
Campbelltown City Council	757	249	25
Wellington Council	74	24	24
Tenterfield Shire Council	99	31	24
Randwick City Council	833	259	24
Tweed Shire Council	815	250	23
Wagga Wagga City Council	800	236	23
Ku-ring-gai Council	877	255	23
Gloucester Shire Council	126	35	22
Wyong Shire Council	1,456	401	22
Wollongong City Council	1,582	411	21
Parramatta City Council	881	228	21

Note: This table includes CDCs determined by councils and private certifiers.

Table 2-12 shows the ten councils in NSW with the highest number of CDCs determined overall. These councils are mostly metropolitan councils experiencing high growth rates.

Table 2-12: Ten councils with the highest number of CDCs determined

Council	Number of CDC determined	% Alts and Adds	% Single	% Commercial	% Non standard category
Sydney City Council	844	1	0	99	0
Port Macquarie-Hastings Council	704	62	36	2	0
Sutherland Shire Council	492	56	7	10	0
Tamworth Regional Council	442	55	33	2	0
Wollongong City Council	411	3	0	0	96
Wyong Shire Council	401	74	2	14	0
Blacktown City Council	398	2	3	51	0
Ryde City Council	367	29	4	61	0
Gosford City Council	318	67	1	17	0
Hornsby Shire Council	311	52	16	13	0

Note: Wollongong Council could not provide information on development types for CDCs issued by private certifiers. This accounts for the high percentage of non standard category for this council area.

Of the council areas shown in **Table 2-12**, those with the most CDCs determined under the Codes SEPP were Hornsby (95% of CDCs under Codes SEPP), Blacktown (82%) and Wollongong (55%).

Source Data Tables 2-13 to 2-16 at the end of this report show more detail on development approvals and determinations.

LOCAL DEVELOPMENT ASSESSMENT – OVERALL DETERMINATION TIMES

Local Development Determination Times

2009-10	Development Applications and s96 Applications	2008-09
67	days on average were taken to process a DA	74
10	councils had an average DA gross determination time in excess of 100 days	21
58	councils had an average DA gross determination time of 50 days or less	56
52	days on average were taken to process s96 applications	53

Local Development Determination Times

2009-10	Complying Development Certificates (CDCs)	2008-09
14	days on average were taken by councils to process CDCs (based on 133 Councils)	12
51	councils had an average gross determination time for CDCs of 10 days or less	60

Some Useful Terms

Gross determination time	full length of the development assessment process (applies to DAs and CDCs)
Net determination time	the gross time minus referral and stop-the-clock time (only applies to DAs, not CDCs). It is possible for stop-the-clock time to occur concurrently with referral time for a development application. In these cases, days may be double counted and net time may be less than the actual time taken by council to determine the DA.
Mean determination time	the mean (or average) of a set of data values is the sum of all of the data values divided by the number of data values.
Median determination time	the median of a set of data values is the middle value of the data set when it has been ordered. If the number of values in the data set is even, then the median is the average of the two middle values. The median value is an alternative to analysing the mean which may be skewed by a relatively small number of high or low values in a data set.
Referral time	the time taken by State agencies to either grant concurrent consent (some DAs require council and agency consent) or to provide advice to council on a development proposal. Only applies to DAs, not CDCs.
'Stop-the-clock' (STC)	the time taken by applicants to respond to requests by councils or agencies for further information on a DA. Only applies to DAs, not CDCs.

Refer to Appendix 2 for more information on how determination times were calculated.

3.1 Statewide Trends

TOTAL DETERMINATION TIMES

Major planning reforms during 2009-10 required councils to understand and implement new planning legislation. Councils not only managed to implement the reforms but also improved their determination times for DAs.

The average time for DAs to be processed dropped by 7 days and the number of councils with average DA determination times exceeding 100 days more than halved – from 21 councils in 2008-09 to 10 councils in 2009-10.

Some councils in the past year have reviewed and updated their assessment practices and made a consistent effort to determine outstanding applications. The results can be seen in the lower determination times for 2009-10.

In 2009-10, councils achieved significant improvements in development times with a 9% reduction in mean gross determination times. The average determination time fell from 74 days in 2008-09 to 67 days in 2009-10 (**Table 3-1**).

Table 3-1: DA Determination Times (Days)

	2009-10	2008-09
Mean gross determination times DAs only	67	74

There were significant improvements in processing time by some councils, and fewer councils reported extreme times.

Table 3-2: Number of Councils with mean gross DA determination time over 100 days

Financial Year	2009-10	2008-09	2007-08	2006-07
Number of Councils	10	21	28	29

Table 3-2 shows that ten councils (7% of all councils) had mean gross determination times for DAs over 100 days in 2009-10. This compares with 21 councils in 2008-09 (14% of councils). Each of the last four years has seen fewer councils with mean gross DA determination times over 100 days.

Also, fewer councils had mean gross determination times over 100 days for DAs valued at less than \$100,000 – 4 councils in 2009-10 compared with 11 councils in 2008-09 (**Table 3-3**).

Table 3-3: Number of councils with mean gross DA determination time over 100 days for applications valued <\$100,000

Financial Year	2009-10	2008-09	2007-08	2006-07
Number of Councils	4	11	14	11

There was little change in the proportion of councils that achieved mean gross determination times for DAs of 50 days or less. This was 37% in 2008-09 and 38% in 2009-10, or 58 councils in 2009-10 (**Table 3-4**). The number of councils meeting these criteria has been fairly stable since 2006-07.

Table 3-4: Number of councils with mean gross DA determination time 50 days or less

Financial Year	2009-10	2008-09	2007-08	2006-07
Number of Councils	58	56	52	58

Gross time is important because it measures the total time as experienced by the applicant between lodging an application and receiving the final decision. Net time attempts to measure the part of the overall (gross) time for which councils were responsible.

Both net and gross times are examined to assess the service provided to applicants and to understand the factors affecting processing time, including the time taken by applicants to submit further information and the time taken by State agencies to assess referred DAs. Only by understanding all components of the process can planning reforms be properly targeted to improve overall assessment times.

Table 3-5: Statewide DA Net Determination Times (Days)

Determination Times	2009-10	2008-09
Mean net determination times DAs only	43	45
Median net days DA determined	29	29
Mean gross days - all DAs determined	67	74
Effect of stop-the-clock		
Mean gross determination time - only DAs with STC	105	116
Mean gross determination time - only DAs without STC	44	46
Mean stop days - only DAs with STC	58	64
Effect of referrals		
Mean gross determination time - only DAs with referrals	109	130
Mean gross determination time - only DAs without referrals	62	67
Mean referral days - only DAs with referrals	43	54

Table 3-5 shows a mean net determination time for DAs of 43 days, much higher than the median net time (29 days). This indicates that most DAs are determined in less than 43 days. Mean net determination times for DAs were very similar for 2008-09 and 2009-10 – 45 days for 2008-09 compared with 43 days for 2009-10.

The differences between mean gross and mean net times indicate the significant impacts of stop-the-clock (STC) and referrals on processing times.

Table 3-5 also shows the effect of STC events and referrals in more detail. The mean gross determination time for DAs with STC was 105 days compared to 44 days for a DA with no STC event, a 61 day difference. In 2009-10, 37% of DAs had STC. The high percentage of DAs with STC events and the 61 days average time difference, indicates the impact of sub-standard and non-complying DA submissions on processing times. Similarly, DAs which were referred to State agencies had higher average determination times (109 days) compared with DAs without any referral (62 days). Referrals applied to 11% of DAs in 2009-10. Stop-the-clock and referral issues are discussed in more detail in Chapter 4.

Median determination times were much lower than mean determination times.

As in 2008-09, more than half of all NSW councils (62.5%) had a median gross determination time for DAs of 40 days or less (see Source **Table 3-30**). In 2009-10, 83% of councils achieved median net determination times of 40 days or less compared with 82% in 2008-09.

Figure 10 shows a significant 'tail' of DAs that took much longer to process and contributed to the much higher mean gross times compared with median gross times.

Figure 10: Number of DAs by assessment time

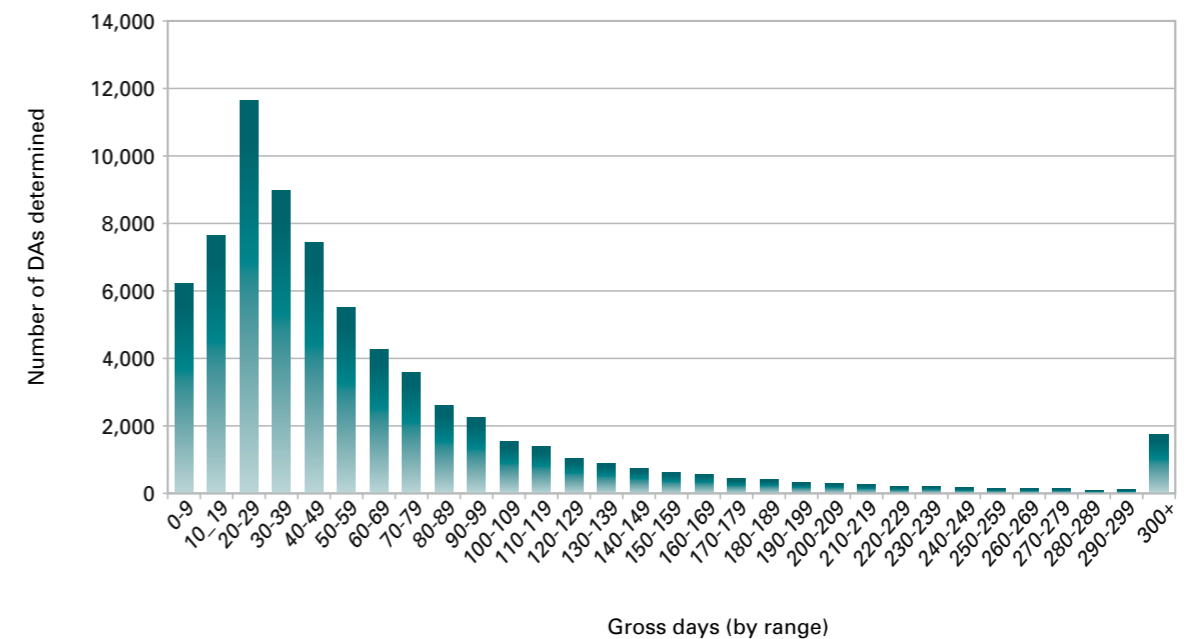


Table 3-6 shows that the median gross determination time for DAs was very similar for 2009-10 and 2008-09 – 41 days and 42 days respectively and the median net determination time was unchanged.

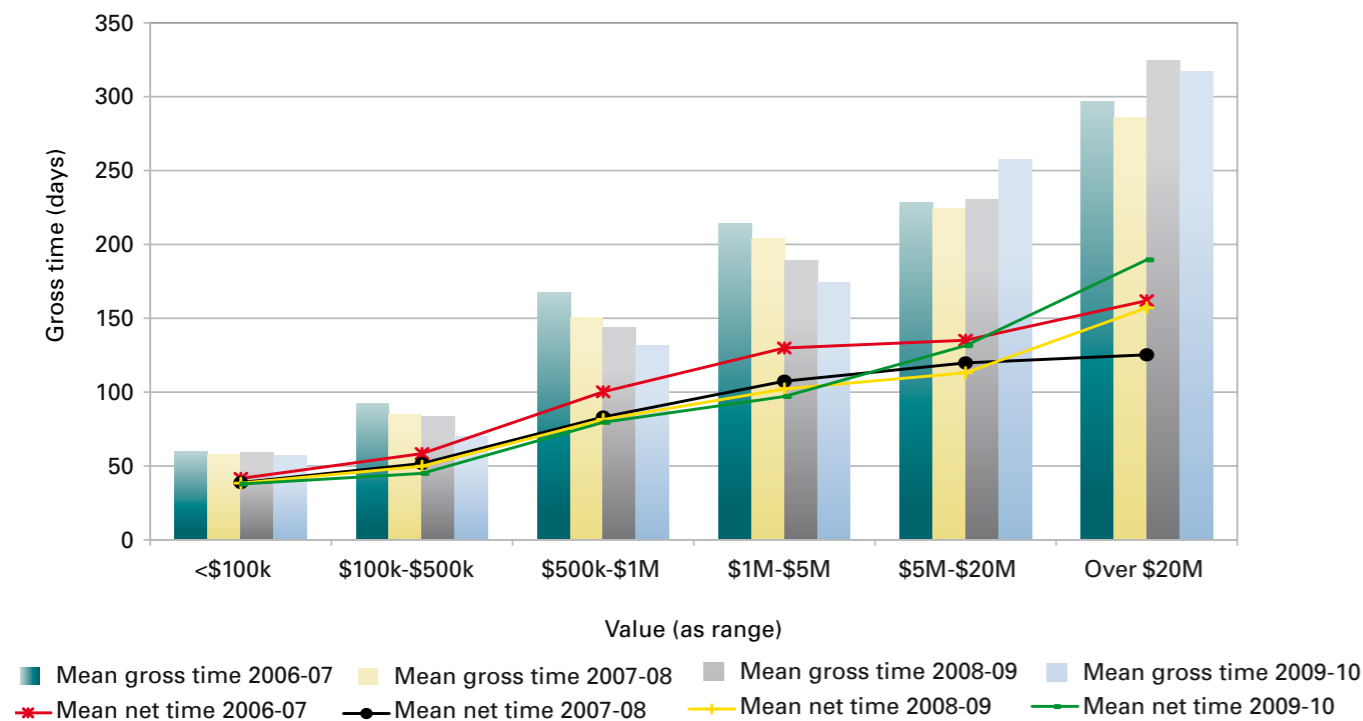
Table 3-6: DA Median Determination Times (Days)		
	2009-10	2008-09
Median gross determination times DAs only	41	42
Median net determination times DAs only	29	29

The median net time was the same for both 2009-10 and 2008-09 – 29 days.

DETERMINATION TIMES BY VALUE AND DEVELOPMENT TYPE

Figure 11 shows that mean gross determination times for DAs increase with the value of developments. Over the past four years, determination times have been decreasing for all development value groups under \$5 million. The greatest improvements over this period were for developments valued from \$500K to \$1 million and from \$1 million to \$5 million.

Figure 11: DA Determination times by value 2006-07 to 2009-10



As stated in Chapter 2, 98% of approved DAs and 95% of CDCs were valued at under \$1 million in 2009-10. The mean gross determination time for developments of under \$1 million in value dropped from 70 to 64 days between 2008-09 and 2009-10 (**Table 3-7**). The median gross DA determination time for developments of this value fell from 42 to 40 days.

Table 3-7: Statewide DA mean determination times (days) by value 2009-10 and 2008-09								
Value	Gross determination time		Net determination time		Stop-the-clock time		Referral time	
	2009-10	2008-09	2009-10	2008-09	2009-10	2008-09	2009-10	2008-09
\$0 Value	85	92	47	50	10	107	59	89
Under \$100K	57	60	38	39	55	57	39	52
\$100K-under \$500K	70	83	45	50	52	62	39	45
\$500K-under \$1m	132	144	80	81	83	92	63	67
Under \$1m	64	70	41	44	55	61	40	50
\$1m-under \$5m	174	189	97	102	107	120	76	89
\$5m-under \$20m	257	230	131	113	171	157	104	106
\$5m-under \$100m	268	245	142	120	169	162	99	113
\$20m+	317	324	190	157	167	188	83	137
\$30m+	357	370	209	178	194	221	77	146
\$50m+	381	384	261	195	192	220	67	143

Notes: Mean stop-the-clock (STC) times are averages of STC time reported by councils only for DAs where STC occurred. Mean referral times are averages of referral time only for DAs where referral occurred. Since gross and net determination times in the table above are averages for all DAs, average STC and referral times cannot be deducted from the gross time to obtain the net times shown in the above table.

Determination times continue to be high for the higher value developments. Since 2006-07, mean gross determination times have increased for developments valued at \$5-\$20 million to over 250 days in 2009-10, and for developments valued over \$20 million to over 300 days in 2009-10.

Many developments valued over \$5 million to under \$100 million will be required to be referred to a Joint Regional Planning Panel in the future because of their high estimated construction value. However, this only applies to DAs lodged after 1 July 2009. Many DAs determined during 2009-10 were lodged before 1 July 2009 and so were not considered by a Regional Panel.

Table 3-8: Statewide DA median determination times (days) by value 2009-10 and 2008-09

Value	Gross determination time		Net determination time		Stop-the-clock time		Referral time	
	2009-10	2008-09	2009-10	2008-09	2009-10	2008-09	2009-10	2008-09
\$0 Value	40	42	27	26	41	41	33	45
Under \$100K	35	35	27	26	25	25	24	26
\$100K-under \$500K	48	55	32	35	30	34	23	25
\$500K-under \$1m	90	104	55	61	45	53	34	36
Under \$1m	40	42	29	29	28	29	24	26
\$1m-under \$5m	127	146	65	75	70	71	43	54
\$5m-under \$20m	187	169	81	76	105	103	55	70
\$5m-under \$100m	193	179	94	78	105	106	55	77
\$20m+	229	244	118	99	109	139	58	110
\$30m+	278	259	101	119	120	159	60	113
\$50m+	316	259	98	119	200	110	41	124

Notes: Median STC times are only for DAs where STC occurred.
Median referral times are only for DAs where referral occurred.

Table 3-9 shows the gross determination time regardless of assessment process (ie. DA and CDC times are combined) for certain development categories where CDCs are more prevalent. Improvements in mean gross determination time were made in all of these categories. Notably, it took 12 days less on average for a single new dwelling determination in 2009-10 (59 days) compared with 2008-09 (71 days).

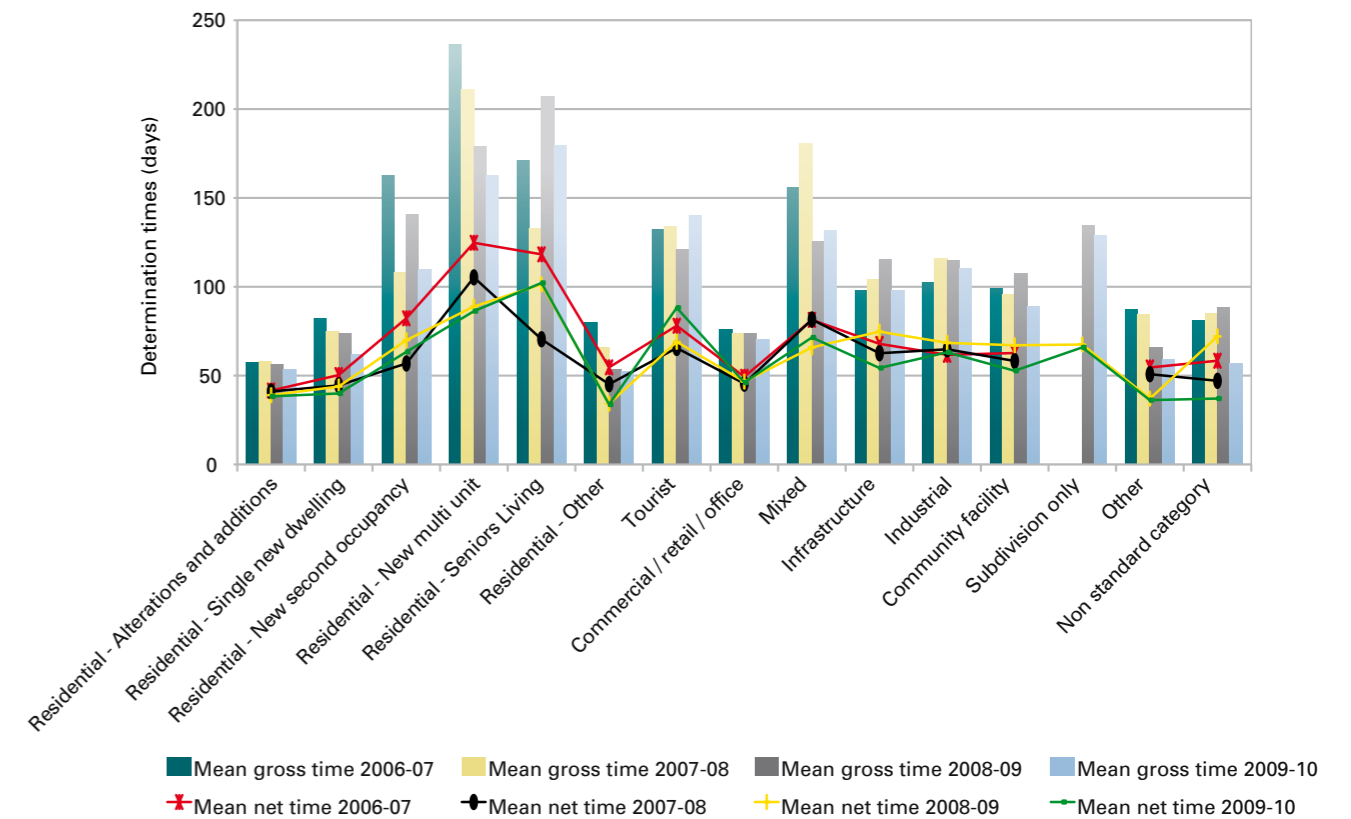
Table 3-9: DA and CDC Mean Gross Determination Times (Days) by development category

Code	Category of development	2009-10	2008-09
1	Residential - Alterations and additions	49	52
2	Residential - Single new dwelling	59	71
3	Residential - New second occupancy	108	141
8	Commercial / retail / office	68	73
11	Industrial	108	113
12	Community facility	83	105

Figure 12 and **Table 3-10** show the determination times when DAs are considered separately from CDCs. The lowest and the highest DA determination times for 2009-10 were both for residential development types. New single dwellings (62 days) and alterations and additions (53 days) were among the lowest times while seniors living (179 days) and multi-unit development (163 days) had the highest overall times.

Other developments such as new second occupancies, tourist, mixed use and industrial development, have had mean gross determination times of 100 days or more since 2006-07.

Figure 12: DA Determination times by development category 2006-07 to 2009-10



Note: The development category "subdivision only" was introduced in 2008-09

These results will continue to be monitored as the impacts of the complying development codes and other planning reforms are felt. It is expected that with more developments being determined as complying development, determination times for other developments will fall as council staff time is freed up to assess more complex developments.

Table 3-10: Statewide mean DA determination time by development category 2009-10

Category	Gross determination time	Net determination time	Stop the clock time	Referral time
1. Residential – Alterations and additions	53	38	41	31
2. Residential - Single new dwelling	62	40	47	36
3. Residential - New second occupancy	110	63	67	62
4. Residential - New multi unit	163	86	113	64
5. Residential – Seniors Living	179	102	155	89
6. Residential – Other	52	34	55	53
7. Tourist	140	88	94	66
8. Commercial / retail / office	70	46	57	51
9. Mixed	132	71	96	65
10. Infrastructure	98	54	80	61
11. Industrial	110	63	93	62
12. Community facility	89	53	79	49
13. Subdivision only	129	66	135	63
14. Other	59	36	79	41
15. Non standard category	57	37	135	72

Notes: Mean stop-the-clock (STC) times are averages of STC time only for DAs where STC occurred.

Mean referral times are averages of referral time only for DAs where referral occurred.

Not all councils classified their developments into the Department's development categories. Developments that could not be classified into a Department category were counted by the Department as "non standard category".

Since gross and net determination times in the table above are averages for all DAs, average STC and referral times cannot be deducted from the gross time to obtain the net times shown in the above table.

DA MODIFICATIONS (S96 APPLICATIONS)

Section 96 applications are applications to modify an existing DA approval (or consent). S96 applications can range from requiring substantial merit assessment to correcting minor errors in the approval. Most have a far lower processing time than standard DAs. Some (mostly country) councils did not determine any s96 applications.

Table 3-11 shows that the mean gross determination times for s96 applications have only slightly decreased – 52 days in 2009-10 compared with 53 days in 2008-9. Average determination times for s96 modifications have been falling since 2007-08.

Table 3-11: s96/DA mean gross determination times

Financial Year	2009-10	2008-09	2007-08	2006-07
Mean gross determination times s96 applications only	52	53	58	57
Mean gross determination times DAs + s96 applications	64	71	72	73

The EP&A Act classifies the type of modification application according to its significance, but requires that the development remains substantially the same.

The types of s96 modifications are: s96(1) minor error or misdescription; s96(1A) minimal environmental impact; and s96(2) other modification (significant environmental impact).

In 2009-10, the most common type of s96 application was the s96(1A) which usually involves minor changes to the development that result from detailed requirements of the construction certificate, unforeseen events during construction, and/or the applicant requesting minor changes to the development before the development is completed.

Table 3-12: s96 Categories

s96 Category	2009-10	% of total
s96(1A) - Minimal environmental impact	4,636	64.7
s96(2) - Other modification	1,437	20.1
s96(1) - Minor error/misdescription	975	13.6
Other s96	111	1.6

COMPLYING DEVELOPMENT CERTIFICATES

Complying development is low-impact development which can meet objective, pre-set development standards. Complying development applications should be determined within 10 days. Stop-the-clock and referrals are not possible with complying development applications.

Accredited private certifiers determined 58% of CDCs in 2009-10 compared to 44% of CDCs in 2008-09.

Table 3-13: CDCs determined by councils and private certifiers

	2009-10	2008-09
Number of CDCs determined	14,315	9,194
Percentage of CDCs determined by councils (%)	42	56
Percentage of CDCs determined by private certifiers (%)	58	44

The determination times for CDCs reported in 2008-09 and 2009-10 are only based on records of CDCs issued by councils due to missing lodgement and determination date information for CDCs issued by private certifiers.

Accredited (private) certifiers are required to send councils details of the complying development applications they determine including information on the date the application was lodged by the applicant, the date the application was determined and whether the CDC was issued under the Codes SEPP or under the local council's Exempt and Complying DCP. This information is for the public record and also assists councils to enforce development approvals.

It is clear from council records and advice that many accredited certifiers are not sending councils complete records despite their statutory obligation. In other cases, accredited certifiers are providing this information but some councils are not recording 'date lodged' and 'date determined' for these certificates. Accredited certifiers have been reminded of their obligations to provide this information. It is hoped that future reports can provide data on CDC determination times by accredited certifiers.

Despite the gaps in CDC determination time data, the data on determination times by councils for CDCs is very informative. Although the mean determination time for 2009-10 (14 days) was higher than the nominal ten-day period (**Table 3-14**), the median determination time for 2009-10 was 7 days (based on data from 133 councils). These figures are similar to last year's figures of 12 days and 6 days respectively.

Table 3-14: Mean determination time (days) for Council CDCs with valid dates		
Financial year	2009-10	2008-09
Mean determination time - council determined CDCs only	14	12

Table 3-15: Median determination time (days) for Council CDCs with valid dates		
Financial year	2009-10	2008-09
Median determination time - council determined CDCs only	7	6

Note: Determination times are only for records with valid dates. For full explanation of valid dates, see Appendix 2.

The *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP), which comprised the Exempt Development Code and the General Housing Code, commenced on 27 February 2009. On 7 September 2009, the SEPP was amended to include Codes for certain types of commercial and industrial development, internal housing alterations and new housing types in the General Exempt Development Code.

CDCs for 2009-10 could be lodged under either the Codes SEPP or a council development control plan. Anecdotal evidence suggests that councils tend to receive CDC applications that are not straightforward and this results in mean determination times slightly higher than the 10-day statutory time frame.

The 2009-10 period yielded the first full year of CDC data since the commencement of the Codes SEPP. **Tables 3-14** and **3-15** show that the median and mean determination times for councils are similar to the 2008-09 period.

CDC determination times by value

Determination times were substantially higher for developments valued from \$500K to under \$1 million (44 days mean determination time and 20 days median determination time), however this applied to only 65 CDCs in 2009-10 (**Table 3-16**).

3-16: Statewide CDC times by value 2009-10			
Value range	Mean determination time	Median determination time	Number of valid council CDC records
\$0 Value	26	7	199
Under \$100K	13	7	4,705
\$100k-under \$500K	14	7	1,045
\$500k-under \$1m	44	20	65
Under \$1M	13	7	5,815
\$1M and over	29	14	72

Note: Only CDCs determined by councils are included in this table due to invalid data / missing data on dates of lodgement or determination for CDCs determined by private certifiers.

CDC determination times by development type

Table 3-17 shows that mean and median determination times for the three most common development types for CDCs.

Table 3-17: Council CDC determination times by development category			
Category	Mean determination time	Median determination time	Number of council issued CDC
Residential - Alterations and additions	13	7	3,375
Residential - Single new dwelling	13	6	894
Commercial / retail / office	14	8	394

Note: Only CDCs determined by councils are included in this table due to invalid data / missing data on dates of lodgement or determination for CDCs determined by private certifiers.

3.2 Council Trends

Although the average gross determination time for DAs was 67 days, determination times varied considerably across the State, ranging from 6 days mean gross determination time (Temora) to 163 days (Cooma-Monaro).

Ten councils reported mean gross determination times of 100 days or more for DAs in 2009-10. This is a pleasing result as this is less than half the number of councils (21) that met this criterion in 2008-09.

Council	2008-09	2009-10	Percent change
Cooma-Monaro Council	86	163	90
Botany Bay City Council	129	128	-1
Gunnedah Shire Council	62	117	87
Leichhardt Municipal Council	110	113	3
Upper Lachlan Shire Council	100	110	11
Wellington Council	203	110	-46
Mosman Municipal Council	108	107	-1
Canterbury City Council	112	103	-9
Singleton Council	86	103	19
Wentworth Shire Council	63	100	59

Table 3-18 lists the councils with mean gross determination times for DAs of 100 days or more. Cooma-Monaro Council's mean gross determination time for DAs of 163 days was the highest mean gross determination time for the state in 2009-10, almost double its 2008-09 result. Since Cooma-Monaro is a rural council with only 145 DAs determined in 2009-10, this unusual result can be attributed to high determination times and low volume of DAs, with the mean heavily influenced by a number of long-term outstanding DAs. Its median gross determination time was considerably lower at 54 days. Cooma-Monaro has put in place new procedures to deal with incomplete DA submissions and DAs requiring additional information, together with revised delegations and expects to see a significant improvement in 2010-11.

Tables 3-19 and **3-20** provide some breakdown of determination times for the councils with the highest mean gross determination time.

Council	Mean Gross - DAs only	<\$100k	>\$100k	\$100k - \$500k	\$500k - \$1m	<\$1m	\$1m - \$5m	\$5m - \$20m	>\$20m
Cooma-Monaro Council	163	190	81	76	160	164	73		
Botany Bay City Council	128	120	146	134	158	125	314	163	266
Gunnedah Shire Council	117	97	156	143	243	116	119	219	
Leichhardt Municipal Council	113	85	138	127	200	111	222	49	
Upper Lachlan Shire Council	110	72	155	151	70	107	448		
Wellington Council	110	119	46	40		111	90		
Mosman Municipal Council	107	74	120	111	117	99	144	154	
Canterbury City Council	103	81	142	129	185	100	191	317	
Singleton Council	103	95	120	91	212	96	251	1,167	
Wentworth Shire Council	100	97	107	103	123	99	174		

Table 3-20 shows there is little correlation between the total value of DAs approved and the gross time taken to determine DAs. Cooma-Monaro had the longest mean gross determination time of 163 days but only determined \$13.9m of DAs, compared with Mosman Council which determined \$173 million worth of DAs in 107 days mean gross time.

Table 3-20: Ten councils with the highest mean gross determination time - times and values

Council	Mean Gross Time - DAs only	Estimated Value of DAs Determined	Estimated Value of DAs Approved	Mean Stop-the-clock time (days)	Mean Referral time (days)
Cooma-Monaro Council	163	\$13.9m	\$13.2m	149	21
Botany Bay City Council	128	\$63.1m	\$62.9m	102	33
Gunnedah Shire Council	117	\$42.3m	\$41.3m	156	33
Leichhardt Municipal Council	113	\$90.9m	\$85.6m	75	34
Upper Lachlan Shire Council	110	\$22.3m	\$20.6m	85	46
Wellington Council	110	\$4.5m	\$4.5m	140	
Mosman Municipal Council	107	\$173.1m	\$130.9m	41	36
Canterbury City Council	103	\$122.5m	\$118.3m	64	830
Singleton Council	103	\$72.9m	\$69.3m	143	33
Wentworth Shire Council	100	\$16m	\$15.9m	48	27

Note: Stop-the-clock (STC) and referral times in the table above are based on the STC and referral times for DAs which had STC or referrals.

Table 3-21 shows the average time taken by councils to determine developments when DAs and CDCs are considered together. CDCs issued by accredited private certifiers are not included.

Table 3-21: The effect of assessment mode on determination time - DAs and CDCs determined by councils

Council	Number of CDCs determined by council with valid dates	Mean Gross Time - DAs only	Mean Gross Time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Port Macquarie-Hastings Council	594	96	46	511	704
Tamworth Regional Council	288	51	36	553	442
Sutherland Shire Council	265	61	52	1,281	492
Ku-ring-gai Council	255	59	51	877	255
Albury City Council	186	29	24	720	295
Wyong Shire Council	177	56	51	1,456	401
Bathurst Regional Council	146	38	32	572	204
Armidale Dumaresq Council	142	75	53	221	155
Randwick City Council	140	75	67	833	259
Mid-Western Regional Council	128	61	48	332	196

Note: Mean gross time only includes records with valid dates. Mean gross determination times were not included for CDCs issued by private certifiers for either 2008-09 or 2009-10 as most CDCs issued by private certifiers did not have valid dates because this information was missing. For full explanation of valid dates, see Appendix 2. In this table, the numbers of determinations are also only using the records of DAs and CDCs with valid dates.

Councils that determined relatively high numbers of CDCs compared with DAs reduced their overall development determination times significantly. They may still have higher DA determination times for more complex developments, but their overall development times are vastly improved.

An example of this is Port Macquarie Hastings Council where 58% of developments were complying development and there was an above average level of development. Port Macquarie-Hastings' overall mean gross determination time (DAs and CDCs combined) was 46 days compared with 96 days when DAs are considered alone.

On the other hand, **Table 3-22** shows the ten councils with the highest mean gross determination times for DAs and CDCs for residential alterations and additions and single new dwellings valued under \$500,000. There was very little use of complying development for these development types in 2009-10 in these council areas.

Table 3-22: 10 councils with the highest mean gross determination time (DA + CDC) for residential alterations / additions and single new dwellings under \$500,000 in value

Council	Mean gross determination time	Median gross determination time	Number of DAs determined	CDCs as % of total determinations	Number of CDCs determined with valid dates
Cooma-Monaro Council	141	42	92	11	11
Upper Lachlan Shire Council	130	76	105	0	0
Botany Bay City Council	107	98	113	3	4
Mosman Municipal Council	100	92	172	0	0
Leichhardt Municipal Council	98	80	351	8	32
North Sydney Council	96	81	223	0	1
Gunnedah Shire Council	94	42	109	13	16
Willoughby City Council	92	67	370	5	19
Burwood Council	91	62	91	4	4
Manly Council	88	79	268	3	8

Table 3-23 shows the ten councils that reported the lowest average determination times and, as expected, the number of DAs determined was also low. All these councils were in rural or regional areas.

Table 3-23: Ten lowest reporting councils - mean gross DA determination time				
Council	Mean Gross Time - DAs only	Number of DAs determined	Estimated Value of DAs Determined	Estimated Value of DAs Approved
Temora Shire Council	6	106	\$8.3m	\$8.3m
Berrigan Shire Council	13	106	\$10.7m	\$10.7m
Conargo Shire Council	16	7	\$0.41m	\$0.41m
Bland Shire Council	17	101	\$6.1m	\$6.1m
Urana Shire Council	18	20	\$0.74m	\$0.74m
Junee Shire Council	19	58	\$2.6m	\$2.6m
Bourke Shire Council	21	35	\$4.7m	\$4.7m
Coolamon Shire Council	21	33	\$3.1m	\$3.1m
Weddin Shire Council	22	43	\$4m	\$4m
Bogan Shire Council	22	20	\$2.3m	\$2.3m

Table 3-24 shows those councils that achieved the greatest reduction to their mean gross determination times. Ashfield and Parramatta Councils are the only Sydney Region councils in this group.

Table 3-24: Top ten improvers				
Council	Mean Gross DAs only (2008-09)	Mean Gross DAs only (2009-10)	Estimated Value of DAs Approved	Mean Gross Time % Change
Gilgandra Shire Council	89	27	\$2.7m	-70
Ashfield Municipal Council	93	36	\$24.8m	-61
Conargo Shire Council	40	16	\$0.41m	-59
Walcha Council	50	23	\$4.4m	-54
Wellington Council	203	110	\$4.5m	-46
Kiama Municipal Council	117	69	\$59.2m	-41
Uralla Shire Council	51	31	\$6.4m	-40
Parramatta City Council	132	83	\$206.2m	-37
Tenterfield Shire Council	79	53	\$12.8m	-34
Lockhart Shire Council	36	24	\$3.5m	-34

Table 3-25 shows the top ten Sydney Region councils that improved their mean gross determination times in 2009-10. Some significant improvements have been made by these councils.

Ashfield Council made the greatest improvement to its times reducing its mean gross determination time from 93 days in 2008-09 to 36 days in 2009-10. This is an impressive result, particularly for a metropolitan council. Ashfield was also the top improver in 2008-09, reducing its determination time from 160 days in 2007-08 to 93 days in 2008-09.

Ashfield Council applied best practice assessment procedures to make a significant improvement in its delivery of assessment services. The council re-organised its staff and put in place procedures to ensure that DAs are quickly vetted by senior assessment officers and that all the information has been submitted with the DA. DAs are case managed to ensure that they are dealt with expeditiously and that requests for additional information do not remain unanswered. Ashfield Council also provides extensive pre-DA advice to the 'mum and dad' applicants to help expedite the DA process.

Table 3-25: Top ten improvers Sydney Region				
Council	Mean Gross DAs only (2008-09)	Mean Gross DAs only (2009-10)	Estimated Value of DAs Approved	Mean Gross Time % Change
Ashfield Municipal Council	93	36	\$24.8m	-61
Parramatta City Council	132	83	\$206.2m	-37
Manly Council	136	92	\$98.1m	-32
Rockdale City Council	81	60	\$134m	-27
Warringah Council	71	52	\$512.7m	-27
Camden Council	52	38	\$417.6m	-26
Hornsby Shire Council	74	56	\$176.5m	-24
Hunters Hill Municipal Council	130	99	\$32.6m	-24
Auburn Council	97	76	\$99.1m	-22
Sutherland Shire Council	75	61	\$307.3m	-19

The councils (most in rural areas) that reported the lowest mean gross time for DAs relating to residential alterations and additions are shown in **Table 3-26**. The low determination times are likely to be attributable to not only the small number of DAs processed but also the dispersed nature of settlement in these areas which reduces the likelihood of neighbour objections to development proposals.

Table 3-26: Councils with lowest mean gross DA determination time - residential alterations, additions and single new dwellings

Council	Residential alterations and additions	Single new dwellings
Temora Shire Council	4	9
Cobar Shire Council	6	34
Urana Shire Council	6	
Gundagai Shire Council	8	15
Corowa Shire Council	9	15
Hay Shire Council	10	33
Junee Shire Council	13	15
Oberon Council	13	84
Berrigan Shire Council	14	10
Bourke Shire Council	14	20
Glen Innes Severn Shire Council	14	47
Gilgandra Shire Council	14	22
Weddin Shire Council	14	14

Sydney councils dominated the list of the councils with the highest determination time for certain residential developments as shown in **Table 3-27**. North Sydney Council's mean gross determination time for DAs for single new dwellings of 805 days was the highest mean gross determination time for the State in 2009-10.

The councils in **Table 3-27** are all inner urban Sydney councils and face similar constraints which are likely to adversely impact on their assessment times. These constraints include high population density, often in environmentally sensitive areas, resulting in complex interrelated issues for development assessment and the need for a high level of public consultation.

Table 3-27: Councils with mean gross DA determination time over 100 days - residential alterations and additions

Council	Residential alterations and additions	Single new dwellings
Botany Bay City Council	106	129
Leichhardt Municipal Council	106	205
Mosman Municipal Council	106	136
North Sydney Council	103	805

Table 3-28 shows the 24 councils that had mean gross determination times for commercial / retail/office development of over 100 days. In 2008-09, 23 councils fell into this category, as did 30 councils in 2007-08. Table 3-28 shows that determination times in the regional centres for commercial / retail / office DAs were higher than those in metropolitan areas. Only two Sydney Region councils (Botany Bay and Hurstville) exceeded 100 days mean gross time.

Table 3-28: Councils with mean gross DA determination time over 100 days - commercial / retail / office

Council	Commercial/retail/office
Coffs Harbour City Council	368
Singleton Council	276
Eurobodalla Shire Council	239
Yass Valley Council	225
Gilgandra Shire Council	175
Cessnock City Council	163
Palerang Council	161
Byron Shire Council	157
Wollondilly Shire Council	149
Bellingen Shire Council	138
Walgett Shire Council	132
Lismore City Council	131
Gunnedah Shire Council	126
Wagga Wagga City Council	122
Murray Shire Council	120
Wollongong City Council	119
Upper Hunter Shire Council	118
Botany Bay City Council	116
Great Lakes Council	116
Bega Valley Shire Council	111
Clarence Valley Council	110
Hurstville City Council	106
Ballina Shire Council	103
Tweed Shire Council	101

Table 3-29 shows mean gross determination times for commercial / retail / office development for all Sydney councils with commercial development.

Table 3-29: Mean gross DA determination time commercial/retail/office development - Sydney Region		
Council	Gross Days	DLG Code
Willoughby City Council	27	2
Lane Cove Municipal Council	33	2
Ashfield Municipal Council	38	2
Ryde City Council	46	3
Ku-ring-gai Council	49	3
Sutherland Shire Council	50	3
Sydney City Council	52	1
Rockdale City Council	53	3
Liverpool City Council	54	7
City of Canada Bay Council	56	3
Penrith City Council	56	7
Camden Council	57	6
Burwood Council	58	2
The Hills Shire Council	59	7
Waverley Council	62	2
Kogarah Municipal Council	64	2
North Sydney Council	64	2
Mosman Municipal Council	65	2
Woollahra Municipal Council	65	2
Holroyd City Council	65	3
Bankstown City Council	66	3
Marrickville Council	67	3

Table 3-29: Mean gross DA determination time commercial/retail/office development - Sydney Region		
Council	Gross Days	DLG Code
Auburn Council	68	3
Wyong Shire Council	69	7
Blacktown City Council	70	3
Pittwater Council	71	2
Strathfield Municipal Council	74	2
Campbelltown City Council	78	7
Randwick City Council	80	3
Parramatta City Council	83	3
Hawkesbury City Council	86	6
Warringah Council	87	3
Hornsby Shire Council	87	7
Manly Council	88	2
Gosford City Council	90	7
Leichhardt Municipal Council	92	2
Canterbury City Council	97	3
Fairfield City Council	98	3
Blue Mountains City Council	99	7
Hurstville City Council	106	3
Botany Bay City Council	116	2
Wollondilly Shire Council	149	6

See Appendix 3 for explanation of DLG Codes.

Source Data Tables 3-30 to 3-38 at the end of this report provide more information on determination times.

DETERMINATION BODIES, APPLICANTS AND REFERRAL BODIES

**Summary Table - Determination bodies and time
(for DAs and CDCs with valid times)**

Determination level	Determinations 09-10	% of total	Mean gross determination time 09-10	Determinations 08-09	% of total	Mean gross determination time 08-09
Council staff	74,694	87	58	73,766	91.3	65
Councillors	2,601	3	176	2,793	3.5	196
Private certifiers	8,322	9.7	unavailable	4,032	5	unavailable
IHAP or independent panel	67	0.1	215	15	0	215
Other	181	0.2	186	226	0.3	206

Notes:

Mean gross time only includes records with valid dates. Mean gross determination times were not included for CDCs issued by private certifiers for either 2008-09 or 2009-10 as valid date information was missing for most CDCs issued by private certifiers. For full explanation of valid dates, see Appendix 2.

In this table, the numbers of determinations also only include DAs and CDCs with valid dates in order to use the same data set for number of determinations and determination time.

'Other' includes Joint Regional Planning Panels and determination bodies that did not fit into the other categories (eg. panels consisting of both councillors and staff).



4.1 Statewide Trends

ACTIVITY BY DETERMINATION BODY

Determination body activity relates to developments with determination outcomes in 2009-10 of approved or refused. It does not cover applications lodged but not yet determined in 2009-10.

In 2009-10, council staff continued to make the vast majority of determinations (87%).

However, while the proportion of determinations by different bodies has been very stable in previous years, small shifts in the activity levels of determination bodies occurred in 2009-10 in response to State and Federal government policies. Most notable was the increase in private certifier determinations (discussed in Chapter 2).

Council staff, councillors and private certifiers

The proportion of development determined by council staff fell from 91% to 87% between 2008-09 and 2009-10. This is likely to have been due to the increase in complying development: for the same period private certifier determinations (CDCs) rose from 5% to 9.7%. During 2007-08 private certifier determinations were also 5% of development.

The Federal Government's Nation Building Economic Stimulus plan has also led to more approvals by private certifiers. In 2009-10, a relatively high proportion of CDCs for community facilities were determined by private certifiers (83.9%), probably due to new school buildings, school facilities and school refurbishments funded by Federal Nation Building programs.

Figure 13: Values of DAs and CDCs determined by determination level

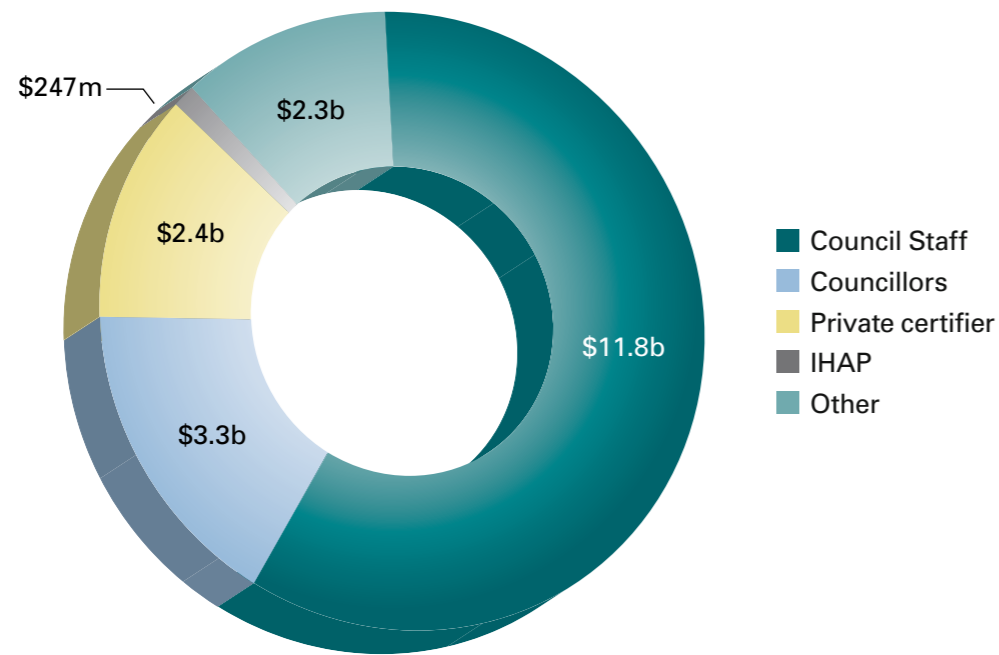


Table 4-1: Total value of development (\$billion) by determination body (DAs and CDCs determined)

Determination Body	Value (\$billion)
Council Staff	11.8
Councillors	3.3
Private certifiers	2.4
IHAP	0.25
Other	2.3

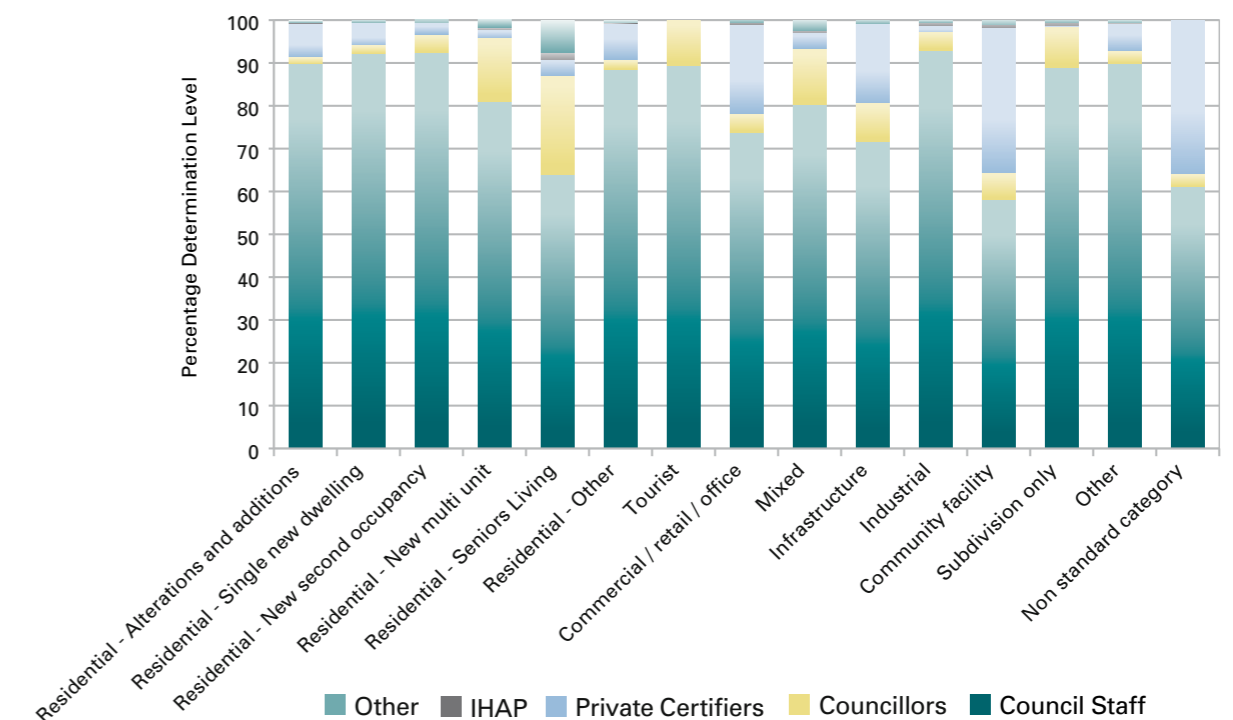
Figure 13 and Table 4-1 show that total value of council staff determinations (\$11.8 billion) was higher than the value of determinations by other bodies. The total value of determinations by councillors was next highest - \$3.3 billion. Private certifiers determined approximately \$2.4 billion worth of development in 2009-10. Private certifier determinations were entirely CDCs (construction and occupation certificates issued by private certifiers or councils are not included in this analysis).

Private certifiers determined more than three times the number of developments compared to councillors (8,322 CDCs compared with 2,601 DAs), even though the value of developments determined by councillors was higher (\$3.3 billion) than the value of CDCs determined by private certifiers. The value of CDCs was generally lower than DAs determined by councillors, which are typically more complex proposals with potentially significant environmental impacts.

Figure 14 below shows that councillors tended to determine less typical developments such as seniors living, multi-unit flats and tourist developments.

Private certifiers tended to issue CDCs in the following development categories: community facility; commercial / retail / office; infrastructure; residential alterations and additions; and single new dwellings. The relatively common determination of residential alterations and additions, residential single new dwellings and commercial and industrial development by private certifiers can be accounted for by the increasing use of complying development for these developments, encouraged by the Codes SEPP.

Figure 14: Category of development by Determination Level for determined DAs and CDCs



Notes: Private certifier determinations are for CDCs only
 Independent Hearing Assessment Panel (IHAP) or Independent Panel does not include where IHAPs or independent panels made recommendations only.
 'Non standard category' means the development description supplied by councils did not match any of the Department's standard development types because not enough information was supplied to identify the correct development category or no development description was supplied. 'Non standard category' is different from 'other'. 'Other' means a development type apart from the Department's six residential development types and seven non residential development types eg. demolition only falls into 'other', whereas 'dwelling' is counted in 'non standard category'.

Table 4-2 shows that determinations by councillors fell slightly from 3.5% in 2008-09 to 3% in 2009-10. The commencement of Regional Panels in 2009-10 partially explains this.

	2009-10	2008-09
Staff (individual, staff committee) as % of all determinations	87	91.3
Councillors (full council or council committee) as % of all determinations	3	3.5
Private certifiers as % of all determinations	9.7	5
IHAP or independent panel as % of all determinations	0.1	0
Other as % of all determinations	0.2	0.3
Number of reporting councils	152	152

See notes with Figure 14 above.

Table 4-3 shows that independent panels and councillors were more likely to refuse development consent than other determination bodies. IHAPs refused 20.9% of developments. However, only 67 DAs were reported as being determined by an IHAP in 2009-10. 'Other' includes Regional Panels. Regional Panels refused 16% of the 102 developments they processed during the year (see **Table 4-5**). Councillors refused 10% of the 2,601 DAs they determined in 2009-10.

More complex and controversial developments are more likely to be referred to these bodies. However, only 3.3% of determined developments were referred to these bodies in 2009-10. It is likely that private certifier refusals were not recorded in the 2009-10 data. The Department has found gaps in information on private certifier certificates in the past and is pursuing this issue with the Building Professionals Board.

The vast majority of developments were approved (97%). This is consistent with the relatively low-scale nature of most developments.

Level of determination	Number	% approved	% refused
Council staff	74,694	97.8	2.2
Councillors	2,601	90	10
Private certifiers	8,322	100	0
IHAP or independent panel	67	79.1	20.9
Other	181	81.2	18.8

See notes with Table 4-2 above.

Joint Regional Planning Panels

The Joint Regional Planning Panels (Regional Panels) were formally established on 1 July 2009 in five regions of New South Wales. A sixth Regional Panel and an Interim Panel were both established on 1 September 2009. Regional Panels determine regionally significant developments (which include development over \$10 million in value but less than \$100 million); certain developments valued over \$5 million and less than \$100 million (Crown development, development where council is the proponent or has a conflict of interest, certain public and private infrastructure, ecotourism and designated development); and certain coastal developments; and subdivision of land into more than 250 lots. Regional Panels also determine applications to modify DAs under section 96(2) of the EP&A Act where the DA was originally determined by the Regional Panel. They also determine Crown development valued under \$5 million which is referred under section 89 of the EP&A Act.

Regional Panels do not determine proposals if they are Part 3A Major Projects to be determined by the Minister, complying development, development that does not require consent, development where the consent authority is not the council, or development within the City of Sydney local government area.

Apart from meeting the above criteria, Regional Panels only applied to DAs lodged with councils after 1 July 2009.

During 2009-10, 274 DAs were lodged with seventy three (73) councils for determination by Regional Panels (**Table 4-4**), representing a capital investment value of \$3.7 billion. Just over half of these DAs were valued over \$10 million. Of the development proposals valued over \$10 million, most (68%) were proposed for the Sydney East and Sydney West regions.

Application Type	Hunter & Central Coast	Northern	Southern	Sydney East	Sydney West	Western	Wagga Wagga Interim	TOTAL
CIV > \$10M	11	13	16	44	53	3	2	142
Crown dev't >\$5M*	1	-	-	1	3	1	-	6
Council dev't or interest > \$5M*	2	3	5	1	5	1	-	17
Public & private infrastructure >\$5M	3	2	-	3	4	-	1	13
Designated Development*	11	5	4	2	4	4	2	32
Coastal Development	7	8	9	2	-	-	-	26
Subdivision > 250 lots	1	1	1	-	-	-	-	3
Wagga Interim development	-	-	-	-	-	-	25	25
S.96 modifications	-	3	2	1	1	-	-	7
Crown DA – s89 referral	-	1	-	2	-	-	-	3
TOTAL	36	36	37	56	70	9	30	274

* While certain DAs may fit under multiple development type categories, each DA registered with the Panel Secretariat is counted in only once. For example, Designated Development with a CIV over \$10 million will be counted only as 'CIV over \$10 million' and not the secondary category of 'Designated Development'. The identification of the development type follows the order in the above table.

Table 4-5 summarises determinations by Regional Panels during 2009-10. Regional Panels determined a total of 102 DAs in 44 local government areas during 2009-10 (about 0.1% of all determinations in NSW), with a total approval value of just over \$1 billion (about 5% of the total approval value of all DAs in NSW).

Not all 274 registered DAs were determined by Regional Panels in 2009-10. 18 were withdrawn by the applicant before determination whilst 144 were under assessment and yet to be determined.

Table 4-5: Activity by Joint Regional Planning Panels

Application Type	Approved	Refused	Total applications determined	Average assessment time (days)	CIV of approvals
CIV > \$10M	39	8	47	140	\$864,738,045
CIV > \$5M	15	0	15	119	\$102,799,204
Designated Development	8	2	10	146	\$10,714,306
Coastal Development	7	0	7	105	\$14,205,340
Wagga Interim development	13	6	19	373	\$17,605,300
S.96 modifications	3	0	3	59	\$ -
Crown DA - s89 referral	1	0	1	128	\$5,000,000
TOTAL	86	16	102	133.9*	\$1,015,062,195

Note: This data is from the Regional Panels. It records all JRPP activity, including some DAs which were determined in June 2010, but where the notice of determination was issued by council in July. It therefore includes more records than used for Table 4-8. See Table 4-8 for further explanations on JRPP determination times.

* Excluding Wagga Interim DAs, s96 modification applications and s89 Crown DA referrals.

Table 4-6 shows Regional Panels' determinations by regions. The Sydney East Regional Panel and Wagga Wagga Interim panel determined the most DAs. It should be noted that the Wagga Wagga Interim Joint Regional Planning Panel was established on an interim basis to complete the work of the existing Wagga Wagga planning panel, and determines a range of development not otherwise dealt with by the other Regional Panels.

Table 4-6: Activity by Joint Regional Planning Panels by region

Region	Approved	Refused	Total Applications Determined	Average assessment time (Days)	CIV of approvals	No. of lots approved
Hunter & Central Coast	6	-	6	155	\$49.6M	-
Northern	12	1	13	123	\$76.0M	40
Southern	12	3	15	131	\$184.6M	-
Sydney East	21	5	26	124	\$303.8M	2
Sydney West	16	-	16	145	\$330.2M	87
Western	6	-	6	126	\$53.2M	5
Wagga Wagga	13	7	20	359	\$17.6M	156
TOTAL	86	16	102	133.9*	\$1.02B	290

* Excluding Wagga Interim DAs, s96 modification applications and s89 Crown DA referrals

DETERMINATION TIME BY DETERMINATION BODY

Determination times by determination body relates to all developments with a determination outcome in 2009-10 of approved or refused. It does not cover applications lodged but not yet determined in 2009-10.

The average determination time for developments (DAs and CDCs) determined by council staff was 58 days and 62 days for DAs only. These times were significantly lower than the results for other determination groups (see summary table, page 58).

Table 4-7 shows that for DAs determined by councillors, both mean and median determination times were significantly higher than for DAs determined by council staff. Both mean and median gross days were over 100 days for councillor determinations, though their mean gross determination fell from 199 days in 2008-09 to 179 days in 2009-10. Councillors determined 4% of DAs statewide while council staff determined 96%.

DAs referred to councillors are more likely to be contentious or complex. The need to refer DAs to a meeting of councillors, public consultation and council meeting frequency may also be factors affecting processing times. However, these determination times, including net determination times (which exclude STC and referral time) are still high. The Department will continue to monitor these trends.

Table 4-7: Determination times councillors and council staff (DAs only)

Description	Councillors	Delegated	Both
Number of DAs determined	2,564	68,740	71,304
Number with valid net time (1-3650 days)	2,479	67,275	69,754
Mean stop-the-clock time	124 (1,420 DAs)	54 (24,617 DAs)	58 (26,037 DAs)
Mean referral time	84 (508 DAs)	40 (7,203 DAs)	43 (7,711 DAs)
Mean gross time (days)	179	62	66
Mean net time (days)	101	40	43
Median gross time (days)	120	40	41
Median net time (days)	71	28	29

Note:

'Valid net time' excludes records where net time is negative or greater than 10 years. Net time is gross determination time minus referral and stop-the-clock time. As referral and STC days may occur on the same days, their sum may double count days and net time may be negative in some cases. Determination times greater than 10 years are eliminated from the calculations as they are assumed to be errors.

Determination times are for DAs only (not including s96 modifications).

66% of all 102 Regional Panel decisions in 2009-10 were for development over \$5 million (and under \$100 million). **Table 4-8** shows that the mean gross time for DAs determined by a Regional Panel was 134 days (based on 67 DAs – see footnote to Table 4-8.). This compares with 245 days for DAs valued between \$5 million and \$100 million in 2008-09 and 268 days in 2009-10. A number of the DAs in this value bracket determined by councils during 2009-10 were not caught by the Regional Panel criteria because they were lodged before 1 July 2009. In future years, more DAs in this value bracket will be referred to Regional Panels.

In 2009-10, councillors determined about 4% of DAs statewide while Regional Panels determined about 0.1% of DAs. The mean gross and mean net Regional Panel determination times (134 and 74 days) were also lower than the mean gross and mean net determination times for DAs determined by councillors (179 and 101 days).

The total time for a Regional Panel determination is comprised of various components as shown in **Table 4-8** below. Most of the processing of the DA is in the hands of councils. Councils process the DA from lodgement, coordinate referrals to State agencies if required, undertake public exhibition and receive public submissions, and prepare the assessment report for the Regional Panel to consider. Regional Panels function somewhat like a meeting of councillors, by making the determination after council staff assess the DA and prepare recommendations. 96% of Regional Panel determinations in 2009-10 were in accordance with the council officers' recommendations.

A relatively high proportion of the average determination time for Regional Panel DAs was taken up by stop-the-clock (STC), referral and exhibition times. On average, STC took up nearly half of the total determination time for DAs that were determined by Regional Panels. The average STC time was 76 days and the average referral time was 62 days. The net time was 74 days. It should be noted that the number of applications considered for this analysis was relatively low (67).

Table 4-8: Regional Panel determination times

Description	
Number of DAs determined by JRPPs	102
Number of DAs analysed for JRPP determination times	67*
Mean stop-the-clock time (days) (38 DAs)	76
Mean referral time (days) (35 DAs)	62
Mean gross time (days)	134
Mean net time (days)	74
Median gross time (days)	118
Median net time (days)	70

Note:

* This analysis draws on Local Development Performance Monitoring (LDPM) data for STC time, referral time and council determination dates (which may be after the panel meeting date). 67 Regional Panel records were found in LDPM 2009-10 data after excluding: Regional Panel records for s96 modifications; Wagga Wagga Interim DAs determined by Wagga Joint Interim Regional Panel (about one quarter of these DAs were lodged before regional panels were introduced on 1 July 2009); and s89 Crown DA referrals as these were only referred to Regional Panels if councils do not determine them within a prescribed time (there was only one application of this type in 2009-10); and DAs with outcomes other than approved or refused.

The high STC periods and referral times are the result of the complexity and potential environmental impact of the proposed developments. Inadequate and insufficient information supplied as part of the DA is a significant issue. DAs may also be subject to design changes during the assessment period and may even require re-notification due to these changes.

As mentioned in Chapter 3, determination times for private certifiers are unavailable due to substantial missing date information.

QUALITY OF DAs SUBMITTED BY APPLICANTS

Rejected DAs

DAs can be rejected if the applicant submits illegible, unclear or incomplete information.

A very low proportion of DAs were reported as being rejected (0.8%)². This may be under reported as some councils may not have recorded DAs that were rejected immediately. The Department will be reinforcing the importance of councils recording this information, especially to assist in future monitoring on the adequacy of applications.

Stop-the-clock

A relatively high proportion of DAs had their assessment suspended due to incomplete information from the applicant (stop-the-clock) – 37% in 2009-10. However, this was lower than previous years (2006-07: 39%; 2007-08: 40%; 2008-09: 40%).

Table 4-9: Statewide stop-the-clock

Determination Times (days)	2009-10	%	2008-09	%
Mean time (days) spent waiting for further information on DAs from applicant ('stop-the-clock')	58	37	64	40
Median time (days) spent waiting for further information on DAs from applicant ('stop-the-clock')	29	37	31	40
Number of councils that reported stop-the-clock time	142		139	

Notes: The times for stop-the-clock are based on DAs with stop-the-clock events, not all DAs. For instance, for 2009-10, 37% of DAs had stop-the-clock. The mean stop-the-clock time of 58 days was calculated by using the stop-the-clock data for these 37% of DAs. The percentage figures are the percentages of DA records determined that had stop-the-clock time.

Applicants took an average of 58 days in 2009-10 to provide the extra information required. This was also lower than previous years (2006-07: 64 days; 2007-08: 63 days; 2008-09: 64 days). The median STC time was 29 days for 2009-10, also an improvement on 2008-09 when it was 31 days.

The number of reported DAs with STC decreased from 28,535 in 2008-09 to 26,156 in 2009-10.

93% of councils reported having at least one DA with STC in 2009-10.

Improving the adequacy of the information submitted for DAs is an area where further efforts need to be made. The EP&A Regulation currently allows councils to set a time limit for applicants to provide further information on their DA. In practice, it is understood that some DAs are put on hold indefinitely pending information from the applicant leading to some inefficient practices. Anecdotal information suggests that some STC events occur where applications are lodged with inadequate information, lie dormant for a lengthy period and are eventually 'closed off' by the council with a formal rejection or are withdrawn by the applicant. These incidences could make a major contribution to gross determination times.

2. As a proportion of all DAs reported, ie DAs with outcomes of approved, refused, withdrawn / cancelled, rejected or deemed refusal.

ACTIVITY AND TIME BY REFERRAL BODY

Based on council records, the proportion of DAs referred to a State Government agency for advice or approval was 11% in 2009-10, the same result as 2008-09. However, the number of referred DAs was lower. The number of DAs reported as being referred fell from 7,919 in 2008-09 to 7,791 in 2009-10.

The average referral times (according to council data) spent by agencies assessing DAs fell significantly, from 54 days in 2008-09 to 43 days in 2009-10, a 20% reduction. However, more councils reported referrals in 2009-10 compared with 2008-09: 120 councils compared with 113.

Table 4-10: Statewide referral times

Determination Times (days)	2009-10	%	2008-09	%
Mean time (days) spent by referral agencies assessing DAs	43	11	54	11
Median time (days) spent by referral agencies assessing DAs	25	11	28	11
Number of councils that reported referral time	120		113	

Notes: The times for referrals are based on DAs with referral events, not all DAs. For instance, for 2009-10, 11% of DAs had referrals. The mean referral time of 43 days was calculated by using the referral data for these 11% of DAs.

The percentage figures are the percentages of DA records determined that had referral time.

2009-10 saw the start of co-ordinated monitoring and reporting on referral performance by State Government agencies.

A summary of the results is shown below. The average time that agencies overall took to assess a referral was low – 14 net days (excluding STC). It should be noted that some statutory referrals are not included in these results. The Department's survey of agencies does not include statutory referrals to corporations (eg. Energy Australia) or Federal Government bodies (eg. Civil Aviation Safety Authority).



Table 4-11: Activity and time by referral agency

Agency / Authority	C&R Received in Reporting Period	C&R Processed in Reporting Period	Average Gross Processing Time	Average Net Processing Time	Median Gross Processing Time	Median Net Processing Time	Adequacy of Original Information Submitted (% adequate)	Processed in net <40 days (%)
Department of Environment, Climate Change and Water	236	209	28.37	24.00	17	15	89	85
Department of Industry and Investment	258	254	12.10	11.91	9	9	93	96
Department of Planning	520	467	29.93	22.67	15	13	81	83
Heritage Office	501	422	25.54	25.54*	17	17*	N.A.	81
Land and Property Management Authority	7	7	11.14	11.14*	9	9*	100	100
Mine Subsidence Board	5,470	5,378	2.33	2.33*	N.A.	N.A.	97	100
Natural Resources Commission	7	7	16.71	14.43	18	15	86	100
NSW Maritime	122	122	17.52	17.52*	14	14*	100	93
NSW Office of Water	697	630	37.64	28.83	23	21	79	78
Railcorp	46	33	73.81	13.22	52.5	13	13	100
RTA	2,310	2,310	22.02	22.02*	20	20*	N.A.	89
Rural Fire Service	8,378	7,906	17.76	17.76*	N.A.	N.A.	92	94
Sydney Catchment Authority	339	286	39.50	29.52	35	31.5	73	95
Sydney Olympic Park Authority	10	9	5.78	5.78	1	1	100	100
Sydney Water	5	5	107.40	72.00	107	23	60	60
Overall (all agencies)	18,906	18,045		14.57				94%

Notes: C&R = concurrence or referral. Concurrence is a form of referral.

Average net processing time is total time minus time where additional information was being prepared by the applicant.

N.A. = not available from data supplied by agency.

* Net averages/medians not available so gross average/median used

Based on the agency data, the Rural Fire Service processed the most concurrence or referrals in the period (note: not all of these would have been determined by the council in the period) – 44% of all referrals reported by agencies for the year.

The assessment processes vary significantly between agencies depending on the environmental planning instrument clauses requiring concurrence or referral action. Some agencies are required to do detailed site inspections, modelling and assessment before concurrence or approval can be granted. Other agencies only need to undertake a brief desktop assessment and response, allowing a quick turnaround time.

The co-ordinated monitoring of referrals has led to actions by some agencies to improve the quality of applications received and decrease processing times. For instance, Railcorp has improved its documentation and maps for applicants. It also offers a pre-DA service so that developers can obtain requirements before they lodge their DA. The Department of Planning is developing guidelines for proponents of housing for seniors under the Seniors Housing SEPP; and for proponents and councils for concurrences under SEPP 1 – Development Standards. Agencies are also identifying referral clauses that are no longer required.

The results derived from State Agency data (Table 4-11) differ from the average referral times reported by councils (Table 4-10). Some difference is to be expected. Councils report the date the DA was sent to the agency and when the agency's advice was received. They also have to calculate the total referral time (without double counting days) if more than one referral occurred on a DA. Agencies only report their processing time for each DA, excluding any time between the advice leaving the agency and the date the council received the advice.

Another reason why the council and agency results would differ is because council and agency information does not always relate to the same DAs. Councils report referrals where the DA was determined in 2009-10. Agencies report DAs they processed during the period, sometimes including DAs ultimately determined by the council after 2009-10.

However, these reasons alone probably do not explain the discrepancies in time reported by agencies and councils.

To investigate this discrepancy, the Department asked five councils to provide more detailed information. The supplementary information identifies the agency / agencies the application was referred to, date referred out, and the date the information was received from each agency. The referred DAs reported by the five councils represented 20% of all referred DAs for 2009-10. These councils have IT systems which can fairly readily export detailed referral information.

Based on this sample, the average proportion of all the DAs referred that had more than one referral was 16%. The range of multiple referrals was 7% of all referred DAs for one council to 21% for two councils. Where there were multiple referrals on the same DA they were generally referred out concurrently. DAs with multiple referrals are highly likely to be more complex and take longer to determine.

Some non-statutory referrals were recorded by councils in the sample data. Councils should only be counting the time taken for agencies to respond to statutory referrals ie. referrals required under legislation or an environmental planning instrument. However, non-statutory referrals were not significant, at only 3%.

Differences in the level and type of detail available from agencies and councils make reconciliation of data difficult at this stage. Where State agencies and council information could be matched, there were some discrepancies between council and agency records. In some cases the agencies reported fewer DAs received from a council than the council reported were sent to that agency. However, these results are based on only three agencies that provided DA reference numbers and, in some cases, agencies only provided partial DA reference information ie. not all of their records had DA reference numbers.

The Department is continuing to work with agencies and councils on more consistent ways to record referral information to improve future monitoring and identify areas for improvement in implementing referrals.

4.2 Council Trends

Table 4-12 below shows the ten regional councils with highest proportion of determinations by councillors. As in previous years, they are regional and rural councils that generally have fewer planning staff and therefore fewer opportunities to delegate to staff.

Table 4-12: Ten regional councils with highest percentage of DA determinations by councillors

Council	Councillors (as % of all DAs determined)	DLG Code
Warren Shire Council	100	9
June Shire Council	96.6	10
Balranald Shire Council	41.1	9
Walcha Council	25.6	9
Weddin Shire Council	23.3	9
Jerilderie Shire Council	22.2	8
Gundagai Shire Council	18.8	9
Murray Shire Council	18.3	10
Coolamon Shire Council	18.2	9
Cooma-Monaro Council	17.2	11

Table 4-13 shows the Sydney Region councils with the highest proportion of determinations by councillors. The top three councils also have mean gross DA determination times over 100 days.

Table 4-13: Ten Sydney Region councils with highest percentage of determinations by councillors

Council	Councillors (as % of all DAs determined)	DLG Code
Botany Bay City Council	28.5	2
Mosman Municipal Council	21.8	2
Leichhardt Municipal Council	21.3	2
North Sydney Council	18.9	2
Hunters Hill Municipal Council	18.4	2
Strathfield Municipal Council	16.8	2
Waverley Council	12.7	2
Randwick City Council	11.6	3
Parramatta City Council	9.9	3
Marrickville Council	9.9	3

Source Data Table 4-14 at the end of this report provides more detailed information on determination bodies.

Summary table - Council Staffing 2009-10

2009-10		2008-09
1,137	Total EFT positions in development assessment were reported across the State	1,231
63	development determinations on average were made per full time equivalent staff member	58
19	councils recorded an average number of development determinations per full time equivalent staff of more than 100	17
47	councils recorded an average number of development determinations per full time equivalent staff of less than 40	45



5.1 Statewide Trends

Table 5-1: Statewide council staffing summary

	2009-10	2008-09
Total EFTs	1,137	1,231
Total DA determinations	71,550	71,638
Number of DAs determined per EFT	63	58
Number of reporting councils	152	152

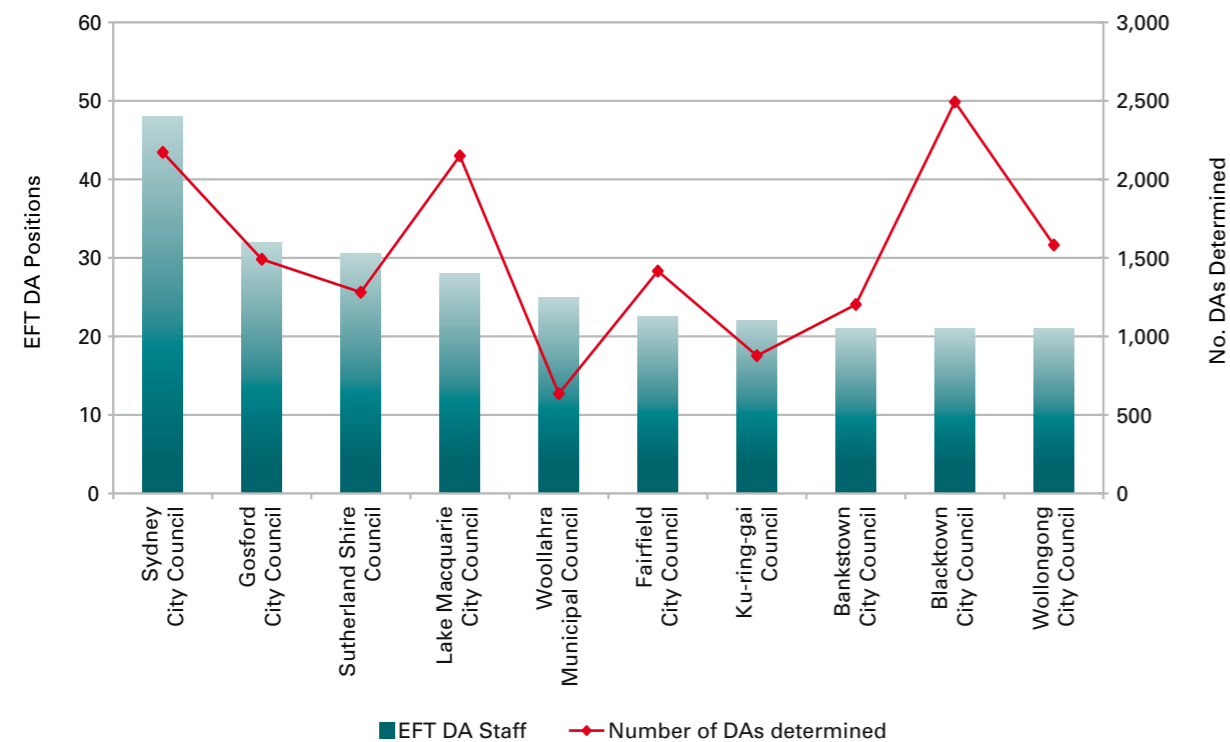
DAs per EFT increased between 2008-09 and 2009-10 from 58 to 63 due to fewer staff. The number of equivalent full time positions applied to development assessment across the state decreased by 8%.

5.2 Council Trends

The average number of DAs determined per equivalent full time position (EFT) varied significantly across the State. Walcha Council has the highest average number of DAs per EFT (215) relating to 43 determined DAs during 2009-10. The metropolitan council with the highest number of DAs per EFT was Camden Council (173) for more than 1,400 DAs.

Figure 15 shows the ten councils throughout NSW that recorded the highest actual number of EFT positions directed to development assessment and the number of DAs determined per EFT for those councils. These councils are located in areas of high development activity including metropolitan Sydney and coastal areas within commuting distance of Sydney. There is not necessarily a direct correlation between numbers of DAs determined and numbers of development assessment staff. A variety of factors may explain these variations including administrative efficiencies, development assessment controls and systems, regional availability of assessment staff and the complexity of projects being considered.

Figure 15: Councils with the highest actual EFTs in 2009-10



The **Table 5-2** below highlights the councils with the highest number of development applications determined per full time DA staff equivalent for 2009-10.

Table 5-2: 20 Councils with the highest number of Development Applications determined per full time DA staff equivalent

Council	Average DAs determined per EFT	Actual Number of DAs	EFT DA Staff
Walcha Council	215	43	0.2
Camden Council	173	1,454	8.4
Corowa Shire Council	159	278	1.75
Wentworth Shire Council	158	158	1
Port Stephens Council	156	936	6
Coffs Harbour City Council	139	1,181	8.5
Cessnock City Council	135	941	6.95
Clarence Valley Council	125	1,013	8.1
Eurobodalla Shire Council	124	808	6.5
Young Shire Council	123	271	2.2
Maitland City Council	119	1,193	10
Blacktown City Council	119	2,493	21
Liverpool City Council	115	1,383	12
Bega Valley Shire Council	115	576	5
Inverell Shire Council	114	227	2
Kempsey Shire Council	110	329	3
Orange City Council	107	427	4
Narrabri Shire Council	101	101	1
Warringah Council	100	1,804	18
Gilgandra Shire Council	98	49	0.5

Summary table - Reviews and Appeals 2009-10

2009-10		2008-09
511	s82A reviews were undertaken by reporting councils (61 councils in 2009-10)	612
68	% s82A reviews were approved by councils on review	71
22	% s82A reviews were refused by councils on review	22
347	Class 1 appeals were lodged by applicants in the Land and Environment Court (56 councils in 2009-10)	477
27	% of Class 1 appeals were upheld	34



The councils with the lowest average number of DAs determined per EFT in 2009-10 included Conargo (9.3 DAs per EFT), Bogan (10 DAs per EFT), Urana (10 DAs per EFT), Carrathool (11 DAs per EFT), Narramine (11.6 DAs per EFT).

Table 5-3 shows the DAs per EFT for the councils with the highest mean gross determination time in 2009-10. Cooma-Monaro reported only two DA staff and 73 DAs per EFT, a much higher DA to staff ratio than the other nine councils in this list apart from Wentworth who reported only one DA staff member for 158 DAs.

Table 5-3: Ten Councils with highest determination times by staff to DA ratio

Council	Mean Gross DA determination time	Average DA per EFT	DAs determined	EFT DA Staff
Cooma-Monaro Council	163	73	145	2
Botany Bay City Council	128	27	239	8.75
Gunnedah Shire Council	117	32	189	6
Leichhardt Municipal Council	113	31	461	15
Upper Lachlan Shire Council	110	47	188	4
Wellington Council	110	25	74	3
Mosman Municipal Council	107	44	285	6.5
Canterbury City Council	103	47	655	14
Singleton Council	103	57	514	9
Wentworth Shire Council	100	158	158	1

The councils that recorded the greatest increase in equivalent full time staff for development assessment compared with 2008-09 data were Fairfield (5.5 more EFTs), Muswellbrook (5 more EFTs) and Maitland (4 more EFTs).

Councils that recorded the biggest falls in EFT staff compared with 2008-09 were Lake Macquarie (20 fewer EFTs), North Sydney (16 fewer EFTs) and The Hills (13 fewer EFTs).

6.1 Statewide Trends

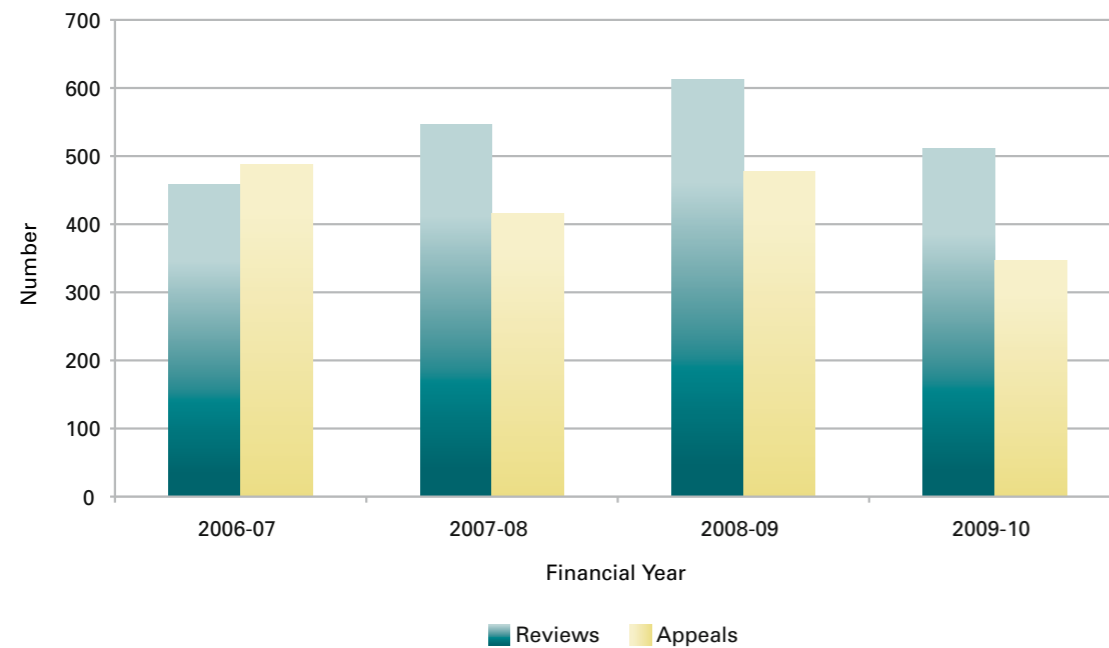
As shown in **Table 6-1**, the proportion of all DA determinations that were contested through the formal review or appeal process was very low.

Under section 82A of the EP&A Act a development applicant may request council to review council's determination of the applicant's DA. Five hundred and eleven (511) s82A reviews were reported for 2009-10 compared with 612 in 2008-09.

Class 1 appeals are generally appeals against a council planning decision and are determined on the merits of the development proposal, rather than on legal issues, by the Land and Environment Court. Three hundred and forty seven (347) Class 1 appeals were reported compared with 477 in 2008-09.

Figure 16 shows that since 2007-08, more reviews were determined each year than appeals.

Figure 16: Number of Reviews compared with Class 1 Legal Appeals 2006-07 to 2009-10



There has been a 27% drop in the number of Class 1 appeals in 2009-10 compared to the previous year. It is understood that the decrease in appeal numbers may be partially explained by changes in the types of developments being appealed, for instance more small-scale developments and fewer larger developments.

The number of completed S82A reviews for 2009-10 decreased compared with 2008-09 from 612 to 511.

Table 6-1: Statewide S82A and legal appeals summary 2009-10

s82A Reviews (based on 61 reporting councils)	
Number of s82A reviews	511
s82A reviews as % of DA determinations (note 2)	0.7
% s82A appeals approved on review	68
% s82A appeals refused on review	22
% s82A appeals withdrawn/cancelled on review	10
% s82A appeals rejected on review	0.6
Legal Appeals (based on 59 reporting councils)	
Number of legal appeals	367
Class 1 appeals	
Number of Class 1 legal appeals	347
All Class 1 legal appeals as % of DA determinations (note 3)	0.48
% of appeals were upheld	27
% of appeals withdrawn or dismissed	42
Class 1 appeals brought by developer	332
% of developer appeals upheld	25
% of developer appeals upheld with amended plans	15
% of developer appeals with consent orders	17
% of developer appeals withdrawn or dismissed	43
Class 1 appeals brought by third party/objector	11
% of appeals brought by third party/objector that were upheld	73
% of appeals brought by third party/objector that were withdrawn or dismissed	18
Other appeals	
Number of Class 4 appeals	15
Number of Class 5 appeals	1
Number of Supreme Court appeals	4
All appeals	
Legal appeals (all classes) as % of DA determinations (note 3)	0.51

Notes

1. Some applicants seek both a section 82A review and legal appeal for the same development application.

2. S82A reviews include reviews of DAs determined before 2009-10. Therefore reviews as % of determinations is only indicative.

3. Legal appeals include appeals of DAs determined before 2009-10. Therefore appeals as % of determinations is only indicative. Appeal outcomes include upheld, upheld with amended plans, dismissed, withdrawn, consent orders.

Table 6-1 shows that a large proportion of s82A reviews (68%) were approved, similar to other years. An approved s82A review means that the council changed its original determination in favour of the applicant's review application (eg. the applicant can request a review of a refused consent or a review of conditions of consent).

	2009-10	2008-09
<i>S82A reviews</i>		
Number of s82A reviews	511	612
Number of reporting councils	61	73
<i>Legal Appeals</i>		
Number of Class 1 legal appeals	347	477
Legal appeals as % of DA determinations	0.5	0.7
Number of reporting councils	59	67

43% of Class 1 appeals brought by developers against a council decision were dismissed in favour of the council or withdrawn. This compares with 34% in 2008-09. 25% of developer appeals were upheld in 2009-10.

Of the Class 1 appeals brought by developers, 15% were upheld with amended plans. This generally means that the development proposal was altered during the course of the appeal, including changes to align with the council's views.

A high proportion of (73%) Class 1 appeals by an objector third party were upheld, though they were only 3% of all Class 1 appeals (11 appeals).

Class 4 and Class 5 appeals include appeals to enforce environmental planning law. The number of Class 4 and 5 appeals involving councils represented only a small proportion of the number of appeals in 2009-10: 4% and 0.3 % respectively. It should be noted that councils have powers to enforce environmental planning law that do not involve court actions, such as the issue of fines. Class 4 and 5 legal proceedings may only need to be taken as matters of last resort.

6.2 Council Trends

The councils that reported the highest number of s82A reviews are shown in **Table 6-3**. With the exception of Randwick and Gosford, the majority of DAs subsequently reviewed were approved in these council areas.

Council	Total s82A reviews (100%)	Number of reviews approved	%	Number of reviews refused	Number of other outcomes
Sydney City Council	61	41	67	18	2
Sutherland Shire Council	36	29	81	3	4
Fairfield City Council	30	21	70	6	3
Marrickville Council	27	20	74	5	2
Gosford City Council	24	12	50	8	4
Wingecarribee Shire Council	20	18	90	2	0
Warringah Council	18	10	56	5	3
Wollongong City Council	18	12	67	3	3
Woollahra Municipal Council	17	10	59	4	3
Randwick City Council	17	5	29	11	1
Ku-ring-gai Council	17	9	53	8	0

The councils with the highest number of legal appeals in 2009-10 were Ku-ring-gai, City of Sydney and Waverley Councils as shown in **Table 6-4**.

Council	Legal appeals
Ku-ring-gai Council	36
Sydney City Council	33
Waverley Council	29
Woollahra Municipal Council	17
Parramatta City Council	16
Randwick City Council	11
Wollongong City Council	10
Leichhardt Municipal Council	9
Byron Shire Council	9
Pittwater Council	9
Mosman Municipal Council	9

Some councils have made efforts to reduce appeal activity during the year. Woollahra Council reported the highest number of Class 1 appeals determined in 2008-09 (57 appeals). Their appeals dropped by more than two-thirds to 17 for 2009-10. Part of this is due to fewer appeal applications by developers but also council initiatives to resolve issues through negotiations or mediation before proceeding to full court hearing.

Source Data Tables 6-5 and 6-6 at the end of this report show the data on s82A reviews and legal appeals for all councils.

OTHER CERTIFICATES

Summary table - Other Certificates 2009-10

2009-10		2008-09
58,679	Construction Certificates were issued state-wide (59% were issued by councils in 2009-10)	56,863
47,114	Occupation Certificates were issued state-wide (59% were issued by councils in 2009-10)	45,584
3,872	Subdivision Certificates were issued state-wide	4,130
982	Strata Certificates were issued state-wide	1,204



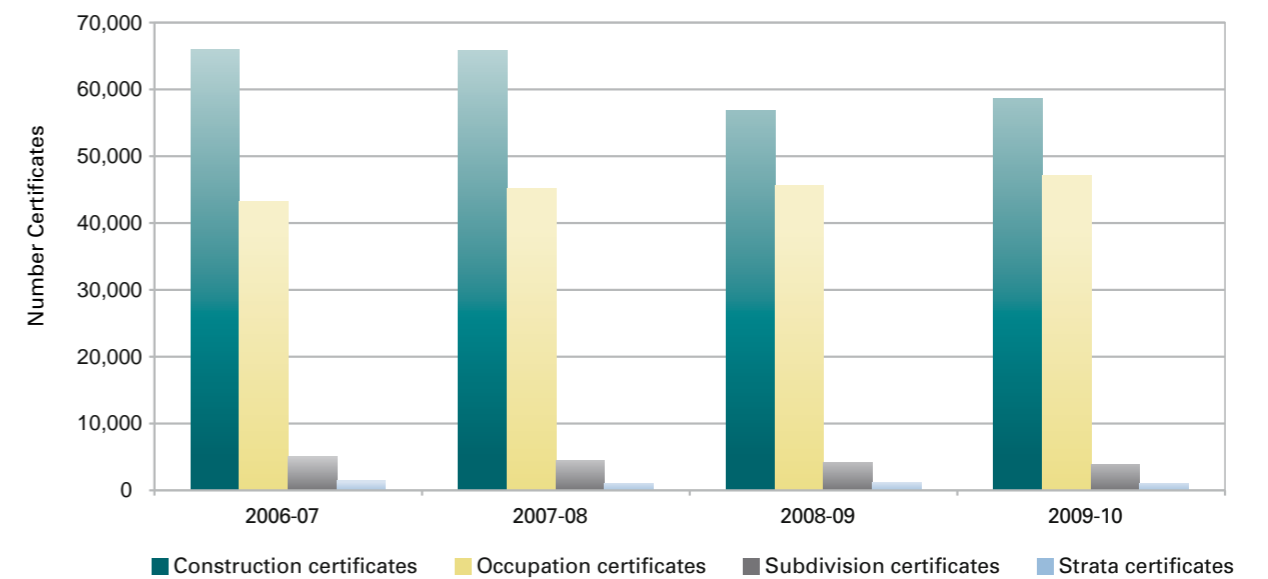
7.1 Statewide Trends

Table 7-1 below details the number of construction, occupation, subdivision and strata certificates issued in 2009-10 and 2008-09 and the number of reporting councils.

Table 7-1: Statewide other certificates summary

Description	2009/10	Local Government Areas	2008/09	Local Government Areas
Construction Certificates issued	58,679	149	56,863	151
Occupation Certificates issued	47,114	148	45,584	150
Subdivision Certificates issued	3,872	143	4,130	147
Strata Certificates issued	982	82	1,204	83

Figure 17: Total number of certificates issued by councils and private certifiers 2006-07 to 2009-10



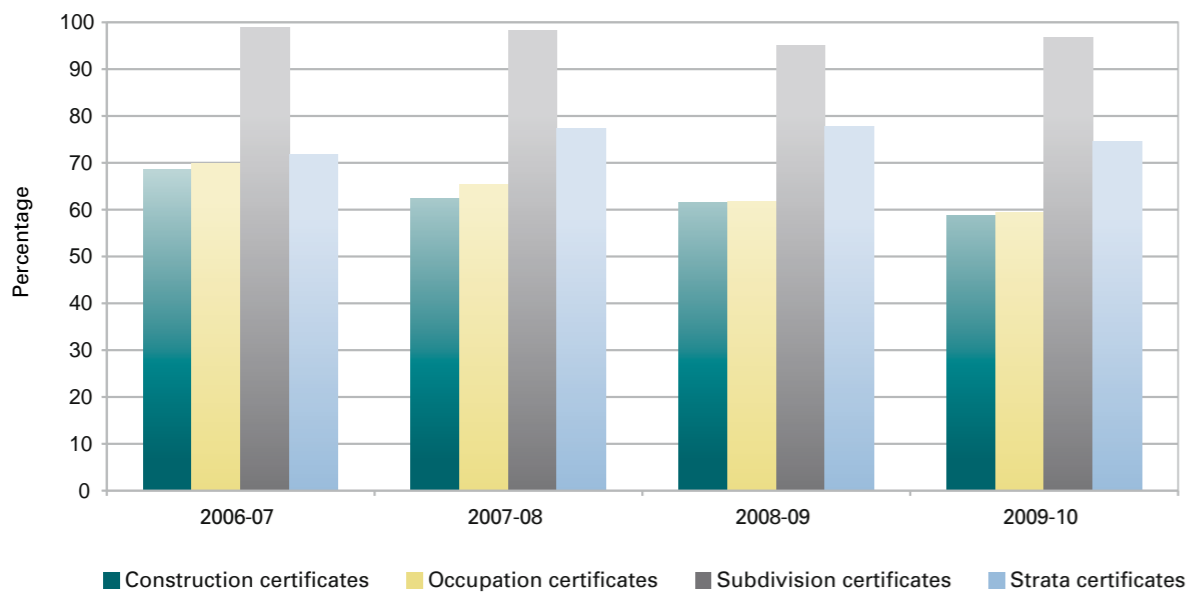
Improvements in the economy are reflected in the increased number of construction and occupation certificates issued in 2009-10. The actual totals for 2009-10 are likely to have been higher than reported as some councils did not provide this data.

Table 7-2: Statewide other certificates issued by councils and private certifiers

	Councils	%	Private	%	Total
Construction	34,511	59	24,168	41	58,679
Occupation	27,939	59	19,175	41	47,114
Subdivision	3,745	97	127	3	3,872
Strata	733	75	249	25	982

While councils still issue the majority of certificates statewide, the proportion of construction and occupation certificates issued by private certifiers has increased slightly. In 2007-08, private certifiers issued 38% of construction certificates and 35% of occupation certificates. In 2008-09, they issued 38% of construction and occupation certificates compared with 41% of both certificate types in 2009-10 (**Table 7-2**).

Figure 18: Percentage of certificates issued by councils and private certifiers 2006-07 to 2009-10



In 2007-08, 23% of strata certificates were issued by private certifiers. 22% were issued by private certifiers in 2008-09 compared with 25% in 2009-10.



7.2 Council Trends

Table 7-3 below shows the ten councils across the State that issued the highest number of construction certificates in 2009-10 and their results for 2008-09. The councils in the top ten list are very similar to those for 2008-09, representing regional cities, major centres and release areas.

As in 2008-09, Blacktown and Lake Macquarie council areas had the highest number of construction certificates.

Table 7-3: Ten Local Government Areas with highest numbers of construction certificates

Council	2009-10	2008-09
Blacktown City Council	2,430	2,316
Lake Macquarie City Council	2,076	1,805
Sydney City Council	1,624	1,560
Newcastle City Council	1,495	1,566
Shoalhaven City Council	1,420	1,379
Gosford City Council	1,353	1,029
The Hills Shire Council	1,322	1,243
Liverpool City Council	1,271	1,043
Wyong Shire Council	1,256	1,035
Wollongong City Council	1,195	1,209

Within these council areas, most construction certificates were issued by councils, except in Sydney City and Wollongong council areas. Noticeably, private certifiers issued 80% of construction certificates in the Sydney City council area (compared with 74% in 2008-09). The high proportion of commercial development in the Sydney council area is likely to account for this.

Table 7-4: Ten Local Government Areas with highest numbers of construction certificates - proportion of council and private certifier issued certificates

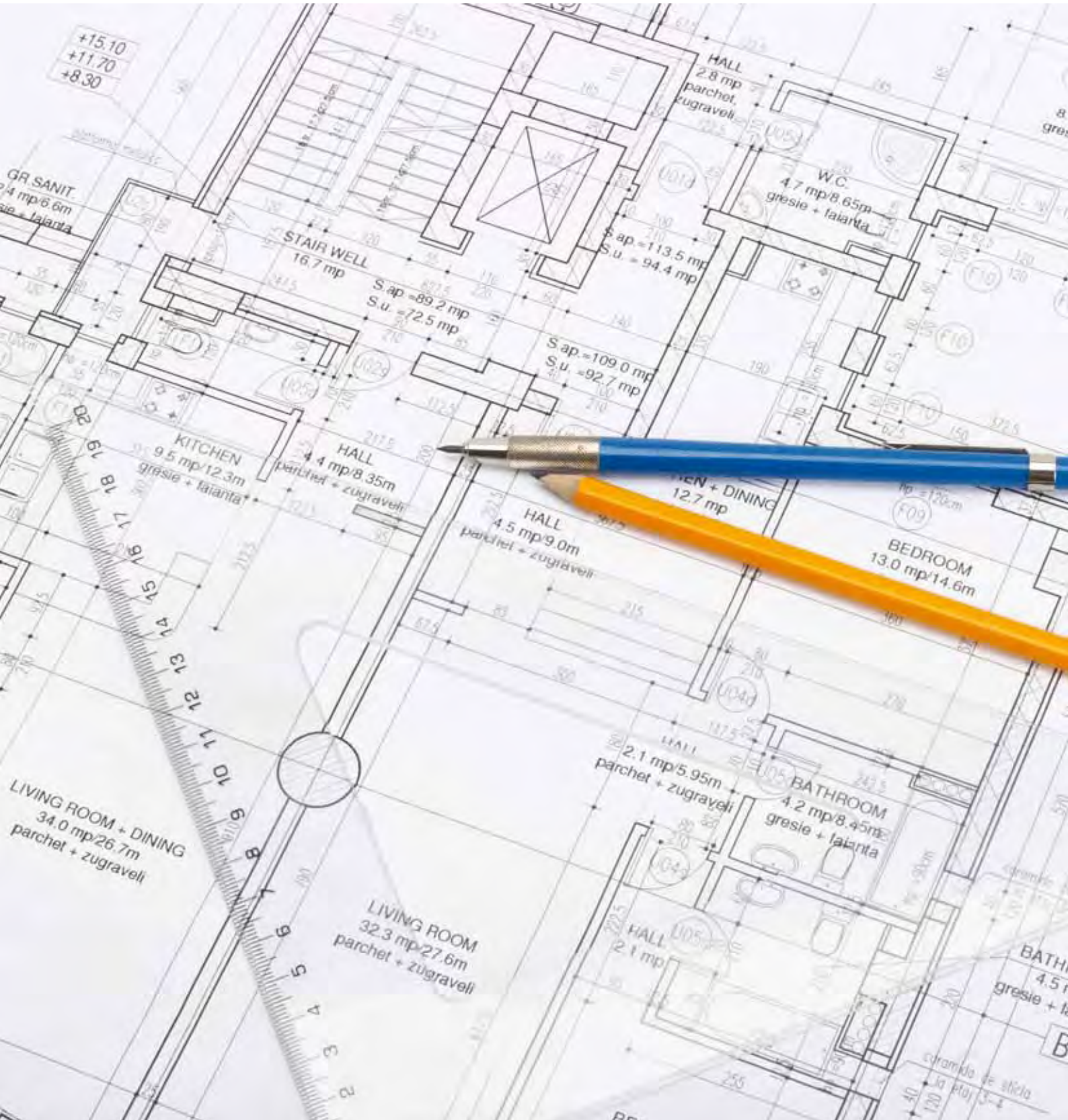
Council	Council	%	Private	%	Total
Blacktown City Council	1,560	64	870	36	2,430
Lake Macquarie City Council	1,180	57	896	43	2,076
Sydney City Council	331	20	1,293	80	1,624
Newcastle City Council	882	59	613	41	1,495
Shoalhaven City Council	964	68	456	32	1,420
Gosford City Council	1,059	78	294	22	1,353
The Hills Shire Council	835	63	487	37	1,322
Liverpool City Council	829	65	442	35	1,271
Wyong Shire Council	953	76	303	24	1,256
Wollongong City Council	500	42	695	58	1,195

Blacktown reported the highest number of occupation certificates issued for 2009-10 (2,459). The council areas with the highest reported numbers of occupation certificates in 2009-10 included Sydney City Council (1,548), Sutherland Shire Council (1,295), Warringah Council (1,257) and Shoalhaven City Council (1,243).

Source Data Table 7-5 at the end of this report shows the data on other certificates for all councils.



APPENDICES



APPENDIX 1

– Glossary and Abbreviations

Appeal Upheld	Means the person who appealed the council's decision was successful.
Appeal Refused	Means the person who appealed the council's decision was unsuccessful.
Billion	Means one thousand million.
Calendar Days	Includes weekends and public holidays (business days excludes weekends)
Class 1 Appeal	These appeals are mostly appeals against a council's refusal of a development application or against council conditions of consent on the development approval. Class 1 appeals may also be against Council orders. These appeals are dealt with by the Land and Environment Court.
Commercial / Retail / Office	Office, business or retail premises
Community Facility	Includes educational establishments, libraries, public recreation facilities etc.
Complying Development Certificate (CDC)	A certificate issued by council or a private certifier where a local or State planning instrument enables such a certificate to be issued. Complying development certificates can be issued for minor works such as extensions, garages and industrial fit outs which meet pre-set standards.
Construction Certificate	Construction certificates must be issued before work commences. They certify that plans comply with building codes and are not inconsistent with development consent.
Deemed Refusal	Under the Environmental Planning and Assessment Act and Regulation, a development application is deemed to have been refused by council if the council has not determined the application within the period prescribed by the Regulation.
Development Application (DA)	Means an application for consent to carry out development. DAs undergo merit assessment and can only be issued by councils.
DLG	Division of Local Government, NSW Department of Premier & Cabinet
Equivalent full time (EFT)	Equivalent full time is a measure of staffing levels. One EFT means staffing equivalent to a full time position. 0.5 EFTs means staffing equivalent to half a full time position.
EP&A Act	Environmental Planning and Assessment Act, 1979
Gross Determination Time	The total time to determine a DA or s96 modification application. Time is measured from the day the application is lodged to the day the application is determined. No days are excluded.
Independent Hearing Assessment Panel (IHAP) or Independent Panel	A panel which determines development applications or s96 modification applications. The membership of these panels is independent of councillors and council staff. The intention is to provide expert advice on development proposals.
Industrial	Includes rural industry, warehouse and storage facilities, extractive industry
Infrastructure	Includes transport, utilities, telecommunications.

Joint Regional Planning Panel (Regional Panels)	Regional Panels determine regionally significant development proposals. They are constituted by the Minister for Planning by order published in the NSW Government Gazette. Regional Panels consist of members appointed by State Government and Local Council.
Mean	Average of all values in the set of values.
Mean Gross Determination Time	The average time taken by a council to determine a DA or s96 modification application when time is measured from the day the application is lodged to the day the application is determined and no days are excluded.
Mean Net Determination Time	The average time taken by a council to determine a DA or s96 modification application when time is measured from the day the application is lodged to the day the application is determined, and stop the clock time and referral time are deducted.
Median	The middle value when all values are listed from the lowest value to the highest value, or from highest value to lowest.
Median Gross Determination Time	The median time taken by a council to determine a DA or s96 modification application when time is measured from the day the application is lodged to the day the application is determined and no days are excluded.
Median Net Determination Time	The median time taken by a council to determine a DA or s96 modification application when time is measured from the day the application is lodged to the day the application is determined, and stop the clock time and referral time are deducted.
Mixed	Any mix or all of residential, commercial, tourism, retail
Occupation Certificate	A certificate issued by a council or private certifier which confirms that a building is capable of being occupied or used in accordance with its building classification under the Building Code of Australia.
Other (Development Category)	Development not covered within development categories for this years performance monitoring. Includes applications for subdivision (i.e. not involving the construction of new residential, commercial development etc).
Referral	When a development application or s96 modification application is referred to a State Government agency before the council determines the application.
Residential – Alterations and Additions	Alteration or addition to existing residential development. Includes additional ancillary development to dwelling houses such as swimming pools and garages. Also includes alterations and additions to other types of housing (multi unit) that does not involve the creation of addition dwellings.
Residential – Single New Dwelling	A new single detached house on a single lot.
Residential – New Second Occupancy	Includes granny flats, dual occupancies (attached or detached).
Residential – New Multi Unit	Includes residential flat buildings, multi dwelling housing (but not seniors housing), townhouses and villa developments.
Residential – Seniors Living	Any development approved under the Seniors Living SEPP or previous versions of this SEPP.

Residential – Other	Includes boarding houses, group homes, caravan parks and manufactured home estates if the accommodation is of a permanent nature.
Section 82A Review (s82A review)	Under section 82A of the EP&A Act a development applicant can request the council to review the council's determination of the applicant's development application.
Section 82A Review Approved on Review	Means the council changed its original determination.
Section 82A Review Refused on Review	Means the council did not change its original determination.
Section 96 Modification (s96 modification)	Under section 96 of the EP&A Act development consent can be modified by council on application from the development applicant.
Seniors Living	Development approved under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Living SEPP)
Stop-the-Clock (STC)	Time during which additional information on the development application or s96 application is sought and received from the development applicant. The information may be sought by council and/or a referral or concurrence authority.
State Environmental Planning Policy (SEPP)	A statutory planning instrument made by State Government
Strata Certificate	A certificate issued by an accredited certifier or council that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion
Subdivision Certificate	A certificate issued by an accredited certifier or council that allows registration of land subdivision with the NSW Land and Property Management Authority.
Sydney Region Councils	See Appendix 4 for list of councils within this region
Tourist development	Includes tourist and visitor accommodation, and other development primarily related to tourism.
Value of Construction	The value of construction means the estimated cost of construction. This cost is recorded when a development application, s96 modification application, or complying development application is lodged. This value is generally estimated by the applicant.

APPENDIX 2

– Additional Notes on Data Analysis

EXCLUDED DATA

A small fraction of submitted data was excluded from the data analysis.

The data checking process included councils checking and confirming their information, sometimes several times, before finalisation.

After finalisation a small number of records remained invalid and were excluded from the analysis. These records amounted to a very small fraction of the total development records.

Excluded records included any DA or s96 records with determination periods greater than 10 years as it was assumed this length of time was due to data entry error.

Any records with a lodgement or determination date either missing or after 30 June 2010, or a determination date prior to 1 July 2009, or a lodgement date after the determination date were also excluded. This applied to many CDC records where private certifiers were the determination body. Because the majority of CDCs issued by private certifiers had invalid dates, all CDCs determined by private certifiers were excluded when calculating CDC determination time. CDCs determined by private certifiers were included when counting CDC numbers.

Legal appeal records were excluded where the legal appeal determination date was given as before or after the 2009-10 financial year.

ZERO CONSTRUCTION VALUE DEVELOPMENT

Estimated values referred to in this report are the estimated value of construction work. This value is estimated by the applicant at the time the application for development is lodged. It excludes land value and is not the same as the ultimate market value of the completed work. There are a number of development types which require consent but which have no construction work, e.g. subdivision, boundary changes, change of operating hours for retail premises and change of use.

While these development types are grouped with small-scale low construction value work, such as residential alterations, the complexity of the development will vary. Some may not be simple or straightforward for councils to assess eg. large-scale subdivisions.

CLASSIFICATION OF COUNCILS – DLG GROUPS

Many data tables in this report refer to NSW Division of Local Government (DLG) groups. All 152 councils are grouped into one of 11 council types or groups based on population, size, location and development. Grouping councils according to similar socioeconomic characteristics allows comparison between councils' results and the performance of like councils.

The DLG groupings are based on the Australian Classification of Local Governments (ACLG) classification of local government areas as adapted by the NSW DLG for *NSW Local Government Councils Comparative Information* publication.

The source data tables show the DLG code for each council and the average result for each of the 11 DLG groups. These tables allow anyone to see how a council's data compares to the average for the relevant DLG group.

The grouping for 2009-10 was based on population figures released from the Australian Bureau of Statistics as at 30 June 2009.

SECTION 96 DATA SEPARATED FROM DA DATA

While s96 modifications are a form of DA, many s96 modifications applications are quite different in nature from a 'full' DA. Section 96 modifications can include modifications for minor errors or misdescriptions and minor modifications with minimal environmental impact, while other modifications may need substantial impact assessment. On average however it is clear that s96 modifications take substantially less time to determine than full DAs.

Because of these differences, DA information was analysed separately from s96 information.

It should be noted that s96 modifications are recorded by councils as separate applications to other DAs. Therefore the processing time for s96 modifications and other DAs can be separately analysed.

The cost of s96 modifications was not collected because of the risk of double counting of the total value of development ie. construction value for s96 might have been recorded as the construction value for the original DA in many cases.

CALCULATING DETERMINATION TIMES

Calendar Days – the Department has calculated time using calendar days (including weekends) using dates of lodgement and determination supplied by councils. The gross determination time is simply the difference between date determined and date lodged except where the determination date was the same as the lodgement date, where the gross determination time was set to one day. For net determination time, stop-the-clock time and referral times were supplied in calendar days so that net time is also in calendar days.

Stop-the-Clock Time – this is the time taken for further information to be sought from the applicant after a DA is submitted. When the request is made the clock is ‘stopped’ until the information is received.

Referral Time – this is the time taken by State agencies to either grant concurrent consent (some DAs require council and agency consent) or provide advice on a consent to council.

Referral and stop-the-clock time were provided separately by councils as the total number of referral days and the total number of stop-the-clock days rather than date a referral started and date that it ended. In some cases, a development may have one or more days overlapping eg. a DA may be waiting for further advice from the applicant and at the same time waiting for advice from a State agency. This could result in negative net determination times for an application and therefore under-counting of mean net determination time.

Mean determination time – the mean of a set of data values is the sum of all of the data values divided by the number of data values.

Median determination time – the median of a set of data values is the middle value of the data set when it has been ordered. If the number of values in the data set is even, then the median is the average of the two middle values. The use of the median provides an alternative method of analysing the data to a mean which may be skewed by a relatively small number of extremely high or low values in a data set.

Records where the determination time was less than zero or greater than 3650 days (ten years) were not included in calculations of time.

APPENDIX 3 – Australian Classification of Local Government and DLG group numbers

DLG GROUP CODE	DESCRIPTION	POPULATION	ACLG CATEGORY	
URBAN i.e. Population > 20,000, or population density > 30 persons per sq km, or >90% of LGA population is urban				
1	Capital City		1	
2	Metropolitan Developed Part of an urban centre	Small	up to 30,000	2
		Medium	30,001 – 70,000	3
3	>1,000,000 and pop. density >600/sq km	Large	70,001 – 120,000	4
		Very Large	> 120, 000	5
4	Regional Town/City Part of an urban centre with population <1,000,000 and predominately urban in nature	Small	up to 30,000	6
		Medium	30,001 – 70,000	7
5		Large	70,001 – 120,000	8
		Very Large	> 120, 000	9
6	Fringe A developing LGA on the margin of a developed or regional urban centre	Small	up to 30,000	10
		Medium	30,001 – 70,000	11
7		Large	70,001 – 120,000	12
		Very Large	> 120, 000	13
RURAL				
N/A	Significant Growth Average annual population growth >3%, population >5,000 and not remote		14	
8	Agricultural	Small	Up to 2,000	15
9	Agricultural Remote	Medium	2,001 – 5,000	16
		Medium	1,001 – 3,000	21
10	Agricultural Remote	Large	5,001 – 10,000	17
		Large	3, 001 – 20,000	22
11	Agricultural	Very Large	10,001 – 20,000	18
N/A	Remote	Extra Small	Up to 400	19
N/A		Small	401 – 1,000	20

Note: For "Rural Agricultural Very Large" (RAV), "Rural Remote Large" (RTL), and "Rural Significant Growth" (RSG), 20,000 is the upper limit because beyond this number all local governments are deemed "Urban".

APPENDIX 4

– Index for Council Regions

The DLG grouping for 2009-10 is based on population figures released from the Australian Bureau of Statistics as at 30 June 2009.

NSW councils by region		
Region	Council	DLG Code
Sydney	Ashfield Municipal Council	2
	Auburn Council	3
	Bankstown City Council	3
	Blacktown City Council	3
	Blue Mountains City Council	7
	Botany Bay City Council	2
	Burwood Council	2
	Camden Council	6
	Campbelltown City Council	7
	Canada Bay City Council	3
	Canterbury City Council	3
	Fairfield City Council	3
	Gosford City Council	7
	Hawkesbury City Council	6
	Holroyd City Council	3
	Hornsby Shire Council	7
	Hunters Hill Municipal Council	2
	Hurstville City Council	3
	Kogarah Municipal Council	2
	Ku-ring-gai Council	3
	Lane Cove Municipal Council	2
	Leichhardt Municipal Council	2
	Liverpool City Council	7
	Manly Council	2
	Marrickville Council	3
	Mosman Municipal Council	2
	North Sydney Council	2
	Parramatta City Council	3
	Penrith City Council	7
	Pittwater Council	2
	Randwick City Council	3
	Rockdale City Council	3
	Ryde City Council	3
Strathfield Municipal Council	2	

NSW councils by region		
Region	Council	DLG Code
	Sutherland Shire Council	3
	Sydney City Council	1
	The Hills Shire Council	7
	Warringah Council	3
	Waverley Council	2
	Willoughby City Council	2
	Wollondilly Shire Council	6
	Woollahra Municipal Council	2
	Wyong Shire Council	7
Hunter	Cessnock City Council	4
	Great Lakes Council	4
	Greater Taree City Council	4
	Maitland City Council	4
	Port Stephens Council	4
	Singleton Shire Council	4
	Lake Macquarie City Council	5
	Newcastle City Council	5
	Gloucester Shire Council	10
	Dungog Shire Council	10
	Muswellbrook Shire Council	11
	Upper Hunter Shire Council	11
Southern	Bega Valley Shire Council	4
	Bombala Council	9
	Eurobodalla Shire Council	4
	Goulburn Mulwaree Council	4
	Kiama Municipal Council	4
	Shellharbour City Council	4
	Shoalhaven City Council	5
	Snowy River Shire Council	10
	Wingecarribee Shire Council	4
	Wollongong City Council	5
North Coast	Ballina Shire Council	4
	Bellingen Shire Council	11
	Byron Shire Council	4
	Clarence Valley Council	4
	Coffs Harbour City Council	5

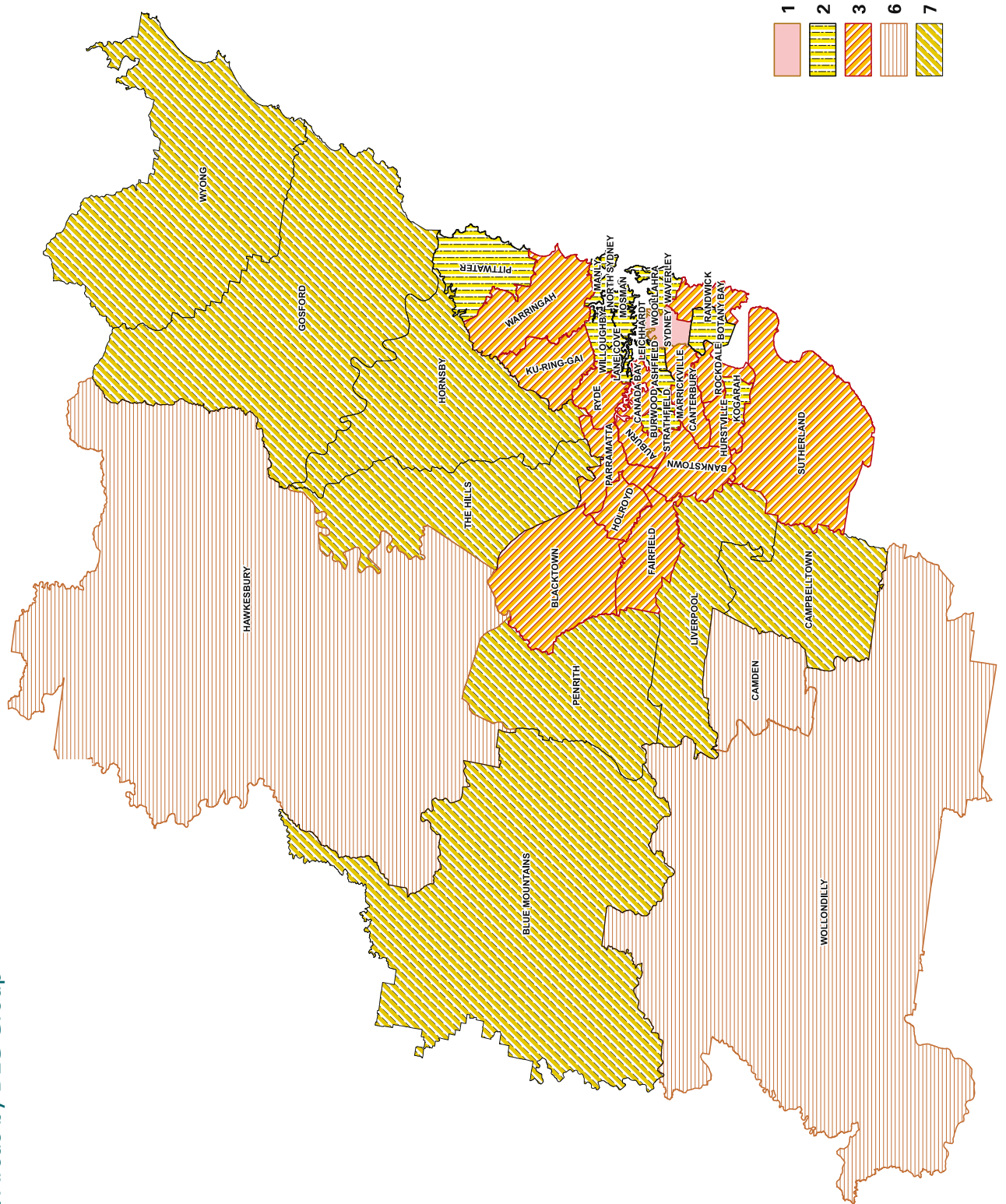
NSW councils by region

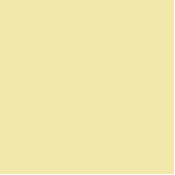
Region	Council	DLG Code
	Kempsey Shire Council	4
	Kyogle Council	10
	Lismore City Council	4
	Nambucca Shire Council	11
	Port Macquarie-Hastings Council	5
	Richmond Valley Council	4
	Tenterfield Shire Council	10
	Tweed Shire Council	5
Western	Armidale Dumaresq Council	4
	Bathurst Regional Council	4
	Blayney Shire Council	10
	Bogan Shire Council	9
	Bourke Shire Council	9
	Brewarrina Shire Council	8
	Broken Hill City Council	4
	Cabonne Shire Council	11
	Central Darling Shire Council	9
	Cobar Shire Council	10
	Coonamble Shire Council	9
	Cowra Shire Council	11
	Dubbo City Council	4
	Forbes Shire Council	10
	Gilgandra Shire Council	9
	Glen Innes Severn Shire Council	10
	Gunnedah Shire Council	11
	Guyra Shire Council	9
	Gwydir Shire Council	10
	Inverell Shire Council	11
	Lachlan Shire Council	10
	Lithgow City Council	4
	Liverpool Plains Shire Council	10
	Mid-Western Regional Council	4
	Moree Plains Shire Council	11
	Narrabri Shire Council	11
	Narromine Shire Council	10
	Oberon Council	10
	Orange City Council	4
	Parkes Shire Council	11
	Tamworth Regional Council	4
	Uralla Shire Council	10
	Walcha Council	9
	Walgett Shire Council	10

NSW councils by region

Region	Council	DLG Code
	Warren Shire Council	9
	Warrumbungle Shire Council	11
	Weddin Shire Council	9
	Wellington Council	10
Murray/Murrumbidgee	Albury City Council	4
	Balranald Shire Council	9
	Berrigan Shire Council	10
	Bland Shire Council	10
	Boorowa Council	9
	Carrathool Shire Council	9
	Conargo Shire Council	8
	Coolamon Shire Council	9
	Cooma-Monaro Council	11
	Cootamundra Shire Council	10
	Corowa Shire Council	11
	Deniliquin Council	4
	Greater Hume Shire Council	11
	Griffith City Council	4
	Gundagai Shire Council	9
	Harden Shire Council	9
	Hay Shire Council	9
	Jerilderie Shire Council	8
	Junee Shire Council	10
	Leeton Shire Council	11
	Lockhart Shire Council	9
	Murray Shire Council	10
	Murrumbidgee Shire Council	9
	Narrandera Shire Council	10
	Palerang Council	11
	Queanbeyan City Council	4
	Temora Shire Council	10
	Tumbarumba Shire Council	9
	Tumut Council	11
	Upper Lachlan Council	10
	Urana Shire Council	8
	Wagga Wagga City Council	4
	Wakool Shire Council	9
	Wentworth Shire Council	10
	Yass Valley Council	11
	Young Shire Council	11

Local Government Areas by DLG Group





SOURCE DATA – INDIVIDUAL COUNCIL DATA

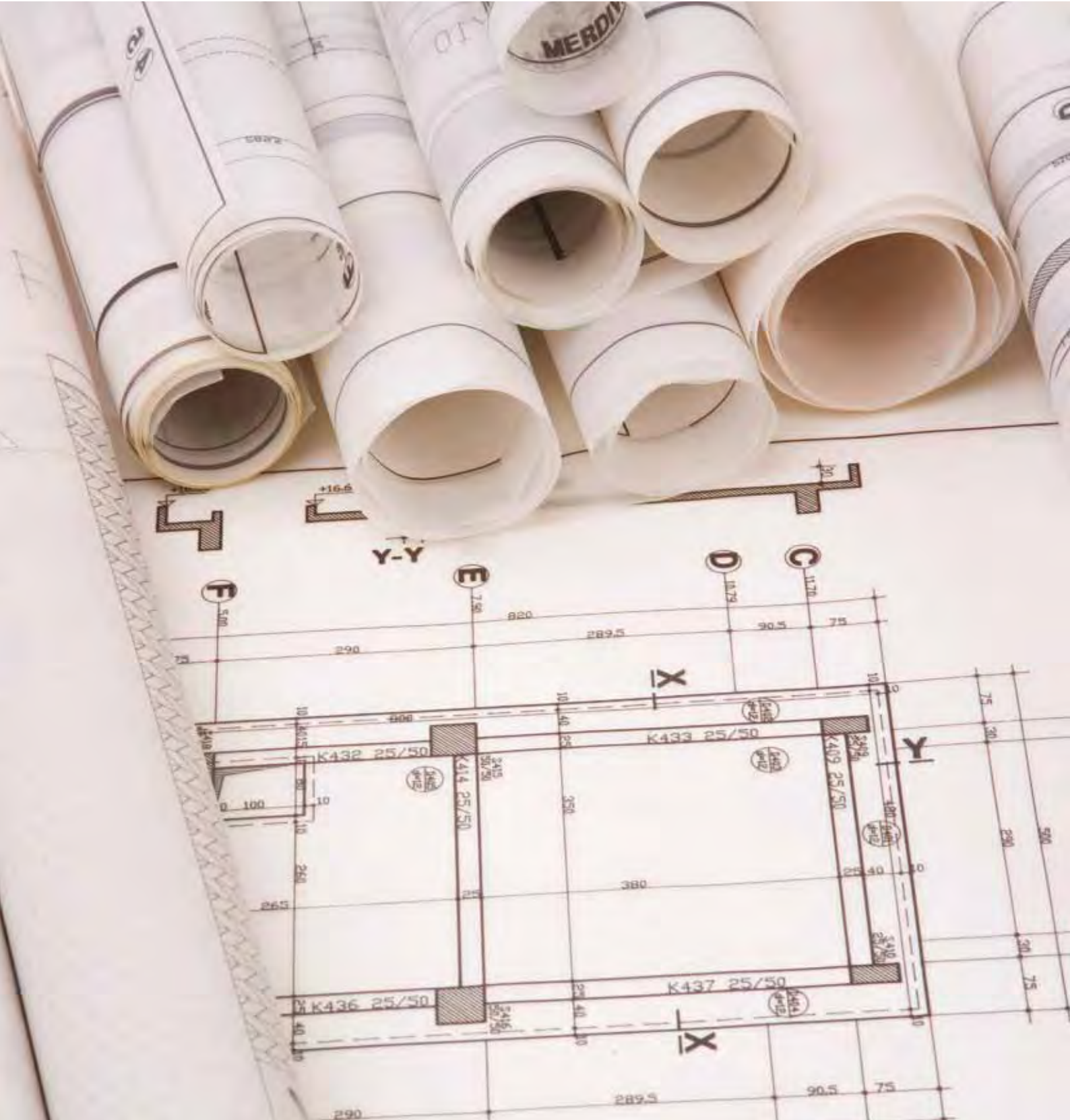


Table 2-13: Volume and Value of DAs + s96

Council	DLG	Number of DAs determined	Total estimated value of DAs determined	Total estimated value of DAs approved	Number of s96 determined
Albury City Council	4	720	\$113.1m	\$110.5m	97
Armidale Dumaresq Council	4	221	\$48.4m	\$48.4m	38
Ashfield Municipal Council	2	238	\$63.6m	\$24.8m	103
Auburn Council	3	420	\$105.9m	\$99.1m	140
Ballina Shire Council	4	622	\$98.9m	\$96.8m	146
Balranald Shire Council	9	73	\$5m	\$5m	1
Bankstown City Council	3	1,203	\$301.3m	\$295m	282
Bathurst Regional Council	4	572	\$109.1m	\$108.7m	62
Bega Valley Shire Council	4	576	\$119.3m	\$119.3m	113
Bellingen Shire Council	11	242	\$18.4m	\$18.4m	37
Berrigan Shire Council	10	106	\$10.7m	\$10.7m	0
Blacktown City Council	3	2,493	\$471.4m	\$468.6m	215
Bland Shire Council	10	101	\$6.1m	\$6.1m	11
Blayney Shire Council	10	95	\$9.5m	\$9.3m	4
Blue Mountains City Council	7	822	\$105.5m	\$99.8m	150
Bogan Shire Council	9	20	\$2.3m	\$2.3m	0
Bombala Council	9	30	\$2m	\$2m	0
Boorowa Council	9	66	\$3.6m	\$3.6m	0
Botany Bay City Council	2	239	\$63.1m	\$62.9m	74
Bourke Shire Council	9	35	\$4.7m	\$4.7m	6
Brewarrina Shire Council	8	14	\$2.7m	\$2.7m	0
Broken Hill City Council	4	283	\$41m	\$40.6m	11
Burwood Council	2	244	\$47.4m	\$47.2m	74
Byron Shire Council	4	652	\$129.4m	\$122.3m	220
Cabonne Shire Council	11	182	\$20.7m	\$20.7m	11
Camden Council	6	1,454	\$418.2m	\$417.6m	159
Campbelltown City Council	7	757	\$202.5m	\$194.4m	120
Canterbury City Council	3	655	\$122.5m	\$118.3m	170
Carrathool Shire Council	9	22	\$2m	\$2m	0
Central Darling Shire Council	9	39	\$0.8m	\$0.8m	0
Cessnock City Council	4	941	\$159.6m	\$156.9m	133
City of Canada Bay Council	3	594	\$164.4m	\$157.8m	214
Clarence Valley Council	4	1,013	\$111.5m	\$109.2m	77
Cobar Shire Council	10	37	\$6.1m	\$6.1m	0
Coffs Harbour City Council	5	1,181	\$182.9m	\$177.4m	180
Conargo Shire Council	8	7	\$0.41m	\$0.41m	0
Coolamon Shire Council	9	33	\$3.1m	\$3.1m	0
Cooma-Monaro Council	11	145	\$13.9m	\$13.2m	20
Coonamble Shire Council	9	29	\$1.6m	\$1.6m	0
Cootamundra Shire Council	10	99	\$14.5m	\$14.5m	0
Corowa Shire Council	11	278	\$25.1m	\$25.1m	0

Table 2-13: Volume and Value of DAs + s96

Council	DLG	Number of DAs determined	Total estimated value of DAs determined	Total estimated value of DAs approved	Number of s96 determined
Cowra Shire Council	11	122	\$14.5m	\$14.5m	12
Deniliquin Council	4	78	\$3.9m	\$3.9m	4
Dubbo City Council	4	574	\$109m	\$107.5m	63
Dungog Shire Council	10	157	\$8.1m	\$8m	29
Eurobodalla Shire Council	4	808	\$116.5m	\$113.9m	139
Fairfield City Council	3	1,416	\$351.9m	\$346.6m	215
Forbes Shire Council	10	152	\$10.1m	\$10.1m	0
Gilgandra Shire Council	9	49	\$2.7m	\$2.7m	1
Glen Innes Severn Shire Council	10	130	\$7.2m	\$7.2m	13
Gloucester Shire Council	10	126	\$15.5m	\$15.5m	15
Gosford City Council	7	1,491	\$260.9m	\$236.9m	328
Goulburn Mulwaree Council	4	385	\$78.9m	\$69.9m	87
Great Lakes Council	4	556	\$56.4m	\$53.6m	72
Greater Hume Shire Council	11	177	\$22m	\$22m	10
Greater Taree City Council	4	694	\$135.4m	\$134.7m	116
Griffith City Council	4	362	\$70.7m	\$70.3m	53
Gundagai Shire Council	9	69	\$8.3m	\$8.3m	0
Gunnedah Shire Council	11	189	\$42.3m	\$41.3m	19
Guyra Shire Council	9	60	\$5.3m	\$5.3m	0
Gwydir Shire Council	10	57	\$6.6m	\$6.6m	6
Harden Shire Council	9	62	\$5.1m	\$5.1m	4
Hawkesbury City Council	6	813	\$100m	\$99.1m	122
Hay Shire Council	9	45	\$2m	\$2m	0
Holroyd City Council	3	627	\$169.1m	\$145.2m	210
Hornsby Shire Council	7	1,304	\$178.4m	\$176.5m	296
Hunters Hill Municipal Council	2	125	\$36.8m	\$32.6m	67
Hurstville City Council	3	753	\$157.8m	\$116.3m	145
Inverell Shire Council	11	227	\$24.9m	\$24.9m	25
Jerilderie Shire Council	8	18	\$0.65m	\$0.65m	0
Junee Shire Council	10	58	\$2.6m	\$2.6m	3
Kempsey Shire Council	4	329	\$55.2m	\$54.7m	107
Kiama Municipal Council	4	341	\$94.1m	\$59.2m	102
Kogarah Municipal Council	2	403	\$108.8m	\$104.2m	116
Ku-ring-gai Council	3	877	\$294.6m	\$210.8m	331
Kyogle Council	10	139	\$18.6m	\$18.5m	18
Lachlan Shire Council	10	40	\$3.5m	\$3.5m	0
Lake Macquarie City Council	5	2,150	\$386.5m	\$381m	427
Lane Cove Municipal Council	2	305	\$96.3m	\$90.4m	107
Leeton Shire Council	11	186	\$15.2m	\$15.1m	1
Leichhardt Municipal Council	2	461	\$90.9m	\$85.6m	228

Table 2-13: Volume and Value of DAs + s96

Council	DLG	Number of DAs determined	Total estimated value of DAs determined	Total estimated value of DAs approved	Number of s96 determined
Lismore City Council	4	555	\$60.5m	\$60.5m	113
Lithgow City Council	4	200	\$24.8m	\$24.8m	13
Liverpool City Council	7	1,383	\$299.8m	\$299.6m	133
Liverpool Plains Shire Council	10	76	\$7.7m	\$7.7m	1
Lockhart Shire Council	9	78	\$3.5m	\$3.5m	0
Maitland City Council	4	1,193	\$256.8m	\$256m	136
Manly Council	2	396	\$108.7m	\$98.1m	137
Marrickville Council	3	513	\$229m	\$205.8m	171
Mid-Western Regional Council	4	332	\$102.1m	\$102.1m	61
Moree Plains Shire Council	11	136	\$11m	\$11m	15
Mosman Municipal Council	2	285	\$173.1m	\$130.9m	96
Murray Shire Council	10	186	\$29.3m	\$28.6m	21
Murrumbidgee Shire Council	9	30	\$1.3m	\$1.3m	0
Muswellbrook Shire Council	11	252	\$31.8m	\$30.9m	42
Nambucca Shire Council	11	213	\$20.9m	\$20.9m	38
Narrabri Shire Council	11	101	\$12.7m	\$12.5m	20
Narrandera Shire Council	10	47	\$3.5m	\$3.5m	0
Narromine Shire Council	10	58	\$4.2m	\$4.2m	0
Newcastle City Council	5	1,584	\$259.2m	\$254.3m	284
North Sydney Council	2	482	\$246.5m	\$199.7m	191
Oberon Council	10	103	\$10.6m	\$10.6m	31
Orange City Council	4	427	\$80.9m	\$75.5m	73
Palerang Council	11	434	\$56.3m	\$51.4m	117
Parkes Shire Council	11	128	\$12.3m	\$12.3m	26
Parramatta City Council	3	881	\$216.6m	\$206.2m	268
Penrith City Council	7	1,268	\$244.2m	\$240.8m	208
Pittwater Council	2	544	\$152.5m	\$129.6m	203
Port Macquarie-Hastings Council	5	511	\$171.8m	\$157.4m	111
Port Stephens Council	4	936	\$161.5m	\$160.7m	123
Queanbeyan City Council	4	364	\$76.4m	\$75m	146
Randwick City Council	3	833	\$342.5m	\$247.5m	319
Richmond Valley Council	4	363	\$48.7m	\$48m	49
Rockdale City Council	3	479	\$156.5m	\$134m	189
Ryde City Council	3	678	\$270.7m	\$259m	181
Shellharbour City Council	4	491	\$96.2m	\$94m	98
Shoalhaven City Council	5	1,670	\$244.2m	\$242.9m	493
Singleton Council	4	514	\$72.9m	\$69.3m	66
Snowy River Shire Council	10	163	\$21m	\$19.6m	52
Strathfield Municipal Council	2	179	\$45m	\$40.2m	97
Sutherland Shire Council	3	1,281	\$485.2m	\$307.3m	355

Table 2-13: Volume and Value of DAs + s96

Council	DLG	Number of DAs determined	Total estimated value of DAs determined	Total estimated value of DAs approved	Number of s96 determined
Sydney City Council	1	2,172	\$1.9b	\$1.6b	770
Tamworth Regional Council	4	553	\$107.7m	\$107.7m	64
Temora Shire Council	10	106	\$8.3m	\$8.3m	0
Tenterfield Shire Council	10	99	\$12.8m	\$12.8m	0
The Hills Shire Council	7	1,568	\$391m	\$391m	283
Tumbarumba Shire Council	9	81	\$5m	\$5m	0
Tumut Council	11	220	\$18.8m	\$18.8m	17
Tweed Shire Council	5	815	\$225.7m	\$221.2m	213
Upper Hunter Shire Council	11	247	\$23.9m	\$23.9m	49
Upper Lachlan Shire Council	10	188	\$22.3m	\$20.6m	37
Uralla Shire Council	10	77	\$6.6m	\$6.4m	3
Urana Shire Council	8	20	\$0.74m	\$0.74m	0
Wagga Wagga City Council	4	800	\$152.4m	\$147.1m	131
Wakool Shire Council	9	78	\$6.1m	\$6.1m	0
Walcha Council	9	43	\$4.5m	\$4.4m	0
Walgett Shire Council	10	41	\$4m	\$4m	4
Warren Shire Council	9	38	\$3.3m	\$3.3m	0
Warringah Council	3	1,804	\$545.3m	\$512.7m	307
Warrumbungle Shire Council	11	83	\$6.9m	\$6.9m	0
Waverley Council	2	640	\$213.9m	\$190m	318
Weddin Shire Council	9	43	\$4m	\$4m	2
Wellington Council	10	74	\$4.5m	\$4.5m	4
Wentworth Shire Council	10	158	\$16m	\$15.9m	7
Willoughby City Council	2	785	\$180.4m	\$176.7m	336
Wingecarribee Shire Council	4	827	\$117.2m	\$113.5m	179
Wollondilly Shire Council	6	862	\$119.7m	\$118.4m	126
Wollongong City Council	5	1,582	\$727.3m	\$608.1m	281
Woollahra Municipal Council	2	635	\$210.8m	\$198.4m	479
Wyong Shire Council	7	1,456	\$594.2m	\$587.4m	153
Yass Valley Council	11	369	\$45.9m	\$44.2m	155
Young Shire Council	11	271	\$27.6m	\$27.5m	49

Notes

Determined means DAs or s96 modifications approved and refused.

s96 modifications are counted separately from DAs in this table.

Table 2-13: DLG Group Averages - Volume and Value of DAs + s96

DLG code	Number of DAs determined	Total estimated value of DAs determined	Total estimated value of DAs approved	Number of s96 determined
2	397	\$122.5m	\$107.4m	175
3	969	\$274m	\$239.4m	232
4	557	\$97.1m	\$94m	93
5	1,356	\$313.9m	\$291.8m	284
6	1,043	\$212.6m	\$211.7m	136
7	1,256	\$284.6m	\$278.3m	209
9	49	\$3.6m	\$3.6m	3
10	103	\$10.4m	\$10.2m	15
11	210	\$23.2m	\$22.8m	37

Table 2-14: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office	Notes
Albury City Council	4	43	17	13	
Armidale Dumaresq Council	4	16	23	11	
Ashfield Municipal Council	2	47	3	16	
Auburn Council	3	34	19	22	
Ballina Shire Council	4	52	16	6	
Balranald Shire Council	9	27	26	12	
Bankstown City Council	3	18	15	11	
Bathurst Regional Council	4	14	15	13	
Bega Valley Shire Council	4	32	35	8	
Bellingen Shire Council	11	39	15	9	
Berrigan Shire Council	10	23	40	23	
Blacktown City Council	3	34	44	6	
Bland Shire Council	10	21	9	29	
Blayney Shire Council	10	37	31	6	
Blue Mountains City Council	7	66	19	7	
Bogan Shire Council	9	0	15	0	
Bombala Council	9	0	17	37	
Boorowa Council	9	35	18	6	
Botany Bay City Council	2	43	5	22	
Bourke Shire Council	9	9	29	29	
Brewarrina Shire Council	8	14	14	14	
Broken Hill City Council	4	67	4	17	
Burwood Council	2	33	5	24	
Byron Shire Council	4	24	21	5	
Cabonne Shire Council	11	0	0	0	
Camden Council	6	22	44	6	
Campbelltown City Council	7	26	25	14	
Canterbury City Council	3	50	10	14	
Carrathool Shire Council	9	5	14	9	
Central Darling Shire Council	9	31	5	18	
Cessnock City Council	4	36	26	4	
City of Canada Bay Council	3	59	9	20	
Clarence Valley Council	4	52	24	8	
Cobar Shire Council	10	30	19	14	
Coffs Harbour City Council	5	50	24	1	
Conargo Shire Council	8	0	0	0	
Coolamon Shire Council	9	18	18	12	
Cooma-Monaro Council	11	34	30	10	
Coonamble Shire Council	9	31	7	24	
Cootamundra Shire Council	10	47	17	7	
Corowa Shire Council	11	5	67	4	

Table 2-14: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office	Notes
Cowra Shire Council	11	6	21	16	
Deniliquin Council	4	63	13	1	
Dubbo City Council	4	52	23	7	
Dungog Shire Council	10	58	12	2	
Eurobodalla Shire Council	4	41	32	0	
Fairfield City Council	3	26	20	20	
Forbes Shire Council	10	41	14	7	
Gilgandra Shire Council	9	47	8	8	
Glen Innes Severn Shire Council	10	15	25	15	
Gloucester Shire Council	10	18	49	6	
Gosford City Council	7	55	16	3	
Goulburn Mulwaree Council	4	32	31	10	
Great Lakes Council	4	48	27	8	
Greater Hume Shire Council	11	24	24	4	
Greater Taree City Council	4	42	25	7	
Griffith City Council	4	30	34	10	
Gundagai Shire Council	9	12	20	4	
Gunnedah Shire Council	11	39	20	10	
Guyra Shire Council	9	27	15	3	
Gwydir Shire Council	10	25	23	5	
Harden Shire Council	9	16	23	16	
Hawkesbury City Council	6	41	8	9	
Hay Shire Council	9	16	13	9	
Holroyd City Council	3	21	32	11	
Hornsby Shire Council	7	48	14	4	
Hunters Hill Municipal Council	2	0	0	0	#
Hurstville City Council	3	23	11	5	
Inverell Shire Council	11	28	19	14	
Jerilderie Shire Council	8	22	11	17	
Junee Shire Council	10	16	26	40	
Kempsey Shire Council	4	40	20	16	
Kiama Municipal Council	4	43	21	6	
Kogarah Municipal Council	2	46	17	13	
Ku-ring-gai Council	3	45	31	6	
Kyogle Council	10	33	38	3	
Lachlan Shire Council	10	0	0	0	
Lake Macquarie City Council	5	58	27	7	
Lane Cove Municipal Council	2	63	13	15	
Leeton Shire Council	11	26	15	9	
Leichhardt Municipal Council	2	77	4	9	
Lismore City Council	4	32	39	7	

Table 2-14: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office	Notes
Lithgow City Council	4	55	32	5	
Liverpool City Council	7	15	44	6	
Liverpool Plains Shire Council	10	30	20	16	
Lockhart Shire Council	9	21	9	6	
Maitland City Council	4	38	39	7	
Manly Council	2	71	7	15	
Marrickville Council	3	56	2	13	
Mid-Western Regional Council	4	34	15	8	
Moree Plains Shire Council	11	40	18	12	
Mosman Municipal Council	2	81	7	7	
Murray Shire Council	10	42	23	4	
Murrumbidgee Shire Council	9	20	3	20	
Muswellbrook Shire Council	11	42	20	5	
Nambucca Shire Council	11	19	30	4	
Narrabri Shire Council	11	31	23	34	
Narrandera Shire Council	10	55	11	9	
Narromine Shire Council	10	12	10	17	
Newcastle City Council	5	55	14	10	
North Sydney Council	2	52	0	29	
Oberon Council	10	5	34	2	
Orange City Council	4	17	17	9	
Palerang Council	11	19	32	5	
Parkes Shire Council	11	10	16	16	
Parramatta City Council	3	30	10	28	
Penrith City Council	7	53	18	11	
Pittwater Council	2	61	24	7	
Port Macquarie-Hastings Council	5	31	20	18	
Port Stephens Council	4	50	23	4	
Queanbeyan City Council	4	62	12	9	
Randwick City Council	3	64	6	13	
Richmond Valley Council	4	47	24	3	
Rockdale City Council	3	43	15	13	
Ryde City Council	3	31	19	25	
Shellharbour City Council	4	32	37	1	
Shoalhaven City Council	5	54	28	4	
Singleton Council	4	50	19	4	
Snowy River Shire Council	10	20	26	3	
Strathfield Municipal Council	2	30	21	17	
Sutherland Shire Council	3	61	14	10	
Sydney City Council	1	26	1	60	
Tamworth Regional Council	4	37	28	14	

Table 2-14: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office	Notes
Temora Shire Council	10	32	16	13	
Tenterfield Shire Council	10	10	60	5	
The Hills Shire Council	7	51	24	9	
Tumbarumba Shire Council	9	11	22	4	
Tumut Council	11	48	22	5	
Tweed Shire Council	5	41	32	7	
Upper Hunter Shire Council	11	0	22	9	
Upper Lachlan Shire Council	10	12	45	3	
Uralla Shire Council	10	10	17	5	
Urana Shire Council	8	25	0	20	
Wagga Wagga City Council	4	46	26	17	
Wakool Shire Council	9	3	6	3	
Walcha Council	9	40	14	16	
Walgett Shire Council	10	0	15	2	
Warren Shire Council	9	50	8	13	
Warringah Council	3	41	9	5	
Warrumbungle Shire Council	11	17	20	1	
Waverley Council	2	68	4	18	
Weddin Shire Council	9	35	9	12	
Wellington Council	10	46	11	5	
Wentworth Shire Council	10	33	22	4	
Willoughby City Council	2	49	4	32	
Wingecarribee Shire Council	4	51	26	11	
Wollondilly Shire Council	6	6	35	2	
Wollongong City Council	5	42	21	4	
Woollahra Municipal Council	2	47	6	15	
Wyong Shire Council	7	46	32	10	
Yass Valley Council	11	12	34	6	
Young Shire Council	11	38	22	10	

Notes

Development category information not available

s96 modifications are not included in this table.

Not all councils could match their developments to the Department's development categories

The Department has 14 development types. Only selected types are shown above.

Table 2-14: DLG Group Averages - DA Development Types

DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office
2	55	8	17
3	39	19	12
4	41	25	8
5	50	24	6
6	23	33	6
7	45	24	8
8	19	7	15
9	22	15	11
10	27	26	8
11	23	25	8

Table 2-15: Volume and Value of CDCs

Council	DLG code	Number determined	Total estimated value	% Determined by Council	% Determined by private	CDCs as % of DAs and CDCs
Albury City Council	4	295	\$45.5m	63	37	29
Armidale Dumaresq Council	4	155	\$13.8m	92	8	41
Ashfield Municipal Council	2	38	\$5.6m	11	89	14
Auburn Council	3	8	\$3.7m	100	0	2
Ballina Shire Council	4	62	\$4.2m	87	13	9
Bankstown City Council	3	162	\$108.5m	23	77	12
Bathurst Regional Council	4	204	\$41.3m	72	28	26
Bega Valley Shire Council	4	49	\$2.5m	100	0	8
Bellingen Shire Council	11	13	\$5.6m	92	8	5
Berrigan Shire Council	10	77	\$6.1m	94	6	42
Blacktown City Council	3	398	\$186.6m	16	84	14
Bland Shire Council	10	23	\$1.4m	100	0	19
Blayney Shire Council	10	4	\$1.1m	100	0	4
Blue Mountains City Council	7	12	\$1.8m	17	83	1
Bogan Shire Council	9	8	\$1.1m	100	0	29
Botany Bay City Council	2	45	\$10.6m	22	78	16
Bourke Shire Council	9	14	\$4.2m	64	36	29
Burwood Council	2	15	\$2.5m	100	0	6
Byron Shire Council	4	114	\$8.1m	67	33	15
Cabonne Shire Council	11	65	\$14.5m	29	71	26
Camden Council	6	166	\$33.7m	29	71	10
Campbelltown City Council	7	249	\$173.4m	22	78	25
Canterbury City Council	3	142	\$52.9m	23	77	18
Carrathool Shire Council	9	10	\$1.8m	100	0	31
Cessnock City Council	4	79	\$15.6m	16	84	8
City of Canada Bay Council	3	102	\$19.6m	9	91	15
Clarence Valley Council	4	37	\$14.1m	59	41	4
Cobar Shire Council	10	22	\$2.8m	91	9	37
Coffs Harbour City Council	5	21	\$1.7m	100	0	2
Conargo Shire Council	8	15	\$0.51m	100	0	68
Coolamon Shire Council	9	64	\$3.1m	100	0	66
Cooma-Monaro Council	11	13	\$3.3m	92	8	8
Coonamble Shire Council	9	22	\$0.84m	86	14	43
Cootamundra Shire Council	10	65	\$6.6m	94	6	40
Corowa Shire Council	11	2	\$0.21m	50	50	1
Cowra Shire Council	11	52	\$5.1m	83	17	30
Deniliquin Council	4	41	\$4.8m	95	5	34
Dubbo City Council	4	220	\$47.1m	15	85	28
Dungog Shire Council	10	14	\$0.43m	71	29	8
Eurobodalla Shire Council	4	14	\$5.9m	14	86	2
Fairfield City Council	3	174	\$56.7m	15	85	11

Table 2-15: Volume and Value of CDCs

Council	DLG code	Number determined	Total estimated value	% Determined by Council	% Determined by private	CDCs as % of DAs and CDCs
Forbes Shire Council	10	11	\$3.5m	27	73	7
Gilgandra Shire Council	9	9	\$0.55m	89	11	16
Glen Innes Severn Shire Council	10	58	\$2.4m	100	0	31
Gloucester Shire Council	10	35	\$1.6m	100	0	22
Gosford City Council	7	318	\$36.7m	28	72	18
Goulburn Mulwaree Council	4	29	\$5.2m	52	48	7
Great Lakes Council	4	68	\$6.9m	37	63	11
Greater Hume Shire Council	11	65	\$7.3m	83	17	27
Greater Taree City Council	4	75	\$12.8m	28	72	10
Griffith City Council	4	30	\$15.5m	63	37	8
Gunnedah Shire Council	11	17	\$0.71m	100	0	8
Guyra Shire Council	9	31	\$0.5m	100	0	34
Gwydir Shire Council	10	23	\$0.95m	96	4	29
Harden Shire Council	9	5	\$0.18m	100	0	7
Hawkesbury City Council	6	44	\$12.4m	18	82	5
Hay Shire Council	9	18	\$0.81m	94	6	29
Holroyd City Council	3	131	\$48.4m	31	69	17
Hornsby Shire Council	7	311	\$74.3m	15	85	19
Hunters Hill Municipal Council	2	10	\$1.5m	0	100	7
Hurstville City Council	3	41	\$4.8m	76	24	5
Inverell Shire Council	11	113	\$9.9m	96	4	33
Jerilderie Shire Council	8	6	\$0.63m	83	17	25
Junee Shire Council	10	68	\$3.2m	100	0	54
Kempsey Shire Council	4	115	\$6.5m	50	50	26
Kiama Municipal Council	4	76	\$9m	21	79	18
Kogarah Municipal Council	2	57	\$20.4m	40	60	12
Ku-ring-gai Council	3	255	\$101.8m	100	0	23
Kyogle Council	10	1	\$0.22m	100	0	1
Lachlan Shire Council	10	44	\$5.9m	93	7	52
Lake Macquarie City Council	5	230	\$38.2m	27	73	10
Lane Cove Municipal Council	2	67	\$10.8m	6	94	18
Leichhardt Municipal Council	2	37	\$1.4m	100	0	7
Lismore City Council	4	12	\$8.3m	100	0	2
Lithgow City Council	4	30	\$4.1m	70	30	13
Liverpool City Council	7	199	\$85m	10	90	13
Liverpool Plains Shire Council	10	59	\$4.5m	100	0	44
Lockhart Shire Council	9	3	\$0.02m	0	100	4
Maitland City Council	4	261	\$38.8m	24	76	18
Manly Council	2	48	\$10.7m	17	83	11
Marrickville Council	3	58	\$10.1m	47	53	10

Table 2-15: Volume and Value of CDCs

Council	DLG code	Number determined	Total estimated value	% Determined by Council	% Determined by private	CDCs as % of DAs and CDCs
Mid-Western Regional Council	4	196	\$22.7m	65	35	37
Moree Plains Shire Council	11	15	\$0.52m	7	93	10
Mosman Municipal Council	2	9	\$0.16m	100	0	3
Murray Shire Council	10	29	\$2.4m	100	0	13
Murrumbidgee Shire Council	9	11	\$1.8m	100	0	27
Muswellbrook Shire Council	11	29	\$3.3m	34	66	10
Nambucca Shire Council	11	99	\$7.1m	34	66	32
Narrabri Shire Council	11	42	\$1.5m	100	0	29
Narromine Shire Council	10	38	\$2.1m	100	0	40
Newcastle City Council	5	205	\$38.8m	37	63	11
North Sydney Council	2	86	\$17.1m	9	90	15
Oberon Council	10	1	\$0.1m	100	0	1
Orange City Council	4	306	\$39.5m	22	78	42
Parkes Shire Council	11	98	\$16.8m	100	0	43
Parramatta City Council	3	228	\$8.8m	21	79	21
Penrith City Council	7	296	\$102.8m	10	90	19
Pittwater Council	2	77	\$18.6m	3	97	12
Port Macquarie-Hastings Council	5	704	\$70.9m	84	16	58
Port Stephens Council	4	78	\$6.2m	5	95	8
Queanbeyan City Council	4	28	\$9.3m	32	68	7
Randwick City Council	3	259	\$32.7m	54	46	24
Richmond Valley Council	4	12	\$0.27m	67	33	3
Rockdale City Council	3	33	\$4.6m	21	79	6
Ryde City Council	3	367	\$61.9m	4	96	35
Shellharbour City Council	4	237	\$64.7m	11	89	33
Shoalhaven City Council	5	170	\$29.3m	17	83	9
Singleton Council	4	39	\$8m	10	90	7
Snowy River Shire Council	10	2	\$0.04m	100	0	1
Strathfield Municipal Council	2	62	\$13.5m	13	87	26
Sutherland Shire Council	3	492	\$89.8m	54	46	28
Sydney City Council	1	844	\$323m	14	86	28
Tamworth Regional Council	4	442	\$62.4m	65	35	44
Temora Shire Council	10	3	\$3.6m	0	100	3
Tenterfield Shire Council	10	31	\$0.49m	100	0	24
The Hills Shire Council	7	246	\$94.5m	15	85	14
Tumut Council	11	25	\$6.1m	84	16	10
Tweed Shire Council	5	250	\$40m	38	62	23
Upper Hunter Shire Council	11	45	\$4.6m	78	22	15
Upper Lachlan Shire Council	10	3	\$0.72m	67	33	2

Table 2-15: Volume and Value of CDCs

Council	DLG code	Number determined	Total estimated value	% Determined by Council	% Determined by private	CDCs as % of DAs and CDCs
Uralla Shire Council	10	81	\$5.4m	100	0	51
Wagga Wagga City Council	4	236	\$42.4m	25	75	23
Wakool Shire Council	9	28	\$1.7m	100	0	26
Walcha Council	9	8	\$1.7m	75	25	16
Walgett Shire Council	10	37	\$7.8m	78	22	47
Warringah Council	3	57	\$42.2m	30	70	3
Warrumbungle Shire Council	11	51	\$10.8m	78	22	38
Waverley Council	2	100	\$16.3m	9	91	14
Weddin Shire Council	9	18	\$4m	83	17	30
Wellington Council	10	24	\$3.6m	88	8	24
Wentworth Shire Council	10	24	\$0.57m	100	0	13
Willoughby City Council	2	132	\$18.9m	20	80	14
Wingecarribee Shire Council	4	33	\$3.2m	100	0	4
Wollondilly Shire Council	6	96	\$11.7m	40	60	10
Wollongong City Council	5	411	\$1.3m	4	96	21
Woollahra Municipal Council	2	32	\$8.8m	100	0	5
Wyong Shire Council	7	401	\$54.1m	44	56	22
Yass Valley Council	11	13	\$1.7m	62	38	3
Young Shire Council	11	43	\$10.3m	88	12	14

Table 2-15: DLG Group Averages - Volume and Value of CDCs

DLG code	Number determined	Total estimated value	Determined by council	Determined by private	CDCs as % of DAs and CDCs
2	54	\$10.5m	24	76	12
3	182	\$52.1m	35	65	16
4	119	\$19m	46	54	17
5	284	\$31.5m	45	55	17
6	102	\$19.3m	31	69	9
7	254	\$77.8m	22	78	17
8	11	\$0.57m	95	5	26
9	18	\$1.6m	93	7	20
10	31	\$2.7m	95	5	23
11	44	\$6.1m	74	26	16

Table 2-16: CDCs determined % by category and planning instrument

Council	DLG code	Number determined	Number of CDCs determined under Codes SEPP	% of Alts/adds under Codes SEPP	% Single new dwelling under Codes SEPP	% Commercial/retail/office under Codes SEPP	% Industrial under Codes SEPP	Number of CDCs determined using Council Planning Instrument	Number of CDCs not determined under Codes SEPP or Council planning instrument (including unknown)	Notes
Albury City Council	4	295	50	12	8	46		245	0	
Armidale Dumaresq Council	4	155	67	61	38	67	100	59	29	
Ashfield Municipal Council	2	38	34	100	100	73		4	0	
Auburn Council	3	8	6	67				2	0	
Ballina Shire Council	4	62	16	18	33	40	100	46	0	
Balranald Shire Council	9	0	0					0	0	
Bankstown City Council	3	162							162	Codes SEPP data unavailable
Bathurst Regional Council	4	204	12	0	0	0		192	0	
Bega Valley Shire Council	4	49	17	46	0	80		32	0	
Bellingen Shire Council	11	13	13	100	100	100		0	0	
Berrigan Shire Council	10	77	0	0		0		77	0	
Blacktown City Council	3	398	239	100	88	72	100	54	105	
Bland Shire Council	10	23	0	0	0		0	23	0	
Blayney Shire Council	10	4	4	100				0	0	
Blue Mountains City Council	7	12	8	71	100	33		4	0	
Bogan Shire Council	9	8	8		100			0	0	
Bombala Council	9	0	0					0	0	
Boorowa Council	9	0	0					0	0	
Botany Bay City Council	2	45	45	100	100	100	100	0	0	
Bourke Shire Council	9	14	0	0		0		10	4	
Brewarrina Shire Council	8	0	0					0	0	
Broken Hill City Council	4	0	0					0	0	
Burwood Council	2	15	0	0	0	0		15	0	
Byron Shire Council	4	114	20	10	27	40	0	94	0	
Cabonne Shire Council	11	65	54					11	0	

Table 2-16: CDCs determined % by category and planning instrument

Council	DLG code	Number determined	Number of CDCs determined under Codes SEPP	% of AIts/adds under Codes SEPP	% Single new dwelling under Codes SEPP	% Commercial/retail/office under Codes SEPP	% Industrial under Codes SEPP	Number of CDCs determined using Council Planning Instrument	Number of CDCs not determined under Codes SEPP or Council planning instrument (including unknown)	Notes
Camden Council	6	166	114	63	92	100		44	8	
Campbelltown City Council	7	249							249	Codes SEPP data unavailable
Canterbury City Council	3	142	16	47	100			17	109	
Carrathool Shire Council	9	10	0	0		0		10	0	
Central Darling Shire Council	9	0	0					0	0	
Cessnock City Council	4	79	2	6				24	53	Partial Codes SEPP data - private certifier data unavailable
City of Canada Bay Council	3	102	77	89	90	51		24	1	
Clarence Valley Council	4	37							37	Codes SEPP data unavailable
Cobar Shire Council	10	22	0					0	22	
Coffs Harbour City Council	5	21	0					21	0	
Conargo Shire Council	8	15	0	0	0			15	0	
Coolamon Shire Council	9	64	0	0	0			64	0	
Cooma-Monaro Council	11	13	13	100	100			0	0	
Coonamble Shire Council	9	22	3	0	0	0		19	0	
Cootamundra Shire Council	10	65	4	0	0	0		61	0	
Corowa Shire Council	11	2	0	0	0			2	0	
Cowra Shire Council	11	52	15	7		100	17	37	0	
Deniliquin Council	4	41	0	0	0		0	41	0	
Dubbo City Council	4	220	0	0	0			220	0	
Dungog Shire Council	10	14	13	89	100			1	0	
Eurobodalla Shire Council	4	14	14	100	100			0	0	

Table 2-16: CDCs determined % by category and planning instrument

Council	DLG code	Number determined	Number of CDCs determined under Codes SEPP	% of AIts/adds under Codes SEPP	% Single new dwelling under Codes SEPP	% Commercial/retail/office under Codes SEPP	% Industrial under Codes SEPP	Number of CDCs determined using Council Planning Instrument	Number of CDCs not determined under Codes SEPP or Council planning instrument (including unknown)	Notes
Fairfield City Council	3	174	121	46	45	77	100	53	0	
Forbes Shire Council	10	11	3		100			0	8	
Gilgandra Shire Council	9	9	0	0	0	0		9	0	
Glen Innes Severn Shire Council	10	58							58	Estimated 70% under Codes SEPP, 20% under SEPP 60, remainder under Severn Shire LEP
Gloucester Shire Council	10	35	22	100	100			12	1	
Gosford City Council	7	318	155	33	100	74	25	163	0	
Goulburn Mulwaree Council	4	29	20	57	56	100		9	0	
Great Lakes Council	4	68	27	47	70	60		21	20	
Greater Hume Shire Council	11	65	52	90	100			8	5	
Greater Taree City Council	4	75	43	33	47	71	100	25	7	
Griffith City Council	4	30	3	40	0	25		13	14	
Gundagai Shire Council	9	0	0					0	0	
Gunnedah Shire Council	11	17	0	0	0			17	0	
Guyra Shire Council	9	31	27	86	100			4	0	
Gwydir Shire Council	10	23	19	100				0	4	
Harden Shire Council	9	5	3	50				2	0	
Hawkesbury City Council	6	44						3	41	Partial Codes SEPP data - private certifier data unavailable
Hay Shire Council	9	18	18	100		100		0	0	
Holroyd City Council	3	131	129	100	100	100	75	1	1	
Hornsby Shire Council	7	311	294	96	100	85	100	15	2	

Table 2-16: CDCs determined % by category and planning instrument

Council	DLG code	Number determined	Number of CDCs determined under Codes SEPP	% of AIts/adds under Codes SEPP	% Single new dwelling under Codes SEPP	% Commercial/retail/office under Codes SEPP	% Industrial under Codes SEPP	Number of CDCs determined using Council Planning Instrument	Number of CDCs not determined under Codes SEPP or Council planning instrument (including unknown)	Notes
Hunters Hill Municipal Council	2	10	9					1	0	Development category information not provided
Hurstville City Council	3	41	30	89	100	22		11	0	
Inverell Shire Council	11	113	14	100	100		100	0	99	
Jerilderie Shire Council	8	6	0	0				6	0	
Junee Shire Council	10	68	34	43	56			34	0	
Kempsey Shire Council	4	115	7	7	4	0		108	0	
Kiama Municipal Council	4	76	61	75	100	100		15	0	
Kogarah Municipal Council	2	57	38	57	100	100		15	4	
Ku-ring-gai Council	3	255							255	12 CDCs determined under Codes SEPP, 9 determined under DCP. Most of the remainder of CDCs were private certifiers using Codes SEPP.
Kyogle Council	10	1	0		0			1	0	
Lachlan Shire Council	10	44	3		0			40	1	
Lake Macquarie City Council	5	230	93	19	50	73		137	0	
Lane Cove Municipal Council	2	67	56	83	100	79	100	11	0	
Leeton Shire Council	11	0	0					0	0	
Leichhardt Municipal Council	2	37	0	0		0	0	37	0	
Lismore City Council	4	12	8	50	0	50		4	0	

Table 2-16: CDCs determined % by category and planning instrument

Council	DLG code	Number determined	Number of CDCs determined under Codes SEPP	% of AIts/adds under Codes SEPP	% Single new dwelling under Codes SEPP	% Commercial/retail/office under Codes SEPP	% Industrial under Codes SEPP	Number of CDCs determined using Council Planning Instrument	Number of CDCs not determined under Codes SEPP or Council planning instrument (including unknown)	Notes
Lithgow City Council	4	30	18	67	100			7	5	
Liverpool City Council	7	199	78	68	86	42		40	81	Partial data - information not available for some CDCs
Liverpool Plains Shire Council	10	59	0	0	0	0		56	3	
Lockhart Shire Council	9	3	0					0	3	
Maitland City Council	4	261	80	100	100			0	181	
Manly Council	2	48	41	76	100	100		7	0	
Marrickville Council	3	58	11	19		21		41	6	
Mid-Western Regional Council	4	196	0	0	0		0	196	0	
Moree Plains Shire Council	11	15	14	100				0	1	
Mosman Municipal Council	2	9	2					7	0	
Murray Shire Council	10	29	2	8				27	0	
Murrumbidgee Shire Council	9	11	0	0	0			10	1	
Muswellbrook Shire Council	11	29	25	87		100		2	2	
Nambucca Shire Council	11	99	0	0	0		0	99	0	
Narrabri Shire Council	11	42	0	0	0			42	0	
Narrandera Shire Council	10	0	0					0	0	
Narromine Shire Council	10	38	0	0	0			38	0	
Newcastle City Council	5	205	27	0		22	100	178	0	
North Sydney Council	2	86	83	100		98		3	0	
Oberon Council	10	1	0					0	1	
Orange City Council	4	306	62	11	7	20	0	241	3	
Palerang Council	11	0	0					0	0	
Parkes Shire Council	11	98	32	21	13	92		66	0	

Table 2-16: CDCs determined % by category and planning instrument

Council	DLG code	Number determined	Number of CDCs determined under Codes SEPP	% of AIts/adds under Codes SEPP	% Single new dwelling under Codes SEPP	% Commercial/retail/office under Codes SEPP	% Industrial under Codes SEPP	Number of CDCs determined using Council Planning Instrument	Number of CDCs not determined under Codes SEPP or Council planning instrument (including unknown)	Notes
Parramatta City Council	3	228	20	9	21	0		208	0	
Penrith City Council	7	296	256	90	95	71	100	40	0	
Pittwater Council	2	77	57	100	83	67		7	13	
Port Macquarie-Hastings Council	5	704	3	0	0	18	0	701	0	
Port Stephens Council	4	78	60	76	100	100		15	3	
Queanbeyan City Council	4	28	27	86		100		1	0	
Randwick City Council	3	259	35	8	40	24		224	0	
Richmond Valley Council	4	12	0	0				12	0	
Rockdale City Council	3	33	27	69	100	100		6	0	
Ryde City Council	3	367	177	47	50	48		190	0	
Shellharbour City Council	4	237	12	8	2	0		225	0	
Shoalhaven City Council	5	170	121	60	87	100		49	0	
Singleton Council	4	39	20	36	71	67	0	19	0	
Snowy River Shire Council	10	2	1	0	100			1	0	
Strathfield Municipal Council	2	62	53	86	100	70	33	8	1	
Sutherland Shire Council	3	492	205	43	72	65		260	27	
Sydney City Council	1	844	305	40		46		361	178	Only some private certifier data coded as under Codes SEPP or council planning instrument
Tamworth Regional Council	4	442	73	13	2	82		369	0	
Temora Shire Council	10	3	3					0	0	
Tenterfield Shire Council	10	31	14	42	60	50		17	0	
The Hills Shire Council	7	246	161	73	100	68		58	27	

Table 2-16: CDCs determined % by category and planning instrument

Council	DLG code	Number determined	Number of CDCs determined under Codes SEPP	% of Alts/adds under Codes SEPP	% Single new dwelling under Codes SEPP	% Commercial/retail/office under Codes SEPP	% Industrial under Codes SEPP	Number of CDCs determined using Council Planning Instrument	Number of CDCs not determined under Codes SEPP or Council planning instrument (including unknown)	Notes
Tumbarumba Shire Council	9	0	0					0	0	
Tumut Council	11	25	9	46	29	100		12	4	
Tweed Shire Council	5	250	113	30		62	0	137	0	
Upper Hunter Shire Council	11	45	13		100	50		12	20	
Upper Lachlan Shire Council	10	3	0					0	3	
Uralla Shire Council	10	81	31	46	50			40	10	
Urana Shire Council	8	0	0					0	0	
Wagga Wagga City Council	4	236	34	62				20	182	Partial Codes SEPP data - private certifier data unavailable
Wakool Shire Council	9	28	0	0	0			28	0	
Walcha Council	9	8	8	100				0	0	
Walgett Shire Council	10	37	10		100			0	27	
Warren Shire Council	9	0	0					0	0	
Warringah Council	3	57	8	0		0		49	0	
Warrumbungle Shire Council	11	51	50	100	100		100	0	1	
Waverley Council	2	100	64	70	100	61		34	2	A few private certifier CDCs were not coded as under Codes SEPP or council planning instrument
Weddin Shire Council	9	18	18	100	100			0	0	
Wellington Council	10	24	1	0	0		0	23	0	
Wentworth Shire Council	10	24	11	45				12	1	
Willoughby City Council	2	132	119	88	100	92		13	0	

Table 2-16: CDCs determined % by category and planning instrument

Council	DLG code	Number determined	Number of CDCs determined under Codes SEPP	% of Alts/adds under Codes SEPP	% Single new dwelling under Codes SEPP	% Commercial/retail/office under Codes SEPP	% Industrial under Codes SEPP	Number of CDCs determined using Council Planning Instrument	Number of CDCs not determined under Codes SEPP or Council planning instrument (including unknown)	Notes
Wingecarribee Shire Council	4	33	0	0	0	0		33	0	
Wollondilly Shire Council	6	96	70	89	83			21	5	
Wollongong City Council	5	411	228	0	0		0	183	0	
Woollahra Municipal Council	2	32	23	86		100		8	1	
Wyong Shire Council	7	401	107	14	78	63	0	294	0	
Yass Valley Council	11	13	0		0			13	0	
Young Shire Council	11	43	7	0	0	0		36	0	

Notes

Percentages only relate to CDCs determined under either Codes SEPP or council planning instrument (Local Environmental Plan or Development Control Plan) - this excludes CDCs determined under SEPPs other than Codes SEPP eg. Infrastructure SEPP.

"Number of CDCs not determined under Codes SEPP or Council planning instrument (including unknown)" includes CDCs determined under SEPPs other than Codes SEPP and where the council did not indicate whether the CDC was determined under Codes SEPP or council planning instrument.

Not all councils could match their developments to the Department's development categories.

Table 2-16: DLG Group Averages - CDCs determined % by category and planning instrument

DLG code	Number determined	Number of CDCs determined under Codes SEPP	% of Alts/adds under Codes SEPP	% Single new dwelling under Codes SEPP	% Commercial/retail/office under Codes SEPP	% Industrial under Codes SEPP	Number of CDCs determined using Council Planning Instrument	Number of CDCs not determined under Codes SEPP or Council planning instrument (including unknown)
2	51	40	75	95	88	73	10	1
3	178	79	39	70	48	88	81	18
4	119	27	22	11	60	27	83	10
5	284	84	16	6	58	25	201	0
6	131	92	65	89	100		33	7
7	264	164	51	97	71	69	96	5
8	11	0	0	0			11	0
9	18	6	41	16	25		11	1
10	30	7	22	52	9	0	19	3
11	44	17	43	27	85	57	20	7

Table 3-30: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross	Notes
Albury City Council	4	29	18	18	15	20	
Armidale Dumaresq Council	4	75	37	49	34	29	
Ashfield Municipal Council	2	36	28	32	26	30	
Auburn Council	3	76	76	70	70	71	#
Ballina Shire Council	4	61	53	29	28	34	
Balranald Shire Council	9	26	21	22	20	28	
Bankstown City Council	3	71	43	41	27	93	
Bathurst Regional Council	4	38	32	26	21	21	
Bega Valley Shire Council	4	93	54	43	35	50	
Bellingen Shire Council	11	92	57	57	41	49	
Berrigan Shire Council	10	13	10	6	6		
Blacktown City Council	3	58	47	38	32	51	
Bland Shire Council	10	17	12	14	8	23	
Blayney Shire Council	10	58	43	47	37	36	
Blue Mountains City Council	7	80	47	54	35	47	
Bogan Shire Council	9	22	22	15	15		
Bombala Council	9	38	26	7	6		
Boorowa Council	9	41	40	27	26		
Botany Bay City Council	2	128	97	100	86	75	
Bourke Shire Council	9	21	19	17	14	3	
Brewarrina Shire Council	8	26	26	26	26		
Broken Hill City Council	4	35	25	8	7	1	
Burwood Council	2	79	37	48	31	33	
Byron Shire Council	4	83	65	49	40	49	
Cabonne Shire Council	11	75	61	42	36	155	
Camden Council	6	38	27	23	18	42	
Campbelltown City Council	7	82	54	60	46	79	
Canterbury City Council	3	103	68	69	54	59	
Carrathool Shire Council	9	27	18	18	16		
Central Darling Shire Council	9	26	17	25	13		
Cessnock City Council	4	81	47	28	20	67	
City of Canada Bay Council	3	84	64	51	43	56	
Clarence Valley Council	4	55	16	32	10	165	
Cobar Shire Council	10	27	15	8	8		
Coffs Harbour City Council	5	69	28	31	18	30	
Conargo Shire Council	8	16	11	11	11		
Coolamon Shire Council	9	21	1	20	1		
Cooma-Monaro Council	11	163	99	54	51	49	
Coonamble Shire Council	9	41	6	20	1		
Cootamundra Shire Council	10	24	24	20	20		

Table 3-30: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross	Notes
Corowa Shire Council	11	27	16	14	12		
Cowra Shire Council	11	52	34	32	29	29	
Deniliquin Council	4	43	21	21	15	49	
Dubbo City Council	4	38	21	29	20	36	
Dungog Shire Council	10	71	29	21	21	29	
Eurobodalla Shire Council	4	68	31	43	26	40	
Fairfield City Council	3	80	49	39	21	37	
Forbes Shire Council	10	35	35	27	27		
Gilgandra Shire Council	9	27	7	11	2	37	
Glen Innes Severn Shire Council	10	40	23	20	16	21	
Gloucester Shire Council	10	61	13	35	12	37	
Gosford City Council	7	73	52	55	39	43	
Goulburn Mulwaree Council	4	60	38	36	28	65	
Great Lakes Council	4	95	84	49	43	40	
Greater Hume Shire Council	11	47	41	28	27	39	
Greater Taree City Council	4	69	56	34	30	40	
Griffith City Council	4	59	45	35	33	40	
Gundagai Shire Council	9	25	25	12	12		
Gunnedah Shire Council	11	117	88	48	40	57	
Guyra Shire Council	9	28	21	20	20		
Gwydir Shire Council	10	42	22	26	14	38	
Harden Shire Council	9	57	23	32	21	40	
Hawkesbury City Council	6	78	60	52	41	115	
Hay Shire Council	9	27	21	8	8		
Holroyd City Council	3	85	57	70	45	50	
Hornsby Shire Council	7	56	32	39	26	49	
Hunters Hill Municipal Council	2	99	82	89	70	66	
Hurstville City Council	3	59	48	26	21	61	
Inverell Shire Council	11	38	31	32	28	40	
Jerilderie Shire Council	8	27	3	23	1		
Junee Shire Council	10	19	11	14	7	28	
Kempsey Shire Council	4	36	23	28	20	16	
Kiama Municipal Council	4	69	40	36	25	39	
Kogarah Municipal Council	2	71	52	50	41	50	
Ku-ring-gai Council	3	59	45	61	42	47	
Kyogle Council	10	82	69	27	18	27	
Lachlan Shire Council	10	25	24	8	8		
Lake Macquarie City Council	5	56	34	40	29	41	
Lane Cove Municipal Council	2	62	43	49	36	44	
Leeton Shire Council	11	34	31	18	18	54	

Table 3-30: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross	Notes
Leichhardt Municipal Council	2	113	72	92	56	65	
Lismore City Council	4	62	30	36	21	43	
Lithgow City Council	4	52	10	42	1	22	
Liverpool City Council	7	46	30	33	24	44	
Liverpool Plains Shire Council	10	32	29	24	21	1	
Lockhart Shire Council	9	24	24	16	16		
Maitland City Council	4	45	25	24	20	39	
Manly Council	2	92	58	80	48	66	
Marrickville Council	3	96	33	76	18	51	
Mid-Western Regional Council	4	61	35	35	28	43	###
Moree Plains Shire Council	11	27	19	19	17	7	
Mosman Municipal Council	2	107	97	97	90	89	
Murray Shire Council	10	81	60	42	33	13	
Murrumbidgee Shire Council	9	31	23	10	2		
Muswellbrook Shire Council	11	49	29	33	23	51	
Nambucca Shire Council	11	67	47	44	35	51	
Narrabri Shire Council	11	38	24	29	18	29	
Narrandera Shire Council	10	30	1	14	1		
Narromine Shire Council	10	52	29	35	23		
Newcastle City Council	5	73	40	39	29	34	
North Sydney Council	2	94	74	70	53	52	
Oberon Council	10	54	29	34	22	51	
Orange City Council	4	39	32	31	27	42	
Palerang Council	11	92	58	63	43	55	
Parkes Shire Council	11	57	43	22	21	31	
Parramatta City Council	3	83	51	64	37	61	
Penrith City Council	7	59	40	39	28	55	
Pittwater Council	2	93	74	65	59	77	
Port Macquarie-Hastings Council	5	96	40	46	34	120	
Port Stephens Council	4	54	26	29	19	55	
Queanbeyan City Council	4	61	33	35	26	21	
Randwick City Council	3	75	32	60	30	52	
Richmond Valley Council	4	52	38	44	35	33	
Rockdale City Council	3	60	40	41	33	41	
Ryde City Council	3	63	60	53	52	46	
Shellharbour City Council	4	48	26	35	21	38	
Shoalhaven City Council	5	70	26	42	15	48	
Singleton Council	4	103	40	35	22	35	

Table 3-30: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross	Notes
Snowy River Shire Council	10	59	25	35	18	45	
Strathfield Municipal Council	2	74	62	70	62	49	
Sutherland Shire Council	3	61	45	43	28	40	
Sydney City Council	1	63	48	47	35	54	
Tamworth Regional Council	4	51	31	35	24	42	
Temora Shire Council	10	6	6	3	3		
Tenterfield Shire Council	10	53	32	38	26		
The Hills Shire Council	7	71	39	45	32	42	
Tumbarumba Shire Council	9	35	26	21	19		
Tumut Council	11	66	47	34	32	68	
Tweed Shire Council	5	98	47	46	32	101	
Upper Hunter Shire Council	11	71	69	60	58	43	
Upper Lachlan Shire Council	10	110	25	61	21	41	
Uralla Shire Council	10	31	24	23	19	55	
Urana Shire Council	8	18	15	7	7		
Wagga Wagga City Council	4	71	41	43	22	54	
Wakool Shire Council	9	56	53	43	39		
Walcha Council	9	23	19	21	19		
Walgett Shire Council	10	47	31	37	31	14	
Warren Shire Council	9	37	37	26	26		
Warringah Council	3	52	45	36	33	59	##, ###
Warrumbungle Shire Council	11	35	27	29	24		
Waverley Council	2	91	73	66	56	60	
Weddin Shire Council	9	22	16	17	14	35	
Wellington Council	10	110	59	31	28	56	
Wentworth Shire Council	10	100	73	59	45	43	
Willoughby City Council	2	80	58	49	39	45	
Wingecarribee Shire Council	4	61	34	40	26	33	
Wollondilly Shire Council	6	77	41	39	24	61	
Wollongong City Council	5	93	55	57	35	63	
Woollahra Municipal Council	2	76	64	56	47	50	
Wyong Shire Council	7	56	37	32	27	55	
Yass Valley Council	11	94	53	64	47	32	
Young Shire Council	11	44	35	27	23	18	

Notes

Stop-the-clock (STC) information unavailable (net time normally deducts STC and referral time from gross time)

STC time estimated

Referral time information unavailable (net time normally deducts STC and referral time from gross time)

Table 3-30: DLG Group Averages - Determination times for all councils

DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross
2	87	65	65	49	56
3	69	48	48	34	54
4	61	36	34	23	44
5	75	38	42	27	55
6	59	39	33	23	70
7	64	40	43	31	50
8	22	15	19	7	
9	32	24	20	15	22
10	56	32	28	19	36
11	67	47	38	30	43

Table 3-31: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - \$500k	<\$1m	\$1m - \$5m	\$5m - \$20m	>\$20m
Albury City Council	4	28	25	28	71	42	
Armidale Dumaresq Council	4	74	70	73	125		
Ashfield Municipal Council	2	34	39	35	92	75	
Auburn Council	3	66	81	72	142	303	
Ballina Shire Council	4	58	52	58	260	268	
Balranald Shire Council	9	28	23	26			
Bankstown City Council	3	51	92	68	157	264	553
Bathurst Regional Council	4	34	47	38	56	223	164
Bega Valley Shire Council	4	101	66	89	233	595	285
Bellingen Shire Council	11	89	97	91	194		
Berrigan Shire Council	10	15	11	13			
Blacktown City Council	3	59	51	56	179	113	521
Bland Shire Council	10	16	25	17	38		
Blayney Shire Council	10	49	70	58			
Blue Mountains City Council	7	62	102	76	387	244	
Bogan Shire Council	9	9	43	22			
Bombala Council	9	38	40	38			
Boorowa Council	9	33	75	41			
Botany Bay City Council	2	120	134	125	314	163	266
Bourke Shire Council	9	18	22	21			
Brewarrina Shire Council	8	20	28	26			
Broken Hill City Council	4	28	49	30	160	418	
Burwood Council	2	57	96	72	276	940	
Byron Shire Council	4	63	99	74	260	535	
Cabonne Shire Council	11	80	66	75	91		
Camden Council	6	32	40	37	138	153	211
Campbelltown City Council	7	72	83	79	168	175	308
Canterbury City Council	3	81	129	100	191	317	
Carrathool Shire Council	9	30	14	27			
Central Darling Shire Council	9	26	22	26			
Cessnock City Council	4	69	83	77	225	432	
City of Canada Bay Council	3	53	106	80	151	439	299
Clarence Valley Council	4	52	58	54	111	68	
Cobar Shire Council	10	13	31	19	166		
Coffs Harbour City Council	5	70	56	68	156	201	
Conargo Shire Council	8	16	17	16			
Coolamon Shire Council	9	22	14	21			
Cooma-Monaro Council	11	190	76	164	73		
Coonamble Shire Council	9	42	48	41			
Cootamundra Shire Council	10	23	26	24	31		

Table 3-31: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - \$500k	<\$1m	\$1m - \$5m	\$5m - \$20m	>\$20m
Corowa Shire Council	11	28	19	26	52		
Cowra Shire Council	11	42	75	51	158		
Deniliquin Council	4	37	68	43			
Dubbo City Council	4	34	36	36	154	105	
Dungog Shire Council	10	80	30	71			
Eurobodalla Shire Council	4	61	71	68	146	85	
Fairfield City Council	3	67	92	77	181	264	290
Forbes Shire Council	10	32	44	35	49		
Gilgandra Shire Council	9	27	26	27			
Glen Innes Severn Shire Council	10	41	26	40			
Gloucester Shire Council	10	72	43	60	110		
Gosford City Council	7	62	80	69	206	225	
Goulburn Mulwaree Council	4	60	47	56	59	458	
Great Lakes Council	4	72	116	91	894		
Greater Hume Shire Council	11	57	29	47	27		
Greater Taree City Council	4	60	64	65	531	441	479
Griffith City Council	4	50	62	56	194	156	
Gundagai Shire Council	9	26	20	25	76		
Gunnedah Shire Council	11	97	143	116	119	219	
Guyra Shire Council	9	28	26	28			
Gwydir Shire Council	10	41	47	43	13		
Harden Shire Council	9	36	112	57			
Hawkesbury City Council	6	66	109	76	369	255	
Hay Shire Council	9	29	15	27			
Holroyd City Council	3	60	89	80	220	144	
Hornsby Shire Council	7	47	60	54	185	329	
Hunters Hill Municipal Council	2	71	110	94	171		
Hurstville City Council	3	35	112	54	327	84	412
Inverell Shire Council	11	34	42	36	138		
Jerilderie Shire Council	8	23	60	27			
Junee Shire Council	10	19	19	19			
Kempsey Shire Council	4	34	37	35	70	93	
Kiama Municipal Council	4	38	93	63	140	495	
Kogarah Municipal Council	2	53	77	68	136	118	
Ku-ring-gai Council	3	51	62	58	79	120	
Kyogle Council	10	94	54	82		59	
Lachlan Shire Council	10	29	10	25			
Lake Macquarie City Council	5	45	65	54	184	367	554
Lane Cove Municipal Council	2	49	60	59	135		132
Leeton Shire Council	11	35	29	34	44		

Table 3-31: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - \$500k	<\$1m	\$1m - \$5m	\$5m - \$20m	>\$20m
Leichhardt Municipal Council	2	85	127	111	222	49	
Lismore City Council	4	52	72	60	251		
Lithgow City Council	4	45	64	52	56		
Liverpool City Council	7	36	47	44	121	149	94
Liverpool Plains Shire Council	10	32	33	32	66		
Lockhart Shire Council	9	24	20	24			
Maitland City Council	4	49	38	45	82	139	156
Manly Council	2	81	95	89	139	539	
Marrickville Council	3	77	101	87	173	375	196
Mid-Western Regional Council	4	57	66	59	167	148	316
Moree Plains Shire Council	11	24	41	28	21		
Mosman Municipal Council	2	74	111	99	144	154	
Murray Shire Council	10	78	83	81	50	327	
Murrumbidgee Shire Council	9	29	60	31			
Muswellbrook Shire Council	11	45	50	48	171		
Nambucca Shire Council	11	73	56	67			
Narrabri Shire Council	11	33	47	39	21		
Narrandera Shire Council	10	24	41	26	192		
Narromine Shire Council	10	48	68	52	71		
Newcastle City Council	5	54	91	69	206	369	
North Sydney Council	2	69	102	83	193	445	465
Oberon Council	10	38	84	54			
Orange City Council	4	34	45	38	74	98	
Palerang Council	11	78	101	89	462		
Parkes Shire Council	11	62	40	56	132		
Parramatta City Council	3	69	97	80	148	249	
Penrith City Council	7	52	60	56	168	129	
Pittwater Council	2	87	79	89	187	331	
Port Macquarie-Hastings Council	5	89	93	91	141	291	
Port Stephens Council	4	51	54	53	165	169	83
Queanbeyan City Council	4	40	88	56	212	123	
Randwick City Council	3	60	82	70	159	152	252
Richmond Valley Council	4	46	61	51	152	84	
Rockdale City Council	3	47	59	55	169	181	894
Ryde City Council	3	52	71	61	94	105	136
Shellharbour City Council	4	45	46	47	139	124	
Shoalhaven City Council	5	63	66	68	216	280	
Singleton Council	4	95	91	96	251	1,167	
Snowy River Shire Council	10	56	61	57	173		
Strathfield Municipal Council	2	66	82	72	109	107	

Table 3-31: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - \$500k	<\$1m	\$1m - \$5m	\$5m - \$20m	>\$20m
Sutherland Shire Council	3	46	64	56	156	230	317
Sydney City Council	1	52	69	58	120	178	269
Tamworth Regional Council	4	49	48	49	132	104	
Temora Shire Council	10	5	8	6	41		
Tenterfield Shire Council	10	57	42	50	273		
The Hills Shire Council	7	65	67	67	230	330	277
Tumbarumba Shire Council	9	31	48	35			
Tumut Council	11	69	57	66	108		
Tweed Shire Council	5	95	70	90	361	589	225
Upper Hunter Shire Council	11	75	61	71	81		
Upper Lachlan Shire Council	10	72	151	107	448		
Uralla Shire Council	10	30	31	31			
Urana Shire Council	8	15	39	18			
Wagga Wagga City Council	4	69	61	67	272	113	
Wakool Shire Council	9	51	62	56	117		
Walcha Council	9	21	23	22	50		
Walgett Shire Council	10	45	43	45	132		
Warren Shire Council	9	37	25	37			
Warringah Council	3	33	79	48	187	311	207
Warrumbungle Shire Council	11	37	30	35			
Waverley Council	2	55	118	82	227	342	205
Weddin Shire Council	9	22	16	21	50		
Wellington Council	10	119	40	111	90		
Wentworth Shire Council	10	97	103	99	174		
Willoughby City Council	2	59	93	78	193	167	284
Wingecarribee Shire Council	4	53	62	59	155	687	
Wollondilly Shire Council	6	79	65	76	256	224	
Wollongong City Council	5	75	101	88	204	265	234
Woollahra Municipal Council	2	52	82	68	164	179	
Wyong Shire Council	7	50	45	52	141	271	766
Yass Valley Council	11	88	97	93	217		
Young Shire Council	11	43	44	44	53		

Table 3-31: DLG Group Averages - Mean gross DA determination times for all councils by value

DLG Code	<\$100k	\$100k-\$500k	<\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m
2	66	95	81	173	277	311
3	54	77	65	164	236	353
4	54	61	58	180	316	234
5	64	76	71	214	298	319
6	57	57	58	212	205	211
7	55	63	61	186	242	419
8	19	36	22			
9	30	39	32	73		
10	53	61	55	128	193	
11	65	67	66	127	219	

Table 3-32: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - \$500k	<\$1m	\$1m - \$5m	\$5m - \$20m	>\$20m	Notes
Albury City Council	4	18	18	18	19			
Armidale Dumaresq Council	4	38	35	37	45			
Ashfield Municipal Council	2	28	28	28	36	46		
Auburn Council	3	66	81	72	133	271		#
Ballina Shire Council	4	47	51	49	234	247		
Balranald Shire Council	9	20	23	21				
Bankstown City Council	3	33	51	41	98	101	471	
Bathurst Regional Council	4	28	38	31	52	223	164	
Bega Valley Shire Council	4	58	45	53	73	93	214	
Bellingen Shire Council	11	53	66	57	256			
Berrigan Shire Council	10	12	8	10				
Blacktown City Council	3	48	41	45	134	42	168	
Bland Shire Council	10	11	19	12	33			
Blayney Shire Council	10	41	45	43				
Blue Mountains City Council	7	45	45	45	192	185		
Bogan Shire Council	9	9	43	22				
Bombala Council	9	28	23	26				
Boorowa Council	9	33	73	40				
Botany Bay City Council	2	93	96	95	144	104	266	
Bourke Shire Council	9	15	22	19				
Brewarrina Shire Council	8	20	28	26				
Broken Hill City Council	4	19	46	21	68	418		
Burwood Council	2	32	43	36	81	106		
Byron Shire Council	4	52	83	61	191	309		
Cabonne Shire Council	11	65	56	62	39			
Camden Council	6	22	29	26	56	53	80	
Campbelltown City Council	7	50	55	53	94	59	176	
Canterbury City Council	3	56	82	67	124	183		
Carrathool Shire Council	9	18	14	18				
Central Darling Shire Council	9	17	22	17				
Cessnock City Council	4	42	48	45	124	302		
City of Canada Bay Council	3	44	80	63	97	248	161	
Clarence Valley Council	4	15	17	16	32	20		
Cobar Shire Council	10	13	16	14	28			
Coffs Harbour City Council	5	27	26	27	67	201		
Conargo Shire Council	8	10	17	11				
Coolamon Shire Council	9	1	1	1				
Cooma-Monaro Council	11	114	52	100	55			
Coonamble Shire Council	9	7	1	6				
Cootamundra Shire Council	10	23	26	24	31			
Corowa Shire Council	11	16	14	15	34			

Table 3-32: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - \$500k	<\$1m	\$1m - \$5m	\$5m - \$20m	>\$20m	Notes
Cowra Shire Council	11	33	35	34	111			
Deniliquin Council	4	15	52	21				
Dubbo City Council	4	22	14	20	64	36		
Dungog Shire Council	10	30	24	29				
Eurobodalla Shire Council	4	32	31	31	13	21		
Fairfield City Council	3	44	53	48	106	101	165	
Forbes Shire Council	10	32	44	35	49			
Gilgandra Shire Council	9	7	3	7				
Glen Innes Severn Shire Council	10	23	16	23				
Gloucester Shire Council	10	14	12	13	24			
Gosford City Council	7	45	55	49	128	73		
Goulburn Mulwaree Council	4	37	34	37	35	381		
Great Lakes Council	4	67	95	80	861			
Greater Hume Shire Council	11	49	28	42	26			
Greater Taree City Council	4	50	47	52	531	414	479	
Griffith City Council	4	41	47	45	62	156		
Gundagai Shire Council	9	26	20	25	76			
Gunnedah Shire Council	11	65	122	88	59	101		
Guyra Shire Council	9	20	22	21				
Gwydir Shire Council	10	23	21	22	13			
Harden Shire Council	9	23	22	23				
Hawkesbury City Council	6	51	79	58	294	151		
Hay Shire Council	9	23	15	21				
Holroyd City Council	3	42	57	53	165	62		
Hornsby Shire Council	7	29	36	31	93	39		
Hunters Hill Municipal Council	2	62	88	78	141			
Hurstville City Council	3	29	93	45	191	51	370	
Inverell Shire Council	11	28	35	30	59			
Jerilderie Shire Council	8	3	1	3				
Junee Shire Council	10	11	13	11				
Kempsey Shire Council	4	22	24	23	27	42		
Kiama Municipal Council	4	28	53	40	80	39		
Kogarah Municipal Council	2	42	57	52	61	4		
Ku-ring-gai Council	3	42	45	44	52	87		
Kyogle Council	10	86	26	69				
Lachlan Shire Council	10	27	10	24				
Lake Macquarie City Council	5	31	38	34	69	17	49	
Lane Cove Municipal Council	2	37	41	41	79		3	
Leeton Shire Council	11	32	25	31	44			
Leichhardt Municipal Council	2	61	80	71	126	49		
Lismore City Council	4	30	31	30	15			

Table 3-32: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - \$500k	<\$1m	\$1m - \$5m	\$5m - \$20m	>\$20m	Notes
Lithgow City Council	4	8	11	10	47			
Liverpool City Council	7	23	36	31	25	28	20	
Liverpool Plains Shire Council	10	29	28	29	66			
Lockhart Shire Council	9	24	20	24				
Maitland City Council	4	26	24	25	32	26	119	
Manly Council	2	51	61	56	91	426		
Marrickville Council	3	26	43	33	31	49		
Mid-Western Regional Council	4	34	36	34	64	148	103	###
Moree Plains Shire Council	11	18	19	19	21			
Mosman Municipal Council	2	73	105	93	113	120		
Murray Shire Council	10	58	63	59	45	299		
Murrumbidgee Shire Council	9	22	44	23				
Muswellbrook Shire Council	11	27	31	29	24			
Nambucca Shire Council	11	50	40	47				
Narrabri Shire Council	11	19	29	24	15			
Narrandera Shire Council	10	1	1	1				
Narromine Shire Council	10	28	31	28	57			
Newcastle City Council	5	33	50	39	75	110		
North Sydney Council	2	59	77	65	126	408	430	
Oberon Council	10	27	32	29				
Orange City Council	4	28	35	31	51	58		
Palerang Council	11	51	60	56	264			
Parkes Shire Council	11	45	36	43	84			
Parramatta City Council	3	47	56	50	92	52		
Penrith City Council	7	38	41	39	68	69		
Pittwater Council	2	73	62	71	123	246		
Port Macquarie-Hastings Council	5	36	45	40	49	54		
Port Stephens Council	4	25	27	26	40	69		
Queanbeyan City Council	4	28	38	32	86	28		
Randwick City Council	3	30	34	32	41	37	29	
Richmond Valley Council	4	39	35	37	118	46		
Rockdale City Council	3	36	41	39	46	17	149	
Ryde City Council	3	51	69	60	79	76	73	
Shellharbour City Council	4	27	25	26	20	21		
Shoalhaven City Council	5	25	19	26	22	92		
Singleton Council	4	35	44	38	92	417		
Snowy River Shire Council	10	28	19	24	105			
Strathfield Municipal Council	2	58	69	61	78	98		
Sutherland Shire Council	3	34	48	42	114	171	260	
Sydney City Council	1	40	54	45	82	91	198	

Table 3-32: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - \$500k	<\$1m	\$1m - \$5m	\$5m - \$20m	>\$20m	Notes
Tamworth Regional Council	4	32	30	31	29	1		
Temora Shire Council	10	5	8	6	1			
Tenterfield Shire Council	10	34	30	32	5			
The Hills Shire Council	7	35	42	38	78	154	386	
Tumbarumba Shire Council	9	24	33	26				
Tumut Council	11	47	45	46	64			
Tweed Shire Council	5	48	39	46	85	138	36	
Upper Hunter Shire Council	11	73	57	69	78			
Upper Lachlan Shire Council	10	21	30	25	44			
Uralla Shire Council	10	23	23	24				
Urana Shire Council	8	15	20	15				
Wagga Wagga City Council	4	40	33	37	216	56		
Wakool Shire Council	9	48	57	53	117			
Walcha Council	9	17	20	19	27			
Walgett Shire Council	10	31	34	32	20			
Warren Shire Council	9	37	25	37				
Warringah Council	3	30	67	42	144	218	107	##,###
Warrumbungle Shire Council	11	26	28	27				
Waverley Council	2	51	91	69	143	131	94	
Weddin Shire Council	9	16	12	15	33			
Wellington Council	10	63	33	60	12			
Wentworth Shire Council	10	69	82	74	54			
Willoughby City Council	2	45	63	56	156	156	242	
Wingecarribee Shire Council	4	32	34	33	44	204		
Wollondilly Shire Council	6	41	36	40	176	213		
Wollongong City Council	5	48	61	54	85	170	59	
Woollahra Municipal Council	2	46	70	58	130	107		
Wyong Shire Council	7	36	31	35	58	133	1,641	
Yass Valley Council	11	45	66	53	60			
Young Shire Council	11	35	35	35	23			

Notes

Stop-the-clock (STC) information unavailable (net time normally deducts STC and referral time from gross time)

STC time estimated

Referral time information unavailable (net time normally deducts STC and referral time from gross time)

Table 3-32: DLG Group Averages - Mean net DA determination times for all councils by value

DLG Code	<\$100k	\$100k-\$500k	<\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m
2	52	69	62	118	185	249
3	40	53	47	101	114	195
4	33	36	35	101	169	200
5	35	40	38	73	128	55
6	37	38	38	132	150	80
7	37	40	39	87	101	448
8	12	22	15			
9	23	26	24	63		
10	32	31	32	39	299	
11	45	48	47	71	101	

Table 3-33: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Albury City Council	4	20	20	32	
Armidale Dumaresq Council	4	52	57	84	
Ashfield Municipal Council	2	33	63	38	
Auburn Council	3	65	74	68	
Ballina Shire Council	4	32	32	103	
Balranald Shire Council	9	20	26	21	
Bankstown City Council	3	62	79	66	
Bathurst Regional Council	4	37	40	43	
Bega Valley Shire Council	4	45	61	111	
Bellingen Shire Council	11	70	86	138	
Berrigan Shire Council	10	14	10	11	
Blacktown City Council	3	53	45	70	
Bland Shire Council	10	19	26	20	
Blayney Shire Council	10	49	71	51	
Blue Mountains City Council	7	58	124	99	
Bogan Shire Council	9		31		
Bombala Council	9		37	48	
Boorowa Council	9	23	69	27	
Botany Bay City Council	2	106	129	116	
Bourke Shire Council	9	14	20	26	
Brewarrina Shire Council	8	17	48	35	
Broken Hill City Council	4	20	29	83	
Burwood Council	2	99	88	58	
Byron Shire Council	4	68	93	157	
Cabonne Shire Council	11				
Camden Council	6	26	38	57	
Campbelltown City Council	7	60	68	78	
Canterbury City Council	3	75	149	97	
Carrathool Shire Council	9	22	18	58	
Central Darling Shire Council	9	32	38	41	
Cessnock City Council	4	30	43	163	
City of Canada Bay Council	3	71	147	56	
Clarence Valley Council	4	35	40	110	
Cobar Shire Council	10	6	34	33	
Coffs Harbour City Council	5	45	43	368	
Conargo Shire Council	8				
Coolamon Shire Council	9	18	12	30	
Cooma-Monaro Council	11	95	230	56	
Coonamble Shire Council	9	39	69	34	
Cootamundra Shire Council	10	20	23	32	

Table 3-33: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Corowa Shire Council	11	9	15	25	
Cowra Shire Council	11	35	47	48	
Deniliquin Council	4	25	36	34	
Dubbo City Council	4	29	27	58	
Dungog Shire Council	10	18	23	81	
Eurobodalla Shire Council	4	48	75	239	
Fairfield City Council	3	37	70	98	
Forbes Shire Council	10	24	42	44	
Gilgandra Shire Council	9	14	22	175	
Glen Innes Severn Shire Council	10	14	47	50	
Gloucester Shire Council	10	33	41	42	
Gosford City Council	7	59	90	90	
Goulburn Mulwaree Council	4	43	50	83	
Great Lakes Council	4	56	95	116	
Greater Hume Shire Council	11	29	28	87	
Greater Taree City Council	4	48	56	88	
Griffith City Council	4	31	32	84	
Gundagai Shire Council	9	8	15	42	
Gunnedah Shire Council	11	64	175	126	
Guyra Shire Council	9	15	23	68	
Gwydir Shire Council	10	38	46	28	
Harden Shire Council	9	37	43	53	
Hawkesbury City Council	6	73	93	86	
Hay Shire Council	9	10	33	26	
Holroyd City Council	3	77	84	65	
Hornsby Shire Council	7	46	67	87	
Hunters Hill Municipal Council	2				#
Hurstville City Council	3	86	105	106	
Inverell Shire Council	11	28	37	37	
Jerilderie Shire Council	8	20	60	24	
Junee Shire Council	10	13	15	23	
Kempsey Shire Council	4	25	31	31	
Kiama Municipal Council	4	40	74	70	
Kogarah Municipal Council	2	65	102	64	
Ku-ring-gai Council	3	55	63	49	
Kyogle Council	10	24	100	50	
Lachlan Shire Council	10				
Lake Macquarie City Council	5	43	61	79	
Lane Cove Municipal Council	2	61	97	33	
Leeton Shire Council	11	16	24	45	

Table 3-33: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Leichhardt Municipal Council	2	106	205	92	
Lismore City Council	4	35	54	131	
Lithgow City Council	4	39	63	87	
Liverpool City Council	7	36	46	54	
Liverpool Plains Shire Council	10	16	34	33	
Lockhart Shire Council	9	25	38	33	
Maitland City Council	4	38	28	69	
Manly Council	2	90	120	88	
Marrickville Council	3	90	140	67	
Mid-Western Regional Council	4	30	57	61	
Moree Plains Shire Council	11	15	29	34	
Mosman Municipal Council	2	106	136	65	
Murray Shire Council	10	57	55	120	
Murrumbidgee Shire Council	9	30	111	31	
Muswellbrook Shire Council	11	33	40	66	
Nambucca Shire Council	11	61	53	88	
Narrabri Shire Council	11	38	40	37	
Narrandera Shire Council	10	26	30	71	
Narromine Shire Council	10	16	62	78	
Newcastle City Council	5	51	71	95	
North Sydney Council	2	103	805	64	
Oberon Council	10	13	84	47	
Orange City Council	4	33	30	53	
Palerang Council	11	62	98	161	
Parkes Shire Council	11	24	37	72	
Parramatta City Council	3	62	91	83	
Penrith City Council	7	46	49	56	
Pittwater Council	2	85	101	71	
Port Macquarie-Hastings Council	5	52	97	65	
Port Stephens Council	4	32	37	83	
Queanbeyan City Council	4	32	58	75	
Randwick City Council	3	70	113	80	
Richmond Valley Council	4	43	59	72	
Rockdale City Council	3	41	65	53	
Ryde City Council	3	65	84	46	
Shellharbour City Council	4	47	37	31	
Shoalhaven City Council	5	54	64	95	
Singleton Council	4	41	60	276	
Snowy River Shire Council	10	53	69	24	
Strathfield Municipal Council	2	69	86	74	

Table 3-33: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Sutherland Shire Council	3	50	75	50	
Sydney City Council	1	71	160	52	
Tamworth Regional Council	4	41	38	63	
Temora Shire Council	10	4	9	10	
Tenterfield Shire Council	10	15	54	56	
The Hills Shire Council	7	49	69	59	
Tumbarumba Shire Council	9	36	47	59	
Tumut Council	11	33	49	58	
Tweed Shire Council	5	61	70	101	
Upper Hunter Shire Council	11		68	118	
Upper Lachlan Shire Council	10	36	160	61	
Uralla Shire Council	10	27	26	33	
Urana Shire Council	8	6		25	
Wagga Wagga City Council	4	47	52	122	
Wakool Shire Council	9	21	41	59	
Walcha Council	9	18	37	24	
Walgett Shire Council	10		45	132	
Warren Shire Council	9	22	27	60	
Warrindah Council	3	63	96	87	
Warrumbungle Shire Council	11	22	32	46	
Waverley Council	2	86	171	62	
Weddin Shire Council	9	14	14	33	
Wellington Council	10	53	148	56	
Wentworth Shire Council	10	56	97	82	
Willoughby City Council	2	98	226	27	
Wingecarribee Shire Council	4	45	61	87	
Wollondilly Shire Council	6	27	61	149	
Wollongong City Council	5	65	95	119	
Woollahra Municipal Council	2	81	177	65	
Wyang Shire Council	7	43	35	69	
Yass Valley Council	11	47	91	225	
Young Shire Council	11	21	39	47	

Notes

Development category information not available

Table 3-33: DLG Group Averages - Mean gross DA determination times by type

DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
2	88	128	58
3	61	70	73
4	38	49	88
5	51	68	92
6	48	48	79
7	50	60	69
8	13	54	27
9	22	34	43
10	31	67	39
11	42	64	83

Table 3-34: Effect of stop-the-clock on DAs

Council	Time - DAs with Stop-the-clock ¹						All DAs ²	Notes
	DLG Code	Mean Gross	Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock	
Albury City Council	4	54	30	24	2	186	28	
Armidale Dumaresq Council	4	110	67	43	3	608	49	
Ashfield Municipal Council	2	50	17	33	1	62	16	
Auburn Council	3						0	#
Ballina Shire Council	4	408	244	164	2	861	3	
Balranald Shire Council	9	67	35	31	21	70	12	
Bankstown City Council	3	104	69	35	1	2,022	41	
Bathurst Regional Council	4	35	15	20	1	572	49	
Bega Valley Shire Council	4	153	95	57	1	1,193	41	
Bellingen Shire Council	11	139	87	52	1	847	35	
Berrigan Shire Council	10	22	11	11	1	106	26	
Blacktown City Council	3	90	39	51	1	742	29	
Bland Shire Council	10	36	21	16	3	98	22	
Blayney Shire Council	10	72	26	46	4	150	56	
Blue Mountains City Council	7	109	77	32	3	1,063	37	
Bogan Shire Council	9						0	
Bombala Council	9	102	77	25	23	150	13	
Boorowa Council	9	255	12	243	12	12	2	
Botany Bay City Council	2	226	102	123	7	386	29	
Bourke Shire Council	9	49	20	29	17	21	11	
Brewarrina Shire Council	8						0	
Broken Hill City Council	4	93	73	19	1	734	12	
Burwood Council	2	129	86	43	2	834	49	
Byron Shire Council	4	164	80	84	1	491	18	
Cabonne Shire Council	11	154	125	29	8	782	11	
Camden Council	6	77	47	31	1	547	25	
Campbelltown City Council	7	114	58	57	1	611	44	
Canterbury City Council	3	155	64	91	1	567	53	
Carrathool Shire Council	9	38	17	21	1	68	55	
Central Darling Shire Council	9	51	34	17	10	48	23	
Cessnock City Council	4	203	119	85	1	1,387	23	
City of Canada Bay Council	3	109	40	69	1	447	44	
Clarence Valley Council	4	55	33	22	1	796	99	
Cobar Shire Council	10	148	117	30	36	239	11	
Coffs Harbour City Council	5	104	81	23	1	1,954	50	

Table 3-34: Effect of stop-the-clock on DAs

Council	Time - DAs with Stop-the-clock ¹						All DAs ²	Notes
	DLG Code	Mean Gross	Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock	
Conargo Shire Council	8	59	21	38	21	21	14	
Coolamon Shire Council	9	41	25	16	1	58	36	
Cooma-Monaro Council	11	321	149	173	1	1,107	42	
Coonamble Shire Council	9	88	61	27	7	151	31	
Cootamundra Shire Council	10						0	
Corowa Shire Council	11	104	89	16	2	687	13	
Cowra Shire Council	11	84	48	37	1	492	36	
Deniliquin Council	4	72	59	13	8	521	37	
Dubbo City Council	4	65	39	27	2	420	31	
Dungog Shire Council	10	447	373	74	25	1,459	11	
Eurobodalla Shire Council	4	108	66	42	1	604	45	
Fairfield City Council	3	127	64	64	1	715	45	
Forbes Shire Council	10						0	
Gilgandra Shire Council	9	86	60	26	10	403	22	
Glen Innes Severn Shire Council	10	142	120	21	5	545	14	
Gloucester Shire Council	10	159	105	53	3	630	21	
Gosford City Council	7	89	54	36	1	450	38	
Goulburn Mulwaree Council	4	147	83	64	1	601	19	
Great Lakes Council	4	434	233	201	1	2,178	2	
Greater Hume Shire Council	11	97	35	62	4	303	13	
Greater Taree City Council	4	121	78	43	1	1,315	17	
Griffith City Council	4	129	59	70	1	1,430	21	
Gundagai Shire Council	9						0	
Gunnedah Shire Council	11	217	156	60	8	1,235	17	
Guyra Shire Council	9	352	208	144	208	208	2	
Gwydir Shire Council	10	101	27	74	7	127	18	
Harden Shire Council	9	109	71	38	5	789	34	
Hawkesbury City Council	6	128	50	77	1	430	37	
Hay Shire Council	9	68	30	38	1	71	18	
Holroyd City Council	3	103	38	65	1	171	69	
Hornsby Shire Council	7	130	75	55	1	1,130	24	
Hunters Hill Municipal Council	2	126	66	60	1	154	25	
Hurstville City Council	3	174	60	114	2	546	17	

Table 3-34: Effect of stop-the-clock on DAs

Council	Time - DAs with Stop-the-clock ¹						All DAs ²	Notes
	DLG Code	Mean Gross	Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock	
Inverell Shire Council	11	74	29	45	5	139	14	
Jerilderie Shire Council	8	34	21	13	1	48	17	
Junee Shire Council	10	59	51	9	15	175	16	
Kempsey Shire Council	4	50	23	27	1	321	35	
Kiama Municipal Council	4	140	80	60	1	734	28	
Kogarah Municipal Council	2	71	16	55	1	213	100	
Ku-ring-gai Council	3	72	28	44	1	178	51	
Kyogle Council	10	105	76	29	2	549	27	
Lachlan Shire Council	10	68	34	35	15	52	5	
Lake Macquarie City Council	5	98	53	44	1	951	35	
Lane Cove Municipal Council	2	62	14	48	1	193	99	
Leeton Shire Council	11	149	71	78	2	210	4	
Leichhardt Municipal Council	2	147	75	72	1	637	53	
Lismore City Council	4	151	100	51	6	876	18	
Lithgow City Council	4	52	19	33	1	98	100	
Liverpool City Council	7	98	47	52	1	436	15	
Liverpool Plains Shire Council	10	78	46	33	19	114	5	
Lockhart Shire Council	9						0	
Maitland City Council	4	94	64	30	1	1,098	31	
Manly Council	2	91	33	57	1	211	94	
Marrickville Council	3	96	60	36	2	532	99	
Mid-Western Regional Council	4	121	83	38	1	1,240	31	
Moree Plains Shire Council	11	60	38	21	2	327	22	
Mosman Municipal Council	2	144	41	102	5	141	24	
Murray Shire Council	10	120	80	40	3	613	23	
Murrumbidgee Shire Council	9	32	6	26	1	17	97	
Muswellbrook Shire Council	11	67	37	30	2	555	48	
Nambucca Shire Council	11	91	43	48	1	400	45	
Narrabri Shire Council	11	53	28	26	5	157	50	
Narrandera Shire Council	10	135	118	18	78	157	11	
Narromine Shire Council	10	108	76	31	14	247	29	
Newcastle City Council	5	123	80	44	1	1,422	41	
North Sydney Council	2	123	68	55	5	542	29	

Table 3-34: Effect of stop-the-clock on DAs

Council	Time - DAs with Stop-the-clock ¹						All DAs ²	Notes
	DLG Code	Mean Gross	Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock	
Oberon Council	10	100	73	27	3	710	34	
Orange City Council	4	55	24	31	1	111	28	
Palerang Council	11	138	88	49	1	1,126	38	
Parkes Shire Council	11	125	77	48	1	945	13	
Parramatta City Council	3	111	58	53	1	426	51	
Penrith City Council	7	101	60	41	1	481	31	
Pittwater Council	2	174	70	104	1	473	24	
Port Macquarie-Hastings Council	5	166	119	47	1	2,486	44	
Port Stephens Council	4	55	27	28	1	887	99	
Queanbeyan City Council	4	124	72	52	4	647	35	
Randwick City Council	3	109	79	30	12	555	52	
Richmond Valley Council	4	81	45	35	3	462	29	
Rockdale City Council	3	113	59	54	2	1,031	30	
Ryde City Council	3	59	21	38	5	126	9	
Shellharbour City Council	4	72	48	23	1	232	47	
Shoalhaven City Council	5	94	55	39	3	1,151	54	
Singleton Council	4	195	143	52	1	1,648	43	
Snowy River Shire Council	10	83	63	20	3	542	51	
Strathfield Municipal Council	2	87	17	70	2	88	64	
Sutherland Shire Council	3	63	39	24	1	561	37	
Sydney City Council	1	82	44	38	1	598	33	
Tamworth Regional Council	4	88	52	36	1	308	35	
Temora Shire Council	10						0	
Tenterfield Shire Council	10	74	47	27	1	272	47	
The Hills Shire Council	7	113	73	41	1	1,685	43	
Tumbarumba Shire Council	9	107	51	57	14	130	17	
Tumut Council	11	166	75	90	1	914	26	^
Tweed Shire Council	5	156	103	53	1	2,570	49	
Upper Hunter Shire Council	11	51	1	50	1	2	5	
Upper Lachlan Shire Council	10	112	85	27	1	847	98	
Uralla Shire Council	10	60	45	16	1	138	8	
Urana Shire Council	8	55	28	27	28	28	10	

Table 3-34: Effect of stop-the-clock on DAs

Council	Time - DAs with Stop-the-clock ¹					All DAs ²		Notes
	DLG Code	Mean Gross	Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock	
Wagga Wagga City Council	4	128	50	78	1	799	33	
Wakool Shire Council	9						0	
Walcha Council	9	43	19	24	10	27	9	
Walgett Shire Council	10	100	67	33	1	199	22	
Warren Shire Council	9						0	
Warrindah Council	3	135	76	58	1	505	9	##
Warrumbungle Shire Council	11	124	97	27	21	158	5	
Waverley Council	2	198	83	115	1	565	21	
Weddin Shire Council	9	38	23	15	7	70	26	
Wellington Council	10	234	140	94	3	798	36	
Wentworth Shire Council	10	140	48	92	1	286	32	
Willoughby City Council	2	152	82	70	2	490	26	
Wingecarribee Shire Council	4	100	53	47	1	753	40	
Wollondilly Shire Council	6	113	63	50	1	1,016	54	
Wollongong City Council	5	169	86	82	1	641	37	
Woollahra Municipal Council	2	105	33	72	1	210	34	
Wyang Shire Council	7	112	56	56	1	968	28	
Yass Valley Council	11	96	42	55	1	1,308	93	
Young Shire Council	11	94	53	42	1	327	13	

Notes

1. The five columns from mean gross to maximum STC relate only to DAs where STC occurred.

The 'Mean gross minus mean STC' figures show the effect of STC on determination time. For instance, for Albury the mean

STC time was 30 days while the mean gross for DAs with STC was 54 days. This means that the STC time on average comprised most of Albury's average determination time for DAs with STC.

(Mean gross in this table is the mean gross determination time only for DAs with STC.

This mean gross time is therefore different to the time shown in Table 3-20.)

2. Percentage is the percentage of all DAs where STC occurred.

Key

Stop-the-clock (STC) information unavailable (net time normally deducts STC and referral time from gross time)

STC time estimated

^ STC and referral time counted together

Table 3-34: DLG Group Averages - Effect of stop-the-clock on DAs

DLG Code	Mean Gross	Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock
2	114	46	67	1	834	43
3	105	53	51	1	2,022	37
4	92	53	39	1	2,178	38
5	121	75	46	1	2,570	43
6	106	54	51	1	1,016	36
7	108	63	45	1	1,685	32
8	45	24	22	1	48	10
9	68	37	31	1	789	16
10	112	76	37	1	1,459	28
11	116	62	54	1	1,308	30

Table 3-35: Effect of referral on DAs

Council	Time - DAs with Referrals ¹						All DAs ²	
	DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral	Notes
Albury City Council	4	97	42	55	3	155	6	
Armidale Dumaresq Council	4	171	47	124	7	204	13	
Ashfield Municipal Council	2	43	15	28	1	90	41	
Auburn Council	3	239	58	181	29	93	1	
Ballina Shire Council	4	358	57	301	6	158	3	
Balranald Shire Council	9	66	34	32	21	56	7	
Bankstown City Council	3						0	
Bathurst Regional Council	4	86	25	61	14	36	0	
Bega Valley Shire Council	4	74	12	62	1	56	2	
Bellingen Shire Council	11	219	69	150	13	401	13	
Berrigan Shire Council	10						0	
Blacktown City Council	3	182	61	121	6	229	1	
Bland Shire Council	10	11	5	6	1	12	17	
Blayney Shire Council	10	79	10	69	1	23	5	
Blue Mountains City Council	7	129	37	92	5	525	28	
Bogan Shire Council	9						0	
Bombala Council	9	63	30	33	25	35	13	
Boorowa Council	9	39	20	19	20	20	2	
Botany Bay City Council	2	306	33	273	9	52	4	
Bourke Shire Council	9						0	
Brewarrina Shire Council	8						0	
Broken Hill City Council	4	112	51	61	2	176	2	
Burwood Council	2						0	
Byron Shire Council	4	238	83	155	1	379	6	
Cabonne Shire Council	11						0	
Camden Council	6	162	60	102	3	155	1	
Campbelltown City Council	7	183	72	111	24	252	4	
Canterbury City Council	3	830	830	0	771	889	0	
Carrathool Shire Council	9						0	
Central Darling Shire Council	9	41	15	26	9	32	10	
Cessnock City Council	4	217	72	145	6	764	13	
City of Canada Bay Council	3	191	44	147	1	191	5	
Clarence Valley Council	4	121	56	65	3	559	12	
Cobar Shire Council	10						0	

Table 3-35: Effect of referral on DAs

Council	Time - DAs with Referrals ¹						All DAs ²		Notes
	DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral		
Coffs Harbour City Council	5	2,016	19	1,997	19	19	0		
Conargo Shire Council	8	59	14	45	14	14	14		
Coolamon Shire Council	9	21	12	9	1	43	100		
Cooma-Monaro Council	11	502	21	481	21	21	6		
Coonamble Shire Council	9	49	22	27	3	47	79		
Cootamundra Shire Council	10						0		
Corowa Shire Council	11						0		
Cowra Shire Council	11	246	7	239	1	25	3		
Deniliquin Council	4	144	22	122	15	30	6		
Dubbo City Council	4	50	18	32	1	122	45		
Dungog Shire Council	10	223	34	189	22	49	8		
Eurobodalla Shire Council	4	84	34	50	1	462	39		
Fairfield City Council	3	201	60	141	2	276	5		
Forbes Shire Council	10						0		
Gilgandra Shire Council	9	27	8	19	1	23	98		
Glen Innes Severn Shire Council	10	62	35	27	25	45	4		
Gloucester Shire Council	10	61	28	33	2	122	100		
Gosford City Council	7	95	53	42	1	530	50		
Goulburn Mulwaree Council	4	139	50	89	2	384	19		
Great Lakes Council	4	109	28	81	5	169	23		
Greater Hume Shire Council	11	138	39	99	26	54	2		
Greater Taree City Council	4						0		
Griffith City Council	4	184	93	91	12	458	4		
Gundagai Shire Council	9						0		
Gunnedah Shire Council	11	75	33	42	21	40	4		
Guyra Shire Council	9	110	41	69	8	120	8		
Gwydir Shire Council	10	65	36	29	2	110	44		
Harden Shire Council	9	111	35	76	1	217	29		
Hawkesbury City Council	6						0		
Hay Shire Council	9						0		
Holroyd City Council	3	146	31	115	1	113	5		
Hornsby Shire Council	7	84	34	50	1	594	26		
Hunters Hill Municipal Council	2						0		
Hurstville City Council	3	100	63	37	10	442	2		

Table 3-35: Effect of referral on DAs

Council	Time - DAs with Referrals ¹						All DAs ²	
	DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral	Notes
Inverell Shire Council	11	72	38	34	13	97	8	
Jerilderie Shire Council	8	27	25	2	1	70	100	
Junee Shire Council	10	53	53	0	53	53	2	
Kempsey Shire Council	4	114	56	58	10	370	9	
Kiama Municipal Council	4	112	20	92	1	282	46	
Kogarah Municipal Council	2	153	92	61	15	449	4	
Ku-ring-gai Council	3						0	
Kyogle Council	10	105	82	23	18	576	27	
Lachlan Shire Council	10						0	
Lake Macquarie City Council	5	119	54	65	1	854	11	
Lane Cove Municipal Council	2	71	23	48	1	82	25	
Leeton Shire Council	11	268	28	240	28	28	1	
Leichhardt Municipal Council	2	168	34	134	7	48	3	
Lismore City Council	4	102	61	41	1	616	36	
Lithgow City Council	4	65	41	24	1	183	57	
Liverpool City Council	7	88	46	42	1	481	23	
Liverpool Plains Shire Council	10	57	22	35	18	29	4	
Lockhart Shire Council	9						0	
Maitland City Council	4	265	75	190	1	482	2	
Manly Council	2	104	44	60	5	227	19	
Marrickville Council	3	646	590	56	38	1,669	1	
Mid-Western Regional Council	4						0	#
Moree Plains Shire Council	11	40	21	19	21	22	6	
Mosman Municipal Council	2	176	36	140	24	46	2	
Murray Shire Council	10	111	15	96	14	28	28	
Murrumbidgee Shire Council	9	64	11	53	1	27	37	
Muswellbrook Shire Council	11	53	11	42	1	304	41	
Nambucca Shire Council	11	136	11	125	1	29	12	
Narrabri Shire Council	11	94	84	10	84	84	1	
Narrandera Shire Council	10	31	31	0	2	192	96	

Table 3-35: Effect of referral on DAs

Council	Time - DAs with Referrals ¹						All DAs ²		Notes
	DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral		
Narromine Shire Council	10	138	23	115	14	29	5		
Newcastle City Council	5						0		
North Sydney Council	2						0		
Oberon Council	10	60	23	37	1	49	3		
Orange City Council	4	136	44	92	8	114	2		
Palerang Council	11						0		
Parkes Shire Council	11	162	33	129	6	71	11		
Parramatta City Council	3	136	70	66	2	355	9		
Penrith City Council	7	209	46	163	15	194	1		
Pittwater Council	2	181	52	129	1	155	7		
Port Macquarie-Hastings Council	5	210	78	132	6	1,435	20		
Port Stephens Council	4	226	82	144	2	356	5		
Queanbeyan City Council	4	87	36	51	9	573	14		
Randwick City Council	3	124	78	46	13	223	3		
Richmond Valley Council	4	63	7	56	2	28	10		
Rockdale City Council	3	204	54	150	6	180	3		
Ryde City Council	3	125	47	78	22	105	1		
Shellharbour City Council	4						0		
Shoalhaven City Council	5	101	66	35	1	1,166	47		
Singleton Council	4	240	33	207	7	77	5		
Snowy River Shire Council	10	87	62	25	27	184	7		
Strathfield Municipal Council	2	92	32	60	21	40	4		
Sutherland Shire Council	3	113	22	91	2	71	4		
Sydney City Council	1	157	42	115	1	161	2		
Tamworth Regional Council	4	75	37	38	5	272	7		
Temora Shire Council	10	39	39	0	36	41	2		
Tenterfield Shire Council	10	73	32	41	11	76	12		
The Hills Shire Council	7	318	88	230	24	314	2		
Tumbarumba Shire Council	9	48	22	26	14	30	2		
Tumut Council	11						0	^	
Tweed Shire Council	5						0		
Upper Hunter Shire Council	11	53	10	43	1	55	17		
Upper Lachlan Shire Council	10	119	46	73	1	265	32		

Table 3-35: Effect of referral on DAs

Council	Time - DAs with Referrals ¹						All DAs ²	
	DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral	Notes
Uralla Shire Council	10	40	23	17	14	34	14	
Urana Shire Council	8						0	
Wagga Wagga City Council	4	68	15	53	5	45	91	
Wakool Shire Council	9	74	22	52	21	28	14	
Walcha Council	9	51	31	20	23	44	7	
Walgett Shire Council	10	37	28	9	28	28	2	
Warren Shire Council	9						0	
Warringham Council	3						0	
Warrumbungle Shire Council	11	46	16	30	9	30	23	
Waverley Council	2	254	82	172	39	172	1	
Weddin Shire Council	9						0	
Wellington Council	10						0	
Wentworth Shire Council	10	150	27	123	21	30	46	
Willoughby City Council	2	161	38	123	4	238	4	
Wingecarribee Shire Council	4	120	42	78	1	513	19	
Wollondilly Shire Council	6	297	218	79	1	885	1	
Wollongong City Council	5	187	51	136	2	693	11	
Woollahra Municipal Council	2	125	53	72	8	175	2	
Wyong Shire Council	7	152	51	101	2	528	9	
Yass Valley Council	11	299	92	207	1	729	4	
Young Shire Council	11	88	37	51	15	59	6	

Notes

1. The five columns from mean gross to maximum referral relate only to DAs where referral occurred.

The 'Mean gross minus mean referral' figures show the effect of referral on determination time. For instance, for Albury the mean referral time was 42 days while the referral gross for DAs with referral was 97 days. This means that the referral time on average comprised a substantial amount of Albury's average determination time for DAs with referral.

(Mean gross in this table is the mean gross determination time only for DAs with referral.

This mean gross time is therefore different to the time shown in Table 3-30.)

2. Percentage is the percentage of all DAs where referral occurred.

Key

Referral information unavailable.

^ STC and referral time counted together

Table 3-35: DLG Group Averages - Effect of referral on DAs

DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral
2	108	35	73	1	449	7
3	162	62	100	1	1,669	2
4	102	35	67	1	764	16
5	126	63	63	1	1,435	14
6	217	124	93	1	885	1
7	106	47	59	1	594	19
8	29	25	4	1	70	32
9	49	18	31	1	217	16
10	90	33	57	1	576	19
11	112	27	85	1	729	8

Table 3-36: The effect of assessment mode on determination time - DAs and CDCs determined by councils

Council	DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Albury City Council	4	186	29	24	720	186
Armidale Dumaresq Council	4	142	75	53	221	142
Ashfield Municipal Council	2	4	36	36	238	4
Auburn Council	3	8	76	75	420	8
Ballina Shire Council	4	54	61	57	622	54
Balranald Shire Council	9	0	26	26	73	0
Bankstown City Council	3	37	71	69	1,203	37
Bathurst Regional Council	4	146	38	32	572	146
Bega Valley Shire Council	4	49	93	86	576	49
Bellingen Shire Council	11	12	92	89	242	12
Berrigan Shire Council	10	72	13	10	106	72
Blacktown City Council	3	64	58	58	2,493	64
Bland Shire Council	10	23	17	16	101	23
Blayney Shire Council	10	4	58	57	95	4
Blue Mountains City Council	7	2	80	79	822	2
Bogan Shire Council	9	8	22	20	20	8
Bombala Council	9	0	38	38	30	0
Boorowa Council	9	0	41	41	66	0
Botany Bay City Council	2	10	128	124	239	10
Bourke Shire Council	9	9	21	18	35	9
Brewarrina Shire Council	8	0	26	26	14	0
Broken Hill City Council	4	0	35	35	283	0
Burwood Council	2	15	79	76	244	15
Byron Shire Council	4	76	83	77	652	76
Cabonne Shire Council	11	19	75	70	182	19
Camden Council	6	48	38	37	1,454	48
Campbelltown City Council	7	54	82	78	757	54
Canterbury City Council	3	33	103	99	655	33
Carrathool Shire Council	9	10	27	22	22	10
Central Darling Shire Council	9	0	26	26	39	0
Cessnock City Council	4	13	81	80	941	13
City of Canada Bay Council	3	9	84	83	594	9
Clarence Valley Council	4	22	55	54	1,013	22
Cobar Shire Council	10	20	27	20	37	20
Coffs Harbour City Council	5	21	69	68	1,181	21
Conargo Shire Council	8	15	16	11	7	15
Coolamon Shire Council	9	64	21	11	33	64

Table 3-36: The effect of assessment mode on determination time - DAs and CDCs determined by councils

Council	DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Cooma-Monaro Council	11	12	163	151	145	12
Coonamble Shire Council	9	19	41	30	29	19
Cootamundra Shire Council	10	61	24	19	99	61
Corowa Shire Council	11	1	27	27	278	1
Cowra Shire Council	11	43	52	41	122	43
Deniliquin Council	4	39	43	33	78	39
Dubbo City Council	4	32	38	37	574	32
Dungog Shire Council	10	10	71	67	157	10
Eurobodalla Shire Council	4	2	68	68	808	2
Fairfield City Council	3	26	80	79	1,416	26
Forbes Shire Council	10	0	35	35	152	3
Gilgandra Shire Council	9	8	27	24	49	8
Glen Innes Severn Shire Council	10	58	40	32	130	58
Gloucester Shire Council	10	35	61	51	126	35
Gosford City Council	7	89	73	70	1,491	89
Goulburn Mulwaree Council	4	15	60	59	385	15
Great Lakes Council	4	25	95	91	556	25
Greater Hume Shire Council	11	54	47	39	177	54
Greater Taree City Council	4	21	69	68	694	21
Griffith City Council	4	19	59	57	362	19
Gundagai Shire Council	9	0	25	25	69	0
Gunnedah Shire Council	11	17	117	110	189	17
Guyra Shire Council	9	31	28	22	60	31
Gwydir Shire Council	10	22	42	34	57	22
Harden Shire Council	9	5	57	53	62	5
Hawkesbury City Council	6	7	78	78	813	8
Hay Shire Council	9	17	27	33	45	17
Holroyd City Council	3	41	85	80	627	41
Hornsby Shire Council	7	48	56	56	1,304	48
Hunters Hill Municipal Council	2	0	99	99	125	0
Hurstville City Council	3	31	59	58	753	31
Inverell Shire Council	11	109	38	29	227	109
Jerilderie Shire Council	8	5	27	23	18	5
Junee Shire Council	10	68	19	11	58	68
Kempsey Shire Council	4	58	36	32	329	58
Kiama Municipal Council	4	16	69	66	341	16

Table 3-36: The effect of assessment mode on determination time - DAs and CDCs determined by councils

Council	DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Kogarah Municipal Council	2	23	71	68	403	23
Ku-ring-gai Council	3	255	59	51	877	255
Kyogle Council	10	1	82	82	139	1
Lachlan Shire Council	10	41	25	25	40	41
Lake Macquarie City Council	5	61	56	55	2,150	61
Lane Cove Municipal Council	2	4	62	62	305	4
Leeton Shire Council	11	0	34	34	186	0
Leichhardt Municipal Council	2	37	113	106	461	37
Lismore City Council	4	12	62	61	555	12
Lithgow City Council	4	21	52	49	200	21
Liverpool City Council	7	19	46	45	1,383	19
Liverpool Plains Shire Council	10	59	32	21	76	59
Lockhart Shire Council	9	0	24	24	78	0
Maitland City Council	4	62	45	45	1,193	62
Manly Council	2	8	92	91	396	8
Marrickville Council	3	27	96	92	513	27
Mid-Western Regional Council	4	128	61	48	332	128
Moree Plains Shire Council	11	1	27	27	136	1
Mosman Municipal Council	2	9	107	104	285	9
Murray Shire Council	10	29	81	71	186	29
Murrumbidgee Shire Council	9	11	31	26	30	11
Muswellbrook Shire Council	11	10	49	47	252	10
Nambucca Shire Council	11	34	67	59	213	34
Narrabri Shire Council	11	42	38	38	101	42
Narrandera Shire Council	10	0	30	30	47	0
Narromine Shire Council	10	38	52	40	58	38
Newcastle City Council	5	75	73	71	1,584	75
North Sydney Council	2	8	94	93	482	8
Oberon Council	10	1	54	53	103	1
Orange City Council	4	66	39	35	427	66
Palerang Council	11	0	92	92	434	0
Parkes Shire Council	11	0	57	57	128	98
Parramatta City Council	3	49	83	81	881	49
Penrith City Council	7	29	59	58	1,268	29
Pittwater Council	2	2	93	93	544	2

Table 3-36: The effect of assessment mode on determination time - DAs and CDCs determined by councils

Council	DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Port Macquarie-Hastings Council	5	594	96	46	511	594
Port Stephens Council	4	4	54	54	936	4
Queanbeyan City Council	4	9	61	60	364	9
Randwick City Council	3	140	75	67	833	140
Richmond Valley Council	4	8	52	51	363	8
Rockdale City Council	3	7	60	59	479	7
Ryde City Council	3	15	63	62	678	15
Shellharbour City Council	4	25	48	46	491	25
Shoalhaven City Council	5	29	70	69	1,670	29
Singleton Council	4	4	103	102	514	4
Snowy River Shire Council	10	0	59	59	163	2
Strathfield Municipal Council	2	8	74	71	179	8
Sutherland Shire Council	3	265	61	52	1,281	265
Sydney City Council	1	114	63	60	2,172	114
Tamworth Regional Council	4	288	51	36	553	288
Temora Shire Council	10	0	6	6	106	0
Tenterfield Shire Council	10	31	53	42	99	31
The Hills Shire Council	7	36	71	70	1,568	36
Tumbarumba Shire Council	9	0	35	35	81	0
Tumut Council	11	21	66	62	220	21
Tweed Shire Council	5	96	98	89	815	96
Upper Hunter Shire Council	11	35	71	66	247	35
Upper Lachlan Shire Council	10	2	110	109	188	2
Uralla Shire Council	10	81	31	20	77	81
Urana Shire Council	8	0	18	18	20	0
Wagga Wagga City Council	4	60	71	68	800	60
Wakool Shire Council	9	28	56	46	78	28
Walcha Council	9	6	23	21	43	6
Walgett Shire Council	10	29	47	33	41	29
Warren Shire Council	9	0	37	37	38	0
Warringah Council	3	17	52	51	1,804	17
Warrumbungle Shire Council	11	40	35	30	83	40
Waverley Council	2	9	91	90	640	9
Weddin Shire Council	9	15	22	20	43	15
Wellington Council	10	21	110	87	74	21
Wentworth Shire Council	10	24	100	89	158	24
Willoughby City Council	2	27	80	78	785	27

Table 3-36: The effect of assessment mode on determination time - DAs and CDCs determined by councils

Council	DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Wingecarribee Shire Council	4	33	61	59	827	33
Wollondilly Shire Council	6	38	77	75	862	38
Wollongong City Council	5	18	93	92	1,582	18
Woollahra Municipal Council	2	32	76	73	635	32
Wyang Shire Council	7	177	56	51	1,456	177
Yass Valley Council	11	8	94	92	369	8
Young Shire Council	11	38	44	41	271	38

Note

A CDC with a valid determination date was a CDC which was:

1. determined by council
2. approved or refused
3. had a gross determination time of between 0 and 3650 days (if zero determination time is set to 1 day)
4. determined between 1/7/09 and 30/6/10

Table 3-36: DLG Group averages - the effect of assessment mode on determination time - DAs and CDCs determined by councils

DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
2	196	87	84	5,961	196
3	1,024	69	66	15,507	1,024
4	1,635	61	56	17,282	1,635
5	894	75	69	9,493	894
6	93	59	58	3,129	94
7	454	64	62	10,049	454
8	20	22	19	59	20
9	231	32	29	1,023	231
10	730	56	46	2,673	735
11	496	67	62	4,202	594

Table 3-37: CDC/DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Albury City Council	4	15	19	30	
Armidale Dumaresq Council	4	34	41	78	
Ashfield Municipal Council	2	33	50	37	
Auburn Council	3	62	74	68	
Ballina Shire Council	4	29	31	85	
Balranald Shire Council	9	20	26	21	
Bankstown City Council	3	60	79	66	
Bathurst Regional Council	4	31	20	43	
Bega Valley Shire Council	4	41	61	100	
Bellingen Shire Council	11	67	82	138	
Berrigan Shire Council	10	7	10	10	
Blacktown City Council	3	53	45	64	
Bland Shire Council	10	15	22	20	
Blayney Shire Council	10	47	71	51	
Blue Mountains City Council	7	58	124	98	
Bogan Shire Council	9		23		
Bombala Council	9		37	48	
Boorowa Council	9	23	69	27	
Botany Bay City Council	2	104	129	107	
Bourke Shire Council	9	8	20	26	
Brewarrina Shire Council	8	17	48	35	
Broken Hill City Council	4	20	29	83	
Burwood Council	2	99	74	54	
Byron Shire Council	4	62	90	150	
Cabonne Shire Council	11				
Camden Council	6	24	37	57	
Campbelltown City Council	7	54	68	78	
Canterbury City Council	3	70	147	97	
Carrathool Shire Council	9	12	18	33	
Central Darling Shire Council	9	32	38	41	
Cessnock City Council	4	29	43	163	
City of Canada Bay Council	3	70	145	56	
Clarence Valley Council	4	35	40	110	
Cobar Shire Council	10	6	34	33	
Coffs Harbour City Council	5	45	43	368	
Conargo Shire Council	8	4	6		
Coolamon Shire Council	9	9	9	30	
Cooma-Monaro Council	11	81	225	56	
Coonamble Shire Council	9	23	53	31	
Cootamundra Shire Council	10	16	18	24	

Table 3-37: CDC/DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Corowa Shire Council	11	9	15	25	
Cowra Shire Council	11	20	47	48	
Deniliquin Council	4	20	36	34	
Dubbo City Council	4	28	27	58	
Dungog Shire Council	10	17	22	81	
Eurobodalla Shire Council	4	48	75	239	
Fairfield City Council	3	36	69	98	
Forbes Shire Council	10	24	42	44	
Gilgandra Shire Council	9	14	22	142	
Glen Innes Severn Shire Council	10	16	41	48	
Gloucester Shire Council	10	31	36	42	
Gosford City Council	7	56	90	83	
Goulburn Mulwaree Council	4	42	50	80	
Great Lakes Council	4	53	91	109	
Greater Hume Shire Council	11	22	27	87	
Greater Taree City Council	4	46	56	86	
Griffith City Council	4	30	32	76	
Gundagai Shire Council	9	8	15	42	
Gunnedah Shire Council	11	55	180	126	
Guyra Shire Council	9	12	21	68	
Gwydir Shire Council	10	23	46	28	
Harden Shire Council	9	32	43	53	
Hawkesbury City Council	6	72	92	86	
Hay Shire Council	9	8	33	19	
Holroyd City Council	3	68	81	63	
Hornsby Shire Council	7	45	67	82	
Hunters Hill Municipal Council	2				#
Hurstville City Council	3	79	104	92	
Inverell Shire Council	11	18	27	37	
Jerilderie Shire Council	8	19	60	24	
Junee Shire Council	10	5	7	23	
Kempsey Shire Council	4	20	30	31	
Kiama Municipal Council	4	37	74	70	
Kogarah Municipal Council	2	60	102	64	
Ku-ring-gai Council	3	45	61	42	
Kyogle Council	10	24	99	50	
Lachlan Shire Council	10		5		
Lake Macquarie City Council	5	42	61	78	
Lane Cove Municipal Council	2	60	97	33	

Table 3-37: CDC/DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Leeton Shire Council	11	16	24	45	
Leichhardt Municipal Council	2	99	205	87	
Lismore City Council	4	35	54	125	
Lithgow City Council	4	38	60	87	
Liverpool City Council	7	36	46	54	
Liverpool Plains Shire Council	10	9	28	30	
Lockhart Shire Council	9	25	38	33	
Maitland City Council	4	36	28	69	
Manly Council	2	88	120	88	
Marrickville Council	3	84	140	66	
Mid-Western Regional Council	4	25	36	61	
Moree Plains Shire Council	11	15	29	34	
Mosman Municipal Council	2	106	136	65	
Murray Shire Council	10	45	55	120	
Murrumbidgee Shire Council	9	26	27	31	
Muswellbrook Shire Council	11	31	40	58	
Nambucca Shire Council	11	48	52	88	
Narrabri Shire Council	11	36	46	37	
Narrandera Shire Council	10	26	30	71	
Narromine Shire Council	10	22	48	78	
Newcastle City Council	5	51	71	95	
North Sydney Council	2	103	805	62	
Oberon Council	10	13	84	47	
Orange City Council	4	28	24	52	
Palerang Council	11	62	98	161	
Parkes Shire Council	11	24	37	72	
Parramatta City Council	3	66	91	83	
Penrith City Council	7	45	48	54	
Pittwater Council	2	84	101	71	
Port Macquarie-Hastings Council	5	17	37	63	
Port Stephens Council	4	31	37	83	
Queanbeyan City Council	4	32	58	66	
Randwick City Council	3	61	113	72	
Richmond Valley Council	4	41	59	72	
Rockdale City Council	3	41	65	53	
Ryde City Council	3	63	84	45	
Shellharbour City Council	4	43	36	31	
Shoalhaven City Council	5	53	64	94	
Singleton Council	4	41	61	276	
Snowy River Shire Council	10	53	69	24	

Table 3-37: CDC/DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Strathfield Municipal Council	2	68	79	74	
Sutherland Shire Council	3	43	73	48	
Sydney City Council	1	71	160	49	
Tamworth Regional Council	4	25	26	61	
Temora Shire Council	10	4	9	10	
Tenterfield Shire Council	10	9	51	40	
The Hills Shire Council	7	48	69	56	
Tumbarumba Shire Council	9	36	47	59	
Tumut Council	11	31	44	54	
Tweed Shire Council	5	52	70	90	
Upper Hunter Shire Council	11		65	109	
Upper Lachlan Shire Council	10	36	160	61	
Uralla Shire Council	10	12	20	33	
Urana Shire Council	8	6		25	
Wagga Wagga City Council	4	44	52	122	
Wakool Shire Council	9	13	35	59	
Walcha Council	9	17	37	24	
Walgett Shire Council	10		34	132	
Warren Shire Council	9	22	27	60	
Warringah Council	3	63	96	80	
Warrumbungle Shire Council	11	21	29	46	
Waverley Council	2	86	165	60	
Weddin Shire Council	9	15	13	33	
Wellington Council	10	36	148	56	
Wentworth Shire Council	10	44	97	82	
Willoughby City Council	2	94	220	27	
Wingecarribee Shire Council	4	43	58	85	
Wollondilly Shire Council	6	26	60	149	
Wollongong City Council	5	64	95	119	
Woollahra Municipal Council	2	79	177	60	
Wyong Shire Council	7	38	35	59	
Yass Valley Council	11	47	90	225	
Young Shire Council	11	19	34	44	

Notes

This table shows the mean gross determination time for both DAs and CDCs.

Development category information unavailable

Not all councils could match their developments to the Department's development categories

The Department has 14 development types. Only selected types are shown above.

Table 3-37: CDC/DA DLG Group Averages - Mean gross determination times by type

DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
2	86	125	56
3	57	69	71
4	35	46	85
5	47	63	90
6	46	48	79
7	48	60	65
8	11	44	27
9	18	31	41
10	23	60	38
11	36	62	81

Table 3-38: Mean and median CDC times (for CDCs determined by councils)

Council	DLG Code	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
Albury City Council	4	7	6	186	186
Armidale Dumaresq Council	4	18	13	142	142
Ashfield Municipal Council	2	10	9	4	4
Auburn Council	3	8	8	8	8
Ballina Shire Council	4	6	4	54	54
Bankstown City Council	3	15	13	37	37
Bathurst Regional Council	4	6	1	146	146
Bega Valley Shire Council	4	9	6	49	49
Bellingen Shire Council	11	29	19	12	12
Berrigan Shire Council	10	4	2	72	72
Blacktown City Council	3	40	26	64	64
Bland Shire Council	10	9	4	23	23
Blayney Shire Council	10	32	24	4	4
Blue Mountains City Council	7	23	23	2	2
Bogan Shire Council	9	14	10	8	8
Botany Bay City Council	2	34	29	10	10
Bourke Shire Council	9	5	1	9	9
Burwood Council	2	28	1	15	15
Byron Shire Council	4	31	20	76	76
Cabonne Shire Council	11	23	11	19	19
Camden Council	6	6	6	48	48
Campbelltown City Council	7	22	14	54	54
Canterbury City Council	3	20	12	33	33
Carrathool Shire Council	9	10	9	10	10
Cessnock City Council	4	9	10	13	13
City of Canada Bay Council	3	32	29	9	9
Clarence Valley Council	4	11	7	22	22
Cobar Shire Council	10	8	5	20	20
Coffs Harbour City Council	5	11	9	21	21
Conargo Shire Council	8	9	6	15	15
Coolamon Shire Council	9	6	4	64	64
Cooma-Monaro Council	11	9	9	12	12
Coonamble Shire Council	9	13	13	19	19
Cootamundra Shire Council	10	11	6	61	61
Corowa Shire Council	11	2	2	1	1
Cowra Shire Council	11	12	10	43	43
Deniliquin Council	4	14	7	39	39
Dubbo City Council	4	11	7	32	32
Dungog Shire Council	10	5	6	10	10
Eurobodalla Shire Council	4	10	10	2	2

Table 3-38: Mean and median CDC times (for CDCs determined by councils)

Council	DLG Code	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
Fairfield City Council	3	12	8	26	26
Forbes Shire Council	10			3	0
Gilgandra Shire Council	9	10	10	8	8
Glen Innes Severn Shire Council	10	14	6	58	58
Gloucester Shire Council	10	15	9	35	35
Gosford City Council	7	10	7	89	89
Goulburn Mulwaree Council	4	37	29	15	15
Great Lakes Council	4	10	8	25	25
Greater Hume Shire Council	11	14	10	54	54
Greater Taree City Council	4	14	9	21	21
Griffith City Council	4	8	8	19	19
Gunnedah Shire Council	11	34	12	17	17
Guyra Shire Council	9	10	10	31	31
Gwydir Shire Council	10	14	9	22	22
Harden Shire Council	9	7	9	5	5
Hawkesbury City Council	6	4	1	8	7
Hay Shire Council	9	48	5	17	17
Holroyd City Council	3	8	7	41	41
Hornsby Shire Council	7	44	27	48	48
Hunters Hill Municipal Council	2			0	0
Hurstville City Council	3	19	14	31	31
Inverell Shire Council	11	9	10	109	109
Jerilderie Shire Council	8	11	8	5	5
Junee Shire Council	10	4	3	68	68
Kempsey Shire Council	4	10	7	58	58
Kiama Municipal Council	4	4	4	16	16
Kogarah Municipal Council	2	10	11	23	23
Ku-ring-gai Council	3	24	10	255	255
Kyogle Council	10	18	18	1	1
Lachlan Shire Council	10	24	1	41	41
Lake Macquarie City Council	5	13	11	61	61
Lane Cove Municipal Council	2	11	12	4	4
Leichhardt Municipal Council	2	16	11	37	37
Lismore City Council	4	15	9	12	12
Lithgow City Council	4	27	16	21	21
Liverpool City Council	7	15	14	19	19
Liverpool Plains Shire Council	10	5	5	59	59
Lockhart Shire Council	9			0	0
Maitland City Council	4	27	17	62	62

Table 3-38: Mean and median CDC times (for CDCs determined by councils)

Council	DLG Code	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
Manly Council	2	13	11	8	8
Marrickville Council	3	19	15	27	27
Mid-Western Regional Council	4	16	14	128	128
Moree Plains Shire Council	11	7	7	1	1
Mosman Municipal Council	2	9	8	9	9
Murray Shire Council	10	7	8	29	29
Murrumbidgee Shire Council	9	15	8	11	11
Muswellbrook Shire Council	11	6	6	10	10
Nambucca Shire Council	11	7	6	34	34
Narrabri Shire Council	11	38	22	42	42
Narromine Shire Council	10	22	14	38	38
Newcastle City Council	5	27	11	75	75
North Sydney Council	2	35	24	8	8
Oberon Council	10	9	9	1	1
Orange City Council	4	10	9	66	66
Parkes Shire Council	11			98	0
Parramatta City Council	3	50	8	49	49
Penrith City Council	7	8	7	29	29
Pittwater Council	2	13	13	2	2
Port Macquarie-Hastings Council	5	3	2	594	594
Port Stephens Council	4	15	13	4	4
Queanbeyan City Council	4	8	8	9	9
Randwick City Council	3	21	13	140	140
Richmond Valley Council	4	7	6	8	8
Rockdale City Council	3	7	6	7	7
Ryde City Council	3	17	15	15	15
Shellharbour City Council	4	8	7	25	25
Shoalhaven City Council	5	32	5	29	29
Singleton Council	4	65	17	4	4
Snowy River Shire Council	10			2	0
Strathfield Municipal Council	2	14	9	8	8
Sutherland Shire Council	3	11	6	265	265
Sydney City Council	1	13	6	114	114
Tamworth Regional Council	4	7	4	288	288
Temora Shire Council	10			0	0
Tenterfield Shire Council	10	6	5	31	31
The Hills Shire Council	7	20	15	36	36
Tumut Council	11	12	9	21	21

Table 3-38: Mean and median CDC times (for CDCs determined by councils)

Council	DLG Code	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
Tweed Shire Council	5	11	10	96	96
Upper Hunter Shire Council	11	28	22	35	35
Upper Lachlan Shire Council	10	8	8	2	2
Uralla Shire Council	10	9	8	81	81
Wagga Wagga City Council	4	18	16	60	60
Wakool Shire Council	9	17	12	28	28
Walcha Council	9	10	9	6	6
Walgett Shire Council	10	13	5	29	29
Warrindah Council	3	10	10	17	17
Warrumbungle Shire Council	11	20	18	40	40
Waverley Council	2	16	14	9	9
Weddin Shire Council	9	13	7	15	15
Wellington Council	10	6	6	21	21
Wentworth Shire Council	10	17	12	24	24
Willoughby City Council	2	15	10	27	27
Wingecarribee Shire Council	4	12	10	33	33
Wollondilly Shire Council	6	17	8	38	38
Wollongong City Council	5	21	14	18	18
Woollahra Municipal Council	2	10	5	32	32
Wyong Shire Council	7	8	6	177	177
Yass Valley Council	11	15	12	8	8
Young Shire Council	11	15	8	38	38

Note

A CDC with a valid determination date was a CDC which was:

1. determined by council
2. approved or refused
3. had a gross determination time of between 0 and 3650 days (if zero determination time is set to 1 day)
4. determined between 1/7/09 and 30/6/10

Table 3-38: DLG Group averages - mean and median CDC times (for CDCs determined by councils)

DLG_groupn	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
2	16	10	196	196
3	20	10	1,024	1,024
4	12	7	1,635	1,635
5	8	4	894	894
6	10	6	94	93
7	15	9	454	454
8	10	7	20	20
9	13	8	231	231
10	11	6	735	730
11	17	10	594	496

Table 4-14: Determination body for DAs only

Council	2009-10 Determination Level				2008-09 Determination Level				
	DLG Code	Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2008/09	Staff as % of all DAs 2008/09	IHAP or independent panel as % of all DAs 2008/09	Other as % of all DAs 2008/09
Albury City Council	4	0.8	99.2	0	0	1.4	98.6	0	0
Armidale Dumaresq Council	4	2.3	97.7	0	0	2.7	97.3	0	0
Ashfield Municipal Council	2	8.8	89.9	0	1.3	18.3	81.7	0	0
Auburn Council	3	1.4	98.6	0	0	4.1	95.9	0	0
Ballina Shire Council	4	1.8	98.1	0.2	0	4.1	95.9	0	0
Balranald Shire Council	9	41.1	58.9	0	0	39.8	60.2	0	0
Bankstown City Council	3	2.2	97.8	0	0.1	3.7	96.2	0	0.1
Bathurst Regional Council	4	4.4	95.5	0	0.2	2.2	94	0	3.8
Bega Valley Shire Council	4	3.3	96.7	0	0	1.6	97.9	0	0.5
Bellingen Shire Council	11	2.5	97.5	0	0	3.6	96.4	0	0
Berrigan Shire Council	10	0	100	0	0	1.9	98.1	0	0
Blacktown City Council	3	1.7	98.3	0	0	2.3	97.7	0	0
Bland Shire Council	10	2	98	0	0	1.1	98.9	0	0
Blayney Shire Council	10	12.6	86.3	0	1.1	11.9	88.1	0	0
Blue Mountains City Council	7	3	96.8	0	0.1	4.2	95.8	0	0
Bogan Shire Council	9	0	100	0	0	0	100	0	0
Bombala Council	9	6.7	93.3	0	0	10.9	89.1	0	0
Boorowa Council	9	13.6	86.4	0	0	20.3	79.7	0	0
Botany Bay City Council	2	28.5	71.1	0	0.4	22.1	77.9	0	0
Bourke Shire Council	9	2.9	97.1	0	0	10	90	0	0
Brewarrina Shire Council	8	0	0	0	100	23.1	76.9	0	0
Broken Hill City Council	4	3.9	96.1	0	0	0	99.2	0	0.8
Burwood Council	2	2.9	97.1	0	0	1.6	98.4	0	0
Byron Shire Council	4	5.8	94.2	0	0	2.7	97.3	0	0
Cabonne Shire Council	11	17	83	0	0	12.2	87.8	0	0
Camden Council	6	0.8	99.1	0	0.1	1.1	98.9	0	0
Campbelltown City Council	7	3.2	96.7	0	0.1	4.7	95	0	0.4
Canterbury City Council	3	7.3	92.7	0	0	5.6	94.4	0	0
Carrathool Shire Council	9	0	100	0	0	25.9	74.1	0	0
Central Darling Shire Council	9	2.6	97.4	0	0	0	100	0	0
Cessnock City Council	4	2.8	97.2	0	0	3.5	96.5	0	0
City of Canada Bay Council	3	3.7	96.1	0	0.2	5.1	94.6	0	0.3
Clarence Valley Council	4	2.8	97.2	0	0	2.7	97.3	0	0

Table 4-14: Determination body for DAs only

Council	2009-10 Determination Level				2008-09 Determination Level				
	DLG Code	Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2008/09	Staff as % of all DAs 2008/09	IHAP or independent panel as % of all DAs 2008/09	Other as % of all DAs 2008/09
Cobar Shire Council	10	0	100	0	0	1.9	98.1	0	0
Coffs Harbour City Council	5	0.4	99.4	0	0.2	0.7	99.3	0	0
Conargo Shire Council	8	14.3	85.7	0	0	22.2	77.8	0	0
Coolamon Shire Council	9	18.2	81.8	0	0	39.3	60.7	0	0
Cooma-Monaro Council	11	17.2	82.8	0	0	5.7	94.3	0	0
Coonamble Shire Council	9	0	100	0	0	0	100	0	0
Cootamundra Shire Council	10	12.1	87.9	0	0	10.8	89.2	0	0
Corowa Shire Council	11	2.9	96.4	0	0.7	0.6	98.7	0	0.6
Cowra Shire Council	11	16.4	83.6	0	0	24.4	75.6	0	0
Deniliquin Council	4	3.8	96.2	0	0	9.1	90.9	0	0
Dubbo City Council	4	0.2	99.5	0	0.3	0.4	99.6	0	0
Dungog Shire Council	10	7	93	0	0	9.1	90.9	0	0
Eurobodalla Shire Council	4	1.4	98.6	0	0	0.2	99.8	0	0
Fairfield City Council	3	1.4	97.9	0	0.7	0.9	92.3	0	6.8
Forbes Shire Council	10	1.3	98.7	0	0	3.3	96.7	0	0
Gilgandra Shire Council	9	10.2	89.8	0	0	12.8	87.2	0	0
Glen Innes Severn Shire Council	10	0.8	99.2	0	0	3.1	96.9	0	0
Gloucester Shire Council	10	8.7	91.3	0	0	12.9	87.1	0	0
Gosford City Council	7	1.4	98.6	0	0	1.9	98.1	0	0
Goulburn Mulwaree Council	4	3.9	95.3	0.3	0.5	9.7	90.3	0	0
Great Lakes Council	4	4.9	95.1	0	0	2.9	96.9	0	0.2
Greater Hume Shire Council	11	6.8	92.7	0	0.6	9.3	90.7	0	0
Greater Taree City Council	4	2	98	0	0	2	98	0	0
Griffith City Council	4	4.1	95.9	0	0	2.3	97.7	0	0
Gundagai Shire Council	9	18.8	81.2	0	0	20.3	79.7	0	0
Gunnedah Shire Council	11	7.9	92.1	0	0	2.6	97.4	0	0
Guyra Shire Council	9	11.7	88.3	0	0	0	100	0	0
Gwydir Shire Council	10	3.5	96.5	0	0	1.6	98.4	0	0
Harden Shire Council	9	16.1	83.9	0	0	8.7	91.3	0	0
Hawkesbury City Council	6	0	100	0	0	0	100	0	0
Hay Shire Council	9	0	100	0	0	15	85	0	0
Holroyd City Council	3	2.2	97.8	0	0	4.2	95.8	0	0
Hornsby Shire Council	7	2.5	97.5	0	0	3.5	96.5	0	0

Table 4-14: Determination body for DAs only

Council	2009-10 Determination Level					2008-09 Determination Level			
	DLG Code	Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2008/09	Staff as % of all DAs 2008/09	IHAP or independent panel as % of all DAs 2008/09	Other as % of all DAs 2008/09
Hunters Hill Municipal Council	2	18.4	81.6	0	0	23.7	76.3	0	0
Hurstville City Council	3	0	99.9	0	0.1	6.6	93.4	0	0
Inverell Shire Council	11	4	96	0	0	4.7	95.3	0	0
Jerilderie Shire Council	8	22.2	77.8	0	0	24.1	75.9	0	0
Junee Shire Council	10	96.6	3.4	0	0	58.8	41.2	0	0
Kempsey Shire Council	4	8.2	91.5	0	0.3	3.7	96.3	0	0
Kiama Municipal Council	4	5.6	94.4	0	0	3.3	96.7	0	0
Kogarah Municipal Council	2	4.7	95.3	0	0	6.1	93.9	0	0
Ku-ring-gai Council	3	0	100	0	0	0	100	0	0
Kyogle Council	10	2.9	97.1	0	0	0	100	0	0
Lachlan Shire Council	10	7.5	92.5	0	0	6.6	93.4	0	0
Lake Macquarie City Council	5	0.2	99.7	0	0.1	1	99	0	0
Lane Cove Municipal Council	2	3.6	96.4	0	0	3.5	96.5	0	0
Leeton Shire Council	11	2.2	97.8	0	0	2	98	0	0
Leichhardt Municipal Council	2	21.3	78.1	0	0.7	12.7	86.5	0	0.8
Lismore City Council	4	0.2	99.8	0	0	0	100	0	0
Lithgow City Council	4	0.5	99.5	0	0	0	100	0	0
Liverpool City Council	7	1.1	98.7	0	0.2	1.8	98.2	0	0
Liverpool Plains Shire Council	10	1.3	98.7	0	0	2.6	97.4	0	0
Lockhart Shire Council	9	0	100	0	0	0	100	0	0
Maitland City Council	4	2.2	97.3	0	0.5	5.5	94.5	0	0
Manly Council	2	0	90.2	9.8	0	3.2	96.8	0	0
Marrickville Council	3	9.9	89.1	0	1	10.1	89.7	0	0.2
Mid-Western Regional Council	4	3.3	96.4	0	0.3	6.8	93.2	0	0
Moree Plains Shire Council	11	5.1	94.9	0	0	6.3	93.7	0	0
Mosman Municipal Council	2	21.8	75.8	0	2.5	23.9	75.7	0	0.4
Murray Shire Council	10	18.3	81.7	0	0	5.6	94.4	0	0
Murrumbidgee Shire Council	9	6.7	93.3	0	0	9.1	90.9	0	0
Muswellbrook Shire Council	11	10.3	89.7	0	0	7.1	92.9	0	0
Nambucca Shire Council	11	4.2	95.8	0	0	6.2	92.5	0	1.3
Narrabri Shire Council	11	0	100	0	0	1.7	98.3	0	0

Table 4-14: Determination body for DAs only

Council	DLG Code	2009-10 Determination Level				2008-09 Determination Level			
		Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2008/09	Staff as % of all DAs 2008/09	IHAP or independent panel as % of all DAs 2008/09	Other as % of all DAs 2008/09
Narrandera Shire Council	10	8.5	91.5	0	0	3.3	96.7	0	0
Narromine Shire Council	10	3.4	96.6	0	0	6.8	93.2	0	0
Newcastle City Council	5	0.9	99.1	0	0	1.9	98.1	0	0
North Sydney Council	2	18.9	78.4	0	2.7	11.9	84.5	0	3.6
Oberon Council	10	10.7	89.3	0	0	4.9	95.1	0	0
Orange City Council	4	7	93	0	0	6.2	93.8	0	0
Palerang Council	11	1.6	98.4	0	0	3.1	96.9	0	0
Parkes Shire Council	11	16.4	83.6	0	0	16.7	83.3	0	0
Parramatta City Council	3	9.9	90.1	0	0	11.9	87.9	0	0.2
Penrith City Council	7	2.9	96.8	0	0.2	0	100	0	0
Pittwater Council	2	3.1	96.7	0	0.2	2.1	97.9	0	0
Port Macquarie-Hastings Council	5	0.8	96.5	0	2.7	0.8	92.9	0	6.3
Port Stephens Council	4	0.6	99.4	0	0	0.2	99.8	0	0
Queanbeyan City Council	4	10.2	89.8	0	0	6.9	93.1	0	0
Randwick City Council	3	11.6	88.2	0	0.1	10.5	89.5	0	0
Richmond Valley Council	4	0	98.6	0	1.4	1.3	98.2	0	0.5
Rockdale City Council	3	1.7	98.1	0	0.2	4	96	0	0
Ryde City Council	3	4.7	95	0	0.3	1.2	98.6	0	0.3
Shellharbour City Council	4	1.4	98.6	0	0	1.9	98.1	0	0
Shoalhaven City Council	5	0	100	0	0	0	100	0	0
Singleton Council	4	2.1	97.5	0	0.4	3.4	96.2	0	0.4
Snowy River Shire Council	10	1.8	98.2	0	0	8.3	91.7	0	0
Strathfield Municipal Council	2	16.8	83.2	0	0	11.3	88.7	0	0
Sutherland Shire Council	3	2.2	97.3	0	0.5	1.9	97.4	0	0.7
Sydney City Council	1	2.4	97.1	0	0.5	2.4	97.2	0	0.4
Tamworth Regional Council	4	1.8	97.6	0	0.5	2.7	97.3	0	0
Temora Shire Council	10	0.9	99.1	0	0	2.1	97.9	0	0
Tenterfield Shire Council	10	0	100	0	0	2.7	97.3	0	0
The Hills Shire Council	7	0.4	99.6	0	0.1	0.9	98.7	0	0.3
Tumbarumba Shire Council	9	2.5	97.5	0	0	7.1	92.9	0	0
Tumut Council	11	4.1	95.9	0	0	1.2	98.8	0	0
Tweed Shire Council	5	3.4	96.6	0	0	0	100	0	0

Table 4-14: Determination body for DAs only

Council	2009-10 Determination Level					2008-09 Determination Level			
	DLG Code	Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2008/09	Staff as % of all DAs 2008/09	IHAP or independent panel as % of all DAs 2008/09	Other as % of all DAs 2008/09
Upper Hunter Shire Council	11	0.8	98.8	0	0.4	2.1	97.9	0	0
Upper Lachlan Shire Council	10	3.7	96.3	0	0	4	96	0	0
Uralla Shire Council	10	5.2	94.8	0	0	4.5	95.5	0	0
Urana Shire Council	8	0	100	0	0	7.4	92.6	0	0
Wagga Wagga City Council	4	0.6	96.9	0	2.5	0	100	0	0
Wakool Shire Council	9	3.8	94.9	0	1.3	10.1	89.9	0	0
Walcha Council	9	25.6	74.4	0	0	20.4	79.6	0	0
Walgett Shire Council	10	7.3	92.7	0	0	24.1	75.9	0	0
Warren Shire Council	9	100	0	0	0	40.7	48.1	0	11.1
Warrindah Council	3	0	98.6	1.4	0	0.2	98.6	0.9	0.3
Warrumbungle Shire Council	11	1.2	98.8	0	0	0	100	0	0
Waverley Council	2	12.7	87.3	0	0	14	85.1	0	0.9
Weddin Shire Council	9	23.3	76.7	0	0	8.2	91.8	0	0
Wellington Council	10	10.8	89.2	0	0	13.9	85.2	0	0.9
Wentworth Shire Council	10	7	93	0	0	1	99	0	0
Willoughby City Council	2	5.7	94	0	0.3	4.9	95	0	0.1
Wingecarribee Shire Council	4	6.2	93.7	0	0.1	4.8	95	0	0.2
Wollondilly Shire Council	6	3.7	96.1	0	0.2	3	97	0	0
Wollongong City Council	5	1.1	98.2	0	0.8	1.9	98.1	0	0
Woollahra Municipal Council	2	7.9	91.7	0	0.5	9.8	90.2	0	0
Wyong Shire Council	7	0.7	99.2	0.1	0.1	1.3	98.7	0	0
Yass Valley Council	11	10.3	89.7	0	0	15.1	84.9	0	0
Young Shire Council	11	5.2	94.8	0	0	4.4	95.6	0	0

Notes

Joint Regional Planning Panel determinations are included in "Other"

Table 4-14: DLG Group Averages - Determination body for DAs ONLY

DLG Code	Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2008/09	Staff as % of all DAs 2008/09	IHAP or independent panel as % of all DAs 2008/09	Other as % of all DAs 2008/09
2	10.5	88.3	0.7	0.6	10	89.5	0	0.5
3	3.1	96.5	0.2	0.2	3.8	95.5	0.1	0.7
4	2.9	96.9	0	0.3	2.8	97	0	0.2
5	0.8	98.9	0	0.3	1	98.7	0	0.3
6	1.4	98.5	0	0.1	1.3	98.7	0	0
7	1.7	98.2	0	0.1	2.1	97.8	0	0.1
8	8.5	67.8	0	23.7	18.4	81.6	0	0
9	14.7	85.2	0	0.1	14.5	85.3	0	0.3
10	7.7	92.3	0	0	6.6	93.3	0	0
11	6.3	93.6	0	0.1	6.6	93.3	0	0.1

Table 5-4: Staff allocated to development assessment

Name	DLG Code	Average DA per EFT - 2009-10	Average DA per EFT - 2008-09	% Change from 2008-09	DAs determined	EFT DA Staff
Albury City Council	4	65.5	53.8	21.7	720	11
Armidale Dumaresq Council	4	88.4	71.5	23.6	221	2.5
Ashfield Municipal Council	2	29.8	34.9	-14.6	238	8
Auburn Council	3	70	69.5	0.7	420	6
Ballina Shire Council	4	47.8	52.5	-9	622	13
Balranald Shire Council	9	73	37.2	96.2	73	1
Bankstown City Council	3	57.3	46	24.6	1,203	21
Bathurst Regional Council	4	57.2	62.4	-8.3	572	10
Bega Valley Shire Council	4	115	122	-5.6	576	5
Bellingen Shire Council	11	80.7	71.1	13.5	242	3
Berrigan Shire Council	10	35.3	35	0.9	106	3
Blacktown City Council	3	119	117	1.5	2,493	21
Bland Shire Council	10	50.5	47	7.4	101	2
Blayney Shire Council	10	23.8	31.5	-24.4	95	4
Blue Mountains City Council	7	75.4	71.9	4.9	822	10.9
Bogan Shire Council	9	10	23.5	-57.4	20	2
Bombala Council	9	15	23	-34.8	30	2
Boorowa Council	9	33	34.5	-4.3	66	2
Botany Bay City Council	2	27.3	46.9	-41.8	239	8.75
Bourke Shire Council	9	35	20	75	35	1
Brewarrina Shire Council	8	14	13	7.7	14	1
Broken Hill City Council	4	37.7	48	-21.5	283	7.5
Burwood Council	2	48.8	51.2	-4.7	244	5
Byron Shire Council	4	72.4	66.2	9.4	652	9
Cabonne Shire Council	11	91	38.3	138	182	2
Camden Council	6	173	141	22.8	1,454	8.4
Campbelltown City Council	7	75.7	90.7	-16.5	757	10
Canterbury City Council	3	46.8	42.9	9.1	655	14
Carrathool Shire Council	9	11	13.5	-18.5	22	2
Central Darling Shire Council	9	39	11.5	239	39	1
Cessnock City Council	4	135	44.1	207	941	6.95
City of Canada Bay Council	3	59.4	55.5	7	594	10
Clarence Valley Council	4	125	129	-3.1	1,013	8.1
Cobar Shire Council	10	37	52	-28.8	37	1
Coffs Harbour City Council	5	139	116	19.3	1,181	8.5
Conargo Shire Council	8	9.3	36	-74.2	7	0.75
Coolamon Shire Council	9	41.3	14	195	33	0.8
Cooma-Monaro Council	11	72.5	79	-8.2	145	2
Coonamble Shire Council	9	29	13	123	29	1
Cootamundra Shire Council	10	24.8	25.5	-2.7	99	4

Table 5-4: Staff allocated to development assessment

Name	DLG Code	Average DA per EFT - 2009-10	Average DA per EFT - 2008-09	% Change from 2008-09	DAs determined	EFT DA Staff
Corowa Shire Council	11	159	181	-12	278	1.75
Cowra Shire Council	11	24.4	26.2	-6.9	122	5
Deniliquin Council	4	26	44	-40.9	78	3
Dubbo City Council	4	57.4	47.9	19.8	574	10
Dungog Shire Council	10	78.5	66	18.9	157	2
Eurobodalla Shire Council	4	124	102	21.5	808	6.5
Fairfield City Council	3	62.9	72.8	-13.6	1,416	22.5
Forbes Shire Council	10	76	120	-36.7	152	2
Gilgandra Shire Council	9	98	94	4.3	49	0.5
Glen Innes Severn Shire Council	10	52	107	-51.5	130	2.5
Gloucester Shire Council	10	15.8	17.4	-9.2	126	8
Gosford City Council	7	46.6	45.9	1.5	1,491	32
Goulburn Mulwaree Council	4	35	35.5	-1.4	385	11
Great Lakes Council	4	50.5	42.5	18.8	556	11
Greater Hume Shire Council	11	88.5	81	9.3	177	2
Greater Taree City Council	4	86.8	68.3	27.1	694	8
Griffith City Council	4	90.5	98	-7.7	362	4
Gundagai Shire Council	9	23	26.3	-12.5	69	3
Gunnedah Shire Council	11	31.5	38.8	-18.8	189	6
Guyra Shire Council	9	30	77.3	-61.2	60	2
Gwydir Shire Council	10	30.2	32.6	-7.4	57	1.89
Harden Shire Council	9	62	138	-55.1	62	1
Hawkesbury City Council	6	90.3	84.1	7.4	813	9
Hay Shire Council	9	45	40	12.5	45	1
Holroyd City Council	3	62.7	61.2	2.5	627	10
Hornsby Shire Council	7	93.1	96.9	-3.9	1,304	14
Hunters Hill Municipal Council	2	62.5	76	-17.8	125	2
Hurstville City Council	3	83.7	93.1	-10.1	753	9
Inverell Shire Council	11	114	192	-40.9	227	2
Jerilderie Shire Council	8	12	9.7	23.7	18	1.5
Junee Shire Council	10	58	63.8	-9.1	58	1
Kempsey Shire Council	4	110	98.3	11.6	329	3
Kiama Municipal Council	4	68.2	73.8	-7.6	341	5
Kogarah Municipal Council	2	57.6	53.6	7.5	403	7
Ku-ring-gai Council	3	39.9	47.6	-16.2	877	22
Kyogle Council	10	69.5	32.6	113	139	2
Lachlan Shire Council	10	20	38	-47.4	40	2
Lake Macquarie City Council	5	76.8	40.9	87.8	2,150	28
Lane Cove Municipal Council	2	61	63	-3.2	305	5
Leeton Shire Council	11	31	25.2	23	186	6

Table 5-4: Staff allocated to development assessment

Name	DLG Code	Average DA per EFT - 2009-10	Average DA per EFT - 2008-09	% Change from 2008-09	DAs determined	EFT DA Staff
Leichhardt Municipal Council	2	30.7	36.1	-15	461	15
Lismore City Council	4	61.7	56.2	9.8	555	9
Lithgow City Council	4	25	23.3	7.3	200	8
Liverpool City Council	7	115	91.8	25.6	1,383	12
Liverpool Plains Shire Council	10	30.4	77	-60.5	76	2.5
Lockhart Shire Council	9	78	148	-47.3	78	1
Maitland City Council	4	119	170	-29.7	1,193	10
Manly Council	2	49.5	58.5	-15.4	396	8
Marrickville Council	3	44.2	47	-6	513	11.6
Mid-Western Regional Council	4	94.9	92.3	2.8	332	3.5
Moree Plains Shire Council	11	68	50.4	34.9	136	2
Mosman Municipal Council	2	43.8	40.5	8.1	285	6.5
Murray Shire Council	10	62	59	5.1	186	3
Murrumbidgee Shire Council	9	30	22	36.4	30	1
Muswellbrook Shire Council	11	21	40.1	-47.6	252	12
Nambucca Shire Council	11	71	75.7	-6.2	213	3
Narrabri Shire Council	11	101	106	-4.3	101	1
Narrandera Shire Council	10	23.5	30	-21.7	47	2
Narromine Shire Council	10	11.6	14.8	-21.6	58	5
Newcastle City Council	5	81.2	84.5	-3.9	1,584	19.5
North Sydney Council	2	53.6	20.1	167	482	9
Oberon Council	10	34.3	27	27	103	3
Orange City Council	4	107	98	9	427	4
Palerang Council	11	96.4	77.8	23.9	434	4.5
Parkes Shire Council	11	25.6	28.8	-11.1	128	5
Parramatta City Council	3	67.8	74.4	-8.9	881	13
Penrith City Council	7	79.3	55.3	43.4	1,268	16
Pittwater Council	2	68	52.4	29.8	544	8
Port Macquarie-Hastings Council	5	85.2	79.5	7.2	511	6
Port Stephens Council	4	156	189	-17.5	936	6
Queanbeyan City Council	4	42.8	45.8	-6.6	364	8.5
Randwick City Council	3	46.3	34	36.2	833	18
Richmond Valley Council	4	55.8	60.8	-8.2	363	6.5
Rockdale City Council	3	53.2	50.1	6.2	479	9
Ryde City Council	3	81.7	89.8	-9	678	8.3
Shellharbour City Council	4	61.4	57.9	6	491	8
Shoalhaven City Council	5	87.9	55.4	58.7	1,670	19
Singleton Council	4	57.1	52.2	9.4	514	9
Snowy River Shire Council	10	65.2	33.6	94	163	2.5

Table 5-4: Staff allocated to development assessment

Name	DLG Code	Average DA per EFT - 2009-10	Average DA per EFT - 2008-09	% Change from 2008-09	DAs determined	EFT DA Staff
Strathfield Municipal Council	2	44.8	55	-18.5	179	4
Sutherland Shire Council	3	42	40.2	4.5	1,281	30.5
Sydney City Council	1	45.3	48	-5.6	2,172	48
Tamworth Regional Council	4	46.1	52.7	-12.5	553	12
Temora Shire Council	10	53	95	-44.2	106	2
Tenterfield Shire Council	10	24.8	59.6	-58.4	99	4
The Hills Shire Council	7	87.1	48.6	79.2	1,568	18
Tumbarumba Shire Council	9	27	28	-3.6	81	3
Tumut Council	11	88	89.4	-1.6	220	2.5
Tweed Shire Council	5	42.9	65.1	-34.1	815	19
Upper Hunter Shire Council	11	61.8	71.5	-13.6	247	4
Upper Lachlan Shire Council	10	47	67.3	-30.2	188	4
Uralla Shire Council	10	51.3	33	55.5	77	1.5
Urana Shire Council	8	10	13.5	-25.9	20	2
Wagga Wagga City Council	4	88.9	94.4	-5.8	800	9
Wakool Shire Council	9	26	23	13	78	3
Walcha Council	9	215	245	-12.2	43	0.2
Walgett Shire Council	10	20.5	19.3	6.2	41	2
Warren Shire Council	9	12.7	13.5	-5.9	38	3
Warringah Council	3	100	71.4	40.3	1,804	18
Warrumbungle Shire Council	11	20.8	28.5	-27	83	4
Waverley Council	2	64	73.7	-13.2	640	10
Weddin Shire Council	9	43	49	-12.2	43	1
Wellington Council	10	24.7	14.4	71.5	74	3
Wentworth Shire Council	10	158	66	139	158	1
Willoughby City Council	2	39.1	44.4	-11.9	785	20.1
Wingecarribee Shire Council	4	68.9	56.2	22.6	827	12
Wollondilly Shire Council	6	95.8	82.2	16.5	862	9
Wollongong City Council	5	75.3	74.6	0.9	1,582	21
Woollahra Municipal Council	2	25.4	31.3	-18.8	635	25
Wyong Shire Council	7	86.2	72.4	19.1	1,456	16.9
Yass Valley Council	11	46.1	55.4	-16.8	369	8
Young Shire Council	11	123	113	9.3	271	2.2

Table 5-4: DLG Group Averages - Staff allocated to development assessment

DLG Code	DAs determined	EFT DA Staff
2	397	9
3	969	15
4	557	8
5	1,356	17
6	1,043	9
7	1,256	16
8	15	1
9	49	2
10	103	3
11	210	4

Table 6-5: s82A reviews

Council	DLG Code	Number of Reviews Approved	Number of Reviews Refused	Number of other outcomes	Number of s82A Reviews (100%)
Albury City Council	4	2	0	0	2
Armidale Dumaresq Council	4	1	0	0	1
Ashfield Municipal Council	2	3	2	0	5
Auburn Council	3	8	0	1	9
Ballina Shire Council	4	0	0	0	0
Balranald Shire Council	9	0	0	0	0
Bankstown City Council	3	3	0	4	7
Bathurst Regional Council	4	0	0	0	0
Bega Valley Shire Council	4	0	0	0	0
Bellingen Shire Council	11	1	0	0	1
Berrigan Shire Council	10	0	0	0	0
Blacktown City Council	3	0	0	0	0
Bland Shire Council	10	0	0	0	0
Blayney Shire Council	10	0	0	0	0
Blue Mountains City Council	7	2	0	0	2
Bogan Shire Council	9	0	0	0	0
Bombala Council	9	0	0	0	0
Boorowa Council	9	0	0	0	0
Botany Bay City Council	2	0	0	0	0
Bourke Shire Council	9	0	0	0	0
Brewarrina Shire Council	8	0	0	0	0
Broken Hill City Council	4	0	0	0	0
Burwood Council	2	0	1	0	1
Byron Shire Council	4	4	1	1	6
Cabonne Shire Council	11	0	0	0	0
Camden Council	6	1	3	0	4
Campbelltown City Council	7	0	0	1	1
Canterbury City Council	3	0	0	0	0
Carrathool Shire Council	9	0	0	0	0
Central Darling Shire Council	9	0	0	0	0
Cessnock City Council	4	0	0	0	0
City of Canada Bay Council	3	1	0	1	2
Clarence Valley Council	4	5	1	0	6
Cobar Shire Council	10	0	0	0	0
Coffs Harbour City Council	5	2	0	0	2
Conargo Shire Council	8	0	0	0	0
Coolamon Shire Council	9	0	0	0	0
Cooma-Monaro Council	11	0	0	0	0
Coonamble Shire Council	9	0	0	0	0

Table 6-5: s82A reviews

Council	DLG Code	Number of Reviews Approved	Number of Reviews Refused	Number of other outcomes	Number of s82A Reviews (100%)
Cootamundra Shire Council	10	0	0	0	0
Corowa Shire Council	11	0	0	0	0
Cowra Shire Council	11	0	0	0	0
Deniliquin Council	4	0	0	0	0
Dubbo City Council	4	0	0	0	0
Dungog Shire Council	10	0	0	0	0
Eurobodalla Shire Council	4	6	0	0	6
Fairfield City Council	3	21	6	3	30
Forbes Shire Council	10	0	0	0	0
Gilgandra Shire Council	9	0	0	0	0
Glen Innes Severn Shire Council	10	0	0	0	0
Gloucester Shire Council	10	0	0	0	0
Gosford City Council	7	12	8	4	24
Goulburn Mulwaree Council	4	3	0	0	3
Great Lakes Council	4	0	0	0	0
Greater Hume Shire Council	11	0	0	0	0
Greater Taree City Council	4	0	1	0	1
Griffith City Council	4	1	0	0	1
Gundagai Shire Council	9	0	0	0	0
Gunnedah Shire Council	11	0	0	0	0
Guyra Shire Council	9	0	0	0	0
Gwydir Shire Council	10	0	0	0	0
Harden Shire Council	9	0	0	0	0
Hawkesbury City Council	6	1	0	0	1
Hay Shire Council	9	0	0	0	0
Holroyd City Council	3	4	2	2	8
Hornsby Shire Council	7	9	0	1	10
Hunters Hill Municipal Council	2	0	0	0	0
Hurstville City Council	3	11	0	2	13
Inverell Shire Council	11	0	0	0	0
Jerilderie Shire Council	8	0	0	0	0
Junee Shire Council	10	0	0	0	0
Kempsey Shire Council	4	1	0	0	1
Kiama Municipal Council	4	5	0	0	5
Kogarah Municipal Council	2	2	0	3	5
Ku-ring-gai Council	3	9	8	0	17
Kyogle Council	10	9	0	0	9
Lachlan Shire Council	10	0	0	0	0
Lake Macquarie City Council	5	0	0	0	0

Table 6-5: s82A reviews

Council	DLG Code	Number of Reviews Approved	Number of Reviews Refused	Number of other outcomes	Number of s82A Reviews (100%)
Lane Cove Municipal Council	2	1	1	0	2
Leeton Shire Council	11	0	0	0	0
Leichhardt Municipal Council	2	5	2	3	10
Lismore City Council	4	0	0	0	0
Lithgow City Council	4	0	0	0	0
Liverpool City Council	7	0	0	0	0
Liverpool Plains Shire Council	10	0	0	0	0
Lockhart Shire Council	9	0	0	0	0
Maitland City Council	4	0	0	0	0
Manly Council	2	1	1	0	2
Marrickville Council	3	20	5	2	27
Mid-Western Regional Council	4	1	0	0	1
Moree Plains Shire Council	11	0	0	0	0
Mosman Municipal Council	2	5	1	0	6
Murray Shire Council	10	0	0	0	0
Murrumbidgee Shire Council	9	0	0	0	0
Muswellbrook Shire Council	11	0	0	0	0
Nambucca Shire Council	11	0	0	0	0
Narrabri Shire Council	11	0	0	0	0
Narrandera Shire Council	10	0	0	0	0
Narromine Shire Council	10	0	0	0	0
Newcastle City Council	5	0	0	0	0
North Sydney Council	2	3	4	0	7
Oberon Council	10	0	0	0	0
Orange City Council	4	0	0	0	0
Palerang Council	11	11	0	1	12
Parkes Shire Council	11	0	0	0	0
Parramatta City Council	3	8	3	0	11
Penrith City Council	7	2	0	3	5
Pittwater Council	2	1	2	0	3
Port Macquarie-Hastings Council	5	1	0	0	1
Port Stephens Council	4	1	0	0	1
Queanbeyan City Council	4	0	0	0	0
Randwick City Council	3	5	11	1	17
Richmond Valley Council	4	0	1	0	1
Rockdale City Council	3	5	1	0	6
Ryde City Council	3	0	0	0	0
Shellharbour City Council	4	1	0	0	1

Table 6-5: s82A reviews

Council	DLG Code	Number of Reviews Approved	Number of Reviews Refused	Number of other outcomes	Number of s82A Reviews (100%)
Shoalhaven City Council	5	0	0	0	0
Singleton Council	4	1	0	0	1
Snowy River Shire Council	10	1	0	0	1
Strathfield Municipal Council	2	12	4	0	16
Sutherland Shire Council	3	29	3	4	36
Sydney City Council	1	41	18	2	61
Tamworth Regional Council	4	0	0	0	0
Temora Shire Council	10	0	0	0	0
Tenterfield Shire Council	10	0	0	0	0
The Hills Shire Council	7	1	1	0	2
Tumbarumba Shire Council	9	0	0	0	0
Tumut Council	11	0	0	0	0
Tweed Shire Council	5	0	0	0	0
Upper Hunter Shire Council	11	0	0	0	0
Upper Lachlan Shire Council	10	0	0	0	0
Uralla Shire Council	10	0	0	0	0
Urana Shire Council	8	0	0	0	0
Wagga Wagga City Council	4	0	1	0	1
Wakool Shire Council	9	0	0	0	0
Walcha Council	9	0	0	0	0
Walgett Shire Council	10	0	0	0	0
Warren Shire Council	9	0	0	0	0
Warringah Council	3	10	5	3	18
Warrumbungle Shire Council	11	0	0	0	0
Waverley Council	2	11	3	2	16
Weddin Shire Council	9	0	0	0	0
Wellington Council	10	0	0	0	0
Wentworth Shire Council	10	0	0	0	0
Willoughby City Council	2	1	1	0	2
Wingecarribee Shire Council	4	18	2	0	20
Wollondilly Shire Council	6	4	0	1	5
Wollongong City Council	5	12	3	3	18
Woollahra Municipal Council	2	10	4	3	17
Wyong Shire Council	7	0	0	1	1
Yass Valley Council	11	0	0	0	0
Young Shire Council	11	0	0	0	0

Table 6-5: DLG Group Averages - s82A reviews

DLG Code	Number of Reviews Approved	Number of Reviews Refused	Number of other outcomes	Number of s82A Reviews (100%)
2	4	2	1	6
3	8	3	1	13
4	2	0	0	2
5	2	0	0	3
6	2	1	0	3
7	3	1	1	6
8	0	0	0	0
9	0	0	0	0
10	0	0	0	0
11	1	0	0	1

Table 6-6: Legal Appeals

Council	DLG Code	Number of Class 1 legal appeals	Number of Class 1 appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of Class 1 appeals upheld	Number of Class 4, 5 or Supreme Court legal appeals determined
Albury City Council	4	0	0			0
Armidale Dumaresq Council	4	0	0			0
Ashfield Municipal Council	2	3	0		0	0
Auburn Council	3	1	0		0	0
Ballina Shire Council	4	1	1	0	100	1
Balranald Shire Council	9	0	0			0
Bankstown City Council	3	4	1	0	25	0
Bathurst Regional Council	4	2	1	0	50	0
Bega Valley Shire Council	4	0	0			0
Bellingen Shire Council	11	0	0			0
Berrigan Shire Council	10	0	0			0
Blacktown City Council	3	0	0			0
Bland Shire Council	10	0	0			0
Blayney Shire Council	10	0	0			0
Blue Mountains City Council	7	4	2	0	50	0
Bogan Shire Council	9	0	0			0
Bombala Council	9	0	0			0
Boorowa Council	9	0	0			0
Botany Bay City Council	2	0	0			0
Bourke Shire Council	9	0	0			0
Brewarrina Shire Council	8	0	0			0
Broken Hill City Council	4	0	0			1
Burwood Council	2	1	1	0	100	0
Byron Shire Council	4	9	6	0	67	0
Cabonne Shire Council	11	0	0			0
Camden Council	6	0	0			1
Campbelltown City Council	7	6	3	33	50	0
Canterbury City Council	3	1	1	0	100	0
Carrathool Shire Council	9	0	0			0
Central Darling Shire Council	9	0	0			0
Cessnock City Council	4	4	0		0	0
City of Canada Bay Council	3	5	1	0	20	0
Clarence Valley Council	4	1	0		0	0
Cobar Shire Council	10	0	0			0

Table 6-6: Legal Appeals

Council	DLG Code	Number of Class 1 legal appeals	Number of Class 1 appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of Class 1 appeals upheld	Number of Class 4, 5 or Supreme Court legal appeals determined
Coffs Harbour City Council	5	0	0			0
Conargo Shire Council	8	0	0			0
Coolamon Shire Council	9	0	0			0
Cooma-Monaro Council	11	0	0			0
Coonamble Shire Council	9	0	0			0
Cootamundra Shire Council	10	0	0			0
Corowa Shire Council	11	0	0			0
Cowra Shire Council	11	0	0			0
Deniliquin Council	4	0	0			0
Dubbo City Council	4	0	0			0
Dungog Shire Council	10	1	0		0	0
Eurobodalla Shire Council	4	0	0			0
Fairfield City Council	3	4	0		0	0
Forbes Shire Council	10	0	0			0
Gilgandra Shire Council	9	0	0			0
Glen Innes Severn Shire Council	10	0	0			0
Gloucester Shire Council	10	0	0			0
Gosford City Council	7	4	4	0	100	0
Goulburn Mulwaree Council	4	0	0			0
Great Lakes Council	4	0	0			0
Greater Hume Shire Council	11	0	0			0
Greater Taree City Council	4	0	0			0
Griffith City Council	4	0	0			1
Gundagai Shire Council	9	0	0			0
Gunnedah Shire Council	11	0	0			0
Guyra Shire Council	9	0	0			0
Gwydir Shire Council	10	0	0			0
Harden Shire Council	9	0	0			0
Hawkesbury City Council	6	4	2	0	50	1
Hay Shire Council	9	0	0			0
Holroyd City Council	3	2	2	50	100	0
Hornsby Shire Council	7	4	0		0	1
Hunters Hill Municipal Council	2	7	0		0	0

Table 6-6: Legal Appeals

Council	DLG Code	Number of Class 1 legal appeals	Number of Class 1 appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of Class 1 appeals upheld	Number of Class 4, 5 or Supreme Court legal appeals determined
Hurstville City Council	3	7	4	50	57	0
Inverell Shire Council	11	0	0			0
Jerilderie Shire Council	8	0	0			0
Junee Shire Council	10	0	0			0
Kempsey Shire Council	4	0	0			0
Kiama Municipal Council	4	0	0			0
Kogarah Municipal Council	2	2	2	100	100	0
Ku-ring-gai Council	3	36	6	83	17	2
Kyogle Council	10	0	0			0
Lachlan Shire Council	10	0	0			0
Lake Macquarie City Council	5	0	0			0
Lane Cove Municipal Council	2	3	1	0	33	0
Leeton Shire Council	11	0	0			0
Leichhardt Municipal Council	2	9	4	75	44	0
Lismore City Council	4	0	0			0
Lithgow City Council	4	0	0			0
Liverpool City Council	7	3	1	0	33	1
Liverpool Plains Shire Council	10	0	0			0
Lockhart Shire Council	9	0	0			0
Maitland City Council	4	1	0		0	0
Manly Council	2	8	0		0	1
Marrickville Council	3	8	4	0	50	0
Mid-Western Regional Council	4	0	0			0
Moree Plains Shire Council	11	0	0			0
Mosman Municipal Council	2	9	1	100	11	0
Murray Shire Council	10	0	0			0
Murrumbidgee Shire Council	9	0	0			0
Muswellbrook Shire Council	11	0	0			0
Nambucca Shire Council	11	0	0			0
Narrabri Shire Council	11	0	0			0
Narrandera Shire Council	10	0	0			0
Narromine Shire Council	10	0	0			0
Newcastle City Council	5	1	0		0	0
North Sydney Council	2	6	2	0	33	0

Table 6-6: Legal Appeals

Council	DLG Code	Number of Class 1 legal appeals	Number of Class 1 appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of Class 1 appeals upheld	Number of Class 4, 5 or Supreme Court legal appeals determined
Oberon Council	10	0	0			0
Orange City Council	4	0	0			0
Palerang Council	11	4	1	0	25	0
Parkes Shire Council	11	0	0			0
Parramatta City Council	3	16	13	62	81	0
Penrith City Council	7	4	0		0	2
Pittwater Council	2	9	5	80	56	0
Port Macquarie-Hastings Council	5	0	0			0
Port Stephens Council	4	0	0			0
Queanbeyan City Council	4	0	0			0
Randwick City Council	3	11	5	0	45	0
Richmond Valley Council	4	0	0			0
Rockdale City Council	3	5	3	0	60	0
Ryde City Council	3	2	1	0	50	0
Shellharbour City Council	4	0	0			0
Shoalhaven City Council	5	2	1	0	50	0
Singleton Council	4	1	1	0	100	0
Snowy River Shire Council	10	1	0		0	0
Strathfield Municipal Council	2	1	1	0	100	0
Sutherland Shire Council	3	7	5	0	71	0
Sydney City Council	1	33	17	41	52	1
Tamworth Regional Council	4	0	0			0
Temora Shire Council	10	0	0			0
Tenterfield Shire Council	10	0	0			0
The Hills Shire Council	7	1	1	0	100	0
Tumbarumba Shire Council	9	0	0			0
Tumut Council	11	0	0			0
Tweed Shire Council	5	3	0		0	1
Upper Hunter Shire Council	11	0	0			0
Upper Lachlan Shire Council	10	0	0			0
Uralla Shire Council	10	0	0			0
Urana Shire Council	8	0	0			0
Wagga Wagga City Council	4	1	0		0	0

Table 6-6: Legal Appeals

Council	DLG Code	Number of Class 1 legal appeals	Number of Class 1 appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of Class 1 appeals upheld	Number of Class 4, 5 or Supreme Court legal appeals determined
Wakool Shire Council	9	0	0			0
Walcha Council	9	0	0			0
Walgett Shire Council	10	0	0			0
Warren Shire Council	9	0	0			0
Warringah Council	3	7	4	100	57	0
Warrumbungle Shire Council	11	0	0			0
Waverley Council	2	29	18	50	62	1
Weddin Shire Council	9	0	0			0
Wellington Council	10	0	0			0
Wentworth Shire Council	10	0	0			0
Willoughby City Council	2	8	3	67	38	0
Wingecarribee Shire Council	4	7	2	0	29	1
Wollondilly Shire Council	6	6	3	0	50	0
Wollongong City Council	5	10	1	0	10	1
Woollahra Municipal Council	2	17	7	14	41	0
Wyang Shire Council	7	1	0		0	2
Yass Valley Council	11	0	0			0
Young Shire Council	11	0	0			0

Table 6-6: DLG Group Averages - Legal Appeals

DLG Code	Number of legal appeals	Number of appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of appeals upheld	Number of Class 4/5/ Supreme Court legal appeals determined
2	7	3	32	41	0
3	7	3	22	46	0
4	1	0	0	11	0
5	2	0	0	9	0
6	3	2	0	33	1
7	3	1	4	42	1
8	0	0			
9	0	0			
10	0	0			
11	0	0	0	1	

Table 7-5: Construction and occupation certificates issued for all local government areas

Council	DLG Code	Construction Certificates 2008-09	Construction Certificates 2009-10	Occupation Certificates 2008-09	Occupation Certificates 2009-10	Notes
Albury City Council	4	588	613	820	529	
Armidale Dumaresq Council	4	149	169	136	104	
Ashfield Municipal Council	2	205	195	91	114	
Auburn Council	3	307	451	231	84	
Ballina Shire Council	4	575	484	580	460	
Balranald Shire Council	9	49	4	6	0	
Bankstown City Council	3	950	967	730	951	
Bathurst Regional Council	4	355	456	537	508	
Bega Valley Shire Council	4	406	407	467	449	
Bellingen Shire Council	11	192	132	190	171	
Berrigan Shire Council	10	89	90	91	111	
Blacktown City Council	3	2,316	2,430	2,185	2,459	
Bland Shire Council	10	40	64	82	55	
Blayney Shire Council	10	114	92	74	95	
Blue Mountains City Council	7	776	721	665	506	
Bogan Shire Council	9	39	12	7	6	
Bombala Council	9	50	28	82	33	
Boorowa Council	9	51	42	43	37	
Botany Bay City Council	2	263	0	284	0	
Bourke Shire Council	9	23	23	26	19	
Brewarrina Shire Council	8	3	7	4	2	
Broken Hill City Council	4	356	227	264	155	
Burwood Council	2	170	147	117	102	#
Byron Shire Council	4	455	429	468	272	
Cabonne Shire Council	11	135	147	95	121	
Camden Council	6	872	1,148	966	1,087	
Campbelltown City Council	7	675	631	572	234	
Canterbury City Council	3	468	485	416	417	
Carrathool Shire Council	9	18	11	12	15	
Central Darling Shire Council	9	20	32	1	3	
Cessnock City Council	4	708	860	713	593	
City of Canada Bay Council	3	501	545	454	426	
Clarence Valley Council	4	873	794	213	442	
Cobar Shire Council	10	40	25	34	33	
Coffs Harbour City Council	5	981	1,011	1,041	1,042	
Conargo Shire Council	8	7	3	5	8	
Coolamon Shire Council	9	18	19	7	14	

Table 7-5: Construction and occupation certificates issued for all local government areas

Council	DLG Code	Construction Certificates 2008-09	Construction Certificates 2009-10	Occupation Certificates 2008-09	Occupation Certificates 2009-10	Notes
Cooma-Monaro Council	11	136	100	74	86	
Coonamble Shire Council	9	10	13	10	11	
Cootamundra Shire Council	10	75	78	25	38	
Corowa Shire Council	11	291	210	172	133	
Cowra Shire Council	11	107	101	116	70	
Deniliquin Council	4	80	61	101	71	
Dubbo City Council	4	442	540	496	544	
Dungog Shire Council	10	132	117	95	78	
Eurobodalla Shire Council	4	572	615	530	648	
Fairfield City Council	3	632	860	466	517	
Forbes Shire Council	10	59	79	22	22	
Gilgandra Shire Council	9	36	43	10	15	
Glen Innes Severn Shire Council	10	72	80	61	77	
Gloucester Shire Council	10	118	106	63	27	
Gosford City Council	7	1,029	1,353	849	827	
Goulburn Mulwaree Council	4	311	369	197	302	
Great Lakes Council	4	467	154	276	244	
Greater Hume Shire Council	11	114	105	97	141	
Greater Taree City Council	4	619	638	439	438	
Griffith City Council	4	325	283	184	235	
Gundagai Shire Council	9	72	60	8	14	
Gunnedah Shire Council	11	134	0	52	76	
Guyra Shire Council	9	22	23	16	18	
Gwydir Shire Council	10	44	38	45	39	
Harden Shire Council	9	38	47	18	18	
Hawkesbury City Council	6	548	635	156	178	
Hay Shire Council	9	24	45	15	19	
Holroyd City Council	3	529	581	499	540	
Hornsby Shire Council	7	1,095	963	892	869	
Hunters Hill Municipal Council	2	56	115	41	0	
Hurstville City Council	3	351	351	430	430	
Inverell Shire Council	11	120	145	236	157	
Jerilderie Shire Council	8	16	15	16	16	
Junee Shire Council	10	33	29	83	55	
Kempsey Shire Council	4	337	397	554	351	

Table 7-5: Construction and occupation certificates issued for all local government areas

Council	DLG Code	Construction Certificates 2008-09	Construction Certificates 2009-10	Occupation Certificates 2008-09	Occupation Certificates 2009-10	Notes
Kiama Municipal Council	4	291	275	200	245	
Kogarah Municipal Council	2	274	291	282	223	
Ku-ring-gai Council	3	975	788	77	30	
Kyogle Council	10	109	102	14	41	
Lachlan Shire Council	10	51	74	34	49	
Lake Macquarie City Council	5	1,805	2,076	193	707	
Lane Cove Municipal Council	2	285	312	218	219	
Leeton Shire Council	11	118	164	35	116	
Leichhardt Municipal Council	2	383	398	340	391	
Lismore City Council	4	405	442	250	314	
Lithgow City Council	4	187	223	116	189	
Liverpool City Council	7	1,043	1,271	365	514	
Liverpool Plains Shire Council	10	44	39	63	12	
Lockhart Shire Council	9	87	71	13	52	
Maitland City Council	4	902	1,099	704	928	
Manly Council	2	404	401	83	282	
Marrickville Council	3	399	387	244	210	
Mid-Western Regional Council	4	219	225	208	220	
Moree Plains Shire Council	11	83	99	61	60	
Mosman Municipal Council	2	322	280	294	227	
Murray Shire Council	10	157	152	60	111	
Murrumbidgee Shire Council	9	12	19	9	7	
Muswellbrook Shire Council	11	210	201	241	216	
Nambucca Shire Council	11	217	167	260	278	
Narrabri Shire Council	11	29	70	20	74	
Narrandera Shire Council	10	57	34	8	12	
Narromine Shire Council	10	32	28	15	24	
Newcastle City Council	5	1,566	1,495	895	811	
North Sydney Council	2	432	429	347	260	
Oberon Council	10	85	85	112	12	
Orange City Council	4	373	381	334	375	
Palerang Council	11	195	216	0	0	##

Table 7-5: Construction and occupation certificates issued for all local government areas

Council	DLG Code	Construction Certificates 2008-09	Construction Certificates 2009-10	Occupation Certificates 2008-09	Occupation Certificates 2009-10	Notes
Parkes Shire Council	11	0	0	86	68	
Parramatta City Council	3	631	696	548	578	
Penrith City Council	7	1,011	1,108	769	694	
Pittwater Council	2	560	603	393	331	
Port Macquarie-Hastings Council	5	402	444	1,175	978	
Port Stephens Council	4	849	890	661	716	
Queanbeyan City Council	4	360	372	475	384	
Randwick City Council	3	748	956	565	777	
Richmond Valley Council	4	301	304	209	205	
Rockdale City Council	3	266	411	13	221	
Ryde City Council	3	642	613	650	832	
Shellharbour City Council	4	466	443	535	450	
Shoalhaven City Council	5	1,379	1,420	1,293	1,243	
Singleton Council	4	390	427	365	326	
Snowy River Shire Council	10	103	102	76	95	
Strathfield Municipal Council	2	226	133	154	152	
Sutherland Shire Council	3	782	821	1,453	1,295	
Sydney City Council	1	1,560	1,624	989	1,548	
Tamworth Regional Council	4	478	469	408	633	
Temora Shire Council	10	73	95	30	35	
Tenterfield Shire Council	10	98	48	84	5	
The Hills Shire Council	7	1,243	1,322	672	1,121	
Tumbarumba Shire Council	9	52	51	41	46	
Tumut Council	11	140	198	2	1	
Tweed Shire Council	5	848	752	1,001	761	
Upper Hunter Shire Council	11	266	188	179	106	
Upper Lachlan Shire Council	10	90	107	35	67	
Uralla Shire Council	10	37	40	37	39	
Urana Shire Council	8	26	11	10	1	
Wagga Wagga City Council	4	702	678	417	412	
Wakool Shire Council	9	54	34	49	52	
Walcha Council	9	34	31	9	9	
Walgett Shire Council	10	19	7	19	11	
Warren Shire Council	9	15	22	6	2	
Warringah Council	3	1,080	1,041	688	1,257	

Table 7-5: Construction and occupation certificates issued for all local government areas

Council	DLG Code	Construction Certificates 2008-09	Construction Certificates 2009-10	Occupation Certificates 2008-09	Occupation Certificates 2009-10	Notes
Warrumbungle Shire Council	11	16	41	6	10	
Waverley Council	2	524	585	427	312	
Weddin Shire Council	9	41	34	68	32	
Wellington Council	10	54	37	31	29	
Wentworth Shire Council	10	84	98	82	86	
Willoughby City Council	2	837	776	573	673	
Wingecarribee Shire Council	4	916	929	570	716	
Wollondilly Shire Council	6	477	617	470	380	
Wollongong City Council	5	1,209	1,195	1,189	1,073	
Woollahra Municipal Council	2	660	628	470	490	
Wyong Shire Council	7	1,035	1,256	1,337	1,132	
Yass Valley Council	11	283	290	0	145	
Young Shire Council	11	162	188	117	415	

Notes

Construction and occupation certificate numbers estimated

Information unavailable

Information incomplete

Table 7-5: DLG Group Averages - Construction and occupation certificates issued for all local government areas

DLG Code	Construction Certificates 2008-09	Construction Certificates 2009-10	Occupation Certificates 2008-09	Occupation Certificates 2009-10
2	373	378	274	290
3	724	774	603	689
4	466	473	401	402
5	1,170	1,199	970	945
6	632	800	531	548
7	988	1,078	765	737
8	13	9	9	7
9	36	32	22	21
10	73	71	53	48
11	155	153	113	129



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