



Planning &
Infrastructure

local development performance monitoring 2011-2012



LOCAL DEVELOPMENT PERFORMANCE MONITORING: 2011-12

ISBN 978-0-7313-3598-5

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March 2013

www.planning.nsw.gov.au

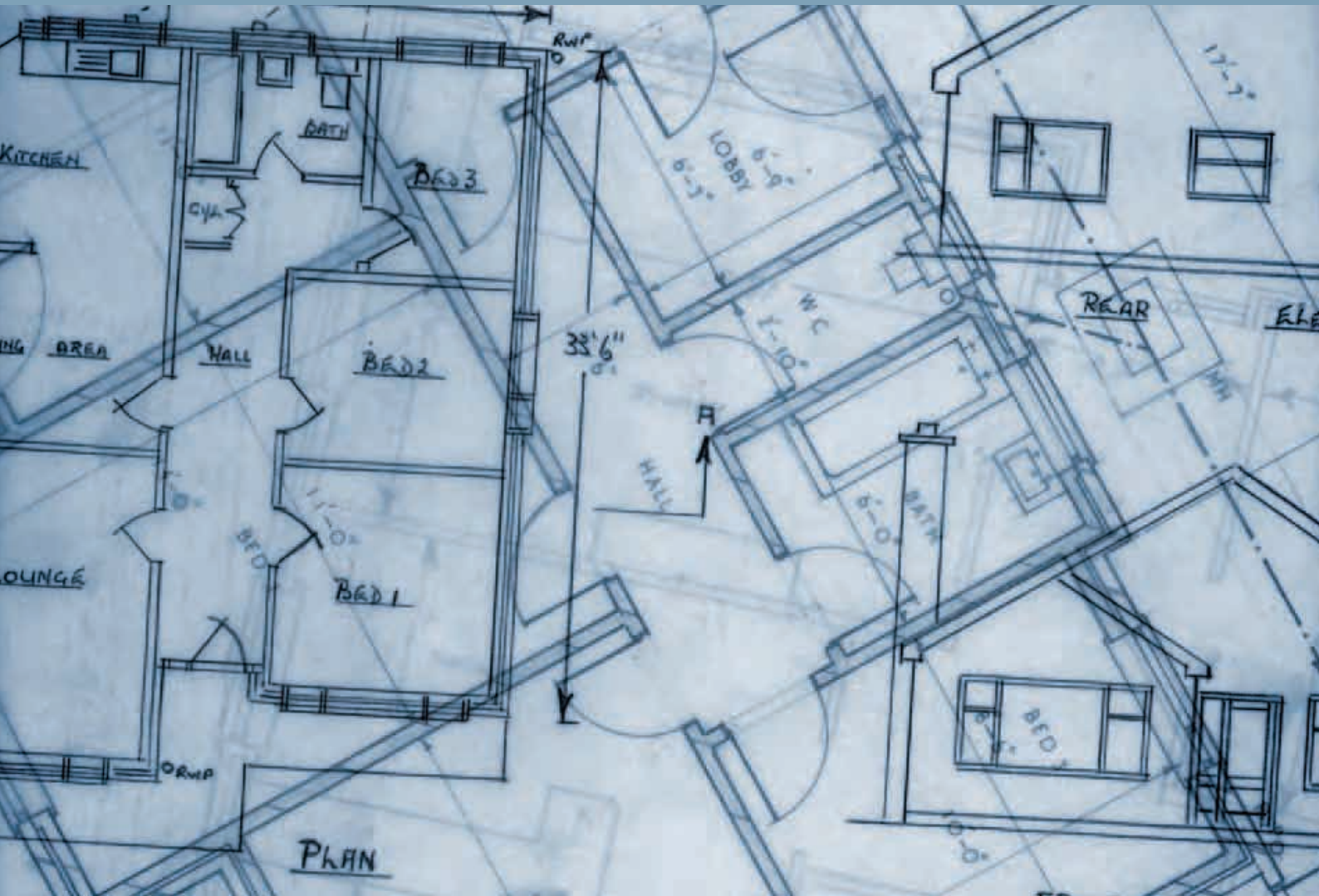
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Overview for 2011-12

2011-2012		change from 2010-11	2010-2011
Assessment Activity			
58,975	Development applications (DAs) determined by local councils	-13%	68,025
13,996	Section 96 modifications determined by local councils	-7%	15,051
17,128	Complying development certificates (CDCs) determined by councils or private certifiers. This is 22.5% of all DA and CDC determinations in 2011-12	14%	15,085
90,099	DAs, s96 modifications and CDCs determined	-8%	98,161
2.7	% of all DAs determined that were refused	-0.2%	2.8
1	% of all DAs rejected	0.1%	0.9
Development Activity			
57,403	DAs approved by local councils	-13.2%	66,109
17,077	CDCs approved by councils or private certifiers	14%	15,038
74,480	DAs and CDCs approved	-8%	81,147
Value			
19.88	Billion dollars worth of DAs approved under the NSW local development assessment system	10%	18.04
2.24	Billion dollars worth of CDCs approved under the NSW local development assessment system	23%	1.83
22.12	Billion dollars worth of DAs and CDCs approved under the NSW local development assessment system	11%	19.87
Time			
71	Days on average taken to process a DA across all councils, including stop-the-clock and referrals to state agencies	4%	68
18	Days on average taken by councils to process CDCs	24%	14
58	Councils with an average gross determination time for DAs of 50 days or less	2%	57
15	Councils with an average of more than 100 days to process a DA	88%	8
Applicants and Referral Bodies			
37.4	% of DAs sent to applicants for further information ('stop-the-clock'); the average time for stop-the-clock was 57 days (2011-12)	0.8%	36.7
11.7	% of DAs referred to external agencies; the average time for referrals was 50 days (2011-12)	0.5%	11.2
50	Days on average taken by external agencies to comment on a referred DA	8%	47
Determination Bodies			
3.9	% of DAs on average determined by elected representatives	0.2%	3.7
45	Councils with more than 98% of their DA determinations made under delegation to professional staff	-2%	46



Executive Summary

Executive Summary

Overview

The 2011-12 Local Development Performance Monitoring report provides an overview of the performance of the NSW planning system and information on local and regional development determined by councils, private certifiers and joint regional planning panels.

This year's report is the seventh 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 provides information on the use of statewide codes for residential, commercial and industrial development; performance of state government referral agencies; and an analysis of the operations of the joint regional planning panels which determine regionally significant developments.

In 2011-12, the total number of development approvals was the lowest since detailed local development performance monitoring data collection began in 2006-07. Although development activity fell by 8% compared with 2010-11, the total value of approved development increased by 11% (\$2.25 billion). Mixed development and new multi-unit residential development recorded the highest increases in total value of approved development applications (DAs) and complying development certificates (CDCs) compared with 2010-11, a 47% and 38% increase in value respectively.

While key indicators of performance, such as the statewide average determination time, were similar to 2010-11, there were increased numbers of councils with high average determination times in 2011-12.

Given the additional range of developments covered by the State Environmental Planning Policy (Exempt and Complying Development Codes), referred to as the Codes SEPP, the number of complying development certificates (CDCs) increased by 14% compared with 2010-11.

The use of council planning instruments has been increasingly replaced with the Codes SEPP for exempt and complying development. As such, 88% of CDCs were determined under the Codes SEPP compared with 67% in 2010-11.

Another notable trend was the increase in private certifier determinations by 20% from 2010-11. The proportion of development determined by council staff continues to be the highest (80.5%), though it has been falling since 2008-09 (91%).

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 the joint regional planning panels.

Structure of the Report

Background information is included in Chapter 1 including the reform context for local development. The major findings from the 2011-12 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.

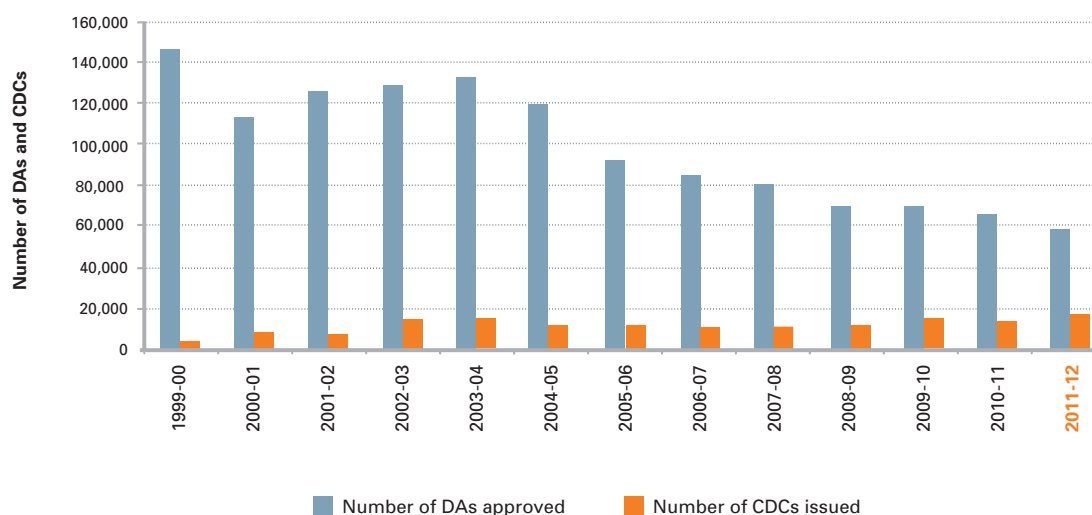
Source data is provided at the back of this publication, listing the extended reference data for each individual council from which the analysis of this report was made. As in previous years, data for each council area is placed on the department's website to allow independent analysis of the information.

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

Key Findings

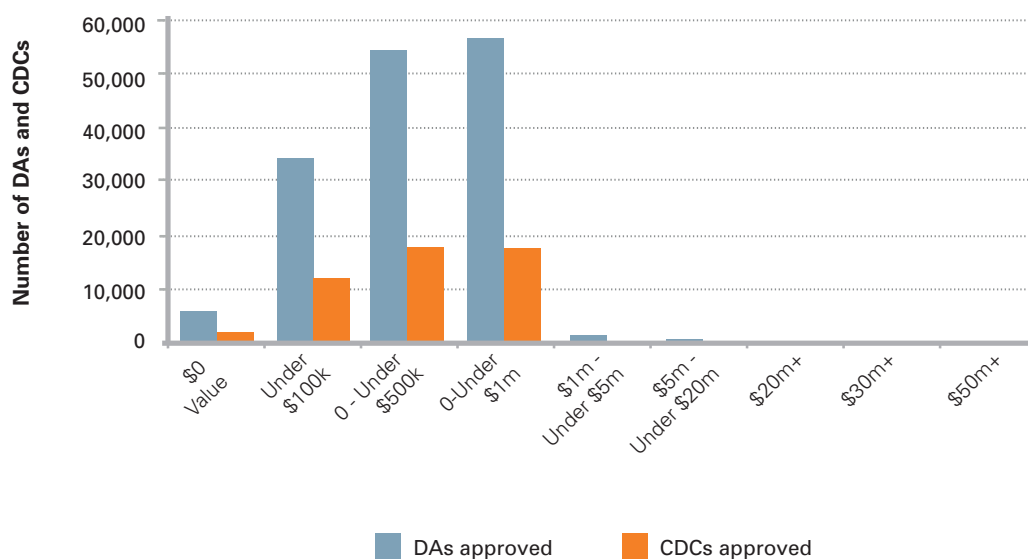
Development activity (Chapter 2)

Total approved DAs and CDCs in NSW 1999-00 to 2011-12



- Development approvals fell by 8% compared with 2010-11. A total of 74,480 local development approvals (DAs and complying development certificates) were reported for 2011-12. This was 5% lower than 2008-09 when development activity reached an historic low.
- Complying development continued to increase. CDCs comprised 23% of all development approvals in 2011-12 (17,077 CDCs) compared with 18.5% in 2010-11 (15,038 CDCs).
- The total number of approved DAs fell from 66,109 in 2010-11 to 57,403 in 2011-12.
- Despite the decline in activity, the total value of development increased by 11.3% from \$19.9 billion in 2010-11 to \$22.1 billion in 2011-12.
- As in previous years, the majority of developments were valued under \$1 million: 97% of DAs and 99% of CDCs in 2011-12.

Total DAs and CDCs approved by value range

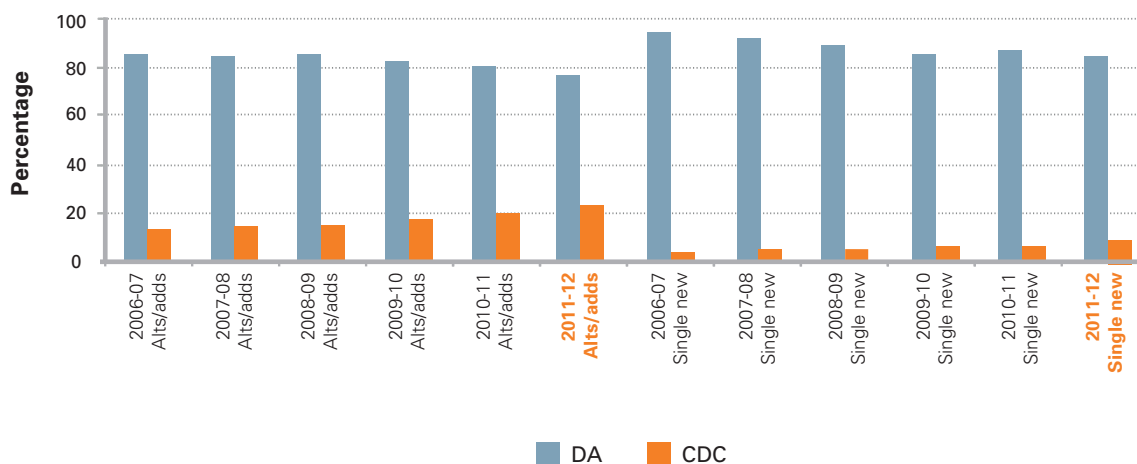


- Residential development still comprises the majority of development. Since 2006-07 residential development determinations have increased slightly as a proportion of all development from 68% in 2006-07 to 70% in 2011-12.
- Residential alterations and additions comprised 39% of all approved development in 2011-12, very similar to 2010-11. The total number of approved residential alterations was the lowest since 2006-07.
- The proportion of new residential development types in 2011-12 was similar to 2010-11. Single new dwellings comprised 82% of new residential development approvals in 2011-12 compared with 84% in 2010-11. New second occupancies (dual occupancies and “granny flats”) comprised 12% of all new residential development approvals in 2011-12 compared to 11% in 2010-11. New multi-unit residential developments (includes residential flat buildings and townhouses and villas) comprised 6% of all new residential development approvals in 2011-12 compared to 5% in 2010-11.
- The total number of approvals for new second occupancies increased by 12%, from 2,159 in 2010-11 to 2,411 in 2011-12. Similarly, the total number of approvals for new multi units increased by 9% from 1,002 in 2010-11 to 1,089 in 2011-12.
- All types of DAs determined (excludes other and non-standard category) in 2011-12 decreased by up to 19% from 2010-11, except for new multi-unit residential development which recorded an increase of 3%. While almost all types of CDCs determined (excludes other and non-standard category) in 2011-12 increased at various rates, mixed development increased more than three times and new second occupancy more than doubled from 2010-11. The exceptions were commercial / retail / office and community facility development which fell 6% and 41% respectively compared with 2010-11.
- 2.7% of DAs were refused in 2011-12, almost the same percentage as reported each year since 2006-07.
- 53% of all approved developments in NSW were for the Sydney region. The total value of developments approved in the Sydney region was \$15.9 billion, \$2.5 billion higher than 2010-11. 13% and 9% of statewide approvals were issued in the Hunter and Southern regions respectively.
- The councils with the most approvals (DAs and CDCs) for 2011-12 were City of Sydney, Blacktown City Council, Lake Macquarie City Council, Warringah Council and The Hills Shire Council.
- The councils with the highest numbers of CDC approvals for 2011-12 were City of Sydney, Sutherland Shire Council, Blacktown City Council, Penrith Council and Ku-rin-gai Council.

Assessment activity (Chapter 2)

- In 2011-12, merit assessment comprised 77% of all determinations compared with 82% in 2010-11. Complying development was 23% of DA and CDC determinations in 2011-12 compared with 18% in 2010-11.
- Councils determined a total of 13,996 modifications to DAs under section 96 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in 2011-12, a 7% decrease from 2010-11.
- There was an increase in the proportion of single new dwellings determined as complying development: 16% in 2011-12 compared with 10% in 2010-11. This compares with 5% in 2006-07.
- In 2011-12, 24% of residential alterations and additions were determined as complying development compared with 20% in 2010-11 and 18% in 2009-10.
- The proportion of mixed development CDCs increased from 8% in 2010-11 to 26% in 2011-12 of all CDCs determined. New second occupancy CDCs determinations increased from 11% in 2010-11 to 22% in 2011-12. New residential multi-unit CDC determinations increased from 9% to 15% of all determination.

Assessment path for single new dwellings and residential alterations and additions



- Two-thirds (65%) of all commercial / retail / office development underwent merit assessment in 2011-12 while one-third (35%) was determined as complying development. These figures were similar to 2010-11 with 67% and 33% respectively.
- Councils with a high number of CDCs determined included City of Sydney (1,105), Sutherland Shire (583), Blacktown City Council (569), Penrith City (540) and Ku-ring-gai Council (526).



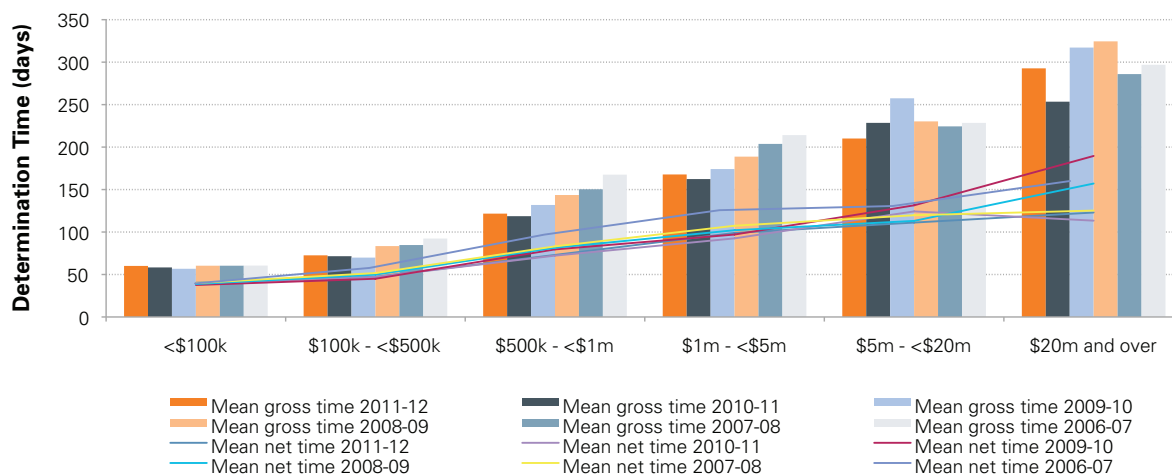
Determination times (Chapter 3)

- On average, development applications took 71 days to determine in 2011-12 compared with 68 in 2010-11, 67 in 2009-10 and 74 days in 2008-09.¹ Most DAs were processed in far less time – the median gross determination time was 45 days for 2011-12 (44 days in 2010-11).
- The mean gross time for urban councils was 81 days compared with 65 days for regional councils, 76 days for fringe councils and 56 days for agricultural councils.
- As in 2010-11, more than half of all NSW councils (57%) had a median gross processing time for DAs of 40 days or less in 2011-12; and 81% of councils achieved median net determination times of 40 days or less in 2011-12.
- Fifteen councils (10% of all councils) had mean gross determination times for DAs over 100 days in 2011-12. This compares with eight councils (5% of all councils) in 2010-11. This is the first year since 2006 that the number of councils with mean gross DA processing times over 100 days has increased.
- The mean gross determination times for all developments up to \$5 million were slightly higher than 2010-11. The mean gross time for developments \$500,000 to \$1 million rose from 119 days in 2010-11 to 122 days in 2011-12; development in the \$1-\$5 million group rose from 162 days to 168 days.
- Mean gross determination times for DAs increased with the value of development. Determination times continued to be high for the higher value developments, although mean gross determination times were lower in 2011-12 for development in the \$5-\$20 million group. Mean gross determination times for development valued at \$5-\$20 million fell from 229 days (2010-11) to 210 days in 2011-12; mean gross times for developments valued \$20 million and over increased from 253 days in 2010-11 to 293 days in 2011-12.

1

Mean gross determination time is the average time for the full length of the development assessment process from application lodgement to determination.

DA Determination times by value 2006-07 to 2011-12



- On average, councils took 18 days to determine CDCs (median determination time was 8 days).
- The five NSW councils with the lowest mean gross determination time for DAs up to \$1 million in 2011-12 were (refer Table 3-29):
 - Jerilderie
 - Warren
 - Urana
 - Hay
 - Conargo
- The councils for each DLG group that made the greatest percentage reductions in mean gross determination time for DAs from 2010-11 included (refer Table 3-23):
 - Leichhardt
 - Canterbury
 - Bega
 - Tweed
 - Camden
 - Blue Mountains
 - Jerilderie
 - Weddin
 - Gwydir
 - Tumut
- Sydney region councils that reduced their mean gross determination time for DAs significantly since 2010-11 included some councils that reported some of the highest mean gross determination times in 2010-11. These included:
 - Leichhardt
 - Blue Mountains
 - Canterbury
 - Manly
 - Kogarah

Overview of activity by determination body (Chapter 4)

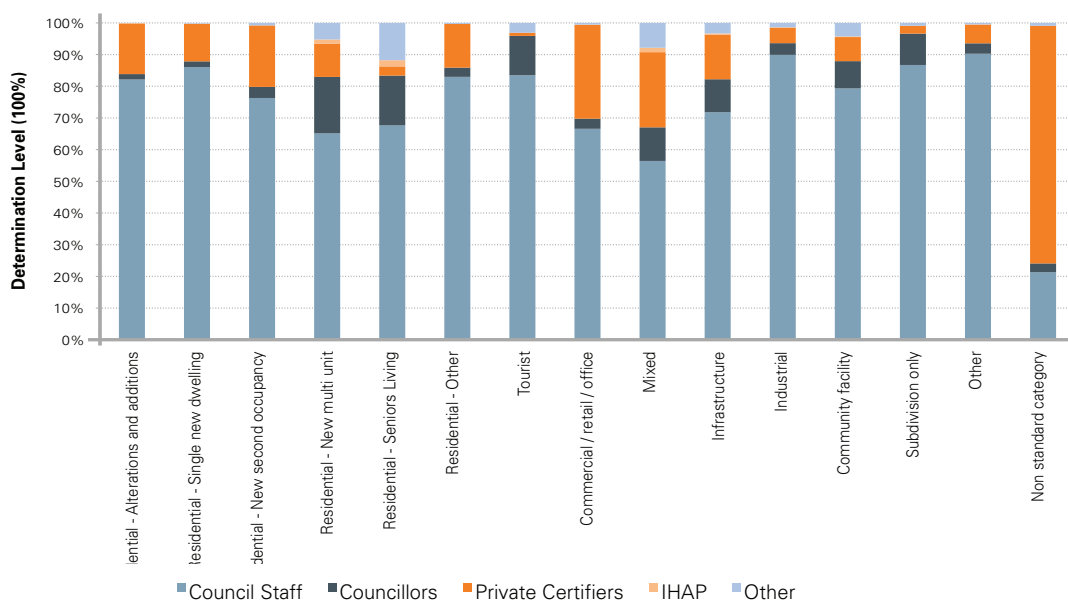
Summary Table - Determination bodies and time (for DAs and CDCs with valid times)						
Determination level	Determinations 2011-12	% of total	Mean gross determination time 2011-12	Determinations 2010-11	% of total	Mean gross determination time 2010-11
Council staff	61,259	80.5	62	70,105	84.4	60
Councillors	2,309	3	170	2,534	3	172
Private certifiers	11,989	15.8		9,958	12	
IHAP or independent panel	156	0.2	148	74	0.1	162
Other	390	0.5	223	439	0.5	196
Total	76,103	100	67	83,110	100	65

Note: Joint regional planning panels are included in 'Other' in the table above.

- In 2011-12, most determinations were made by council staff (80.5%). This was lower than in 2010-11 and 2009-10, when council staff determined 84.4% and 87% of developments respectively.
- This decrease appears to be due to the increasing amount of complying development determined by private certifiers (5% of determinations in 2008-09; 9.7% in 2009-10; 12% in 2010-11 and 15.8% in 2011-12).
- Determinations by councillors remained static at 3% for 2010-11 and 2011-12.
- In 2011-12, council staff determined \$12.3 billion worth of development; councillors determined \$2.4 billion; and private certifiers determined approximately \$1.7 billion.
- Less typical developments such as seniors living, multi-unit flats, infrastructure and tourist developments were more likely to be determined by councillors. Private certifier CDCs dominated in the development categories of commercial / retail / office, residential alterations/additions and new second occupancy. This is due to the increasing use of complying development for these developments, enabled by the Codes SEPP and the Affordable Rental Housing SEPP.



Category of development by Determination Level for determined DAs and CDCs



- Councillors and independent panels were more likely to refuse development consent than other determination bodies. Independent Hearing Assessment Panels (IHAPs) refused 12.2% of developments. However, only 156 DAs were reported as being determined by an IHAP in 2011-12.
- Regional panels refused 12% of the 305 developments they determined during the year.
- Councillors refused 10.3% of the 2,309 DAs they determined in 2011-12.

Determination time by council staff and councillors (Chapter 4)

- Council staff took an average of 66 days to determine developments in 2011-12 (DAs only). This is still significantly lower than the determination time of other groups or bodies such as councillors and independent panels.
- 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 have decreased marginally over time: from 172 days in 2010-11 to 171 days in 2011-12. Councillors determined 3.9% of DAs statewide while council staff determined 95.2% in 2011-12.

Joint regional planning panels (Chapter 4)

- Regional panels commenced operations in July 2009.
- Regional panels determined a total of 305 DAs during 2011-12, similar to 2010-11, it represented less than 0.5% of all DA determinations in NSW.
- The value of DAs approved by the regional panels was \$6.026 billion, about 30% of the total approval value of all DAs in NSW, and an increase of 60% (\$3.77 billion) from 2010-11.
- The overall average assessment time for DAs determined by the regional panels was 222 days. The average time for DAs over \$20 million was 241 days. In 2008-09, the last year before the commencement of the regional panels, the statewide average for council determinations of DAs \$20 million and over was 324 days.

Private certifiers (Chapter 4)

- The proportion of development determined by accredited (private) certifiers (comprising complying development) has been steadily increasing as the criteria for complying development was expanded.
- Private certifiers are required to send councils detailed information of the complying development applications they determine. However, insufficient information has been provided / recorded to allow an analysis of private certifier performance on achieving the 10 day approval required by the Codes SEPP.

Quality of applications (Chapter 4)

- A very low proportion of DAs (1%) were reported as being rejected because they were illegible, unclear or incomplete. This may be under reported as councils usually do not record 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), the same proportion as in 2010-11.
- Applicants took an average of 58 days in 2011-12 to provide the extra information required, compared with 56 days in 2010-11.

Referral bodies (Chapter 4)

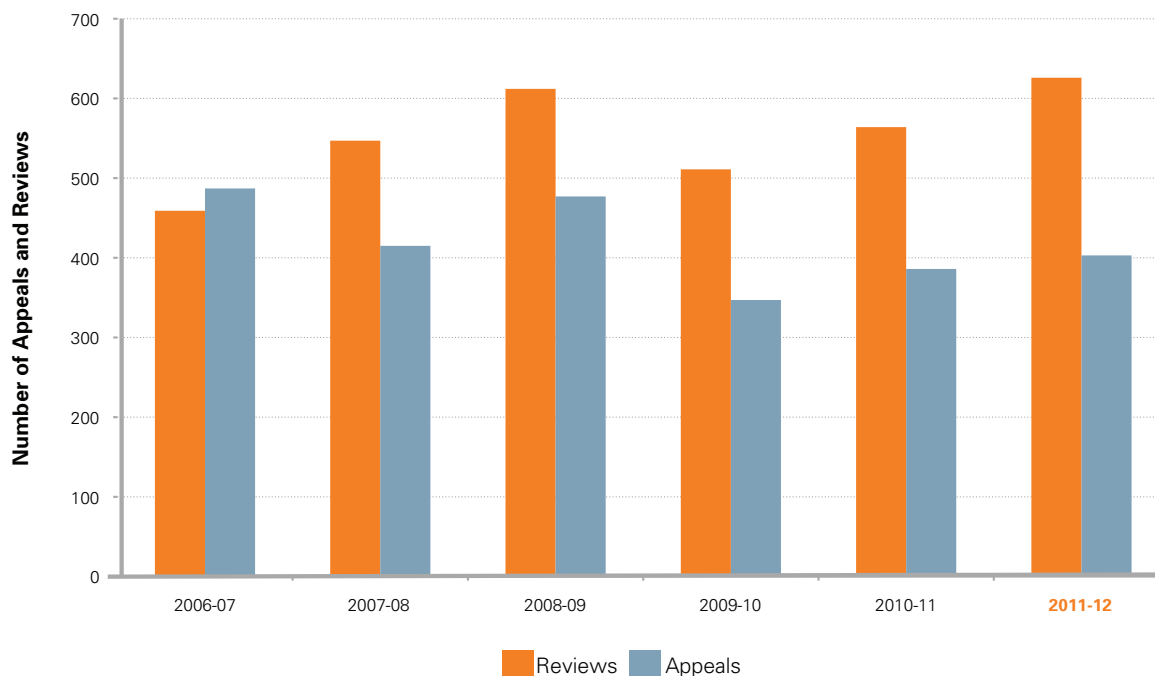
- The proportion of DAs which were referred to a state government agency for advice or approval has increased slightly to 12%, up from 11.2% in 2010-11. However, the number of DAs reported as being referred fell from 7,597 in 2010-11 to 6,881 in 2011-12 (not including s96 modifications).
- Based on council records, the average time for referrals per referred development application increased from 47 days in 2010-11 to 50 days in 2011-12. The median time also increased – from 27 to 28 days.
- The average net time that each agency took to process a referral was 19.3 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 and the Mine Subsidence Board processed the most concurrences or referrals in the period (note: not all of these would have been determined by the council in the period) – 65% of all referrals reported by agencies for the year.

Council staffing (Chapter 5)

- On average across the state 56 DAs were determined for each equivalent full time (EFT) development assessment position for 2011-12 compared with 62 DAs per EFT in 2010-11.
- The councils with the highest average number of DAs determined per EFT in 2011-12 included Narrabri (214 DAs per EFT), Port Macquarie-Hastings (158 DAs per EFT), Corowa (155 DAs per EFT), Cabonne (146 DAs per EFT) and Port Stephens (139 DAs per EFT).
- The number of EFT positions in development assessment across NSW decreased from 1,105 in 2010-11 to 1,059 in 2011-12.

Reviews and appeals (Chapter 6)

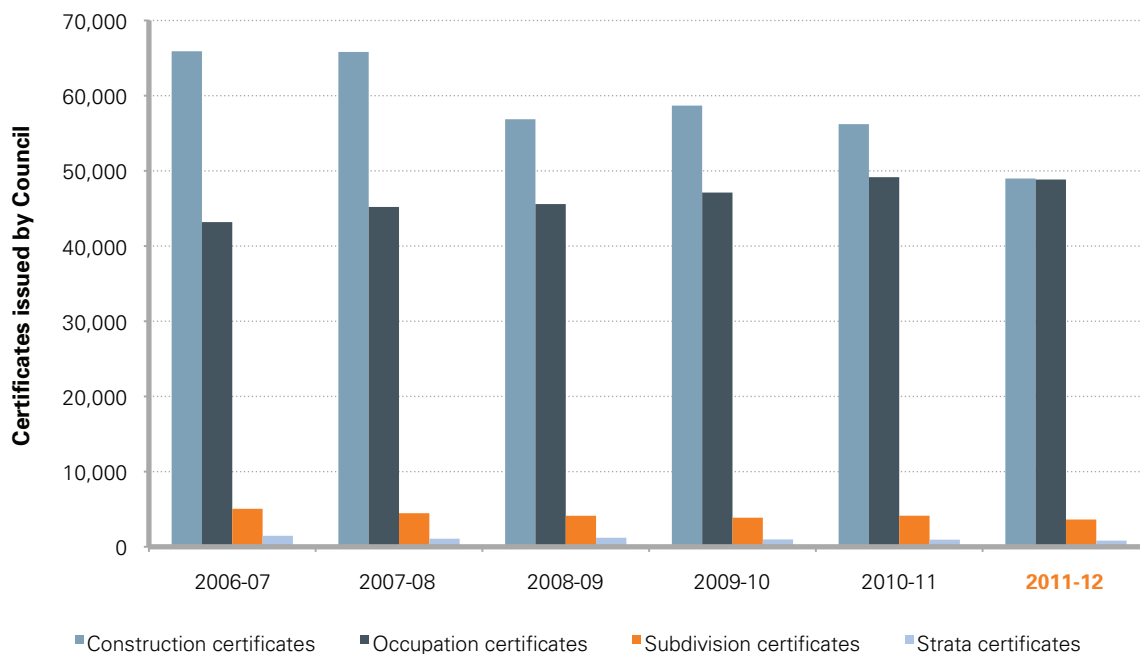
Number of Reviews compared with Class 1 Legal Appeals 2006-07 to 2011-12



- The numbers of section 82A council reviews and Class 1 appeals for 2011-12 increased 11% and 4.4% respectively, compared to 2010-11.
- 626 s82A reviews were reported as being determined in 2011-12 compared with 564 in 2010-11. S82 reviews generally apply when an applicant requests the council to review a decision concerning a DA or s96 application.
- 403 Class 1 appeals were determined in 2011-12 compared with 386 in 2010-11. 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.
- 37% of Class 1 appeals brought by developers against a council decision were dismissed in favour of the council. This was only a small decrease compared with 2010-11 when 42% of appeals were not in favour of the developer.
- While 47% percent of appeals by developers were approved by the court, only 28% of the appeals were upheld in favour of the developer without any changes to the proposed development. 19% of appeals upheld in favour of the developer were upheld after the original development was amended to address the issues raised by the council. In addition, 17% of appeals resulted in consent being issued by agreement by the parties.
- The councils with the highest number of Class 1 legal appeals in 2011-12 were City of Sydney, Ku-ring-gai, Waverley and Leichhardt councils.

Other certificates (Chapter 7)

Total number of certificates issued by councils and private certifiers 2006-07 to 2011-12



- The total numbers of construction, occupation, subdivision and strata certificates issued by councils and private certifiers generally declined in 2011-12 compared with 2010-11. However, there was a marginal increase in subdivision and strata certificates issued by private certifiers.
- A total of 48,981 construction certificates were reported as being issued in 2011-12 compared with 56,213 in 2010-11.
- Since 2009-10, Blacktown, City of Sydney and Lake Macquarie council areas had the highest number of construction certificates (2,020, 1,966 and 1,704 in 2011/12 respectively).
- A total of 48,848 occupation certificates were reported as being issued in 2011-12, compared with 49,161 in 2010-11.



chapter 1

introduction

The 2011-12 Local Development Performance Monitoring report provides an overview of development trends in NSW for 2011-12. 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 2011-12.

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

The report includes information on:

- Local and regional development determined by councils, private certifiers and regional panels (this represents more than 90% of development determinations statewide);
- DAs by number and as a proportion of all applications;
- S96 modification applications to change aspects of an approved DA;
- CDCs by number and as a proportion of all applications;
- 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;
- Land and Environment Court cases and council reviews;
- Staff involved in DA processing;
- Determination bodies and determination outcomes; and
- 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* (EP&A Act) (reported in the Department of Planning & Infrastructure's Annual Report).
- State significant development (SSD) and infrastructure (SSI) determined under the EP&A Act.
- Development determined under the *Nation Building and Jobs Plan (State Infrastructure Delivery Act) 2009* by the Infrastructure Co-ordinator General.
- Local and regional development determined by consent authority other than councils, private certifiers and joint regional planning panels. This includes (but is not limited to) the Minister, the Department of Planning & Infrastructure (DP&I), the Planning Assessment Commission (PAC) and public authorities, such as the Roads and Maritime Services (RMS) and the Sydney Olympic Park Authority (SOPA).
- Exempt development (exempt from planning consent).

Information is presented on a statewide, regional, and council basis.



In most cases, the data collected for 2011-12 have been compared with the data from previous years in order to indicate statewide development trends.

Data from previous years are 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 & Infrastructure with detailed information on each DA and s96 modification determined by council, and on each CDC determined by council or private certifiers.

For 2011-12, there were 25 mandatory fields and seven optional data fields that applied to each determined application (not all fields are relevant to all applications).

This was supplemented by information from state government referral agencies and joint regional planning 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.

Data analysis was undertaken by the department using standard calculations (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 queries operate automatically. The accuracy of the queries is spot checked by semi-automated comparisons with the original data submissions from councils.

Department of Planning & Infrastructure 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.

The data are summarised in a series of standardised tables to help to discern overall patterns and trends for statewide development activity.

1.2 Planning Reform

Major planning reforms affecting local development in 2011-12 are summarised below.

Affordable Rental Housing SEPP

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. Housing types under the SEPP include dual occupancies, secondary dwellings (known as “granny flats”), villas and townhouses, boarding houses and residential flat buildings.

After a review of the SEPP, including a publicly exhibited discussion paper, the SEPP was amended in late May 2011. The amendments revised requirements for villa, townhouse and residential flats developed by the private sector so that, in low-density areas, the local land use zones apply along with stricter requirements for public transport access, density, scale and parking.

From May 2011, stricter standards also applied for boarding house developments to ensure compatibility with the local area.

An Affordable Housing Taskforce has been formed to develop and implement a new Affordable Housing Choice SEPP and work with local councils to develop Local Affordable Housing Choice Strategies.

Information on uptake of the Affordable Rental Housing SEPP during 2011-12 is covered in this year’s Local Development Performance Monitoring report.

Exempt and Complying Development Codes

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) commenced in February 2009.

The Codes SEPP allows specific development with minimal or low impacts to be exempt from planning approval or to go through a streamlined (10-day) approval (so called complying development), subject to compliance with appropriate development standards.

The Codes SEPP has continued to be expanded and modified to introduce new forms of exempt and complying developments, change the land based exclusions, clarify definitions and make amendments to existing development standards to accommodate new lot sizes and development types, and so forth.

As such, it now includes General Housing Code, Housing Alterations Code, Rural Housing Code, General Development Code, General Commercial and Industrial Code, Subdivisions Code and Demolition Code. (Other State Environmental Planning Instruments (SEPPs) that contain complying development are the Infrastructure SEPP, Western Employment Area SEPP, etc.).

During 2011-12, applicants could still choose between the local council’s LEP or DCP or the Codes SEPP if their development was covered by both, as the SEPP was amended to allow the Council’s LEP or DCP to remain in-force.

Joint regional planning panels

Joint regional planning panels provide independent merit-based decision making on regional development. The regional panels also provide advice to the Minister for Planning and Infrastructure on regionally significant development proposals.

Applications for regional development are notified and assessed by the local council and then determined by the relevant regional panel. Six panels operate throughout NSW: Northern, Western, Hunter and Central Coast, Southern, Sydney East and Sydney West. Each of the six regional panels is comprised of five

members, three appointed by the Minister and two appointed by the relevant local council. The Wagga Wagga Interim Joint Planning Panel which operated in 2009 was abolished in September 2011. The Wagga Wagga local government area now comes under the jurisdiction of the Southern regional panel.

This report covers the third year of operation of the regional panels. On 1 October 2011, as part of the government's reform of the NSW planning system, the *Environmental Planning and Assessment Act 1979* (the Act) was amended and certain classes of development previously determined by regional panels were returned to councils for determination.

The Capital Investment Value (CIV) threshold for the general development category was increased from \$10 million to \$20 million and a new provision in the Act allows for the referral by the applicant or council of a DA with a CIV of \$10-20 million where that DA is not determined by the council within 120 days.

Other major changes to regional development included the removal of some designated development, developments for smaller coastal subdivisions and other coastal development, applications lodged from 1 October 2011 for residential subdivisions of more than 250 lots, applications lodged from 1 October 2011 for general development with a capital investment value of between \$10 million and \$20 million. These changes come into effect part way through 2011-12 and will be covered in the next 2012-13 performance monitoring report.

Planning System Review

In July 2011, the Government announced a comprehensive review of the planning system to take place over 18 months. The review was led by an independent panel and involved an extensive public and stakeholder consultation process.

On Saturday 14 July 2012 the Minister released the Independent *Panel's Review Report, The Way Ahead for Planning in NSW* Volume 1 (Major Issues) and Volume 2 (Other Issues), together with the Government's initial response to the Review, *A New Planning System for NSW - Green Paper*. The release of these papers marks the end of the work by the Independent Panel.

A 'white paper' and draft legislation will be released by the Minister before a bill is submitted to the NSW Parliament. Details of timing will be available on the Department of Planning & Infrastructure website in due course.

Part 3A repealed

Major amendments were made on 1 October 2011 to repeal Part 3A of the *Environmental Planning and Assessment Act 1979* (EP & A Act) and to introduce a new system of State significant development (SSD) and State significant infrastructure (SSI).

The major changes included:

- Major amendments to the Major Development SEPP to remove all references to Part 3A of the EP & A Act;
- Changes to the EP & A Act enabling the Minister for Planning and Infrastructure to delegate functions to the PAC, regional panels and where appropriate senior officers of the department, other authorities and councils, and providing new and more transparent procedures for the PAC;
- A new State significant development SEPP to allow certain classes of development to be declared State significant development;
- EP & A Regulations amended to reflect the changes to the EP & A Act; and
- Changes to the Infrastructure SEPP.



chapter 2

local development assessment – volume and value

Development Activity Summary

IN 2011-12	Description	IN 2010-11
74,480	developments (DA + CDC) were approved	81,147
22.1	billion dollars value of developments (DA + CDC) were approved	19.9

Development Assessment Track Summary

IN 2011-12	Description	IN 2010-11
22.5	complying development as % of all development (DA+CDC)	18.2
16.4	% of single new dwellings determined as complying development	10.4
88.4	% of CDCs determined under Codes SEPP (of SEPP and CPI)	66.8
141	councils provided data where at least one CDC was determined	141
112	councils provided data where at least one CDC was determined under Codes SEPP	112

Note:

1. CPI = council planning instrument

2. Percentage of CDCs determined under Codes SEPP is only for CDCs recorded as being determined under the Codes SEPP or a council planning instrument; CDCs determined under other SEPPs or unknown planning instrument are not included.



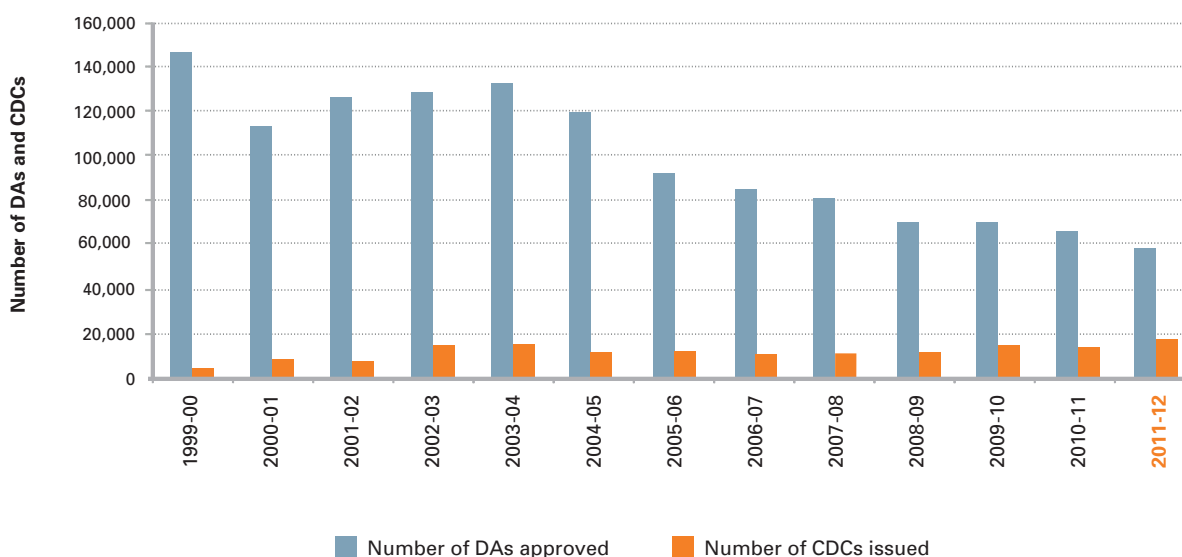
2.1 Statewide Trends

Development Activity

Development activity refers to the amount of development approved under NSW legislation from 1 July 2011 to 30 June 2012. It includes DAs and CDCs, and excludes modifications to DAs (under section 96 of the EP&A Act). Although s96 modifications can take the same time and even longer than the original approval to determine, they are still considered to be essentially the same development. Development activity is a measure of how much proposed development activity is occurring (that is development approval) and how much building activity may occur (DAs need a subsequent building approval; complying development includes building approval). Refused developments are excluded.

Number of approvals

Figure 1: Total approved DAs and CDCs in NSW 1999-00 to 2011-12



Notes:

1. The complying development certificate system was introduced in 1998.
2. Complying development certificates issued in 2001-2002 were underestimated because those issued by private certifiers were not recorded.
3. Source 1999-2000 to 2004-2005: Department of Local Government Comparative Information
Source 2005-2006 to 2010-2011: Department of Planning's Local Development Performance Monitoring report.
4. 2005-2006 figures for DAs also include s96 modification applications.
5. 2006-07 data on CDCs was under-reported as some councils did not report CDCs issued by private certifiers.

The data for 2011-12 have shown evidence of further slowing of development activity since 2010-11, with development activity falling below the 2007-08 level. At 74,480 approvals, the total number of approvals in 2011-12 was 8% lower than 2010-11 and 5% lower than 2008-09 when development activity reached an historic low.

It should be noted that these figures do not include developments which are exempt from planning approval. Nor do these figures include major developments determined by the Minister for Planning and Infrastructure.

Value of approvals

	2011-12	2010-11	2009-10	2008-09	2007-08	2006-07
Total value of DAs approved	\$19.9b	\$18b	\$15.7b	\$18.5b	\$21b	\$20.4b
Total value of CDCs approved	\$2.2b	\$1.8b	\$3b	\$853.2m	\$897.2m	\$799.3m
Total value of CDCs and DAs approved	\$22.1b	\$19.9b	\$18.6b	\$19.4b	\$21.9b	\$21.2b

Note: There is some under-reporting of CDC value where records were missing.

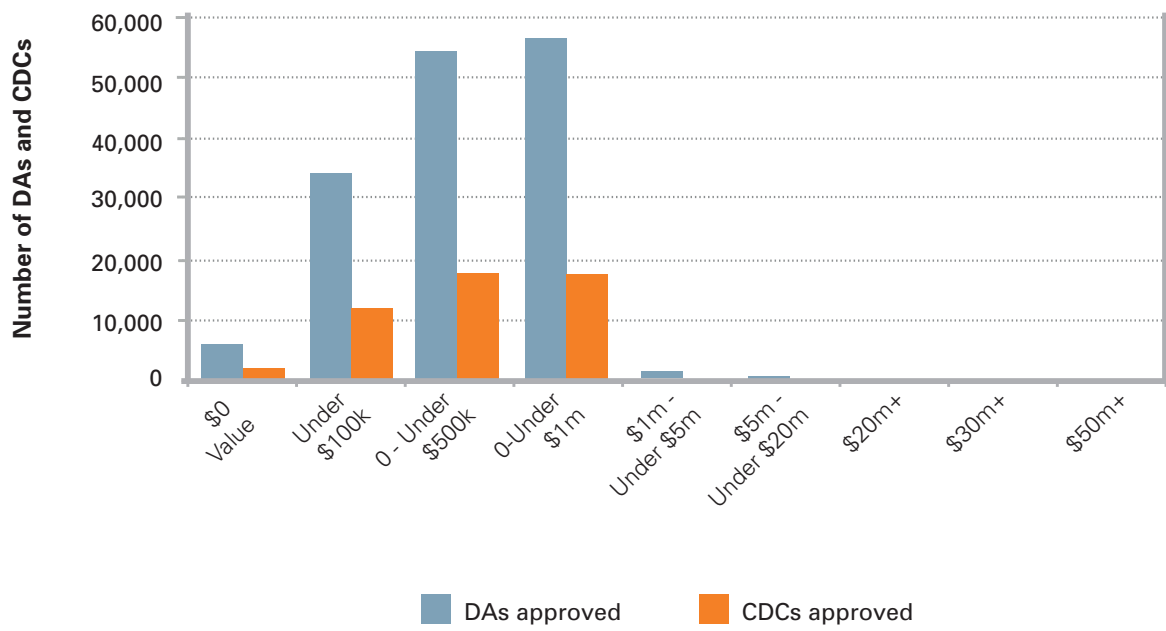
Despite the decline in activity, the total value of development increased \$2.2 billion by 11.1% from \$19.9 billion in 2010-11 to \$22.1 billion in 2011-12 (**Table 2-1**). This was mostly due to an increase in the value of approved DAs (from \$18.0 billion in 2010-11 to \$19.9 billion in 2011-12). The value of CDCs rose from \$1.8 billion in 2010-11 to \$2.2 billion in 2011-12.

The median value of DAs increased from \$46,500 to \$50,000; the median value of CDCs also rose from \$27,000 to \$40,000 reflecting that due to legislative changes, more commercial fit-outs can now be determined as CDCs. (**see Table 2-2**).

	CDC value 2011/12	CDC value 2010/11	DA value 2011/12	DA value 2010/11
Mean	131,951	121,844	348,267	274,592
Median	40,000	27,000	50,000	46,500

The value ranges for approvals are shown in **Figure 2**. As in previous years, most developments were valued under \$1 million, 97% of DAs and 99% of CDCs in 2011-12.

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

The proportion of refusals has remained stable since 2006-07 at just under 3% of DAs.

Only 0.3% of CDCs were refused (this is likely to be under reported as records of CDCs determined by private certifiers are incomplete).

Development types

Further analysis of development shows that despite the overall decline in development activity, there have been some small shifts in the profile of development over time, reflecting both government policy and limited consumer alternatives (**Figure 3**).

Residential development still comprises the majority of approved development (DAs and CDCs). Since 2006-07 residential development has increased slightly as a proportion of all development from 68% in 2006-07 to 70% in 2011-12.

Residential alterations and additions comprised 39% of all approved development in 2011-12. In line with the decline in overall development activity, the total number of approved residential alterations was the lowest since 2006-07 (when detailed information collection began), falling by 12.6% between 2010-11 and 2011-12 (**Figure 3**).

Of the new residential developments in 2011-12, the highest proportion were single new dwellings (82%) (**Figure 4**).

The number of new second occupancy approvals remained relatively stable at 3.3% of all development types, compared to 2.7% in 2010-11, and was the category of residential development to have increased the most in total number (from 2,159 in 2010-11 to 2,411 in 2011-12; an increase of 12%). New multi-unit residential developments increased by 9% from 2010-11 to 2011-12 (from 1,002 to 1,089).

New second occupancies comprised 12% of all new residential development approvals in 2011-12 (excluding "other residential" which includes boarding houses and group homes) (see **Figure 4**), compared with 11% of all new residential development approvals in 2010-11. Second occupancies include both dual occupancies and "granny flats" (that is, a secondary dwelling to a principal dwelling). The councils with the highest number of secondary occupancy developments in 2011-12 included Bankstown, Parramatta, Fairfield, Holroyd and Penrith. These councils (except Parramatta) had fewer than two new single dwelling developments for each new second occupancy approval in 2011-12.

At least 858 new secondary dwellings (granny flats) DAs and CDCs were approved under the State Environmental Planning Policy (Affordable Rental Housing) 2009.¹ This was about 4.3% of all new residential approvals in 2011-12 and 36% of all new second occupancies in 2011-12. Bankstown, Fairfield, Penrith, Gosford and Blacktown reported the highest number of new secondary dwellings determined under the SEPP.

The Affordable Rental Housing SEPP was revised with stricter guidelines in terms of neighbourhood compatibility and revised standards for Boarding Houses which commenced on the 20th May 2011. The changes did not impact on the opportunities for secondary dwelling developments to occur. "Granny flat" developments under the SEPP are on the same property title as the principal dwelling and they are small-scale developments compatible with existing development.

New multi-unit developments increased slightly as a proportion of all development from 1.2% in 2010-11 to 1.5% in 2011-12. These developments include residential flat buildings and townhouses and villas. As with 2011-12, new multi-unit developments comprised 6% of all residential developments, compared with 5% in 2010-11. Blacktown, Woollahra, Hornsby, Campbelltown and Shellharbour reported the highest number of approved new residential multi-unit developments for 2011-12.

¹ "New second occupancies" under Local Development Performance Monitoring include developments not included as "secondary dwellings" under the Affordable Rental Housing SEPP.

Figure 3: Residential development types - number and % approved (DAs and CDCs)

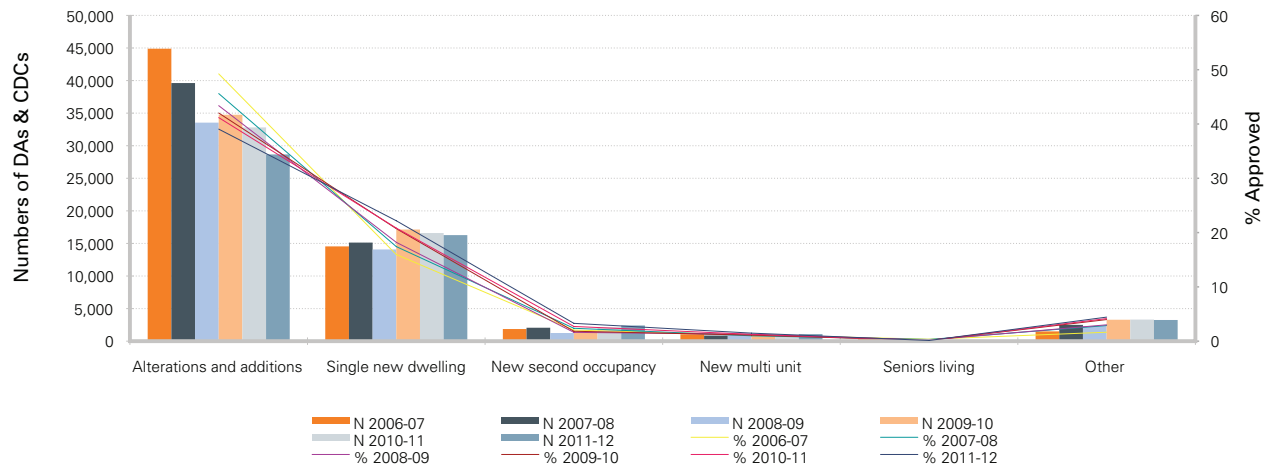
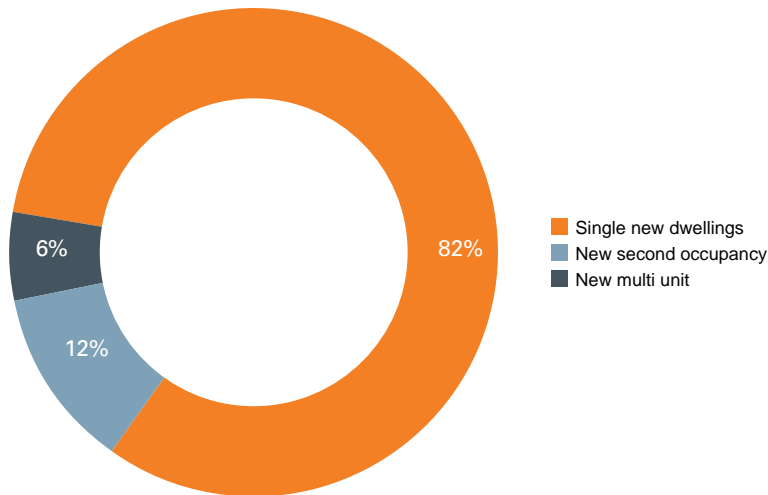
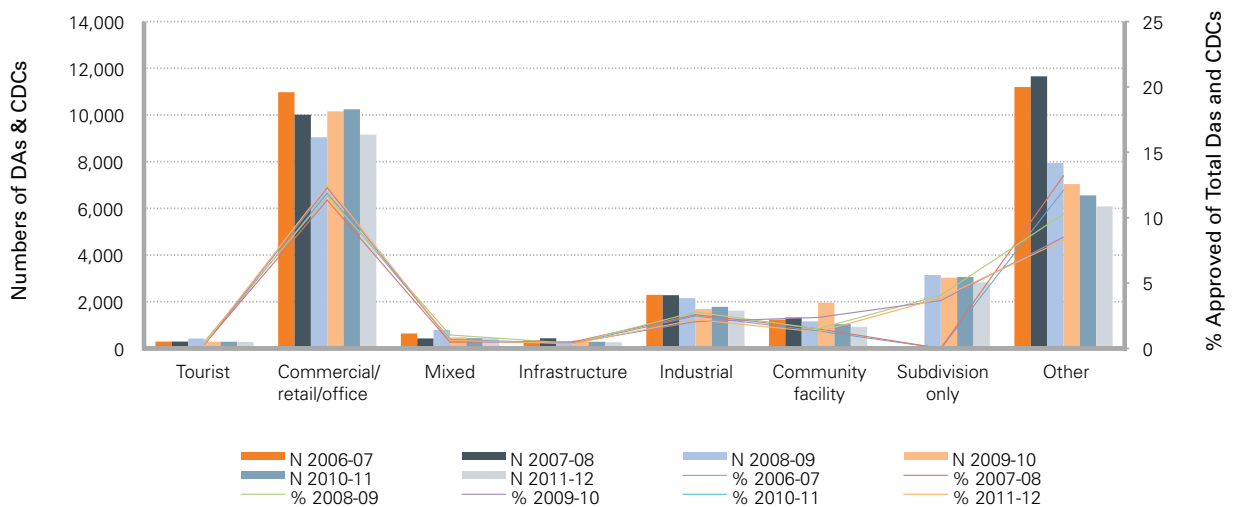


Figure 4: New residential development types as % of all residential development



Note: Does not include new Seniors' Living SEPP developments, residential - other or residential alterations and additions.

Figure 5: Non-residential development types - number and % approved (DAs and CDCs)

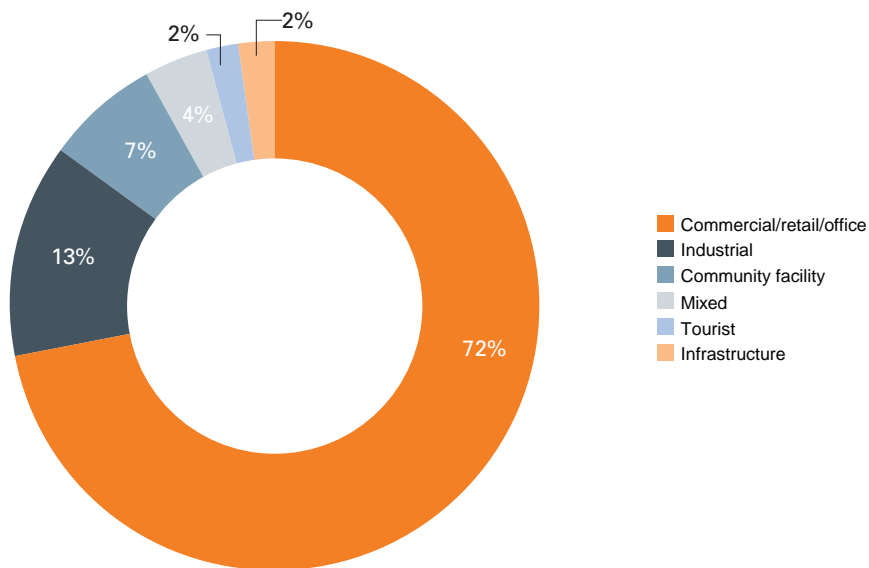


Note: The 'subdivision only' development category was introduced into the data collection from 2008-09. 'Subdivision only' would have been classified with 'other' in 2006-07.

Similar to 2010-11, commercial / retail / office development activity comprised 12% of all development. There was a decrease in this form of development between 2010-11 and 2011-12, from 10,242 approvals to 9,162 approvals.

In 2011-12, there was an 11% decrease in the number of approved community facilities developments compared with 2010-11. The development of community facilities peaked during 2009-10 (1,959 approvals) due to the federal government funding stimulus. (Figure 5).

Figure 6: Non-residential development approvals as % of all non-residential development



Note: Includes alterations and additions to existing non-residential development. Excludes subdivision and other non-residential development.

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 (e.g. merit assessment or complying development assessment) and determination time (see Chapter 3).

	2011-12	2010-11	2009-10	2008-09	2007-08	2006-07
Merit assessment (DA)	58,975	68,025	71,550	71,638	82,404	86,287
DA as % of (DA+CDC)	77	82	83	89	89	88
Modification DA (s96)	13,996	15,051	15,003	14,975	15,313	14,387
Complying (CDC)	17,128	15,085	14,315	9,194	10,619	11,241
CDC as % of (DA+CDC)	23	18	17	11	11	12
Total determinations	90,099	98,161	100,868	95,807	108,336	111,915

Overall, determinations declined by 8.2%, from 98,161 in 2010-11 to 90,099 in 2011-12.

Table 2-3 shows that the proportion of determinations that were assessed on their merits continued to gradually decline whereas the proportion which comply with a set code has steadily increased. This is to be expected as the range of development able to be classified as either exempt or complying development is expanded. Merit assessment is still required for any development which requires assessment of its environmental impact.

In 2011-12, merit assessment determinations comprised 77% of total (DA & CDC) determinations, compared with 82% in 2010-11, while complying development determinations were 23% in 2011-12, compared with 18% in 2010-11. 88% (see notes with Table 2-7) of CDCs were determined under the Codes SEPP in 2011-12.

Effective from February 2011, more forms of low impact developments qualified as complying development (maximum 10-day determination time requirement) under the Codes SEPP. The changes increased opportunities to utilise the Codes SEPP and simplified some of the existing development standards.

Table 2-4: Total number of DAs determined in NSW by type 2011-12 compared to 2010-11				
Development Type	Number of DAs Determined 2011-12	2011-12 % of total DAs determined	Number of DAs Determined in 2010-11	2010-11 % of total DAs determined
Residential - Alterations and additions	22,131	37.5	26,765	39.3
Residential - Single new dwelling	13,762	23.3	15,048	22.1
Residential - New second occupancy	1,975	3.3	2,038	3
Residential - New multi unit	1,044	1.8	1,009	1.5
Residential - Seniors Living	96	0.2	109	0.2
Residential - Other	2,355	4	2,524	3.7
Tourist	283	0.5	304	0.4
Commercial / retail / office	6,108	10.4	7,016	10.3
Mixed	370	0.6	437	0.6
Infrastructure	217	0.4	269	0.4
Industrial	1,558	2.6	1,770	2.6
Community facility	863	1.5	892	1.3
Subdivision only	2,838	4.8	3,135	4.6
Other	5,214	8.8	6,054	8.9
Non standard category	161	0.3	655	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 e.g. 'demolition only' falls into 'other', whereas 'dwelling' is counted in the non standard category.

Table 2-5: CDCs determined in NSW by development type 2011-12 and 2010-11

Development Type	Number of CDCs determined in 2011-12	2011-12 As % of total CDCs determined	Number of CDCs determined in 2010-11	2011-12 As % of total CDCs determined
Residential - Alterations and additions	6,971	40.7	6,602	43.8
Residential - Single new dwelling	2,702	15.8	1,746	11.6
Residential - New second occupancy	551	3.2	248	1.6
Residential - New multi unit	179	1	98	0.6
Residential - Seniors Living	6	0	4	0
Residential - Other	956	5.6	867	5.7
Tourist	7	0	4	0
Commercial / retail / office	3,295	19.2	3,501	23.2
Mixed	128	0.7	37	0.2
Infrastructure	53	0.3	36	0.2
Industrial	112	0.7	90	0.6
Community facility	100	0.6	170	1.1
Subdivision only	99	0.6	95	0.6
Other	1,025	6	714	4.7
Non standard category	944	5.5	873	5.8

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

Determinations are divided into two distinct assessment paths, merit assessment and complying development. **Tables 2-4 and 2-5** show the types of developments determined under merit assessment and complying development.

In 2011-12, merit assessment applied to more than three-quarters of all residential development (78%); and complying development assessment applied to 22% of residential development ². This was much the same in 2010-11: 83% of all residential development underwent merit assessment and 17% was complying development.

Figure 7 shows the proportion of residential alterations and single new dwellings that underwent merit assessment compared with complying development assessment. 76% of residential alterations and additions were determined as DAs in 2011-12 compared with 80% in 2010-11. 24% were determined as CDCs in 2011-12 compared with 20% in 2010-11. 84% of single new dwellings were determined as DAs in 2011-12 compared with 90% in 2010-11; 16% of single new dwellings were determined as CDCs in 2011-12 compared with 10% in 2010-11.

About two-thirds (65%) of all commercial / retail / office development underwent merit assessment in 2011-12 and one-third (35%) underwent complying development assessment (**Table 2-6**). This was similar to 2010-11 (67% and 33% respectively). And nearly one-fifth of all CDCs were issued for commercial / retail / office development in 2011-12 (Table 2-5). 88% (see notes with **Table 2-7**) of all CDCs for commercial / retail / office development were determined under the Codes SEPP.

² Excluding section 96 DA modifications. CDC modifications are included in CDC count.

Table 2-6: CDCs determined as percentage of all determinations (DA+CDC) by development type 2011-12 compared with 2010-11

Category of development	2011-12	2010-11
Residential - Alterations and additions	24	20
Residential - Single new dwelling	16	10
Residential - New second occupancy	22	11
Residential - New multi unit	15	9
Residential - Seniors Living	6	4
Residential - Other	29	26
Tourist	2	1
Commercial / retail / office	35	33
Mixed	26	8
Infrastructure	20	12
Industrial	7	5
Community facility	10	16
Subdivision only	3	3
Other	16	11
Non standard category	85	57

Notes:

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

As noted earlier, the number of new second occupancy CDCs increased. They doubled from 10.8% in 2010-11 to 21.8% of all new second occupancy determinations in 2011-12. New residential multi-unit CDCs determinations increased from 8.9% to 14.6% of all determinations for this development type.

Figure 7: Assessment path for single new dwellings and residential alterations and additions

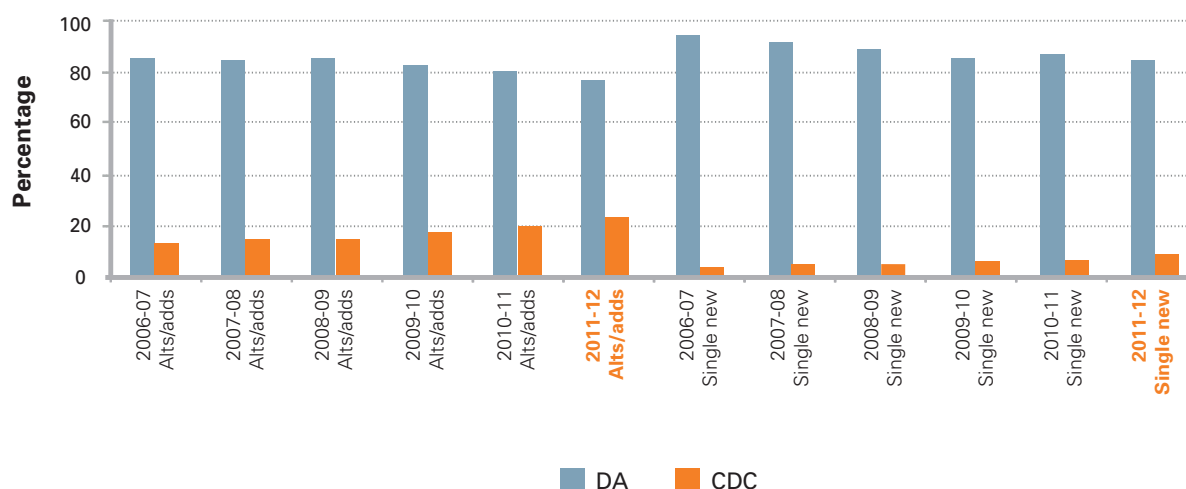


Table 2-7: CDC determinations by planning instrument

Level of determination	Number of CDCs	% SEPP	% Council planning instrument	Number of councils
Council staff	3,719	77	23	112
Councillors	4	100	0	3
Private certifier	9,384	93	7	89
	13,107	88	12	119

Notes:

- The number of CDCs in this table is *not* the total number of CDCs for 2011-12. It is only for councils that recorded at least one CDC that was 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 e.g. Infrastructure SEPP).
- A total of twenty two 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. A decrease from 2010-11 when 25 councils were excluded.

Under the current Codes SEPP the applicant can choose to use the Codes SEPP or the council planning instrument (LEP or DCP). The provisions in council planning instruments will vary between council areas. The provision to use either the Codes SEPP or council planning instruments was considered to be a transitory measure which was to end in late 2011. On 25 November 2011, the transition period for turning off existing local complying development controls was extended until all councils have made their local environmental plan (LEP) using the Standard Instrument. The LEP Standard Instrument permits the use of the Codes SEPP in place of council planning instruments. As such, the use of the Codes SEPP continues to increase, with 88% of CDCs in 2011-12 determined under the Codes SEPP, compared with 67% in 2010-11.

The Codes SEPP was more widely used where private certifiers determined CDCs than when council certifiers determined CDCs. **Table 2-7** shows that 93% of CDCs determined by private certifiers were determined under the Codes SEPP. This compared with 75% in 2010-11.

Council staff use of the Codes SEPP increased compared with 2010-11. In 2010-11, half of CDCs (51%) issued by council staff were under the Codes SEPP. In 2011-12, more than three-quarters of CDCs (77%) issued by council staff were issued under the Codes SEPP.

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	5,915	88	12	105
Residential - Single new dwellings	2,224	88	12	101
Commercial/retail/office	1,976	88	12	79
Industrial	100	94	6	31
Other (not included above)	2,892	89	11	99
Total	13,107	88	12	119

Notes:

- See notes with Table 2-7 above.
- "Other" 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.

Table 2-8 shows the category of developments and the number of determinations which were determined as CDCs. **Table 2.8** also shows the percentage of each category of development determined either under the Codes SEPP or a Council Planning Instrument.

The majority of the CDCs for residential alterations and additions (88%) and single new dwellings (88%) were issued under the Codes SEPP in 2011-12.

88% of the CDCs for commercial / retail / office development were issued under the Codes SEPP compared with 81% in 2010-11.



2.2 Regional Trends

Table 2-9: Regional development approvals (DA and CDC)						
Region	Number 2011-12	Value 2011-12	Total value of approvals as % of State	Number s96 approved 2011-12	Number 2010-11	Value 2010-11
Sydney	39,815	\$15.9b	71.8	8,195	43,042	\$13.4b
Hunter	9,503	\$2.1b	9.6	1,396	10,058	\$1.6b
Southern	6,610	\$1.2b	5.4	1,478	7,495	\$1.6b
Western	6,659	\$1.1b	4.8	626	6,992	\$1.1b
Murray/ Murrumbidgee	6,092	\$992.6m	4.5	984	7,273	\$1.1b
North Coast	5,801	\$873m	3.9	900	6,287	\$1.1b
NSW Total	74,480	\$22.1b	100	13,579	81,147	\$19.9b

Table 2-9 shows the proportion of development activity (DA and CDC approvals) across the six regions of NSW. Sydney was clearly the region with the highest proportion of development approvals, with 71.8% of development approval value occurring in the region. The Hunter and Southern regions followed with 9.6% and 5.4% of statewide approval value respectively.

All regions showed a decrease in the number of approvals since 2010-11, the greatest decrease being the North Coast region (16%) and the smallest decrease being the Western region (5%).

Despite the overall decrease in development approval, the value of approvals increased from \$19.9b in 2010-11 to \$22.1b in 2011-12. The statewide increase in development value between 2010-11 and 2011-12 was due to the increased value of development in the Sydney (by \$2.5 billion or 19%) and Hunter regions (by \$0.5 billion or 33%). The value of development decreased in all the other regions, except for Western where it remained static.

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

All DA and CDC determinations (approvals and refusals) for each region are shown in **Figures 8 and 9**.

Figure 8: Number of DAs determined by region

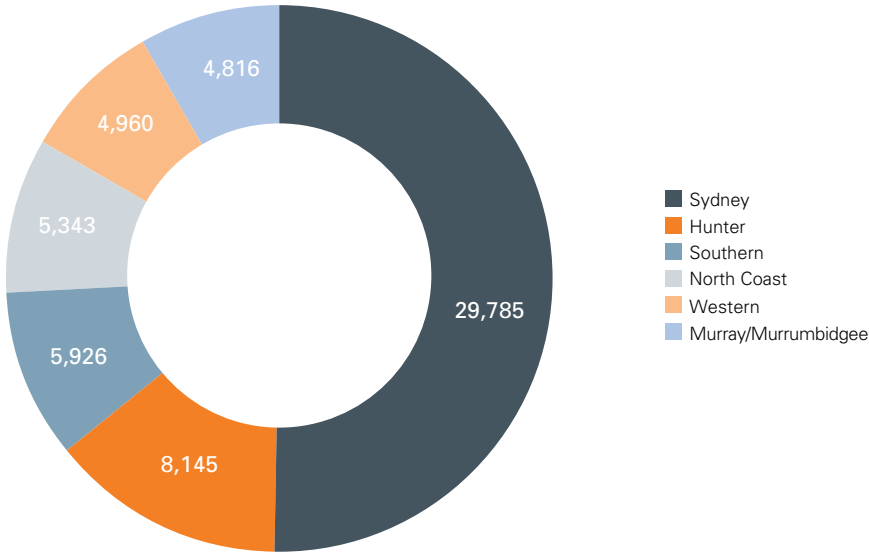
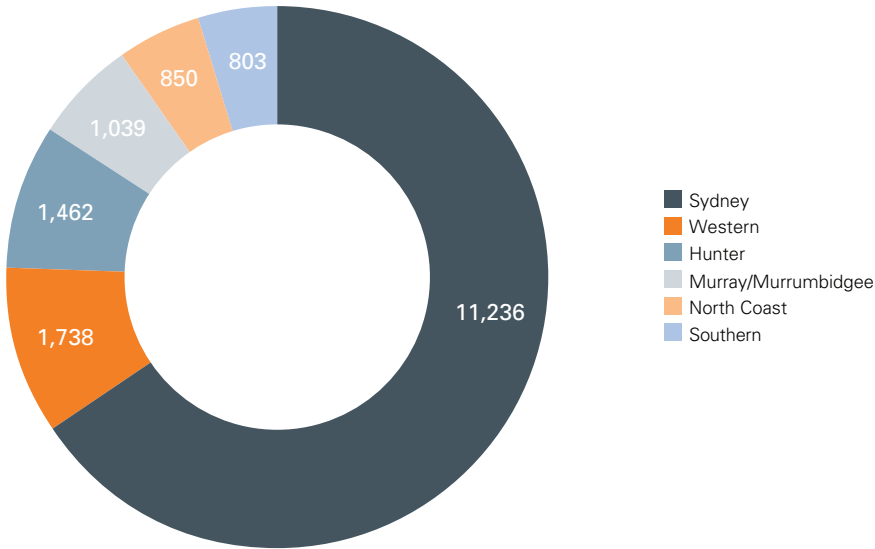


Figure 9: Number of CDCs determined by region

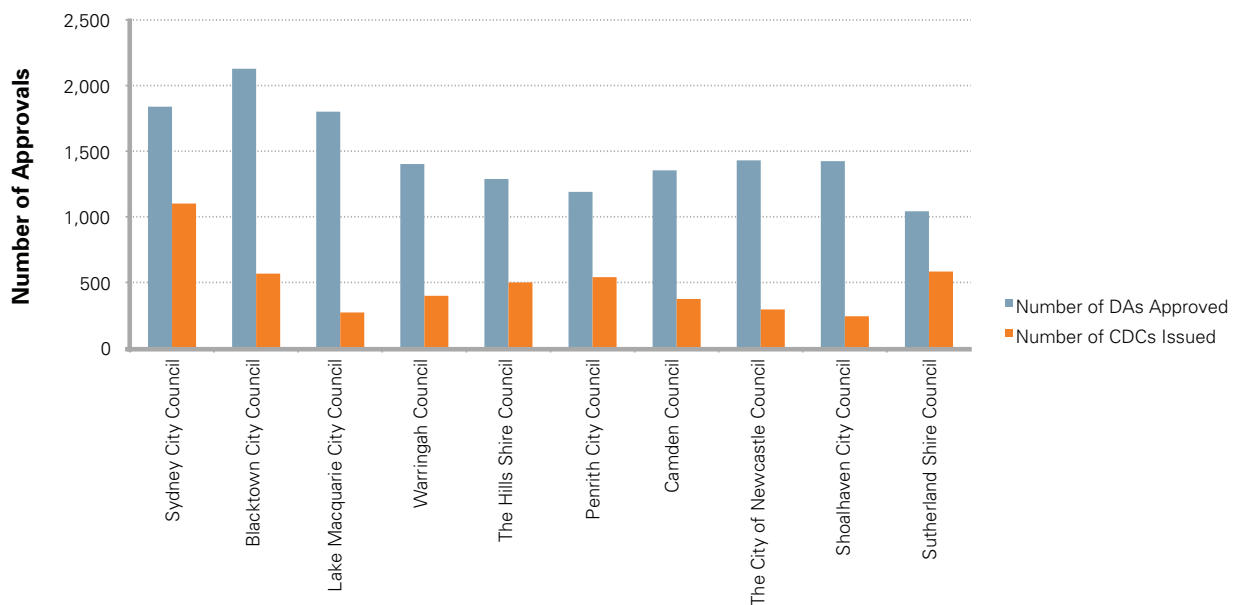


2.3 Council Trends

Development Activity

Figure 10 shows the ten council areas with the highest levels of development activity (approvals) in 2011-12. Major cities, regional centres and growth areas feature in the list, including City of Sydney, Blacktown City Council, Lake Macquarie City Council, Warringah Council and The Hills Shire Council.

Figure 10: Highest number of approvals (DAs and CDCs) by Local Government Area



City of Sydney also had the highest total value of approved development (\$3.19 billion) which was nearly four times that of The Hills Shire, the council with the second highest total value of approved development (\$869 million). This is a result of the Sydney Central Business District's continued position as the state's business centre.

Assessment Activity

In 2011-12, four councils had 50% or more of their determinations processed as complying development (Table 2-10). All of these councils are rural councils with a small number of total determinations.

Table 2-10: Local Government Areas with over 20% CDCs compared to DAs+CDCs			
Council	Number of DAs determined	Number of CDCs determined	CDCs as % of DAs+CDCs
Coonamble Shire Council	20	30	60
Coolamon Shire Council	36	45	56
Jerilderie Shire Council	17	20	54
Junea Shire Council	51	51	50
Ku-ring-gai Council	606	526	46
Bourke Shire Council	14	12	46
Uralla Shire Council	57	47	45
Ryde City Council	603	473	44
Tenterfield Shire Council	84	65	44
Strathfield Municipal Council	144	107	43
Parkes Shire Council	96	71	43
Deniliquin Council	58	41	41
Berrigan Shire Council	93	65	41
Shellharbour City Council	406	275	40
Lane Cove Council	223	145	39
Hornsby Shire Council	820	524	39
Weddin Shire Council	41	26	39
Botany Bay City Council	181	110	38
Orange City Council	434	261	38
Willoughby City Council	527	313	37
Parramatta City Council	735	436	37
Mid-Western Regional Council	347	205	37
Temora Shire Council	52	30	37
Sydney City Council	1,926	1,105	36
Forbes Shire Council	7	4	36
Bombala Council	16	9	36
Sutherland Shire Council	1,111	583	34
Holroyd City Council	535	280	34
Tamworth Regional Council	513	266	34
North Sydney Council	426	209	33
Griffith City Council	200	97	33
Canterbury City Council	495	239	33
Port Macquarie-Hastings Council	631	298	32
City of Canada Bay Council	488	229	32

Table 2-10: Local Government Areas with over 20% CDCs compared to DAs+CDCs

Council	Number of DAs determined	Number of CDCs determined	CDCs as % of DAs+CDCs
Burwood Council	185	83	31
Penrith City Council	1,208	540	31
Auburn City Council	350	155	31
Gwydir Shire Council	37	16	30
Greater Hume Shire Council	119	51	30
Glen Innes Severn Shire Council	119	49	29
Narrabri Shire Council	107	44	29
Inverell Shire Council	152	62	29
Gunnedah Shire Council	153	62	29
Armidale Dumaresq Council	193	78	29
Wyong Shire Council	1,015	404	28
Kempsey Shire Council	270	105	28
Cowra Shire Council	104	40	28
Lachlan Shire Council	63	24	28
The Hills Shire Council	1,318	502	28
Cobar Shire Council	39	14	26
Kogarah City Council	322	115	26
Rockdale City Council	369	128	26
Albury City Council	613	211	26
Bankstown City Council	1,023	349	25
Wagga Wagga City Council	558	190	25
Murrumbidgee Shire Council	27	9	25
Pittwater Council	387	129	25
Warrumbungle Shire Council	66	22	25
Wakool Shire Council	56	18	24
Gosford City Council	1,174	377	24
Greater Taree City Council	431	138	24
Hay Shire Council	19	6	24
Manly Council	335	104	24
Randwick City Council	833	257	24
Nambucca Shire Council	176	52	23
Ashfield Municipal Council	249	73	23
Walgett Shire Council	38	11	22
Liverpool City Council	1,151	333	22
Warringah Council	1,444	400	22
Guyra Shire Council	40	11	22
Camden Council	1,361	374	22
Cabonne Shire Council	146	40	22

Table 2-10: Local Government Areas with over 20% CDCs compared to DAs+CDCs

Council	Number of DAs determined	Number of CDCs determined	CDCs as % of DAs+CDCs
Blacktown City Council	2,166	569	21
Conargo Shire Council	23	6	21
Bathurst Regional Council	501	130	21
Dubbo City Council	458	116	20

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

City of Sydney, Sutherland Shire Council, Blacktown City Council, Penrith and Ku-ring-gai Council had the highest numbers of CDCs determined in 2011-12 (**Table 2-11**).

Table 2-11: Ten councils with the highest number of CDCs determined

Council	Number of CDC determined	% Residential alterations and additions	% Single new dwellings	% Commercial/retail/office	% Non standard category
Sydney City Council	1,105	1	0	94	2
Sutherland Shire Council	583	44	10	11	0
Blacktown City Council	569	1	5	54	0
Penrith City Council	540	42	32	9	0
Ku-ring-gai Council	526	24	13	6	2
Hornsby Shire Council	524	54	15	13	0
The Hills Shire Council	502	67	7	17	0
Ryde City Council	473	51	13	29	0
Parramatta City Council	436	35	10	19	0
Wyong Shire Council	404	65	5	22	0



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Local Development Determination Times		
2011-12	Development Applications and s96 Applications	2010-11
71	days on average taken to process a DA	68
15	councils with an average DA gross determination time in excess of 100 days	8
58	councils with an average DA gross determination time of 50 days or less	57
54	days on average taken to process s96 modifications	52

Local Development Determination Times		
2011-12	Complying Development Certificates (CDCs)	2010-11
18	days on average taken by councils to process CDCs (based on 135 councils)	14
46	councils with an average gross determination time for CDCs of 10 days or less	53





Definitions	
Gross determination time	Full length of the development assessment process (applies to DAs and CDCs).
Net 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 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 the values are ranked. 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 Processing and Determination Times

After recent minor planning reforms, 2011-12 was a year of consolidation for councils allowing them to continue refining their assessment procedures.

The statewide average time for DAs reflected the consolidation process, with similar average DA determination times: 71 days in 2011-12 compared with 68 days in 2010-11.

	2011-12	2010-11
Mean gross processing times DAs only	71	68

Table 3-2 shows that 15 councils (10% of all councils) had mean gross processing times for DAs over 100 days in 2011-12. This compares with eight councils (5% of all councils) in 2010-11. This is the first year since 2006 that the number of councils with mean gross DA processing times over 100 days has increased.

Financial Year	2011-12	2010-11	2009-10	2008-09	2007-08	2006-07
Number of councils	15	8	10	21	28	29

Seven councils had mean gross processing times for DAs over 100 days for applications valued under \$100,000. Performance against this indicator has improved since 2006-07 when 11 councils fell into this category (**Table 3-3**), though not as good as in 2010-11 and 2009-10.

Financial Year	2011-12	2010-11	2009-10	2008-09	2007-08	2006-07
Number of councils	7	2	4	11	14	11

There was no change in the proportion of councils that achieved mean gross processing times for DAs of 50 days or less. This was 38% of all councils in 2011-12, 2010-11 and 2009-10 (58, 57 and 58 councils respectively) (**Table 3-4**). More than one third of councils have met this criterion since 2006-07.

Financial Year	2011-12	2010-11	2009-10	2008-09	2007-08	2006-07
Number of councils	58	57	58	56	52	58

Gross time is important to applicants as it measures the total processing time taken between lodging an application and receiving the final decision. Net time is an indicator of the time taken by councils to determine the application, including the time taken to assess the application but excluding the time taken for delays for which they are not 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 targeted to improve overall assessment times.

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

Another important factor which must be taken into account when comparing council performance is the council classification, commonly referred to as the DLG code.

The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors.



While statewide analysis provides important information on the performance of councils, care must be taken when comparing individual council performance. It can be simplistic to compare the performance of small regional councils to large inner-urban councils in terms of DA determinations due to the vastly different environmental, economic and social issues faced in these areas.

The statewide mean gross processing time for DAs with STC was 107 days compared with 50 days for a DA with no STC event, a 57 day difference. In 2011-12, 37% of DAs had STC. The high percentage of DAs with STC events and the average 57 days difference between DAs with STC and DAs without STC indicate the impact of sub-standard and non-complying DA applications on processing times. Similarly, DAs which were referred to state agencies had high average determination times (116 days) compared with DAs without any referral (65 days). Referrals applied to 12% of DAs in 2011-12. 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 2011-12, more than half of all NSW councils (57%) had a median gross processing time for DAs of 40 days or less (see **Source Table 3-28**). In 2011-12, 80% of councils achieved median net determination times of 40 days or less, as in 2010-11.



Table 3-5 shows the effects of STC events and referrals in more detail statewide and by Division of Local Government classifications.

Table 3-5: Statewide DA Net Determination Times (Days) by Classification		
	2011-12 days	2010-11 days
ALL NSW		
Determination Times		
Mean net determination times DAs only	46	45
Median net days DA determined	31	31
Mean gross days - all DAs determined	71	68
Effect of stop-the-clock		
Mean gross determination time - only DAs with STC	107	105
Mean gross determination time - only DAs without STC	50	47
Mean stop days - only DAs with STC	58	56
Effect of referrals		
Mean gross determination time - only DAs with referrals	116	117
Mean gross determination time - only DAs without referrals	65	62
Mean referral days - only DAs with referrals	50	47
Urban (U) Capital City (CC) and Metropolitan Developed (D)		
Determination Times		
Mean net determination times - DAs only	60	55
Median net days - DA determined	42	41
Mean gross days - all DAs determined	81	74
Effect of stop-the-clock		
Mean gross determination time - only DAs with STC	111	107
Mean gross determination time - only DAs without STC	64	56
Mean stop days - only DAs with STC	53	50
Effect of referrals		
Mean gross determination time - only DAs with referrals	107	118
Mean gross determination time - only DAs without referrals	79	72
Mean referral days - only DAs with referrals	49	42
Regional Town/City (R)		
Determination Times		
Mean net determination times - DAs only	37	38
Median net days - DA determined	26	26
Mean gross days - all DAs determined	65	67

Note: The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors. See Appendix 3 for full explanation of ACLG and Division of Local Government classification of councils.

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

	2011-12 days	2010-11 days
Effect of stop-the-clock		
Mean gross determination time - only DAs with STC	101	103
Mean gross determination time - only DAs without STC	40	42
Mean stop days - only DAs with STC	58	61
Effect of referrals		
Mean gross determination time - only DAs with referrals	115	118
Mean gross determination time - only DAs without referrals	56	57
Mean referral days - only DAs with referrals	51	47
Fringe (F)		
Determination Times		
Mean net determination times - DAs only	46	44
Median net days - DA determined	32	31
Mean gross days - all DAs determined	76	70
Effect of stop-the-clock		
Mean gross determination time - only DAs with STC	116	111
Mean gross determination time - only DAs without STC	53	49
Mean stop days - only DAs with STC	68	63
Effect of referrals		
Mean gross determination time - only DAs with referrals	138	124
Mean gross determination time - only DAs without referrals	67	61
Mean referral days - only DAs with referrals	62	54
Agricultural (A)		
Determination Times		
Mean net determination times DAs only	36	37
Median net days DA determined	24	25
Mean gross days - all DAs determined	56	54
Effect of stop-the-clock		
Mean gross determination time - only DAs with STC	101	94
Mean gross determination time - only DAs without STC	37	36
Mean stop days - only DAs with STC	54	48
Effect of referrals		
Mean gross determination time - only DAs with referrals	105	93
Mean gross determination time - only DAs without referrals	48	48
Mean referral days - only DAs with referrals	36	34

Note: The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors. See Appendix 3 for full explanation of ACLG and Division of Local Government classification of councils.

Figure 11 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. Just over 2% of DAs took more than 300 days to determine. These DAs comprised development across all categories, the majority of the DAs contained significant ‘stop the clock’ events and/or environmental issues which needed to be resolved during the assessment period.

Figure 11: Number of DAs by assessment time

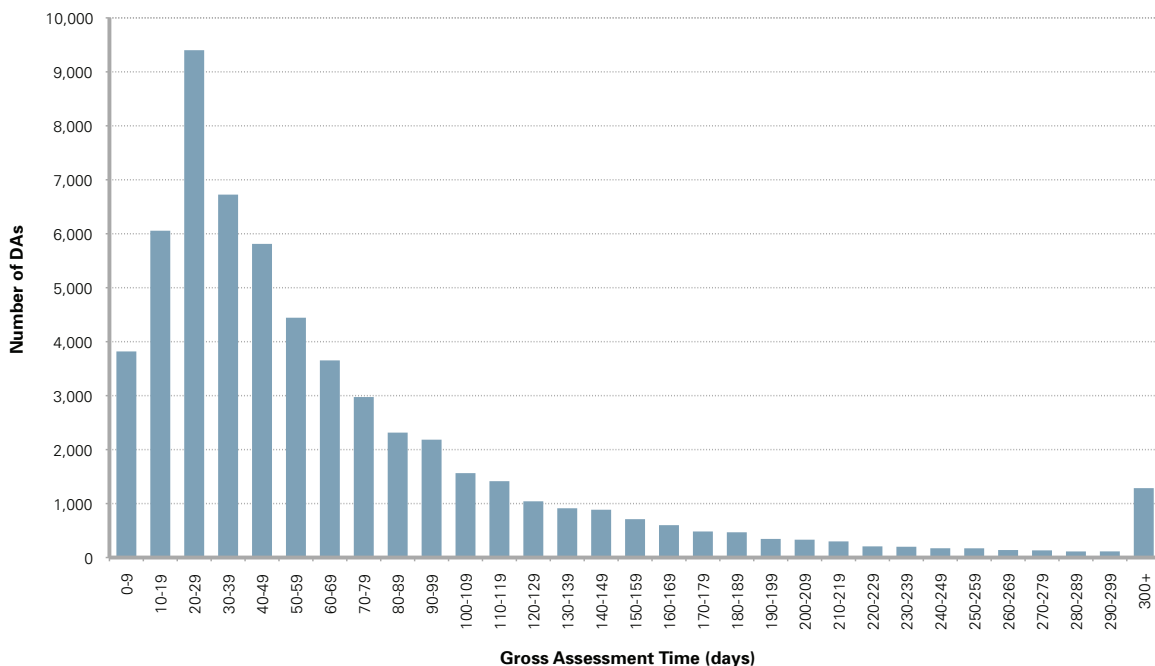


Table 3-5 shows a mean net determination time for DAs of 46 days, much higher than the median net time (31 days). This indicates that most DAs are determined in less than 46 days, only slightly higher than 2010-11: 45 days mean net and 31 days median net times.

As expected, **Table 3-5** also shows that DA times for urban councils were higher than the councils classified as regional, fringe and agricultural. The urban councils frequently deal with more complex DAs and with more developments which often attract significantly more public attention than non urban councils.

The mean gross time for urban councils was 81 days compared with 65 days for regional councils, 76 days for fringe councils and 56 days for agricultural councils. Mean gross times for DAs with STC was over 100 days for all classifications including agricultural councils. Median net determination time for urban councils was 42 days compared with 26 days for regional councils, 32 days for fringe councils and 24 days for agricultural councils.

Appendices 3 and 4 describe the council classification system and list the councils which fall into each group.

Table 3-6 shows that the median gross determination time for DAs was slightly higher for 2011-12 compared to 2010-11: 45 days and 44 days respectively and the median net determination time remained unchanged at 31 days.

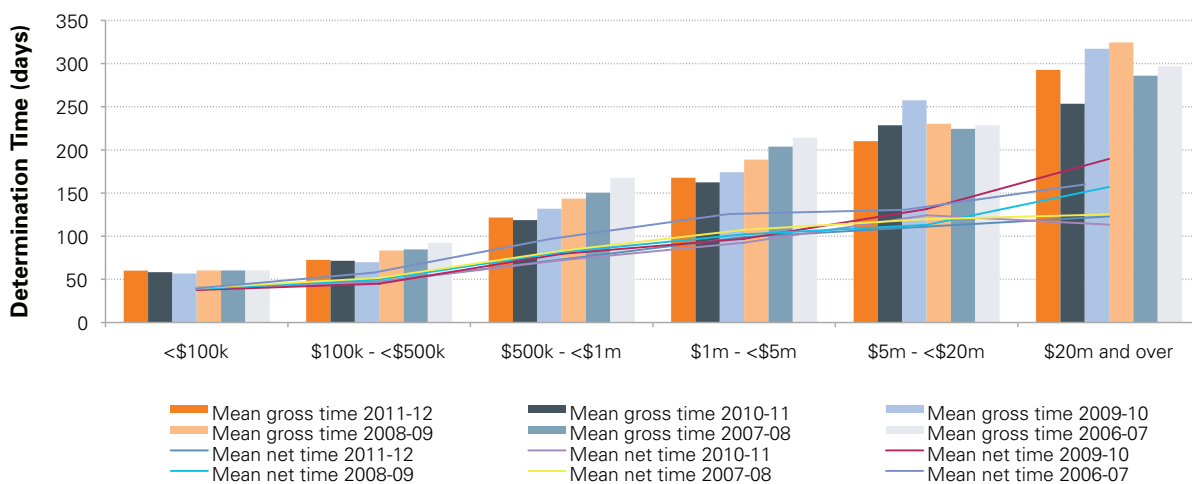
Table 3-6: DA Median Determination Times (Days)		
	2011-12	2010-11
Median gross determination times DAs only	45	44
Median net determination times DAs only	31	31

Determination Times by Value and Development Type

Figure 12 shows the determination times for all developments up to \$5 million were slightly higher than 2010-11. The mean gross time for developments \$500,000 to \$1 million rose from 119 days in 2010-11 to 122 days in 2011-12; development in the \$1-5 million group rose from 162 days to 168 days.

Mean gross determination times for DAs increased with the value of development. Determination times continued to be high for the higher value developments, although mean gross determination times were lower in 2011-12 for development in the \$5-20 million group. Mean gross determination times for development valued at \$5-20 million fell from 229 days (2010-11) to 210 days in 2011-12; mean gross times for developments valued over \$20 million increased from 253 days in 2010-11 to 293 days in 2011-12.

Figure 12: DA Determination times by value 2006-07 to 2011-12



As stated in Chapter 2, 97% of approved DAs and 99% of CDCs were valued at under \$1 million in 2011-12. The mean gross processing time for developments of under \$1 million was relatively stable, 67 days in 2011-12 compared with 65 days in 2010-11 (**Table 3-7**). The median gross DA determination time for developments of this value remained unchanged at 43 days for the same period (**Table 3-8**).

Table 3-7: Statewide DA mean determination times (days) by value 2011-12 and 2010-11

Value	Gross determination time		Net determination time		Stop-the-clock time		Referral time	
	2011-12	2010-11	2011-12	2010-11	2011-12	2010-11	2011-12	2010-11
\$0 Value	82	80	48	46	93	92	72	65
Under \$100K	60	58	40	39	53	54	48	44
\$100K-under \$500K	73	72	47	47	53	51	42	40
\$500K-under \$1m	122	119	73	72	72	70	60	53
Under \$1m	67	65	44	43	55	54	46	43
\$1m-under \$5m	168	162	99	93	99	100	80	82
\$5m-under \$20m	210	229	111	124	132	154	116	98
\$5m-under \$100m	231	231	115	120	156	152	122	101
\$20m+	293	253	123	113	232	164	147	110
\$30m+	277	317	118	125	228	208	142	127
\$50m+	288	371	121	139	278	297	132	143

Notes:

1. Mean stop-the-clock (STC) times are averages of STC time reported by councils only for DAs where STC occurred.
2. Mean referral times are averages of referral time only for DAs where referral occurred.
3. 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.

Processing times continued to be high for the higher value developments, although mean gross determination times were slightly higher in 2011-12 for most development value groups. Mean gross processing times for development valued at \$5-20 million fell from 229 days (2010-11) to 210 days in 2011-12; and from 317 days (2010-11) to 277 days in 2011-12 for developments valued over \$30 million. This may be due to an increasing number of these developments being determined by joint regional planning panels in 2011-12. The activity of the regional panels is discussed in detail in chapter 4.

Table 3-8: Statewide DA median determination times (days) by value 2011-12 and 2010-11

Value	Gross determination time		Net determination time		Stop-the-clock time		Referral time	
	2011-12	2010-11	2011-12	2010-11	2011-12	2010-11	2011-12	2010-11
\$0 Value	42	41	27	27	39	40	40	38
Under \$100K	37	36	28	28	25	25	28	26
\$100K-under \$500K	51	51	34	35	31	31	28	24
\$500K-under \$1m	97	93	56	58	48	45	32	30
Under \$1m	43	43	30	31	29	28	28	26
\$1m-under \$5m	137	131	75	73	63	63	50	46
\$5m-under \$20m	166	165	90	88	76	83	64	69
\$5m-under \$100m	176	167	91	86	91	84	69	69
\$20m+	196	176	95	78	123	93	77	75
\$30m+	195	202	100	72	135	118	85	100
\$50m+	202	195	98	84	175	122	70	103

Notes:

1. Median STC times are only for DAs where STC occurred.
2. Median referral times are only for DAs where referral occurred. Table 3-9 shows the mean gross determination time regardless of assessment process (ie. DA and CDC times are combined) for certain development categories where CDCs are more prevalent. the combined mean gross determination times for all categories were slightly lower than the mean gross determination time for DAs alone (see table 3-10).



Table 3-9 shows the mean gross determination time regardless of assessment process (ie. DA and CDC times are combined) for certain development categories where CDCs are more prevalent. The combined mean gross determination times for all categories were slightly lower than the mean gross determination time for DAs alone (see Table 3-10).

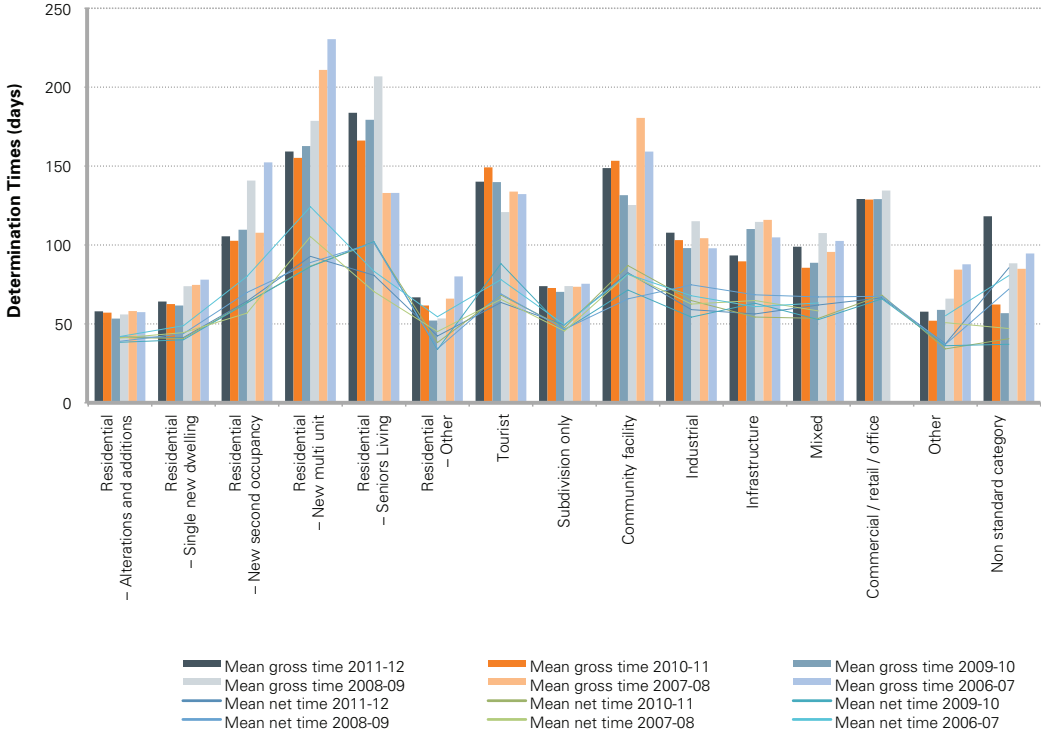
Table 3-9: DA and CDC Mean Gross Determination Times (days) by development category		
Category of development	2011-12	2010-11
Residential - Alterations and additions	54	53
Residential - Single new dwelling	62	61
Residential - New second occupancy	103	101
Commercial / retail / office	70	69
Industrial	92	88
Community facility	97	83



Figure 13 and **Table 3-10** show the mean gross determination times of DAs based on the development type. The lowest and the highest DA determination times for 2011-12 were both for residential development types. New single dwellings (64 days) and alterations and additions (58 days) were among the lowest times while seniors living (184 days) and multi-unit development (159 days) had the highest overall times.

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

Figure 13: DA Determination times by development category 2006-07 to 2011-12



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

Overall the results are an indicator of the type of developments that are subject to numerous environmental issues, urban design issues and community concerns which need to be considered during the determination process.

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 2011-12

Category	Net determination time	Gross determination time	Stop-the-clock time	Referral time
1. Residential - Alterations and additions	42	58	43	32
2. Residential - Single new dwelling	41	64	50	36
3. Residential - New second occupancy	64	106	64	47
4. Residential - New multi unit	93	159	94	72
5. Residential - Seniors Living	81	184	154	134
6. Residential - Other	42	67	56	42
7. Tourist	64	140	129	112
8. Commercial / retail / office	49	74	57	52
9. Mixed	82	149	105	74
10. Infrastructure	59	108	129	84
11. Industrial	56	93	70	58
12. Community facility	62	99	77	64
13. Subdivision only	67	129	126	81
14. Other	37	58	63	49
15. Non standard category	86	118	91	109

Notes:

1. Mean stop-the-clock (STC) times are averages of STC time only for DAs where STC occurred.
2. Mean referral times are averages of referral time only for DAs where referral occurred.
3. 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".
4. 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 (s96) are applications to modify an existing DA consent (approval). S96 applications range from significant revisions requiring substantial merit assessment to correcting minor errors in the approval. Depending on the extent of changes proposed, the time taken to assess the modifications can be similar and in some cases longer than the time taken to determine the original DA.

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

The types of s96 modifications are s96 (1) minor error or misdescription; s96 (1A) minimal environmental impact; s96 (2) other modification (significant environmental impact) and 96AA modification by consent authorities of consents granted by the Land and Environment Court.

There are a number of statutory steps that need to be taken before the environmental impact of the Section 96 application can be assessed. Firstly the application must be assessed to ensure it is 'substantially the same development' and secondly that the changes have been accurately described as s96 (1), s96 (1A) or s96 (2).

Most have a far lower processing time than standard DAs, but not always. Some (mostly rural) councils did not determine any s96 applications.

In 2011-12, 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.

s96 Category	2011-12	% of total
s96(1A) - Minimal environmental impact	4,773	69
s96(2) - Other modification	1,059	15.3
s96(1) - Minor error/misdescription	956	13.8
Other s96	131	1.9

Table 3-12 shows that the mean gross processing times for s96 applications in 2011-12 was 54 days, slightly higher than the 52 days in 2010-11. Average determination times for s96 modifications have fallen compared with 2006-07, but have been relatively stable since 2008-09.

Financial Year	2011-12	2010-11	2009-10	2008-09	2007-08	2006-07
Mean gross determination times s96 modifications only	54	52	52	53	58	57
Mean gross determination times DAs + s96 modifications	68	65	64	71	72	73



Complying Development

Complying development is a form of approval for many types of minor or routine development, which have a minor impact and are identified under State Environmental Planning Policies or local development control plans. If the proposed development meets the criteria set in the Codes SEPP or the local council's complying development code, the development can be approved in 10 days or less. Typical CDC developments are new homes, renovations or improvements to homes or apartments, and office, shop or industrial building change of use or fit outs. Stop-the-clock and referrals are not possible with complying development applications.

A development approved as a complying development requires compliance with development standards while developments subject to merit approval must be assessed against a wide range of environmental, social and economic considerations and involve various forms of community consultation.

As noted in Chapter 2, complying development increased from 18% of all DA and CDC determinations in 2010-11 (excluding section 96 modifications) to 23% in 2011-12, which was to be expected given the additional types of developments now able to be determined as CDCs. Accredited (private) certifiers determined 70% of CDCs in 2011-12 compared to 68% of CDCs in 2010-11.

Table 3-13: CDCs determined by councils and private certifiers		
Financial year	2011-12	2010-11
Number of CDCs determined	17,128	15,085
Percentage of CDCs determined by councils (%)	30	34
Percentage of CDCs determined by private certifiers (%)	70	66

The determination times for CDCs reported since 2009-10 are only based on records of CDCs issued by councils due to inadequate date information for CDCs issued by private certifiers.

Accredited (private) certifiers have a statutory obligation to send councils details of the complying development applications that they determined 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. However, the data can be incomplete particularly regarding dates and planning controls.

The reporting and completeness of complying development data needs to continue to improve. This relies on both accredited certifiers providing complete and accurate data to councils within a reasonable timeframe and councils systems retaining the information appropriately. With a greater focus on assisting certifiers and councils in this regard in the coming year, it is expected that future reports will 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. The median determination time for 2011-12 was unchanged at 8 days (based on data from 135 councils) (**Table 3-15**).

As in 2010-11, CDCs could be lodged under either the Codes SEPP or a council Local Environmental Plan or Development Control Plan. It seems that some determination times are higher than the 10-day statutory timeframe because some councils request additional information from applicants to resolve issues when required, rather than refuse the CDC (stop-the-clock does not apply to CDC applications).

Table 3-14: Mean determination time for council CDCs with valid dates		
Financial year	2011-12	2010-11
Mean determination time - council determined CDCs only	18	14

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

Table 3-15: Median determination time for council CDCs with valid dates		
Financial year	2011-12	2010-11
Median determination time - council determined CDCs only	8	8

CDC determination times by value

Determination times were substantially higher for developments valued \$1 million and over (56 days mean determination time and 18 days median determination time), however this applied to only 26 CDCs in 2011-12 (**Table 3-16**).

Value range	Mean determination time	Median determination time	Number of valid council CDC records
\$0 Value	25	7	156
Under \$100k	17	8	3,938
\$100k-under \$500k	20	10	1,017
\$500k-under \$1m	36	16	95
Under \$1m	18	8	5,050
\$1m and over	56	18	26

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 mean and median determination times for the three most common development types for CDCs. Mean times were slightly higher than the statutory time of a maximum 10 days; median times were under the 10 day limit.

Category	Mean determination time	Median determination time	Number of council issued CDCs
Residential - Alterations and additions	16	8	2,351
Residential - Single new dwelling	18	8	757
Commercial / retail / office	18	7	503

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

Care needs to be taken when viewing tables on council performance in processing and determining development applications. The gross time is the time perceived by the applicant from submitting the application to receiving a determination, but that time is influenced by a number of factors which are outside the direct control of councils.

Although the average gross determination time for DAs was 71 days, determination times varied considerably across the state, ranging from 11 days mean gross determination time (Jerilderie) to 183 days (Wentworth).

Almost double the number of councils reported mean gross determination times of 100 days or more for DAs, fifteen in 2011-12 compared to eight councils in 2010-11.

Table 3-18 lists the councils with mean gross processing times for DAs of 100 days or more. The councils are listed according to the codes set by the Division of Local Government (DLG). "*According to their socioeconomic characteristics and their capacity to deliver a range of services to the community*" (refer appendix A).

The greatest number of councils with times over 100 days was concentrated in DLG Group 2 which is to be expected as Group 2 contains Sydney based councils, which have the greatest number of DAs covering a wide range of application types. It is noted that the 'simple DA' is now increasingly being determined as complying development under the expanded Codes SEPP.



Table 3-18: Councils with mean gross DA determination times over 100 days

Council	DLG Code	Mean 2011-12	Mean 2010-11	% change	Median 2011-12
Botany Bay City Council	2	136	111	23	136
Mosman Municipal Council	2	109	114	-4	105
North Sydney Council	2	109	104	4	91
Pittwater Council	2	107	93	14	88
Hunters Hill Municipal Council	2	106	95	11	98.5
Waverley Council	2	106	86	23	87
Hurstville City Council	3	117	58	102	89.5
Willoughby City Council	3	111	96	15	85
Greater Taree City Council	4	127	82	55	43
Lithgow City Council	4	126	62	102	55
Hawkesbury City Council	6	163	76	113	120
Wollondilly Shire Council	6	102	73	41	48
Wentworth Shire Council	10	183	70	161	98
Kyogle Council	10	149	90	66	47.5
Yass Valley Council	11	111	97	15	63

Note: The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors. See Appendix 3 for full explanation of ACLG and Division of Local Government classification of councils.

Tables 3-19 and **3-20** provide a further breakdown of determination times for the councils with mean gross determination times over 100 days.

Table 3-19: Councils with mean gross DA determination times over 100 days - times and values										
Council	DLG	Mean Gross - DAs only	<\$100k	>\$100k	\$100k - \$500k	\$500k - \$1m	<\$1m	\$1m - \$5m	\$5m - \$20m	>\$20m
Botany Bay City Council	2	136	123	155	140	131	129	163	266	321
Mosman Municipal Council	2	109	74	123	109	127	99	144	92	
North Sydney Council	2	109	84	138	127	141	103	171	196	170
Pittwater Council	2	107	82	125	111	143	102	201	143	
Hunters Hill Municipal Council	2	106	92	116	106	134	103	140		
Waverley Council	2	106	76	137	115	202	100	201	166	
Hurstville City Council	3	117	88	146	122	134	106	344		200
Willoughby City Council	3	111	90	133	119	162	108	179	158	115
Greater Taree City Council	4	127	145	102	93	314	126	336		
Lithgow City Council	4	126	124	129	130	123	126	125		
Hawkesbury City Council	6	163	154	176	159	170	156	295	191	
Wollondilly Shire Council	6	102	100	108	96	197	100	167	181	435
Wentworth Shire Council	10	183	123	261	269	163	184	102		
Kyogle Council	10	149	144	174	161		147		355	
Yass Valley Council	11	111	108	116	93	432	111	137		

Note: The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors. See Appendix 3 for full explanation of ACLG and Division of Local Government classification of councils.

Table 3-20 shows there is not always a correlation between the total value of DAs determined and the gross time taken to determine DAs. For example, Wentworth Shire had the longest mean gross determination time of 183 days but the total value of determined DAs was only \$20.9m, while Willoughby Council which determined \$201.3 million worth of DAs in 111 days mean gross time.

Table 3-20: Councils with mean gross DA determination time over 100 days - total values and time breakdown						
Council	DLG Code	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)
Botany Bay City Council	2	136	\$318m	\$317.6m		
Mosman Municipal Council	2	109	\$208.1m	\$192.7m	40	32
North Sydney Council	2	109	\$537.4m	\$470.1m	88	
Pittwater Council	2	107	\$133.8m	\$127.2m	46	39
Hunters Hill Municipal Council	2	106	\$38.7m	\$32.7m	82	110
Waverley Council	2	106	\$154.3m	\$146.8m	71	
Willoughby City Council	3	111	\$201.3m	\$193.6m	75	50
Hurstville City Council	3	117	\$244.4m	\$193.8m	60	
Greater Taree City Council	4	127	\$53.8m	\$53.1m	166	25
Lithgow City Council	4	126	\$37.9m	\$37.9m	73	169
Hawkesbury City Council	6	163	\$50.5m	\$44.4m	88	
Wollondilly Shire Council	6	102	\$167.8m	\$166.8m	85	53
Wentworth Shire Council	10	183	\$20.9m	\$20.9m	81	38
Kyogle Council	10	149	\$9.6m	\$9m	108	102
Yass Valley Council	11	111	\$50.9m	\$50.9m	63	91

Note: The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors. See Appendix 3 for full explanation of ACLG and Division of Local Government classification of councils.

Table 3-21 shows that councils with the highest mean gross determination time for residential alterations/additions and single new dwellings valued under \$500,000 had few CDCs as a proportion of their total determinations.

Table 3-21: 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
DLG Group 1					
City of Sydney Council	81	68	546	0	0
DLG Group 2					
Botany Bay City Council	126	124	97	6	6
North Sydney Council	112	95	217	1	3
Mosman Municipal Council	99	96	137	0	0
DLG Group 3					
Willoughby City Council	102	84	283	6	19
Hurstville City Council	92	76	214	10	25
City of Canada Bay Council	86	68	322	4	14
DLG Group 4					
Lithgow City Council	98	55	104	7	8
Greater Taree City Council	82	34	309	4	14
Richmond Valley Council	71	42	140	0	0
DLG Group 5					
The City of Newcastle Council	83	69	838	1	9
Shoalhaven City Council	61	37	1,067	3	35
Wollongong City Council	52	39	842	0	3
DLG Group 6					
Hawkesbury City Council	148	108	80	0	0
Wollondilly Shire Council	67	40	469	5	24
Camden Council	32	25	829	5	45

Table 3-21: 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
DLG Group 7					
Campbelltown City Council	80	55	326	11	42
Blue Mountains City Council	78	55	564	1	3
The Hills Shire Council	64	48	758	5	43
DLG Group 8					
Brewarrina Shire Council	48	48	2	0	0
Urana Shire Council	12	7	9	0	0
Jerilderie Shire Council	7	1	7	53	8
DLG Group 9					
Boorowa Council	49	43	30	0	0
Lockhart Shire Council	37	27	17	0	0
Tumbarumba Shire Council	35	28	19	0	0
DLG Group 10					
Wentworth Shire Council	180	76	113	8	10
Upper Lachlan Shire Council	87	77	68	0	0
Oberon Council	66	41	18	0	0
DLG Group 11					
Yass Valley Council	71	61	132	6	8
Cabonne Shire Council	61	50	32	3	1
Palerang Council	55	54	213	0	1

Note: The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors. See Appendix 3 for full explanation of ACLG and Division of Local Government classification of councils.



Table 3-22 shows the five councils that reported the lowest average determination times according to the total value of all DAs determined. All these councils are in rural or regional areas.

Table 3-22: Lowest reporting councils - mean gross DA processing time					
\$0-\$1m	Days	\$1-\$5m	Days	\$5m and over	Days
Jerilderie Shire Council	11	Blayney Shire Council	9	Singleton Council	51
Warren Shire Council	14	Coonamble Shire Council	23	Parkes Shire Council	56
Urana Shire Council	14	Moree Plains Shire Council	29	Carrathool Shire Council	61
Hay Shire Council	15	Gloucester Shire Council	30	Wingecarribee Shire Council	61
Conargo Shire Council	15	Cabonne Shire Council	32	Ashfield Municipal Council	64

See Appendix 2 for additional notes on data analysis.

Table 3-23 shows those councils that achieved the greatest reduction in their mean gross determination times listed by DLG codes. Where there were no councils in a DLG group that reduced their mean times, those with least change were listed. Some significant improvements were made by councils that previously had mean gross determination times over 100 days.

Country councils appear to have made more significant improvements to their determination times compared to urban councils. Care needs to be taken when making direct comparisons as the nature of DAs vary significantly between regions and the comparisons should be made within the DLG groups. Of the inner-metropolitan councils, Leichhardt Council made the greatest improvement, reducing its mean gross determination time from 115 days in 2010-11 to 88 days in 2011-12

Table 3-23: Top three Councils per DLG Group				
Council	Mean Gross DAs only (2011-12)	Mean Gross DAs only (2010-11)	Mean Gross Time % Change	Estimated Value of DAs Approved
DLG Code 1				
City of Sydney Council	74	61	22	\$2.9b
DLG Code 2				
Leichhardt Municipal Council	88	115	-24	\$103.5m
Kogarah City Council	79	85	-8	\$93.6m
Manly Council	83	90	-8	\$95m
DLG Code 3				
Canterbury City Council	94	102	-8	\$138.2m
City of Canada Bay Council	98	104	-5	\$394.9m
Randwick City Council	74	77	-4	\$463.1m
DLG Code 4				
Bega Valley Shire Council	56	82	-32	\$68m
Wagga Wagga City Council	50	74	-32	\$170.8m
Griffith City Council	43	63	-32	\$31.3m
DLG Code 5				
Tweed Shire Council	93	133	-30	\$150.7m
Port Macquarie-Hastings Council	62	81	-23	\$113.1m
Wollongong City Council	66	83	-21	\$364.2m
DLG Code 6				
No council recorded improved times for this DLG Group.				
DLG Code 7				
Blue Mountains City Council	85	96	-12	\$119.5m
Campbelltown City Council	89	95	-7	\$173.8m
Wyong Shire Council	56	60	-6	\$195.3m

Table 3-23: Top three Councils per DLG Group

Council	Mean Gross DAs only (2011-12)	Mean Gross DAs only (2010-11)	Mean Gross Time % Change	Estimated Value of DAs Approved
DLG Code 8				
Jerilderie Shire Council	11	26	-58	\$2.3m
Urana Shire Council	14	21	-31	\$0.46m
Conargo Shire Council	15	18	-16	\$2.2m
DLG Code 9				
Weddin Shire Council	21	45	-54	\$3.9m
Harden Shire Council	25	49	-50	\$2.3m
Warren Shire Council	14	25	-45	\$2m
DLG Code 10				
Gwydir Shire Council	43	87	-50	\$3.6m
Narrandera Shire Council	44	66	-33	\$2.8m
Liverpool Plains Shire Council	51	69	-26	\$58m
DLG Code 11				
Tumut Council	38	68	-43	\$8.3m
Narrabri Shire Council	32	53	-39	\$19.8m
Cooma-Monaro Shire Council	70	92	-24	\$13.6m

Note; The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors. See Appendix 3 for full explanation of ACLG and Division of Local Government classification of councils.

The councils with the lowest mean gross time

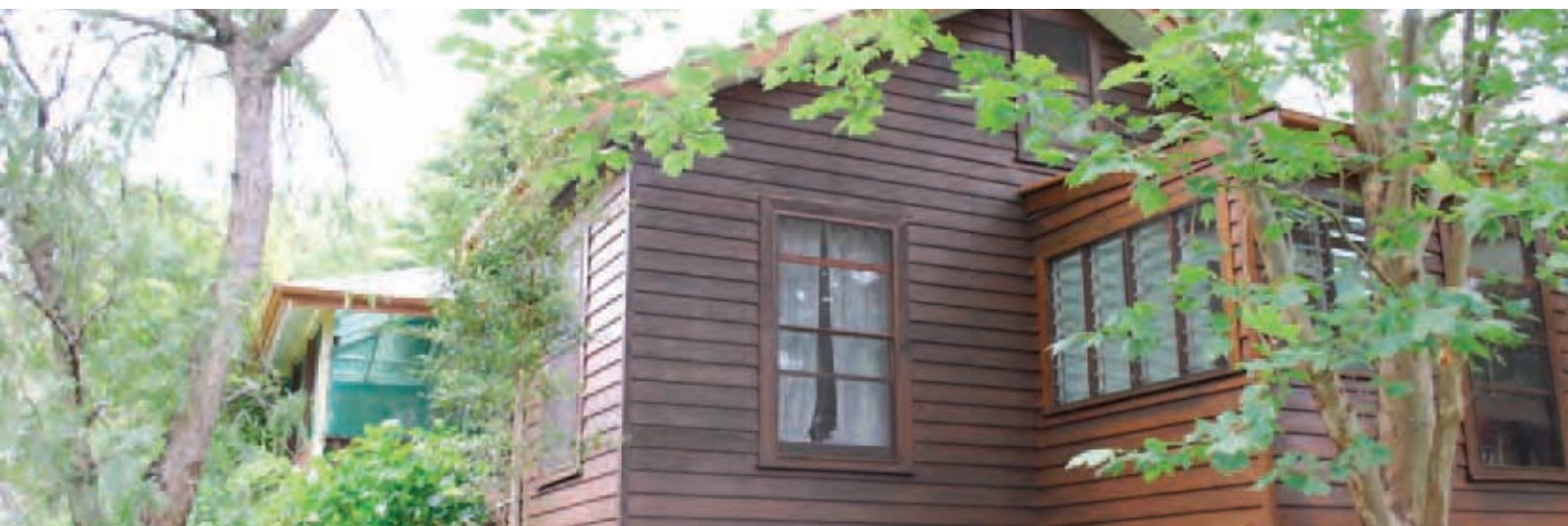
The councils according to their DLG grouping that reported the lowest mean gross time for DAs relating to residential alterations and additions are shown in **Table 3-24**. Country council DLG groups usually have lower processing times than the urban council DLG groups.

Table 3.24: Residential alterations and additions		
Council	Residential alterations and additions	Single new dwellings
DLG Group 1		
City of Sydney Council	82	130
DLG Group 2		
Ashfield Municipal Council	39	66
Kogarah City Council	68	116
Lane Cove Council	70	110
DLG Group 3		
Rockdale City Council	54	76
Bankstown City Council	54	90
Blacktown City Council	56	42
DLG Group 4		
Deniliquin Council	25	49
Dubbo City Council	26	28
Albury City Council	28	30
DLG Group 5		
Lake Macquarie City Council	39	41
Coffs Harbour City Council	39	57
Maitland City Council	40	28
DLG Group 6		
Camden Council	33	34
Wollondilly Shire Council	57	93
Hawkesbury City Council	155	135

Table 3.24: Residential alterations and additions

Council	Residential alterations and additions	Single new dwellings
DLG Group 7		
Wyong Shire Council	40	40
Hornsby Shire Council	44	82
Liverpool City Council	45	69
DLG Group 8		
Jerilderie Shire Council	11	11
Urana Shire Council	12	
Brewarrina Shire Council	19	77
DLG Group 9		
Bourke Shire Council	8	42
Warren Shire Council	11	23
Hay Shire Council	13	23
DLG Group 10		
Junee Shire Council	11	197
Temora Shire Council	12	65
Berrigan Shire Council	13	15
DLG Group 11		
Corowa Shire Council	8	32
Cabonne Shire Council	14	63
Leeton Shire Council	17	22

Note: The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors. See Appendix 3 for full explanation of ACLG and Division of Local Government classification of councils.



Sydney councils dominated the list of the councils with the highest determination time for certain residential developments shown in **Table 3-25**.

Many of the councils in **Table 3-25** are inner urban Sydney councils and face similar constraints which are likely to adversely affect their assessment times. These constraints include high population density, often in environmentally sensitive areas, resulting in complex interrelated issues for development assessment and a need for a higher level of public consultation.

Table 3-25: Councils with mean gross DA determination time over 100 days - residential alterations and additions			
Council	DLG Code	Residential alterations and additions	Single new dwellings
Botany Bay City Council	2	126	150
Mosman Municipal Council	2	112	143
North Sydney Council	2	110	124
Willoughby City Council	3	114	170
Hawkesbury City Council	6	155	135

See Appendix 3 for explanation of DLG Codes.



Table 3-26 shows the 23 councils that had mean gross determination times for commercial / retail / office development of over 100 days. In 2010-11, 28 councils fell into this category compared with 24 councils in 2009-10, and 23 councils in 2008-09.

Table 3-26: Councils with mean gross DA determination time over 100 days - commercial/retail/office			
Council	DLG Code	Mean gross time (days)	Construction value estimate
Botany Bay City Council	2	129	\$61.1m
Hurstville City Council	3	108	\$7.8m
Lithgow City Council	4	153	\$5.5m
Cessnock City Council	4	121	\$7m
Lismore City Council	4	118	\$10.3m
Port Stephens Council	4	103	\$37.5m
Tweed Shire Council	5	117	\$26.6m
Maitland City Council	5	116	\$166.7m
Wollondilly Shire Council	6	233	\$25.3m
Hawkesbury City Council	6	192	\$6.6m
Liverpool City Council	7	137	\$40.2m
Gosford City Council	7	118	\$70.1m
Blue Mountains City Council	7	116	\$31.4m
Boorowa Council	9	118	\$0.2m
Kyogle Council	10	676	\$0.18m
Oberon Council	10	295	\$0.34m
Wentworth Shire Council	10	179	\$3.3m
Upper Lachlan Shire Council	10	141	\$0.18m
Murray Shire Council	10	140	\$0.33m
Tenterfield Shire Council	10	108	\$0.82m
Yass Valley Council	11	128	\$1.1m
Cabonne Shire Council	11	113	\$0
Parkes Shire Council	11	103	\$8.9m

Note: The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors. See Appendix 3 for full explanation of ACLG and Division of Local Government classification of councils.

Table 3-27 shows mean gross determination times for commercial / retail / office development for all Sydney councils with commercial development. **Table 3-27** shows that determination times in the regional centres for commercial / retail / office DAs were often higher than those in metropolitan areas.

Table 3-27: Mean gross DA determination time commercial/retail/office development - Sydney Region			
Council	DLG Code	Gross Days	Construction value estimate
City of Sydney Council	1	60	\$743.8m
Burwood Council	2	45	\$4.3m
Ashfield Municipal Council	2	46	\$2.4m
Kogarah City Council	2	51	\$3.4m
Lane Cove Council	2	53	\$2.9m
Mosman Municipal Council	2	63	\$1.6m
Manly Council	2	69	\$12.2m
Strathfield Municipal Council	2	70	\$2.9m
North Sydney Council	2	80	\$168.8m
Pittwater Council	2	83	\$2.8m
Leichhardt Municipal Council	2	84	\$6.4m
Waverley Council	2	90	\$7.3m
Woollahra Municipal Council	2	99	\$14.4m
Botany Bay City Council	2	129	\$61.1m
Willoughby City Council	3	53	\$47m
Holroyd City Council	3	58	\$11.3m
Randwick City Council	3	61	\$21.8m
Bankstown City Council	3	62	\$19.8m
Auburn City Council	3	65	\$16.9m
City of Canada Bay Council	3	67	\$21.4m
Parramatta City Council	3	67	\$43.6m
Marrickville Council	3	67	\$4.8m
Ku-ring-gai Council	3	67	\$2.1m
Rockdale City Council	3	69	\$2.2m
Ryde City Council	3	73	\$270.8m
Sutherland Shire Council	3	75	\$72.7m
Warringah Council	3	88	\$25.9m

Table 3-27: Mean gross DA determination time commercial/retail/office development - Sydney Region

Council	DLG Code	Gross Days	Construction value estimate
Fairfield City Council	3	89	\$119.6m
Blacktown City Council	3	90	\$35.8m
Canterbury City Council	3	95	\$15.8m
Hurstville City Council	3	108	\$7.8m
Camden Council	6	92	\$41.1m
Hawkesbury City Council	6	192	\$6.6m
Wollondilly Shire Council	6	233	\$25.3m
Hornsby Shire Council	7	62	\$12.3m
The Hills Shire Council	7	63	\$133.5m
Penrith City Council	7	76	\$98.1m
Wyong Shire Council	7	82	\$52.4m
Campbelltown City Council	7	90	\$37.2m
Blue Mountains City Council	7	116	\$31.4m
Gosford City Council	7	118	\$70.1m
Liverpool City Council	7	137	\$40.2m

Note: The Australian Classification of Local Governments (ACLG) and the NSW Division of Local Government classify councils according to their socio-economic characteristics and location. NSW's 152 councils are grouped into 11 groups, and councils within those groups have similar socio-economic and location factors. See Appendix 3 for full explanation of ACLG and Division of Local Government classification of councils.





chapter 4
determination bodies,
applicants and
referral bodies

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

Determination level	Determinations 11-12	% of total	Mean gross determination time 11-12	Determinations 10-11	% of total	Mean gross determination time 10-11
Council staff	61,259	80.5	62	70,105	84.4	60
Councillors	2,309	3	170	2,534	3	172
Private certifiers	11,989	15.8		9,958	12	
IHAP or independent panel	156	0.2	148	74	0.1	162
Other	390	0.5	223	439	0.5	196
Total	76,103	100	67	83,110	100	65

Notes:

1. Mean gross time only includes records with valid dates. Mean gross determination times were not included for CDCs issued by private certifiers for either 2010-11 or 2011-12, as valid date information was missing for most CDCs issued by private certifiers. For full explanation of valid dates, see Appendix 2.
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.
3. 'Other' includes joint regional planning panels and determination bodies that did not fit into the other categories (e.g. panels consisting of both councillors and staff).



4.1 Statewide Trends

Activity by Determination Body

Determination body activity relates to developments that were approved or refused in 2011-12. It does not cover applications lodged but not yet determined in 2011-12.

Similar to previous years, in 2011-12, council staff continued to make the vast majority of determinations (80.5%).

The results for 2011-12 continue to show the influence of state policies. Most notable was the increase in private certifier determinations which increased in both 2010-11 and 2011-12, which is to be expected given the additional range of developments covered in the Exempt and Complying Development Codes SEPP.

The activity of joint regional planning panels (counted in 'other' in the Summary Table) is also discussed in this chapter.

Council staff, councillors and private certifiers

The proportion of development determined by council staff has been falling since 2008-09: from 91.3% of all determinations (including CDCs) in 2008-09 to 80.5% in 2011-12. This is most likely to have been due to the increase in complying development determined by private certifiers. Private certifiers determined 15.8% of determinations in 2011-12 and in 2010-11, 12% of determinations.

Figure 14: Values of DAs and CDCs determined by determination level

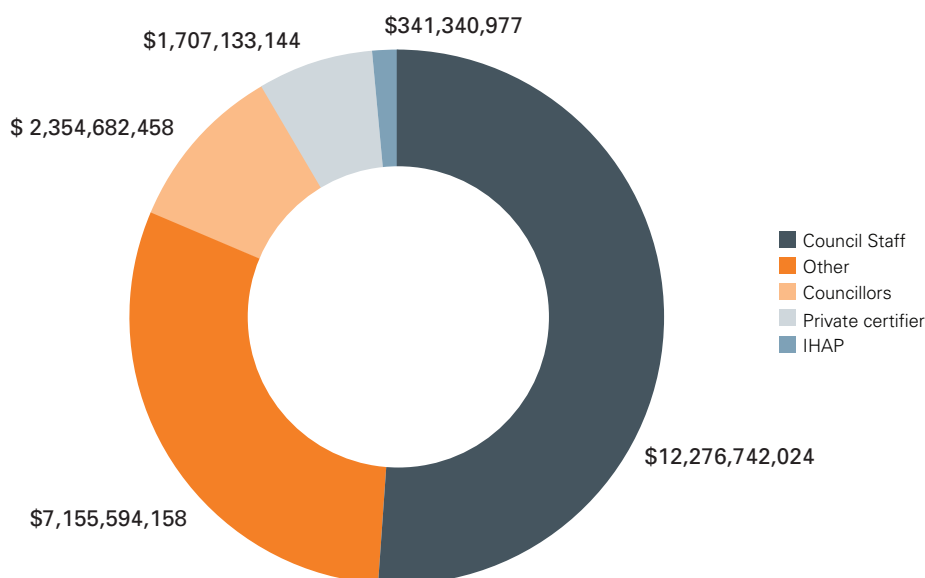


Table 4-1: Total value of development (\$billion) by determination body (DAs and CDCs determined)				
Council Staff	Councillors	Private certifiers	IHAP	Other
12.3	2.4	1.7	0.34	7.2

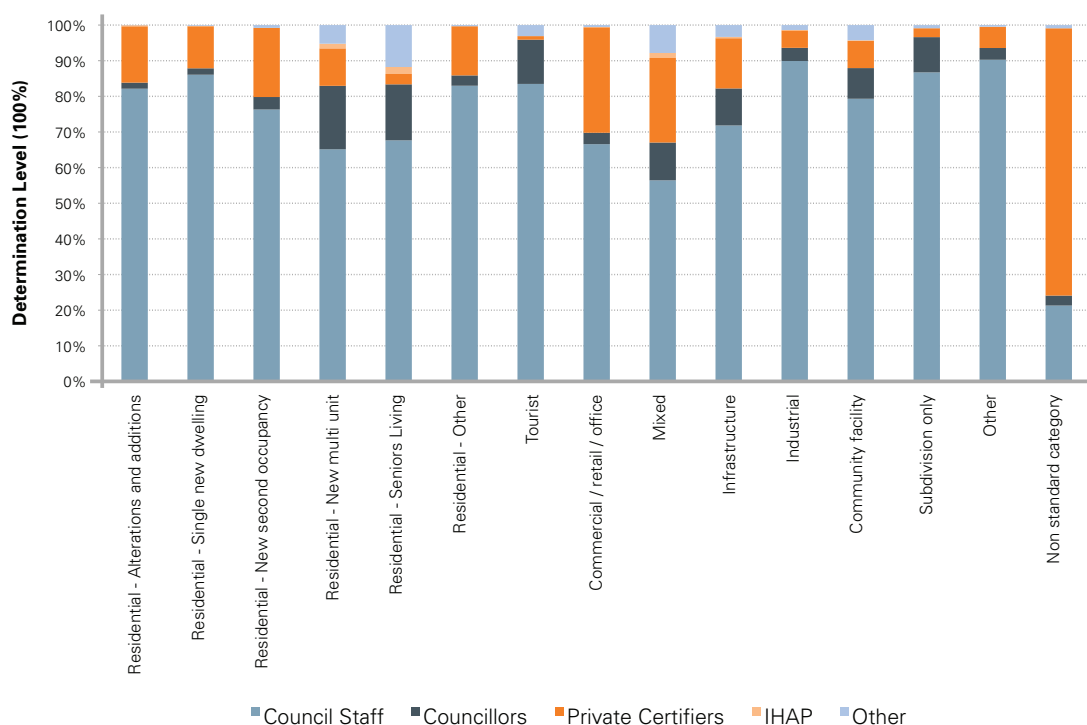
Note: Dollar values above have been rounded up, refer to figure 14 for precise vales.

As shown in **Figure 14** and **Table 4-1**, the total value of developments determined (approved and refused) by council staff (\$12.3b) and councillors (\$2.4b) continued to be the highest. However, the total value of CDC determinations by private certifiers was also high at \$1.7b (construction and occupation certificates issued by private certifiers or councils are not included in this analysis).

Figure 15 below shows that councillors tended to determine less typical developments such as seniors living, residential multi-unit, infrastructure and tourist developments.

Private certifier CDCs featured significantly in the following development categories: commercial / retail / office; mixed; and residential – new secondary occupancy. This is due to the increasing use of complying development for these development categories, encouraged by the Codes SEPP.

Figure 15: Category of development by Determination Level for determined DAs and CDCs



Notes:

1. Private certifier determinations are for CDCs only
2. Independent Hearing Assessment Panel (IHAP) or Independent Panel does not include where IHAPs or independent panels made recommendations only.
3. '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 e.g. demolition only falls into 'other', whereas 'dwelling' is counted in 'non standard category'.

Table 4-2 shows that determinations by councillors remained constant at 3% in 2011-12 compared with 2010-11. The percentage of determinations by staff fell by 3.9% overall, while the percentage of determinations by private certifiers rose by 3.8% overall.

Table 4-2: Statewide summary of delegations for DA and CDC determined		
	2011-12	2010-11
Staff (individual, staff committee) as % of all determinations	80.5	84.4
Councillors (full council or council committee) as % of all determinations	3	3
Private certifiers as % of all determinations	15.8	12
IHAP or independent panel as % of all determinations	0.2	0.1
Other as % of all determinations	0.5	0.5
Number of reporting councils	152	152

See notes with Figure 15 above.

Table 4-3 shows that independent panels and councillors were more likely to refuse development consent than other determination bodies. Independent Hearing Assessment Panels (IHAPs) refused 12.2% of developments and councillors 10.3%. However, just 156 DAs were reported as being determined by an IHAP in 2011-12. 'Other' includes regional panels. Regional panels refused 12% of the 305 developments they determined during the year (see Table 4-4).

Complex and controversial developments are more likely to be referred to councillors and independent panels. However, 3.75% of determined developments were referred to councillors, IHAPs or 'Other' (including regional panels) in 2011-12. It is likely that not all private certifier refusals were recorded in the 2011-12 data. The Department has found gaps in information on private certifier certificates in the past and is continuing to work with the Building Professionals Board to address this issue.

Table 4-3: Percentage of DAs and CDCs determined that were approved and refused			
Level of determination	Number	% approved	% refused
Council staff	61,259	97.8	2.2
Councillors	2,309	89.7	10.3
Private certifiers	11,989	100	0
IHAP or independent panel	156	87.8	12.2
Other	390	88.7	11.3

See notes with Figure 15 above.

Joint regional planning panels

The joint regional planning panels (regional panels) formally established in July 2009, provide independent and merit-based decision making on regionally significant developments.

During 2011-12, 305 DAs were determined by regional panels (Table 4-4), representing 0.4% of all determinations in NSW. This compared with 303 DAs in 2010-11.

The total capital investment value (CIV) of approvals by regional panels was \$6.026 billion in 2011-12 (27.2% of the total approval value of all DAs in NSW).

In October 2011, as part of the government's reform of the NSW planning system, the Environmental Planning and Assessment Act 1979 (EP & A Act) was amended and certain classes of development previously determined by regional panels were returned to councils for determination.

The capital investment value (CIV) threshold for the general development category has increased from \$10 million to \$20 million. However, a new provision in the Act allows for the referral by the applicant or council of a development application (DA) with a CIV of \$10-20 million where that DA is not determined by council within 120 days.

Regional Panel	Number of determinations	All DAs (incl under \$5m) days	DAs CIV \$5m to \$20m days	DAs CIV Over \$20m days
Hunter & Central Coast	32	244	242	241
Northern	22	189	136	270
Southern	23	238	246	222
Sydney East	105	166	162	181
Sydney West	116	270	234	320
Western	7	204	241	-
TOTALS	305	222	211	241

Table 4-5 shows that Sydney West region had the highest number of DAs (38%), followed by Sydney East with 34% of the DAs determined.

Table 4-5: Activity by Joint Regional Planning Panels by Region				
Regional Panel	Number of determinations	Approved	Refused	CIV of approvals
Hunter & Central Coast	32	24 (1)	8 (1)	\$480,521,614
Northern	22	21 (1)	1	\$328,212,800
Southern	23	22	1	\$298,500,000
Sydney East	105	90 (16)	15 (2)	\$2,662,080,035
Sydney West	116	105 (1)	11	\$2,236,016,558
Western	7	7	-	\$20,679,000
TOTALS	305	269 (19)	36 (3)	\$6.026 billion

Note: Figures in brackets are number of applications determined contrary to recommendation for approval or refusal. Decisions not consistent with officer recommendation – 7.2% (7.7% in 2010-11). Overall rate of refusal by regional panels - 12.1% (13.2% in 2010-11)

Table 4-6 shows that the average time taken by regional panels to determine DAs was 222 days compared to 185 days in 2010-11.

Table 4-6: Time taken for decisions by Joint Regional Planning Panels					
Year	Total determinations by Regional Panels	CIV of approvals	Average determination times (days)		
			All DAs	DAs \$5m-\$20m	DAs over \$20m
2009-10 *	102	\$1.015 billion	134	149	130
2010-11	303	3.769 billion	185	180	183
2011-12	305	6.026 billion	222	211	241

* 2009-10 year was the first year of operations and determinations are only for DAs lodged since 1 July 2009

Determination Time by Determination Body

Determination times by determination body relates to all developments with a determination outcome in 2011-12, approved or refused. It does not cover applications lodged but not yet determined by 30 June 2012.

The average gross determination time for developments (DAs and CDCs) determined by council staff was 62 days, significantly lower than the result for other determination groups (see chapter 4 summary table).

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 marginally from 172 days in 2010-11 to 171 days in 2011-12. Councillors determined 3.9% of DAs statewide while council staff determined 95.2% (not including CDCs).

DAs referred to councillors are more likely to be contentious or complex. Council officers must complete their assessment and recommendations before the DA can be dealt with by councillors. The DA also has to go through public consultation and fit in with the frequency of council meetings. These are all 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.

The high STC periods and referral times are the result of the complexity and the 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.

Description	Councillors	Delegated	Both
Number of DAs determined	2,299	56,131	58,430
Number with valid net time (1-3649 days)	2,214	54,964	57,178
Mean stop-the-clock time	104	54	57
Number of DAs with stop-the-clock time	1,209	20,575	21,784
Mean referral time	84	46	49
Number of DAs with referral time	477	6,215	6,692
Mean gross time (days)	171	66	70
Mean net time (days)	108	43	46
Median gross time (days)	127	43	45
Median net time (days)	75	30	31

Note:

1. '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.
2. Determination times are for DAs only (not including s96 modifications).



In 2011-12, councillors determined about 3.9% of DAs statewide while regional panels determined 0.4% of DAs. **Table 4-8** shows that the mean gross determination times (219 days) for regional panels were higher than the mean gross determination times for councillors (171 days), but the regional panels' mean net determination time (110 days) was only slightly higher than the councillors' (108 days).

The total time for a regional panel determination is comprised of various components as shown in **Table 4-8** below, but the process replicates that taken by DAs determined by councillors. Council officers 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 panel or the councillors to consider. The processing time will be extended when the panel or councillors request additional information or design changes from the applicants. Regional panels function like councillors, by making the determination after council staff assess the DA and prepare recommendations.

The number of DAs analysed in **Table 4-8** (265) differs from the total number of DAs determined by the regional panels (305) due to the following:

- regional panel and councils have different record systems;
- time lag from post-DA determination administration process (e.g. after DAs are determined by regional panels, they are returned to councils for preparation of determination letters and other administration processes);
- some councils did not include regional panel DAs in their LDPM data submission.

A relatively high proportion of the average determination time for DAs determined by the regional panels was taken up by stop-the-clock (STC), referral and exhibition times. On average, STC took up more than half of the total determination time for DAs that were determined by regional panels. The average STC time was 144 days and the average referral time was 106 days. The mean net time was 110 days.

Table 4-8: Regional panels determination times	
Number of DAs determined	Days
Number of DAs determined by regional panels	305
Number of DAs analysed for regional panels determination times*	265
Number of DAs with stop-the-clock	158
Number of DAs with referral	115
Time taken to determine DAs (mean)	
Mean gross time (days)	219
Mean stop-the-clock time (days)	144
Mean referral time (days)	106
Mean net time (days)	110
Time taken to determine DAs (median)	
Median gross time (days)	172
Median net time (days)	85
Time taken to determine DAs over \$20 million (median)	
Median gross time (days)	189
Median net time (days)	76

Note: Panel DAs analysed include only records where JRPP and LDPM data could be matched. This analysis draws on data in LDPM (STC and referral time and council determination date which may be after the panel meeting date).

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 (1%), but this figure is likely to be under-reported as it does not reflect the number of DAs rejected before being recorded as having been received. Anecdotal information from councils is that the incomplete applications are a significant issue, not reflected by the low percentage of recorded rejections. In addition, to assist applicants, councils often accept incomplete DAs and request the missing information or documentation be submitted, resulting in longer determination times.

The department will be reinforcing the importance of councils recording rejected applications, 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 2011-12, unchanged for the last two reporting periods (2010-11 & 2009-10). However, this was still lower than in previous years (2006-07: 39%; 2007-08: 40%; 2008-09: 40%).

Table 4-9: Statewide stop-the-clock

Determination Times (days)	2011-12	%	2010-11	%
Mean time (days) spent waiting for further information on DAs from applicant ('stop-the-clock')	58	37	56	37
Median time (days) spent waiting for further information on DAs from applicant ('stop-the-clock')	30	37	29	37
Number of councils that reported stop-the-clock time	138		133	

Notes:

The times for stop-the-clock are based on DAs with stop-the-clock events, not all DAs. For instance, for 2011-12, 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 2011-12 to provide the extra information required. This was higher than in 2010-11 (56 days) but lower than previous years (2006-07: 64 days; 2007-08: 63 days; 2008-09: 64 days; 2010-11: 58 days).

The number of reported DAs with STC decreased from 24,937 in 2010-11 to 22,085 in 2011-12, but this was due to the downturn in DA numbers rather than an improvement in the quality of the DAs submitted. The percentage of councils reporting STC events in 2011-12 was 91% compared to 88% of councils reported having at least one DA with STC in 2010-11.

When extreme STC times are removed, the median STC increased slightly from 29 days in 2010-11 and 2009-10, to 30 days for 2011-12, but it is still an improvement on 2008-09 when it was 31 days.

Improving the quality of 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 increasing determination times. Councils are implementing measures such as on-line information services to educate and assist applicants in preparing and submitting DAs.

Councils have also indicated that as their aim is to provide a service to DA applicants that they will guide an applicant through the DA process and request additional information as required rather than refuse or reject DAs, this has an adverse impact on the time taken by councils to determine applications.

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 12% in 2011-12. However, as fewer developments are going through the development consent process, the number of referred DAs was lower. The number of DAs reported as being referred fell from 7,791 in 2009-10 to 7,597 in 2010-11 and 6,881 in 2011-12 (not including s96 modifications).

The average referral times (according to council data) spent by agencies assessing DAs increased, from 47 days in 2010-11 to 50 days in 2011-12, a 6% increase, although fewer councils reported referrals in 2011-12 compared with 2010-11: 114 councils compared with 118.

Determination Times (days)	2011-12	%	2010-11	%
Mean time (days) spent by referral agencies assessing DAs	50	12	47	11
Median time (days) spent by referral agencies assessing DAs	28	12	27	11
Number of councils that reported referral time	114		118	

Notes:

The times for referrals are based on DAs with referral events, not all DAs. For instance, for 2011-12, 12% of DAs had referrals.

The mean referral time of 50 days was calculated by using the referral data for these 12% of DAs.

The percentage figures are the percentages of DA records determined that had referral time. S96 modifications to DAs are not included.

2011-12 was the third full year of co-ordinated monitoring and reporting on referral performance by state government agencies which began in 2009. There is little consistency between the agencies in terms of data recording methods, and it is not possible to directly compare one agency to another.

The agencies' methods of recording data, in relation to concurrences and referrals, does not mirror council recording systems and results in difficulties reconciling data between councils and the agencies.

A summary of the results is shown below. 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 (e.g. Energy Australia) or Federal Government bodies (e.g. Civil Aviation Safety Authority).



Table 4-11 Activity and time by referral agency - 2011-12

Agency / Authority	C&R Finalised 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 Planning & Infrastructure	394	34.49	23.32	17	15	83	85
DPI - Crown Lands	9	14.56	14.56	10	10	100	89
DPI - Fisheries NSW	133	18.99	12.84	12	12	92	98
DPI - Fisheries NSW (Marine Parks)	43	23.79	21.14	21	20	93	84
DPI - NSW Office of Water	619	54.70	30.40	28	23	79	77
DPC - Office of Environment & Heritage	101	27.14	21.85	17	17	96	87
Environment Protection Authority	72	35.00	22.70	14	13	89	90
Mine Subsidence Board	4467	3.00	* 3.00	N/A	N/A	92	100
Natural Resources Commission	7	24.14	15.57	23	14	29	100
Heritage Council	715	42.10	26.97	25	20	70	81
NSW Rural Fire Service	4550	31.30	* 31.30	21	* 21	82	* 80
Railcorp	64	86.00	13.00	84	12	17	98
RMS Maritime	103	21.35	* 21.35	17	* 17	N/A	* 92
RMS Roads	2513	20.42	20.36	20	20	87	92
Sydney Catchment Authority	172	74.32	32.31	39	35	60	95
Sydney Olympic Park Authority	8	2.75	2.75	2	2	100	100
Sydney Water Corporation	2	20.00	20.00	20	20	100	100
Overall (all agencies)	13972	22.50	19.30			84	89

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 provided 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 and the Mine Subsidence Board processed the most concurrences or referrals in the period (note: not all of these would have been determined by the council in the period): 65% of all referrals reported by agencies for the year.

Agencies reported a far higher number of referrals than councils. However, councils report the number of DAs which had one or more referrals. A DA may be referred to more than one agency. It is not possible to know the incidence of multiple referrals from the records received by the department.

The results shown in **Table 4-11** derived from state agency data differ from the average referral times reported by councils (**Table 4-10**). Some difference is to be expected due to time lost in transmitting DAs and accompanying information from council to agency and back again. Councils report the date the DA was sent to the agency and when the agency's advice was received; whereas agencies report the date they received the information from council and when they sent their advice back to council.

A minor proportion of non-statutory referrals were recorded by councils in past sample data analysed by the department. Councils should only be counting the time taken for agencies to respond to statutory referrals i.e. referrals required under legislation or an environmental planning instrument.

As this is the third year of agencies submitting referral information to the department, agencies are continuing to upgrade their recording systems to improve their compliance with recording requirements.

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.

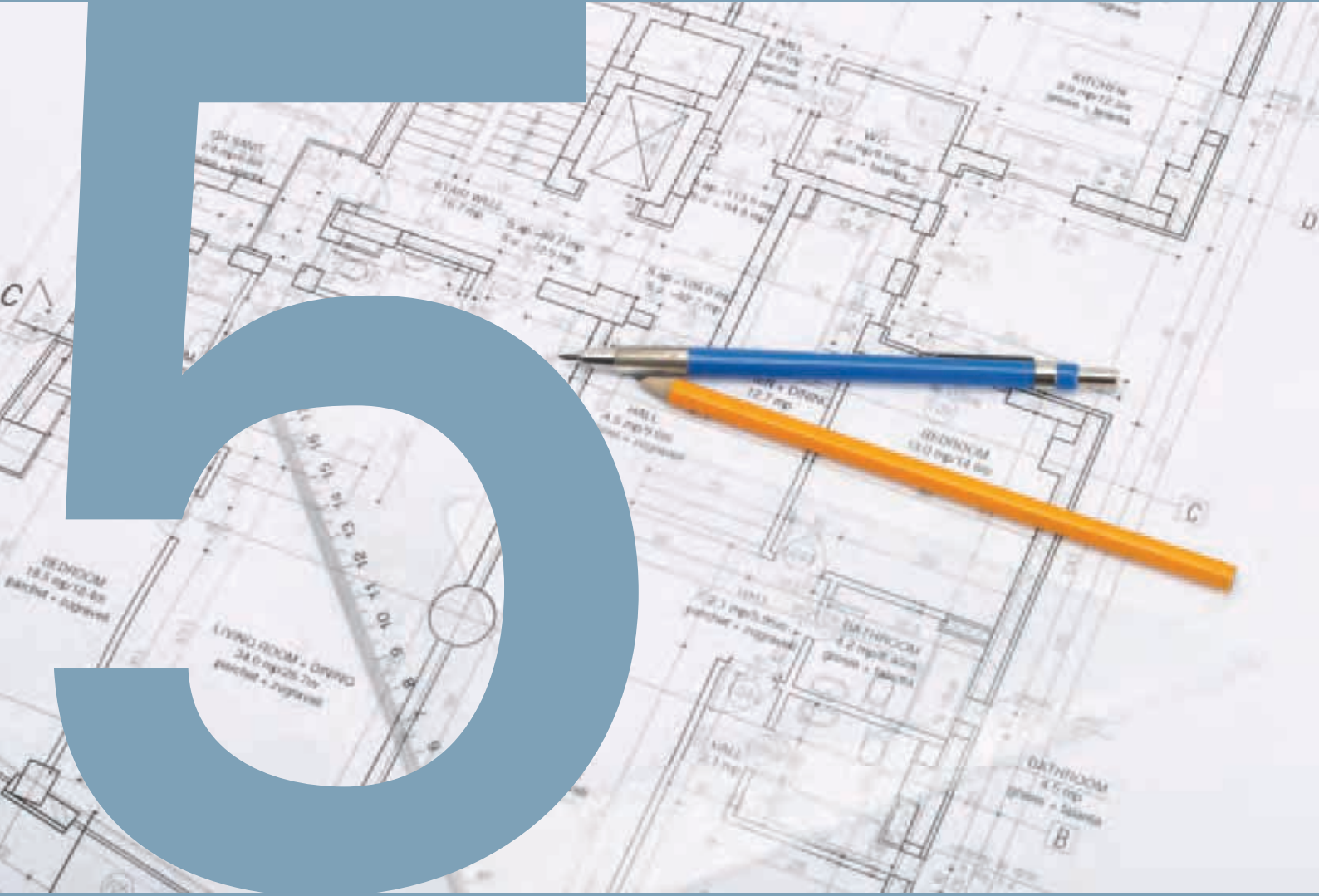
Table 4-12 Ten regional councils with highest percentage of DA determinations by councillors		
Council	Councillors (as % of all DAs determined)	DLG Code
Warren Shire Council	40.7	9
Balranald Shire Council	39.3	9
Hay Shire Council	31.6	9
Murray Shire Council	23.5	10
Junee Shire Council	23.5	10
Gundagai Shire Council	21.3	9
Uralla Shire Council	19.3	10
Parkes Shire Council	18.8	11
Boorowa Council	18.2	9
Wentworth Shire Council	17	10



Table 4-13 shows the Sydney region councils with the highest proportion of determinations by councillors. It is interesting to note that councils with the highest percentage of determinations also have some of the longest times for DAs determinations.

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	35.4	2
Leichhardt Municipal Council	30.1	2
North Sydney Council	25.6	2
Hunters Hill Municipal Council	21.2	2
Ashfield Municipal Council	18.1	2
Waverley Council	14.8	2
Randwick City Council	14.6	3
Woollahra Municipal Council	14.4	2
Parramatta City Council	14	3
Strathfield Municipal Council	11.8	2





chapter 5 staffing

Summary table - Council Staffing		
2011-12		2010-11
1,059	Total EFT positions in development assessment reported across the State	1,104
56	development determinations on average made per full time equivalent staff member	62
13	councils recorded an average number of development determinations per full time equivalent staff of more than 100	17
55	councils recorded an average number of development determinations per full time equivalent staff of less than 40	46

5.1 Statewide Trends

Table 5-1: Statewide council staffing summary	2011-12	2010-11
Total EFTs	1,059	1,104
Total DA determinations	58,975	68,025
Number of DAs determined per EFT	56	62
Number of reporting councils	152	152

Councils are asked to report on the total number of staff involved in development assessment and determination. This includes planners, managers and other staff directly involved in assessment work, but excludes administrative staff and consultants.

In 2011-12, there was a drop in the number of DA determinations by 13.3% from 68,025 to 58,975 compared to 2010-11. Likewise, the average number of DAs per EFT staff between 2010-11 and 2011-12 fell by nearly 9.7% from 62 to 56 and the total EFT staff decreased by 4.2% from 1,104 to 1,059.

5.2 Council Trends

The average number of DAs determined per EFT DA staff varied significantly across the state; the averages in urban and rural councils are 56 and 35 respectively.

Table 5-2 below highlights the councils with the highest numbers of DAs determined per EFT DA staff in 2011-12.

Table 5-2: 20 Councils with the highest number of Development Applications determined per full time DA staff equivalent			
Name	Average DAs determined per EFT	Actual Number of DAs	EFT DA Staff
Narrabri Shire Council	214	107	0.5
Port Macquarie-Hastings Council	158	631	4
Corowa Shire Council	155	272	1.75
Cabonne Shire Council	146	146	1
Port Stephens Council	139	835	6
Walcha Council	130	39	0.3
Maitland City Council	128	1,219	9.5
Kempsey Shire Council	113	270	2.4
The City of Newcastle Council	111	1,442	13
Armidale Dumaresq Council	107	193	1.8
Coffs Harbour City Council	106	847	8
Blacktown City Council	103	2,166	21
Inverell Shire Council	101	152	1.5
Wollondilly Shire Council	100	709	7.1
Eurobodalla Shire Council	99	691	7
Young Shire Council	96	241	2.5
Campbelltown City Council	93	626	6.7
Palerang Council	93	327	3.5
Penrith City Council	93	1,208	13

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

Name	Average DAs determined per EFT	Actual Number of DAs	EFT DA Staff
Warringah Council	93	1,444	15.6

Rural councils that recorded high average number of DAs determined per EFT staff are generally due to the very low number of EFT staff, such as Narrabri (0.5 EFT) and Corowa (1.75 EFT staff).

Narrabri continued to be the council with the highest number of DAs determined per EFT since 2010-11, although the average number of DAs determined per EFT reduced considerably by 60.7% (from 545 to 214 DAs per EFT) with increased EFT from 0.2 to 0.5. Corowa remained similar to 2010-11 with 155 DAs per EFT and 1.75 EFT staff in 2011-12.

Urban councils generally recorded high averages, particularly those with considerably high actual number of DAs, such as Port Macquarie-Hastings (158 DAs per EFT and a total 631 DAs) and Port Stephens (139 DAs per EFT and a total 835 DAs). Maitland, Newcastle, Penrith and Warringah are councils with averages of 93 to 128 DAs per EFT with more than 1,000 DAs and Blacktown council had an average 103 DAs per EFT with more than 2,000 DAs.

Councils with the lowest average number of DAs determined per EFT in 2011-12 are generally rural local government areas with fewer actual DAs determined and no more than 5 EFT staff.

Figure 16 shows the ten councils throughout NSW that recorded the highest number of EFT positions directed to development assessment and their actual number of DAs determined. These councils ranged from capital city, metropolitan urban centres, regional centres, coastal areas and major land release areas for dwelling production. There appears no direct correlation between the number of development assessment staff and the volume, value and determination time of DAs. A variety of factors may explain these variations, including administrative efficiencies, development assessment controls and systems and the complexity of projects being considered.

Figure 16: Councils with the highest actual EFTs in 2011-12

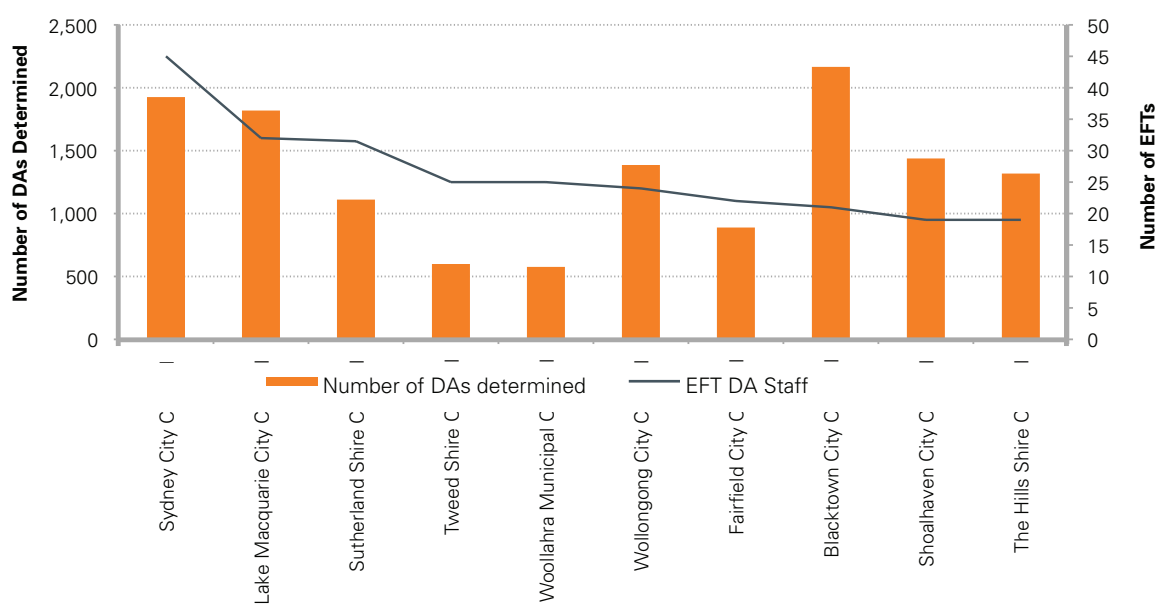
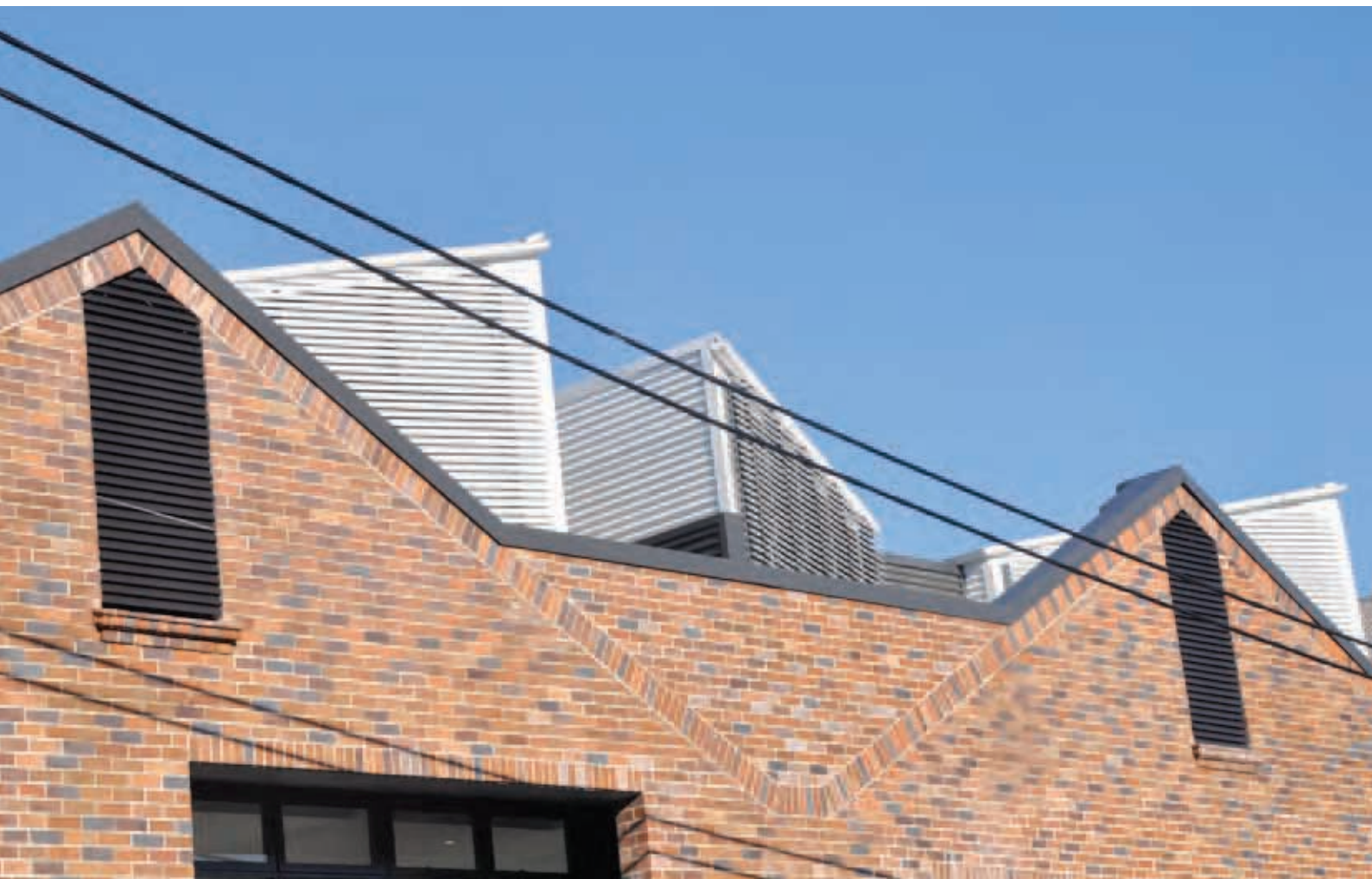


Table 5-3 shows number of DAs determined per EFT for councils with the highest mean gross determination time in 2011-12. A high number of DAs per EFT generally results in a higher average DA determination time. However, **Table 5-3** shows that other factors are also influencing higher determination times. These factors include complexity of DAs, neighbour comments on DAs and DA backlogs.

Wentworth Shire Council had a mean gross determination time of 183 days, amongst the lowest EFT count in the state (2 EFTs) and relatively high average number of DAs per EFT (88 DAs per EFT).

Table 5-3: Ten Councils with the highest determination times by staff to DA ratio				
Name	Mean Gross DA determination time	Average DAs per EFT	DAs determined	EFTs
Wentworth Shire Council	183	88	176	2
Hawkesbury City Council	163	91	182	2
Kyogle Council	149	17	84	5
Botany Bay City Council	136	21	181	8.5
Greater Taree City Council	127	72	431	6
Lithgow City Council	126	50	250	5
Hurstville City Council	117	41	408	10
Yass Valley Council	111	39	308	8
Willoughby City Council	111	28	527	18.6
Mosman Municipal Council	109	43	274	6.35



Councils that recorded the greatest increase in EFT staff for development assessment compared with 2010-11 were:

- Tweed Shire Council increased 6 EFTs from 19 to 25,
- Wagga Wagga City Council increased 6 EFTs from 9 to 15,
- Camden Council increased 5 EFTs from 10 to 15, and
- Liverpool City Council increased 4 EFTs from 10 to 14.

Councils that recorded the biggest falls in EFT staff for development assessment compared with 2010-11 were:

- Lake Macquarie Council reduced 8 EFTs from 40 to 32,
- Campbelltown City Council reduced 6.8 EFTs from 13.5 to 6.7,
- Warringah Council reduced 6.4 EFTs from 22 to 15.6, and
- Ku-ring-gai Council reduced 5.5 EFTs from 22 to 16.5.

Lake Macquarie experienced the greatest EFT staff adjustment, which swung from 28 to 40 for 2010-11 (increase of 12), then dropped back to 32 in 2011-12 (8 reduction).

Source Data Table 5-4 at the end of this report shows the data on staffing for all councils.



chapter 6
reviews and
appeals

Summary table - Reviews and Appeals 2011-12		
2011-12		2010-11
626	s82A reviews undertaken by reporting councils (64 councils in 2011-12)	564
70	% s82A reviews approved by councils on review	74
18	% s82A reviews refused by councils on review	17
403	Class 1 appeals determined in the Land and Environment Court (61 councils in 2011-12)	386
28	% of Class 1 appeals upheld	24

An applicant that is dissatisfied with a decision by council on a development application (DA) or application to modify a development consent (s96) can, under certain circumstances, ask for the decision to be reviewed by the council under section 82A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), so called s82A review, or appeal the matter through the Land and Environment Court (LEC) under the *Land and Environment Court Act 1979*.

S82A Review

Following commencement of the *Planning Appeals Legislation Amendment Act 2010* (PALA) on 28 February 2011, s82A review has been expanded and three classes of internal review are available, as follows:

- reviews of DAs rejected due to inadequate information when lodged with council (s82B of the EP&A Act);
- reviews of DA determinations (s82A of the EP&A Act); and
- reviews of modification determinations (s96AB of the EP&A Act).

S82A review does not apply to complying development certificates (CDC), designated development, integrated development, deemed refusal, Crown DA and determinations made by a regional panel. S96AB review does not apply to modification relating to minor error, misdescription or miscalculation, as well as CDC, designated development, integrated development, Crown DA, deemed refusal and determinations made by a regional panel.

Land and Environment Court Merit Appeal

Alternatively, the applicant can appeal against a council decision to the LEC. Appeals can be made when:

- the application is refused;
- the conditions of consent are disputed; or
- the application has not been determined in the deemed refusal period as prescribed in the *Environmental Planning and Assessment Regulation 2010* (EP&A Regulation).

Excluded:

- decisions on CDC;
- decisions made by the Planning and Assessment Commission (PAC) if the decision was made after a public hearing; and
- decisions on designated development made by any determining authority if the decision was made after a public hearing by the PAC.

Part 3 of the *Land and Environment Court Act 1979* allows the LEC to hear and dispose a range of matters. The court's jurisdiction is divided into the following classes.

- Class 1 - Environmental planning and protection appeals.
- Class 2 - Local government and miscellaneous appeals and applications.
- Class 3 - Land tenure, valuation, rating and compensation matters.
- Class 4 - Environmental planning and protection and development contract civil enforcement.
- Class 5 - Environmental planning and protection criminal enforcement.
- Class 6 - Appeals from convictions relating to environmental offences.
- Class 7 - Other appeals relating to environmental offences.
- Class 8 - Mining matters.

In addition, the objector/third party who made a submission objecting to a DA during the public exhibition period can bring a merits appeal against a decision to approve designated development. There is no merits appeal right available if the DA is not classified as designated development or if a public hearing has been held by the PAC.

The implementation of the mandatory conciliation-arbitration scheme in the LEC allows for faster and less costly appeals. The scheme applies to appeals for small scale residential development. The main objective of the new procedure is to "provide quick, just and cost effective appeals and reviews for users of the planning system"¹.



¹ Minister's Second Reading Speech, Hansard 11/11/2010

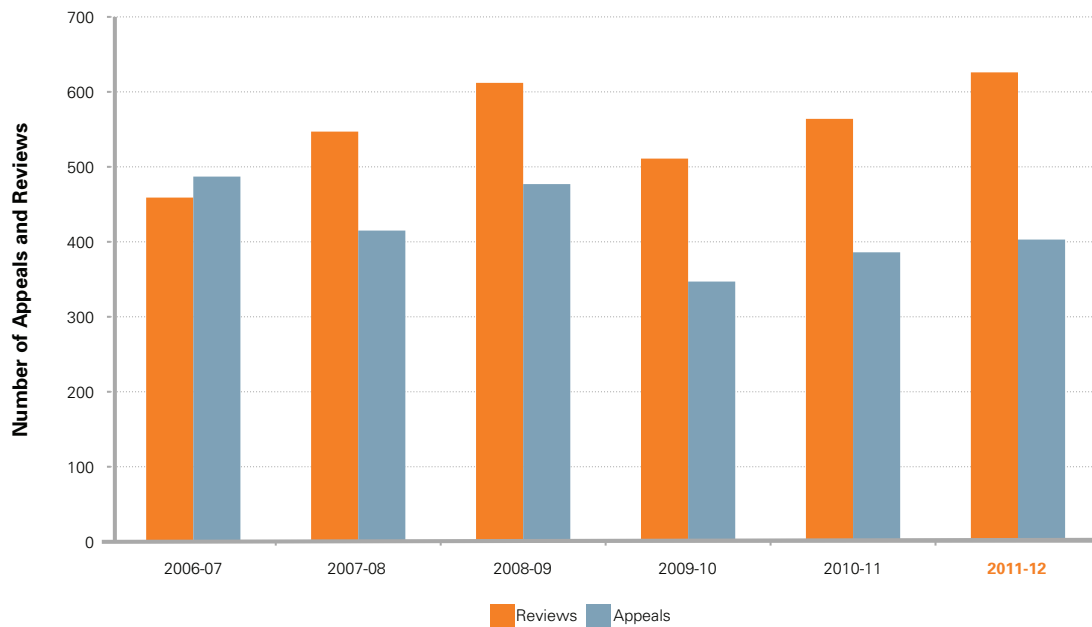
6.1 Statewide Trends

Only a very small number of DAs and s96 applications were contested through the formal review or appeal process (**Table 6-1**).

Six hundred and twenty six (626) s82A reviews were reported as being determined in 2011-12 compared with 564 in 2010-11. Four hundred and three (403) Class 1 appeals were reported compared with 386 in 2010-11. 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 LEC.

Figure 17 shows that since 2007-08, there were more reviews by councils each year than appeals (Class 1) through the LEC.

Figure 17: Number of Reviews compared with Class 1 Legal Appeals 2006-07 to 2011-12



The numbers of completed s82A reviews and Class 1 appeals for 2011-12 increased 11% and 4.4% respectively, compared to 2010-11.

It is too early to determine if the changes to the planning appeals legislation in February 2011, including new rights to s82A reviews, a new conciliation-arbitration scheme for small scale residential development appeals, reduced statutory limitation period for merit appeals and lower cost to amend plans during the proceedings, have any influence on the number of reviews and appeals lodged.

Table 6-1: Statewide s82A and legal appeals summary 2011-12		
s82A Reviews (based on 64 reporting councils)	2011-12	2010-11
Number of s82A reviews	626	564
s82A reviews as % of DA determinations (note 2)	1.1	0.8
% s82A appeals approved on review	70	74
% s82A appeals refused on review	18	17
% s82A appeals withdrawn/cancelled on review	10	7
% s82A appeals rejected on review	1.3	1.2
Legal Appeals (based on 62 reporting councils)		
Number of legal appeals	423	406
Legal appeals as % of DA determinations (note 3)	0.72	0.6
Class 1 appeals		
Number of Class 1 legal appeals	403	386
Class 1 legal appeals as % of DA determinations (note 3)	0.68	0.57
% of appeals were upheld	28	24
% of appeals withdrawn or dismissed	37	42
Number of appeals brought by developer	399	378
% of developer appeals upheld	28	24
% of developer appeals upheld with amended plans	19	19
% of developer appeals with consent orders	17	15
% of developer appeals withdrawn or dismissed	37	42
Number of appeals brought by third party/objector	3	4
% of appeals brought by third party/objector that were upheld	0	50
% of appeals brought by third party/objector that were given consent orders with amended plans	33	-
% of appeals brought by third party/objector that were withdrawn or dismissed	67	25
Other proceedings		
Number of Class 4 proceedings	20	16
Number of Class 5 proceedings	0	0
Number of Supreme Court proceedings	0	4

Notes

1. Some applicants seek both a s82A review and legal appeal for the same development application.
2. S82A reviews include reviews of DAs determined before 2011-12. Therefore, reviews as % of determinations is only indicative.
3. Legal appeals include appeals of DAs determined before 2011-12. Therefore, appeals as % of determinations is only indicative. Appeal outcomes include upheld, upheld with amended plans, dismissed, withdrawn and consent orders.

Table 6-1 shows that most s82A reviews (70%) were approved, although there was a 4% absolute decrease from previous years. An approved s82A review means that the council changed its original determination in favour of the applicant's review application (e.g. the applicant can request a review of a refused consent or a review of conditions of consent).



Table 6-2: Statewide S82A/legal appeals comparison with 2010-11

	2011-12	2010-11
S82A reviews		
Number of s82A reviews	626	564
Number of reporting councils	64	59
Legal Appeals		
Number of Class 1 legal appeals	403	386
Legal appeals as % of DA determinations	0.7	0.6
Number of reporting councils	62	63

37% of Class 1 appeals brought by developers against a council decision were withdrawn or dismissed in favour of the council, a 5% decrease compared with 2010-11.

47% of appeals by developers were approved by the court, however only 28% were upheld in favour of the developer without any changes to the proposed development.

The LEC and councils have over recent years put greater emphasis on the resolution of matters before the court by way of conciliation. 19% of appeals brought by developers were upheld in favour of the developer after the original development proposal was amended to address the issues raised by the council. In addition, 17% of appeals resulted in consent being issued by agreement by the parties.

A high proportion of Class 1 appeals by an objector/third party were withdrawn or dismissed, though they were only 0.7% of all Class 1 appeals (3 appeals).

Class 4 and Class 5 proceedings are civil and criminal enforcement proceedings in response to allegations of unlawful activity, to remedy or restrain a breach or of any other act if it is likely to cause environmental harm.

The number of Class 4 proceedings involving councils represented only a small proportion of the number of appeals in 2011-12: 4.7% of the appeals. There were no Class 5 appeals recorded in 2011-12. 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

Councils that reported the highest number of s82A reviews are shown in **Table 6-3**. The majority of DAs subsequently reviewed were approved in these council areas.

Table 6-3: Section 82A reviews - councils with most reviews 2011-12					
Council	Total s82A reviews (100%)	Number of reviews approved	% of reviews approved	Number of reviews refused	Number of other outcomes
Warringah Council	82	71	87	7	4
City of Sydney Council	78	50	64	23	5
Marrickville Council	58	49	84	4	5
Sutherland Shire Council	38	24	63	7	7
Wollongong City Council	31	23	74	1	7
Holroyd City Council	29	25	86	2	2
Gosford City Council	26	14	54	6	6
Waverley Council	23	13	57	7	3
Leichhardt Municipal Council	21	14	67	5	2
Ku-ring-gai Council	17	10	59	2	5
Kiama Municipal Council	14	14	100	0	0

Similar to last year, councils with the highest number of legal appeals in 2011-12 were City of Sydney, Ku-ring-gai and Waverley councils as shown in **Table 6-4**.



Table 6-4: Legal appeals - councils with most Class 1 appeals 2011-12

Council	Legal appeals
City of Sydney	44
Ku-ring-gai Council	36
Waverley Council	32
Leichhardt Municipal Council	25
Hurstville City Council	15
Randwick City Council	14
Parramatta City Council	14
Manly Council	14
Marrickville Council	11
Warringah Council	11
Sutherland Shire Council	10

Of the councils with the highest number of determined Class 1 appeals, City of Sydney, Warringah and Sutherland recorded a reduction in the number of appeals compared with 2010-11, by 17%, 39% and 17% respectively.

City of Sydney's appeals reduced by 17%, from 53 appeals in 2010-11 to 44 appeals in 2011-12. This is despite the fact that it had the highest number of Class 1 appeals in 2011-12 and it has been in the top six of the list since 2006-07.

Amongst the highest number of determined Class 1 appeals, Waverley, Leichhardt, Hurstville, Manly and Marrickville councils considerably increased the number of appeals from 2010-11.

Some councils have made efforts to reduce appeal activity during the year. Woollahra Council reported the highest number of Class 1 appeals in 2008-09 (57 appeals). Their appeals fell by three quarters to 15 appeals in 2010-11 and further dropped to only 9 appeals in 2011-12.

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.



chapter 7

other certificates

Summary table - Other Certificates 2011-12		
2011-12		2010-11
48,981	Construction certificates issued state-wide (52% issued by councils in 2011-12)	56,213
48,848	Occupation certificates issued statewide (52% issued by councils in 2011-12)	49,161
3,630	Subdivision certificates issued statewide	4,136
820	Strata certificates issued statewide	949

7.1 Statewide Trends

After development consent has been granted, further approvals may still be required depending on the type of works involved in carrying out the proposed development.

Post-development consent certificates provide an indication of construction activity as not all planning approvals actually result in building and construction works. In addition, these work commencements may be delayed for up to five years after the development has received planning approval.

Generally, construction certificates (which are required before construction can commence to certify that the plans comply with the development consent and with any relevant standards) are required more often than occupation certificates (confirms that the building complies with the development consent and is capable of being occupied or used in accordance with its building classification). For development that relates to creation of a new parcel of land or subdivision or arrangement of an existing parcel of land, a subdivision certificate or strata certificate is required (depending on the type and purpose of the plan) for the new plan to be registered in the Land & Property Information Division (LPI). CDC approvals do not require a separate Construction Certificate, as the CDC is a combined planning and construction approval.

Table 7-1 details the number of construction, occupation, subdivision and strata certificates issued in 2011-12 and 2010-11, and the number of reporting councils.

Table 7-1: Statewide other certificates summary				
Numbers of certificates issued	2011-12	Number of Local Government Areas	2010-11	Number of Local Government Areas
Construction	48,981	152	56,213	151
Occupation	48,848	148	49,161	145
Subdivision	3,630	144	4,136	142
Strata	820	83	949	86

Figure 18: Total number of certificates issued by councils and private certifiers 2006-07 to 2011-12

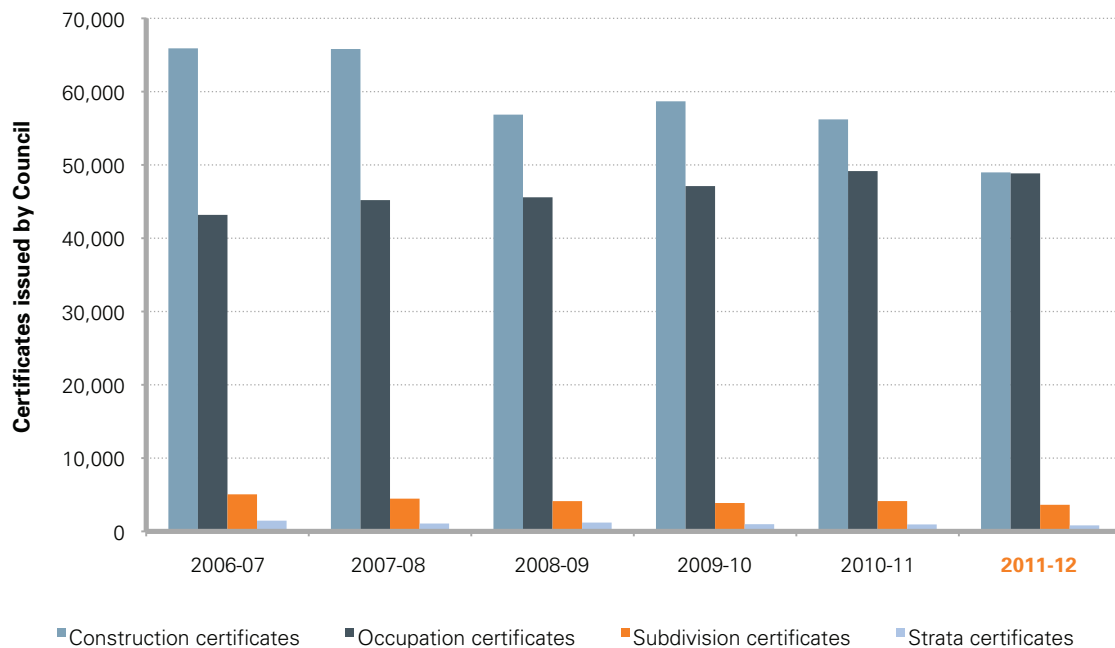


Figure 18 shows that the number of construction certificates issued was lower than previous years. The number of construction certificates dropped from 65,907 in 2006-2007 to 48,981 in 2011-12, despite a slight increase in 2009-10. The number of construction certificates fell by 13% in 2011-12 compared with 2010-11.

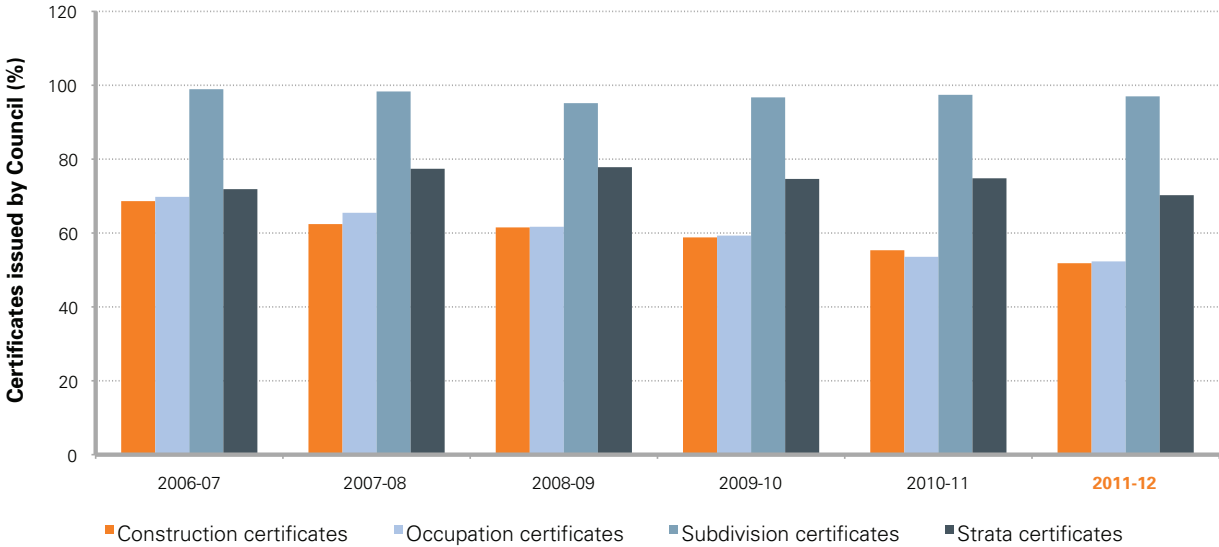
The number of occupation, subdivision and strata certificates issued also decreased in 2011-12 compared with 2010-11 (down by 1%, 12% and 14% respectively).

	Councils	%	Private	%	Total
Construction	25,385	52	23,596	48	48,981
Occupation	25,557	52	23,291	48	48,848
Subdivision	3,521	97	109	3	3,630
Strata	576	70	244	30	820

While councils still issue the majority of certificates statewide, the proportion of construction certificates issued by private certifiers continued to increase from 38% of construction certificates in 2008-09 to 48% in 2011-12. A similar trend is shown for occupation certificates with 48% issued by private certifiers in 2011-12.

The proportion of strata certificates issued by private certifiers gradually increased from 22% in 2008-09, to 25% in 2009-10 and 2010-11, and to 30% in 2011-12.

Figure 19: Percentage of certificates issued by Councils 2006-07 to 2011-12



7.2 Council Trends

Table 7-3 shows the ten councils across the State that issued the highest number of construction certificates in 2011-12 and their results for 2010-11. The councils in the top ten list are very similar to those for 2010-11, representing capital city, regional cities, major centres and release areas.

Since 2006-07, both Blacktown and Lake Macquarie have been in the top three and City of Sydney in the top six council areas with the highest number of construction certificates. Council areas that appear on the list for 2011-12 but not in 2010-11 include Penrith and Liverpool.

Council	2011-12	2010-11
Blacktown	2,020	2,091
City of Sydney	1,966	1,761
Lake Macquarie	1,704	2,005
Shoalhaven	1,245	1,380
The Hills	1,194	1,561
Maitland	1,163	1,162
Penrith	1,127	1,006
Newcastle	1,121	1,528
Camden	1,014	1,154
Liverpool	1,010	1,075

In the previous two years, 8 out of 10 council areas on the top ten highest numbers of construction certificates list had more construction certificates issued by council than by private certifiers, except in City of Sydney and The Hills.

For 2011-12, the proportion of council and private certifier issued certificates changed noticeably. Most of the council areas on the top ten list (7 out of 10) had more construction certificates issued by private certifiers than councils.

In particular, private certifiers issued 88% of construction certificates in the City of Sydney council area (compared with 78% in 2010-11). The high proportion of commercial development in the City of Sydney council area is likely to account for this.

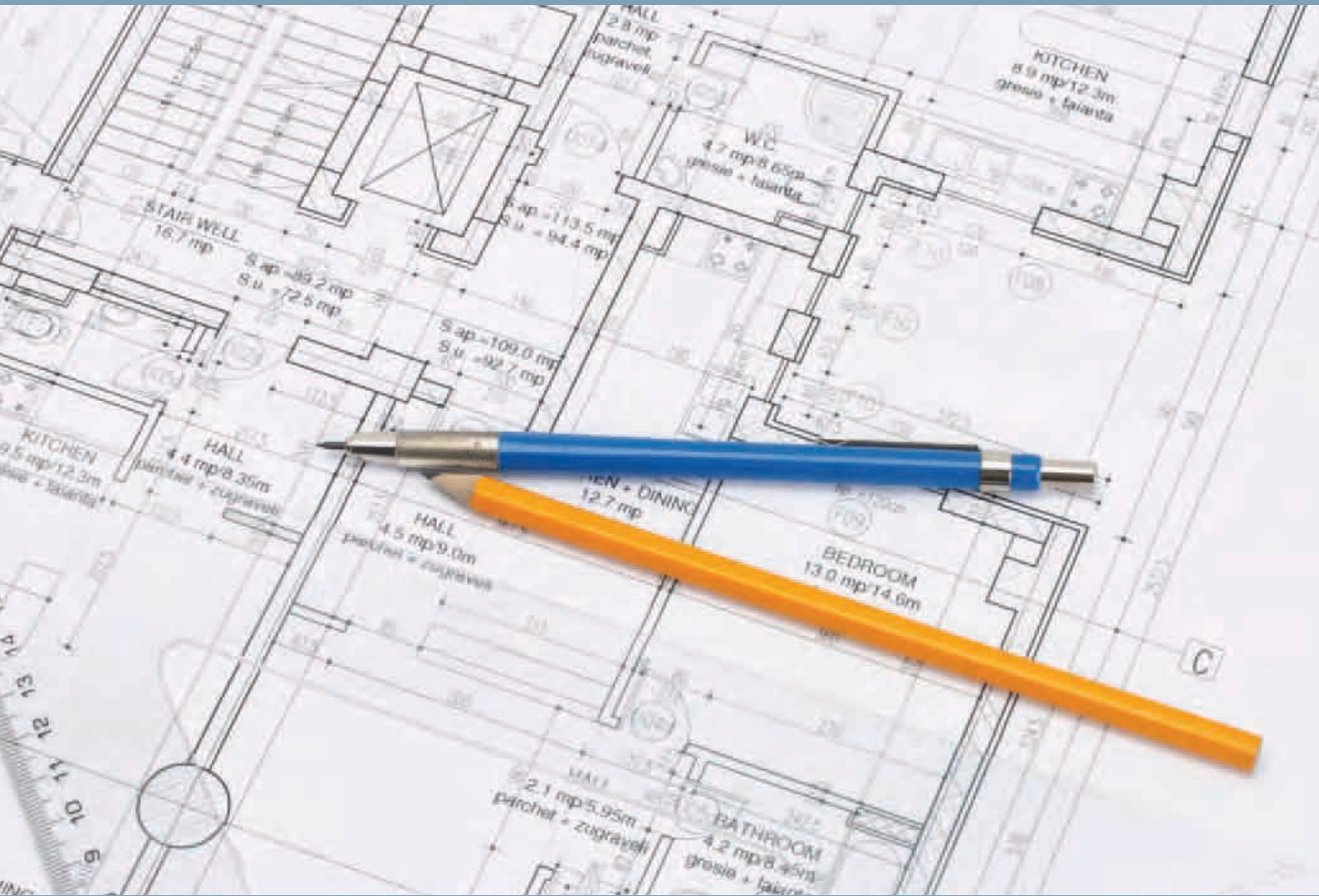
Table 7-4: Ten Local Government Areas with highest numbers of construction certificates - proportion of council and private certifier issued certificates

Council	Council	%	Private	%	Total
Blacktown	1,303	65	717	35	2,020
City of Sydney	242	12	1,724	88	1,966
Lake Macquarie	835	49	869	51	1,704
Shoalhaven	748	60	497	40	1,245
The Hills	569	48	625	52	1,194
Maitland	664	57	499	43	1,163
Penrith	362	32	765	68	1,127
Newcastle	521	46	600	54	1,121
Camden	488	48	526	52	1,014
Liverpool	492	49	518	51	1,010

Blacktown reported the highest number of construction certificates issued for 2011-12 (2,020). This was a 3% drop from 2010-11.

The council areas with the highest reported numbers of occupation certificates in 2011-12 included Blacktown (2,714), City of Sydney (1,886) and Shoalhaven (1,385).

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



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 may be issued for new homes, renovations or improvements to homes or apartments, and office, shop or industrial building change of use or 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 year's performance monitoring.
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 additional 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	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 2012, or a determination date prior to 1 July 2011, 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 2011-12 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.

Section 96 Data Separated from DA Data

While s96 modifications are a form of DA, many s96 modification 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.

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 >1,000,000 and pop. density >600/sq km	Small	up to 30,000	2
		Medium	30,001 – 70,000	3
3		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

DLG GROUP CODE	DESCRIPTION		POPULATION	ACLG CATEGORY
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 Medium	2,001 – 5,000 1,001 – 3,000	16 21
10	Agricultural Remote	Large Large	5,001 – 10,000 3,001 – 20,000	17 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 2011-12 is based on population figures released from the Australian Bureau of Statistics as at 30 June 2011.

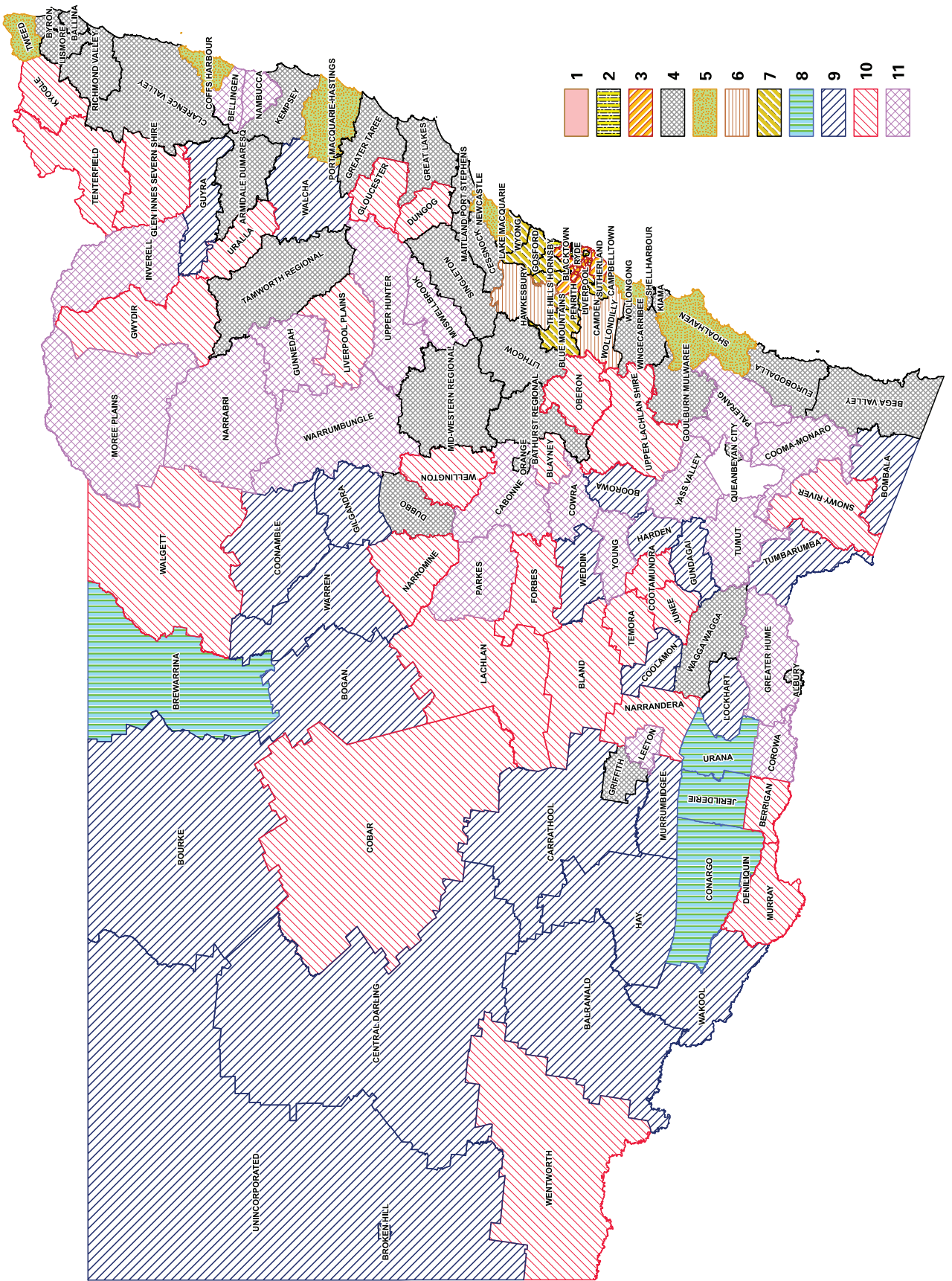
NSW councils by region		
Region	Council	DLG Code
Sydney	Ashfield Municipal Council	2
	Auburn Council	3
	Bankstown City Council	3
	Blacktown City Council	3
	Blue Mountains City Council	7
	Botany Bay City Council	2
	Burwood Council	2
	Camden Council	6
	Campbelltown City Council	7
	Canada Bay City Council	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	
Sutherland Shire Council	3	
Sydney City Council	1	
The Hills Shire Council	7	
Warringah Council	3	

NSW councils by region		
Region	Council	DLG Code
	Waverley Council	2
	Willoughby City Council	3
	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	5
	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
	Kempsey Shire Council	4
	Kyogle Council	10
	Lismore City Council	4
	Nambucca Shire Council	11
	Port Macquarie-Hastings Council	5
	Richmond Valley Council	4

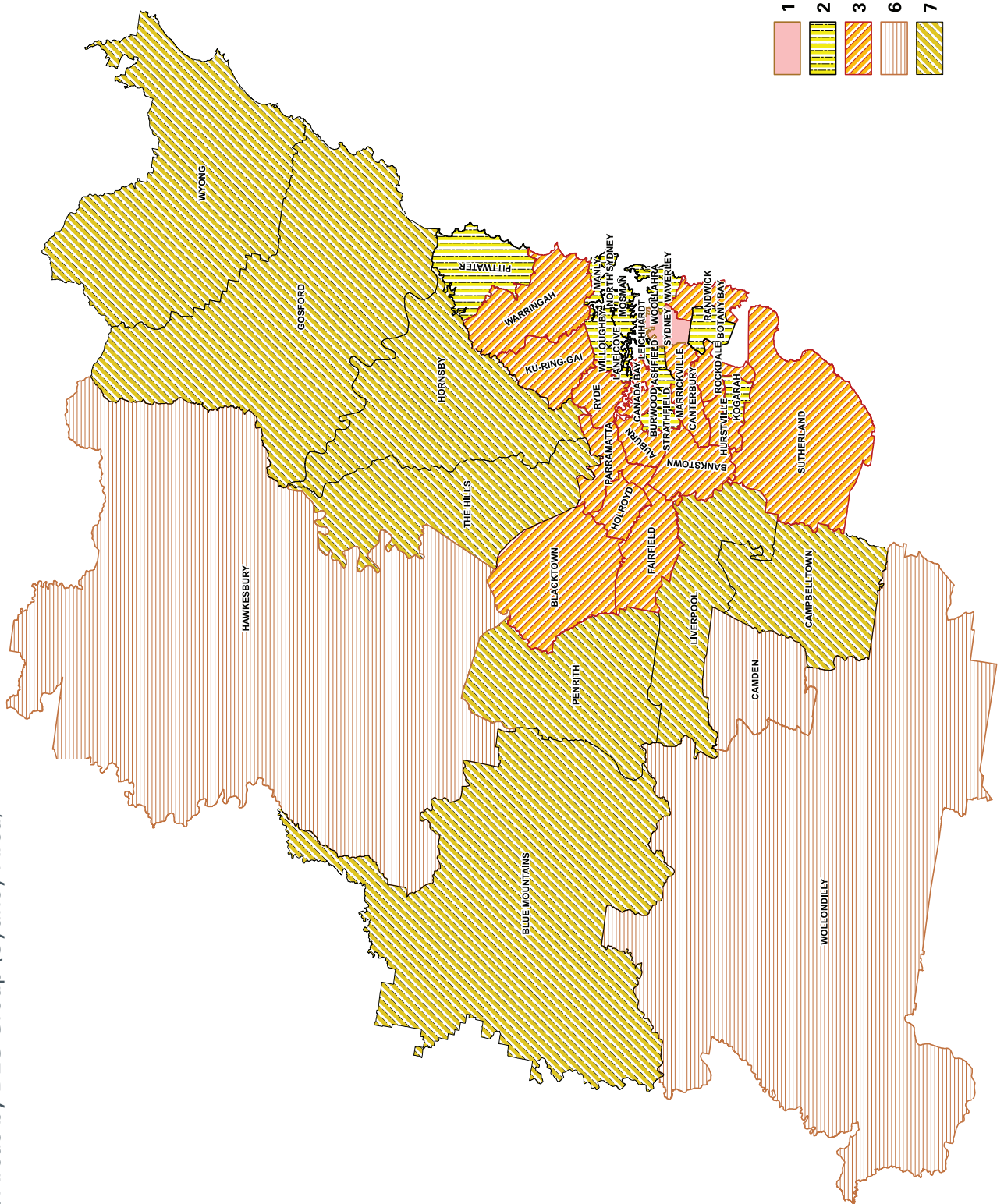
NSW councils by region		
Region	Council	DLG Code
	Tenterfield Shire Council	10
	Tweed Shire Council	5
Western	Armidale Dumaresq Council	4
	Bathurst Regional Council	4
	Blayney Shire Council	10
	Bogan Shire Council	9
	Bourke Shire Council	9
	Brewarrina Shire Council	8
	Broken Hill City Council	4
	Cabonne 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
	Warren Shire Council	9
	Warrumbungle Shire Council	11
	Weddin Shire Council	9
	Wellington Council	10

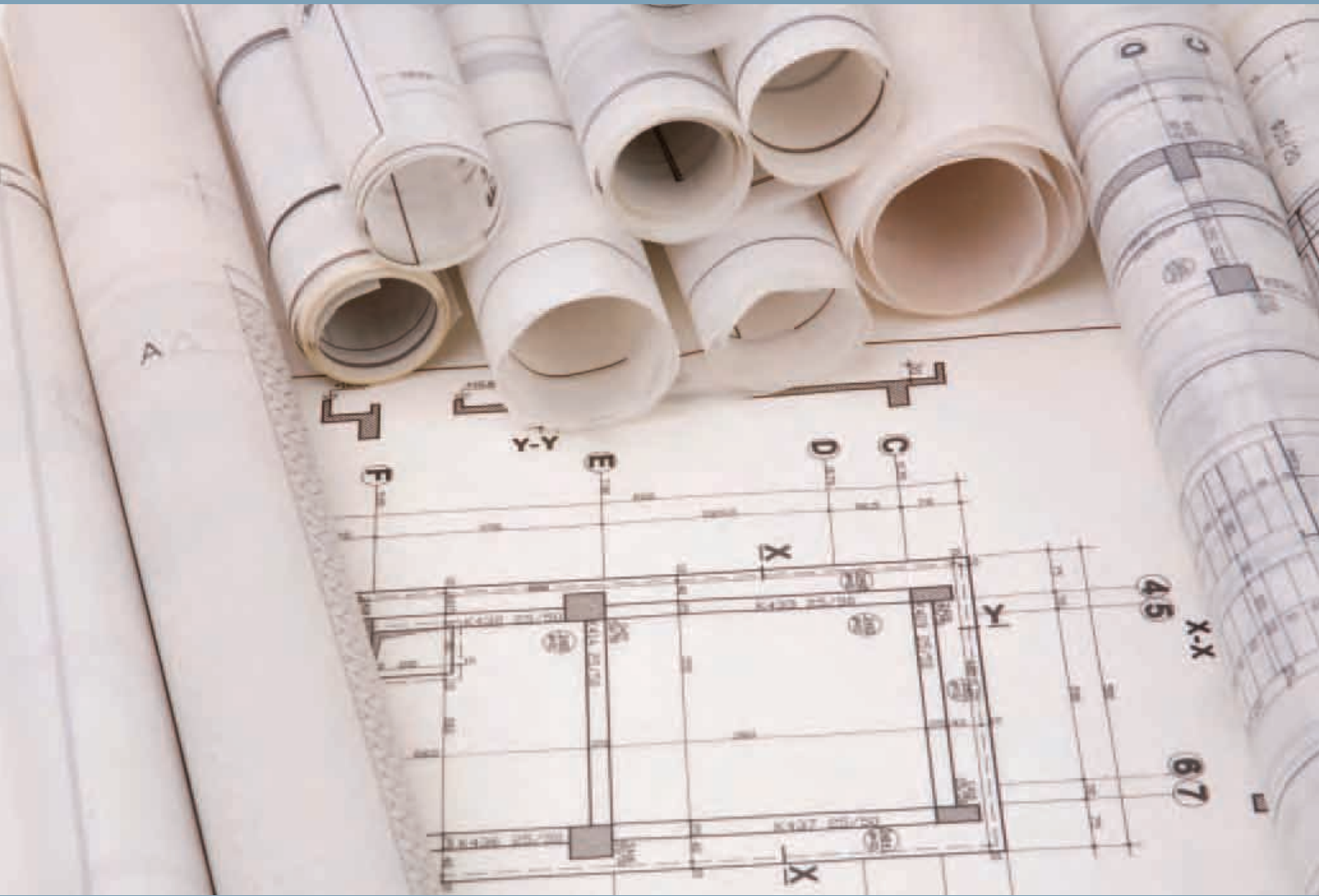
NSW councils by region		
Region	Council	DLG Code
Murray/Murrumbidgee	Albury City Council	4
	Balranald Shire Council	9
	Berrigan Shire Council	10
	Bland Shire Council	10
	Boorowa Council	9
	Carrathool Shire Council	9
	Conargo Shire Council	8
	Coolamon Shire Council	9
	Cooma-Monaro Council	11
	Cootamundra 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



Local Government Areas by DLG Group (Sydney Area)





Source data –
individual council data

Table 2-12: 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	613	\$127.4m	\$126.8m	90
Armidale Dumaresq Council	4	193	\$64.2m	\$64m	49
Ashfield Municipal Council	2	249	\$87.1m	\$69.3m	82
Auburn City Council	3	350	\$581.7m	\$570.3m	121
Ballina Shire Council	4	531	\$92.1m	\$84.8m	125
Balranald Shire Council	9	56	\$3.4m	\$3.4m	0
Bankstown City Council	3	1,023	\$326.9m	\$279.4m	316
Bathurst Regional Council	4	501	\$70.6m	\$70.4m	69
Bega Valley Shire Council	4	445	\$68m	\$68m	104
Bellingen Shire Council	11	192	\$11.9m	\$11.8m	32
Berrigan Shire Council	10	93	\$14.8m	\$14.8m	0
Blacktown City Council	3	2,166	\$537.8m	\$524m	220
Bland Shire Council	10	105	\$6.6m	\$6.6m	5
Blayney Shire Council	10	152	\$24.3m	\$24.3m	19
Blue Mountains City Council	7	707	\$121.3m	\$119.5m	186
Bogan Shire Council	9	39	\$3.8m	\$3.8m	0
Bombala Council	9	16	\$1.1m	\$1.1m	0
Boorowa Council	9	55	\$4.2m	\$4.2m	7
Botany Bay City Council	2	181	\$318m	\$317.6m	93
Bourke Shire Council	9	14	\$4.3m	\$4.3m	0
Brewarrina Shire Council	8	9	\$3.3m	\$3.3m	1
Broken Hill City Council	4	245	\$23.1m	\$22.9m	8
Burwood Council	2	185	\$170m	\$167.3m	46
Byron Shire Council	4	557	\$104.7m	\$92.5m	144
Cabonne Shire Council	11	146	\$20.4m	\$20.4m	28
Camden Council	6	1,361	\$417.4m	\$412.5m	143
Campbelltown City Council	7	626	\$180.4m	\$173.8m	108
Canterbury City Council	3	495	\$148.7m	\$138.2m	183
Carrathool Shire Council	9	37	\$23m	\$23m	0
Central Darling Shire Council	9	22	\$1.7m	\$1.7m	0
Cessnock City Council	4	803	\$157.5m	\$110m	96
City of Canada Bay Council	3	488	\$529.1m	\$394.9m	171
Clarence Valley Council	4	716	\$76.9m	\$72.2m	54
Cobar Shire Council	10	39	\$9.4m	\$9.4m	5
Coffs Harbour City Council	5	847	\$161.4m	\$159.1m	138
Conargo Shire Council	8	23	\$2.2m	\$2.2m	0
Coolamon Shire Council	9	36	\$2.6m	\$2.5m	0
Cooma-Monaro Shire Council	11	115	\$13.6m	\$13.6m	30
Coonamble Shire Council	9	20	\$4.5m	\$4.5m	0
Cootamundra Shire Council	10	127	\$8.9m	\$8.9m	1
Corowa Shire Council	11	272	\$29.3m	\$29.3m	14

Table 2-12: 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	104	\$16.9m	\$16.9m	15
Deniliquin Council	4	58	\$5.6m	\$5.6m	3
Dubbo City Council	4	458	\$68.3m	\$68.2m	74
Dungog Shire Council	10	147	\$15.9m	\$15.9m	30
Eurobodalla Shire Council	4	691	\$96.4m	\$96.4m	116
Fairfield City Council	3	889	\$347.1m	\$326.1m	205
Forbes Shire Council	10	7	\$0.05m	\$0.05m	0
Gilgandra Shire Council	9	38	\$3.4m	\$3.4m	0
Glen Innes Severn Shire Council	10	119	\$6.9m	\$6.9m	7
Gloucester Shire Council	10	92	\$16.9m	\$16m	8
Gosford City Council	7	1,174	\$324.9m	\$297.9m	325
Goulburn Mulwaree Council	4	366	\$66.2m	\$66m	86
Great Lakes Council	4	409	\$42.3m	\$41.9m	115
Greater Hume Shire Council	11	119	\$7.5m	\$6.7m	12
Greater Taree City Council	4	431	\$53.8m	\$53.1m	88
Griffith City Council	4	200	\$31.9m	\$31.3m	36
Gundagai Shire Council	9	47	\$4m	\$4m	0
Gunnedah Shire Council	11	153	\$34.1m	\$34.1m	36
Guyra Shire Council	9	40	\$3.7m	\$3.7m	2
Gwydir Shire Council	10	37	\$3.6m	\$3.6m	5
Harden Shire Council	9	43	\$2.3m	\$2.3m	8
Hawkesbury City Council	6	182	\$50.5m	\$44.4m	20
Hay Shire Council	9	19	\$0.75m	\$0.75m	0
Holroyd City Council	3	535	\$230m	\$201.2m	199
Hornsby Shire Council	7	820	\$343.5m	\$306.9m	263
Hunters Hill Municipal Council	2	118	\$38.7m	\$32.7m	54
Hurstville City Council	3	408	\$244.4m	\$193.8m	127
Inverell Shire Council	11	152	\$18m	\$18m	25
Jerilderie Shire Council	8	17	\$2.3m	\$2.3m	1
Junee Shire Council	10	51	\$3.7m	\$3.7m	4
Kempsey Shire Council	4	270	\$49.5m	\$47.1m	82
Kiama Municipal Council	4	310	\$96m	\$89.4m	80
Kogarah City Council	2	322	\$95.1m	\$93.6m	95
Ku-ring-gai Council	3	606	\$434.5m	\$295.2m	221
Kyogle Council	10	84	\$9.6m	\$9m	5
Lachlan Shire Council	10	63	\$15.9m	\$15.9m	0
Lake Macquarie City Council	5	1,819	\$421.6m	\$396.7m	407
Lane Cove Council	2	223	\$168.7m	\$113.4m	84
Leeton Shire Council	11	148	\$17.3m	\$17.3m	4
Leichhardt Municipal Council	2	479	\$184.6m	\$103.5m	189
Lismore City Council	4	428	\$54m	\$54m	119

Table 2-12: 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
Lithgow City Council	4	250	\$37.9m	\$37.9m	16
Liverpool City Council	7	1,151	\$404.9m	\$381.5m	161
Liverpool Plains Shire Council	10	62	\$58m	\$58m	0
Lockhart Shire Council	9	68	\$5.4m	\$5.4m	0
Maitland City Council	5	1,219	\$411m	\$410.4m	161
Manly Council	2	335	\$133.4m	\$95m	130
Marrickville Council	3	514	\$177.6m	\$133.4m	176
Mid-Western Regional Council	4	347	\$52.7m	\$51.9m	55
Moree Plains Shire Council	11	103	\$41.1m	\$41.1m	14
Mosman Municipal Council	2	274	\$208.1m	\$192.7m	95
Murray Shire Council	10	153	\$17.9m	\$17.8m	12
Murrumbidgee Shire Council	9	27	\$4.7m	\$4.7m	0
Muswellbrook Shire Council	11	320	\$86.3m	\$71.9m	34
Nambucca Shire Council	11	176	\$25.2m	\$25m	34
Narrabri Shire Council	11	107	\$19.8m	\$19.8m	17
Narrandera Shire Council	10	36	\$2.8m	\$2.8m	0
Narromine Shire Council	10	86	\$6.4m	\$6.4m	0
North Sydney Council	2	426	\$537.4m	\$470.1m	149
Oberon Council	10	69	\$9m	\$9m	25
Orange City Council	4	434	\$98.9m	\$98.9m	51
Palerang Council	11	327	\$37.7m	\$37.5m	120
Parkes Shire Council	11	96	\$23m	\$23m	23
Parramatta City Council	3	735	\$338.6m	\$280.7m	252
Penrith City Council	7	1,208	\$472.4m	\$469.4m	173
Pittwater Council	2	387	\$133.8m	\$127.2m	162
Port Macquarie-Hastings Council	5	631	\$113.1m	\$113.1m	127
Port Stephens Council	4	835	\$154.7m	\$153.6m	123
Queanbeyan City Council	4	278	\$98.7m	\$98.6m	113
Randwick City Council	3	833	\$473.7m	\$463.1m	302
Richmond Valley Council	4	228	\$104.4m	\$104.3m	32
Rockdale City Council	3	369	\$232.4m	\$209.3m	141
Ryde City Council	3	603	\$601.8m	\$580.3m	179
Shellharbour City Council	4	406	\$94.5m	\$92.1m	90
Shoalhaven City Council	5	1,438	\$207m	\$192.3m	475
Singleton Council	4	380	\$93m	\$92.8m	68
Snowy River Shire Council	10	169	\$20.2m	\$20.2m	27
Strathfield Municipal Council	2	144	\$129m	\$100.5m	88
Sutherland Shire Council	3	1,111	\$444.4m	\$384.9m	364
Sydney City Council	1	1,926	\$3.2b	\$2.9b	950
Tamworth Regional Council	4	513	\$95.9m	\$95.9m	69
Temora Shire Council	10	52	\$6.5m	\$6.5m	0

Table 2-12: 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
Tenterfield Shire Council	10	84	\$4.8m	\$4.8m	0
The City of Newcastle Council	5	1,442	\$564.5m	\$547.1m	234
The Hills Shire Council	7	1,318	\$858.8m	\$828.9m	328
Tumbarumba Shire Council	9	53	\$3.7m	\$3.7m	0
Tumut Council	11	101	\$8.3m	\$8.3m	17
Tweed Shire Council	5	599	\$153.6m	\$150.7m	110
Upper Hunter Shire Council	11	248	\$65.2m	\$65.2m	54
Upper Lachlan Shire Council	10	136	\$15.8m	\$15.8m	23
Uralla Shire Council	10	57	\$3.7m	\$3.6m	0
Urana Shire Council	8	12	\$0.46m	\$0.46m	0
Wagga Wagga City Council	4	558	\$172m	\$170.8m	146
Wakool Shire Council	9	56	\$4m	\$4m	0
Walcha Council	9	39	\$2.3m	\$2.3m	2
Walgett Shire Council	10	38	\$15.7m	\$15.7m	1
Warren Shire Council	9	27	\$2m	\$2m	0
Warringah Council	3	1,444	\$405.4m	\$373.8m	252
Warrumbungle Shire Council	11	66	\$5.1m	\$5.1m	0
Waverley Council	2	593	\$154.3m	\$146.8m	308
Weddin Shire Council	9	41	\$3.9m	\$3.9m	2
Wellington Council	10	74	\$5.5m	\$5.5m	11
Wentworth Shire Council	10	176	\$20.9m	\$20.9m	18
Willoughby City Council	3	527	\$201.3m	\$193.6m	219
Wingecarribee Shire Council	4	699	\$118.9m	\$113.5m	211
Wollondilly Shire Council	6	709	\$167.8m	\$166.8m	156
Wollongong City Council	5	1,386	\$437.7m	\$364.2m	317
Woollahra Municipal Council	2	576	\$362.3m	\$344.8m	328
Wyong Shire Council	7	1,015	\$199.9m	\$195.3m	161
Yass Valley Council	11	308	\$50.9m	\$50.9m	187
Young Shire Council	11	241	\$29.5m	\$29.5m	65

Table 2-12: 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	321	\$194.3m	\$169.6m	136
3	770	\$368m	\$326m	215
4	438	\$82.3m	\$79.2m	84
5	1,173	\$308.8m	\$291.7m	246
6	751	\$211.9m	\$207.9m	106
7	1,002	\$363.2m	\$346.6m	213
8	15	\$2m	\$2m	1
9	38	\$4.2m	\$4.2m	1
10	89	\$12.4m	\$12.4m	8
11	175	\$28.1m	\$27.3m	38

Table 2-13: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office
Albury City Council	4	43	24	11
Armidale Dumaresq Council	4	21	18	8
Ashfield Municipal Council	2	37	2	13
Auburn City Council	3	28	7	21
Ballina Shire Council	4	51	13	8
Balranald Shire Council	9	29	7	16
Bankstown City Council	3	18	11	8
Bathurst Regional Council	4	14	18	12
Bega Valley Shire Council	4	39	30	7
Bellingen Shire Council	11	45	13	7
Berrigan Shire Council	10	20	31	12
Blacktown City Council	3	28	48	5
Bland Shire Council	10	28	10	13
Blayney Shire Council	10	25	43	7
Blue Mountains City Council	7	62	19	7
Bogan Shire Council	9	8	15	23
Bombala Council	9	0	19	25
Boorowa Council	9	31	24	4
Botany Bay City Council	2	46	9	13
Bourke Shire Council	9	36	7	0
Brewarrina Shire Council	8	11	11	0
Broken Hill City Council	4	67	3	19
Burwood Council	2	31	4	26
Byron Shire Council	4	16	18	6
Cabonne Shire Council	11	1	23	1
Camden Council	6	19	43	5
Campbelltown City Council	7	24	28	10
Canterbury City Council	3	47	13	15
Carrathool Shire Council	9	3	11	3
Central Darling Shire Council	9	14	5	0
Cessnock City Council	4	16	35	3
City of Canada Bay Council	3	62	10	19
Clarence Valley Council	4	56	17	7
Cobar Shire Council	10	36	21	10
Coffs Harbour City Council	5	52	23	3
Conargo Shire Council	8	0	0	4
Coolamon Shire Council	9	11	19	11
Cooma-Monaro Shire Council	11	26	23	18
Coonamble Shire Council	9	0	30	10
Cootamundra Shire Council	10	52	13	8
Corowa Shire Council	11	1	67	4
Cowra Shire Council	11	9	26	13

Table 2-13: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office
Deniliquin Council	4	34	12	24
Dubbo City Council	4	46	25	5
Dungog Shire Council	10	21	24	1
Eurobodalla Shire Council	4	43	30	0
Fairfield City Council	3	24	15	22
Forbes Shire Council	10	0	0	29
Gilgandra Shire Council	9	16	16	13
Glen Innes Severn Shire Council	10	8	29	8
Gloucester Shire Council	10	21	38	4
Gosford City Council	7	51	16	4
Goulburn Mulwaree Council	4	31	33	7
Great Lakes Council	4	46	27	6
Greater Hume Shire Council	11	28	16	9
Greater Taree City Council	4	36	36	9
Griffith City Council	4	41	15	14
Gundagai Shire Council	9	15	19	2
Gunnedah Shire Council	11	22	45	7
Guyra Shire Council	9	45	30	3
Gwydir Shire Council	10	38	11	5
Harden Shire Council	9	30	12	19
Hawkesbury City Council	6	32	13	9
Hay Shire Council	9	42	11	5
Holroyd City Council	3	13	31	8
Hornsby Shire Council	7	54	15	5
Hunters Hill Municipal Council	2	0	0	0
Hurstville City Council	3	40	20	14
Inverell Shire Council	11	28	15	13
Jerilderie Shire Council	8	18	29	12
Junee Shire Council	10	18	20	25
Kempsey Shire Council	4	34	33	8
Kiama Municipal Council	4	44	19	6
Kogarah City Council	2	48	16	11
Ku-ring-gai Council	3	36	38	4
Kyogle Council	10	18	23	2
Lachlan Shire Council	10	0	5	6
Lake Macquarie City Council	5	53	26	5
Lane Cove Council	2	71	10	11
Leeton Shire Council	11	12	21	6
Leichhardt Municipal Council	2	76	4	8
Lismore City Council	4	25	39	8
Lithgow City Council	4	16	27	6
Liverpool City Council	7	19	54	7

Table 2-13: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office
Liverpool Plains Shire Council	10	48	26	6
Lockhart Shire Council	9	12	16	6
Maitland City Council	5	31	43	5
Manly Council	2	65	8	16
Marrickville Council	3	54	5	13
Mid-Western Regional Council	4	19	15	10
Moree Plains Shire Council	11	33	9	17
Mosman Municipal Council	2	77	6	5
Murray Shire Council	10	28	23	7
Murrumbidgee Shire Council	9	30	19	15
Muswellbrook Shire Council	11	33	41	4
Nambucca Shire Council	11	18	23	11
Narrabri Shire Council	11	24	29	29
Narrandera Shire Council	10	22	14	17
Narromine Shire Council	10	15	14	19
North Sydney Council	2	19	41	23
Oberon Council	10	3	26	1
Orange City Council	4	15	28	11
Palerang Council	11	39	28	5
Parkes Shire Council	11	15	9	13
Parramatta City Council	3	25	14	21
Penrith City Council	7	36	33	8
Pittwater Council	2	61	18	10
Port Macquarie-Hastings Council	5	40	27	13
Port Stephens Council	4	43	29	4
Queanbeyan City Council	4	56	9	10
Randwick City Council	3	64	6	16
Richmond Valley Council	4	43	18	10
Rockdale City Council	3	40	16	7
Ryde City Council	3	53	21	16
Shellharbour City Council	4	32	32	2
Shoalhaven City Council	5	53	23	7
Singleton Council	4	47	16	5
Snowy River Shire Council	10	17	28	3
Strathfield Municipal Council	2	37	26	11
Sutherland Shire Council	3	65	13	9
Sydney City Council	1	29	1	54
Tamworth Regional Council	4	27	36	16
Temora Shire Council	10	12	8	38
Tenterfield Shire Council	10	13	25	14
The City of Newcastle Council	5	23	37	8

Table 2-13: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office
The Hills Shire Council	7	37	28	12
Tumbarumba Shire Council	9	17	19	6
Tumut Council	11	46	20	5
Tweed Shire Council	5	39	31	12
Upper Hunter Shire Council	11	0	16	6
Upper Lachlan Shire Council	10	9	43	3
Uralla Shire Council	10	14	16	16
Urana Shire Council	8	75	0	0
Wagga Wagga City Council	4	42	23	20
Wakool Shire Council	9	7	11	0
Walcha Council	9	46	10	8
Walgett Shire Council	10	0	26	16
Warren Shire Council	9	33	7	7
Warrindah Council	3	27	7	4
Warrumbungle Shire Council	11	12	26	0
Waverley Council	2	74	4	14
Weddin Shire Council	9	41	27	2
Wellington Council	10	34	14	20
Wentworth Shire Council	10	27	39	9
Willoughby City Council	3	58	6	17
Wingecarribee Shire Council	4	49	26	8
Wollondilly Shire Council	6	41	27	4
Wollongong City Council	5	44	19	8
Woollahra Municipal Council	2	56	4	11
Wyong Shire Council	7	49	26	9
Yass Valley Council	11	8	37	6
Young Shire Council	11	52	12	12

Table 2-13: DLG Group Averages - DA Development Types

DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office
2	55	11	12
3	38	19	11
4	37	25	8
5	42	28	7
6	27	36	5
7	41	28	8
8	21	10	5
9	22	16	8
10	21	25	9
11	23	28	8

Table 2-14: 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	211	\$17.1m	63	37	26
Armidale Dumaresq Council	4	78	\$6.8m	88	12	29
Ashfield Municipal Council	2	73	\$8.3m	1	99	23
Auburn City Council	3	155	\$18.3m	3	97	31
Ballina Shire Council	4	36	\$1.8m	75	25	6
Balranald Shire Council	9	2	\$0.05m	0	100	3
Bankstown City Council	3	349	\$35.8m	27	73	25
Bathurst Regional Council	4	130	\$22.3m	74	26	21
Bega Valley Shire Council	4	89	\$9.7m	100	0	17
Bellingen Shire Council	11	20	\$1.4m	70	30	9
Berrigan Shire Council	10	65	\$3.1m	91	9	41
Blacktown City Council	3	569	\$63.9m	14	86	21
Bland Shire Council	10	9	\$0.64m	100	0	8
Blayney Shire Council	10	21	\$1.8m	52	48	12
Blue Mountains City Council	7	28	\$3.2m	14	86	4
Bogan Shire Council	9	0	\$0			0
Bombala Council	9	9	\$0.23m	100	0	36
Boorowa Council	9	0	\$0			0
Botany Bay City Council	2	110	\$26.4m	7	93	38
Bourke Shire Council	9	12	\$6.5m	100	0	46
Brewarrina Shire Council	8	0	\$0			0
Broken Hill City Council	4	2	\$0.02m	100	0	1
Burwood Council	2	83	\$9.7m	42	58	31
Byron Shire Council	4	82	\$5.8m	100	0	13
Cabonne Shire Council	11	40	\$6.3m	8	93	22
Camden Council	6	374	\$60m	13	87	22
Campbelltown City Council	7	142	\$14.5m	42	58	18
Canterbury City Council	3	239	\$24.2m	17	83	33
Garrathool Shire Council	9	3	\$0.15m	100	0	8
Central Darling Shire Council	9	0	\$0			0
Cessnock City Council	4	130	\$5.6m	30	70	14
City of Canada Bay Council	3	229	\$45.6m	6	94	32
Clarence Valley Council	4	13	\$2.2m	100	0	2
Cobar Shire Council	10	14	\$0.91m	100	0	26
Coffs Harbour City Council	5	38	\$4.4m	37	63	4
Conargo Shire Council	8	6	\$0.83m	100	0	21
Coolamon Shire Council	9	45	\$3.4m	100	0	56
Cooma-Monaro Shire Council	11	4	\$0.31m	100	0	3
Coonamble Shire Council	9	30	\$2.6m	67	33	60
Cootamundra Shire Council	10	23	\$1m	100	0	15
Corowa Shire Council	11	9	\$1.5m	78	22	3

Table 2-14: 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
Cowra Shire Council	11	40	\$2.3m	88	13	28
Deniliquin Council	4	41	\$1.1m	100	0	41
Dubbo City Council	4	116	\$16m	19	81	20
Dungog Shire Council	10	10	\$0.77m	40	60	6
Eurobodalla Shire Council	4	44	\$4.2m	25	75	6
Fairfield City Council	3	201	\$25.4m	14	86	18
Forbes Shire Council	10	4	\$0.97m	0	100	36
Gilgandra Shire Council	9	9	\$0.93m	67	33	19
Glen Innes Severn Shire Council	10	49	\$3.5m	94	6	29
Gloucester Shire Council	10	20	\$1.8m	100	0	18
Gosford City Council	7	377	\$20.1m	31	69	24
Goulburn Mulwaree Council	4	18	\$1.4m	33	67	5
Great Lakes Council	4	55	\$3.9m	13	87	12
Greater Hume Shire Council	11	51	\$3.9m	82	18	30
Greater Taree City Council	4	138	\$12.5m	11	89	24
Griffith City Council	4	97	\$11.6m	5	95	33
Gundagai Shire Council	9	0	\$0			0
Gunnedah Shire Council	11	62	\$3.2m	79	21	29
Guyra Shire Council	9	11	\$0.31m	91	9	22
Gwydir Shire Council	10	16	\$1m	88	13	30
Harden Shire Council	9	2	\$0.31m	100	0	4
Hawkesbury City Council	6	13	\$0.5m	8	92	7
Hay Shire Council	9	6	\$0.08m	100	0	24
Holroyd City Council	3	280	\$32.2m	11	89	34
Hornsby Shire Council	7	524	\$170.3m	19	81	39
Hunters Hill Municipal Council	2	21	\$3.6m	0	100	15
Hurstville City Council	3	69	\$5.1m	46	54	14
Inverell Shire Council	11	62	\$3m	98	2	29
Jerilderie Shire Council	8	20	\$1.7m	100	0	54
Junee Shire Council	10	51	\$3.4m	100	0	50
Kempsey Shire Council	4	105	\$6.7m	42	58	28
Kiama Municipal Council	4	61	\$4.5m	16	84	16
Kogarah City Council	2	115	\$27.2m	13	87	26
Ku-ring-gai Council	3	526	\$110.7m	100	0	46
Kyogle Council	10	1	\$0.2m	100	0	1
Lachlan Shire Council	10	24	\$1.7m	100	0	28
Lake Macquarie City Council	5	271	\$14.5m	22	78	13
Lane Cove Council	2	145	\$18.4m	7	93	39
Leeton Shire Council	11	0	\$0			0
Leichhardt Municipal Council	2	87	\$8.3m	39	61	15
Lismore City Council	4	16	\$1.6m	38	63	4

Table 2-14: 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
Lithgow City Council	4	20	\$1.9m	55	45	7
Liverpool City Council	7	333	\$44.3m	9	91	22
Liverpool Plains Shire Council	10	0	\$0			0
Lockhart Shire Council	9	0	\$0			0
Maitland City Council	5	302	\$50m	35	65	20
Manly Council	2	104	\$11.2m	14	86	24
Marrickville Council	3	84	\$6.3m	21	79	14
Mid-Western Regional Council	4	205	\$31.3m	64	36	37
Moree Plains Shire Council	11	7	\$0.65m	43	57	6
Mosman Municipal Council	2	55	\$8m	0	100	17
Murray Shire Council	10	34	\$3.1m	94	6	18
Murrumbidgee Shire Council	9	9	\$0.15m	89	11	25
Muswellbrook Shire Council	11	51	\$7.5m	45	55	14
Nambucca Shire Council	11	52	\$3m	17	83	23
Narrabri Shire Council	11	44	\$2.5m	100	0	29
Narrandera Shire Council	10	6	\$1.2m	67	33	14
Narromine Shire Council	10	10	\$0.33m	100	0	10
North Sydney Council	2	209	\$54.8m	5	95	33
Oberon Council	10	5	\$0.05m	100	0	7
Orange City Council	4	261	\$38.4m	11	89	38
Palerang Council	11	1	\$0.26m	100	0	0
Parkes Shire Council	11	71	\$7.9m	87	13	43
Parramatta City Council	3	436	\$67.4m	23	77	37
Penrith City Council	7	540	\$65m	5	95	31
Pittwater Council	2	129	\$11.6m	10	90	25
Port Macquarie-Hastings Council	5	298	\$26.1m	37	63	32
Port Stephens Council	4	100	\$6.4m	14	86	11
Queanbeyan City Council	4	26	\$1.2m	35	65	9
Randwick City Council	3	257	\$31.3m	15	85	24
Richmond Valley Council	4	4	\$0.03m	50	50	2
Rockdale City Council	3	128	\$14.7m	5	95	26
Ryde City Council	3	473	\$54.4m	6	94	44
Shellharbour City Council	4	275	\$34.5m	6	94	40
Shoalhaven City Council	5	242	\$19.1m	18	82	14
Singleton Council	4	51	\$3.9m	24	76	12
Snowy River Shire Council	10	18	\$2.5m	11	89	10
Strathfield Municipal Council	2	107	\$15.7m	26	74	43
Sutherland Shire Council	3	583	\$53.5m	40	60	34
Sydney City Council	1	1,105	\$301.4m	12	88	36
Tamworth Regional Council	4	266	\$21.9m	39	61	34
Temora Shire Council	10	30	\$2.4m	100	0	37

Table 2-14: 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
Tenterfield Shire Council	10	65	\$3m	98	2	44
The City of Newcastle Council	5	296	\$36.9m	22	78	17
The Hills Shire Council	7	502	\$39.8m	14	86	28
Tumbarumba Shire Council	9	0	\$0			0
Tumut Council	11	3	\$0.42m	100	0	3
Tweed Shire Council	5	120	\$8.2m	51	49	17
Upper Hunter Shire Council	11	38	\$5.6m	66	34	13
Upper Lachlan Shire Council	10	7	\$1.1m	0	100	5
Uralla Shire Council	10	47	\$2.3m	98	2	45
Urana Shire Council	8	0	\$0			0
Wagga Wagga City Council	4	190	\$16.6m	29	71	25
Wakool Shire Council	9	18	\$1.4m	100	0	24
Walcha Council	9	6	\$1.5m	83	17	13
Walgett Shire Council	10	11	\$1.3m	100	0	22
Warren Shire Council	9	0	\$0			0
Warringah Council	3	400	\$44.4m	4	97	22
Warrumbungle Shire Council	11	22	\$0.42m	100	0	25
Waverley Council	2	142	\$12.5m	9	91	19
Weddin Shire Council	9	26	\$1.1m	100	0	39
Wellington Council	10	17	\$1.7m	41	59	19
Wentworth Shire Council	10	14	\$0.23m	100	0	7
Willoughby City Council	3	313	\$58.6m	17	83	37
Wingecarribee Shire Council	4	41	\$5.4m	100	0	6
Wollondilly Shire Council	6	111	\$14.4m	24	76	14
Wollongong City Council	5	6	\$0.23m	100	0	0
Woollahra Municipal Council	2	112	\$9.3m	100	0	16
Wyong Shire Council	7	404	\$19.9m	37	63	28
Yass Valley Council	11	47	\$7.5m	38	62	13
Young Shire Council	11	9	\$0.6m	89	11	4

Table 2-14: 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	107	\$16.1m	20	80	25
3	311	\$40.7m	25	75	29
4	97	\$9.9m	39	61	18
5	197	\$19.9m	29	71	14
6	166	\$25m	15	85	18
7	356	\$47.1m	20	80	26
8	7	\$0.63m	100	0	30
9	9	\$0.89m	90	10	19
10	22	\$1.5m	88	12	20
11	32	\$2.9m	68	32	15

Table 2-15: 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)
Albury City Council	4	211	211	100	100	100		0	0
Armidale Dumaresq Council	4	78	66	92	81	100		8	4
Ashfield Municipal Council	2	73	69	100	100	100		0	4
Auburn City Council	3	155	155	100	100	100	100	0	0
Ballina Shire Council	4	36	30	83	100	80		6	0
Balranald Shire Council	9	2	0					0	2
Bankstown City Council	3	349	0					0	349
Bathurst Regional Council	4	130	37	31	9	80		93	0
Bega Valley Shire Council	4	89	89	100	100	100	100	0	0
Bellingen Shire Council	11	20	20	100	100			0	0
Berrigan Shire Council	10	65	65	100	100			0	0
Blacktown City Council	3	569	533	88	100	97	100	19	17
Bland Shire Council	10	9	1	13	0			8	0
Blayney Shire Council	10	21	10	100	100			0	11
Blue Mountains City Council	7	28	24	89	50	100		3	1
Bogan Shire Council	9	0	0					0	0
Bombala Council	9	9	0					0	9
Boorowa Council	9	0	0					0	0
Botany Bay City Council	2	110	110	100	100	100	100	0	0
Bourke Shire Council	9	12	3		14			9	0
Brewarrina Shire Council	8	0	0					0	0
Broken Hill City Council	4	2	2	100				0	0
Burwood Council	2	83	0					0	83
Byron Shire Council	4	82	33	37	67	29		49	0
Cabonne Shire Council	11	40	27		100			5	8
Camden Council	6	374	271	98	99	100	100	4	99
Campbelltown City Council	7	142	140	98	100	100		1	1
Canterbury City Council	3	239	234	99	100	100	100	1	4
Carrathool Shire Council	9	3	0	0	0			3	0
Central Darling Shire Council	9	0	0					0	0
Cessnock City Council	4	130	119	89	95	100		11	0
City of Canada Bay Council	3	229	217	100	100			0	12
Clarence Valley Council	4	13	8					5	0

Table 2-15: 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)
Cobar Shire Council	10	14	7	44	75			6	1
Coffs Harbour City Council	5	38	36	94				2	0
Conargo Shire Council	8	6	2	50	0			4	0
Coolamon Shire Council	9	45	45	100	100			0	0
Cooma-Monaro Shire Council	11	4	4	100	100	100		0	0
Coonamble Shire Council	9	30	11	0	91	0		19	0
Cootamundra Shire Council	10	23	1	5	0			22	0
Corowa Shire Council	11	9	0		0			9	0
Cowra Shire Council	11	40	31	100	67	100	67	8	1
Deniliquin Council	4	41	0					0	41
Dubbo City Council	4	116	0	0	0	0		116	0
Dungog Shire Council	10	10	0					0	10
Eurobodalla Shire Council	4	44	44	100	100			0	0
Fairfield City Council	3	201	175	100	100	100		0	26
Forbes Shire Council	10	4	0					0	4
Gilgandra Shire Council	9	9	0					0	9
Glen Innes Severn Shire Council	10	49	48	100	100			0	1
Gloucester Shire Council	10	20	17	100	100		100	0	3
Gosford City Council	7	377	311	83	100	90		66	0
Goulburn Mulwaree Council	4	18	15	100	67	100		3	0
Great Lakes Council	4	55	52	100	86	83		3	0
Greater Hume Shire Council	11	51	51	100	100		100	0	0
Greater Taree City Council	4	138	138	100	100	100	100	0	0
Griffith City Council	4	97	87	84	95	75		10	0
Gundagai Shire Council	9	0	0					0	0
Gunnedah Shire Council	11	62	53	85	100	67		9	0
Guyra Shire Council	9	11	11	100	100			0	0
Gwydir Shire Council	10	16	16	100	100	100	100	0	0
Harden Shire Council	9	2	2	100	100			0	0
Hawkesbury City Council	6	13	0					0	13
Hay Shire Council	9	6	6	100				0	0
Holroyd City Council	3	280	280	100	100	100	100	0	0

Table 2-15: 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)
Hornsby Shire Council	7	524	457	97	93	85	100	32	35
Hunters Hill Municipal Council	2	21	1					20	0
Hurstville City Council	3	69	0					0	69
Inverell Shire Council	11	62	62	100	100	100	100	0	0
Jerilderie Shire Council	8	20	20	100	100			0	0
Junee Shire Council	10	51	40	81	74	100		11	0
Kempsey Shire Council	4	105	67	68	50	100	0	38	0
Kiama Municipal Council	4	61	40	100	100	100		0	21
Kogarah City Council	2	115	104	94	100	100		3	8
Ku-ring-gai Council	3	526	0					0	526
Kyogle Council	10	1	1		100			0	0
Lachlan Shire Council	10	24	22		100	100	100	1	1
Lake Macquarie City Council	5	271	218	85	75	74	50	53	0
Lane Cove Council	2	145	145	100	100	100		0	0
Leeton Shire Council	11	0	0					0	0
Leichhardt Municipal Council	2	87	63	70	100	77		24	0
Lismore City Council	4	16	13	100	100	100		0	3
Lithgow City Council	4	20	20	100	100	100		0	0
Liverpool City Council	7	333	294	88	94	85	100	39	0
Liverpool Plains Shire Council	10	0	0					0	0
Lockhart Shire Council	9	0	0					0	0
Maitland City Council	5	302	259	99	100	100		1	42
Manly Council	2	104	0					0	104
Marrickville Council	3	84	67	85		69	100	14	3
Mid-Western Regional Council	4	205	0					0	205
Moree Plains Shire Council	11	7	7	100		100		0	0
Mosman Municipal Council	2	55	0					0	55
Murray Shire Council	10	34	33	100	100	100		0	1
Murrumbidgee Shire Council	9	9	0					0	9
Muswellbrook Shire Council	11	51	49	100	100	100		0	2
Nambucca Shire Council	11	52	41	100	100	100	100	0	11
Narrabri Shire Council	11	44	0		0			1	43
Narrandera Shire Council	10	6	6					0	0

Table 2-15: 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)
Narromine Shire Council	10	10	0	0	0			10	0
North Sydney Council	2	209	56	100	100	100		0	153
Oberon Council	10	5	0					0	5
Orange City Council	4	261	138	81	85	100		22	101
Palerang Council	11	1	1		100			0	0
Parkes Shire Council	11	71	48	58	65	80		23	0
Parramatta City Council	3	436	0					0	436
Penrith City Council	7	540	538	100	100	100	100	1	1
Pittwater Council	2	129	128	99	100	100	100	1	0
Port Macquarie-Hastings Council	5	298	293	98	99	100	100	4	1
Port Stephens Council	4	100	85	88	69	100		14	1
Queanbeyan City Council	4	26	23	80		100		3	0
Randwick City Council	3	257	224					27	6
Richmond Valley Council	4	4	0	0		0		4	0
Rockdale City Council	3	128	128	100	100	100		0	0
Ryde City Council	3	473	221	46	35	49		252	0
Shellharbour City Council	4	275	230	80	59	100	100	45	0
Shoalhaven City Council	5	242	209	93	88	86	100	19	14
Singleton Council	4	51	30	88	100	100		5	16
Snowy River Shire Council	10	18	18	100	100	100		0	0
Strathfield Municipal Council	2	107	103	100	100	100	100	0	4
Sutherland Shire Council	3	583	504	90	98	94		71	8
Sydney City Council	1	1,105	66			50		65	974
Tamworth Regional Council	4	266	266	100	100	100		0	0
Temora Shire Council	10	30	16	50	86	100		14	0
Tenterfield Shire Council	10	65	27	32	100	50		38	0
The City of Newcastle Council	5	296	0					0	296
The Hills Shire Council	7	502	493	99	100	100	100	2	7
Tumbarumba Shire Council	9	0	0					0	0
Tumut Council	11	3	3	100	100			0	0
Tweed Shire Council	5	120	85	63		91	100	35	0
Upper Hunter Shire Council	11	38	13		83	100		5	20

Table 2-15: 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)
Upper Lachlan Shire Council	10	7	4	100	100			0	3
Uralla Shire Council	10	47	0					0	47
Urana Shire Council	8	0	0					0	0
Wagga Wagga City Council	4	190	186					0	4
Wakool Shire Council	9	18	0					0	18
Walcha Council	9	6	6	100				0	0
Walgett Shire Council	10	11	0					0	11
Warren Shire Council	9	0	0					0	0
Warringah Council	3	400	379	100		75		21	0
Warrumbungle Shire Council	11	22	22	100			100	0	0
Waverley Council	2	142	142	100	100	100		0	0
Weddin Shire Council	9	26	26	100	100			0	0
Wellington Council	10	17	17	100	100			0	0
Wentworth Shire Council	10	14	0					0	14
Willoughby City Council	3	313	301	96	100	97	100	12	0
Wingecarribee Shire Council	4	41	0	0	0	0		41	0
Wollondilly Shire Council	6	111	111	100	100	100		0	0
Wollongong City Council	5	6	6	100				0	0
Woollahra Municipal Council	2	112	86	96	100	100		3	23
Wyang Shire Council	7	404	365	88	90	95	75	39	0
Yass Valley Council	11	47	34	100	91			6	7
Young Shire Council	11	9	9	100	100	100		0	0

**Table 2-15: 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	107	72	95	100	99	100	4	31
3	311	201	86	90	88	100	25	86
4	97	68	82	70	83	82	16	13
5	197	138	91	96	85	71	14	44
6	166	127	99	99	100	100	1	37
7	356	328	94	97	93	89	23	6
8	13	11	75	80			2	0
9	13	8	89	77	0		2	3
10	23	14	74	86	88	100	4	4
11	33	25	95	85	92	94	3	5

Table 3-28: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross
Albury City Council	4	35	24	25	21	21
Armidale Dumaresq Council	4	97	44	61	39	53
Ashfield Municipal Council	2	47	35	35	26	36
Auburn City Council	3	91	91	71	71	58
Ballina Shire Council	4	55	32	28	23	53
Balranald Shire Council	9	34	33	22	22	
Bankstown City Council	3	71	55	40	28	41
Bathurst Regional Council	4	38	28	22	17	21
Bega Valley Shire Council	4	56	37	33	28	57
Bellingen Shire Council	11	72	50	51	36	64
Berrigan Shire Council	10	23	17	7	5	
Blacktown City Council	3	66	57	35	33	67
Bland Shire Council	10	25	19	16	14	11
Blayney Shire Council	10	54	43	43	35	44
Blue Mountains City Council	7	85	48	57	33	60
Bogan Shire Council	9	33	33	17	17	
Bombala Council	9	22	12	14	8	
Boorowa Council	9	86	49	43	37	46
Botany Bay City Council	2	136	136	136	136	79
Bourke Shire Council	9	23	23	18	18	
Brewarrina Shire Council	8	52	52	40	40	24
Broken Hill City Council	4	55	28	17	14	1
Burwood Council	2	82	45	46	36	59
Byron Shire Council	4	79	40	57	34	53
Cabonne Shire Council	11	81	69	46	44	74
Camden Council	6	48	31	26	20	51
Campbelltown City Council	7	89	43	63	38	74
Canterbury City Council	3	94	56	69	45	60
Carrathool Shire Council	9	36	31	15	14	
Central Darling Shire Council	9	21	18	19	11	
Cessnock City Council	4	75	46	31	25	82
City of Canada Bay Council	3	98	59	76	49	65
Clarence Valley Council	4	49	40	29	27	53
Cobar Shire Council	10	41	33	13	13	26
Coffs Harbour City Council	5	68	25	33	18	47
Conargo Shire Council	8	15	9	9	8	
Coolamon Shire Council	9	24	23	21	21	
Cooma-Monaro Shire Council	11	70	51	39	38	46
Coonamble Shire Council	9	42	1	36	1	
Cootamundra Shire Council	10	39	34	21	14	1
Corowa Shire Council	11	36	17	16	13	31
Cowra Shire Council	11	56	39	36	33	28

Table 3-28: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross
Deniliquin Council	4	34	25	26	21	22
Dubbo City Council	4	40	21	25	17	33
Dungog Shire Council	10	54	35	31	25	63
Eurobodalla Shire Council	4	64	31	41	25	32
Fairfield City Council	3	90	48	62	30	49
Forbes Shire Council	10	34	33	27	26	
Gilgandra Shire Council	9	33	8	24	6	
Glen Innes Severn Shire Council	10	31	23	15	14	428
Gloucester Shire Council	10	58	7	37	3	72
Gosford City Council	7	76	57	54	40	57
Goulburn Mulwaree Council	4	59	36	31	24	45
Great Lakes Council	4	86	70	56	51	86
Greater Hume Shire Council	11	40	28	23	21	69
Greater Taree City Council	4	127	77	43	31	60
Griffith City Council	4	43	29	31	23	24
Gundagai Shire Council	9	33	33	10	10	
Gunnedah Shire Council	11	53	43	47	41	30
Guyra Shire Council	9	18	18	16	16	28
Gwydir Shire Council	10	43	24	21	19	45
Harden Shire Council	9	25	20	20	17	16
Hawkesbury City Council	6	163	114	120	90	422
Hay Shire Council	9	15	15	13	13	
Holroyd City Council	3	82	56	78	54	46
Hornsby Shire Council	7	62	39	43	32	33
Hunters Hill Municipal Council	2	106	72	99	72	84
Hurstville City Council	3	117	92	90	76	75
Inverell Shire Council	11	32	20	21	19	9
Jerilderie Shire Council	8	11	7	4	2	166
Junee Shire Council	10	55	51	7	6	90
Kempsey Shire Council	4	42	20	24	13	31
Kiama Municipal Council	4	52	43	41	33	31
Kogarah City Council	2	79	48	54	38	53
Ku-ring-gai Council	3	86	59	66	44	43
Kyogle Council	10	149	44	48	37	70
Lachlan Shire Council	10	60	46	31	29	
Lake Macquarie City Council	5	53	28	32	22	38
Lane Cove Council	2	75	52	61	41	54
Leeton Shire Council	11	25	24	15	15	56
Leichhardt Municipal Council	2	88	65	81	55	78
Lismore City Council	4	68	37	45	30	55
Lithgow City Council	4	126	60	55	25	97
Liverpool City Council	7	88	51	63	44	80

Table 3-28: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross
Liverpool Plains Shire Council	10	51	39	35	30	
Lockhart Shire Council	9	43	43	27	27	
Maitland City Council	5	50	29	26	21	54
Manly Council	2	83	48	67	42	69
Marrickville Council	3	72	19	68	4	61
Mid-Western Regional Council	4	57	29	34	23	48
Moree Plains Shire Council	11	39	27	26	19	18
Mosman Municipal Council	2	109	98	105	96	66
Murray Shire Council	10	77	41	34	24	35
Murrumbidgee Shire Council	9	27	6	18	1	
Muswellbrook Shire Council	11	41	28	28	24	28
Nambucca Shire Council	11	55	33	38	24	54
Narrabri Shire Council	11	32	26	24	22	31
Narrandera Shire Council	10	44	42	44	44	
Narromine Shire Council	10	37	23	25	22	
North Sydney Council	2	109	88	91	69	70
Oberon Council	10	71	44	48	25	51
Orange City Council	4	57	44	45	39	34
Palerang Council	11	64	46	57	40	34
Parkes Shire Council	11	63	43	46	33	33
Parramatta City Council	3	88	53	64	39	55
Penrith City Council	7	68	46	42	33	40
Pittwater Council	2	107	92	88	79	82
Port Macquarie-Hastings Council	5	62	34	39	29	52
Port Stephens Council	4	66	34	37	22	35
Queanbeyan City Council	4	56	37	35	29	27
Randwick City Council	3	74	32	56	31	51
Richmond Valley Council	4	75	42	49	37	33
Rockdale City Council	3	80	54	60	46	54
Ryde City Council	3	85	72	57	46	59
Shellharbour City Council	4	57	23	39	21	37
Shoalhaven City Council	5	73	31	43	21	52
Singleton Council	4	89	33	40	25	42
Snowy River Shire Council	10	61	30	45	21	37
Strathfield Municipal Council	2	87	63	77	53	63
Sutherland Shire Council	3	77	67	61	51	48
Sydney City Council	1	74	60	56	45	61
Tamworth Regional Council	4	57	33	34	25	45
Temora Shire Council	10	23	14	15	14	
Tenterfield Shire Council	10	61	36	38	26	
The City of Newcastle Council	5	91	51	69	49	39

Table 3-28: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross
The Hills Shire Council	7	87	41	53	30	54
Tumbarumba Shire Council	9	27	27	21	21	
Tumut Council	11	38	25	23	20	36
Tweed Shire Council	5	93	47	45	31	79
Upper Hunter Shire Council	11	47	31	39	27	23
Upper Lachlan Shire Council	10	95	61	63	42	62
Uralla Shire Council	10	50	31	32	21	
Urana Shire Council	8	14	14	8	8	
Wagga Wagga City Council	4	50	32	36	24	47
Wakool Shire Council	9	28	27	16	16	
Walcha Council	9	31	18	28	17	30
Walgett Shire Council	10	41	25	28	23	2
Warren Shire Council	9	14	14	14	14	
Warrindah Council	3	47	34	28	11	61
Warrumbungle Shire Council	11	48	33	40	30	
Waverley Council	2	106	93	87	84	70
Weddin Shire Council	9	21	14	21	13	18
Wellington Council	10	46	29	37	29	44
Wentworth Shire Council	10	183	141	98	73	52
Willoughby City Council	3	111	77	85	57	64
Wingecarribee Shire Council	4	72	44	48	33	38
Wollondilly Shire Council	6	102	63	48	30	67
Wollongong City Council	5	66	46	48	35	51
Woollahra Municipal Council	2	87	68	66	53	48
Wyong Shire Council	7	56	38	34	27	54
Yass Valley Council	11	111	45	63	37	32
Young Shire Council	11	46	27	21	17	18

Table 3-28: 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	93	73	76	57	65
3	78	55	56	38	55
4	63	38	36	26	45
5	68	36	42	27	49
6	74	47	33	24	82
7	76	46	50	34	54
8	19	16	10	8	95
9	33	26	21	17	29
10	66	42	34	23	63
11	55	35	35	26	34

Table 3-29: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - <\$500k	<\$1m	\$1m - <\$5m	\$5m - <\$20m	\$20m and over
Albury City Council	4	34	34	34	60	107	
Armidale Dumaresq Council	4	98	81	93	210	100	
Ashfield Municipal Council	2	35	54	43	149	77	51
Auburn City Council	3	75	78	77	171	213	326
Ballina Shire Council	4	46	62	52	204	129	
Balranald Shire Council	9	35	23	34	41		
Bankstown City Council	3	49	80	65	244	182	474
Bathurst Regional Council	4	36	39	37	45	470	
Bega Valley Shire Council	4	49	53	51	341		
Bellingen Shire Council	11	66	87	72			
Berrigan Shire Council	10	23	19	22	149		
Blacktown City Council	3	71	52	63	184	232	
Bland Shire Council	10	21	28	25			
Blayney Shire Council	10	60	47	54	9		
Blue Mountains City Council	7	65	111	83	139	335	577
Bogan Shire Council	9	30	46	33			
Bombala Council	9	28	9	22			
Boorowa Council	9	98	57	86			
Botany Bay City Council	2	123	140	129	163	266	321
Bourke Shire Council	9	18	42	19	66		
Brewarrina Shire Council	8	66	37	52	53		
Broken Hill City Council	4	42	134	53	146		
Burwood Council	2	54	97	74	107	211	222
Byron Shire Council	4	69	81	75	211		294
Cabonne Shire Council	11	79	88	82	32		
Camden Council	6	41	39	42	203	605	140
Campbelltown City Council	7	70	96	85	179	205	
Canterbury City Council	3	64	106	87	226	194	
Carrathool Shire Council	9	19	66	35	32	61	
Central Darling Shire Council	9	24	5	21			
Cessnock City Council	4	68	74	72	367		346
City of Canada Bay Council	3	66	119	93	219	194	153
Clarence Valley Council	4	45	49	47	240	91	
Cobar Shire Council	10	37	52	41	47		
Coffs Harbour City Council	5	63	67	66	134		314
Conargo Shire Council	8	13	17	15			
Coolamon Shire Council	9	25	20	24			
Cooma-Monaro Shire Council	11	76	49	69		216	
Coonamble Shire Council	9	47	33	43	23		
Cootamundra Shire Council	10	35	44	36	180		
Corowa Shire Council	11	38	27	35	122		
Cowra Shire Council	11	60	49	56	62		

Table 3-29: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - <\$500k	<\$1m	\$1m - <\$5m	\$5m - <\$20m	\$20m and over
Deniliquin Council	4	31	19	34			
Dubbo City Council	4	36	38	39	112		
Dungog Shire Council	10	54	50	54	93		
Eurobodalla Shire Council	4	58	69	64	81		
Fairfield City Council	3	73	118	86	182	332	286
Forbes Shire Council	10	34		34			
Gilgandra Shire Council	9	32	36	33			
Glen Innes Severn Shire Council	10	33	25	31			
Gloucester Shire Council	10	53	44	51	30	709	
Gosford City Council	7	59	81	69	286	251	578
Goulburn Mulwaree Council	4	60	52	58	47	175	
Great Lakes Council	4	81	93	86	343		
Greater Hume Shire Council	11	32	34	40			
Greater Taree City Council	4	145	93	126	336		
Griffith City Council	4	39	40	40	165	104	
Gundagai Shire Council	9	41	10	33			
Gunnedah Shire Council	11	57	47	53	68		
Guyra Shire Council	9	16	21	18			
Gwydir Shire Council	10	43	28	43			
Harden Shire Council	9	25	22	25			
Hawkesbury City Council	6	154	159	156	295	191	
Hay Shire Council	9	14	20	15			
Holroyd City Council	3	55	83	79	143	117	
Hornsby Shire Council	7	55	63	59	137	124	216
Hunters Hill Municipal Council	2	92	106	103	140		
Hurstville City Council	3	88	122	106	344		200
Inverell Shire Council	11	26	33	30	201		
Jerilderie Shire Council	8	8	13	11			
Junee Shire Council	10	16	336	55	69		
Kempsey Shire Council	4	41	46	43	1	12	
Kiama Municipal Council	4	36	66	48	151	364	189
Kogarah City Council	2	61	80	75	138	310	
Ku-ring-gai Council	3	77	74	78	117	293	232
Kyogle Council	10	144	161	147		355	
Lachlan Shire Council	10	57	76	58	82		
Lake Macquarie City Council	5	43	49	47	151	236	1,982
Lane Cove Council	2	56	74	68	162	193	161
Leeton Shire Council	11	24	20	25	39		
Leichhardt Municipal Council	2	67	95	86	145		169
Lismore City Council	4	62	78	67	158	186	
Lithgow City Council	4	124	130	126	125		
Liverpool City Council	7	89	76	83	244	219	416

Table 3-29: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - <\$500k	<\$1m	\$1m - <\$5m	\$5m - <\$20m	\$20m and over
Liverpool Plains Shire Council	10	43	68	49	111		126
Lockhart Shire Council	9	40	42	43			
Maitland City Council	5	50	42	47	148	184	750
Manly Council	2	63	93	78	121	242	
Marrickville Council	3	64	73	70	111	132	116
Mid-Western Regional Council	4	53	66	57	86	1	
Moree Plains Shire Council	11	32	59	37	29	128	
Mosman Municipal Council	2	74	109	99	144	92	
Murray Shire Council	10	83	54	77			
Murrumbidgee Shire Council	9	27	20	26	77		
Muswellbrook Shire Council	11	34	38	38	125	139	
Nambucca Shire Council	11	49	60	53	171		
Narrabri Shire Council	11	30	33	31	87		
Narrandera Shire Council	10	44	43	44			
Narromine Shire Council	10	33	56	37	109		
North Sydney Council	2	84	127	103	171	196	170
Oberon Council	10	47	91	68	214		
Orange City Council	4	53	53	56	102	118	
Palerang Council	11	55	78	64	154		
Parkes Shire Council	11	51	68	59	171	56	
Parramatta City Council	3	60	93	79	161	270	
Penrith City Council	7	64	52	63	144	203	227
Pittwater Council	2	82	111	102	201	143	
Port Macquarie-Hastings Council	5	60	57	60	130	165	
Port Stephens Council	4	56	76	64	195	154	
Queanbeyan City Council	4	45	60	51	112	107	299
Randwick City Council	3	52	85	70	152	115	109
Richmond Valley Council	4	63	94	72	127		402
Rockdale City Council	3	59	78	74	152	245	201
Ryde City Council	3	54	94	79	220	130	134
Shellharbour City Council	4	54	53	54	163	347	
Shoalhaven City Council	5	65	78	72	188	249	
Singleton Council	4	93	80	88	144	51	
Snowy River Shire Council	10	60	56	61	70		
Strathfield Municipal Council	2	73	91	83	108	111	156
Sutherland Shire Council	3	60	85	73	185	154	183
Sydney City Council	1	61	79	68	94	183	250
Tamworth Regional Council	4	70	40	57	76	99	
Temora Shire Council	10	15	35	19	123		
Tenterfield Shire Council	10	64	51	61			
The City of Newcastle Council	5	75	100	86	239	244	279
The Hills Shire Council	7	72	78	78	167	276	484

Table 3-29: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - <\$500k	<\$1m	\$1m - <\$5m	\$5m - <\$20m	\$20m and over
Tumbarumba Shire Council	9	23	37	27			
Tumut Council	11	31	48	38			
Tweed Shire Council	5	88	73	85	324	252	
Upper Hunter Shire Council	11	40	48	44	147	73	328
Upper Lachlan Shire Council	10	99	86	95			
Uralla Shire Council	10	51	46	50			
Urana Shire Council	8	15	6	14			
Wagga Wagga City Council	4	49	42	48	123	96	181
Wakool Shire Council	9	25	39	28			
Walcha Council	9	30	34	31			
Walgett Shire Council	10	33	33	32	34	349	
Warren Shire Council	9	13	14	14			
Warringah Council	3	31	80	42	162	297	153
Warrumbungle Shire Council	11	48	45	48			
Waverley Council	2	76	115	100	201	166	
Weddin Shire Council	9	21	19	21			
Wellington Council	10	43	58	46	55		
Wentworth Shire Council	10	123	269	184	102		
Willoughby City Council	3	90	119	108	179	158	115
Wingecarribee Shire Council	4	64	78	70	150	61	
Wollondilly Shire Council	6	100	96	100	167	181	435
Wollongong City Council	5	54	71	62	172	141	391
Woollahra Municipal Council	2	60	90	77	194	182	295
Wyang Shire Council	7	51	52	53	196	173	
Yass Valley Council	11	108	93	111	137		
Young Shire Council	11	39	59	44	127	119	

Table 3-29: DLG Group Averages - Mean gross DA determination times for all councils by value

DLG Code	<\$100k	\$100k - <\$500k	<\$1m	\$1m - <\$5m	\$5m - <\$20m	\$20m and over
2	70	101	87	161	183	220
3	60	81	73	180	219	189
4	59	64	62	159	132	270
5	60	65	64	192	225	782
6	73	61	69	212	430	258
7	65	74	71	189	221	384
8	18	20	19	53		
9	32	33	33	48	61	
10	57	81	65	94	471	126
11	50	56	54	117	125	328

Table 3-30: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - <\$500k	<\$1m	\$1m - <\$5m	\$5m - <\$20m	\$20m and over
Albury City Council	4	23	25	24	35	37	
Armidale Dumaresq Council	4	41	46	44	37	39	
Ashfield Municipal Council	2	28	35	32	116	76	21
Auburn City Council	3	75	78	77	171	213	326
Ballina Shire Council	4	29	37	32	84	27	
Balranald Shire Council	9	34	23	33	41		
Bankstown City Council	3	39	65	51	175	168	143
Bathurst Regional Council	4	26	30	27	40	67	
Bega Valley Shire Council	4	33	41	36	80		
Bellingen Shire Council	11	47	62	50			
Berrigan Shire Council	10	15	14	15	140		
Blacktown City Council	3	60	47	55	148	166	
Bland Shire Council	10	17	23	19			
Blayney Shire Council	10	49	36	43	9		
Blue Mountains City Council	7	46	48	47	73	136	
Bogan Shire Council	9	30	46	33			
Bombala Council	9	15	7	12			
Boorowa Council	9	50	45	49			
Botany Bay City Council	2	123	140	129	163	266	321
Bourke Shire Council	9	18	42	19	66		
Brewarrina Shire Council	8	66	37	52	53		
Broken Hill City Council	4	27	32	28	71		
Burwood Council	2	35	46	40	77	114	147
Byron Shire Council	4	37	49	40	50		
Cabonne Shire Council	11	68	73	70	32		
Camden Council	6	30	26	29	87	172	1
Campbelltown City Council	7	40	43	42	67	83	
Canterbury City Council	3	42	65	53	106	125	
Carrathool Shire Council	9	18	57	32	12	25	
Central Darling Shire Council	9	20	5	18			
Cessnock City Council	4	48	43	46	85		37
City of Canada Bay Council	3	44	69	57	109	139	38
Clarence Valley Council	4	38	39	39	115	91	
Cobar Shire Council	10	34	31	33	38		
Coffs Harbour City Council	5	22	27	24	57		39
Conargo Shire Council	8	9	9	9			
Coolamon Shire Council	9	23	20	23			
Cooma-Monaro Shire Council	11	53	40	49		216	
Coonamble Shire Council	9	1	1	1	1		
Cootamundra Shire Council	10	30	39	31	173		
Corowa Shire Council	11	17	15	17	81		

Table 3-30: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - <\$500k	<\$1m	\$1m - <\$5m	\$5m - <\$20m	\$20m and over
Cowra Shire Council	11	38	40	39	33		
Deniliquin Council	4	25	12	25			
Dubbo City Council	4	21	15	20	63		
Dungog Shire Council	10	34	37	35	93		
Eurobodalla Shire Council	4	30	33	31	36		
Fairfield City Council	3	42	54	46	111	178	48
Forbes Shire Council	10	33		33			
Gilgandra Shire Council	9	8	9	8			
Glen Innes Severn Shire Council	10	24	20	23			
Gloucester Shire Council	10	6	8	7	3		
Gosford City Council	7	49	60	54	203	118	
Goulburn Mulwaree Council	4	38	32	36		64	
Great Lakes Council	4	65	77	70			
Greater Hume Shire Council	11	24	29	28			
Greater Taree City Council	4	95	44	76	291		
Griffith City Council	4	28	29	29	20		
Gundagai Shire Council	9	41	10	33			
Gunnedah Shire Council	11	48	37	42	54		
Guyra Shire Council	9	16	21	18			
Gwydir Shire Council	10	26	18	24			
Harden Shire Council	9	22	18	20			
Hawkesbury City Council	6	116	103	111	177	115	
Hay Shire Council	9	14	20	15			
Holroyd City Council	3	39	57	54	90	74	
Hornsby Shire Council	7	37	39	38	77	69	110
Hunters Hill Municipal Council	2	73	80	75	36		
Hurstville City Council	3	71	101	86	220		102
Inverell Shire Council	11	19	22	20	50		
Jerilderie Shire Council	8	7	2	7			
Junee Shire Council	10	11	389	51			
Kempsey Shire Council	4	18	22	20	1	12	
Kiama Municipal Council	4	31	57	41	93	242	129
Kogarah City Council	2	37	53	47	91	101	
Ku-ring-gai Council	3	60	47	55	72	187	190
Kyogle Council	10	45	36	44			
Lachlan Shire Council	10	49	32	45	68		
Lake Macquarie City Council	5	26	28	27	55	66	1,134
Lane Cove Council	2	43	52	50	89	36	126
Leeton Shire Council	11	23	20	23	39		
Leichhardt Municipal Council	2	54	71	64	88		15
Lismore City Council	4	38	33	37	72		

Table 3-30: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - <\$500k	<\$1m	\$1m - <\$5m	\$5m - <\$20m	\$20m and over
Lithgow City Council	4	58	69	60	44		
Liverpool City Council	7	47	54	51	54	38	19
Liverpool Plains Shire Council	10	32	45	36	111		126
Lockhart Shire Council	9	40	42	43			
Maitland City Council	5	29	28	29	69	179	
Manly Council	2	43	51	47	62	78	
Marrickville Council	3	14	24	19	39	22	4
Mid-Western Regional Council	4	28	31	29	59	1	
Moree Plains Shire Council	11	22	42	26	18	118	
Mosman Municipal Council	2	68	100	90	125	82	
Murray Shire Council	10	48	24	41			
Murrumbidgee Shire Council	9	6	1	6			
Muswellbrook Shire Council	11	27	27	27	60	66	
Nambucca Shire Council	11	32	32	32	74		
Narrabri Shire Council	11	27	25	26	73		
Narrandera Shire Council	10	42	43	42			
Narromine Shire Council	10	22	27	23	37		
North Sydney Council	2	71	98	84	134	170	119
Oberon Council	10	37	49	43	99		
Orange City Council	4	43	41	44	45	55	
Palerang Council	11	40	55	46	66		
Parkes Shire Council	11	34	58	40	127	20	
Parramatta City Council	3	44	56	50	84	80	
Penrith City Council	7	43	37	43	86	115	131
Pittwater Council	2	75	92	87	166	133	
Port Macquarie-Hastings Council	5	32	35	34	66	74	
Port Stephens Council	4	31	35	33	103	130	
Queanbeyan City Council	4	32	38	35	67	62	
Randwick City Council	3	31	34	32	37	34	29
Richmond Valley Council	4	41	43	42	59		42
Rockdale City Council	3	48	53	53	69	82	57
Ryde City Council	3	47	79	67	193	119	67
Shellharbour City Council	4	25	21	23	34		
Shoalhaven City Council	5	32	30	31	42	58	
Singleton Council	4	29	40	33	69	31	
Snowy River Shire Council	10	28	31	30	6		
Strathfield Municipal Council	2	61	69	64	69	51	36
Sutherland Shire Council	3	52	74	63	160	126	103
Sydney City Council	1	51	66	56	77	131	108
Tamworth Regional Council	4	35	30	33	54	33	
Temora Shire Council	10	12	20	14	59		

Table 3-30: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k - <\$500k	<\$1m	\$1m - <\$5m	\$5m - <\$20m	\$20m and over
Tenterfield Shire Council	10	35	42	36			
The City of Newcastle Council	5	49	52	50	88	72	122
The Hills Shire Council	7	37	40	39	76	88	71
Tumbarumba Shire Council	9	23	37	27			
Tumut Council	11	23	30	25			
Tweed Shire Council	5	50	34	45	83	125	
Upper Hunter Shire Council	11	29	34	31	36	30	
Upper Lachlan Shire Council	10	68	51	61			
Uralla Shire Council	10	28	40	31			
Urana Shire Council	8	15	6	14			
Wagga Wagga City Council	4	31	28	31	84	33	118
Wakool Shire Council	9	25	37	27			
Walcha Council	9	16	25	18			
Walgett Shire Council	10	23	31	24	34	22	
Warren Shire Council	9	13	14	14			
Warringah Council	3	24	57	31	119	156	98
Warrumbungle Shire Council	11	32	38	33			
Waverley Council	2	69	101	88	169	127	
Weddin Shire Council	9	15	10	14			
Wellington Council	10	30	28	29			
Wentworth Shire Council	10	87	219	142	91		
Willoughby City Council	3	64	81	75	115	97	110
Wingecarribee Shire Council	4	41	50	44	65	20	
Wollondilly Shire Council	6	67	50	62	101	106	48
Wollongong City Council	5	40	45	44	117	102	290
Woollahra Municipal Council	2	48	70	62	151	90	20
Wyong Shire Council	7	37	33	37	95	101	
Yass Valley Council	11	43	45	44	92		
Young Shire Council	11	24	34	26	45		

**Table 3-30: DLG Group Averages -
Mean net DA determination times for all councils by value**

DLG Code	<\$100k	\$100k - <\$500k	<\$1m	\$1m - <\$5m	\$5m - <\$20m	\$20m and over
2	58	78	69	122	104	159
3	44	57	52	114	141	106
4	36	38	37	68	56	89
5	34	35	35	79	89	300
6	52	37	46	110	137	24
7	42	45	44	94	89	89
8	17	13	16	53		
9	25	28	26	30	25	
10	36	57	42	74	22	126
11	33	38	35	61	90	

Table 3-31: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
Albury City Council	4	28	30	45
Armidale Dumaresq Council	4	94	75	69
Ashfield Municipal Council	2	39	66	46
Auburn City Council	3	79	65	65
Ballina Shire Council	4	28	47	82
Balranald Shire Council	9	19	29	26
Bankstown City Council	3	54	90	62
Bathurst Regional Council	4	59	39	36
Bega Valley Shire Council	4	32	48	67
Bellingen Shire Council	11	45	81	84
Berrigan Shire Council	10	13	15	24
Blacktown City Council	3	56	42	90
Bland Shire Council	10	19	46	58
Blayney Shire Council	10	44	44	76
Blue Mountains City Council	7	69	110	116
Bogan Shire Council	9	19	34	45
Bombala Council	9		11	10
Boorowa Council	9	52	46	118
Botany Bay City Council	2	126	150	129
Bourke Shire Council	9	8	42	
Brewarrina Shire Council	8	19	77	
Broken Hill City Council	4	34	354	70
Burwood Council	2	99	94	45
Byron Shire Council	4	60	79	97
Cabonne Shire Council	11	14	63	113
Camden Council	6	33	34	92
Campbelltown City Council	7	67	98	90
Canterbury City Council	3	68	116	95
Carrathool Shire Council	9	43	22	28
Central Darling Shire Council	9	22	3	
Cessnock City Council	4	46	39	121
City of Canada Bay Council	3	85	170	67
Clarence Valley Council	4	34	42	84
Cobar Shire Council	10	20	29	12
Coffs Harbour City Council	5	39	57	81
Conargo Shire Council	8			2
Coolamon Shire Council	9	19	19	32
Cooma-Monaro Shire Council	11	46	39	66
Coonamble Shire Council	9		37	51
Cootamundra Shire Council	10	32	83	32
Corowa Shire Council	11	8	32	31
Cowra Shire Council	11	51	44	52

Table 3-31: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
Deniliquin Council	4	25	49	40
Dubbo City Council	4	26	28	45
Dungog Shire Council	10	35	48	46
Eurobodalla Shire Council	4	44	67	53
Fairfield City Council	3	65	96	89
Forbes Shire Council	10			56
Gilgandra Shire Council	9	13	35	33
Glen Innes Severn Shire Council	10	19	30	47
Gloucester Shire Council	10	34	39	37
Gosford City Council	7	58	87	118
Goulburn Mulwaree Council	4	35	43	65
Great Lakes Council	4	63	87	97
Greater Hume Shire Council	11	24	74	27
Greater Taree City Council	4	91	84	78
Griffith City Council	4	37	33	46
Gundagai Shire Council	9	42	11	36
Gunnedah Shire Council	11	46	45	62
Guyra Shire Council	9	19	19	30
Gwydir Shire Council	10	28	81	38
Harden Shire Council	9	17	20	24
Hawkesbury City Council	6	155	135	192
Hay Shire Council	9	13	23	1
Holroyd City Council	3	65	81	58
Hornsby Shire Council	7	44	82	62
Hunters Hill Municipal Council	2			
Hurstville City Council	3	94	112	108
Inverell Shire Council	11	18	23	34
Jerilderie Shire Council	8	11	11	7
Junee Shire Council	10	11	197	31
Kempsey Shire Council	4	38	38	33
Kiama Municipal Council	4	40	63	42
Kogarah City Council	2	68	116	51
Ku-ring-gai Council	3	65	77	67
Kyogle Council	10	30	52	676
Lachlan Shire Council	10		37	34
Lake Macquarie City Council	5	39	41	86
Lane Cove Council	2	70	110	53
Leeton Shire Council	11	17	22	38
Leichhardt Municipal Council	2	86	113	84
Lismore City Council	4	45	50	118
Lithgow City Council	4	74	122	153

Table 3-31: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
Liverpool City Council	7	45	69	137
Liverpool Plains Shire Council	10	27	56	87
Lockhart Shire Council	9	43	31	99
Maitland City Council	5	40	28	116
Manly Council	2	81	101	69
Marrickville Council	3	62	81	67
Mid-Western Regional Council	4	37	32	79
Moree Plains Shire Council	11	21	38	50
Mosman Municipal Council	2	112	143	63
Murray Shire Council	10	62	43	140
Murrumbidgee Shire Council	9	17	22	60
Muswellbrook Shire Council	11	28	34	53
Nambucca Shire Council	11	38	58	30
Narrabri Shire Council	11	26	26	36
Narrandera Shire Council	10	44	48	42
Narromine Shire Council	10	21	61	33
North Sydney Council	2	110	124	80
Oberon Council	10	18	93	295
Orange City Council	4	61	48	61
Palerang Council	11	44	74	91
Parkes Shire Council	11	46	62	103
Parramatta City Council	3	57	86	67
Penrith City Council	7	52	48	76
Pittwater Council	2	97	136	83
Port Macquarie-Hastings Council	5	52	47	70
Port Stephens Council	4	38	53	103
Queanbeyan City Council	4	38	52	51
Randwick City Council	3	71	122	61
Richmond Valley Council	4	67	80	63
Rockdale City Council	3	54	76	69
Ryde City Council	3	70	93	73
Shellharbour City Council	4	37	41	48
Shoalhaven City Council	5	63	69	73
Singleton Council	4	58	55	80
Snowy River Shire Council	10	39	47	60
Strathfield Municipal Council	2	79	95	70
Sutherland Shire Council	3	69	93	75
Sydney City Council	1	82	130	60
Tamworth Regional Council	4	46	40	64
Temora Shire Council	10	12	65	27
Tenterfield Shire Council	10	59	64	108

Table 3-31: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
The City of Newcastle Council	5	71	98	83
The Hills Shire Council	7	67	77	63
Tumbarumba Shire Council	9	37	33	15
Tumut Council	11	24	40	43
Tweed Shire Council	5	51	67	117
Upper Hunter Shire Council	11		42	83
Upper Lachlan Shire Council	10	78	93	141
Uralla Shire Council	10	19	26	65
Urana Shire Council	8	12		
Wagga Wagga City Council	4	35	39	75
Wakool Shire Council	9	20	37	
Walcha Council	9	31	33	21
Walgett Shire Council	10		27	90
Warren Shire Council	9	11	23	15
Warrindah Council	3	67	89	88
Warrumbungle Shire Council	11	33	53	
Waverley Council	2	98	194	90
Weddin Shire Council	9	24	18	35
Wellington Council	10	31	67	48
Wentworth Shire Council	10	72	276	179
Willoughby City Council	3	114	170	53
Wingecarribee Shire Council	4	54	75	77
Wollondilly Shire Council	6	57	93	233
Wollongong City Council	5	50	65	68
Woollahra Municipal Council	2	87	177	99
Wyong Shire Council	7	40	40	82
Yass Valley Council	11	53	79	128
Young Shire Council	11	23	69	45

Table 3-31: DLG Group Averages - Mean gross DA determination times by type

DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
2	90	127	76
3	70	73	74
4	43	54	71
5	49	59	85
6	56	50	145
7	55	70	88
8	13	22	5
9	26	27	38
10	38	81	72
11	33	49	58

Table 3-32: Effect of stop-the-clock on DAs

Council	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	64	35	29	1	226	29
Armidale Dumaresq Council	4	135	92	42	1	967	54
Ashfield Municipal Council	2	39	3	36	1	33	54
Auburn City Council	3						0
Ballina Shire Council	4	136	88	48	4	619	23
Balranald Shire Council	9	88	61	27	61	61	2
Bankstown City Council	3	89	47	42	1	1,153	33
Bathurst Regional Council	4	34	11	24	1	473	98
Bega Valley Shire Council	4	65	24	41	1	1,005	70
Bellingen Shire Council	11	100	42	58	1	274	39
Berrigan Shire Council	10	31	16	15	1	106	43
Blacktown City Council	3	136	56	80	1	804	13
Bland Shire Council	10	57	30	27	1	164	22
Blayney Shire Council	10	94	25	70	1	56	20
Blue Mountains City Council	7	103	70	33	2	447	45
Bogan Shire Council	9						0
Bombala Council	9	35	21	14	5	63	44
Boorowa Council	9	326	235	91	5	1,298	15
Botany Bay City Council	2						0
Bourke Shire Council	9						0
Brewarrina Shire Council	8						0
Broken Hill City Council	4	247	208	39	6	2,545	12
Burwood Council	2	136	81	55	1	602	46
Byron Shire Council	4	146	109	36	1	493	31
Cabonne Shire Council	11	228	104	124	4	563	12
Camden Council	6	89	56	33	1	1,701	29
Campbelltown City Council	7	118	74	44	1	881	60
Canterbury City Council	3	135	70	65	2	412	54
Carrathool Shire Council	9	53	30	23	12	72	16
Central Darling Shire Council	9	30	1	29	1	1	9
Cessnock City Council	4	162	94	68	1	1,166	25
City of Canada Bay Council	3	156	75	81	5	630	48
Clarence Valley Council	4						0
Cobar Shire Council	10	127	100	27	18	170	8
Coffs Harbour City Council	5	96	73	24	1	1,475	57
Conargo Shire Council	8	44	33	11	18	54	17
Coolamon Shire Council	9	52	9	43	6	14	11
Cooma-Monaro Shire Council	11	156	72	85	2	442	25
Coonamble Shire Council	9	78	21	57	15	30	30
Cootamundra Shire Council	10	53	14	39	14	14	35
Corowa Shire Council	11	97	81	16	1	907	23

Table 3-32: Effect of stop-the-clock on DAs

Council	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
Cowra Shire Council	11	98	51	47	2	292	35
Deniliquin Council	4	65	41	25	1	168	24
Dubbo City Council	4	84	50	34	2	407	29
Dungog Shire Council	10	100	52	48	5	325	32
Eurobodalla Shire Council	4	121	77	43	1	882	35
Fairfield City Council	3	130	82	48	1	742	50
Forbes Shire Council	10	26	1	25	1	1	86
Gilgandra Shire Council	9	67	20	47	9	38	8
Glen Innes Severn Shire Council	10	73	42	31	5	251	17
Gloucester Shire Council	10	170	73	97	5	365	11
Gosford City Council	7	103	59	44	6	547	17
Goulburn Mulwaree Council	4	125	79	46	1	889	24
Great Lakes Council	4	254	133	122	3	534	7
Greater Hume Shire Council	11	93	45	48	1	634	23
Greater Taree City Council	4	211	166	44	6	2,755	28
Griffith City Council	4	64	33	31	1	374	36
Gundagai Shire Council	9						0
Gunnedah Shire Council	11	75	26	49	1	127	30
Guyra Shire Council	9						0
Gwydir Shire Council	10	108	43	66	15	92	16
Harden Shire Council	9	33	16	17	6	35	9
Hawkesbury City Council	6	209	88	121	3	279	55
Hay Shire Council	9						0
Holroyd City Council	3	96	38	58	1	182	65
Hornsby Shire Council	7	111	55	56	1	447	35
Hunters Hill Municipal Council	2	121	82	38	24	240	15
Hurstville City Council	3	168	60	108	1	497	42
Inverell Shire Council	11	93	57	36	2	302	13
Jerilderie Shire Council	8	21	17	4	7	26	24
Junee Shire Council	10	66	62	3	3	174	12
Kempsey Shire Council	4	68	48	20	1	431	37
Kiama Municipal Council	4	95	37	58	3	180	20
Kogarah City Council	2	79	28	51	1	477	100
Ku-ring-gai Council	3	94	43	52	1	281	61
Kyogle Council	10	158	108	51	2	1,364	89
Lachlan Shire Council	10	131	97	34	19	358	14
Lake Macquarie City Council	5	100	55	45	1	1,611	35
Lane Cove Council	2	75	16	59	1	186	99
Leeton Shire Council	11	53	33	20	8	70	4
Leichhardt Municipal Council	2	103	39	64	2	182	58

Table 3-32: Effect of stop-the-clock on DAs

Council	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
Lismore City Council	4	125	79	45	1	1,128	25
Lithgow City Council	4	146	73	73	1	1,751	55
Liverpool City Council	7	123	56	67	1	730	21
Liverpool Plains Shire Council	10	178	166	12	46	372	8
Lockhart Shire Council	9						0
Maitland City Council	5	95	66	29	1	1,677	30
Manly Council	2	100	44	57	2	275	55
Marrickville Council	3	72	52	20	3	189	100
Mid-Western Regional Council	4	102	75	27	2	1,929	37
Moree Plains Shire Council	11	55	28	27	1	198	40
Mosman Municipal Council	2	148	40	108	2	142	28
Murray Shire Council	10	175	107	68	2	533	31
Murrumbidgee Shire Council	9	199	160	39	160	160	4
Muswellbrook Shire Council	11	68	34	34	2	233	30
Nambucca Shire Council	11	68	35	33	1	153	45
Narrabri Shire Council	11	46	25	21	4	73	13
Narrandera Shire Council	10	121	55	66	55	55	3
Narromine Shire Council	10	81	52	29	9	129	28
North Sydney Council	2	141	88	54	5	363	23
Oberon Council	10	105	70	35	3	330	36
Orange City Council	4	95	53	42	1	359	23
Palerang Council	11	86	25	61	1	256	40
Parkes Shire Council	11	87	40	46	1	184	24
Parramatta City Council	3	121	62	59	1	458	54
Penrith City Council	7	111	70	41	1	1,142	32
Pittwater Council	2	168	46	122	4	218	28
Port Macquarie-Hastings Council	5	103	59	44	1	1,376	42
Port Stephens Council	4	66	31	35	1	3,095	99
Queanbeyan City Council	4	109	57	53	2	279	28
Randwick City Council	3	113	82	31	1	284	49
Richmond Valley Council	4	123	82	41	1	1,364	39
Rockdale City Council	3	140	66	74	6	318	32
Ryde City Council	3	114	45	68	2	357	25
Shellharbour City Council	4	89	61	28	1	1,749	38
Shoalhaven City Council	5	96	64	32	3	1,669	50
Singleton Council	4	164	126	37	1	3,145	43
Snowy River Shire Council	10	92	68	24	3	934	43
Strathfield Municipal Council	2	105	33	71	5	140	63
Sutherland Shire Council	3	80	33	46	1	293	25

Table 3-32: Effect of stop-the-clock on DAs

Council	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
Sydney City Council	1	105	55	50	1	1,104	23
Tamworth Regional Council	4	118	76	42	1	2,198	28
Temora Shire Council	10	131	72	59	5	147	6
Tenterfield Shire Council	10	122	73	49	2	438	25
The City of Newcastle Council	5	101	50	50	1	567	85
The Hills Shire Council	7	118	78	40	1	736	57
Tumbarumba Shire Council	9						0
Tumut Council	11	71	39	32	1	276	32
Tweed Shire Council	5	152	93	59	1	1,743	49
Upper Hunter Shire Council	11	97	60	37	7	246	10
Upper Lachlan Shire Council	10	106	48	58	1	484	69
Uralla Shire Council	10	85	58	27	3	330	32
Urana Shire Council	8						0
Wagga Wagga City Council	4	84	34	50	1	229	28
Wakool Shire Council	9						0
Walcha Council	9	46	41	5	19	102	23
Walgett Shire Council	10	150	128	21	14	327	13
Warren Shire Council	9						0
Warringah Council	3	120	53	68	2	842	3
Warrumbungle Shire Council	11	81	44	37	2	133	24
Waverley Council	2	212	71	141	3	449	18
Weddin Shire Council	9	31	20	11	11	33	39
Wellington Council	10	69	38	31	2	139	42
Wentworth Shire Council	10	205	81	125	1	931	41
Willoughby City Council	3	156	75	82	1	464	43
Wingecarribee Shire Council	4	107	50	57	1	626	45
Wollondilly Shire Council	6	150	85	66	1	1,202	46
Wollongong City Council	5	104	42	62	1	326	40
Woollahra Municipal Council	2	110	36	74	1	423	43
Wyong Shire Council	7	109	47	62	1	898	31
Yass Valley Council	11	112	63	49	1	2,671	99
Young Shire Council	11	98	62	36	2	329	28

Table 3-32: 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	107	39	68	1	602	44
3	114	59	55	1	1,153	35
4	99	58	41	1	3,145	37
5	103	59	44	1	1,743	48
6	128	71	57	1	1,701	36
7	113	66	47	1	1,142	36
8	32	25	7	7	54	13
9	81	51	30	1	1,298	8
10	112	62	51	1	1,364	32
11	95	49	45	1	2,671	33

Table 3-33: Effect of referral on DAs

Council	DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral
Albury City Council	4	124	59	65	6	253	5
Armidale Dumaresq Council	4	131	48	83	1	169	11
Ashfield Municipal Council	2	42	14	28	1	239	90
Auburn City Council	3						0
Ballina Shire Council	4	165	72	93	4	459	8
Balranald Shire Council	9						0
Bankstown City Council	3						0
Bathurst Regional Council	4	97	55	42	15	104	1
Bega Valley Shire Council	4	118	20	98	1	112	11
Bellingen Shire Council	11	166	77	89	15	352	12
Berrigan Shire Council	10						0
Blacktown City Council	3	230	101	129	10	295	1
Bland Shire Council	10						0
Blayney Shire Council	10	53	15	38	1	40	41
Blue Mountains City Council	7	119	34	85	4	505	33
Bogan Shire Council	9						0
Bombala Council	9	62	14	48	14	14	6
Boorowa Council	9	80	33	47	20	65	9
Botany Bay City Council	2						0
Bourke Shire Council	9						0
Brewarrina Shire Council	8						0
Broken Hill City Council	4	89	33	56	11	62	3
Burwood Council	2						0
Byron Shire Council	4	152	103	49	1	503	21
Cabonne Shire Council	11						0
Camden Council	6	301	163	138	9	1,085	3
Campbelltown City Council	7	222	61	161	14	188	3
Canterbury City Council	3	144	52	92	51	53	0
Carrathool Shire Council	9						0
Central Darling Shire Council	9	27	8	19	1	13	32
Cessnock City Council	4	280	122	158	1	802	9
City of Canada Bay Council	3	220	69	151	1	190	6
Clarence Valley Council	4	89	50	39	1	526	18
Cobar Shire Council	10						0
Coffs Harbour City Council	5	280	163	117	1	1,440	7
Conargo Shire Council	8	44	26	18	14	30	17

Table 3-33: Effect of referral on DAs

Council	DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral
Coolamon Shire Council	9						0
Cooma-Monaro Shire Council	11	277	21	256	21	21	6
Coonamble Shire Council	9	42	36	6	3	164	100
Cootamundra Shire Council	10						0
Corowa Shire Council	11						0
Cowra Shire Council	11	60	1	59	1	1	2
Deniliquin Council	4						0
Dubbo City Council	4	57	13	44	1	30	47
Dungog Shire Council	10	195	44	151	30	62	7
Eurobodalla Shire Council	4	122	55	67	1	257	18
Fairfield City Council	3	169	76	93	1	783	3
Forbes Shire Council	10						0
Gilgandra Shire Council	9	33	23	10	5	77	100
Glen Innes Severn Shire Council	10	87	24	63	1	50	3
Gloucester Shire Council	10	59	50	9	2	463	99
Gosford City Council	7	136	56	80	1	690	21
Goulburn Mulwaree Council	4	115	35	80	4	131	14
Great Lakes Council	4	163	45	118	3	210	17
Greater Hume Shire Council	11	67	33	34	18	53	8
Greater Taree City Council	4	58	25	33	1	106	13
Griffith City Council	4	93	43	50	11	91	6
Gundagai Shire Council	9						0
Gunnedah Shire Council	11	73	31	42	7	65	10
Guyra Shire Council	9						0
Gwydir Shire Council	10	114	63	51	13	230	19
Harden Shire Council	9	32	20	12	11	28	14
Hawkesbury City Council	6						0
Hay Shire Council	9						0
Holroyd City Council	3	130	53	77	7	192	4
Hornsby Shire Council	7	110	50	60	1	312	13
Hunters Hill Municipal Council	2	125	110	15	22	284	23
Hurstville City Council	3						0
Inverell Shire Council	11	69	44	25	25	90	10
Jerilderie Shire Council	8						0
Junee Shire Council	10	69	61	8	61	61	2
Kempsey Shire Council	4	94	59	35	10	456	10
Kiama Municipal Council	4	70	3	67	1	51	50
Kogarah City Council	2	157	49	108	20	195	6
Ku-ring-gai Council	3						0
Kyogle Council	10	405	102	303	28	264	15

Table 3-33: Effect of referral on DAs

Council	DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral
Lachlan Shire Council	10	183	1	182	1	1	2
Lake Macquarie City Council	5	118	54	64	6	608	15
Lane Cove Council	2	85	35	50	1	126	30
Leeton Shire Council	11						0
Leichhardt Municipal Council	2	100	31	69	14	42	1
Lismore City Council	4	103	49	54	1	278	43
Lithgow City Council	4	226	169	57	8	1,842	33
Liverpool City Council	7	154	101	53	1	692	30
Liverpool Plains Shire Council	10						0
Lockhart Shire Council	9						0
Maitland City Council	5	253	193	60	1	1,230	2
Manly Council	2	98	30	68	18	96	46
Marrickville Council	3	162	103	59	35	170	0
Mid-Western Regional Council	4						0
Moree Plains Shire Council	11	86	21	65	21	21	3
Mosman Municipal Council	2	113	32	81	32	32	0
Murray Shire Council	10	164	29	135	25	36	5
Murrumbidgee Shire Council	9	30	28	2	1	200	93
Muswellbrook Shire Council	11	67	15	52	1	293	29
Nambucca Shire Council	11	98	42	56	8	149	22
Narrabri Shire Council	11	69	34	35	1	161	10
Narrandera Shire Council	10						0
Narromine Shire Council	10	140	44	96	44	44	1
North Sydney Council	2						0
Oberon Council	10	63	2	61	1	57	83
Orange City Council	4	114	29	85	6	69	3
Palerang Council	11	96	34	62	4	140	28
Parkes Shire Council	11	116	52	64	2	325	20
Parramatta City Council	3	162	70	92	1	471	5
Penrith City Council	7	173	37	136	4	140	1
Pittwater Council	2	164	39	125	1	110	5
Port Macquarie-Hastings Council	5	136	56	80	5	461	12
Port Stephens Council	4	173	75	98	6	291	5
Queanbeyan City Council	4	72	30	42	9	147	14
Randwick City Council	3	100	58	42	5	140	3
Richmond Valley Council	4	126	55	71	37	102	3
Rockdale City Council	3	151	62	89	8	124	8
Ryde City Council	3	201	49	152	13	225	3
Shellharbour City Council	4	81	53	28	1	499	50

Table 3-33: Effect of referral on DAs

Council	DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral
Shoalhaven City Council	5	117	57	60	1	800	37
Singleton Council	4	191	35	156	3	104	7
Snowy River Shire Council	10	101	75	26	13	410	14
Strathfield Municipal Council	2	110	37	73	6	134	11
Sutherland Shire Council	3	164	54	110	1	159	3
Sydney City Council	1	136	54	82	1	364	3
Tamworth Regional Council	4	132	41	91	3	279	9
Temora Shire Council	10	70	44	26	2	90	12
Tenterfield Shire Council	10	144	41	103	1	166	17
The City of Newcastle Council	5	113	33	80	1	125	4
The Hills Shire Council	7	193	54	139	1	323	6
Tumbarumba Shire Council	9						0
Tumut Council	11	149	30	119	12	48	4
Tweed Shire Council	5						0
Upper Hunter Shire Council	11	67	45	22	1	275	32
Upper Lachlan Shire Council	10	125	45	80	1	460	18
Uralla Shire Council	10	152	55	97	55	55	2
Urana Shire Council	8						0
Wagga Wagga City Council	4	59	11	48	2	38	70
Wakool Shire Council	9	95	28	67	28	28	4
Walcha Council	9	65	62	3	42	81	5
Walgett Shire Council	10						0
Warren Shire Council	9						0
Warrindah Council	3	78	65	13	6	273	17
Warrumbungle Shire Council	11	71	36	35	20	59	12
Waverley Council	2						0
Weddin Shire Council	9						0
Wellington Council	10	89	33	56	14	93	11
Wentworth Shire Council	10	402	38	364	18	164	23
Willoughby City Council	3	159	50	109	3	223	5
Wingecarribee Shire Council	4	155	64	91	7	596	14
Wollondilly Shire Council	6	123	53	70	6	1,302	9
Wollongong City Council	5	117	31	86	2	132	9
Woollahra Municipal Council	2	190	82	108	7	232	6
Wyang Shire Council	7	87	25	62	1	331	17
Yass Valley Council	11	343	91	252	21	568	7
Young Shire Council	11	114	38	76	8	140	9

Table 3-33: 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	86	32	54	1	284	13
3	127	65	62	1	783	4
4	107	46	61	1	1,842	18
5	129	61	68	1	1,440	12
6	188	93	95	6	1,302	5
7	134	59	75	1	692	15
8	44	26	18	14	30	7
9	38	27	11	1	200	13
10	127	37	90	1	463	16
11	102	38	64	1	568	13

Table 3-34: 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	133	35	31	613	133
Armidale Dumaresq Council	4	69	97	75	193	69
Ashfield Municipal Council	2	1	47	47	249	1
Auburn City Council	3	5	91	89	350	5
Ballina Shire Council	4	27	55	53	531	27
Balranald Shire Council	9	0	34	34	56	0
Bankstown City Council	3	95	71	66	1,023	95
Bathurst Regional Council	4	96	38	33	501	96
Bega Valley Shire Council	4	89	56	48	445	89
Bellingen Shire Council	11	14	72	68	192	14
Berrigan Shire Council	10	59	23	16	93	59
Blacktown City Council	3	78	66	65	2,166	78
Bland Shire Council	10	9	25	24	105	9
Blayney Shire Council	10	11	54	51	152	11
Blue Mountains City Council	7	4	85	85	707	4
Bogan Shire Council	9	0	33	33	39	0
Bombala Council	9	9	22	15	16	9
Boorowa Council	9	0	86	86	55	0
Botany Bay City Council	2	8	136	132	181	8
Bourke Shire Council	9	12	23	17	14	12
Brewarrina Shire Council	8	0	52	52	9	0
Broken Hill City Council	4	2	55	55	245	2
Burwood Council	2	35	82	70	185	35
Byron Shire Council	4	82	79	73	557	82
Cabonne Shire Council	11	3	81	80	146	3
Camden Council	6	48	48	46	1,361	48
Campbelltown City Council	7	60	89	85	626	60
Canterbury City Council	3	40	94	88	495	40
Carrathool Shire Council	9	3	36	35	37	3
Central Darling Shire Council	9	0	21	21	22	0
Cessnock City Council	4	39	75	72	803	39
City of Canada Bay Council	3	14	98	96	488	14
Clarence Valley Council	4	13	49	48	716	13
Cobar Shire Council	10	14	41	39	39	14
Coffs Harbour City Council	5	14	68	67	847	14
Conargo Shire Council	8	6	15	13	23	6
Coolamon Shire Council	9	45	24	15	36	45
Cooma-Monaro Shire Council	11	4	70	68	115	4
Coonamble Shire Council	9	20	42	34	20	20

Table 3-34: 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
Cootamundra Shire Council	10	23	39	34	127	23
Corowa Shire Council	11	7	36	35	272	7
Cowra Shire Council	11	35	56	44	104	35
Deniliquin Council	4	41	34	25	58	41
Dubbo City Council	4	22	40	38	458	22
Dungog Shire Council	10	4	54	53	147	4
Eurobodalla Shire Council	4	11	64	63	691	11
Fairfield City Council	3	29	90	88	889	29
Forbes Shire Council	10	0	34	34	7	0
Gilgandra Shire Council	9	6	33	29	38	6
Glen Innes Severn Shire Council	10	46	31	26	119	46
Gloucester Shire Council	10	20	58	49	92	20
Gosford City Council	7	118	76	70	1,174	118
Goulburn Mulwaree Council	4	6	59	58	366	6
Great Lakes Council	4	7	86	85	409	7
Greater Hume Shire Council	11	42	40	34	119	42
Greater Taree City Council	4	15	127	123	431	15
Griffith City Council	4	5	43	42	200	5
Gundagai Shire Council	9	0	33	33	47	0
Gunnedah Shire Council	11	49	53	43	153	49
Guyra Shire Council	9	10	18	16	40	10
Gwydir Shire Council	10	14	43	34	37	14
Harden Shire Council	9	2	25	24	43	2
Hawkesbury City Council	6	1	163	162	182	1
Hay Shire Council	9	6	15	13	19	6
Holroyd City Council	3	31	82	78	535	31
Hornsby Shire Council	7	100	62	59	820	100
Hunters Hill Municipal Council	2	0	106	106	118	0
Hurstville City Council	3	32	117	112	408	32
Inverell Shire Council	11	61	32	25	152	61
Jerilderie Shire Council	8	20	11	7	17	20
Junee Shire Council	10	51	55	29	51	51
Kempsey Shire Council	4	44	42	38	270	44
Kiama Municipal Council	4	10	52	51	310	10
Kogarah City Council	2	15	79	78	322	15
Ku-ring-gai Council	3	526	86	60	606	526
Kyogle Council	10	1	149	148	84	1
Lachlan Shire Council	10	24	60	44	63	24
Lake Macquarie City Council	5	59	53	52	1,819	59

Table 3-34: 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
Lane Cove Council	2	10	75	73	223	10
Leeton Shire Council	11	0	25	25	148	0
Leichhardt Municipal Council	2	34	88	84	479	34
Lismore City Council	4	6	68	67	428	6
Lithgow City Council	4	11	126	122	250	11
Liverpool City Council	7	29	88	87	1,151	29
Liverpool Plains Shire Council	10	0	51	51	62	0
Lockhart Shire Council	9	0	43	43	68	0
Maitland City Council	5	105	50	47	1,219	105
Manly Council	2	15	83	80	335	15
Marrickville Council	3	18	72	70	514	18
Mid-Western Regional Council	4	131	57	44	347	131
Moree Plains Shire Council	11	3	39	39	103	3
Mosman Municipal Council	2	0	109	109	274	0
Murray Shire Council	10	32	77	66	153	32
Murrumbidgee Shire Council	9	8	27	26	27	8
Muswellbrook Shire Council	11	23	41	39	320	23
Nambucca Shire Council	11	9	55	52	176	9
Narrabri Shire Council	11	44	32	29	107	44
Narrandera Shire Council	10	4	44	41	36	4
Narromine Shire Council	10	10	37	36	86	10
North Sydney Council	2	10	109	107	426	10
Oberon Council	10	5	71	66	69	5
Orange City Council	4	28	57	54	434	28
Palerang Council	11	1	64	64	327	1
Parkes Shire Council	11	0	63	63	96	62
Parramatta City Council	3	101	88	79	735	101
Penrith City Council	7	29	68	67	1,208	29
Pittwater Council	2	13	107	105	387	13
Port Macquarie-Hastings Council	5	109	62	54	631	109
Port Stephens Council	4	14	66	65	835	14
Queanbeyan City Council	4	9	56	54	278	9
Randwick City Council	3	38	74	72	833	38
Richmond Valley Council	4	2	75	74	228	2
Rockdale City Council	3	7	80	79	369	7
Ryde City Council	3	30	85	81	603	30
Shellharbour City Council	4	16	57	55	406	16
Shoalhaven City Council	5	43	73	71	1,438	43
Singleton Council	4	12	89	87	380	12

Table 3-34: 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
Snowy River Shire Council	10	2	61	60	169	2
Strathfield Municipal Council	2	28	87	77	144	28
Sutherland Shire Council	3	231	77	68	1,111	231
Sydney City Council	1	131	74	71	1,926	131
Tamworth Regional Council	4	105	57	50	513	105
Temora Shire Council	10	30	23	15	52	30
Tenterfield Shire Council	10	64	61	38	84	64
The City of Newcastle Council	5	66	91	88	1,442	66
The Hills Shire Council	7	70	87	83	1,318	70
Tumbarumba Shire Council	9	0	27	27	53	0
Tumut Council	11	3	38	37	101	3
Tweed Shire Council	5	61	93	85	599	61
Upper Hunter Shire Council	11	25	47	45	248	25
Upper Lachlan Shire Council	10	0	95	95	136	0
Uralla Shire Council	10	46	50	32	57	46
Urana Shire Council	8	0	14	14	12	0
Wagga Wagga City Council	4	56	50	48	558	56
Wakool Shire Council	9	18	28	25	56	18
Walcha Council	9	5	31	29	39	5
Walgett Shire Council	10	11	41	34	38	11
Warren Shire Council	9	0	14	14	27	0
Warringah Council	3	14	47	48	1,444	14
Warrumbungle Shire Council	11	22	48	40	66	22
Waverley Council	2	13	106	104	593	13
Weddin Shire Council	9	26	21	16	41	26
Wellington Council	10	7	46	44	74	7
Wentworth Shire Council	10	14	183	173	176	14
Willoughby City Council	3	52	111	102	527	52
Wingecarribee Shire Council	4	41	72	69	699	41
Wollondilly Shire Council	6	27	102	99	709	27
Wollongong City Council	5	6	66	65	1,386	6
Woollahra Municipal Council	2	112	87	77	576	112
Wyong Shire Council	7	151	56	50	1,015	151
Yass Valley Council	11	18	111	106	308	18
Young Shire Council	11	8	46	45	241	8

Table 3-34: 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	294	93	89	4,492	294
3	1,341	78	73	13,096	1,341
4	1,142	63	60	13,153	1,142
5	463	68	65	9,381	463
6	76	74	72	2,252	76
7	561	76	72	8,019	561
8	26	19	15	61	26
9	170	33	29	793	170
10	501	66	56	2,308	501
11	371	55	51	3,494	433

Table 3-35: CDC/DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
Albury City Council	4	22	30	41
Armidale Dumaresq Council	4	56	55	57
Ashfield Municipal Council	2	39	66	46
Auburn City Council	3	75	65	65
Ballina Shire Council	4	27	47	72
Balranald Shire Council	9	19	29	26
Bankstown City Council	3	53	88	60
Bathurst Regional Council	4	52	28	36
Bega Valley Shire Council	4	27	41	60
Bellingen Shire Council	11	42	79	84
Berrigan Shire Council	10	7	14	24
Blacktown City Council	3	56	42	79
Bland Shire Council	10	16	43	58
Blayney Shire Council	10	39	43	76
Blue Mountains City Council	7	69	110	116
Bogan Shire Council	9	19	34	45
Bombala Council	9	3	11	8
Boorowa Council	9	52	46	118
Botany Bay City Council	2	121	150	129
Bourke Shire Council	9	8	16	
Brewarrina Shire Council	8	19	77	
Broken Hill City Council	4	35	354	70
Burwood Council	2	85	60	40
Byron Shire Council	4	53	78	82
Cabonne Shire Council	11	14	61	113
Camden Council	6	30	33	89
Campbelltown City Council	7	63	97	88
Canterbury City Council	3	62	116	93
Carrathool Shire Council	9	24	26	28
Central Darling Shire Council	9	22	3	
Cessnock City Council	4	46	39	121
City of Canada Bay Council	3	83	170	67
Clarence Valley Council	4	34	42	84
Cobar Shire Council	10	13	54	12
Coffs Harbour City Council	5	38	57	81
Conargo Shire Council	8	5	1	2
Coolamon Shire Council	9	10	11	32
Cooma-Monaro Shire Council	11	45	37	60
Coonamble Shire Council	9	25	38	58
Cootamundra Shire Council	10	27	72	32

Table 3-35: CDC/DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
Corowa Shire Council	11	8	31	31
Cowra Shire Council	11	30	40	49
Deniliquin Council	4	16	43	40
Dubbo City Council	4	25	28	41
Dungog Shire Council	10	33	48	46
Eurobodalla Shire Council	4	43	67	53
Fairfield City Council	3	63	92	88
Forbes Shire Council	10			56
Gilgandra Shire Council	9	13	35	33
Glen Innes Severn Shire Council	10	11	28	47
Gloucester Shire Council	10	29	31	37
Gosford City Council	7	54	87	100
Goulburn Mulwaree Council	4	36	43	65
Great Lakes Council	4	61	87	88
Greater Hume Shire Council	11	17	65	27
Greater Taree City Council	4	86	83	76
Griffith City Council	4	37	33	42
Gundagai Shire Council	9	42	11	36
Gunnedah Shire Council	11	27	43	57
Guyra Shire Council	9	16	17	30
Gwydir Shire Council	10	20	68	26
Harden Shire Council	9	17	19	24
Hawkesbury City Council	6	155	135	192
Hay Shire Council	9	10	23	1
Holroyd City Council	3	57	79	57
Hornsby Shire Council	7	43	77	51
Hunters Hill Municipal Council	2			
Hurstville City Council	3	88	112	100
Inverell Shire Council	11	12	19	32
Jerilderie Shire Council	8	5	7	7
Junee Shire Council	10	5	63	29
Kempsey Shire Council	4	29	36	33
Kiama Municipal Council	4	38	63	42
Kogarah City Council	2	65	116	49
Ku-ring-gai Council	3	51	70	40
Kyogle Council	10	30	50	676
Lachlan Shire Council	10		28	27
Lake Macquarie City Council	5	38	41	85
Lane Cove Council	2	68	110	51
Leeton Shire Council	11	17	22	38
Leichhardt Municipal Council	2	83	113	79

Table 3-35: CDC/DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
Lismore City Council	4	45	50	106
Lithgow City Council	4	67	119	144
Liverpool City Council	7	45	69	134
Liverpool Plains Shire Council	10	27	56	87
Lockhart Shire Council	9	43	31	99
Maitland City Council	5	40	27	114
Manly Council	2	78	101	67
Marrickville Council	3	60	81	66
Mid-Western Regional Council	4	27	19	77
Moree Plains Shire Council	11	20	38	52
Mosman Municipal Council	2	112	143	63
Murray Shire Council	10	45	41	129
Murrumbidgee Shire Council	9	19	22	60
Muswellbrook Shire Council	11	25	33	49
Nambucca Shire Council	11	35	58	30
Narrabri Shire Council	11	22	26	36
Narrandera Shire Council	10	44	48	42
Narromine Shire Council	10	20	58	33
North Sydney Council	2	109	123	77
Oberon Council	10	18	93	295
Orange City Council	4	56	44	59
Palerang Council	11	44	73	91
Parkes Shire Council	11	46	62	103
Parramatta City Council	3	50	79	63
Penrith City Council	7	51	46	74
Pittwater Council	2	95	134	85
Port Macquarie-Hastings Council	5	42	42	68
Port Stephens Council	4	38	52	103
Queanbeyan City Council	4	37	52	51
Randwick City Council	3	71	122	61
Richmond Valley Council	4	67	80	59
Rockdale City Council	3	52	76	69
Ryde City Council	3	70	82	69
Shellharbour City Council	4	35	39	48
Shoalhaven City Council	5	60	69	70
Singleton Council	4	57	55	72
Snowy River Shire Council	10	36	47	60
Strathfield Municipal Council	2	73	86	64
Sutherland Shire Council	3	63	93	68
Sydney City Council	1	82	130	56
Tamworth Regional Council	4	36	36	62

Table 3-35: CDC/DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
Temora Shire Council	10	7	26	26
Tenterfield Shire Council	10	17	50	93
The City of Newcastle Council	5	69	98	83
The Hills Shire Council	7	63	77	61
Tumbarumba Shire Council	9	37	33	15
Tumut Council	11	23	39	43
Tweed Shire Council	5	43	67	110
Upper Hunter Shire Council	11		40	83
Upper Lachlan Shire Council	10	78	93	141
Uralla Shire Council	10	11	22	65
Urana Shire Council	8	12		
Wagga Wagga City Council	4	35	39	75
Wakool Shire Council	9	15	30	
Walcha Council	9	29	33	21
Walgett Shire Council	10		24	90
Warren Shire Council	9	11	23	15
Warringah Council	3	66	89	84
Warrumbungle Shire Council	11	24	53	
Waverley Council	2	98	194	86
Weddin Shire Council	9	15	15	35
Wellington Council	10	29	67	48
Wentworth Shire Council	10	65	276	179
Willoughby City Council	3	108	165	43
Wingecarribee Shire Council	4	51	72	74
Wollondilly Shire Council	6	54	91	233
Wollongong City Council	5	50	65	68
Woollahra Municipal Council	2	80	156	70
Wyong Shire Council	7	35	39	65
Yass Valley Council	11	51	76	128
Young Shire Council	11	23	67	46

Table 3-35: DLG Group Averages - CDC/DA mean gross determination times by type

DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
2	86	124	70
3	66	71	70
4	40	51	68
5	47	57	83
6	52	50	142
7	52	69	81
8	9	13	5
9	21	24	38
10	27	72	70
11	28	47	57

Table 3-36: 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	11	8	133	133
Armidale Dumaresq Council	4	13	9	69	69
Ashfield Municipal Council	2	49	49	1	1
Auburn City Council	3	6	8	5	5
Ballina Shire Council	4	5	4	27	27
Balranald Shire Council	9			0	0
Bankstown City Council	3	14	8	95	95
Bathurst Regional Council	4	8	1	96	96
Bega Valley Shire Council	4	7	6	89	89
Bellingen Shire Council	11	22	22	14	14
Berrigan Shire Council	10	5	3	59	59
Blacktown City Council	3	43	24	78	78
Bland Shire Council	10	7	6	9	9
Blayney Shire Council	10	17	13	11	11
Blue Mountains City Council	7	32	34	4	4
Bombala Council	9	3	2	9	9
Botany Bay City Council	2	42	54	8	8
Bourke Shire Council	9	11	11	12	12
Broken Hill City Council	4	95	95	2	2
Burwood Council	2	8	1	35	35
Byron Shire Council	4	29	10	82	82
Cabonne Shire Council	11	15	16	3	3
Camden Council	6	9	7	48	48
Campbelltown City Council	7	42	26	60	60
Canterbury City Council	3	17	12	40	40
Carrathool Shire Council	9	21	14	3	3
Cessnock City Council	4	18	14	39	39
City of Canada Bay Council	3	30	20	14	14
Clarence Valley Council	4	12	3	13	13
Cobar Shire Council	10	32	4	14	14
Coffs Harbour City Council	5	10	8	14	14
Conargo Shire Council	8	4	4	6	6
Coolamon Shire Council	9	7	3	45	45
Cooma-Monaro Shire Council	11	8	10	4	4
Coonamble Shire Council	9	26	21	20	20
Cootamundra Shire Council	10	12	7	23	23
Corowa Shire Council	11	11	7	7	7
Cowra Shire Council	11	6	4	35	35
Deniliquin Council	4	11	6	41	41
Dubbo City Council	4	8	8	22	22
Dungog Shire Council	10	23	21	4	4

Table 3-36: 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
Eurobodalla Shire Council	4	10	8	11	11
Fairfield City Council	3	12	8	29	29
Forbes Shire Council	10			0	0
Gilgandra Shire Council	9	8	7	6	6
Glen Innes Severn Shire Council	10	12	7	46	46
Gloucester Shire Council	10	10	9	20	20
Gosford City Council	7	15	11	118	118
Goulburn Mulwaree Council	4	47	35	6	6
Great Lakes Council	4	10	11	7	7
Greater Hume Shire Council	11	15	10	42	42
Greater Taree City Council	4	21	19	15	15
Griffith City Council	4	13	11	5	5
Gunnedah Shire Council	11	12	9	49	49
Guyra Shire Council	9	10	11	10	10
Gwydir Shire Council	10	10	8	14	14
Harden Shire Council	9	12	12	2	2
Hawkesbury City Council	6	1	1	1	1
Hay Shire Council	9	5	5	6	6
Holroyd City Council	3	8	7	31	31
Hornsby Shire Council	7	34	1	100	100
Hunters Hill Municipal Council	2			0	0
Hurstville City Council	3	50	36	32	32
Inverell Shire Council	11	7	7	61	61
Jerilderie Shire Council	8	4	1	20	20
Junee Shire Council	10	3	3	51	51
Kempsey Shire Council	4	9	7	44	44
Kiama Municipal Council	4	7	6	10	10
Kogarah City Council	2	51	15	15	15
Ku-ring-gai Council	3	30	13	526	526
Kyogle Council	10	11	11	1	1
Lachlan Shire Council	10	3	1	24	24
Lake Macquarie City Council	5	12	9	59	59
Lane Cove Council	2	20	12	10	10
Leichhardt Municipal Council	2	34	22	34	34
Lismore City Council	4	13	10	6	6
Lithgow City Council	4	21	15	11	11
Liverpool City Council	7	45	27	29	29
Maitland City Council	5	22	14	105	105
Manly Council	2	11	10	15	15
Marrickville Council	3	22	15	18	18
Mid-Western Regional Council	4	11	9	131	131

Table 3-36: 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
Moree Plains Shire Council	11	35	15	3	3
Mosman Municipal Council	2			0	0
Murray Shire Council	10	15	7	32	32
Murrumbidgee Shire Council	9	22	17	8	8
Muswellbrook Shire Council	11	6	6	23	23
Nambucca Shire Council	11	5	3	9	9
Narrabri Shire Council	11	20	14	44	44
Narrandera Shire Council	10	16	10	4	4
Narromine Shire Council	10	21	15	10	10
North Sydney Council	2	22	22	10	10
Oberon Council	10	7	7	5	5
Orange City Council	4	13	10	28	28
Palerang Council	11	3	3	1	1
Parkes Shire Council	11			62	0
Parramatta City Council	3	10	6	101	101
Penrith City Council	7	8	7	29	29
Pittwater Council	2	50	19	13	13
Port Macquarie-Hastings Council	5	6	4	109	109
Port Stephens Council	4	14	6	14	14
Queanbeyan City Council	4	10	6	9	9
Randwick City Council	3	29	16	38	38
Richmond Valley Council	4	7	7	2	2
Rockdale City Council	3	13	10	7	7
Ryde City Council	3	16	10	30	30
Shellharbour City Council	4	5	5	16	16
Shoalhaven City Council	5	9	7	43	43
Singleton Council	4	15	6	12	12
Snowy River Shire Council	10	7	7	2	2
Strathfield Municipal Council	2	23	17	28	28
Sutherland Shire Council	3	22	8	231	231
Sydney City Council	1	20	6	131	131
Tamworth Regional Council	4	15	11	105	105
Temora Shire Council	10	2	1	30	30
Tenterfield Shire Council	10	7	6	64	64
The City of Newcastle Council	5	18	12	66	66
The Hills Shire Council	7	14	11	70	70
Tumut Council	11	5	4	3	3
Tweed Shire Council	5	7	6	61	61
Upper Hunter Shire Council	11	19	11	25	25
Upper Lachlan Shire Council	10			0	0

Table 3-36: 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
Uralla Shire Council	10	9	7	46	46
Wagga Wagga City Council	4	23	16	56	56
Wakool Shire Council	9	12	7	18	18
Walcha Council	9	20	9	5	5
Walgett Shire Council	10	9	8	11	11
Warringah Council	3	104	10	14	14
Warrumbungle Shire Council	11	16	12	22	22
Waverley Council	2	55	17	13	13
Weddin Shire Council	9	7	7	26	26
Wellington Council	10	21	14	7	7
Wentworth Shire Council	10	38	39	14	14
Willoughby City Council	3	16	6	52	52
Wingecarribee Shire Council	4	24	8	41	41
Wollondilly Shire Council	6	16	15	27	27
Wollongong City Council	5	13	12	6	6
Woollahra Municipal Council	2	21	8	112	112
Wyong Shire Council	7	9	6	151	151
Yass Valley Council	11	13	13	18	18
Young Shire Council	11	23	10	8	8

**Table 3-36: DLG Group averages - mean and median CDC times
(for CDCs determined by councils)**

DLG Code	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
2	26	14	294	294
3	26	11	1,341	1,341
4	14	8	1,142	1,142
5	13	8	463	463
6	11	8	76	76
7	21	9	561	561
8	4	1	26	26
9	11	7	170	170
10	10	5	501	501
11	13	8	433	371

Table 4-14: Determination body for DAs only

Council	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 2010/11	Staff as % of all DAs 2010/11	IHAP or independent panel as % of all DAs 2010/11	Other as % of all DAs 2010/11
Albury City Council	4	0.2	99.7	0	0.2	0.6	99	0	0.3
Armidale Dumaresq Council	4	6.2	92.2	0	1.6	2.5	95.8	0	1.7
Ashfield Municipal Council	2	18.1	81.9	0	0	10.9	89.1	0	0
Auburn City Council	3	2.6	94	0	3.4	1.4	98.1	0	0.6
Ballina Shire Council	4	2.3	97.6	0	0.2	2.1	97.6	0	0.3
Balranald Shire Council	9	39.3	60.7	0	0	23.7	76.3	0	0
Bankstown City Council	3	2.8	96.8	0	0.4	1.5	98	0	0.5
Bathurst Regional Council	4	2.8	97	0	0.2	5.2	94.8	0	0
Bega Valley Shire Council	4	1.3	98.4	0	0.2	2.8	97.2	0	0
Bellingen Shire Council	11	1.6	98.4	0	0	1.9	98.1	0	0
Berrigan Shire Council	10	4.3	95.7	0	0	4.2	95.8	0	0
Blacktown City Council	3	1.1	98.9	0	0	0.9	99.1	0	0
Bland Shire Council	10	1.9	98.1	0	0	1	99	0	0
Blayney Shire Council	10	0.7	99.3	0	0	9.7	90.3	0	0
Blue Mountains City Council	7	4.1	95.8	0	0.1	4.8	95	0	0.3
Bogan Shire Council	9	0	100	0	0	0	100	0	0
Bombala Council	9	0	100	0	0	0	100	0	0
Boorowa Council	9	18.2	81.8	0	0	23.4	76.6	0	0
Botany Bay City Council	2	35.4	61.3	0	3.3	39.5	59.3	0	1.2
Bourke Shire Council	9	14.3	85.7	0	0	0	100	0	0
Brewarrina Shire Council	8	0	100	0	0	0	0	0	100
Broken Hill City Council	4	0.8	99.2	0	0	3.5	96.5	0	0
Burwood Council	2	5.4	92.4	0	2.2	3.7	95.8	0	0.5
Byron Shire Council	4	3.9	95.9	0	0.2	3	96.8	0	0.2
Cabonne Shire Council	11	7.5	89.7	0	2.7	12.4	85.9	0	1.8
Camden Council	6	1.5	98	0	0.5	1.6	98	0	0.4
Campbelltown City Council	7	2.6	97.1	0	0.3	3.7	95.7	0	0.6
Canterbury City Council	3	0.8	90.9	1	7.3	0.3	93.4	0	6.2
Carrathool Shire Council	9	0	100	0	0	7.1	92.9	0	0
Central Darling Shire Council	9	4.5	95.5	0	0	0	100	0	0
Cessnock City Council	4	3	91.7	0	5.4	1.7	92.1	0	6.1
City of Canada Bay Council	3	3.9	94.9	0	1.2	4	94.5	0	1.5
Clarence Valley Council	4	3.6	96.4	0	0	4	95.9	0	0.1
Cobar Shire Council	10	2.6	97.4	0	0	0	97	0	3
Coffs Harbour City Council	5	1.1	98.7	0	0.2	0.5	99.3	0	0.2
Conargo Shire Council	8	13	87	0	0	6.7	93.3	0	0

Table 4-14: Determination body for DAs only

Council	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 2010/11	Staff as % of all DAs 2010/11	IHAP or independent panel as % of all DAs 2010/11	Other as % of all DAs 2010/11
Coolamon Shire Council	9	11.1	88.9	0	0	0	100	0	0
Cooma-Monaro Shire Council	11	4.3	95.7	0	0	7.2	92.8	0	0
Coonamble Shire Council	9	0	100	0	0	0	100	0	0
Cootamundra Shire Council	10	12.6	87.4	0	0	14	86	0	0
Corowa Shire Council	11	0	98.9	0	1.1	4.4	95.2	0	0.3
Cowra Shire Council	11	14.4	84.6	0	1	11.7	88.3	0	0
Deniliquin Council	4	8.6	91.4	0	0	0.8	99.2	0	0
Dubbo City Council	4	0.2	99.6	0	0.2	0.2	99.8	0	0
Dungog Shire Council	10	1.4	98.6	0	0	5.5	94.5	0	0
Eurobodalla Shire Council	4	0.1	99.9	0	0	0.7	99.3	0	0
Fairfield City Council	3	3	95.5	0	1.5	1.4	98.4	0	0.2
Forbes Shire Council	10	0	100	0	0	0.7	99.3	0	0
Gilgandra Shire Council	9	5.3	94.7	0	0	4.3	95.7	0	0
Glen Innes Severn Shire Council	10	2.5	97.5	0	0	0	100	0	0
Gloucester Shire Council	10	7.6	92.4	0	0	5	95	0	0
Gosford City Council	7	2.2	97.4	0	0.4	1.4	97.9	0	0.7
Goulburn Mulwaree Council	4	5.2	94.5	0.3	0	5.6	93.8	0.3	0.3
Great Lakes Council	4	3.7	96.3	0	0	3.1	96.7	0	0.2
Greater Hume Shire Council	11	13.4	82.4	0	4.2	16.9	83.1	0	0
Greater Taree City Council	4	0.7	99.3	0	0	1.8	98.2	0	0
Griffith City Council	4	8	91.5	0	0.5	5.8	93.5	0	0.7
Gundagai Shire Council	9	21.3	78.7	0	0	4.2	95.8	0	0
Gunnedah Shire Council	11	13.1	86.9	0	0	11.7	88.3	0	0
Guyra Shire Council	9	0	100	0	0	3.4	96.6	0	0
Gwydir Shire Council	10	0	100	0	0	2.1	97.9	0	0
Harden Shire Council	9	7	93	0	0	16.7	81.5	0	1.9
Hawkesbury City Council	6	0	100	0	0	0	100	0	0
Hay Shire Council	9	31.6	68.4	0	0	27.6	72.4	0	0
Holroyd City Council	3	2.2	97.8	0	0	2.7	97	0	0.3
Hornsby Shire Council	7	2.7	96.3	0	1	3.6	96.4	0	0.1
Hunters Hill Municipal Council	2	21.2	78.8	0	0	18.5	67.8	0	13.7
Hurstville City Council	3	0	100	0	0	10.2	89.3	0	0.4
Inverell Shire Council	11	3.3	96.7	0	0	4	96	0	0
Jerilderie Shire Council	8	0	100	0	0	16.7	83.3	0	0
Junee Shire Council	10	23.5	76.5	0	0	30	70	0	0
Kempsey Shire Council	4	3.7	93	0	3.3	4.3	93.2	0	2.5

Table 4-14: Determination body for DAs only

Council	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 2010/11	Staff as % of all DAs 2010/11	IHAP or independent panel as % of all DAs 2010/11	Other as % of all DAs 2010/11
Kiama Municipal Council	4	2.6	96.1	0	1.3	1.6	98.1	0	0.3
Kogarah City Council	2	3.1	96.9	0	0	4.7	95.3	0	0
Ku-ring-gai Council	3	0	100	0	0	0	100	0	0
Kyogle Council	10	4.8	95.2	0	0	1.6	98.4	0	0
Lachlan Shire Council	10	3.2	96.8	0	0	4.5	95.5	0	0
Lake Macquarie City Council	5	0.3	99.5	0	0.2	0.3	99.3	0	0.4
Lane Cove Council	2	2.7	96	0	1.3	3.1	94.2	0	2.7
Leeton Shire Council	11	1.4	98.6	0	0	0	100	0	0
Leichhardt Municipal Council	2	30.1	69.7	0	0.2	25.2	73.8	0	1
Lismore City Council	4	0.9	99.1	0	0	0.6	99.4	0	0
Lithgow City Council	4	3.2	96.8	0	0	2.7	97.3	0	0
Liverpool City Council	7	1.6	97.7	0	0.7	1.5	98.2	0	0.2
Liverpool Plains Shire Council	10	0	100	0	0	0	100	0	0
Lockhart Shire Council	9	0	97.1	0	2.9	0	98.1	0	1.9
Maitland City Council	5	3.6	96.2	0	0.2	3.5	96.5	0	0.1
Manly Council	2	0	83.9	15.8	0.3	0	87.5	12	0.5
Marrickville Council	3	9.3	90.1	0	0.6	5.5	94	0	0.5
Mid-Western Regional Council	4	6.1	93.9	0	0	6.5	93.5	0	0
Moree Plains Shire Council	11	10.7	88.3	1	0	10.7	89.3	0	0
Mosman Municipal Council	2	0.7	70.1	28.5	0.7	28.7	65.9	4.3	1.2
Murray Shire Council	10	23.5	76.5	0	0	20.2	79.8	0	0
Murrumbidgee Shire Council	9	0	100	0	0	0	100	0	0
Muswellbrook Shire Council	11	8.8	90.6	0	0.6	6.3	93.8	0	0
Nambucca Shire Council	11	4	96	0	0	3.2	95.4	0	1.4
Narrabri Shire Council	11	0.9	99.1	0	0	0.9	99.1	0	0
Narrandera Shire Council	10	2.8	97.2	0	0	3.6	96.4	0	0
Narromine Shire Council	10	2.3	97.7	0	0	2.3	97.7	0	0
North Sydney Council	2	25.6	68.8	0	5.6	19.6	75.1	0	5.4
Oberon Council	10	10.1	89.9	0	0	12.1	87.9	0	0
Orange City Council	4	8.1	91.9	0	0	5	93.9	0	1.1
Palerang Council	11	2.8	96.9	0	0.3	2.5	97.5	0	0
Parkes Shire Council	11	18.8	81.3	0	0	16.5	83.5	0	0
Parramatta City Council	3	14	86	0	0	12.6	86.9	0	0.5
Penrith City Council	7	1.5	97.8	0	0.7	1.9	97.3	0	0.8
Pittwater Council	2	2.8	96.9	0	0.3	1.4	98.4	0	0.2
Port Macquarie-Hastings Council	5	0.5	98.7	0	0.8	2.1	97.6	0	0.3

Table 4-14: Determination body for DAs only

Council	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 2010/11	Staff as % of all DAs 2010/11	IHAP or independent panel as % of all DAs 2010/11	Other as % of all DAs 2010/11
Port Stephens Council	4	0.7	99.2	0	0.1	0.5	99.5	0	0
Queanbeyan City Council	4	11.5	88.1	0	0.4	8.4	91.3	0	0.3
Randwick City Council	3	14.6	84.5	0	0.8	15	84.1	0	0.9
Richmond Valley Council	4	0.9	96.9	0	2.2	0.3	96.9	0	2.8
Rockdale City Council	3	6	92.7	0	1.4	3.9	95.5	0	0.6
Ryde City Council	3	4.3	93.9	0	1.8	4.4	94.8	0	0.8
Shellharbour City Council	4	0.5	99.5	0	0	0.6	99.1	0	0.2
Shoalhaven City Council	5	0	99.4	0	0.6	0	99.2	0	0.8
Singleton Council	4	2.6	96.1	0	1.3	2.6	95.5	0	1.9
Snowy River Shire Council	10	2.4	97.6	0	0	6.3	93.7	0	0
Strathfield Municipal Council	2	11.8	85.4	0	2.8	13.3	85.8	0	0.9
Sutherland Shire Council	3	2.7	96.4	0	0.9	1.1	98	0	0.9
Sydney City Council	1	3.1	96.1	0	0.8	2.7	96.8	0	0.5
Tamworth Regional Council	4	1.6	97.9	0	0.6	1.4	98.6	0	0
Temora Shire Council	10	1.9	96.2	0	1.9	6.5	93.5	0	0
Tenterfield Shire Council	10	2.4	97.6	0	0	3.8	96.2	0	0
The City of Newcastle Council	5	0.5	98.8	0	0.7	0.9	99.1	0	0
The Hills Shire Council	7	1.1	97	0	1.9	0.6	98.6	0	0.8
Tumbarumba Shire Council	9	1.9	98.1	0	0	3.8	96.2	0	0
Tumut Council	11	2	98	0	0	1.9	97.4	0	0.6
Tweed Shire Council	5	4	96	0	0	3.2	96.8	0	0
Upper Hunter Shire Council	11	3.2	96	0	0.8	2.5	97.5	0	0
Upper Lachlan Shire Council	10	2.9	97.1	0	0	2.6	97.4	0	0
Uralla Shire Council	10	19.3	80.7	0	0	3	97	0	0
Urana Shire Council	8	0	100	0	0	0	100	0	0
Wagga Wagga City Council	4	1.3	98.2	0	0.5	0.5	97.7	0	1.8
Wakool Shire Council	9	1.8	98.2	0	0	6.3	93.7	0	0
Walcha Council	9	10.3	89.7	0	0	8.8	91.2	0	0
Walgett Shire Council	10	2.6	97.4	0	0	20.6	79.4	0	0
Warren Shire Council	9	40.7	59.3	0	0	79.2	20.8	0	0
Warrindah Council	3	0	98.5	1	0.6	0	98.8	0.5	0.6
Warrumbungle Shire Council	11	7.6	92.4	0	0	0	100	0	0
Waverley Council	2	14.8	85.2	0	0	11.4	88.6	0	0
Weddin Shire Council	9	4.9	95.1	0	0	10.6	89.4	0	0
Wellington Council	10	9.5	90.5	0	0	14.9	83.9	0	1.1
Wentworth Shire Council	10	17	83	0	0	1.1	97.7	0	1.1

Table 4-14: Determination body for DAs only

Council	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 2010/11	Staff as % of all DAs 2010/11	IHAP or independent panel as % of all DAs 2010/11	Other as % of all DAs 2010/11
Willoughby City Council	3	7.2	92.4	0	0.4	6.1	92.8	0	1
Wingecarribee Shire Council	4	4.3	95.7	0	0	4.9	94.8	0	0.4
Wollondilly Shire Council	6	1.4	97.9	0	0.7	2.2	97.7	0	0.1
Wollongong City Council	5	0.1	99.6	0	0.2	0.9	98.2	0	0.9
Woollahra Municipal Council	2	14.4	85.1	0.2	0.3	15.2	84.7	0	0.2
Wyong Shire Council	7	1.7	98	0.3	0	1.5	98.2	0.2	0.1
Yass Valley Council	11	12	88	0	0	9.4	90.6	0	0
Young Shire Council	11	9.1	90.9	0	0	4.4	95.6	0	0

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 2010/11	Staff as % of all DAs 2010/11	IHAP or independent panel as % of all DAs 2010/11	Other as % of all DAs 2010/11
2	13.7	82.3	2.9	1.1	12.7	84.8	1.1	1.3
3	3.9	95.1	0.1	0.9	3.7	95.5	0.1	0.7
4	2.8	96.6	0	0.6	2.6	96.7	0	0.7
5	1	98.6	0	0.4	1.1	98.5	0	0.4
6	1.3	98.1	0	0.5	1.4	98.4	0	0.2
7	2	97.3	0	0.7	2.1	97.4	0	0.5
8	4.9	95.1	0	0	4.1	79.6	0	16.3
9	10	89.8	0	0.3	10.4	89.4	0	0.2
10	6.9	93	0	0	6.5	93.4	0	0.1
11	6.4	93	0	0.5	5.8	94	0	0.2

Table 5-4: Staff allocated to development assessment

Council	DLG Code	Average DA per EFT - 2011-12	Average DA per EFT - 2010-11	% Change from 2010-11	DAs determined	EFT DA Staff
Albury City Council	4	55.7	56.9	-2.1	613	11
Armidale Dumaresq Council	4	107.2	95.2	12.6	193	1.8
Ashfield Municipal Council	2	83	36.6	126.6	249	3
Auburn City Council	3	50	60.2	-16.9	350	7
Ballina Shire Council	4	81.7	97.2	-16	531	6.5
Balranald Shire Council	9	28	59	-52.5	56	2
Bankstown City Council	3	56.8	61.2	-7.2	1023	18
Bathurst Regional Council	4	50.1	51.9	-3.5	501	10
Bega Valley Shire Council	4	89	115.2	-22.7	445	5
Bellingen Shire Council	11	64	89.7	-28.6	192	3
Berrigan Shire Council	10	46.5	32	45.3	93	2
Blacktown City Council	3	103.1	119	-13.3	2166	21
Bland Shire Council	10	42	41.6	1	105	2.5
Blayney Shire Council	10	30.4	23.3	30.8	152	5
Blue Mountains City Council	7	68	69.3	-1.9	707	10.4
Bogan Shire Council	9	19.5	10.5	85.7	39	2
Bombala Council	9	8	12	-33.3	16	2
Boorowa Council	9	27.5	52.2	-47.3	55	2
Botany Bay City Council	2	21.3	19.6	8.4	181	8.5
Bourke Shire Council	9	14	13.5	3.7	14	1
Brewarrina Shire Council	8	9	8	12.5	9	1
Broken Hill City Council	4	49	50.4	-2.9	245	5
Burwood Council	2	30.8	36	-14.4	185	6
Byron Shire Council	4	69.6	65.1	7	557	8
Cabonne Shire Council	11	146	85	71.8	146	1
Camden Council	6	90.7	158.2	-42.6	1361	15
Campbelltown City Council	7	93.4	53.8	73.7	626	6.7
Canterbury City Council	3	33	42.5	-22.4	495	15
Garrathool Shire Council	9	37	14	164.3	37	1
Central Darling Shire Council	9	7.3	22	-66.7	22	3
Cessnock City Council	4	80.3	79.1	1.6	803	10
City of Canada Bay Council	3	61	66.1	-7.7	488	8
Clarence Valley Council	4	71.6	70.6	1.4	716	10
Cobar Shire Council	10	39	33	18.2	39	1
Coffs Harbour City Council	5	105.9	122.8	-13.8	847	8
Conargo Shire Council	8	92	60	53.3	23	0.25
Coolamon Shire Council	9	18	6.5	176.9	36	2
Cooma-Monaro Shire Council	11	57.5	83.5	-31.1	115	2
Coonamble Shire Council	9	20	20	0	20	1
Cootamundra Shire Council	10	42.3	71.3	-40.7	127	3
Corowa Shire Council	11	155.4	168	-7.5	272	1.75

Table 5-4: Staff allocated to development assessment

Council	DLG Code	Average DA per EFT - 2011-12	Average DA per EFT - 2010-11	% Change from 2010-11	DAs determined	EFT DA Staff
Cowra Shire Council	11	20.8	25.8	-19.2	104	5
Deniliquin Council	4	19.3	132	-85.4	58	3
Dubbo City Council	4	45.8	49.3	-7.1	458	10
Dungog Shire Council	10	36.8	64	-42.6	147	4
Eurobodalla Shire Council	4	98.7	116.5	-15.2	691	7
Fairfield City Council	3	40.4	56.5	-28.4	889	22
Forbes Shire Council	10	3.5	72	-95.1	7	2
Gilgandra Shire Council	9	76	92	-17.4	38	0.5
Glen Innes Severn Shire Council	10	79.3	44.8	77.1	119	1.5
Gloucester Shire Council	10	18.4	25	-26.4	92	5
Gosford City Council	7	65.2	79.1	-17.5	1174	18
Goulburn Mulwaree Council	4	45.8	33.9	34.9	366	8
Great Lakes Council	4	58.4	43.3	35.1	409	7
Greater Hume Shire Council	11	39.7	41.3	-4	119	3
Greater Taree City Council	4	71.8	60.1	19.5	431	6
Griffith City Council	4	50	69	-27.5	200	4
Gundagai Shire Council	9	23.5	24	-2.1	47	2
Gunnedah Shire Council	11	25.5	25.7	-0.8	153	6
Guyra Shire Council	9	20	29.5	-32.2	40	2
Gwydir Shire Council	10	19.6	24.9	-21.3	37	1.89
Harden Shire Council	9	21.5	54	-60.2	43	2
Hawkesbury City Council	6	91	102	-10.8	182	2
Hay Shire Council	9	19	29	-34.5	19	1
Holroyd City Council	3	53.5	62.4	-14.3	535	10
Hornsby Shire Council	7	80.4	84.5	-4.9	820	10.2
Hunters Hill Municipal Council	2	59	73	-19.2	118	2
Hurstville City Council	3	40.8	100.1	-59.2	408	10
Inverell Shire Council	11	101.3	99.4	1.9	152	1.5
Jerilderie Shire Council	8	8.5	4	112.5	17	2
Junee Shire Council	10	51	83.3	-38.8	51	1
Kempsey Shire Council	4	112.5	101.8	10.5	270	2.4
Kiama Municipal Council	4	62	63	-1.6	310	5
Kogarah City Council	2	53.7	67.5	-20.5	322	6
Ku-ring-gai Council	3	36.7	37	-0.6	606	16.5
Kyogle Council	10	16.8	24.8	-32.3	84	5
Lachlan Shire Council	10	31.5	22	43.2	63	2
Lake Macquarie City Council	5	56.8	51.8	9.7	1819	32
Lane Cove Council	2	44.6	48.8	-8.7	223	5
Leeton Shire Council	11	74	80	-7.5	148	2
Leichhardt Municipal Council	2	43.5	56.3	-22.6	479	11
Lismore City Council	4	42.8	49.4	-13.4	428	10

Table 5-4: Staff allocated to development assessment

Council	DLG Code	Average DA per EFT - 2011-12	Average DA per EFT - 2010-11	% Change from 2010-11	DAs determined	EFT DA Staff
Lithgow City Council	4	50	22.9	118.6	250	5
Liverpool City Council	7	82.2	123.2	-33.3	1151	14
Liverpool Plains Shire Council	10	41.3	44.5	-7.1	62	1.5
Lockhart Shire Council	9	68	53	28.3	68	1
Maitland City Council	5	128.3	121.4	5.7	1219	9.5
Manly Council	2	55.8	58.3	-4.2	335	6
Marrickville Council	3	49	57.9	-15.5	514	10.5
Mid-Western Regional Council	4	91.3	92.9	-1.7	347	3.8
Moree Plains Shire Council	11	34.3	52.4	-34.5	103	3
Mosman Municipal Council	2	43.1	42.3	2	274	6.35
Murray Shire Council	10	51	57.7	-11.6	153	3
Murrumbidgee Shire Council	9	27	16	68.8	27	1
Muswellbrook Shire Council	11	53.3	53.3	0	320	6
Nambucca Shire Council	11	58.7	73	-19.6	176	3
Narrabri Shire Council	11	214	545	-60.7	107	0.5
Narrandera Shire Council	10	18	14	28.6	36	2
Narromine Shire Council	10	17.2	17.2	0	86	5
North Sydney Council	2	42.6	31	37.4	426	10
Oberon Council	10	23	45.5	-49.5	69	3
Orange City Council	4	74.2	87.4	-15.1	434	5.85
Palerang Council	11	93.4	79.3	17.8	327	3.5
Parkes Shire Council	11	21.3	15.8	35	96	4.5
Parramatta City Council	3	56.5	62.2	-9	735	13
Penrith City Council	7	92.9	81.2	14.5	1208	13
Pittwater Council	2	46.3	80.3	-42.2	387	8.35
Port Macquarie-Hastings Council	5	157.8	96	64.3	631	4
Port Stephens Council	4	139.2	121.3	14.8	835	6
Queanbeyan City Council	4	37.1	46.9	-21	278	7.5
Randwick City Council	3	52.1	55.6	-6.3	833	16
Richmond Valley Council	4	57	53.3	6.9	228	4
Rockdale City Council	3	52.7	58	-9.1	369	7
Ryde City Council	3	80.4	90.2	-10.9	603	7.5
Shellharbour City Council	4	50.8	58.6	-13.4	406	8
Shoalhaven City Council	5	75.7	85.6	-11.6	1438	19
Singleton Council	4	42.2	47	-10.2	380	9
Snowy River Shire Council	10	84.5	79.5	6.3	169	2
Strathfield Municipal Council	2	48	72.7	-33.9	144	3
Sutherland Shire Council	3	35.3	37.5	-6	1111	31.5
Sydney City Council	1	42.8	45.7	-6.3	1926	45
Tamworth Regional Council	4	39.5	45	-12.4	513	13
Temora Shire Council	10	26	23	13	52	2

Table 5-4: Staff allocated to development assessment

Council	DLG Code	Average DA per EFT - 2011-12	Average DA per EFT - 2010-11	% Change from 2010-11	DAs determined	EFT DA Staff
Tenterfield Shire Council	10	21	19.8	6.3	84	4
The City of Newcastle Council	5	110.9	123.4	-10.1	1442	13
The Hills Shire Council	7	69.4	69	0.6	1318	19
Tumbarumba Shire Council	9	26.5	26.5	0	53	2
Tumut Council	11	59.4	85.6	-30.6	101	1.7
Tweed Shire Council	5	24	42.9	-44.2	599	25
Upper Hunter Shire Council	11	62	39.8	55.6	248	4
Upper Lachlan Shire Council	10	34	39	-12.8	136	4
Uralla Shire Council	10	57	67	-14.9	57	1
Urana Shire Council	8	6	10	-40	12	2
Wagga Wagga City Council	4	37.2	68.9	-46	558	15
Wakool Shire Council	9	28	31.5	-11.1	56	2
Walcha Council	9	130	113.3	14.7	39	0.3
Walgett Shire Council	10	19	34	-44.1	38	2
Warren Shire Council	9	13.5	8	68.8	27	2
Warringah Council	3	92.6	84	10.1	1444	15.6
Warrumbungle Shire Council	11	13.2	19.8	-33.2	66	5
Waverley Council	2	53.9	61.4	-12.1	593	11
Weddin Shire Council	9	41	47	-12.8	41	1
Wellington Council	10	37	29	27.6	74	2
Wentworth Shire Council	10	88	88	0	176	2
Willoughby City Council	3	28.3	34.9	-18.8	527	18.6
Wingecarribee Shire Council	4	58.3	74.5	-21.9	699	12
Wollondilly Shire Council	6	99.9	80.4	24.2	709	7.1
Wollongong City Council	5	57.8	71.2	-18.9	1386	24
Woollahra Municipal Council	2	23	25.3	-8.9	576	25
Wyong Shire Council	7	79.9	95	-15.8	1015	12.7
Yass Valley Council	11	38.5	46.6	-17.4	308	8
Young Shire Council	11	96.4	124.1	-22.3	241	2.5

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

DLG Code	DAs determined	EFT DA Staff
2	321	8
3	770	15
4	438	7
5	1,173	17
6	751	8
7	1,002	13
8	15	1
9	38	2
10	89	3
11	175	3

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	0	0	0	0
Armidale Dumaresq Council	4	1	0	0	1
Ashfield Municipal Council	2	4	1	2	7
Auburn Council	3	6	2	5	13
Ballina Shire Council	4	0	0	1	1
Balranald Shire Council	9	0	0	0	0
Bankstown City Council	3	1	1	0	2
Bathurst Regional Council	4	0	1	0	1
Bega Valley Shire Council	4	0	1	0	1
Bellingen Shire Council	11	0	0	0	0
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	2	0	0	2
Byron Shire Council	4	5	2	0	7
Cabonne Shire Council	11	0	0	0	0
Camden Council	6	0	1	0	1
Campbelltown City Council	7	0	1	0	1
Canterbury City Council	3	4	2	1	7
Carrathool Shire Council	9	0	0	0	0
Central Darling Shire Council	9	0	0	0	0
Cessnock City Council	4	2	0	0	2
City of Canada Bay Council	3	1	1	2	4
Clarence Valley Council	4	8	2	2	12
Cobar Shire Council	10	0	0	0	0
Coffs Harbour City Council	5	0	0	0	0
Conargo Shire Council	8	0	0	0	0
Coolamon Shire Council	9	0	0	0	0
Cooma-Monaro Shire Council	11	1	1	0	2
Coonamble Shire Council	9	0	0	0	0
Cootamundra Shire Council	10	0	0	0	0
Corowa Shire Council	11	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%)
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	5	1	0	6
Fairfield City Council	3	6	2	0	8
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	14	6	6	26
Goulburn Mulwaree Council	4	2	0	0	2
Great Lakes Council	4	2	0	0	2
Greater Hume Shire Council	11	0	0	0	0
Greater Taree City Council	4	2	1	0	3
Griffith City Council	4	0	1	0	1
Gundagai Shire Council	9	0	0	0	0
Gunnedah Shire Council	11	0	0	0	0
Guyra Shire Council	9	2	0	0	2
Gwydir Shire Council	10	0	0	0	0
Harden Shire Council	9	0	0	0	0
Hawkesbury City Council	6	0	0	0	0
Hay Shire Council	9	0	0	0	0
Holroyd City Council	3	25	2	2	29
Hornsby Shire Council	7	2	3	0	5
Hunters Hill Municipal Council	2	0	0	0	0
Hurstville City Council	3	8	1	2	11
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	0	0	0	0
Kiama Municipal Council	4	14	0	0	14
Kogarah City Council	2	0	0	1	1
Ku-ring-gai Council	3	10	2	5	17
Kyogle Council	10	0	0	0	0
Lachlan Shire Council	10	0	0	0	0
Lake Macquarie City Council	5	1	0	0	1
Lane Cove Council	2	0	0	0	0
Leeton Shire Council	11	0	0	0	0
Leichhardt Municipal Council	2	14	5	2	21
Lismore City Council	4	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%)
Lithgow City Council	4	0	0	0	0
Liverpool City Council	7	2	0	0	2
Liverpool Plains Shire Council	10	0	0	0	0
Lockhart Shire Council	9	0	0	0	0
Maitland City Council	5	0	0	0	0
Manly Council	2	6	5	0	11
Marrickville Council	3	49	4	5	58
Mid-Western Regional Council	4	0	0	0	0
Moree Plains Shire Council	11	0	0	0	0
Mosman Municipal Council	2	5	3	0	8
Murray Shire Council	10	2	0	0	2
Murrumbidgee Shire Council	9	0	0	0	0
Muswellbrook Shire Council	11	2	0	0	2
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	0	0	0	0
Oberon Council	10	0	0	0	0
Orange City Council	4	0	0	0	0
Palerang Council	11	5	0	1	6
Parkes Shire Council	11	0	0	0	0
Parramatta City Council	3	1	1	2	4
Penrith City Council	7	3	1	0	4
Pittwater Council	2	4	3	1	8
Port Macquarie-Hastings Council	5	0	0	0	0
Port Stephens Council	4	1	1	0	2
Queanbeyan City Council	4	1	0	0	1
Randwick City Council	3	1	0	1	2
Richmond Valley Council	4	0	0	0	0
Rockdale City Council	3	1	0	2	3
Ryde City Council	3	2	0	1	3
Shellharbour City Council	4	2	1	0	3
Shoalhaven City Council	5	2	1	0	3
Singleton Council	4	1	0	0	1
Snowy River Shire Council	10	0	0	0	0
Strathfield Municipal Council	2	4	3	0	7
Sutherland Shire Council	3	24	7	7	38
Sydney City Council	1	50	23	5	78
Tamworth Regional Council	4	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%)
Temora Shire Council	10	0	0	0	0
Tenterfield Shire Council	10	0	0	0	0
The Hills Shire Council	7	5	0	0	5
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	3	1	0	4
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	71	7	4	82
Warrumbungle Shire Council	11	0	0	0	0
Waverley Council	2	13	7	3	23
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	3	1	0	0	1
Wingecarribee Shire Council	4	7	1	0	8
Wollondilly Shire Council	6	2	1	2	5
Wollongong City Council	5	23	1	7	31
Woollahra Municipal Council	2	1	1	1	3
Wyong Shire Council	7	3	0	0	3
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	7
3	12	2	2	17
4	2	0	0	2
5	3	0	1	4
6	1	1	1	2
7	4	1	1	6
8	0	0	0	0
9	0	0	0	0
10	0	0	0	0
11	0	0	0	1

Table 6-6: Legal Proceedings

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 determinations
Albury City Council	4	0	0			0
Armidale Dumaresq Council	4	0	0			0
Ashfield Municipal Council	2	8	6	0	75	0
Auburn Council	3	4	2	50	50	0
Ballina Shire Council	4	0	0			0
Balranald Shire Council	9	0	0			0
Bankstown City Council	3	3	1	100	33	1
Bathurst Regional Council	4	2	1	0	50	0
Bega Valley Shire Council	4	0	0			1
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	2	1	100	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	2	2	50	100	0
Burwood Council	2	1	0		0	0
Byron Shire Council	4	5	0		0	0
Cabonne Shire Council	11	1	0		0	0
Camden Council	6	2	2	0	100	0
Campbelltown City Council	7	5	4	50	80	0
Canterbury City Council	3	2	1	100	50	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	7	0		0	0
Clarence Valley Council	4	3	1	0	33	1
Cobar Shire Council	10	0	0			0
Coffs Harbour City Council	5	1	1	0	100	0
Conargo Shire Council	8	0	0			0
Coolamon Shire Council	9	0	0			0
Cooma-Monaro Shire Council	11	0	0			0
Coonamble Shire Council	9	0	0			0
Cootamundra Shire Council	10	0	0			0

Table 6-6: Legal Proceedings

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 determinations
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	2	1	0	50	0
Eurobodalla Shire Council	4	5	0		0	0
Fairfield City Council	3	5	3	0	60	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	7	7	0	100	0
Goulburn Mulwaree Council	4	1	1	0	100	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	1	1	0	100	0
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	0	0			0
Hay Shire Council	9	0	0			0
Holroyd City Council	3	0	0			0
Hornsby Shire Council	7	8	2	0	25	0
Hunters Hill Municipal Council	2	5	0		0	0
Hurstville City Council	3	15	9	44	60	3
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	4	3	0	75	0
Kiama Municipal Council	4	0	0			0
Kogarah City Council	2	0	0			0
Ku-ring-gai Council	3	36	12	75	33	2
Kyogle Council	10	0	0			0
Lachlan Shire Council	10	0	0			0
Lake Macquarie City Council	5	3	2	0	67	0

Table 6-6: Legal Proceedings

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 determinations
Lane Cove Council	2	7	6	0	86	0
Leeton Shire Council	11	0	0			0
Leichhardt Municipal Council	2	25	7	86	28	2
Lismore City Council	4	0	0			0
Lithgow City Council	4	0	0			0
Liverpool City Council	7	1	0		0	2
Liverpool Plains Shire Council	10	0	0			0
Lockhart Shire Council	9	0	0			0
Maitland City Council	5	1	0		0	0
Manly Council	2	14	10	0	71	0
Marrickville Council	3	11	6	0	55	0
Mid-Western Regional Council	4	0	0			0
Moree Plains Shire Council	11	0	0			0
Mosman Municipal Council	2	3	0		0	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	5	4	0	80	0
Oberon Council	10	0	0			0
Orange City Council	4	0	0			0
Palerang Council	11	0	0			0
Parkes Shire Council	11	0	0			0
Parramatta City Council	3	14	4	100	29	0
Penrith City Council	7	3	1	0	33	5
Pittwater Council	2	6	1	0	17	0
Port Macquarie-Hastings Council	5	0	0			0
Port Stephens Council	4	2	0		0	0
Queanbeyan City Council	4	0	0			0
Randwick City Council	3	14	6	17	43	1
Richmond Valley Council	4	1	0		0	0
Rockdale City Council	3	1	1	0	100	0
Ryde City Council	3	0	0			0

Table 6-6: Legal Proceedings

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 determinations
Shellharbour City Council	4	0	0			0
Shoalhaven City Council	5	4	0		0	0
Singleton Council	4	0	0			0
Snowy River Shire Council	10	0	0			0
Strathfield Municipal Council	2	3	0		0	1
Sutherland Shire Council	3	10	0		0	0
Sydney City Council	1	44	20	75	45	0
Tamworth Regional Council	4	1	0		0	0
Temora Shire Council	10	0	0			0
Tenterfield Shire Council	10	0	0			0
The Hills Shire Council	7	7	7	0	100	0
Tumbarumba Shire Council	9	0	0			0
Tumut Council	11	0	0			0
Tweed Shire Council	5	3	0		0	0
Upper Hunter Shire Council	11	0	0			0
Upper Lachlan Shire Council	10	0	0			0
Uralla Shire Council	10	1	1	0	100	0
Urana Shire Council	8	0	0			0
Wagga Wagga City Council	4	1	1	0	100	0
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	11	8	100	73	0
Warrumbungle Shire Council	11	0	0			0
Waverley Council	2	32	24	67	75	0
Weddin Shire Council	9	0	0			0
Wellington Council	10	0	0			0
Wentworth Shire Council	10	0	0			0
Willoughby City Council	3	4	1	0	25	0
Wingecarribee Shire Council	4	4	2	0	50	0
Wollondilly Shire Council	6	2	0		0	0
Wollongong City Council	5	9	4	100	44	0
Woollahra Municipal Council	2	9	4	0	44	1
Wyong Shire Council	7	5	4	0	80	0
Yass Valley Council	11	0	0			0
Young Shire Council	11	0	0			0

Table 6-6: DLG Group Averages - Legal Proceedings

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 or Supreme Court determinations
2	8	4	11	34	0
3	8	3	34	36	0
4	1	0	2	20	0
5	3	1	13	26	0
6	1	1	0	33	0
7	5	3	19	59	1
8	0	0	0	0	0
9	0	0	0	0	0
10	0	0	0	6	0
11	0	0	0	0	0

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

Council	DLG Code	Construction Certificates 2011-12	Construction Certificates 2010-11	Occupation Certificates 2011-12	Occupation Certificates 2010-11
Albury City Council	4	532	558	658	875
Armidale Dumaresq Council	4	117	150	208	252
Ashfield Municipal Council	2	218	203	167	140
Auburn City Council	3	289	348	230	442
Ballina Shire Council	4	453	537	558	324
Balranald Shire Council	9	43	4	15	0
Bankstown City Council	3	889	969	818	1,019
Bathurst Regional Council	4	447	439	517	466
Bega Valley Shire Council	4	370	444	538	406
Bellingen Shire Council	11	126	177	118	137
Berrigan Shire Council	10	54	76	77	89
Blacktown City Council	3	2,020	2,091	2,714	2,497
Bland Shire Council	10	57	42	54	78
Blayney Shire Council	10	165	92	138	95
Blue Mountains City Council	7	656	642	537	323
Bogan Shire Council	9	32	18	17	0
Bombala Council	9	34	32	34	27
Boorowa Council	9	36	25	37	26
Botany Bay City Council	2	182	192	135	144
Bourke Shire Council	9	8	14	5	15
Brewarrina Shire Council	8	3	5	3	0
Broken Hill City Council	4	223	177	115	117
Burwood Council	2	123	138	106	117
Byron Shire Council	4	377	317	341	433
Cabonne Shire Council	11	125	120	123	119
Camden Council	6	1,014	1,154	1,204	1,116
Campbelltown City Council	7	777	635	546	400
Canterbury City Council	3	487	536	488	427
Carrathool Shire Council	9	18	17	17	10
Central Darling Shire Council	9	16	20	1	5
Cessnock City Council	4	686	651	520	561
City of Canada Bay Council	3	461	484	443	504
Clarence Valley Council	4	595	530	381	404
Cobar Shire Council	10	24	22	29	26
Coffs Harbour City Council	5	678	862	745	861
Conargo Shire Council	8	7	6	7	4
Coolamon Shire Council	9	23	12	16	19
Cooma-Monaro Shire Council	11	77	132	76	0
Coonamble Shire Council	9	4	6	9	7
Cootamundra Shire Council	10	67	72	113	38
Corowa Shire Council	11	153	220	150	123

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

Council	DLG Code	Construction Certificates 2011-12	Construction Certificates 2010-11	Occupation Certificates 2011-12	Occupation Certificates 2010-11
Cowra Shire Council	11	84	86	70	81
Deniliquin Council	4	41	3	25	5
Dubbo City Council	4	425	482	415	428
Dungog Shire Council	10	127	108	61	53
Eurobodalla Shire Council	4	550	608	650	702
Fairfield City Council	3	635	774	558	567
Forbes Shire Council	10	89	62	72	20
Gilgandra Shire Council	9	19	32	17	26
Glen Innes Severn Shire Council	10	53	48	25	72
Gloucester Shire Council	10	67	71	49	31
Gosford City Council	7	953	1,232	792	811
Goulburn Mulwaree Council	4	309	356	270	251
Great Lakes Council	4	384	388	312	380
Greater Hume Shire Council	11	72	96	125	111
Greater Taree City Council	4	363	501	368	331
Griffith City Council	4	155	218	185	202
Gundagai Shire Council	9	38	59	15	11
Gunnedah Shire Council	11	116	179	111	90
Guyra Shire Council	9	25	28	19	10
Gwydir Shire Council	10	26	25	26	34
Harden Shire Council	9	25	42	32	25
Hawkesbury City Council	6	520	537	227	189
Hay Shire Council	9	6	21	4	8
Holroyd City Council	3	514	633	448	455
Hornsby Shire Council	7	694	850	386	423
Hunters Hill Municipal Council	2	117	123	0	0
Hurstville City Council	3	300	328	478	388
Inverell Shire Council	11	103	106	136	144
Jerilderie Shire Council	8	16	7	8	6
Junee Shire Council	10	33	34	95	55
Kempsey Shire Council	4	273	352	252	444
Kiama Municipal Council	4	264	297	232	191
Kogarah City Council	2	244	315	247	223
Ku-ring-gai Council	3	561	781	7	14
Kyogle Council	10	53	59	25	48
Lachlan Shire Council	10	19	38	16	16
Lake Macquarie City Council	5	1,704	2,005	1,040	1,074
Lane Cove Council	2	202	287	231	182
Leeton Shire Council	11	78	124	148	79
Leichhardt Municipal Council	2	287	452	446	370
Lismore City Council	4	356	399	345	336

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

Council	DLG Code	Construction Certificates 2011-12	Construction Certificates 2010-11	Occupation Certificates 2011-12	Occupation Certificates 2010-11
Lithgow City Council	4	223	262	232	260
Liverpool City Council	7	1,010	1,075	807	664
Liverpool Plains Shire Council	10	57	44	42	17
Lockhart Shire Council	9	51	42	49	39
Maitland City Council	5	1,163	1,162	1,277	972
Manly Council	2	316	414	376	306
Marrickville Council	3	414	459	326	241
Mid-Western Regional Council	4	247	231	294	252
Moree Plains Shire Council	11	81	83	37	48
Mosman Municipal Council	2	217	274	219	190
Murray Shire Council	10	117	144	127	155
Murrumbidgee Shire Council	9	1	21	0	8
Muswellbrook Shire Council	11	283	242	257	215
Nambucca Shire Council	11	118	187	246	225
Narrabri Shire Council	11	84	81	54	66
Narrandera Shire Council	10	35	25	12	17
Narromine Shire Council	10	48	48	19	18
North Sydney Council	2	352	415	448	380
Oberon Council	10	71	41	52	17
Orange City Council	4	369	332	462	403
Palerang Council	11	189	163	0	0
Parkes Shire Council	11	71	0	94	66
Parramatta City Council	3	656	692	782	720
Penrith City Council	7	1,127	1,006	1,325	994
Pittwater Council	2	374	568	358	394
Port Macquarie-Hastings Council	5	591	472	902	1,135
Port Stephens Council	4	790	863	667	638
Queanbeyan City Council	4	291	303	304	276
Randwick City Council	3	803	988	495	1,363
Richmond Valley Council	4	172	286	169	273
Rockdale City Council	3	344	379	288	225
Ryde City Council	3	523	582	685	683
Shellharbour City Council	4	350	421	535	450
Shoalhaven City Council	5	1,245	1,380	1,385	1,279
Singleton Council	4	337	362	290	365
Snowy River Shire Council	10	53	93	69	83
Strathfield Municipal Council	2	147	115	156	146
Sutherland Shire Council	3	739	844	892	1,312
Sydney City Council	1	1,966	1,761	1,886	2,165
Tamworth Regional Council	4	409	571	497	534
Temora Shire Council	10	59	78	73	51

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

Council	DLG Code	Construction Certificates 2011-12	Construction Certificates 2010-11	Occupation Certificates 2011-12	Occupation Certificates 2010-11
Tenterfield Shire Council	10	49	43	72	55
The City of Newcastle Council	5	1,121	1,528	742	820
The Hills Shire Council	7	1,194	1,561	1,164	917
Tumbarumba Shire Council	9	43	45	11	37
Tumut Council	11	106	129	0	0
Tweed Shire Council	5	562	705	692	820
Upper Hunter Shire Council	11	172	233	134	149
Upper Lachlan Shire Council	10	87	88	57	65
Uralla Shire Council	10	27	45	57	41
Urana Shire Council	8	11	12	1	2
Wagga Wagga City Council	4	505	1,214	286	742
Wakool Shire Council	9	36	37	5	16
Walcha Council	9	27	21	11	12
Walgett Shire Council	10	20	28	15	8
Warren Shire Council	9	16	19	14	8
Warringah Council	3	528	797	906	1,090
Warrumbungle Shire Council	11	37	62	6	5
Waverley Council	2	544	560	455	470
Weddin Shire Council	9	25	29	28	25
Wellington Council	10	48	42	41	22
Wentworth Shire Council	10	81	80	58	58
Willoughby City Council	3	324	534	605	667
Wingecarribee Shire Council	4	210	693	525	283
Wollondilly Shire Council	6	499	636	539	464
Wollongong City Council	5	841	1,121	741	887
Woollahra Municipal Council	2	504	573	484	434
Wyong Shire Council	7	849	1,046	1,269	1,412
Yass Valley Council	11	271	293	295	225
Young Shire Council	11	185	215	471	250

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

DLG Code	Construction Certificates 2011-12	Construction Certificates 2010-11	Occupation Certificates 2011-12	Occupation Certificates 2010-11
2	273	331	294	269
3	617	719	657	742
4	361	432	372	386
5	988	1,154	941	981
6	678	776	657	590
7	908	1,006	853	743
8	9	8	5	4
9	25	26	18	18
10	61	60	57	49
11	127	154	147	125



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