



NSW GOVERNMENT  
**Department of Planning**

## **LOCAL DEVELOPMENT PERFORMANCE MONITORING: 2005-06**

JULY 2007



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## LOCAL DEVELOPMENT PERFORMANCE MONITORING 2005–06

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## Foreword

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During 2005–06, nearly 118,000 local development decisions were reported to be made by councils or accredited certifiers. The total value of approved projects was well over \$20 billion. Clearly, it is important there is detailed information available about these decisions.

The NSW Local Development Performance Monitoring Report, which has been compiled by the Department, provides this information. The report is arguably the most in-depth analysis of local development statistics ever published in this State. It reveals the number and value of development applications determined, processing times and the percentage of proposals determined by accredited certifiers. Information is also available about referrals to State agencies, legal costs, staffing levels and the use of delegations within local councils.

The information in this report will be used to implement improvements to the local development processing system. It is important this system is operating as efficiently and effectively as possible for all parties – including proponents, councils, agencies, accredited certifiers and objectors.

Because of the highly variable information collection system in operation across NSW, there are some data gaps and use of estimates in this report. Nevertheless, it provides a most helpful overview of the local development system. Furthermore, the Department will be working to streamline the data collection system for future annual publications.

I would like to thank the local councils who provided the statistics used in this report, along with the Department's staff who made it a reality.

A handwritten signature in black ink that reads "SHaddad". The signature is written in a cursive style with a horizontal line underneath the name.

Sam Haddad  
Director-General

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- Appendix 3 – Mean development application determination times by estimated DA value
- Appendix 4 – Median development application determination times

## Executive Summary

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The *NSW Local Development Performance Monitoring* report provides comprehensive statistics about the processing of development applications and complying development certificates in 2005–06. It has been compiled by the NSW Department of Planning.

Until now, some statistics on development application processing by local councils have been available through the Department of Local Government's (DLG) *Comparative Information* publication. This report provides extra detail about councils' development assessment work, compared to the *Comparative Information* publication, covering issues such as time taken to process applications by value, use of complying development, planning staff numbers and legal appeal success rates.

Information in the report was compiled from responses to a survey distributed to all local councils. All but one of the State's 152 councils responded to the survey. However, a number of councils provided incomplete responses or needed to rely on estimates. As a result, the information included in this report is affected by some gaps and shortcomings and a mismatching of data between that requested and that supplied. Further information about statistical data quality is available in the 'Overview and background' chapter. Nevertheless, the data that is available is sufficient to make some important observations about the local development processing system.

Some of the key 2005–06 findings are as follows:

- Local councils determined some 105,000 development applications (DAs) with a total value of nearly \$20 billion. An additional 12,698 complying development certificates, which can be determined by an accredited certifier, were reported as being issued.
- The council with the highest reported total development value was Sydney (\$2.5 billion), followed by Ku-ring-gai (\$1.7 billion), Parramatta (\$1 billion), Ryde (\$900 million) and Warringah (\$619 million).
- The five councils by highest volume of DAs were Sydney City (3,389), Lake Macquarie (3,075), Blacktown (2,998), Gosford (2,955) and Wyong (2,561). The five councils by lowest volume of DA determinations were Brewarrina (14), Urana (27), Central Darling (27), Warren (33) and Jerilderie (34).
- Residential DAs accounted for almost 70% of the reported DAs determined.
- Complying development certificates accounted for only 11% of all development decisions. Over 70% of reported certificates were issued for residential developments.
- The mean gross time State-wide for determining a development application was 68 days (based on reporting councils). This figure includes the time taken to refer the matter to government agencies and the time taken by applicants to provide further information when requested.
- A total of 12 councils reported gross average determination times of 100 days or more. The five councils which reported the highest average times were Leichhardt (185 days), Strathfield (158 days), Canterbury (152 days), Ashfield (130 days) and Botany Bay (115 days).
- Low value DAs are among those not being processed within the required timeframe. There is evidence that councils with slow average processing times for all applications are

typically also slow in processing low-value applications. This suggests that issues with delays are usually systemic right across the council organisation, not just linked to development decisions made by councillors.

- Councils reported that 94.7% of all DAs were determined by council officers under delegation, while 4% were determined by councillors and 1.3% were determined by another body, panel or committee.
- There were on average 86 DAs determined for each full-time position involved with development assessment in NSW. Eleven councils, many in rural NSW, processed the equivalent of over 200 DAs per full-time position. Clearly, adequate staffing is an important issue in the timely and effective processing of DAs.
- More than 800 appeals were made to the Land and Environment Court against council planning and development decisions. Of the figures reported, legal costs amounted to \$14.27 million.
- Councils with the highest rate of finalised appeals compared to overall DA numbers were Waverley (9.3%) Leichhardt (7.7%) Mosman (7.3%) and Canada Bay (5.3%).
- Councils with the highest proportion of appeals upheld (that is cases lost by the council) included Ku-ring-gai (90%), Baulkham Hills (89%), Blue Mountains (85%), Wingecarribee (83%) and Hurstville (75%).

## 1.0 Overview and Background

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### 1.1 Introduction

The data in this publication provides an overview of trends in development applications processed by the 152 councils in NSW.

In 2006, the Department of Planning introduced a new system for regular performance reporting on the local development planning system, based on development application data collected by councils. This new system will have important long term benefits for State and local government, the development industry and the community. Performance data on local development assessment will assist in ensuring that the legislative framework, planning policy and planning practice are all functioning effectively. In particular, it will help to:

- monitor the performance of councils in planning and development matters
- monitor the performance of State agency referrals and integrated approvals
- monitor key aspects of planning and development assessment systems and identify areas where further streamlining of current procedures and practices could occur
- assist in early identification of emerging trends and provide a lead for ongoing system improvement and management
- assist in improving the public accountability of the system by establishing performance measures and benchmarks based on comparable data available.

The information contained in this report was collected by surveying all councils on development applications (DAs), complying development certificates (CDCs) and post-development consent (building and subdivision) certificates processed during 2005–06.

Prior to this survey, the only published data on planning and development matters was the *Comparative Information on NSW Local Government Councils* produced annually by the Department of Local Government, which provides key performance indicators for various local government operations. The four broad performance indicators for planning and development services contained in the Department of Local Government comparative information are:

- number of DAs determined
- mean time in calendar days for determining DAs
- median time in calendar days for determining DAs
- legal expenses to total planning and development costs.

The Department of Planning's *Local Development Performance Monitoring* supplements this comparative information by focusing specifically on development assessment matters dealt with by local government.

The range of information collected through the Department of Planning's performance reporting system is much more comprehensive than that contained in the *Comparative Information on NSW Local Government Councils* publication and covers the following areas:

- volume of applications lodged and determined
- staff involved in DA processing
- time taken to determine DAs by estimated development value
- value of approved DAs
- nature of DA determinations
- modifications and reviews
- court cases and legal expenses
- certificates issued post-development consent

- obstacles to efficient DA processing
- council initiatives to improve DA processing.

## 1.2 Data Collection Process

A 20-page electronic survey was sent to all councils in NSW. Councils were required to complete and return the survey via email to the Department. The survey consisted of 27 questions accompanied by notes and definitions and was structured into nine main topic areas. The survey also sought information on common development categories including single dwellings, other residential developments (e.g. multi-unit developments), residential alterations/additions, commercial and industrial developments.

It is important to note that the data reported in this document reflects the information provided and calculations undertaken by each council in response to the survey questionnaire. The Department has not attempted to modify or re-interpret the responses provided.

The system of collecting data and reporting on the performance of the planning system will be built up over time allowing more comprehensive time series analysis of key indicators. The initial survey provided a starting point of baseline data on DA assessment and processing times from which benchmarking exercises can be further developed.

An online reporting system is being developed which will improve the effectiveness of the reporting system for future years.

## 1.3 Council Commentary on Obstacles to Efficient DA Processing

As part of the 2005–06 performance monitoring survey, local councils were also asked to express their views on obstacles to efficient development assessment processing, as well as council initiatives undertaken to assist in improving local development assessment.

The key issues identified as affecting an efficient development assessment process included:

- quality of DAs lodged and their compliance with planning instruments and policies
- complexity of the planning system generally and increasing complexity of development applications and the information required to accompany DAs
- delays in the integrated assessment/concurrence process (i.e. delays in receiving advice from State agencies to whom development proposals are referred)
- general shortage of planning staff and heavy workloads on existing staff
- rapid pace of legislative change and short lead times to adjust procedures and systems
- low take up of complying and exempt development
- degree of public consultation and notification requirements
- referral of certain applications to council meetings
- increasing number of applications for modifications to DAs
- extent of litigation.

However, many councils have or are putting in place initiatives to assist in simplifying and speeding up aspects of the development assessment process. Some of the key initiatives identified included:

- pre-lodgement meetings with potential applicants
- new DA guides, checklists and forms for applicants
- online searchable planning instruments

- electronic tracking of development applications to monitor progress
- greater use of development assessment panels and internal delegations
- exemptions and fast track assessment procedures for certain types of development.

In light of this, it is possible that improvements in DA processing may have occurred in recent times relative to the reported information in this 2005–06 survey. Subsequent reports will enable the effects of any such improvements to be verified.

## 1.4 General Observations

Although the 2005–06 performance monitoring survey provided an initial sweep of information across a number of key indicator areas related to the local development assessment system, it is clear that there is a strong case for further improvements in system performance.

In particular, reform is necessary to reduce the amount of red tape associated with referrals, concurrences and integrated approvals, and with small to medium scale applications; to improve efficiencies in DA determination timeframes; to expedite the uptake of electronic DA processing and to provide access to speedy reviews of council decisions without costly litigation.

The *Environmental Planning & Assessment Regulation 2000* sets the determination period for local development at 40 days, or 60 days for designated development, integrated development or development for which the concurrence of another authority is required. It is clear from the data provided that these timeframes are routinely being exceeded.

Local development assessment has become more complex due to the increasing range of issues that need to be considered. In addition, the assessment path is often characterised by a focus on process as opposed to outcomes (eg. ‘stopping the clock’ for additional information), inconsistent and overlapping planning policies, and varying procedures relating to referral of applications to State agencies.

A recurring issue identified by councils as an obstacle to efficient development assessment was external referral times for both concurrence matters and integrated approvals. Examples of referral times of between 4 to 12 weeks were provided. This results in substantial delays and inefficient multiple approval processes.

In 2004–05 the Department of Planning removed over 1,000 outdated and duplicated concurrence requirements from environmental planning instruments (mostly local environmental plans). In addition, permits required under the *Rivers and Foreshores Improvement Act 1948* were abolished for low risk types of development.

The Department has stated that it will continue to work with other agencies to both reduce and expedite further concurrence and referral requirements. The recent IPART Report on the ‘Investigation into the burden of regulation in NSW and improving regulatory efficiency’ also recommends that the Department continue to work with agencies to remove any unnecessary requirements and where appropriate, ensure that requirements are stated upfront in local environmental plans.

Other solutions to remove bottlenecks in the system may range from reform of the way councils and State agencies manage assessment procedures, with greater opportunities for independent decision making or input by technical experts, through to a more focussed approach to policy preparation by councils and State agencies, so as to provide a clearer basis for any DA referrals and decisions and to provide procedural predictability and certainty in the assessment process.

In particular, there is a need for clearer knowledge and consistency of all the rules that must be followed when preparing and submitting DAs, the criteria used to assess DAs and the expected outcomes the development must achieve.

In addition, ongoing concerns have been raised by the community and the development industry regarding the length of time taken to process simple DAs. The low take up rate of complying development across the State (only 11% of total development determinations), since it was introduced in 1998 identifies the need for more attention to be given to this area, with an expanded approach to be taken for routine type developments with low to minor environmental impacts. This would include single houses, alterations and additions and low scale commercial and industrial developments. It is clear from this data that NSW is falling behind other jurisdictions in this regard. Reform should focus on delivering improved outcomes in this area.

## 1.5 Response Rate and Limitations

Although many survey responses were incomplete, 151 out of 152 councils provided some data on local development performance. Palerang Council did not provide any data, citing lack of staff resources as the reason for not responding.

Lismore, Murrumbidgee and Tumbarumba councils did not respond to the survey questions regarding development assessment times, also citing staff shortages and absence of data reporting systems.

Some other councils provided incomplete responses to a number of the survey questions. The response rate to survey questions is generally indicated in the relevant sections in this report and is represented in terms of 'reporting councils'.

The 2005-06 data collection process has revealed that there is a significant variation in what planning and development data is available, how that data is recorded, the reliability and consistency of the data and the comprehensiveness and formats of DA registers maintained by NSW councils. Council systems for collecting data range from proprietary software designed specifically for DA tracking to manual recording of information. In many cases councils did not collect or record the level of information that was required as part of the 2005-06 performance monitoring survey. In cases where exact data was unavailable, councils were asked to supply estimates.

As a result, the information included in this report is affected by some gaps and shortcomings and a mismatching of data between that requested and that supplied.

The data reported is as per each council's response to the survey questionnaire. Because of the limitations described above, the responses should be viewed with caution, particularly with respect to individual council data and comparative analysis between councils or with previous years. This report contains only information that is considered to be reasonably reliable and can be easily interpreted.

These matters are the focus of process improvements to improve the reliability, comparability and consistency of data collection, reporting and response rates for future performance monitoring. The aim is to provide a simpler reporting framework, with a standardised approach to the classification of development categories and avoiding the need for individual council computations of means and medians.

## 2.0 General Development Assessment Data for NSW Councils in 2005–06

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### 2.1 Objectives

Most development proposals in NSW are considered by local councils or accredited certifiers (in the case of complying development) under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Complying development is routine development (with minor or no environmental impacts), that is capable of certification by councils and private accredited certifiers. Complying development certificates can be an alternative to the lodgement of a development application.

The objective of this section is to show the number and proportion of DAs and complying development certificates lodged and determined in 2005–06, which gives a general indication of the level of development activity across the State and in a particular local government area.

A further objective is to show the overall value of development applications approved in NSW and in different local government areas.

The performance monitoring survey asked a number of questions relating to the:

- number of DAs lodged/incomplete/approved/refused
- number of complying development certificates issued (and whether they were issued by council or private certifiers)
- total cost of approved DAs.

The data contained in this report is presented as provided by councils, with the exception of some trend data on the number of DAs determined over the past few years, which has been obtained from the Department of Local Government's *Comparative Information on NSW Local Government Councils*.

**It should be noted that not all councils responded to every question in the survey. Numbers are therefore represented in terms of 'reporting councils'.**

### 2.2 Highlights

#### *Total Development Determinations*

- **A total of 117,923 local development determinations (development applications plus complying development certificates) were reported in 2005–06.**
- 105,225 development applications were reported as determined by councils between 1 July 2005 and 30 June 2006.
- 3,246 (3%) of development applications were reported as refused and 101,979 (97%) were approved.
- 12,698 complying development certificates were reported as issued.

### ***Development Applications***

- The 5 councils by highest volume of DA determinations were Sydney City (3,389), Lake Macquarie (3,075), Blacktown (2,998), Gosford (2,955) and Wyong (2,561).
- The 5 councils by lowest volume of DA determinations were Brewarrina (14), Urana (27), Central Darling (27), Warren (33) and Jerilderie (34).
- Residential DAs accounted for almost 70% of the reported DAs determined.
- Residential alterations and additions comprise approximately 45% of all DAs determined.

### ***Complying Development Certificates***

- Complying development certificates (CDCs) accounted for only 11% of the total development determinations in NSW.
- State-wide, the 5 councils with the highest proportion of CDCs to total determinations were Narrabri (57%), Inverell (56%), Port Macquarie-Hastings (52%), Walgett (51%) and Deniliquin (46%).
- The 5 Metropolitan councils with the highest proportion of CDCs to total determinations were Campbelltown (28%), Sutherland (18%), North Sydney (17%), Bankstown (16%) and Wyong (16%).
- The region with the highest proportion of complying development was Western NSW, where complying development made up 21% of all development determinations. The region with the lowest proportion of complying development was Sydney (9% of all determinations).
- Accredited private certifiers issued approximately 48% of all complying development certificates (CDCs) in NSW during 2005-06. Private certifiers issued the majority of CDCs in Sydney (64%) and Southern NSW (80%).
- Over 70% of reported complying development certificates were issued for residential developments.

### ***Development Value***

- In 2005-06 the total estimated value for all reported local development applications approved by councils was approximately \$20 billion.
- The council with the highest reported total development value was Sydney (\$2.5bn), followed by Ku-ring-gai (\$1.7bn), Parramatta (\$1bn), Ryde (\$900m) and Warringah (\$619m).

Note: Development value means the cost of construction estimated by the applicant at the time a development application is lodged.

## 2.3 Key Tables and Charts

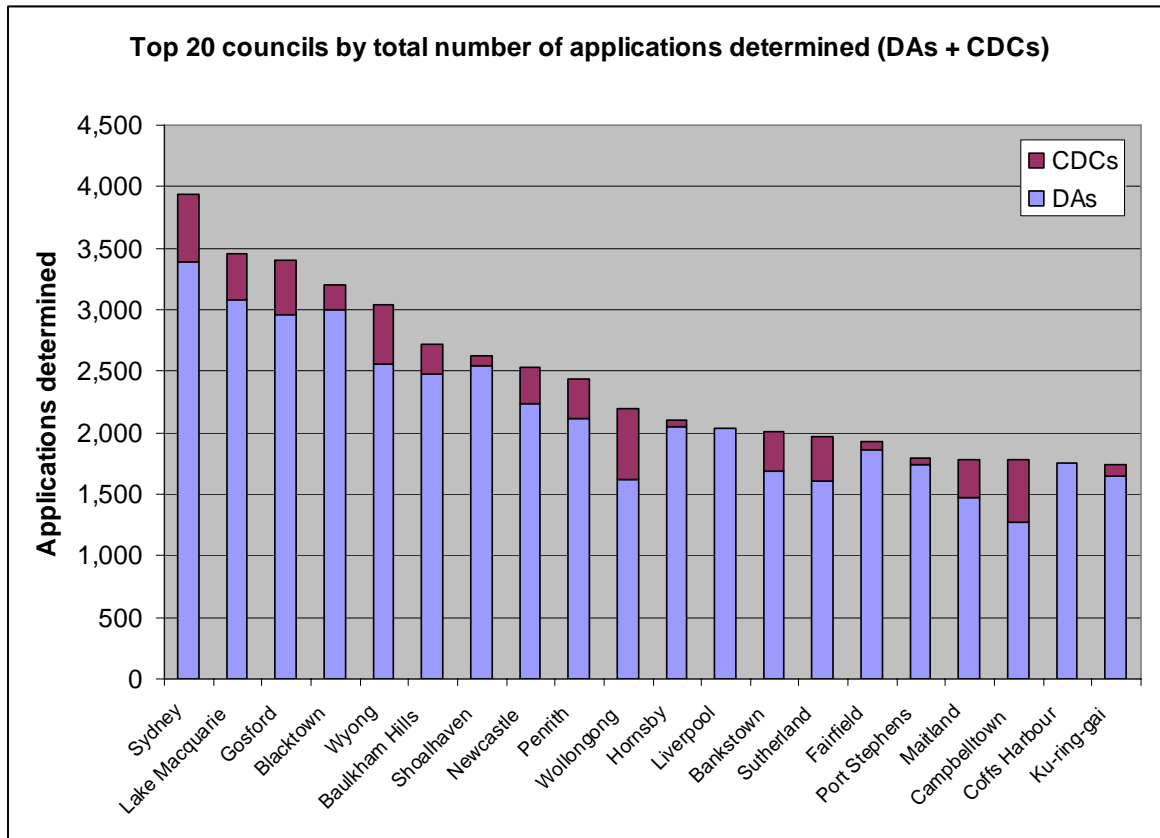
### *Total Development Determinations (DAs and CDCs)*

**Table 2.1 Total development determinations:  
Development applications and complying development certificates**  
All reporting councils 2005–06

	Number	% of DAs determined	% of total determinations
<i>DAs lodged</i>	104,763		
DAs approved	101,979	97%	-
DAs refused	3,246	3%	-
<b>Total DAs determined</b>	<b>105,225</b>	(100%)	89%
Total complying development certificates issued	12,698	-	11%
<b>Total determinations – DAs + CDCs</b>	<b>117,923</b>	-	<b>(100%)</b>

- Notes:
1. Lodged and determined DAs generally include modification of DAs under section 96 of the EP&A Act.
  2. Determined DAs include DAs lodged before 2005-06 but determined in 2005–06.
  3. For the five councils that did not provide data on DAs determined, 2004–05 DLG figures for DAs determined have been used in order to provide a complete data set for analysis.

**Figure 2.1 Total development determinations (DAs + CDCs)**  
Highest 20 reporting councils



Note: Liverpool did not provide data on complying development certificates.

**Development Applications**

**Table 2.2 Number of development applications determined**  
All NSW councils

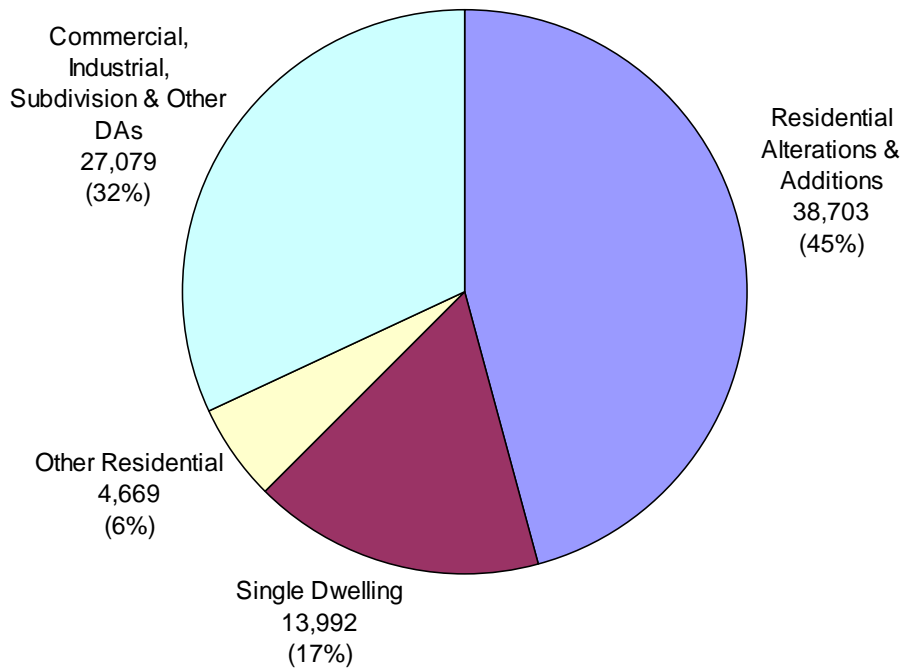
Highest 20 councils		Lowest 20 councils	
Council	DAs determined	Council	DAs determined
1. Sydney	3,389	133. Bombala	79
2. Lake Macquarie	3,075	134. Lockhart	77
3. Blacktown	2,998	135. Tenterfield	75
4. Gosford	2,955	136. Hay	74
5. Wyong	2,561	137. Bogan	71
6. Shoalhaven	2,544	138. Walcha	69
7. Baulkham Hills	2,484	139. Murrumbidgee	66
8. Newcastle	2,230	140. Gwydir	65
9. Penrith	2,110	141. Balranald	54
10. Hornsby	2,051	142. Coonamble	49
11. Liverpool	2,040	143. Walgett	49
12. Fairfield	1,865	144. Bourke	44
13. Coffs Harbour	1,756	145. Carrathool	41
14. Port Stephens	1,738	146. Conargo	37
15. Bankstown	1,692	147. Gilgandra	35
16. Ku-ring-gai	1,651	148. Jerilderie	34
17. Wollongong	1,625	149. Warren	33
18. Sutherland	1,610	150. Central Darling	27
19. Warringah	1,543	151. Urana	27
20. Parramatta	1,531	152. Brewarrina	14

**Table 2.3 Trends in development applications from 2001–02 to 2005–06 (excluding complying development certificates)**

Year	2001–02	2002–03	2003–04	2004–05	2005–06
No. of DAs determined	124,990	127,649	131,532	119,092	105,225
% change to previous year	+ 12%	+ 2%	+ 3%	- 10%	- 12%

Notes: 1. Source: 2001-02 to 2004-05: Department of Local Government Comparative Information.  
 2. 2005-06 figures also include s96 modification applications.

**Figure 2.2 Development applications determined by type (number and %)**  
 All reporting councils



Notes: 1. Survey responses did not always categorise DA types in a consistent manner.  
 2. 'Other DAs' includes applications where development type was not indicated.  
 3. Some councils did not report on classification of DAs by type.

## Complying Development Certificates

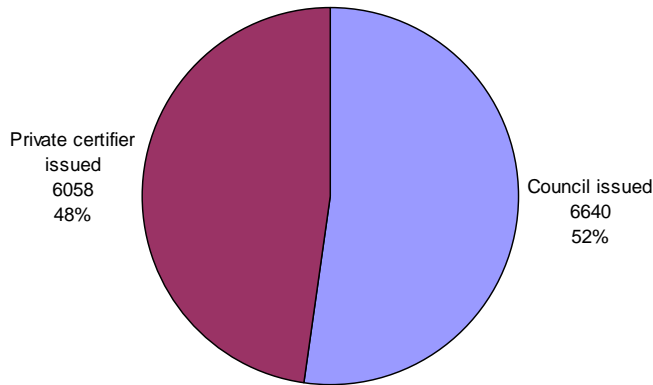
**Table 2.4 Complying development certificates as % of total development determinations**  
Highest 20 reporting councils

Council	CDCs as % of total determinations (DA+CDC)	Complying development certificates issued (CDCs)	DAs determined	Total determinations (DAs + CDCs)
Narrabri	57%	134	103	237
Inverell	56%	290	231	521
Port Macquarie-Hastings	52%	905	836	1741
Walgett	51%	50	49	99
Deniliquin	46%	94	110	204
Narrandera	44%	76	97	173
Gilgandra	44%	27	35	62
Tenterfield	42%	54	75	129
Parkes	42%	102	142	244
Cobar	41%	101	143	244
Glen Innes Severn	41%	85	124	209
Hay	39%	48	74	122
Armidale Dumaresq	37%	152	262	414
Tamworth Regional	36%	436	763	1199
Murrumbidgee	36%	37	66	103
Coolamon	34%	61	117	178
Junee	31%	55	120	175
Shellharbour	31%	360	813	1173
Campbelltown	28%	496	1,279	1775
Wollongong	26%	568	1,625	2193

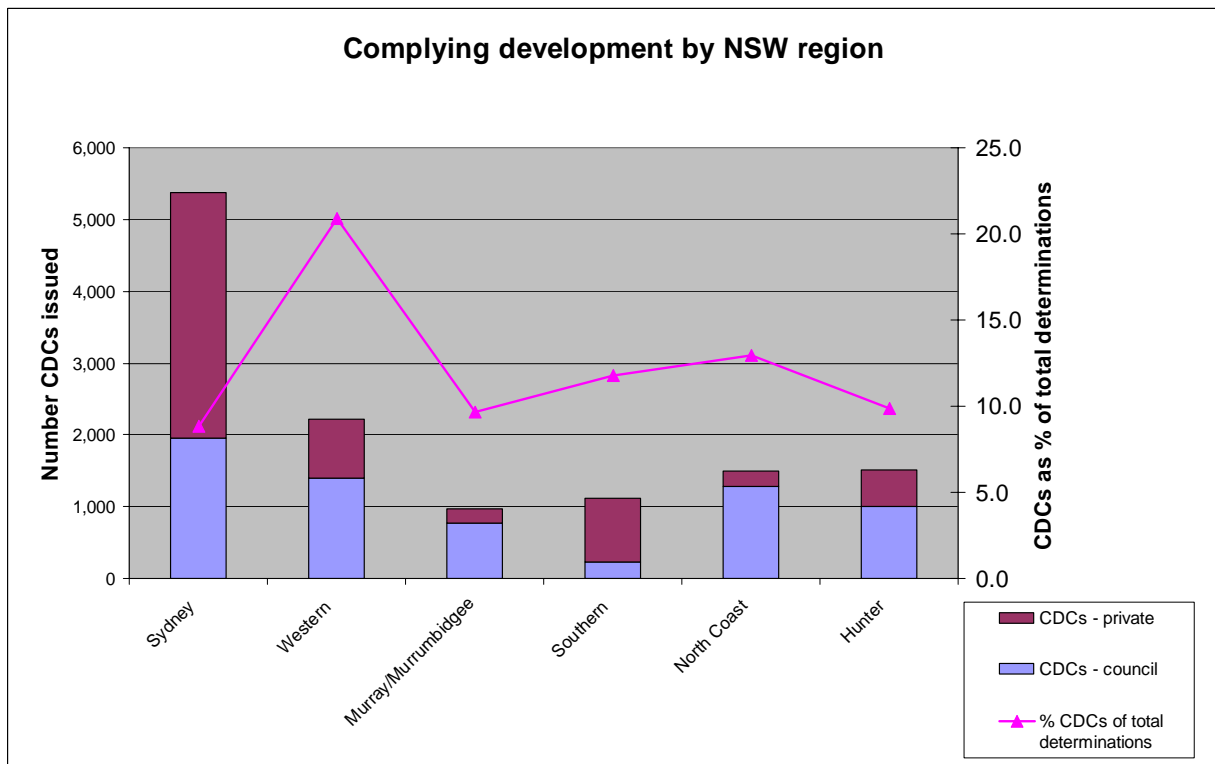
**Table 2.5 Complying development certificates**  
Councils reporting minimal or no complying development

Councils where CDCs accounted for less than 5% of total determinations included:	Councils reporting no complying development certificates included:	Councils not reporting on complying development:
<u>Greater Metropolitan Region*</u> Blue Mountains Fairfield Hawkesbury Holroyd Hornsby Hurstville Kogarah Marrickville Pittwater Rockdale Warringah Willoughby  <u>Rural and regional NSW*</u> Bega Valley Clarence Valley Eurobodalla Great Lakes Griffith Port Stephens Shoalhaven  Note: (*) Councils determining >500 DAs listed.	<u>Greater Metropolitan Region</u> (none)  <u>Rural and regional NSW</u> Bogan Bombala Bourke Brewarrina Central Darling Coffs Harbour Cooma-Monaro Corowa Forbes Greater Hume Gundagai Guyra Leeton Temora Upper Lachlan Uralla Urana Warren	<u>Greater Metropolitan Region</u> Botany Bay Liverpool Manly Strathfield  <u>Rural and regional NSW</u> Ballina Balranald Berrigan Boorowa Gunnedah Lismore Narromine Palerang Tumbarumba Warrumbungle

**Figure 2.3 Number and proportion of complying development certificates issued by council and private certifiers**  
State-wide - All reporting councils

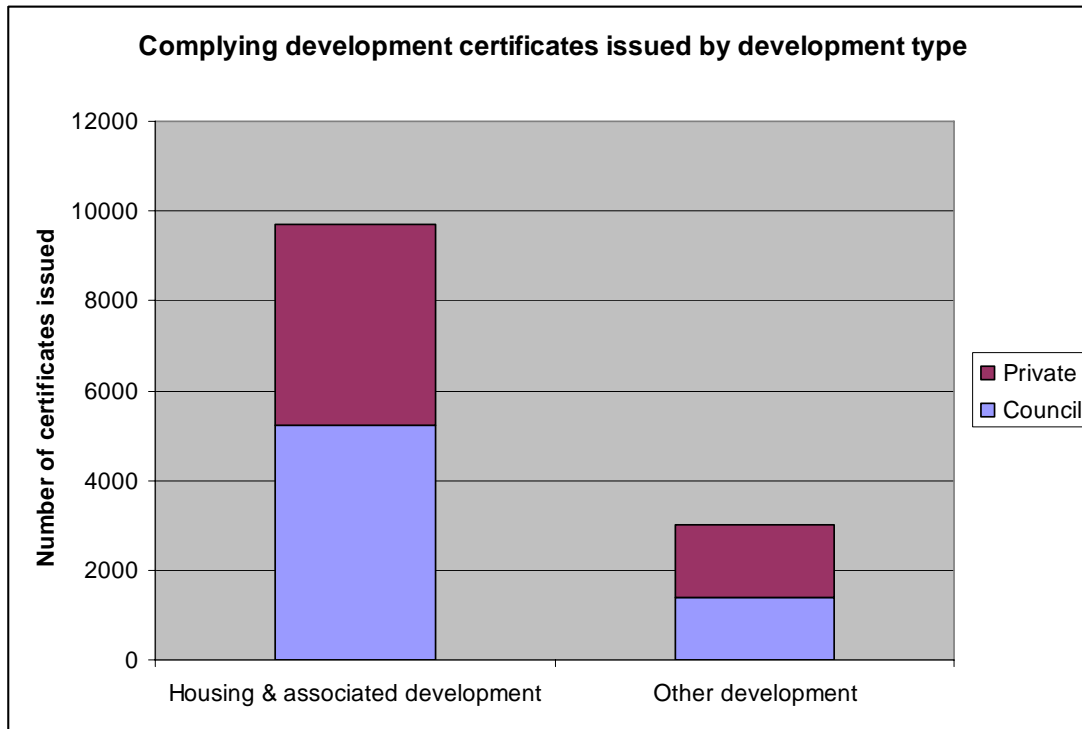


**Figure 2.4 Number and proportion of complying development certificates issued by council and private certifiers**  
By NSW region



Notes: Number CDCs issued by council and private certifiers shown on left axis; % CDCs of total determination shown on right axis.

**Figure 2.5 Number of complying development certificates issued by development type**  
State-wide – all reporting councils



### Development Value

**Table 2.6 Estimated total value of development applications approved**

Highest 20 Reporting Councils		Lowest 20 Reporting Councils	
Council	Total Estimated DA Value	Council	Total Estimated DA Value
Sydney	\$2,498,891,469	Uralla	\$5,100,000
Ku-ring-gai	\$1,672,407,194	Narrandera	\$4,960,827
Parramatta	\$1,013,156,760	Weddin	\$4,735,654
Ryde	\$900,000,000	Coolamon	\$4,208,983
Warringah	\$619,461,458	Coonamble	\$4,051,127
Blacktown	\$514,647,371	Lockhart	\$3,855,558
Wollongong	\$512,158,260	Gwydir	\$3,781,917
Wyong	\$488,631,457	Bogan	\$3,623,562
Sutherland	\$478,747,333	Bombala	\$3,551,540
Lake Macquarie	\$412,043,285	Narrabri	\$3,243,992
Randwick	\$406,029,758	Walgett	\$3,177,775
Campbelltown	\$404,619,384	Conargo	\$3,137,750
Hurstville	\$386,502,416	Oberon	\$2,454,259
Hornsby	\$380,308,477	Balranald	\$2,079,000
Gosford	\$365,783,928	Jerilderie	\$2,027,182
Port Stephens	\$346,379,918	Hay	\$1,571,419
Auburn	\$329,043,826	Central Darling	\$1,496,605
Baulkham Hills	\$323,697,370	Warren	\$1,081,300
Coffs Harbour	\$309,251,404	Urana	\$744,714
Port Macquarie-Hastings	\$304,210,835	Brewarrina	\$360,000

Number of reporting councils: 136

**Table 2.7 Estimated value of approved DAs by NSW region**

All reporting councils

<b>Region</b>	<b>Total estimated value of DAs approved (\$ million)</b>	<b>% of total</b>
Sydney	14,552	72.8%
Hunter	1,738	8.7%
Southern	1,127	5.6%
North Coast	960	4.8%
Western	894	4.5%
Murray/Murrumbidgee	705	3.5%
<b>NSW Total</b>	<b>19,978</b>	<b>(100%)</b>

Number of reporting councils: 136

**Table 2.8 Overview of development assessment in NSW**

All NSW councils

Ranked by total development applications (DAs) determined

Note: Development assessment data shown in this table is listed alphabetically by council in Appendix 1.

<b>Council</b>	<b>DAs determined</b>	<b>Complying development certificates (CDCs)</b>	<b>Total determinations (DAs + CDCs)</b>	<b>% DAs of total determinations</b>	<b>% CDCs of total determinations</b>	<b>Total estimated value of DAs approved</b>
Sydney	3,389	547	3,936	86%	14%	\$2,498,891,469
Lake Macquarie	3,075	379	3,454	89%	11%	\$412,043,285
Blacktown	2,998	204	3,202	94%	6%	\$514,647,371
Gosford	2,955	451	3,406	87%	13%	\$365,783,928
Wyong	2,561	474	3,035	84%	16%	\$488,631,457
Shoalhaven	2,544	75	2,619	97%	3%	\$135,152,148
Baulkham Hills	2,484	230	2,714	92%	8%	\$323,697,370
Newcastle	2,230	302	2,532	88%	12%	\$273,507,190
Penrith	2,110	325	2,435	87%	13%	\$300,956,817
Hornsby	2,051	55	2,106	97%	3%	\$380,308,477
Liverpool	2,040	-	-	-	-	-
Fairfield	1,865	68	1,933	96%	4%	\$209,000,003
Coffs Harbour	1,756	-	-	-	-	\$309,251,404
Port Stephens	1,738	52	1,790	97%	3%	\$346,379,918
Bankstown	1,692	316	2,008	84%	16%	\$196,534,293
Ku-ring-gai	1,651	92	1,743	95%	5%	\$1,672,407,194
Wollongong	1,625	568	2,193	74%	26%	\$512,158,260
Sutherland	1,610	355	1,965	82%	18%	\$478,747,333
Warringah	1,543	54	1,597	97%	3%	\$619,461,458
Parramatta	1,531	133	1,664	92%	8%	\$1,013,156,760
Hurstville	1,511	51	1,562	97%	3%	\$386,502,416
Maitland	1,468	309	1,777	83%	17%	\$195,082,713
Tweed	1,397	191	1,588	88%	12%	\$46,527,651
Cessnock	1,371	164	1,535	89%	11%	\$77,589,773
Randwick	1,364	203	1,567	87%	13%	\$406,029,758
Wagga Wagga	1,339	145	1,484	90%	10%	-
Camden	1,332	205	1,537	87%	13%	\$165,882,053
Canterbury	1,294	227	1,521	85%	15%	\$156,786,921
Campbelltown	1,279	496	1,775	72%	28%	\$404,619,384
Ryde	1,198	84	1,282	93%	7%	\$900,000,000
Holroyd	1,197	29	1,226	98%	2%	\$220,763,275
Byron	1,159	151	1,310	88%	12%	\$99,725,649
Albury	1,148	257	1,405	82%	18%	\$131,527,736
Hawkesbury	1,117	46	1,163	96%	4%	\$121,151,453
Bega Valley	1,092	16	1,108	99%	1%	\$133,322,062
Clarence Valley	1,090	8	1,098	99%	1%	\$96,388,295
Greater Taree	1,089	70	1,159	94%	6%	\$118,249,358
Wollondilly	1,069	58	1,127	95%	5%	\$101,089,283
Willoughby	1,060	19	1,079	98%	2%	\$233,690,013
Eurobodalla	1,040	2	1,042	100%	0%	\$96,347,633
Blue Mountains	1,018	9	1,027	99%	1%	\$127,935,015
Wingecarribee	960	64	1,024	94%	6%	\$88,938,623

<b>Council</b>	<b>DAs determined</b>	<b>Complying development certificates (CDCs)</b>	<b>Total determinations (DAs + CDCs)</b>	<b>% DAs of total determinations</b>	<b>% CDCs of total determinations</b>	<b>Total estimated value of DAs approved</b>
Ballina	(930)	-	-	-	-	-
Lismore	(880)	-	-	-	-	-
Great Lakes	846	42	888	95%	5%	\$138,814,468
Port Macquarie-Hastings	836	905	1,741	48%	52%	\$304,210,835
Singleton	826	61	887	93%	7%	\$62,815,492
Pittwater	824	19	843	98%	2%	\$268,821,883
Shellharbour	813	360	1,173	69%	31%	\$55,741,699
Dubbo	804	246	1,050	77%	23%	\$72,801,727
North Sydney	794	166	960	83%	17%	-
Manly	(764)	-	-	-	-	\$196,542,000
Tamworth Regional	763	436	1,199	64%	36%	\$66,002,742
Woollahra	751	40	791	95%	5%	\$183,718,985
Kogarah	721	12	733	98%	2%	\$189,350,453
Rockdale	709	32	741	96%	4%	\$50,115,984
Canada Bay	691	41	732	94%	6%	\$216,222,262
Bathurst Regional	690	156	846	82%	18%	\$185,786,810
Auburn	649	35	684	95%	5%	\$329,043,826
Mid-Western Regional	645	36	681	95%	5%	\$22,133,767
Waverley	634	38	672	94%	6%	\$118,240,832
Kempsey	618	131	749	83%	17%	\$56,679,112
Leichhardt	612	53	665	92%	8%	\$106,982,386
Orange	609	157	766	80%	20%	\$95,644,567
Griffith	596	7	603	99%	1%	-
Goulburn Mulwaree	(555)	45	600	92%	8%	\$60,126,467
Marrickville	522	23	545	96%	4%	\$116,676,310
Yass Valley	493	5	498	99%	1%	\$41,171,886
Broken Hill	487	1	488	100%	0%	\$9,962,380
Lane Cove	476	32	508	94%	6%	\$20,108,895
Muswellbrook	466	30	496	94%	6%	\$38,624,877
Palerang	(463)	-	-	-	-	-
Queanbeyan	456	16	472	97%	3%	\$105,621,819
Richmond Valley	455	16	471	97%	3%	\$20,105,917
Botany Bay	440	-	-	-	-	\$49,133,425
Burwood	424	7	431	98%	2%	\$99,156,500
Kiama	420	52	472	89%	11%	\$31,970,848
Mosman	411	18	429	96%	4%	\$100,991,252
Lithgow	402	7	409	98%	2%	\$51,156,229
Ashfield	396	1	397	100%	0%	\$45,075,000
Corowa	388	-	-	-	-	\$45,647,457
Bellingen	381	11	392	97%	3%	\$20,289,081
Upper Hunter	370	105	475	78%	22%	\$46,932,619
Cowra	358	5	363	99%	1%	\$25,671,751
Murray	349	17	366	95%	5%	\$104,023,944
Young	340	21	361	94%	6%	\$10,723,980
Nambucca	335	77	412	81%	19%	-
Cabonne	294	101	395	74%	26%	-

<b>Council</b>	<b>DAs determined</b>	<b>Complying development certificates (CDCs)</b>	<b>Total determinations (DAs + CDCs)</b>	<b>% DAs of total determinations</b>	<b>% CDCs of total determinations</b>	<b>Total estimated value of DAs approved</b>
Greater Hume	290	-	-	-	-	\$32,290,748
Upper Lachlan	288	-	-	-	-	\$8,326,981
Berrigan	271	-	-	-	-	\$31,453,016
Strathfield	269	-	-	-	-	\$12,078,852
Armidale Dumaresq	262	152	414	63%	37%	\$105,298,120
Snowy River	252	4	256	98%	2%	\$98,683,557
Hunters Hill	238	4	242	98%	2%	\$67,197,727
Dungog	238	3	241	99%	1%	\$17,064,326
Leeton	232	-	-	-	-	\$21,595,092
Inverell	231	290	521	44%	56%	\$26,970,422
Blayney	228	1	229	100%	0%	\$15,045,290
Forbes	211	-	-	-	-	-
Wentworth	208	62	270	77%	23%	\$5,803,582
Tumut	207	6	213	97%	3%	\$26,583,152
Gunnedah	202	-	-	-	-	\$24,426,167
Moree Plains	202	9	211	96%	4%	\$16,666,889
Cootamundra	198	2	200	99%	1%	\$22,749,000
Kyogle	198	6	204	97%	3%	\$7,169,000
Gloucester	189	2	191	99%	1%	\$11,023,800
Liverpool Plains	179	55	234	76%	24%	-
Uralla	164	-	-	-	-	\$5,100,000
Cooma-Monaro	163	-	-	-	-	\$22,839,843
Oberon	147	5	152	97%	3%	\$2,454,259
Warrumbungle	147	-	-	-	-	-
Cobar	143	101	244	59%	41%	\$10,405,577
Parkes	142	102	244	58%	42%	\$18,429,083
Wakool	137	1	138	99%	1%	\$16,278,022
Temora	135	-	-	-	-	\$8,208,944
Narromine	133	-	-	-	-	\$9,593,200
Glen Innes Severn	124	85	209	59%	41%	\$12,793,235
Junee	120	55	175	69%	31%	\$7,782,023
Wellington	118	20	138	86%	14%	-
Coolamon	117	61	178	66%	34%	\$4,208,983
Gundagai	115	-	-	-	-	-
Bland	111	31	142	78%	22%	\$10,537,354
Deniliquin	110	94	204	54%	46%	\$9,965,650
Narrabri	103	134	237	43%	57%	\$3,243,992
Lachlan	102	17	119	86%	14%	\$12,478,428
Guyra	99	-	-	-	-	\$45,341,976
Narrandera	97	76	173	56%	44%	\$4,960,827
Tumbarumba	96	-	-	-	-	\$5,308,366
Weddin	96	2	98	98%	2%	\$4,735,654
Harden	85	3	88	97%	3%	\$8,824,707
Boorowa	82	-	-	-	-	-
Bombala	79	-	-	-	-	\$3,551,540
Lockhart	77	1	78	99%	1%	\$3,855,558
Tenterfield	75	54	129	58%	42%	\$7,738,968

<b>Council</b>	<b>DAs determined</b>	<b>Complying development certificates (CDCs)</b>	<b>Total determinations (DAs + CDCs)</b>	<b>% DAs of total determinations</b>	<b>% CDCs of total determinations</b>	<b>Total estimated value of DAs approved</b>
Hay	74	48	122	61%	39%	\$1,571,419
Bogan	71	-	-	-	-	\$3,623,562
Walcha	69	6	75	92%	8%	\$10,281,294
Murrumbidgee	66	37	103	64%	36%	-
Gwydir	65	8	73	89%	11%	\$3,781,917
Balranald	54	-	-	-	-	\$2,079,000
Coonamble	49	12	61	80%	20%	\$4,051,127
Walgett	49	50	99	49%	51%	\$3,177,775
Bourke	44	-	-	-	-	\$10,434,860
Carrathool	41	9	50	82%	18%	\$5,547,357
Conargo	37	11	48	77%	23%	\$3,137,750
Gilgandra	35	27	62	56%	44%	\$14,313,810
Jerilderie	34	5	39	87%	13%	\$2,027,182
Warren	33	-	-	-	-	\$1,081,300
Central Darling	27	-	-	-	-	\$1,496,605
Urana	27	-	-	-	-	\$744,714
Brewarrina	14	-	-	-	-	\$360,000
Number of Reporting councils	152	120	120	120	120	136
<b>Total (Reporting councils)</b>	<b>105,225</b>	<b>12,698</b>	<b>117,923</b>	<b>89%</b>	<b>11%</b>	<b>\$19,978,477,247</b>

Notes: 1: For the purpose of calculating total DAs determined across the State on a 100% basis, figures for councils with a no response have been drawn from the 2004-05 DLG Comparative Information and are shown in brackets.

2: Not all councils included section 96 modifications under DAs determined

## 3.0 Assessment Times for NSW Councils

### 3.1 Objectives

The objective of this section is to show measurements of the efficiency with which DAs are determined. The performance monitoring survey sought to distinguish between gross processing time and net processing time whereby 'stop the clock' periods relating to additional DA information requirements and referral agency times were deducted.

The performance monitoring survey asked councils to identify the:

- gross mean time to determine DAs based on estimated construction value categories
- gross median time to determine DAs based on estimated construction value categories
- mean and median 'stop the clock' times to determine DAs based on estimated construction value categories
- mean and median referral times to determine DAs based on estimated construction value categories
- net mean time to determine DAs based on estimated construction value categories
- net median time to determine DAs based on estimated construction value categories.

Councils were also asked to provide data on the overall mean and median determination times (gross and net) for all development applications.

Some of the council information supplied on determination times was incomplete and inconsistent. As such, only data that is reasonably reliable has been included as part of this report. Most data was provided in calendar days, however some councils provided information in business days as requested.

Appendix 2 ranks all reporting councils by mean gross determination time.

### 3.2 Highlights

#### *Mean DA Determination Times – State-wide*

- The mean gross time State-wide for determining a development application was **68 days** for 2005–06 (based on reporting councils).
- The mean net time for determining a development application during 2005–06 was **43 days** (based on reporting councils).
- 'Stop the clock' periods relating to additional information requirements and agency referral times make up around **1/3 of the total gross determination time** for the average development application.
- Councils that reported the longest overall determination times for development applications also tended to have the longest determination times for low value development applications. This indicates that development delays may be the result of systemic performance issues in development assessment.

### ***Mean DA Determination Times – by Council***

- The 5 reporting councils with the highest mean gross determination time for **all development applications** (DAs) are:
  1. Leichhardt (185 days)
  2. Strathfield (158 days)
  3. Canterbury (152 days)
  4. Ashfield (130 days)
  5. Botany Bay (115 days)
- A total of 12 councils reported mean gross determination times of 100 days or more.
- The 5 reporting councils with the highest mean net determination time for **all development applications** (DAs) are:
  1. Leichhardt (118 days)
  2. Woollahra (96 days\*)
  3. Canterbury (80 days)
  4. Pittwater (80 days)
  5. Waverley (79 days)
- A total of 46 (out of 105) reporting councils had a mean net determination time (exclusive of 'stop the clock' and referral times) in excess of 40 days (44%).

Notes: 1. Gross determination time for DAs includes the time taken by the council to determine the DA, the time taken by any government agencies to whom the DA is referred (either as part of the integrated development assessment process or through a concurrence requirement) and the time taken by applicants to provide further information on their DA when requested.

2. Net determination time equals gross determination time minus any 'stop the clock' (STC) periods relating to additional information requirements and referral agency times. Some councils did not keep accurate records of STC and referral times, so data should be interpreted with caution.

3. Net times for Woollahra include referral times (\*).

4. Mean times are not directly comparable with previous DLG data because different calculation methods are used and different applications are included.

### **3.3 Key Tables**

#### ***Mean DA determination times – State-wide***

**Table 3.1 Mean determination time – all DAs**

All reporting councils

	<b>Gross</b>	<b>Net</b>
<b>Total reported DA determination time</b>	5,854,284 days	3,439,827 days
<b>Mean determination time - all DAs</b>	68 days	43 days
Number of reporting councils	115	105

Note: Some councils did not keep accurate data on 'stop the clock' (STC) and referral times, therefore net determination time and STC/referral data should be interpreted with caution.

**Mean DA determination times - by council****Table 3.2 Mean determination times for all DAs**

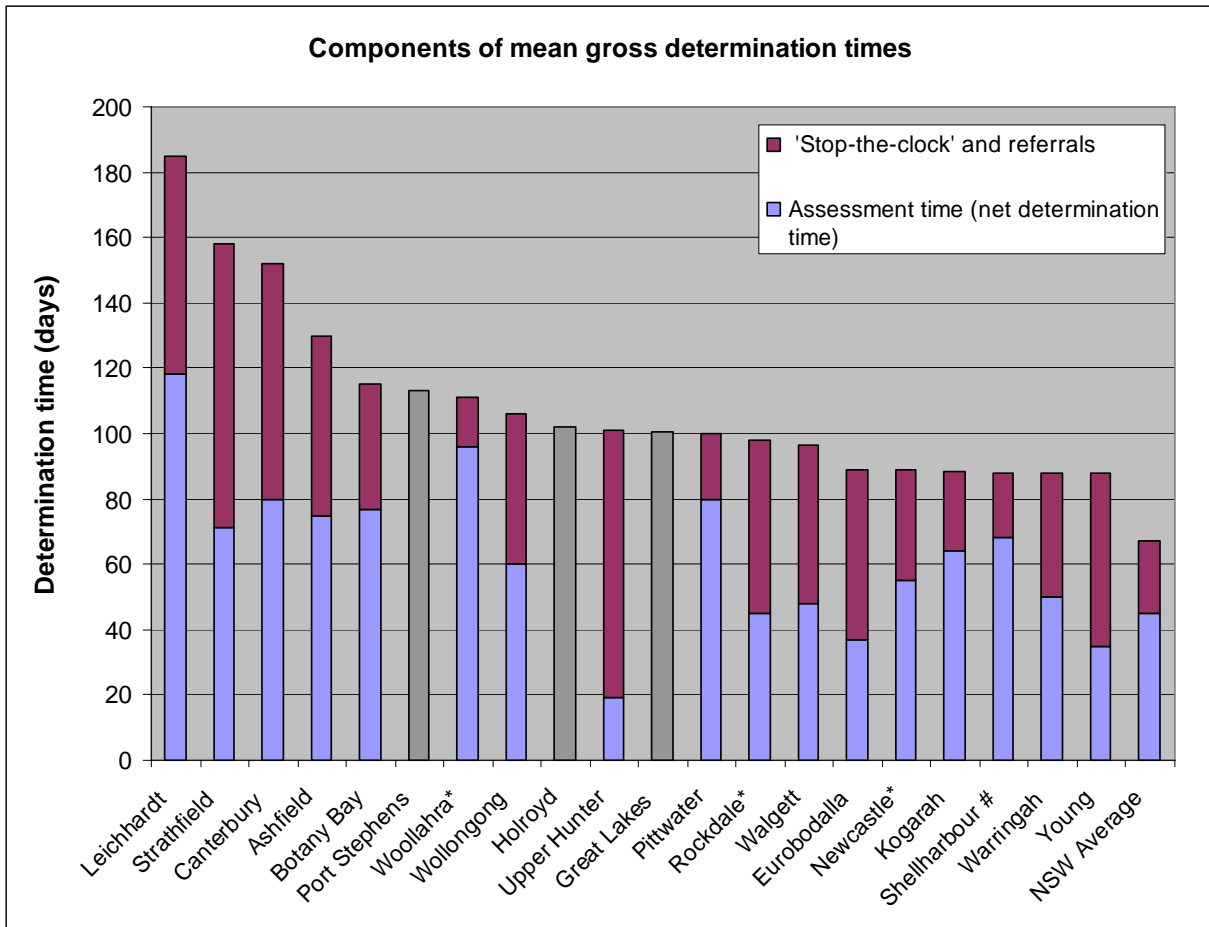
Highest 20 reporting councils by mean gross and net determination time

Highest 20 reporting councils	Mean <u>gross</u> determination time (days)
1. Leichhardt	185
2. Strathfield	158
3. Canterbury	152
4. Ashfield	130
5. Botany Bay	115
6. Port Stephens	113
7. Woollahra	111
8. Wollongong	106
9. Holroyd	102
10. Upper Hunter	101
11. Great Lakes	101
12. Pittwater	100
13. Rockdale	98
14. Walgett	97
15. Eurobodalla	89
16. Newcastle	89
17. Kogarah	89
18. Shellharbour	88
19. Warringah	88
20. Young	88
Number of reporting councils	115

Highest 20 reporting councils	Mean <u>net</u> determination time (days)
1. Leichhardt	118
2. Woollahra *	96
3. Canterbury	80
4. Pittwater	80
5. Waverley	79
6. Botany Bay	77
7. Ashfield	75
8. Mosman	74
9. Strathfield	71
10. Parramatta	69
11. Shellharbour #	68
12. Lane Cove	68
13. Cooma-Monaro	67
14. Sutherland	67
15. Kogarah	64
16. Marrickville	62
17. North Sydney	61
18. Bega Valley	61
19. Wollongong	60
20. Yass Valley	59
Number of reporting councils	105

Note: (\*) Indicates net time includes referrals; (#) indicates net time includes stop-the-clock.

**Figure 3.1 Components of mean DA determination times**  
 Highest 20 reporting councils by mean gross determination time



Notes: 1. Port Stephens, Holroyd and Great Lakes only provided data on gross determination times for all DAs, therefore net (and stop-the-clock/referral) times are not available.  
 2. (\*) Net times for Woollahra, Rockdale and Newcastle include referrals; (#) net time for Shellharbour includes stop-the-clock.

**Table 3.3 Mean gross determination times by categories of estimated DA value**  
Highest 20 councils ranked by mean gross determination time for all DAs

Council	Mean gross determination time (all DAs)	Council ranked in highest 20 determination times by categories of estimated DA value (reporting councils)				
		<\$100k	\$100k - \$500k	\$500k - \$1m	\$1m - \$5m	\$5m - \$20m
Leichhardt	185	✓	✓	✓	✓	✓
Strathfield	158	✓	✓			n/a
Canterbury	152	✓	✓	✓	✓	✓
Ashfield	130	✓	✓	✓		✓
Botany Bay	115	✓	✓	✓	✓	✓
Port Stephens	113		✓			
Woollahra	111	✓	✓	✓	✓	✓
Wollongong	106	Data not provided				
Holroyd	102		✓	✓		
Upper Hunter	101	✓	✓			
Great Lakes	101	Data not provided				
Pittwater	100					✓
Rockdale	98	Data not provided				
Walgett	97	✓				
Eurobodalla	89	✓	✓	✓	✓	
Newcastle	89	Data not provided				
Kogarah	89				✓	
Shellharbour	88	✓	✓	✓		✓
Warringah	88					
Young	88					n/a
Number of reporting councils in category	115	122	110	91	83	65

Notes: 1. (✓) indicates council ranked in highest 20 reporting councils for mean gross determination time by category of estimated DA value. N/A indicates that there were no applications reported in the category.  
2. Rank based on DAs >\$20m not included due to small sample size.  
3. A number of councils did not provide data on determination times by estimated DA value.

## 4.0 Comparative Assessment Times

### 4.1 Objectives

The objective of this section is to show comparative assessment times in terms of median DA determination times for the period 2003-04 to 2005-06. Data for the period 2003-04 to 2004-05 is drawn from the Department of Local Government's *Comparative Information on NSW Local Government Councils*.

Appendix 3 lists all reported 2005-06 median DA assessment times (ranked by median gross determination time).

### 4.2 Highlights

#### ***Comparative Median DA Determination Times***

- Councils that reported the highest median determination times in 2005-06 were:

Highest median gross times:

Leichhardt (138 days)  
 Strathfield (125 days)  
 Ashfield (98 days)  
 Canterbury (96 days)  
 Woollahra (81 days)

Highest median net times:

Leichhardt (100 days)  
 Woollahra (70 days\*)  
 Ashfield (67 days)  
 Mosman (60 days)  
 Strathfield (60 days)

- Councils that were among the highest 20 for median DA determination times for each of the past 3 years: 2003–04, 2004–05 and 2005–06 (gross or net) included:

Holroyd  
 Ku-ring-gai  
 Lane Cove  
 Leichhardt  
 Mosman  
 Strathfield  
 Waverley  
 Woollahra  
 Yass Valley

- Notes:
- Manly and Hurstville Councils were among the highest 20 councils for median DA determination times in 2003–04 and 2004–05 but did not provide median determination times for all DAs for 2005–06.
  - 2005–06 times for Woollahra include referral times (\*).

### 4.3 Key Tables

- Notes: 1. 2005–06 determination times are generally provided in calendar days, however some councils provided data in business days as requested.  
 2. 2005–06 median times are not directly comparable with previous years figures because they are based on different calculation methods.  
 3. Some councils did not keep accurate records of stop-the-clock or referral times for 2005–06 net determination.

**Table 4.1 2005-06 Median development application determination times**  
 Highest 20 councils by median gross and net determination times

Highest 20 reporting councils	Median <u>gross</u> determination time (days)	Highest 20 reporting councils	Median <u>net</u> determination time (days)
1. Leichhardt	138	1. Leichhardt	100
2. Strathfield	125	2. Woollahra*	70
3. Ashfield	98	3. Ashfield	67
4. Canterbury	96	4. Mosman	60
5. Woollahra	81	5. Strathfield	60
6. Holroyd	79	6. Botany Bay	57
7. Botany Bay	75	7. Waverley	57
8. Wingecarribee	72	8. Pittwater	56
9. Pittwater	70	9. Yass Valley	55
10. Upper Hunter	70	10. Lane Cove	52
11. Hunters Hill	66	11. Shellharbour	51
12. Mosman	65	12. Canterbury	49
13. Young	65	13. Marrickville	45
14. Lane Cove	64	14. North Sydney	42
15. Shellharbour	59	15. Hunters Hill	41
16. Great Lakes	58	16. Auburn	40
17. Marrickville	57	17. Narrabri	40
18. Harden	57	18. Port Macquarie-Hastings	38
19. Auburn	55	19. Ku-ring-gai	38
20. North Sydney	54	20. Sutherland	38
Number of reporting councils	115	Number of reporting councils	101

Note: Net times for Woollahra do not exclude referrals (\*).

**Table 4.2 2004-05 and 2003-04 Median DA determination times**

Source: Department of Local Government Comparative Information

Highest 20 councils by median determination time

<b>2004–05</b>	
<b>Highest 20 councils</b>	<b>Median determination time (days)</b>
1. Strathfield	100
2. Leichhardt	96
3. Manly	91
4. Mosman	82
5. Lane Cove	82
6. Ku-ring-gai	78
7. Woollahra	77
8. Parramatta	75
9. Hunters Hill	70
10. Yass Valley	69
11. Waverley	63
12. Holroyd	62
13. Warringah	61
14. Hurstville	61
15. Auburn	60
16. Canada Bay	60
17. Willoughby	59
18. Palerang	59
19. Lake Macquarie	57
20. Ashfield	56

<b>2003–04</b>	
<b>Highest 20 councils</b>	<b>Median determination time (days)</b>
1. Lane Cove	149
2. Ku-ring-gai	111
3. Leichhardt	94
4. Mosman	89
5. Manly	88
6. Holroyd	84
7. Woollahra	78
8. Warringah	77
9. Parramatta	72
10. Waverley	69
11. Rockdale	63
12. Strathfield	62
13. Yass	61
14. Great Lakes	61
15. Pittwater	59
16. Canada Bay	59
17. Hurstville	58
18. Sutherland	58
19. Botany Bay	58
20. Marrickville	57

Note: 2003–04 and 2004–05 (DLG) determination times do not include stop-the-clock.

## 5.0 Exercise of Development Authority/Delegations

### 5.1 Objectives

The objective of this section is to show the number and proportion of DAs determined by councillors, under staff delegation or by another body or panel, such as a planning assessment panel across the State and in a particular local government area.

These indicators provide an insight into the governance of the development assessment process and in particular the extent and nature of decision making by councils in the planning and development process. They show whether delegations to officers or other independent panels/bodies are being utilised to assist in managing the timeframe under which determinations are made and the quality of outcomes.

The performance monitoring survey asked councils to identify the:

- number of DAs determined under delegation
- number of DAs determined by councillors (and how many of these significantly departed from the council officer's recommendation)
- number of DAs determined by another body e.g. panel or committee (and how many of these significantly departed from the council officer's recommendation).

Council information supplied on the extent of departure from a council officer's recommendation was incomplete and inconsistent. Accordingly it has not been included as part of this report.

### 5.2 Highlights

#### *Nature of Decision Making*

- Of the figures reported, 94.7% of all DAs were determined by council officers under delegation, while 4% were determined by councillors and 1.3% were determined by another body, panel or committee.
- The 5 councils with the highest proportion of DAs determined by councillors were Carathool (34%), Botany Bay (30%), Warren (24%), Hurstville (24%) and Walgett (24%).
- The 5 Metropolitan councils with the highest proportion DAs determined by councillors were Botany Bay (30%), Hurstville (24%), Leichhardt (20%), Ashfield (14%) and Waverley (14%).
- Metropolitan councils reporting more than 98% of decisions made by council officers under delegation included Blacktown, Blue Mountains, Gosford, Penrith, Sutherland and Wyong. A further 33 rural and regional NSW councils reported over 98% of decisions under delegation.
- Councils reporting decisions by another body, panel or committee included Leichhardt, Woollahra, Canterbury, Sydney City, Baulkham Hills, Campbelltown, Great Lakes, Port Macquarie-Hastings, Sutherland and Tweed.

### 5.3 Key Tables and Charts

**Table 5.1 Determination of development applications**

Totals - all reporting councils

	<b>By councillors</b>	<b>Under delegation</b>	<b>By another body, panel or committee</b>
<b>Number of reported decisions</b>	3,505	82,303	1,096
<b>(%)</b>	(4.0%)	(94.7%)	(1.3%)

Number of reporting councils: 128

- Notes:
1. All percentages in this section are based on the total number of reported decisions by councillors, under delegation and by another body or panel at the relevant survey question.
  2. Bodies, panels or committees may in some cases consist of council staff and/or councillors.

**Table 5.2 Proportion of DAs determined by councillors**

20 Highest reporting councils

<b>Council</b>	<b>% of reported decisions by councillors</b>	<b>Number of reported decisions by councillors</b>
Carrathool	34%	12
Botany Bay	30%	132
Warren	24%	8
Hurstville	24%	194
Walgett	24%	12
Boorowa	23%	19
Tumbarumba	20%	19
Leichhardt	20%	121
Coolamon	19%	22
Weddin	18%	17
Bourke	17%	8
Junee	17%	20
Gilgandra	17%	7
Hay	16%	14
Gloucester	16%	29
Cootamundra	16%	36
Oberon	15%	12
Cooma-Monaro	14%	19
Ashfield	14%	54
Waverley	14%	84

Number of reporting councils: 128

**Table 5.3 DAs determined by another body or panel**

Councils reporting decisions made by another body, panel or committee included:

<u>Greater Metropolitan Region</u>	<u>Rural and Regional NSW</u>
Baulkham Hills	Great Lakes
Campbelltown	Lithgow
Canterbury	Port Macquarie-Hastings
Leichhardt	Tumut
Mosman	Tweed
Sutherland	Warren
Sydney	Wellington
Woollahra	

Note: Bodies, panels or committees may in some cases consist of council staff and/or councillors.

**Table 5.4 DAs determined under delegation**

Councils reporting that more than 98% of decisions were made under delegation included:

<u>Greater Metropolitan Region</u>	<u>Rural and Regional NSW</u>	
Blacktown	Albury	Gwydir
Blue Mountains	Bathurst Regional	Kiama
Gosford	Bellingen	Lachlan
Penrith	Bland	Lake Macquarie
Sutherland	Brewarrina	Lockhart
Wyong	Broken Hill	Narromine
	Byron	Port Stephens
	Central Darling	Richmond Valley
	Clarence Valley	Shellharbour
	Cobar	Shoalhaven
	Coffs Harbour	Snowy River
	Coonamble	Temora
	Corowa	Tumut
	Eurobodalla	Upper Hunter
	Greater Taree	Wagga Wagga
	Gundagai	Wollongong
	Guyra	

## 6.0 Staffing and Resources

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### 6.1 Objectives

The objective of this section is to show the number and proportion of DAs determined per equivalent full time DA staff in order to give a general indication of the level of assessment activity per staff resource across the State and in a particular local government area.

The performance monitoring survey asked councils to identify the total number of staff who assessed or determined DAs for the year ending June 2006.

The figures reported in equivalent full time (EFT) are the overall number of council staff assessing or determining DAs for the reporting year (it does not include administrative staff). EFTs account for staff who work part-time hours or staff who undertake development assessment for a council only part of their full time hours.

### 6.2 Highlights

#### *Staffing and Resources*

- The 5 councils with the highest reporting of staff expressed in equivalent full time (EFT) involved in development application assessment were:
  1. Sydney (66 EFT positions / 51 DAs per EFT)
  2. Sutherland (44 EFT positions / 37 DAs per EFT)
  3. Lake Macquarie (35 EFT positions / 88 DAs per EFT)
  4. Willoughby (34 EFT positions / 31 DAs per EFT)
  5. Baulkham Hills (34 EFT positions / 73 DAs per EFT).
- Councils with the fewest staff involved in DA assessment had EFTs ranging from between 0.1 and 0.5 and included Bogan, Central Darling, Coolamon, Coonamble, Forbes, Harden, Hay, Jerilderie, Narrandera, Urana, Walcha, Warren.
- There were on average 86 DAs determined for each EFT position involved with development assessment in NSW.
- Eleven councils, many in rural NSW, processed the equivalent of over 200 DAs per EFT position during 2005–06.

### 6.3 Key Tables and Charts

**Table 6.1 Development applications determined per equivalent full time DA staff**  
Reporting councils

	<b>Total – all reporting councils</b>
<b>Equivalent full time (EFT) staff involved with development applications</b>	1,147
<b>Total DA determinations</b> (For councils reporting on number of EFTs)	98,100
<b>Average number of DAs Per EFT position</b>	86

Number of reporting councils: 145

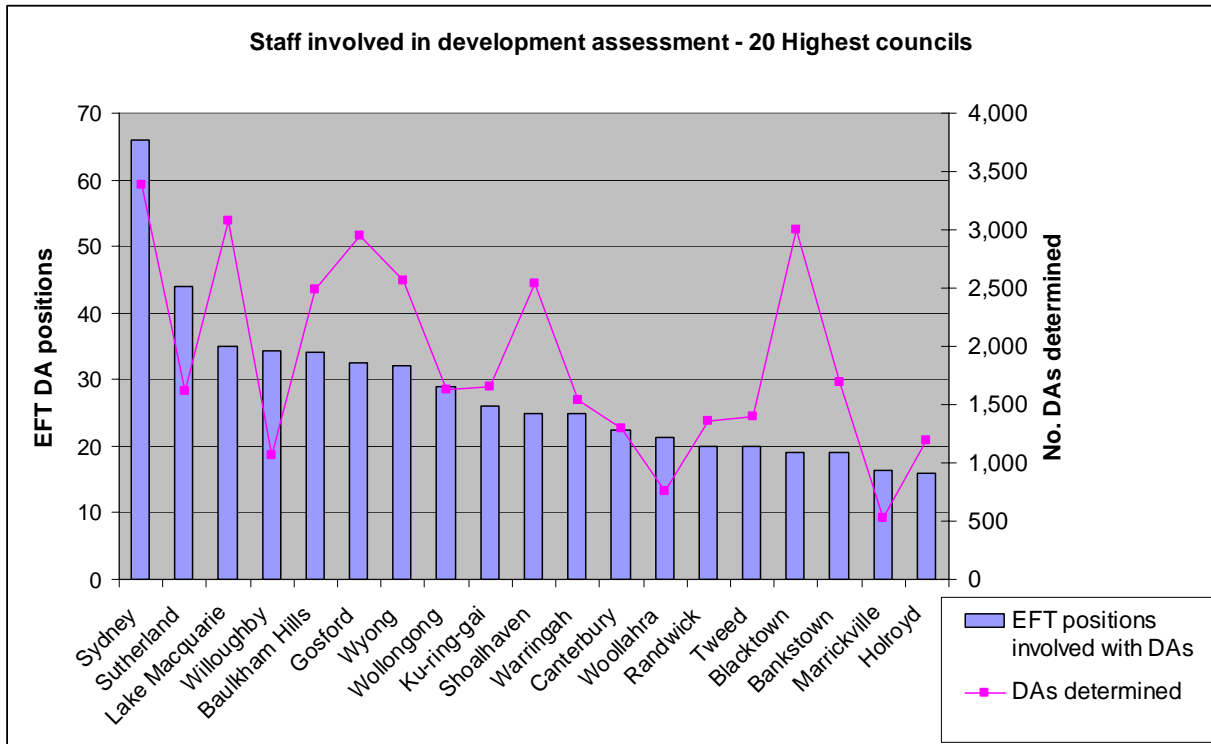
**Table 6.2 Development applications determined per equivalent full time DA staff**

Highest 20 reporting councils				Lowest 20 reporting councils			
Council	EFT DA staff	DAs deter- min- ed	Average DAs per EFT	Council	EFT DA staff	DAs deter- min- ed	Average DAs per EFT
Forbes	0.5	211	*422	Narrabri	2.0	91	46
Walcha	0.2	69	*345	Central Darling	0.6	27	*45
Warren	0.1	33	*330	Bourke	1.0	44	44
Greater Hume	0.9	290	*322	Gilgandra	1.0	42	42
Berrigan	1.0	271	271	Boorowa	2.0	82	41
Harden	0.5	127	*254	Carrathool	1.0	41	41
Mid-Western Regional	3.0	645	215	Cooma- Monaro	4.0	163	41
Newcastle	10.7	2,230	208	Bombala	2.0	79	40
Hawkesbury	5.5	1,117	203	Sutherland	44.0	1,608	37
Bega Valley	5.0	1,015	203	Oberon	2.0	72	36
Young	1.7	340	200	Woollahra	21.4	751	35
Kyogle	1.0	198	198	Narromine	4.0	133	33
Griffith	3.0	593	198	Gwydir	2.0	65	33
Coolamon	0.6	117	195	Marrickville	16.4	522	32
Narrandera	0.5	97	194	Parkes	4.6	142	31
Camden	8.1	1,560	193	Willoughby	34.4	1,060	31
Ryde	6.0	1,143	191	Strathfield	6.0	155	26
Bellingen	2.0	371	186	Weddin	4.0	95	24
Cootamundra	1.1	198	180	Wellington	5.0	118	24
Liverpool Plains	1.0	179	179	Brewarrina	1.0	14	14

Note: (\*) For rural councils where there is less than 1 effective full time position involved in development assessment, the average number of DAs per EFT will be greater (or less than) the actual number of DAs determined.

Number of reporting councils: 145

**Figure 6.1 EFT staff involved in development assessment**  
 Highest 20 councils by total number of EFT DA staff



## 7.0 Reviews, Appeals and Legal Expenses

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### 7.1 Objectives

The objective of this section is to show the number and proportion of DA reviews determined in 2005–06, as well as the number and proportion of court cases filed against a council development decision or a deemed refusal of a DA, and the legal expenses involved in planning and development matters.

These indicators provide an insight into the level and nature of disputation in the planning and development process and whether non-judicial mechanisms or alternative dispute resolution procedures are being utilised to assist in resolving disputes more rapidly and to reduce legal costs.

The performance monitoring survey asked councils to identify the:

- number of section 82A reviews which resulted in development consent being granted
- number of section 82A reviews which resulted in no change to the original determination
- number of section 82A reviews which resulted in the original conditions of consent being varied
- number of court cases against a council decision (or deemed refusal)
- number of court cases where the appeal was withdrawn by the applicant or dismissed
- number of court cases where the appeal was upheld
- legal costs where the appeal was withdrawn by the applicant or dismissed
- legal costs where the appeal was upheld.

#### ***Section 82A reviews***

Under section 82A of the EP&A Act an applicant may request the council to review a development application decision (other than a determination in respect of designated or integrated development) as an alternative to taking action in the Land and Environment Court. The council may review the determination and decide to:

- grant development consent
- make no change to the original decision
- vary the conditions of consent relating to the original decision.

#### ***Appeals and legal expenses***

Council information supplied on court cases and legal costs contains limitations. Existing collection of this information occurs through the Department of Local Government (DLG) financial data returns as opposed to the return of general planning and development information.

DLG financial returns are not due until November, consequently legal costs data was often not available (or complete) at the time of the Department of Planning 2005–06 performance survey.

Total costs associated with appeals are likely to be understated. Some councils did not include internal legal expenses or other expenses incurred with respect to development matters (eg. consultants), while other councils did not report on their legal costs.

By way of comparison, legal expenditure by councils was \$30.1m in 2004–05. 18 councils reported legal expenses of more than \$500,000. Forty-four (29%) councils reported no legal expenses in 2004–05. Average legal expenses were \$284,160. (*DLG Comparative Information 2004–05*).

## 7.2 Highlights

### **Section 82A Reviews**

- State-wide, the proportion of reported section 82A reviews to total DAs determined was less than 1%.
- Section 82A reviews are mostly undertaken on applications for residential alterations and additions.

### **Appeals and Legal Expenses**

- Based on the figures provided by councils, more than 800 appeals to the Land and Environment Court against planning and development decisions were determined during 2005–06.
- Councils with the highest proportion of appeals determined relative to the volume of DAs determined were Waverley (9.3%) Leichhardt (7.7%) Mosman (7.3%) and Canada Bay (5.3%).
- Councils with the highest proportion of appeals upheld included Ku-ring-gai (90%), Baulkham Hills (89%), Blue Mountains (85%), Wingecarribee (83%) and Hurstville (75%).
- Councils with the highest proportion of appeals withdrawn or dismissed included Warringah (94%), Canada Bay (86%), Willoughby (75%), North Sydney (73%) and Woollahra (71%).
- Most cases concerned residential development, particularly multi-unit development.
- Of the figures reported, legal costs amounted to \$14.27 million for the 2005–06 year.
- The 5 councils with the highest reported legal costs were Ku-ring-gai (\$1m), Baulkham Hills (\$989,994), North Sydney (\$893,838), Pittwater (\$875,446) and Leichhardt (\$751,605).
- 11 councils reported legal costs over \$500,000.

### 7.3 Key Tables and Charts

**Table 7.1 Section 82A reviews during 2005–06**

Highest 20 reporting councils

By number of reviews resulting in development consent being granted

<b>Council</b>	<b>No. of section 82A reviews which resulted in development consent being granted</b>	<b>No. of section 82A reviews which resulted in no change to the original determination</b>	<b>No. of section 82A reviews which resulted in the original conditions of consent being varied</b>
Hornsby	61	20	61
Sydney	38	17	24
Sutherland	32	0	0
Ku-ring-gai	24	1	4
Byron	22	5	2
Gosford	20	9	0
Pittwater	17	15	1
Randwick	15	5	0
Bathurst Regional	13	9	4
Shellharbour	7	1	0
Campbelltown	7	3	5
Canterbury	7	6	0
Mosman	6	2	1
Marrickville	6	3	1
Leichhardt	6	4	2
Woollahra	6	11	0
Cootamundra	5	0	0
Fairfield	5	5	2
Hunters Hill	4	4	1
Kogarah	4	5	0
<b>Total All reporting councils</b>	<b>362</b>	<b>165</b>	<b>131</b>

Number of reporting councils: 53

- Notes:
1. Some councils did not record data on section 82A reviews.
  2. Some councils categorised section 82A reviews under more than one of the above categories, therefore the total number of section 82A reviews undertaken is not able to be shown.

**Table 7.2 Legal appeals determined during 2005–06**  
Highest 20 reporting councils by % of appeals per DAs determined

Council	Appeals as % of DAs determined	DAs determined	Appeals determined	% of appeals upheld	% of appeals withdrawn or dismissed
Waverley	9.3%	634	59	41%	59%
Leichhardt	7.7%	612	47	36%	64%
Mosman	7.3%	411	30	53%	47%
Canada Bay	5.3%	679	36	14%	86%
Pittwater	5.2%	824	43	40%	60%
Strathfield	5.2%	155	8	63%	37%
Woollahra	5.1%	751	38	29%	71%
Hunters Hill	4.2%	238	10	50%	50%
North Sydney	3.3%	794	26	27%	73%
Ku-ring-gai	3.0%	1,651	49	90%	10%
Marrickville	2.7%	522	14	71%	29%
Parramatta	2.4%	1,531	37	38%	62%
Willoughby	1.9%	1,060	20	25%	75%
Hurstville	1.8%	683	12	75%	25%
Sutherland	1.7%	1,608	28	68%	32%
Hornsby	1.4%	2,051	29	52%	48%
Oberon	1.4%	72	1	0%	100%
Kogarah	1.4%	721	10	50%	50%
Ashfield	1.3%	372	5	80%	20%
Sydney	1.3%	3,389	45	38%	62%

Number of reporting councils: 70

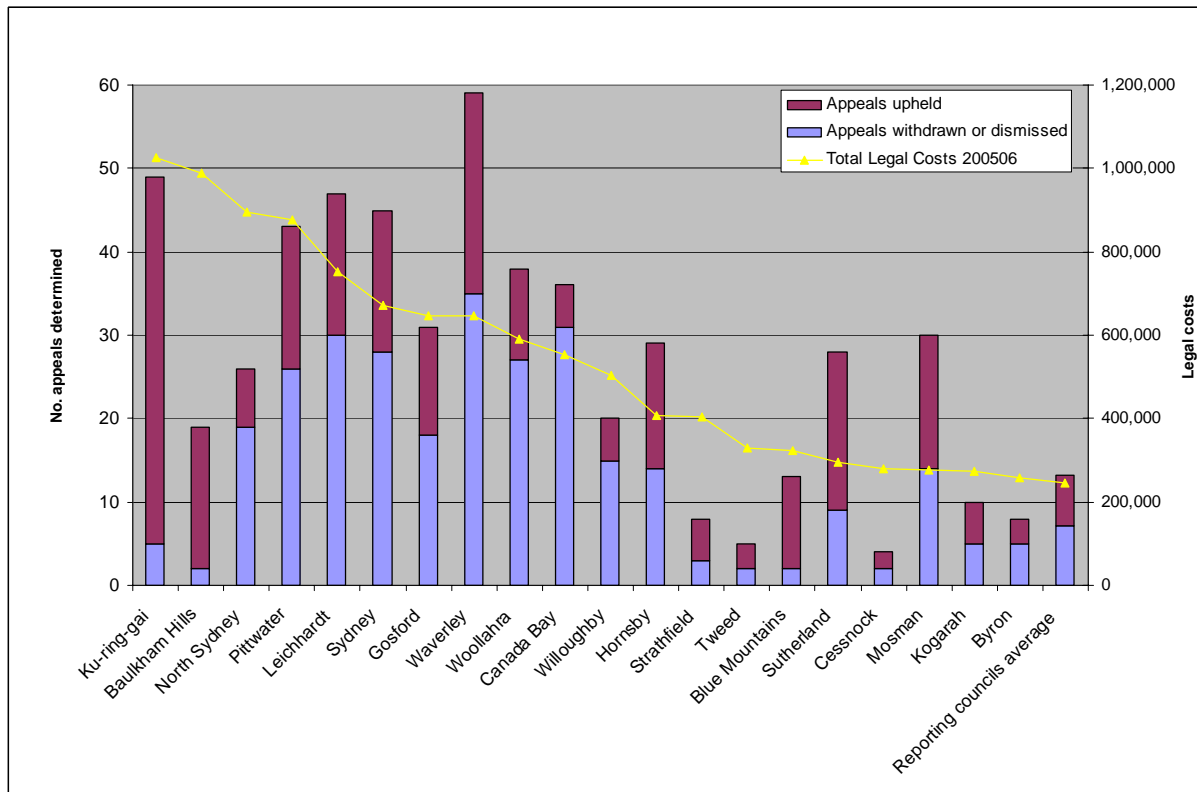
**Table 7.3 Legal costs associated with development applications**  
Highest 20 reporting councils by total legal costs

Council	Total reported legal costs 2005-06	Appeals determined 2005-06
Ku-ring-gai	\$ 1,025,519	49
Baulkham Hills	\$ 989,994	19
North Sydney	\$ 893,838	26
Pittwater	\$ 875,446	43
Leichhardt	\$ 751,605	47
Sydney	\$ 671,013	45
Gosford	\$ 647,515	31
Waverley	\$ 645,856	59
Woollahra	\$ 589,867	38
Canada Bay	\$ 554,000	36
Willoughby	\$ 504,640	20
Hornsby	\$ 407,891	29
Strathfield	\$ 402,875	8
Tweed	\$ 330,237	5
Blue Mountains	\$ 323,607	13
Sutherland	\$ 293,872	28
Cessnock	\$ 280,000	4
Mosman	\$ 276,524	30
Kogarah	\$ 274,252	10
Byron	\$ 258,703	8

Number of reporting councils: 58

Note: Legal costs incurred during 2005–06 may not relate to appeals determined in the same year.

**Figure 7.1 Legal costs compared to number of appeals determined during 2005–06**  
 Highest 20 reporting councils by legal costs



## 8.0 Modifications and Other Certificates

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### 8.1 Objectives

The objective of this section is to show the number and proportion of modifications to DAs determined in 2005–06, as well as the number of post-development consent certificates issued.

The number of certificates issued provides an additional insight into the level and nature of actual construction activity, than purely the numbers of DAs determined, as a development consent may not be acted upon for up to five years but still remain valid.

The performance monitoring survey asked councils to identify the:

- number of section 96 modifications issued for the year
- number of construction certificates issued and whether they were issued by council or private certifiers
- number of occupation (including interim) certificates issued and whether they were issued by council or private certifiers
- number of subdivision certificates issued and whether they were issued by council or private certifiers
- number of strata certificates issued and whether they were issued by council or private certifiers.

#### ***Modifications***

Under section 96 of the EP&A Act consent authorities can modify development consents, on application by the applicant, under the following three circumstances:

- to correct a minor error, misdescription or miscalculation
- where the modification involves minimal environmental impact and the development as modified would be substantially the same development as the development for which the consent was originally granted
- other modifications where the modified development is substantially the same as the originally approved development.

#### ***Post-development consent certificates***

The EP&A Act contains a process of certification for certain stages in the detailed design documentation and construction process. Local councils and accredited certifiers can issue these certificates.

Construction certificates are required before building or subdivision work can commence. They certify that work completed in accordance with design plans and specifications complies with criteria in the EP&A Act.

Occupation certificates authorise the occupation and use of a new building, or a change of use of an existing building.

Subdivision and strata certificates authorise the registration of a plan of subdivision.

Accredited certifiers can only issue subdivision certificates where an environmental planning instrument, usually a local environmental plan, specifically allows accredited certifiers to issue these certificates.

## 8.2 Highlights

### ***Modifications***

- Councils reported 13,950 section 96 modifications as determined.
- The 5 councils with the highest number of section 96 modifications determined were Sydney (653), Ku-ring-gai (582), Gosford (494), Baulkham Hills (419), Sutherland (405).
- Applications relating to residential alterations and additions comprised 35% of the section 96 applications processed.

Note: Section 96 modifications may relate to DAs approved before 2005-06.

### ***Post-Development Consent Certificates***

- Councils reported 72,899 **construction certificates** issued.
- Councils reported 48,592 **occupation certificates** issued.
- Nearly three quarters (74%) of construction certificates and 70% of occupation certificates were issued by councils.
- Councils reported 5,050 **subdivision certificates** issued.
- Councils reported 1,585 **strata certificates** issued.
- Almost all the subdivision and strata certificates were issued by councils.

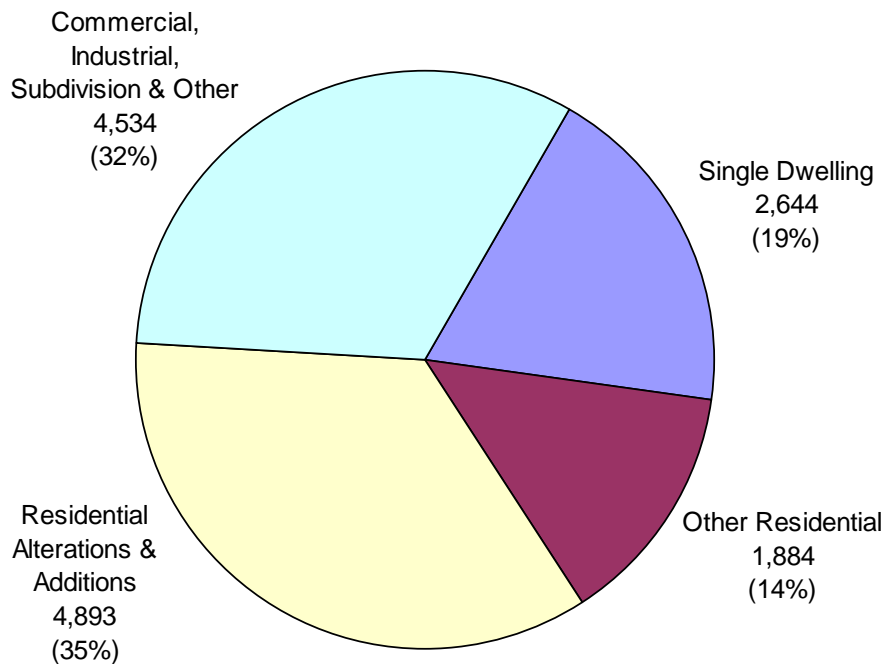
### 8.3 Key Tables and Charts

**Table 8.1 Number and proportion of Section 96 modifications to DAs approved**  
Highest 20 reporting councils

Highest 20 Councils		
Council	% of s96 modifications to DAs approved	Number of s96 modifications determined
Waverley	60%	351
Woollahra	54%	355
Leichhardt	48%	267
Canada Bay	45%	280
Mosman	44%	172
Marrickville	43%	197
Botany Bay	41%	169
Ku-ring-gai	37%	582
North Sydney	34%	257
Pittwater	34%	235
Willoughby	34%	348
Randwick	29%	380
Sutherland	27%	405
Auburn	27%	163
Kiama	26%	107
Warringah	25%	353
Queanbeyan	25%	113
Ashfield	25%	88
Hunters Hill	23%	50
Rockdale	23%	158

Note: Section 96 modifications may relate to DAs approved before 2005–06.

**Figure 8.1 Section 96 modifications by type of development**  
Reporting councils



Note: 'Other' includes section 96 modifications where development type was not indicated.

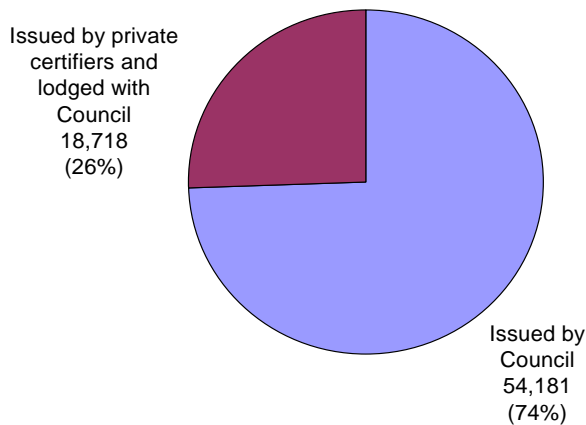
**Table 8.2 Number of occupation and construction certificates issued**  
Reporting councils

Highest 20 councils		
Council		Occupation certificates issued
1. Blacktown		2262
2. Penrith		1930
3. Wyong		1826
4. Shoalhaven		1669
5. Baulkham Hills		1578
6. Wollongong		1374
7. Newcastle		1366
8. Sutherland		1254
9. Sydney		1167
10. Tweed		1101
11. Gosford		1064
12. Port Macquarie-Hastings		1009
13. Coffs Harbour		997
14. Blue Mountains		986
15. Camden		986
16. Maitland		921
17. Hornsby		918
18. Lake Macquarie		850
19. Ku-ring-gai		847
20. Greater Taree		820

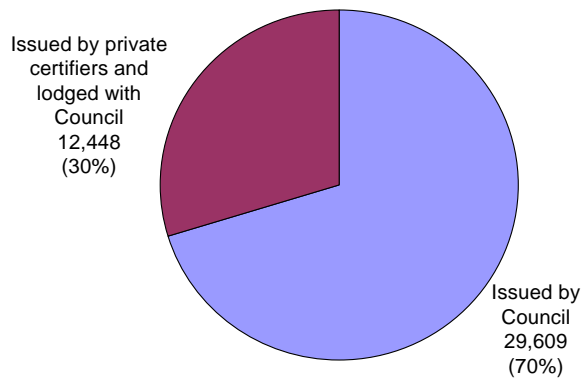
Highest 20 councils		
Council		Construction certificates issued
1. Blacktown		2760
2. Lake Macquarie		2315
3. Sydney		2216
4. Gosford		2197
5. Baulkham Hills		2082
6. Shoalhaven		1992
7. Wyong		1840
8. Newcastle		1597
9. Penrith		1563
10. Wollongong		1556
11. Warringah		1397
12. Port Stephens		1366
13. Maitland		1337
14. Hornsby		1322
15. Coffs Harbour		1269
16. Tweed		1241
17. Ku-ring-gai		1187
18. Sutherland		1145
19. Fairfield		1138
20. Bankstown		1086

**Figure 8.2 Number and % of construction and occupation certificates issued by council and private certifiers**  
Reporting councils

**Construction certificates**



**Occupation certificates**

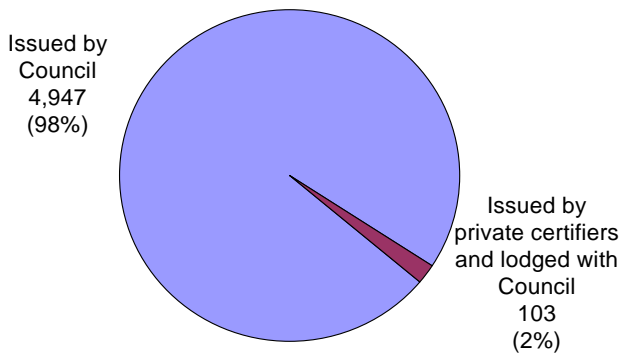


**Table 8.3 Number of subdivision certificates issued**  
Reporting councils

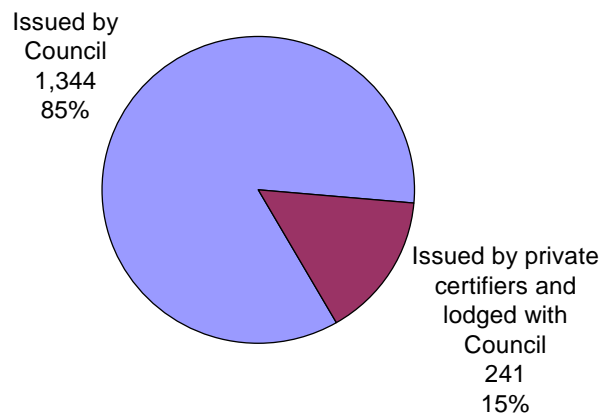
Highest 20 councils	
Council	Subdivision certificates issued
1. Blacktown	198
2. Wyong	193
3. Port Stephens	156
4. Greater Taree	148
5. Lake Macquarie	148
6. Shoalhaven	128
7. Wollongong	113
8. Parramatta	107
9. Tamworth Regional	101
10. Port Macquarie-Hastings	99
11. Cessnock	94
12. Coffs Harbour	90
13. Clarence Valley	87
14. Bathurst Regional	84
15. Orange	75
16. Albury	73
17. Campbelltown	73
18. Hornsby	71
19. Griffith	70
20. Hawkesbury	68

**Figure 8.3 Number and % of subdivision and strata certificates issued by council and private certifiers**  
Reporting councils

**Subdivision certificates**



**Strata certificates**



Note: The number of strata certificates may be under-reported as some councils indicated that they did not keep separate records of strata certificates and had included all such certificates in subdivision certificates numbers.

## Appendix 1

### Overview of development assessment in NSW for 2005–06

All NSW councils

Note: This table lists the development application data shown in Table 2.8 alphabetically (by council).

Council	DAs determined	Complying development certificates (CDCs)	Total determinations (DAs + CDCs)	% DAs of total determinations	% CDCs of total determinations	Total estimated value of DAs approved
Albury	1,148	257	1,405	82%	18%	\$131,527,736
Armidale Dumaresq	262	152	414	63%	37%	\$105,298,120
Ashfield	396	1	397	100%	0%	\$45,075,000
Auburn	649	35	684	95%	5%	\$329,043,826
Ballina	(930)	-	-	-	-	-
Balranald	54	-	-	-	-	\$2,079,000
Bankstown	1,692	316	2,008	84%	16%	\$196,534,293
Bathurst Regional	690	156	846	82%	18%	\$185,786,810
Baulkham Hills	2,484	230	2,714	92%	8%	\$323,697,370
Bega Valley	1,092	16	1,108	99%	1%	\$133,322,062
Bellingen	381	11	392	97%	3%	\$20,289,081
Berrigan	271	-	-	-	-	\$31,453,016
Blacktown	2,998	204	3,202	94%	6%	\$514,647,371
Bland	111	31	142	78%	22%	\$10,537,354
Blayney	228	1	229	100%	0%	\$15,045,290
Blue Mountains	1,018	9	1,027	99%	1%	\$127,935,015
Bogan	71	-	-	-	-	\$3,623,562
Bombala	79	-	-	-	-	\$3,551,540
Boorowa	82	-	-	-	-	-
Botany Bay	440	-	-	-	-	\$49,133,425
Bourke	44	-	-	-	-	\$10,434,860
Brewarrina	14	-	-	-	-	\$360,000
Broken Hill	487	1	488	100%	0%	\$9,962,380
Burwood	424	7	431	98%	2%	\$99,156,500
Byron	1,159	151	1,310	88%	12%	\$99,725,649
Cabonne	294	101	395	74%	26%	-
Camden	1,332	205	1,537	87%	13%	\$165,882,053
Campbelltown	1,279	496	1,775	72%	28%	\$404,619,384
Canada Bay	691	41	732	94%	6%	\$216,222,262
Canterbury	1,294	227	1,521	85%	15%	\$156,786,921
Carrathool	41	9	50	82%	18%	\$5,547,357
Central Darling	27	-	-	-	-	\$1,496,605
Cessnock	1,371	164	1,535	89%	11%	\$77,589,773
Clarence Valley	1,090	8	1,098	99%	1%	\$96,388,295
Cobar	143	101	244	59%	41%	\$10,405,577
Coffs Harbour	1,756	-	-	-	-	\$309,251,404
Conargo	37	11	48	77%	23%	\$3,137,750
Coolamon	117	61	178	66%	34%	\$4,208,983
Cooma-Monaro	163	-	-	-	-	\$22,839,843
Coonamble	49	12	61	80%	20%	\$4,051,127
Cootamundra	198	2	200	99%	1%	\$22,749,000

Council	DAs determined	Complying development certificates (CDCs)	Total determinations (DAs + CDCs)	% DAs of total determinations	% CDCs of total determinations	Total estimated value of DAs approved
Corowa	388	-	-	-	-	\$45,647,457
Cowra	358	5	363	99%	1%	\$25,671,751
Deniliquin	110	94	204	54%	46%	\$9,965,650
Dubbo	804	246	1,050	77%	23%	\$72,801,727
Dungog	238	3	241	99%	1%	\$17,064,326
Eurobodalla	1,040	2	1,042	100%	0%	\$96,347,633
Fairfield	1,865	68	1,933	96%	4%	\$209,000,003
Forbes	211	-	-	-	-	-
Gilgandra	35	27	62	56%	44%	\$14,313,810
Glen Innes Severn	124	85	209	59%	41%	\$12,793,235
Gloucester	189	2	191	99%	1%	\$11,023,800
Gosford	2,955	451	3,406	87%	13%	\$365,783,928
Goulburn Mulwaree	(555)	45	600	92%	8%	\$60,126,467
Great Lakes	846	42	888	95%	5%	\$138,814,468
Greater Hume	290	-	-	-	-	\$32,290,748
Greater Taree	1,089	70	1,159	94%	6%	\$118,249,358
Griffith	596	7	603	99%	1%	-
Gundagai	115	-	-	-	-	-
Gunnedah	202	-	-	-	-	\$24,426,167
Guyra	99	-	-	-	-	\$45,341,976
Gwydir	65	8	73	89%	11%	\$3,781,917
Harden	85	3	88	97%	3%	\$8,824,707
Hawkesbury	1,117	46	1,163	96%	4%	\$121,151,453
Hay	74	48	122	61%	39%	\$1,571,419
Holroyd	1,197	29	1,226	98%	2%	\$220,763,275
Hornsby	2,051	55	2,106	97%	3%	\$380,308,477
Hunters Hill	238	4	242	98%	2%	\$67,197,727
Hurstville	1,511	51	1,562	97%	3%	\$386,502,416
Inverell	231	290	521	44%	56%	\$26,970,422
Jerilderie	34	5	39	87%	13%	\$2,027,182
Junee	120	55	175	69%	31%	\$7,782,023
Kempsey	618	131	749	83%	17%	\$56,679,112
Kiama	420	52	472	89%	11%	\$31,970,848
Kogarah	721	12	733	98%	2%	\$189,350,453
Ku-ring-gai	1,651	92	1,743	95%	5%	\$1,672,407,194
Kyogle	198	6	204	97%	3%	\$7,169,000
Lachlan	102	17	119	86%	14%	\$12,478,428
Lake Macquarie	3,075	379	3,454	89%	11%	\$412,043,285
Lane Cove	476	32	508	94%	6%	\$20,108,895
Leeton	232	-	-	-	-	\$21,595,092
Leichhardt	612	53	665	92%	8%	\$106,982,386
Lismore	(880)	-	-	-	-	-
Lithgow	402	7	409	98%	2%	\$51,156,229
Liverpool	2,040	-	-	-	-	-
Liverpool Plains	179	55	234	76%	24%	-
Lockhart	77	1	78	99%	1%	\$3,855,558
Maitland	1,468	309	1,777	83%	17%	\$195,082,713
Manly	(764)	-	-	-	-	\$196,542,000

Council	DAs determined	Complying development certificates (CDCs)	Total determinations (DAs + CDCs)	% DAs of total determinations	% CDCs of total determinations	Total estimated value of DAs approved
Marrickville	522	23	545	96%	4%	\$116,676,310
Mid-Western Regional	645	36	681	95%	5%	\$22,133,767
Moree Plains	202	9	211	96%	4%	\$16,666,889
Mosman	411	18	429	96%	4%	\$100,991,252
Murray	349	17	366	95%	5%	\$104,023,944
Murrumbidgee	66	37	103	64%	36%	-
Muswellbrook	466	30	496	94%	6%	\$38,624,877
Nambucca	335	77	412	81%	19%	-
Narrabri	103	134	237	43%	57%	\$3,243,992
Narrandera	97	76	173	56%	44%	\$4,960,827
Narromine	133	-	-	-	-	\$9,593,200
Newcastle	2,230	302	2,532	88%	12%	\$273,507,190
North Sydney	794	166	960	83%	17%	-
Oberon	147	5	152	97%	3%	\$2,454,259
Orange	609	157	766	80%	20%	\$95,644,567
Palerang	(463)	-	-	-	-	-
Parkes	142	102	244	58%	42%	\$18,429,083
Parramatta	1,531	133	1,664	92%	8%	\$1,013,156,760
Penrith	2,110	325	2,435	87%	13%	\$300,956,817
Pittwater	824	19	843	98%	2%	\$268,821,883
Port Macquarie-Hastings	836	905	1,741	48%	52%	\$304,210,835
Port Stephens	1,738	52	1,790	97%	3%	\$346,379,918
Queanbeyan	456	16	472	97%	3%	\$105,621,819
Randwick	1,364	203	1,567	87%	13%	\$406,029,758
Richmond Valley	455	16	471	97%	3%	\$20,105,917
Rockdale	709	32	741	96%	4%	\$50,115,984
Ryde	1,198	84	1,282	93%	7%	\$900,000,000
Shellharbour	813	360	1,173	69%	31%	\$55,741,699
Shoalhaven	2,544	75	2,619	97%	3%	\$135,152,148
Singleton	826	61	887	93%	7%	\$62,815,492
Snowy River	252	4	256	98%	2%	\$98,683,557
Strathfield	269	-	-	-	-	\$12,078,852
Sutherland	1,610	355	1,965	82%	18%	\$478,747,333
Sydney	3,389	547	3,936	86%	14%	\$2,498,891,469
Tamworth Regional	763	436	1,199	64%	36%	\$66,002,742
Temora	135	-	-	-	-	\$8,208,944
Tenterfield	75	54	129	58%	42%	\$7,738,968
Tumbarumba	96	-	-	-	-	\$5,308,366
Tumut	207	6	213	97%	3%	\$26,583,152
Tweed	1,397	191	1,588	88%	12%	\$46,527,651
Upper Hunter	370	105	475	78%	22%	\$46,932,619
Upper Lachlan	288	-	-	-	-	\$8,326,981
Uralla	164	-	-	-	-	\$5,100,000
Urana	27	-	-	-	-	\$744,714
Wagga Wagga	1,339	145	1,484	90%	10%	-
Wakool	137	1	138	99%	1%	\$16,278,022
Walcha	69	6	75	92%	8%	\$10,281,294

Council	DAs determined	Complying development certificates (CDCs)	Total determinations (DAs + CDCs)	% DAs of total determinations	% CDCs of total determinations	Total estimated value of DAs approved
Walgett	49	50	99	49%	51%	\$3,177,775
Warren	33	-	-	-	-	\$1,081,300
Warringah	1,543	54	1,597	97%	3%	\$619,461,458
Warrumbungle	147	-	-	-	-	-
Waverley	634	38	672	94%	6%	\$118,240,832
Weddin	96	2	98	98%	2%	\$4,735,654
Wellington	118	20	138	86%	14%	-
Wentworth	208	62	270	77%	23%	\$5,803,582
Willoughby	1,060	19	1,079	98%	2%	\$233,690,013
Wingecarribee	960	64	1,024	94%	6%	\$88,938,623
Wollondilly	1,069	58	1,127	95%	5%	\$101,089,283
Wollongong	1,625	568	2,193	74%	26%	\$512,158,260
Woollahra	751	40	791	95%	5%	\$183,718,985
Wyong	2,561	474	3,035	84%	16%	\$488,631,457
Yass Valley	493	5	498	99%	1%	\$41,171,886
Young	340	21	361	94%	6%	\$10,723,980
<b>Number of Reporting councils</b>	152	120	120	120	120	136
<b>Total (Reporting councils)</b>	<b>105,225</b>	<b>12,698</b>	<b>117,923</b>	<b>89%</b>	<b>11%</b>	<b>\$19,978,477,247</b>

- Notes: 1: For the purpose of calculating total DAs determined across the State on a 100% basis, figures for councils with a no response have been drawn from the 2004–05 DLG Comparative Information and are shown in brackets.  
2: Not all councils included section 96 modifications under DAs determined.

## Appendix 2

### 2005–06 Mean development application determination times for all DAs

Ranked by mean gross determination time – all DAs

- Notes: 1. Most councils provided data in calendar days, however some councils provided determination times in business days as requested.  
 2. Net determination time generally exclude referrals and stop-the-clock times. However some councils reported that their net times include referrals (\*) or stop-the-clock (#) times (see 'notes').  
 3. Not all councils included section 96 modifications in assessment times.

Council	Number of DAs determined	Mean determination time All DAs 2005-06		Notes
		Gross	Net	
Leichhardt	612	185	118	
Strathfield	269	158	71	
Canterbury	1294	152	80	
Ashfield	396	130	75	
Botany Bay	440	115	77	
Port Stephens	1738	113	-	
Woollahra	751	111	96	*
Wollongong	1625	106	60	
Holroyd	1197	102	-	
Upper Hunter	370	101	19	
Great Lakes	846	101	-	
Pittwater	824	100	80	
Rockdale	709	98	45	*
Walgett	49	97	48	
Eurobodalla	1040	89	37	
Newcastle	2230	89	55	*
Kogarah	721	89	64	
Shellharbour	813	88	68	#
Warringah	1543	88	50	
Young	340	88	35	
Hunters Hill	238	86	44	
Wingecarribee	960	85	-	
Bankstown	1692	84	52	
Cooma-Monaro	163	84	67	
Lane Cove	476	83	68	
Auburn	649	83	55	
Shoalhaven	2544	83	48	
North Sydney	794	83	61	
Harden	85	82	-	
Mosman	411	81	74	
Port Macquarie-Hastings	836	79	49	*
Upper Lachlan	288	76	54	
Randwick	1364	75	30	
Canada Bay	691	75	52	
Liverpool	2040	75	-	
Marrickville	522	74	62	
Parramatta	1531	74	69	
Greater Taree	1089	73	43	
Wollondilly	1069	72	44	
Inverell	231	72	40	
Campbelltown	1279	70	43	
Sutherland	1610	70	67	
Queanbeyan	456	65	43	

<b>Council</b>	<b>Number of DAs determined</b>	<b>Gross determination time</b>	<b>Net determination time</b>	<b>Notes</b>
Moree Plains	202	63	43	
Ryde	1198	62	39	
Tweed	1397	61	31	*
Baulkham Hills	2484	60	25	
Fairfield	1865	60	20	
Lake Macquarie	3075	60	29	
Ku-ring-gai	1651	58	50	
Oberon	147	58	20	
Sydney	3389	58	35	
Willoughby	1060	58	45	
Dungog	238	58	52	
Singleton	826	58	30	
Hornsby	2051	57	36	
Wagga Wagga	1339	57	37	
Kyogle	198	57	-	
Byron	1159	55	-	
Ballina	930	52	-	
Bellingen	381	49	39	
Blue Mountains	1018	49	25	
Kempsey	618	48	22	
Muswellbrook	466	48	35	
Coffs Harbour	1756	48	16	
Penrith	2110	48	42	
Gloucester	189	47	35	
Hawkesbury	1117	47	-	
Murray	349	47	41	
Lithgow	402	46	33	
Narrabri	103	46	19	
Griffith	596	45	34	
Blacktown	2998	44	22	
Urana	27	44	31	
Tumut	207	43	-	
Armidale Dumaresq	262	42	19	
Dubbo	804	42	30	
Bland	111	41	26	
Leeton	232	41	28	
Clarence Valley	1090	40	-	
Cabonne	294	39	33	
Lockhart	77	38	36	
Maitland	1468	38	21	
Jerilderie	34	37	12	
Burwood	424	36	-	
Tenterfield	75	36	21	
Blayney	228	35	35	# *
Deniliquin	110	35	12	
Wentworth	208	34	30	
Wyong	2561	33	23	
Narromine	133	33	23	
Bogan	71	30	30	
Guyra	99	29	21	
Liverpool Plains	179	29	28	
Gunnedah	202	28	-	
Wakool	137	28	-	
Richmond Valley	455	27	-	
Uralla	164	25	21	

<b>Council</b>	<b>Number of DAs determined</b>	<b>Gross determination time</b>	<b>Net determination time</b>	<b>Notes</b>
Gilgandra	35	24	21	
Carrathool	41	24	18	
Warrumbungle	147	24	24	
Glen Innes Severn	124	24	21	
Albury	1148	23	16	
Warren	33	23	23	# *
Bourke	44	26	23	#
Greater Hume	290	22	-	
Central Darling	27	20	-	
Cobar	143	19	18	
Forbes	211	18	14	
Weddin	96	18	16	
Walcha	69	14	13	
Junee	120	13	9	
Lachlan	102	13	8	
Brewarrina	14	5	5	
Gundagai	115	3	3	
Waverley	634	-	79	
Bega Valley	1092	-	61	
Yass Valley	493	-	59	
Cessnock	1371	-	51	
Goulburn Mulwaree	555	-	49	*
Hurstville	1511	-	44	
Camden	1332	-	43	
Nambucca	335	-	34	
Balranald	54	-	-	
Bathurst Regional	690	-	-	
Berrigan	271	-	-	
Bombala	79	-	-	
Boorowa	82	-	-	
Broken Hill	487	-	-	
Conargo	37	-	-	
Coolamon	117	-	-	
Coonamble	49	-	-	
Cootamundra	198	-	-	
Corowa	388	-	-	
Cowra	358	-	-	
Gosford	2955	-	-	
Gwydir	65	-	-	
Hay	74	-	-	
Kiama	420	-	-	
Lismore	880	-	-	
Manly	764	-	-	
Mid-Western Regional	645	-	-	
Murrumbidgee	66	-	-	
Narrandera	97	-	-	
Orange	609	-	-	
Palerang	463	-	-	
Parkes	142	-	-	
Snowy River	252	-	-	
Tamworth Regional	763	-	-	
Temora	135	-	-	
Tumbarumba	96	-	-	
Wellington	118	-	-	
<b>No. of reporting councils</b>		<b>115</b>	<b>105</b>	

## Appendix 3

### 2005–06 Mean development application determination times by estimated DA value

#### By council

- Notes:
1. Data generally provided in calendar days, however some councils provided determination times in business days as requested.
  2. Some net DA times may show negative figures due to double counting of stop-the-clock and referral times in some reporting systems
  3. Some councils' net determination times include referrals (\*) or stop-the-clock (#) times (see notes column).
  4. Not all councils included section 96 modifications in assessment times.
  5. Some councils used different methodology for calculating assessment times by DA value to that used for assessment times for "all DAs" as shown in Appendix 2. This means that some mean determination times for 'all DAs' in Appendix 2 may not fall within the range of DA value categories in the table below.
  6. Some figures provided by councils have been omitted due to statistical inconsistencies in the data provided (shown "/").

Council	Mean <u>gross</u> DA determination time (days)						Mean <u>net</u> DA determination time (days)						Notes
	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	
Albury	19	27	34	59	26	-	15	18	23	22	26	-	
Armidale Dumaresq	33	52	55	86	34	-	20	14	31	29	6	-	
Ashfield	85	110	162	118	252	-	49	71	99	82	196	-	
Auburn	124	101	103	220	266	255	43	62	66	107	120	70	
Ballina	-	-	-	-	-	-	-	-	-	-	-	-	
Balranald	28	-	-	-	-	-	28	-	-	-	-	-	
Bankstown	54	146	265	370	214	-	-	-	-	-	-	-	
Bathurst Regional	23	20	38	43	40	63	-	-	-	-	-	-	
Baulkham Hills	51	86	107	180	210	72	-	-	-	-	-	-	
Bega Valley	-	-	-	-	-	-	-	-	-	-	-	-	
Bellingen	44	64	121	243	-	-	37	38	109	/	-	-	
Berrigan	16	21	51	54	108	-	8	11	51	25	108	-	
Blacktown	32	43	156	142	170	81	16	19	87	77	78	68	
Bland	56	61	53	70	-	-	39	46	34	40	-	-	
Blayney	24	33	-	49	-	-	24	33	-	49	-	-	#
Blue Mountains	41	85	109	274	241	-	24	28	38	158	74	-	
Bogan	-	-	-	-	-	-	-	-	-	-	-	-	

Council	Mean <u>gross</u> DA determination time (days)						Mean <u>net</u> DA determination time (days)						Notes
	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	
Bombala	9	26	108	38	-	-	9	26	108	38	-	-	#
Boorowa	34	-	-	-	-	-	-	-	-	-	-	-	
Botany Bay	105	115	207	246	239	214	72	83	96	115	102	134	
Bourke	26	18	-	-	-	-	23	21	-	-	-	-	#
Brewarrina	5	-	-	-	-	-	5	-	-	-	-	-	
Broken Hill	5	20	13	-	-	-	5	7	4	-	-	-	
Burwood	53	84	153	113	544	54	37	72	85	/	64	54	
Byron	52	82	136	400	-	-	45	69	97	252	-	-	
Cabonne	-	-	-	-	-	-	-	-	-	-	-	-	
Camden	-	-	-	-	-	-	-	-	-	-	-	-	
Campbelltown	33	82	111	114	167	162	29	51	97	99	154	162	
Canada Bay	39	95	134	205	148	39	-	-	-	-	-	-	
Canterbury	88	132	176	283	479	-	69	93	103	202	-	-	
Carrathool	14	42	134	33	-	-	10	23	9	33	-	-	
Central Darling	20	-	-	-	-	-	5	-	-	-	-	-	
Cessnock	71	87	70	280	-	-	-	-	-	-	-	-	
Clarence Valley	26	39	168	63	135	-	-	-	-	-	-	-	
Cobar	-	-	-	-	-	-	-	-	-	-	-	-	
Coffs Harbour	26	61	78	101	159	-	12	20	30	28	51	-	
Conargo	9	32	16	-	-	-	-	-	-	-	-	-	
Coolamon	-	-	-	-	-	-	7	8	24	-	-	-	
Cooma-Monaro	43	62	158	85	-	-	35	46	105	63	-	-	
Coonamble	45	55	-	57	-	-	45	14	-	34	-	-	
Cootamundra	3	6	-	54	75	-	3	6	-	54	75	-	
Corowa	16	21	60	50	38	-	-	-	-	-	-	-	
Cowra	122	40	81	-	92	-	67	34	46	-	92	-	
Deniliquin	-	-	-	-	-	-	11	28	32	45	-	-	
Dubbo	27	44	120	89	46	-	-	-	-	-	-	-	
Dungog	85	81	71	-	-	-	-	-	-	-	-	-	

Council	Mean <u>gross</u> DA determination time (days)						Mean <u>net</u> DA determination time (days)						Notes
	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	
Eurobodalla	82	97	224	523	109	-	32	45	123	33	-15	-	
Fairfield	69	112	72	146	173	-	29	40	31	31	30	-	
Forbes	10	18	7	-	-	-	-	-	-	-	-	-	
Gilgandra	-	-	-	-	-	-	-	-	-	-	-	-	
Glen Innes Severn	26	24	-	17	12	-	26	24	-	17	12	-	
Gloucester	32	36	74	47	-	-	25	34	34	47	-	-	
Gosford	50	75	136	143	336	546	32	39	67	66	164	391	
Goulburn Mulwaree	-	-	-	-	-	-	-	-	-	-	-	-	
Great Lakes	-	-	-	-	-	-	-	-	-	-	-	-	
Greater Hume	22	-	-	-	-	-	-	-	-	-	-	-	
Greater Taree	61	88	211	272	55	-	37	55	99	76	55	-	
Griffith	-	-	-	-	-	-	-	-	-	-	-	-	
Gundagai	-	-	-	-	-	-	-	-	-	-	-	-	
Gunnedah	26	46	53	40	-	-	-	-	-	-	-	-	
Guyra	23	28	-	-	48	-	/	/	-	-	/	-	
Gwydir	12	18	-	-	-	-	12	18	-	-	-	-	
Harden	-	-	-	-	-	-	-	-	-	-	-	-	
Hawkesbury	35	87	130	289	93	-	25	60	61	197	52	-	
Hay	16	54	-	-	-	-	13	17	-	-	-	-	
Holroyd	63	110	194	133	93	42	-	-	-	-	-	-	
Hornsby	51	70	101	115	109	125	35	39	33	43	57	87	
Hunters Hill	61	104	120	180	256	-	35	51	73	81	255	-	
Hurstville	-	-	-	-	-	-	51	62	87	110	84	175	
Inverell	67	79	110	70	-	-	39	39	70	61	-	-	
Jerilderie	37	49	83	-	-	-	12	13	23	-	-	-	
Junee	11	20	47	-	-	-	10	8	21	-	-	-	
Kempsey	39	75	85	135	-	-	18	33	47	132	-	-	
Kiama	37	47	51	82	21	6	35	43	41	82	21	6	
Kogarah	60	73	109	250	123	-	45	63	107	157	121	-	

Council	Mean <u>gross</u> DA determination time (days)						Mean <u>net</u> DA determination time (days)						Notes
	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	
Ku-ring-gai	45	72	99	112	156	191	36	50	74	72	114	109	
Kyogle	77	48	-	-	-	-	/	/	-	-	-	-	
Lachlan	13	13	13	-	-	-	8	9	-	-	-	-	
Lake Macquarie	45	76	179	233	233	220	28	42	80	102	119	220	
Lane Cove	56	129	167	134	59	-	50	63	142	78	/	-	
Leeton	24	27	35	80	-	-	22	23	35	80	-	-	
Leichhardt	142	205	262	379	567	-	81	137	203	377	565	-	
Lismore	-	-	-	-	-	-	-	-	-	-	-	-	
Lithgow	-	-	-	-	-	-	-	-	-	-	-	-	
Liverpool	-	-	-	-	-	-	-	-	-	-	-	-	
Liverpool Plains	23	30	-	-	36	-	-	-	-	-	-	-	
Lockhart	-	-	-	-	-	-	-	-	-	-	-	-	
Maitland	29	44	104	155	331	-	17	23	53	47	120	-	
Manly	-	-	-	-	-	-	91	114	108	87	43	-	
Marrickville	52	77	96	85	177	-	-	-	-	-	-	-	
Mid-Western Regional	56	59	44	89	54	-	48	52	7	89	44	-	
Moree Plains	57	70	81	174	-	-	40	42	/	55	-	-	
Mosman	74	94	115	137	144	-	57	73	85	97	88	-	
Murray	23	26	26	35	-	-	-	-	-	-	-	-	
Murrumbidgee	-	-	-	-	-	-	-	-	-	-	-	-	
Muswellbrook	-	-	-	-	-	-	-	-	-	-	-	-	
Nambucca	-	-	-	-	-	-	-	-	-	-	-	-	
Narrabri	21	70	-	-	-	-	18	35	-	-	-	-	
Narrandera	33	30	45	-	-	-	20	20	16	-	-	-	
Narromine	22	30	-	61	-	-	-	-	-	-	-	-	
Newcastle	-	-	-	-	-	-	-	-	-	-	-	-	*
North Sydney	-	-	-	-	-	-	-	-	-	-	-	-	
Oberon	127	25	112	-	-	-	26	25	45	-	-	-	
Orange	-	-	-	-	-	-	-	-	-	-	-	-	

Council	Mean <u>gross</u> DA determination time (days)						Mean <u>net</u> DA determination time (days)						Notes
	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	
Palerang	-	-	-	-	-	-	-	-	-	-	-	-	
Parkes	56	65	51	87	42	-	34	35	51	52	3	-	
Parramatta	54	110	159	210	173	230	37	53	71	81	63	94	
Penrith	31	70	149	100	103	-	27	56	60	67	77	-	
Pittwater	47	73	114	139	287	173	42	61	107	114	146	166	
Port Macquarie-Hastings	83	93	164	202	303	303	43	53	68	78	107	169	*
Port Stephens	57	110	107	157	104	-	42	76	91	135	104	-	
Queanbeyan	47	74	146	253	226	-	37	47	69	117	66	-	
Randwick	39	52	72	99	108	82	21	25	23	39	39	31	
Richmond Valley	33	42	90	-	-	-	-	-	-	-	-	-	
Rockdale	-	-	-	-	-	-	-	-	-	-	-	-	*
Ryde	45	86	120	121	147	130	15	53	38	11	20	1	
Shellharbour	94	159	214	152	425	-	83	108	98	87	142	-	#
Shoalhaven	68	117	150	264	218	177	45	56	90	145	88	177	
Singleton	75	35	246	469	-	-	66	35	66	466	-	-	
Snowy River	83	-	-	-	-	-	41	-	-	-	-	-	
Strathfield	108	142	101	203	-	-	59	78	56	203	-	-	
Sutherland	49	70	158	214	191	206	38	56	140	196	176	192	
Sydney	42	59	93	120	153	292	31	45	70	93	124	258	
Tamworth Regional	40	44	102	95	-	-	38	31	59	62	-	-	
Temora	3	6	34	-	-	-	2	-4	49	-	-	-	
Tenterfield	36	34	-	50	-	-	19	25	-	37	-	-	
Tumbarumba	-	-	-	-	-	-	-	-	-	-	-	-	
Tumut	43	43	33	44	30	-	-	-	-	-	-	-	
Tweed	63	91	182	206	146	-	-	3	1	14	-	-	*
Upper Hunter	86	130	153	127	171	-	38	37	47	67	171	-	
Upper Lachlan	-	-	-	-	-	-	-	-	-	-	-	-	
Uralla	25	24	-	-	-	-	20	22	-	-	-	-	
Urana	29	15	-	-	-	-	/	15	-	-	-	-	

Council	Mean <u>gross</u> DA determination time (days)						Mean <u>net</u> DA determination time (days)						Notes
	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	DA est value: <\$100k	\$100k-\$500k	\$500k-\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	
Wagga Wagga	-	-	-	-	-	-	-	-	-	-	-	-	
Wakool	28	28	28	28	28	28	-	-	-	-	-	-	
Walcha	16	21	-	-	10	-	/	/	-	-	10	-	
Walgett	133	50	-	-	-	-	67	29	-	-	-	-	
Warren	20	42	-	-	-	-	/	37	-	-	-	-	#
Warringham	44	54	71	69	76	39	28	34	46	52	53	39	
Warrumbungle	-	-	-	-	-	-	-	-	-	-	-	-	
Waverley	60	97	139	137	159	-	-	-	-	-	-	-	
Weddin	18	14	19	-	-	-	10	14	15	-	-	-	
Wellington	75	-	-	-	-	-	-	-	-	-	-	-	
Wentworth	-	-	-	-	-	-	-	-	-	-	-	-	
Willoughby	40	82	91	143	141	116	33	61	64	96	83	116	
Wingecarribee	-	-	-	-	-	-	-	-	-	-	-	-	
Wollondilly	-	-	-	-	-	-	-	-	-	-	-	-	
Wollongong	-	-	-	-	-	-	-	-	-	-	-	-	
Woollahra	102	137	203	255	381	-	95	124	164	215	360	-	*
Wyong	27	35	88	124	112	258	-	-	-	-	-	-	
Yass Valley	54	76	93	167	-	-	-	-	-	-	-	-	
Young	53	69	127	66	-	-	33	40	41	52	-	-	

## Appendix 4

### 2005–06 Median development application determination times

All reporting councils

Ranked by median gross determination time (2005–06)

- Notes: 1. 2004–05 and 2003–04 data is from Department of Local Government Comparative Information reports and includes referral times but excludes stop-the-clock.  
 2. 2005-06 median times are not directly comparable with previous years' figures because they are based on different calculation methods.  
 3. Most 2005–06 times were reported in calendar days, however some councils provided data in business days as requested. Data should therefore be interpreted with some caution.  
 4. Some councils' 2005–06 reported that their net determination times include referrals (\*) and/or stop-the-clock (#) times.

Council	2005–06 Median <u>Gross</u> Determination Time (days)	2005–06 Median <u>Net</u> Determination Time (days)	Notes 05-06	2004–05 Median Determination Time (days)	2003–04 Median Determination Time (days)
Leichhardt	138	100		96	94
Strathfield	125	60		100	62
Ashfield	98	67		56	56
Canterbury	96	49		56	55
Woollahra	81	70	*	77	78
Holroyd	79			62	84
Botany Bay	75	57		47	58
Wingecarribee	72			23	27
Pittwater	70	56		55	59
Upper Hunter	70	29		27	
Hunters Hill	66	41		70	51
Mosman	65	60		82	89
Young	65	34		54	49
Lane Cove	64	52		82	149
Shellharbour	59	51	#	48	44
Great Lakes	58			32	61
Marrickville	57	45		41	57
Harden	57			22	19
Auburn	55	40		60	43
North Sydney	54	42		44	47
Upper Lachlan	52	37		52	
Rockdale	51	33	*	49	63
Randwick	50	28		32	39
Port Stephens	47			48	45
Kogarah	47	36		40	43
Warringah	45	29		78	77
Bland	45	24		24	27
Port Macquarie- Hastings	44	38	*	36	29
Gloucester	44	33		30	22
Parramatta	44	36		75	72
Queanbeyan	43	36		44	42
Hornsby	43	34		46	38

<b>Council</b>	<b>2005–06 Median Gross Determination Time (days)</b>	<b>2005–06 Median Net Determination Time (days)</b>	<b>Notes 05-06</b>	<b>2004–05 Median Determination Time (days)</b>	<b>2003–04 Median Determination Time (days)</b>
Inverell	43	30		21	18
Ku-ring-gai	42	38		78	111
Sutherland	41	38		53	58
Wollongong	41	35		39	30
Canada Bay	41	33		60	59
Moree Plains	40	32		5	6
Shoalhaven	40	28		22	23
Ryde	40	25		44	44
Narrabri	44	40		14	20
Tweed	39	35	*	26	25
Bankstown	38	26		28	28
Lockhart	37	35		12	7
Willoughby	37	27		59	55
Wollondilly	36	31		36	31
Lithgow	36	20		13	13
Eurobodalla	36	17		27	30
Sydney	35	24		26	28
Lake Macquarie	35	23		57	53
Baulkham Hills	35	17		32	32
Byron	35			54	51
Greater Hume	35			20	12
Richmond Valley	34			26	28
Cooma-Monaro	33	28		50	43
Wagga Wagga	33	27		30	22
Greater Taree	32	27		28	35
Liverpool Plains	32	25		25	
Dungog	32	29		38	35
Singleton	32	23		26	31
Oberon	31	15		21	18
Tumut	30			31	30
Burwood	30			31	34
Liverpool	30			33	27
Bogan	30	30		6	4
Wentworth	30	12		25	20
Blayney	29	29		21	20
Urana	29	28		11	9
Warrumbungle	29	27			
Gunnedah	28			27	15
Muswellbrook	28	25		18	22
Bellingen	28	22		30	35
Newcastle	28	22	*	25	26
Blue Mountains	28	19		32	43
Kyogle	27			18	16
Griffith	27	27		17	27
Blacktown	27			27	29
Jerilderie	27	4		23	23

<b>Council</b>	<b>2005–06 Median Gross Determination Time (days)</b>	<b>2005–06 Median Net Determination Time (days)</b>	<b>Notes 05-06</b>	<b>2004–05 Median Determination Time (days)</b>	<b>2003–04 Median Determination Time (days)</b>
Campbelltown	26	19		21	28
Tenterfield	26	13		27	21
Dubbo	25	18		22	23
Fairfield	25	12		29	28
Murray	24	22		18	12
Wakool	23			24	23
Bourke	23	23		9	15
Weddin	23	21		10	9
Coffs Harbour	23	8		13	12
Cabonne	22	18		33	32
Guyra	21	21		12	12
Walgett	21	18		27	54
Leeton	21	16		38	18
Armidale Dumaresq	21	14		25	34
Deniliquin	21	9		19	15
Camden	20			12	12
Kempsey	19	9		20	25
Clarence Valley	19			12	
Hawkesbury	19			27	44
Warren	18	18		22	16
Uralla	18	17		18	18
Wyong	18	16		30	30
Walcha	18	15		13	18
Gilgandra	17	17		23	19
Glen Innes Severn	17	17		30	25
Maitland	17	10		21	16
Forbes	16	14		17	19
Albury	16	13		20	19
Albury	16	13		20	19
Central Darling	14			9	9
Lachlan	14	11		15	10
Cobar	13	12		25	12
Carrathool	13	10		18	7
Narromine	11	11		11	28
June	6	5		11	5
Gundagai	4	4		4	3
Brewarrina	2	2		5	22
Waverley		57		63	69
Yass Valley		55		69	61
Bega Valley		33		30	38
Cessnock		28		35	16
Nambucca		28		30	26
Ballina				22	25
Balranald				20	20
Bathurst Regional				29	24
Berrigan				10	12

<b>Council</b>	<b>2005–06 Median Gross Determination Time (days)</b>	<b>2005–06 Median Net Determination Time (days)</b>	<b>Notes 05-06</b>	<b>2004–05 Median Determination Time (days)</b>	<b>2003–04 Median Determination Time (days)</b>
Bombala				14	10
Boorowa				18	17
Broken Hill				4	4
Conargo				14	5
Coolamon				8	7
Coonamble				19	18
Cootamundra				47	4
Corowa				19	17
Cowra				33	21
Gosford				48	42
Goulburn Mulwaree				44	41
Gwydir				13	
Hay				2	2
Hurstville				61	58
Kiama				24	30
Lismore				20	18
Manly				91	88
Mid-Western Regional				12	
Murrumbidgee				25	30
Narrandera				14	6
Orange				14	29
Palerang				59	
Parkes				26	29
Penrith				36	28
Snowy River				39	51
Tamworth Regional				30	27
Temora				3	2
Tumbarumba				17	16
Wellington				13	20
<b>Number of reporting councils</b>	115	101		151	146

Note: Historical data is not available for some councils due to previous amalgamations and boundary changes.