

Executive summary

Local Development Performance Monitoring (LDPM) provides an overview of the performance of the NSW planning system and information on local and regional development determined by Councils, private certifiers and joint regional planning panels in 2013-14.

This year's publication is the ninth in the series. LDPM provides information for key indicators of performance, including the volume and value of various types of applications and determination times. It also provides information on other matters like Council staffing, who determines applications and information on internal (s.82A) reviews and appeals to the Land and Environment Court.

In 2013-14, the number of development applications (DAs) determinations arrested the decline from the three previous years. Overall development activity (which includes DAs and CDCs) increased by 12% (total 84,159 approvals) and the value of approved developments increased by 17% to \$28.69 billion compared with 2012-13.

The number of complying development certificates (CDCs) were the highest since LDPM data collection began. CDCs now account for 29% of all development approvals.

Average determination times were slightly longer than in the previous year (an additional 1.1 days). However 78% of Councils achieved median net determination times of 40 days or less.

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

Overview

Assessment Activity

2013-14		2012-13	% change from 2012-13
60,791	Development applications (DAs)	57,032	7
14,033	Section 96 modifications (s96)	14,086	-0.4
24,814	Complying development certificates (CDCs) determined by Councils or private certifiers. This represents 29% of all DA and CDC determinations in 2013-14	19,192	29
99,638	DAs, s96 and CDCs determined	90,310	10

Development Activity

2013-14		2012-13	% change from 2012-13
59,389	DAs approved by local Councils	55,728	7
24,770	CDCs approved by Councils or private certifiers	19,147	29
84,159	DAs and CDCs approved	74,875	12


Local Development Performance Monitoring
Value

2013-14		2012-13	% change from 2012-13
24.26	Billion dollars worth of DAs approved under the NSW local development assessment system	21.46	13
4.43	Billion dollars worth of CDCs approved under the NSW local development assessment system	3.03	46
28.69	Billion dollars worth of DAs and CDCs approved under the NSW local development assessment system	24.49	17

Time*

2013-14		2012-13	% change from 2012-13
70	Average gross days taken to process a DA across all Councils	68	2
44	Median gross days taken to process a DA across all Councils	42	5
45	Average net days taken to process a DA across all Councils (i.e. average gross days minus days taken for stop- the-clock and referrals to state agencies)	45	1
18	Average days taken to process CDCs by Councils	17	7
38	Councils with an average gross determination time for DAs of 40 days or less	40	-5
14	Councils with an average gross determination time for DAs of more than 100 days	15	-7

Council staffing involved in development assessment and determination

2013-14		2012-13	% change from 2012-13
1,021	Total full time equivalent (EFT) staff reported across the State	1,022	-0.1
60	Average development determinations per EFT staff	56	7
12	Councils recorded an above average number of development determinations per EFT staff of more than 100	14	-14

Reviews and Appeals

2013-14		2012-13	% change from 2012-13
353	Section 82A Council review (72% were approved)	427	-17
284	Class 1 appeals determined by the Land and Environment Court	344	-17

Other Certificates

2013-14		2012-13	% change from 2012-13
50,457	Construction certificates reported	47,488	6
49,515	Occupation certificates reported	47,425	4
4,101	Subdivision certificates reported	3,964	3
847	Strata certificates reported	834	2

*Note: This year's average gross determination times across the State were slightly longer than they were the previous year. Analysis of the data has shown that this is because one Council moved to determine a number of applications (mostly by refusal) that had been inactive on its books for a long time.