

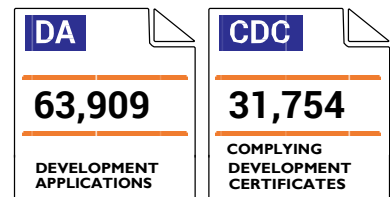
## Data Highlights 2015–16

### Development activity

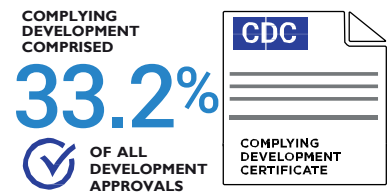
- 95,663 new development approvals by means of development application DA (63,909) and complying development certificate CDC (31,754), which is 6.1% higher than 2014-15
- Complying development comprised 33.2% of all development approvals
- \$44.47 billion worth of new development approved, a 30.4% increase from 2014-15
- The majority of developments approved were valued under \$1 million: 95.2% of DAs and 98.6% of CDCs
- 58.6% of all approved developments (DAs and CDCs) in NSW were in the Sydney region with a total value of \$35.39 billion
- Overall residential development approvals (DAs and CDCs) increased by 7.6% to 71,376 and the value of that type of approval increased by 23.9% to \$24.41 billion compared with 2014-15
- Residential development approvals comprised 74.6% of all approved DAs and CDCs
- Mixed value increased 60.7% to \$7.545 billion
- Commercial/retail/office increased 49.6% to \$6.681 billion
- Industrial value increased 0.2% to \$1.492 billion
- Other value increased 20.8% to \$1.401 billion
- Community facility value increased 19.6% to \$1.084 billion
- Infrastructure value increased 27.5% to \$343m
- Tourist value decreased 22.5% to \$298m

**95,663**

DEVELOPMENT APPROVALS BY MEANS OF:



**6.1% HIGHER** THAN 2014 – 2015



**\$44.47 billion**

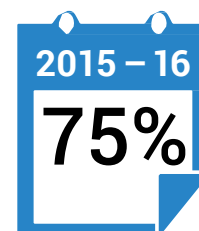
WORTH OF NEW DEVELOPMENT APPROVED

**INCREASED** FROM 2014 - 2015 BY **30.4%**

### Determination times - For All development

- More than half of all NSW councils (59.2%) had a median gross determination time for DAs of 40 days or less and 75% of councils achieved median net determination times of 40 days or less
- Average gross time taken by councils to determine CDCs was 22 days (22 days in 2014-15)
- Median gross time taken by councils to determine CDCs was 14 days (15 days in 2014-15)

MEDIAN NET TIME LESS THAN 40 DAYS WAS



**78.9%** IN 2014 – 2015

AVERAGE GROSS TIME TAKEN BY COUNCILS TO DETERMINE CDCs WAS



**22** DAYS IN 2014 – 2015

## Determination times for non-residential development (DA only)

AVERAGE GROSS TIME FOR  
**COMMERCIAL  
 RETAIL • OFFICE**  
 DA DETERMINATIONS



AVERAGE GROSS TIME FOR  
**INFRASTRUCTURE**  
 DA DETERMINATIONS



AVERAGE GROSS TIME FOR  
 COMMUNITY  
 FACILITY  
 DA DETERMINATIONS



- Average gross time for commercial / retail / office DA determinations was 86 days (82 in 2014-15)
- Average gross time for infrastructure DA determinations was 109 days (132 in 2014-15)
- Average gross time for community facility DA determinations was 111 days (99 in 2014-15)
- Average gross time for industrial DA determinations was 106 days (109 in 2014-15)
- Average gross time for subdivision only DA determinations was 125 days (114 in 2014-15)
- Average gross time for tourist development DA determinations was 120 days (137 in 2014-15)
- Average gross time for mixed use DA determinations was 195 days (183 in 2014-15)

## Determination times by determination bodies



- Average gross time for all determinations (DAs + CDCs) by council staff was 67 days increasing from 64 days in 2014-15
- Average gross time for all determinations (DAs + CDCs) by councilors was 189 days increasing from 164 days in 2014-15
- Average gross time for all determinations (DAs) by joint regional planning panels was 288 days increasing from 260 days in 2014-15
- Average gross time for all determinations (DAs) by independent hearing and assessment panels and other independent panels was 156 days unchanged from 2014-15

### Determination bodies

- Council staff made 68.6% of all DA and CDC determinations, worth \$19.481 billion
- Private certifiers made 28.5% of all DA and CDC determinations, worth \$5.892 billion
- Councilors made 2% of all DA and CDC determinations, worth \$4.176 billion
- Joint Regional Planning Panels (JRPPs) made 0.4% of all DA and CDC determinations, worth \$12.671 billion
- Independent Hearing and Assessment Panels and other independent panels made 0.5% of all DA and CDC determinations, worth \$668 million
- 12.9% of CDCs determined by councils (14.3% in 2014-15)
- 87.1% of CDCs determined by private certifiers (85.7% in 2014-15)

**COUNCIL STAFF DETERMINED**

**68.6%**

OF ALL DAs AND CDCs



**PRIVATE CERTIFIERS DETERMINED**

**28.5%**

OF ALL DAs AND CDCs



### Reviews and appeals

- 297 section 82A council reviews were conducted in 2015-16, 63% resulted in approvals
- 431 Class 1 proceedings
- 9 Class 4 proceedings
- 4 Supreme Court appeals on Class 1 proceedings
- Of the 431 Class 1 appeals determined in the Land and Environment Court in 2015-16:
  - 415 Class 1 appeals brought by developers. 26.7% (111) were upheld after the original development consent was amended to address the issues raised by the council, 17.6% (73) were upheld in favour of the developer without any changes to the proposed development, 27.7% (115) resulted in consent being issued after agreement by the parties, 15.2% (63) were withdrawn and 12.8% (53) were dismissed.
  - 16 Class 1 appeals brought by councils or another party not being the developer. Five of these appeals were upheld, one was upheld with amended plans, three were consent orders with amended plans and seven were dismissed.

2015 - 2016

**431**

**CLASS 1**



**APPEALS**  
WERE DETERMINED IN THE LAND AND ENVIRONMENT COURT

2015 - 2016

**297**



COUNCIL REVIEWS WERE CONDUCTED

**63%**

OF COUNCIL REVIEWS RESULTED IN APPROVALS

### Council staffing

- The number of planning staff (EFT) across NSW rose by 32 to 1,104 in 2015-16
- On average 59 DAs were determined per EFT staff
- 18 councils recorded more than 100 development determinations per EFT staff



2015 - 2016

**1,104**

THE NUMBER OF EFT COUNCIL STAFF INVOLVED



**59**



**DAs**

DETERMINED BY EACH EFT COUNCIL STAFF

**Other certificates**

2015 – 2016

**53,839**

CONSTRUCTION  
CERTIFICATES ISSUED



2015 – 2016

**1,187**

STRATA  
CERTIFICATES ISSUED



2015 – 2016

**53,956**

OCCUPATION  
CERTIFICATES ISSUED



2015 – 2016

**4,608**

SUBDIVISION  
CERTIFICATES ISSUED



- Construction certificates increased from 53,626 in 2014-15 to 53,839 in 2015-16
- Occupation certificates increased from 51,703 in 2014-15 to 53,956 in 2015-16
- Strata certificates increased from 1,134 in 2014-15 to 1,187 in 2015-16
- Subdivision only certificates increased from 4,519 in 2014-15 to 4,608 in 2015-16