

2015 – 16 Premier's Priorities - Faster housing approvals

Ninety per cent of housing approvals determined within 40 days

The Local Development Performance Monitoring (LDPM) provides an annual overview of the performance of the NSW planning system and information on local and regional development determined by councils, private certifiers and regional planning panels. The LDPM also provides the data for the housing approval times for the Premier's priorities for fast approval times.

Housing approvals means new houses, dual occupancies and Granny Flats which contribute to provide new houses in NSW.

2015-16 is the first year that the data has been analysed in accordance with the Premier Priorities announced on the 14 September 2015.

For 2015/16, 75 % of housing approvals (as per measure above) were determined within 40 days.

Overview – other Development Activity in NSW

This year's publication is the eleventh in the series. The 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 determined applications and information on internal (s82A) reviews and appeals to the Land and Environment Court.

In the 2015-16 financial year the number of development application (DA) determinations and the number of complying development certificates (CDCs) issued increased from last year. Overall determinations (DA, s96 and CDC) increased by 6% from 2014 -15 and the value of approvals (DA and CDC) increased by 30% to \$44.5 billion from \$34.1 billion in 2014 -15.

The numbers of complying development certificates increased and now account for 33% of development approvals, up from 32% in 2014 -15.

The numbers of construction, occupation, subdivision and strata certificates issued also increased.

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 (JRPPs).


Local Development Performance Monitoring
Assessment Activity

| 2015-16 | | 2014-15 | % change from 2014-15 |
|---------|---|---------|-----------------------|
| 65,411 | Development applications (DAs) determined | 62,647 | 4.4 |
| 14,882 | Section 96 modifications (s96) determined | 14,299 | 4.1 |
| 31,801 | Complying development certificates (CDCs) determined by Councils or private certifiers. This represents 33% of all DA and CDC determinations in 2015-16 | 29,131 | 9.2 |
| 112,094 | DAs, s96 and CDCs determined | 106,077 | 5.7 |

Development Activity

| 2015-16 | | 2014-15 | % change from 2014-15 |
|---------|---|---------|-----------------------|
| 63,909 | DAs approved | 61,108 | 4.6 |
| 31,754 | CDCs approved by Councils or private certifiers | 29,075 | 9.2 |
| 95,663 | DAs and CDCs approved | 90,183 | 6.1 |

Value

| 2015-16 | | 2014-15 | % change from 2014-15 |
|---------|--|---------|-----------------------|
| 38.07 | Billion dollars worth of DAs approved under the NSW local development assessment system | 28.86 | 32 |
| 6.39 | Billion dollars worth of CDCs approved under the NSW local development assessment system | 5.24 | 22 |
| 44.47 | Billion dollars worth of DAs and CDCs approved under the NSW local development assessment system | 34.10 | 30 |

Time

| 2015-16 | | 2014-15 | % change from 2014-15 |
|---------|---|---------|-----------------------|
| 49 | Median gross days taken to determine all DA types across all Councils | 46 | 7 |
| 52 | Average net days taken to determine a DA across all Councils (i.e. | 48 | 9 |
| 22 | Average days taken by Councils to determine CDCs | 22 | -2 |
| 46 | Councils with an average gross determination time for DAs of 40 days | 45 | 2 |
| 22 | Councils with an average of more than 100 days to process a DA | 17 | 29 |

Determination bodies

| 2015-16 | | 2014-15 | change from 2014-15 |
|---------|--|---------|---------------------|
| 68.6 | Percentage of all applications determined by Council staff: DA being 93.9%; CDC being 6.1% | 69.8 | -1.2 |
| 87.1 | Percentage of CDCs determined by private certifiers | 85.7 | 1.4 |
| 0.4 | Percentage of applications determined by joint regional planning panel | 0.3 | 0.1 |
| 0.5 | Percentage of applications determined by independent hearing and assessment panel | 0.4 | 0.1 |
| 56 | Councils with more than 98% of their DA determinations made under delegation to professional staff | 50 | 6 |

Council staffing involved in development assessment and determination

| 2015-16 | | 2014-15 | % change from 2014-15 |
|---------|---|---------|-----------------------|
| 1,104 | Total full time equivalent (EFT) staff reported across the State | 1,072 | 3.0 |
| 59.3 | Average development determinations per EFT staff | 58.4 | 1.4 |
| 18 | Councils that recorded more than 100 development determinations per EFT staff | 16 | 12.5 |

Reviews and Appeals

| 2015-16 | | 2014-15 | % change from 2014-15 |
|---------|--|---------|-----------------------|
| 297 | Section 82A Council reviews (63% were approved) | 373 | -20.4 |
| 431 | Class 1 appeals determined by the Land and Environment Court | 388 | 11.1 |

Other Certificates

| 2015-16 | | 2014-15 | % change from 2014-15 |
|---------|------------------------------------|---------|-----------------------|
| 53,839 | Construction certificates reported | 53,626 | 0.4 |
| 53,956 | Occupation certificates reported | 51,703 | 4.4 |
| 4,608 | Subdivision certificates reported | 4,519 | 2.0 |
| 1,187 | Strata certificates reported | 1,134 | 4.7 |