



NSW GOVERNMENT
Department of Planning

LOCAL DEVELOPMENT PERFORMANCE MONITORING: 2006–07

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Local Development Performance Monitoring: 2006–07

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FOREWORD

Understanding the performance of local development assessment is vital for the government to ensure the planning system operates to community expectations. By collecting information on the type, volume, value and speed of processing development applications across NSW, we are able to respond to issues that arise and target reforms appropriately.

This year's report provides significantly more information about the planning system than previous reports because information on each development application and complying development certificate was provided by each council. This has improved the capacity to understand the type of development that is occurring, the speed at which it is being assessed and, importantly, why there are bottlenecks in the system.

One of the most interesting findings from this improved collection process is that a significant proportion of development applications are for small scale building works such as alterations to homes or new dwellings. 94% of all applications had a construction value of less than \$500,000. This shows that the majority of applications are made by families and small businesses.

Unfortunately, the time to process applications is still excessive. The average time to assess a DA is 76 days including time spent by councils seeking further information from applicants and referring applications, where necessary, to State agencies for comment or approval.

Around one quarter of the 152 councils in NSW reduced their processing times relative to last year, and a few councils have embraced the use of complying development as a means of reducing the processing time for the large volume of small building work that complies with set design standards. This frees up valuable professional staff time to ensure that more complex applications that may have greater impacts on local communities are properly assessed.

I would like to thank councils for their efforts to provide the comprehensive data that underpins the interesting facts and figures in this document. In the coming years, this information will be crucial to monitoring the success of the proposed reforms to improve the efficiency, effectiveness and transparency of the planning system. I look forward to on-going council co-operation in strengthening the efficiency of the planning system to the benefit of our communities.

A handwritten signature in black ink, reading 'SHaddad' with a horizontal line underneath the 'd'.

Sam Haddad
Director-General

OVERVIEW FOR 2006–2007

IN 2006–2007

86,287	development applications (DAs) determined by local councils
14,386	Section 96 modifications determined by councils
11,241	complying development certificates issued by council or private certifiers. This is 10% of all determinations
111,914	total determinations of all local development
\$21.7 billion	worth of DAs determined under the NSW local development assessment system
97%	of all DAs determined had a construction value of \$1m or less
12%	of all DAs had no construction work, eg change of use
60%	of all DAs determined by councils were for new homes or residential renovations and additions
76	days on average were taken to process a DA across all councils, including stop the clock and referrals to state agencies
74	of the State's 152 councils increased their mean gross determination times relative to last year
29	councils took an average of more than 100 days to process a DA.
39%	of DAs had an average of 64 days taken in seeking further information from applicants ('stop the clock')
10%	of DAs had an average of 48 days taken by State referral agencies to consider them
3%	of all development applications were refused
4%	of DAs on average were determined by elected representatives
55	councils had more than 98% of determinations made under delegation to professional staff

Interpreting the Data

The 2006–2007 data provides us with a comprehensive understanding of how the local development assessment system is working in NSW. In particular, the data shows us that whilst there have been some improvements since 2005–2006, there are a number of areas where there is a need to improve performance.

DEVELOPMENT APPLICATIONS ARE STILL TAKING TOO LONG TO DETERMINE

- The average time taken to assess development applications (DAs) and section 96 modifications (s96) is on the rise:
 - 2005–06 68 days mean gross¹
 - 2006–07 73 days mean gross¹
- The average time taken to assess small work was excessive – 61 days where the construction was under \$100,000 and 72 days for development valued at under \$1 million. The average time for determining residential alterations was 57 days and 78 days for single dwellings.
- When minor developments are excluded, that is developments with construction value under \$100,000, the mean gross determination time increases significantly to 110 days.
- The Statewide mean net time (that is, excluding 'stop the clock' and referrals) for councils to process² DAs in 2006–2007 was 50 days compared³ to 43 days in 2005–2006. Once again, this indicates determination times are following an upward trend.
- The average time taken by applicants to respond to further information requests was high – 64 days. This was higher than the time taken by government agencies to assess referred DAs which averaged at 48 days.

A SIGNIFICANT NUMBER OF DEVELOPMENTS REQUIRING CONSENT ARE MINOR WITH MINIMAL ENVIRONMENTAL IMPACT

- The majority of DAs were for small building work – more than 60% of all DAs in 2006–2007 were new single residential dwellings or alterations to existing dwellings. 68% of DAs had a construction value under \$100,000 and 94% are valued under \$500,000. This information suggests that the planning system is preoccupied with the assessment of simple and low impact development.

- Complying development still only represents a small proportion of overall determinations (10%) despite a significant proportion of development applications being suited to this determination process.
- Whilst there is a reluctance amongst many councils to take up complying development beyond current levels, some councils have demonstrated a much higher than average use of complying development. These are predominantly regional councils (Cobar 66%, Port Macquarie-Hastings 60%, Narrabri 52%), although some metropolitan councils have been able to achieve much higher rates than the NSW average (Sutherland 32%, Sydney City 23%, Wollongong 20%).

VALUABLE PLANNING RESOURCES COULD BE USED BETTER

- The bulk of DAs being processed by councils are for new houses and renovations. Provided that these developments meet acceptable standards which protect neighbours, there is a strong argument in favour of dealing with these applications as complying development. Many councils have now recognised the value of expanding the use of complying development for minor matters, without any noticeable diminution of amenity for surrounding residents. Freeing the system of small scale development applications will enable councils to direct scarce (and currently over-stretched) planning resources into focussing on important strategic planning work and those development applications with much greater potential environmental impact.

¹ Comparison between these two figures should consider differences in calculation methods and the use of a standardised procedure for 06-07. Refer to Appendix 1 for further details.

² Excludes the time during the process where further information was requested of the applicant ("stop the clock") or the application was referred to another agency

³ Direct comparison is difficult for the same reasons outlined in relation to mean gross times above. Refer to Appendix 1 for further details.

SOME COUNCILS ARE NOT OPTIMISING USE OF DELEGATIONS

- While the number of determinations made in NSW in 2006–07 by elected representatives was 4% and professional staff under delegation is 95%, some councils referred a much larger proportion of applications to councillors for determination. This is understandable in those rural councils where there are very few professional staff employed.
- However the data indicates that a number of metropolitan councils are similarly referring a high proportion of development applications to councillors. Hunters Hill (34% of DAs determined by councillors), Botany Bay (30%), Mosman (26%), Ashfield (25%) and Marrickville councils (24%) are all councils located within metropolitan Sydney that have extensive professional resources and high volumes of applications but made limited use of delegations to professional staff. These same councils took an average of more than 100 days to determine development applications.



The data in this publication provides an overview of development trends in NSW for 2006–07, aspects of the performance of the 152 councils in NSW in assessing local development, and general indications of the performance of the NSW planning system.

The information contained in this report was collected by surveying all councils on development applications (DAs), section 96 (s96) modifications, complying development certificates (CDCs) and post development consent certificates (building and subdivision) determined during 2006–07.

The data used is as reported by councils.

This year's data provides substantial information on the local development planning system, covering the following key areas:

- DAs by number and proportion
- s96 modifications to change aspects of an existing approved DA
- CDCs by number and proportion
- Total value of DAs
- Number of DAs determined by value
- DAs gross determination times and net determination times by value
- Types of development by number and processing time
- Court cases and legal expenses and reviews
- Staff involved in DA processing and the nature of determinations
- Number of post development consent certificates.

Information is presented on a Statewide, regional, and individual council basis.

Where possible, the data has been compared to the 2005–06 survey data, and in a few cases previous years' data, to understand trends. However, there are differences in the way the 2006–07 data was collected and analysed, which influence the degree to which comparisons can be made – refer to Appendix 1 for further details.

The publication does not assess the performance of councils or private certifiers in assessing subsequent stages of the approvals process, i.e. assessing applications for a construction certificate or inspections during and post construction. The publication focuses on quantitative data rather than qualitative information.

1.1 Comparison with Department of Local Government Comparative Information Report

The Department of Local Government (DLG) reports annually on the performance of NSW councils in key service areas. The 2005–06 report released recently included information on planning and development services that overlapped with the 2005–06 version of this report released by the Department of Planning in July 2007. The DLG report covered the number of DAs determined, the mean and median time in calendar days and legal expenses compared to total planning and development costs.

The 2005–06 report by the DLG will be the last Comparative Information Report that covers planning and development services. The DoP report will cover that information from year to year.

The information in the two 2005–06 reports are comparable for the number of DAs determined, however the DLG report used calendar days to calculate times whereas the DoP report used a mixture of business days and calendar days¹ as many councils had difficulty removing weekends automatically from their dates as requested. The DLG reports only net times because it was only interested in the performance of councils rather than the whole planning system, whereas the DoP report has gross and net times. Gross time is important because this is of primary importance to the “customer” ie. the applicant. Gross time measures the total time the customer waits for a final decision.

It is important for the DoP report to assess both net and gross times to understand the full length of the approvals process including time spent by applicants preparing further information and by State agencies assessing referred DAs. Only by understanding the full process can reforms be properly targeted to improve overall assessment times.

The DLG report and DoP 2005–06 report collated data calculated by each council. For this 2006–07 report, the DoP performed standardised checks and calculations using raw data extracts from councils. The number of errors and issues that were found by the DoP in councils’ raw data (which were subsequently corrected through discussions with councils) suggests that there is a need for care in comparing this report with previous year’s reports.

1. Refer to Appendix 1 for further details.

1.2 How The Data was Collected and Analysed

For 2006–07, councils completed a survey on each DA, CDC or s96 modification received. This was generally in the form of an extract from each council's "job tracking" databases. Unlike the 2005–06 survey or Department of Local Government surveys, the 2006–07 data involved the Department of Planning processing all information and performing all calculations. Many councils reported a preference for this approach as they had found performing calculations individually as complex, uncertain and time consuming.

Because the Department collected detailed raw data for each DA, s96 and CDC, the Department has calculated most of the data contained in this report such as totals, means and medians and gross and net determination times. This allows for standardised processes for addressing errors in the data, calculation methods and superior statistical analysis compared to 2005–06 as all the data was collected together in one database.

Some of the information in this report is directly comparable for 2005–06 and 2006–07; however given the standardised processes and greater volume of data, it is likely that the 2006–07 data is more accurate than 2005–06 for determination times.

Councils have clearly made genuine efforts to gather data and assist with understanding where improvements can be made to the planning system. There were generally fewer gaps in data compared to previous years for key information such as date lodged and determined, category of development and value. However, legal appeals, complying development certificates issued by private certifiers and information on when a DA was referred to another agency for approval or comment were under-reported in 2006–07.

While the volume of data has been high, there were a number of errors in the source data that were picked up by the Department's manual and automated data quality procedures. Problems were found with a number of fields, e.g. formats or date lodged after the date determined, which required consultation with the council to resolve, or correction by the Department's staff. The few records or fields that could not be fixed or did not pass basic logic tests were not analysed for this report. These problems suggest that the Department should work with councils throughout a collection year to resolve problems earlier and thus improve data quality over time rather than once a year.

1.3 Future Data Collection System

The Department is conscious of the high strategic value of collecting raw data on development activity to support policy making. The data collected this year has provided some surprising results that would not have been available with previous collection methods. Collecting this data over time has the potential to allow rapid evaluation of planning reforms, patterns of urban growth and changing demographics. Further study of this data and future data is likely to reveal more surprising information about development, population and lifestyle changes in NSW.

The Department is also aware of the potential for this process to be time consuming for all involved. The Department is currently trialling a number of more automated options with councils to determine the least resource intensive method of collecting this valuable data. It is anticipated that councils will be able to test their data against the Department's 'logic tests' via a website or other automated method to ensure errors are highlighted during the year rather than only at the end of the collection period. Some councils may be in a position to provide information on a more regular basis.

Having data relatively error free will be important in achieving the Department's goal of having more councils provide online public access to information about the DAs currently being assessed by council.

1.4 Structure of the Report

Chapters 2 to 7 of this report summarise major topics of the 2006–07 data.

Each chapter begins with a snapshot of the data and discussion of key findings. Statewide figures are followed by regional and local council trends.

Source data tables are at the back of the report. These tables list the data for each council.

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



2

LOCAL DEVELOPMENT ASSESSMENT – VOLUME AND VALUE

The purpose of this section is to show the number and proportion of DAs and complying development certificates lodged and determined in 2006–07, which gives a general indication of the level of development activity across the State, within regions 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.

Snapshot – Volume and Value 2006–07

86,287	development applications (DAs) determined by local councils excluding CDCs
\$21.7 billion	worth of DAs determined under the NSW local development assessment system
10%	of development matters dealt with as complying development
94%	of all DAs determined had a construction value of \$500,000 or less
97%	of all DAs determined had a construction value of \$1 million or less
60%	of all DAs determined by councils were for new homes or renovations and additions
9	of councils achieved 50% of all determinations as Complying Development

Snapshot – Complying Development Certificates

	2005–06	2006–07
No. of CDCs issued by council and private certifiers	12,698	11,241
Proportion of council issued CDCs	52%	59%
Proportion of private certifier issued CDCs	48%	37%¹

Note:

1. 407 (4%) CDCs were not correctly categorised by councils as being issued by either council or private certifiers.

Councils with Over 50% CDCs Compared to Total Determinations

Council	No. CDCs Issued	No. DAs Determined	% of Determinations (DAs + CDCs)
Cobar Shire Council	126	65	66%
Warrumbungle Shire Council	97	57	63%
Coolamon Shire Council	72	43	63%
Port Macquarie-Hastings Council	695	457	60%
Conargo Shire Council	28	20	58%
Junee Shire Council	73	58	56%
Murrumbidgee Shire Council	31	25	55%
Coonamble Shire Council	33	27	55%
Narrabri Shire Council	141	128	52%

2.1 Key Findings For 2006–07

- A total of 111,914 local development determinations (DAs, s96 modifications and complying development certificates) were reported. This is 5% less than 2005–06 determinations, likely to be the result of a slowing of activity in the residential development market.
- The number of DAs determined by councils during 2006–07 was reported as 86,287. The number of section 96 modifications determined was 14,386.
- 3% of DAs were refused. This is the same percentage as reported for 2005–06.
- 11,241 complying development certificates (CDCs) were reported as issued, representing only 10% of all development determinations.
- In 2006–07 the total estimated value of all reported local DAs approved by councils was approximately \$20.4 billion. This is commensurate with the value reported in 2005–06, despite the reduction in the overall number of local development determinations in 2006–07.
- Sydney City remained the council with the highest reported local development value at \$2.6 billion followed by Rockdale (\$997 million), Shoalhaven (\$864 million), Ryde (\$824 million) and Lake Macquarie (\$730 million).
- 94% of all DAs determined in 2006–07 were valued at \$500,000 or less, and 68% were valued at less than \$100,000 suggesting that much of council resources are being expended on low value (and low fee paying) developments.
- 12% of all DAs had no construction value, eg change of use or subdivision.
- Over 60% of DAs determined in NSW were either residential alterations and additions or new houses, exemplifying that domestic development continues to dominate the development assessment system.
- 57% of all CDCs issued comprised residential alterations and additions but only 7% were for new single dwelling houses.
- The highest concentration of development application activity occurs within the Sydney Region (49%) however this development represents almost 65% of the value of development across the State.
- The 5 councils by highest volume of DAs determined were Lake Macquarie (2,950), Blacktown (2,805), Sydney City (2,610), Shoalhaven (2,260) and Baulkham Hills (2,165).
- The council with the highest proportion of complying development was Cobar where complying development made up 66% of determinations. 29 councils had no complying development certificates.
- The councils with the highest proportion of CDCs to total determinations across the State were Cobar (66%), Warrumbungle (63%), Coolamon (63%), Port Macquarie-Hastings (60%) and Conargo (58%).
- Metropolitan councils with the highest proportion of CDCs to total determinations were Sutherland (32%), Sydney City (23%), Campbelltown (20%), Wollongong (20%) and Randwick (17%).

2.2 Statewide Trends

TOTAL DETERMINATIONS

The total number of development applications (DAs), section 96 modifications (s96s) and complying development certificates (CDCs) determined by councils across NSW during 2006–07 is shown in **Table 2-1**. A comparison with local development activity for 2005–06 is provided in **Table 2-2**.

Table 2-1: Total Number of Determinations in NSW 2006–07

Total number of DAs determined	86,287
Total number of s96 modifications determined	14,386
Total number of CDCs	11,241 ¹
Total determinations (DAs+s96+CDCs)	111,914
% of DAs refused	3%

Notes:

1. Some councils did not report CDCs issued by private certifiers. Refer to Table 2-3 for further information.

Table 2-2: Total Number of Determinations in NSW – Comparison 2005–06/2006–07

	2005–06	2006–07	% Change
Total number DAs determined (incl. s96 modifications)	105,225	100,673	-4.3%
Total number of DAs determined	91,165	86,287	-5.4%
Total number of s96 modifications determined	13,955	14,386	3.1%
Total number of CDCs issued	12,698	11,241	-11.5%
% of DAs refused	3%	3%	-

The total number of development applications determined in 2006–07 has declined slightly from 2005–06. This is likely to be largely a reflection of conditions in the residential market during 2006–07 although it is worth noting that the NSW Government's planning reform discussion paper, *Improving the NSW Planning System*, points to the increasing complexity, lack of consistency and delays of the development assessment process as impediments to investment in the State.

Table 2-3 shows the number of Complying Development Certificates issued and the proportion issued by council and private certifiers.

Table 2-3 Complying Development Certificates Issued in NSW – 2005–06/2006–07 Comparison		
	2005–06	2006–07
No. of CDCs issued by council and private certifiers	12,698	11,241 ¹
Proportion of council issued CDCs	52%	59%
Proportion of private certifier issued CDCs	48%	37% ²
CDCs as % of CDCs +DAs +s96	11%	10%

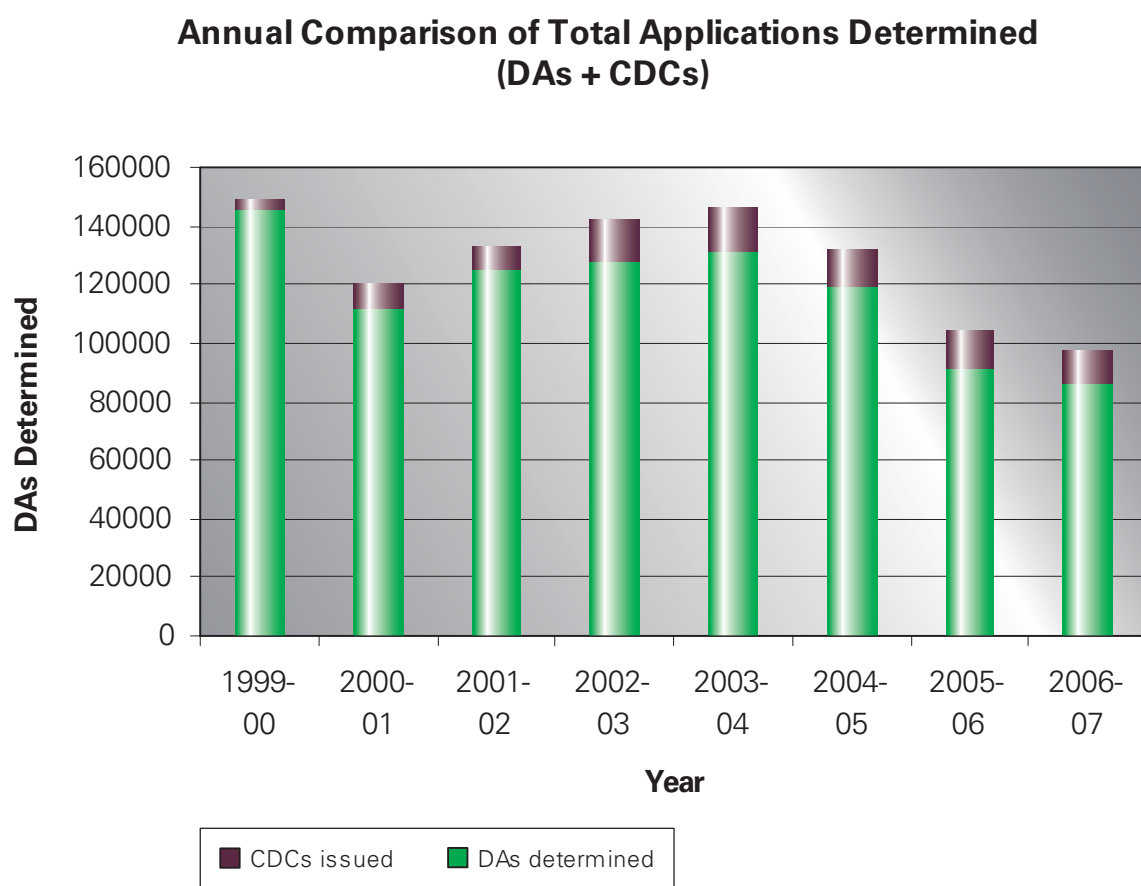
Note:

1. The number of CDCs is under-reported for 06-07 as some councils did not provide records of CDCs issued by private certifiers. Twenty eight councils who reported CDCs issued by private certifiers in 2005–06, did not include records of CDCs issued by private certifiers for 2006–07. Some of these councils would be expected to have CDCs issued by private certifiers. If the number of CDCs issued by private certifiers in these council areas were the same as for 2005–06, the total number of CDCs for 2006–07 would increase by 1152 to 12393 which would increase the proportion of CDCs compared to all development to 11% – the same as 2005–06.
2. 407 (4%) CDCs were not categorised by councils as being issued by either council or private certifiers.

The overall percentage of CDCs issued across the State in 2006–07 as a proportion of total determinations (10%) remains at much the same level as 2005–06 (11%). At the same time, **Table 2-5** shows that more than two-thirds of all DAs are valued at \$100,000 or less. Most of these DAs are simple, small-scale applications that could be appropriately dealt with as complying development. This is in fact the case in parts of the State where councils are achieving much higher rates of CDCs than the Statewide average, as shown on page 12.

Figure 1 provides a comparison of total development applications and complying development certificates determined annually between 1999 and 2007. The number of development applications determined in 2006–07 is the lowest figure recorded during the 8 year period. Although councils have been encouraged to expand the use of CDCs, and some have made considerable progress in this regard, Figure 1 shows that there has been no noticeable increase in CDCs issued statewide since 1999.

FIGURE 1: TOTAL APPLICATIONS DETERMINED (DAs + CDCS) IN NSW - ANNUAL COMPARISON 1999–2007



Notes:

1. The complying development certificate system was introduced in 1998.
2. Complying development certificates issued in 2001–2002 are underestimated because those issued by private certifiers were not recorded.
3. Source: 1999–2000 to 2004–05: Department of Local Government Comparative Information.
Source: 2005–06: Department of Planning's Local Development Performance Monitoring report.
4. 2005–06 figures for DAs also include s96 modification applications.

VALUE OF DETERMINATIONS

Table 2-4 shows the total value of development applications determined by councils during 2006–07 as well as the value of complying development certificates issued.

Table 2-4: Total Value of DAs and CDCs determined in NSW 2006–07	
Total value of DAs determined	\$21.7B
Total value of DAs approved	\$20.4B
Total value of CDCs issued	\$800m ^{1,2}

Notes:

1. Not all councils collected CDC value data.

2. Not all councils collected CDC value data and some councils did not report CDCs issued by private certifiers.

Although the number of local development approvals is slightly down on 2005–06 the actual value of local development approvals has increased from \$20.1B in 2005–06 to \$20.4B in 2006–07. In other words, the value of local development approvals to the NSW economy has increased despite the slight fall in development determinations.

Table 2-5: Total number of DAs by value in NSW 2006–07		
Value range	Number of DAs	Proportion of all DAs
\$0 Value	10,388	12%
Under \$100k	58,736	68%
\$0–\$500k	81,521	94%
\$0–\$1m	84,095	97% ¹
\$1m–\$5m	1,673	2%
\$5m–\$20m	415	0.5%
\$20m +	104	0.1%
\$30m +	44	0.1%
\$50m +	24	0.0%

Note:

1. The proportion of DAs valued under \$1 million includes DAs which have no construction value (12% of all DAs) and may not necessarily be simple or straightforward development. Refer to Appendix 1 for further explanation. Equivalent data was not collected for 2005–06.

Table 2-5 provides a breakdown of the number of development applications by value. It shows that 94% of development applications are valued at \$500,000 or less. Many of these applications involve the less complex developments such as residential alterations and additions, new houses and small commercial developments. The 2006–07 data show that these more simple low value developments, which could be dealt with as complying development, are continuing to take up valuable council planning resources.

DEVELOPMENT BY TYPE

Table 2-6 shows the total number of local development applications determined in NSW during 2006–07 broken down by development type.

Development Type	Number of DAs Determined	% of Total DAs Determined
1: Residential - Alterations & Additions	37,772	43.8%
2: Residential - Single New Dwelling	14,067	16.3%
3: Residential - New Second Occupancy	1,974	2.3%
4: Residential - New Multi Unit < 20 dwellings	822	1.0%
5: Residential - New Multi Unit 20+ dwellings	155	0.2%
6: Residential - Seniors Living	315	0.4%
7: Residential - Other	1,177	1.4%
8: Tourist	294	0.3%
9: Commercial / Retail / Office	9,882	11.5%
10: Mixed	685	0.8%
11: Infrastructure	362	0.4%
12: Industrial	2,353	2.7%
13: Community Facility	1,251	1.4%
14: Other	10,909	12.6%
15: Non Standard Category ²	4,269	4.9%

Note:

1. Table 2-6 is based on determined DAs and does not include s96 modifications.
2. Not all councils could match their developments against Department development categories. Developments that could not be classified into a Department category were counted as "non standard category".

Over 60% of development in NSW is either residential alterations and additions or new houses. The number of DAs determined in these two categories remains largely unchanged from 2005–06, with 52,695 determined during this period as compared to 51,839 in 2006–07. This confirms that small-scale domestic residential development continues to make up the greatest proportion of DA determinations.

Table 2-7: CDCs issued in NSW by development type 2006–07

Development type	No. of CDCs issued	As a % of total CDCs issued
1. Residential – Alterations & Additions	6,422	57%
2. Residential – Single New Dwellings	750	7%
3. Residential – New Second Occupancy	32	0%
4. Residential – New Multi Unit < 20 Dwellings	3	0%
5. Residential – New Multi Unit 20+ Dwellings	0	0%
6. Residential – Seniors Living	37	0%
7. Residential – Other	359	3%
8. Tourist	12	0%
9. Commercial/Retail/Office	1,415	13%
10. Mixed	4	0%
11. Infrastructure	5	0%
12. Industrial	47	0%
13. Community Facility	23	0%
14. Other	757	7%
15. Non Standard Category ^{1,2}	1,375	12%
TOTAL	11,241	100%

Note:

1. Not all councils were able to provide development category information for CDCs.

2. Not all councils could match their developments against Department development categories. Developments that could not be classified into a Department category were counted as “non standard category”.

The bulk of CDCs issued in 2006–07 were for residential alterations and additions (57%) with only 7% issued for new single dwellings. Prior to the introduction of complying development in 1999, most new single dwellings in NSW in fact did not require development consent, instead requiring only a building permit. This is the case today in Victoria where nearly 50% of all building proposals simply require a building permit, similar to a CDC.

Table 2-8: Section 96 modifications 2005–06 comparison

	2005–06	2006–07
No. of s96 modifications determined	13,955	14,386
Proportion of s96 modifications to DAs approved	14%	17%

Table 2-8 shows that s96 modifications form a relatively high proportion of development and have increased since 2005–06, even though overall development determinations have fallen during the same period. The State Government has recognised that there is concern that the use of s96 to modify developments is increasing and that in some instances is being used as a means of getting development approved that would not otherwise be supported.

2.3 Regional Trends

For the purposes of understanding development application activity on a regional basis the State has been divided into a number of regions. The councils within each region are listed in Appendix 4.

The distribution of development application activity within NSW on a regional basis, both in numbers and value, is shown in **Table 2-9** below.

Region	Total no. DAs determined	No. DAs determined as % of State	Total no. s96 modifications determined	Total value of DAs approved	Total Value of DAs Determined as % of State
Sydney	42,517	49%	9,831	\$13.1b	64.6%
Hunter	12,238	14%	1,035	\$2.06b	10.1%
Southern	8,330	10%	1,646	\$1.9b	9.7%
North Coast	8,334	10%	919	\$1.1b	5.9%
Western	7,718	9%	379	\$1.04b	5.1%
Murray / Murrumbidgee	7,150	8%	576	\$0.94b	4.6%
	86,287	100%	14,386	\$20.4b	100.0%

The highest concentration of development application activity occurs within the Sydney Region (49%) however this development represents almost 65% of the value of development across the State. This includes both development applications determined and complying development certificates issued.

In addition to the Sydney Region a significant level of development application activity occurred in the Hunter Region followed by the Southern and Northern Regions.

Table 2-10: CDCs Issued by Region

Region	Total no. CDCs issued	No. CDCs determined as % of State	Total value of CDCs issued	Total Value of CDCs as % of State
Sydney	4217	38%	\$527m	65.9%
Hunter	1310	12%	\$36.9m	4.6%
Southern	886	8%	\$21.7m	2.7%
North Coast	1401	12%	\$62.7m	7.9%
Western	2306	21%	\$101.7m	12.7%
Murray / Murrumbidgee	1121	10%	\$49.1m	6.1%
	11241	100%	\$799.3m	100%

The regional areas of NSW continue to take up the use of CDCs at a higher rate than Metropolitan Sydney. 38% of CDCs in the State were issued in the Sydney Region.

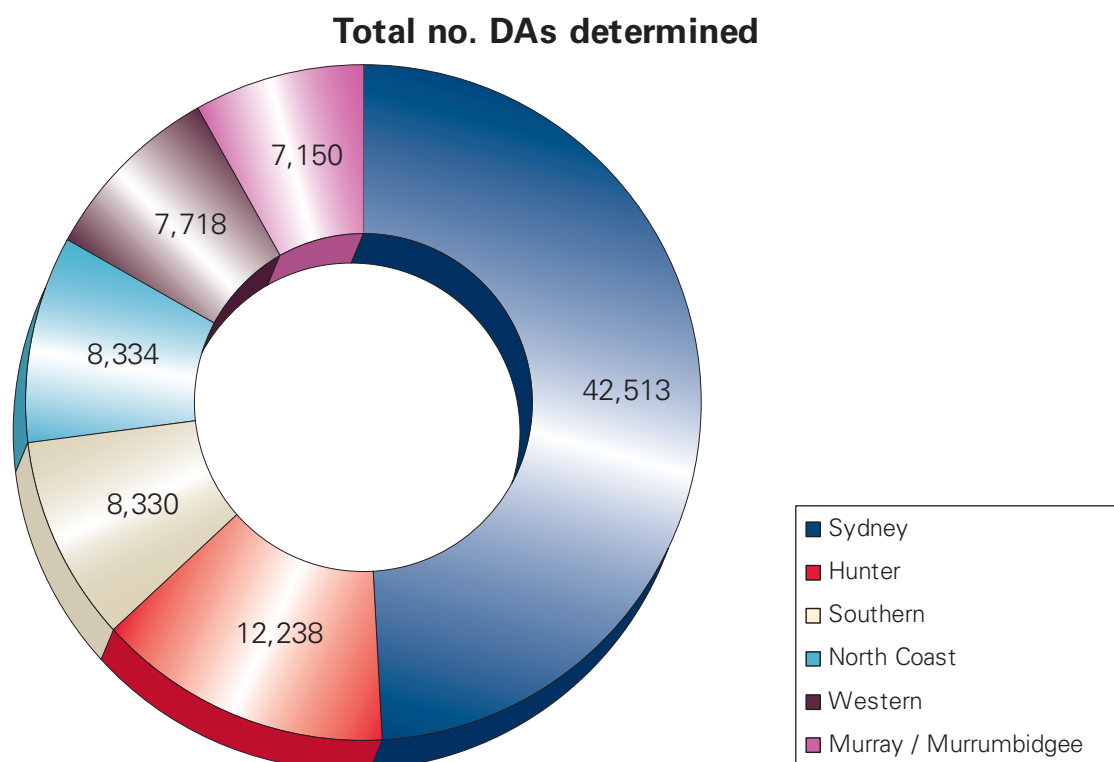
FIGURE 2: DAs DETERMINED BY REGION

FIGURE 3: VALUE OF DAs DETERMINED BY REGION

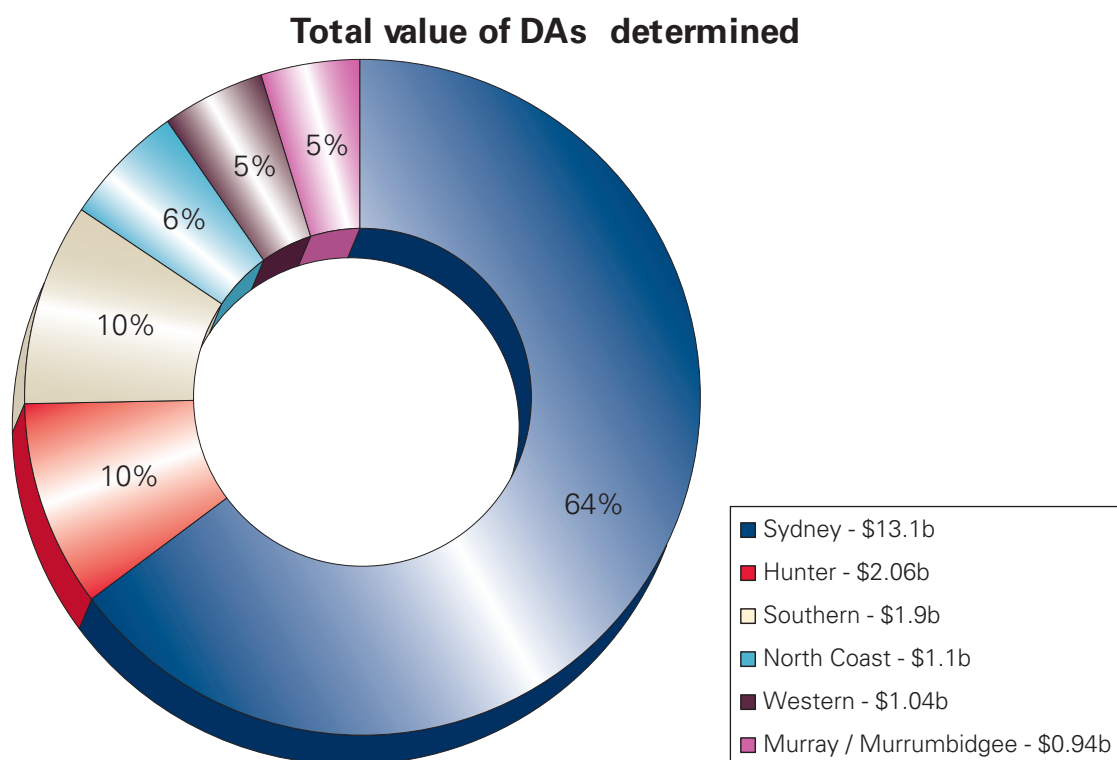
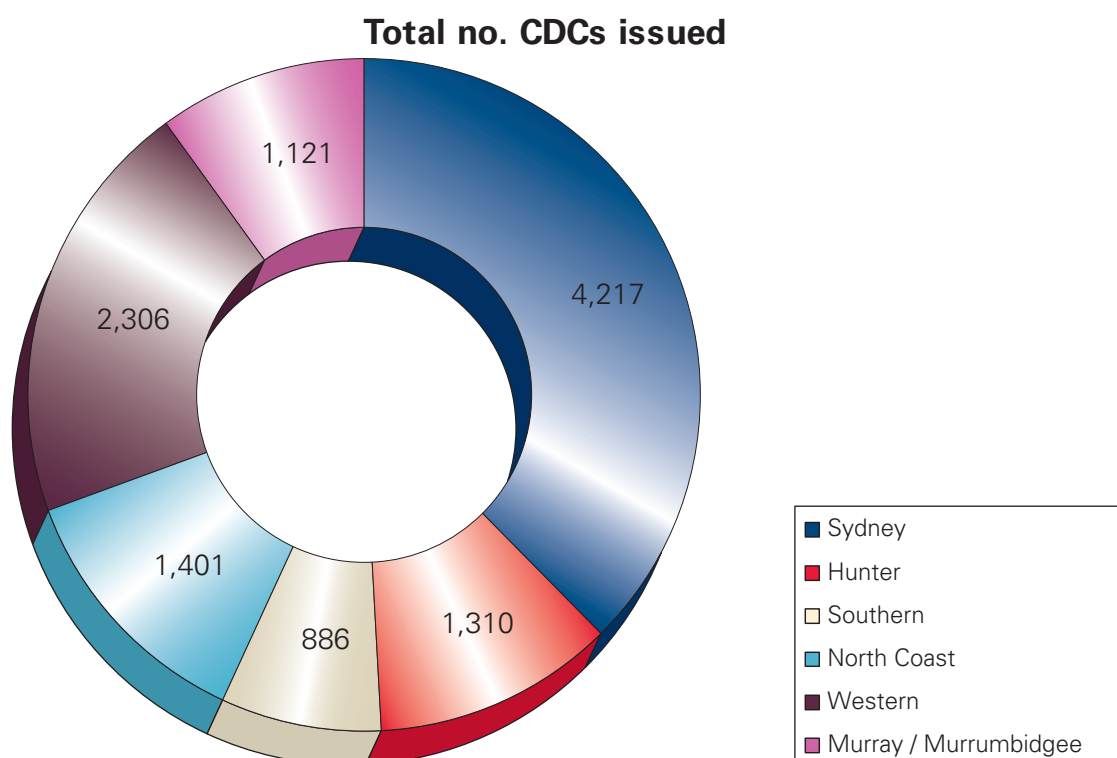


FIGURE 4: NUMBER OF CDCs DETERMINED BY REGION



2.4 Council Trends

As indicated previously 86,287 development applications were determined across NSW in 2006–07. The volume of applications determined by individual councils varies substantially throughout the State, with the greatest concentration of activity in the growing areas on the fringe of Sydney, along the coast and within central Sydney. **Table 2-11** below shows the councils that determined the greatest number of applications throughout the year.

Table 2-11: Highest number of DAs in 2006–07 by council	
Highest 10 councils	DAs determined
Lake Macquarie City Council	2,950
Blacktown City Council	2,805
Sydney City Council	2,610
Shoalhaven City Council	2,260
Baulkham Hills Shire Council	2,165
Newcastle City Council	2,105
Gosford City Council	2,062
Wyong Shire Council	1,788
Penrith City Council	1,781
Wollongong City Council	1,762

The high number of development determinations reported by these ten councils, apart from Sydney City, is likely to be attributable to development activity in new residential release areas.

Table 2-12 below shows the ten councils within the State that approved the highest total value of DAs in 2006–07.

Table 2-12: 10 councils with highest value of DAs determined in 2006–07	
Council	Total estimated value of DAs approved
Sydney City Council	\$2.6b
Rockdale City Council	\$997m
Shoalhaven City Council	\$864m
Ryde City Council	\$824m
Lake Macquarie City Council	\$730m
Blacktown City Council	\$720m
Baulkham Hills Shire Council	\$576m
Parramatta City Council	\$551m
Willoughby City Council	\$433m
Wollongong City Council	\$421m

These councils are all within the Sydney metropolitan region with the notable exceptions of Shoalhaven City Council and Lake Macquarie Council, both of which are in high growth coastal areas.

In addition to determining development applications councils also determined a significant number (11,241) of complying development certificates in 2006–07.

As shown in **Table 2-13**, the take up of complying development certificates has been highest in rural / non metropolitan areas with 34 of the 39 councils with a percentage of CDCs greater than 20% being outside metropolitan areas. 28 councils achieved more than 30% CDC determinations ranging from larger coastal councils (Port Macquarie-Hastings), outer metropolitan councils (Shellharbour), large regional councils (Tamworth and Armidale-Dumaresq) to rural councils (Inverell, Walgett and Narrabri).

While many rural councils achieved a high percentage of CDCs as a percentage of overall determinations it should be noted that many of these had small overall numbers of applications. Notwithstanding, some councils with large numbers of development matters are achieving high levels of CDCs, notably Port Macquarie-Hastings (60%), Sutherland (32%), Tamworth (32%), Sydney City (23%), Campbelltown (20%) and Wollongong (20%).

Table 2-13: Councils with over 20% CDCs compared to total determinations

Council	DAs No. determined	CDCs No. issued	CDCs as % of total determinations
Cobar Shire Council	65	126	66%
Warrumbungle Shire Council	57	97	63%
Coolamon Shire Council	43	72	63%
Port Macquarie-Hastings Council	457	695	60%
Conargo Shire Council	20	28	58%
Junee Shire Council	58	73	56%
Murrumbidgee Shire Council	25	31	55%
Coonamble Shire Council	27	33	55%
Narrabri Shire Council	128	141	52%
Gilgandra Shire Council	43	41	49%
Walgett Shire Council	42	39	48%
Inverell Shire Council	201	169	46%
Deniliquin Council	156	114	42%
Liverpool Plains Shire Council	121	85	41%
Glen Innes Severn Shire Council	135	93	41%
Parkes Shire Council	203	130	39%
Hay Shire Council	47	30	39%
Berrigan Shire Council	158	91	37%
Armidale Dumaresq Council	212	121	36%
Cabonne Shire Council	137	73	35%
Jerilderie Shire Council	25	13	34%
Kempsey Shire Council	368	184	33%
Sutherland Shire Council	1356	638	32%

Table continues on page 27

Table 2-13: Councils with over 20% CDCs compared to total determinations

Council	DAs No. determined	CDCs No. issued	CDCs as % of total determinations
Tamworth Regional Council	823	385	32%
Tenterfield Shire Council	117	53	31%
Bland Shire Council	79	35	31%
Shellharbour City Council	640	277	30%
Orange City Council	553	233	30%
Wentworth Shire Council	177	68	28%
Albury City Council	855	298	26%
Gwydir Shire Council	63	21	25%
Dubbo City Council	678	217	24%
Sydney City Council	2610	780	23%
Carrathool Shire Council	34	10	23%
Wellington Council	92	27	23%
Upper Hunter Shire Council	314	83	21%
Maitland City Council	1369	343	20%
Campbelltown City Council	934	233	20%
Wollongong City Council	1762	436	20%

Table 2-14 shows the ten councils where the highest number of CDCs were issued. With the exception of Sydney City Council, the vast majority of the CDCs were issued for residential development, especially residential alterations and additions.

Table 2-14: 10 councils with highest number of CDCs issued				
Council	No. issued	CDCs		
		% Alts & Adds	% Single	% Commercial
Sydney City Council	780	0%	0%	100%
Hastings - Port Macquarie Council	695	46%	18%	2%
Sutherland Shire Council	638	68%	2%	8%
Wollongong City Council	436	5%	n/a	1%
Tamworth Regional Council	385	n/a	n/a	n/a
Maitland City Council	343	83%	15%	2%
Lake Macquarie City Council	339	99%	0%	0%
Gosford City Council	304	85%	0%	13%
Albury City Council	298	63%	33%	3%
Shellharbour City Council	277	82%	6%	8%

Some councils did not provide details of the development category for their CDCs.

3 LOCAL DEVELOPMENT ASSESSMENT - DETERMINATION TIMES

This chapter provides information on the time taken by councils to process DAs and s96 modifications. Information on the time taken by State government agencies to assess DAs referred for concurrent approval or comment is also provided. For 06-07 all times are measured in calendar days.

Snapshot – Determination Times 2006–07

76	days on average were taken to process a DA by councils
29	councils had an average gross determination time in excess of 100 days
57	days on average were taken to process a s96 modification across all councils
39%	of DAs had an average of 64 days taken in seeking further information from applicants ('stop the clock')
10%	of DAs had an average of 48 days taken by referral agencies to consider them

Some Useful Terms

Gross determination time	full length of the development assessment process
Net time	the gross time minus referral and stop the clock time. It is possible for stop the clock time to occur concurrently with referral time for a development application. In these cases days may be double counted and net time may appear less than the actual time taken by council to determine the DA.
Mean determination time	The mean of a set of data values is the sum of all of the data values divided by the number of data values.
Median determination time	The median of a set of data values is the middle value of the data set when it has been ordered from lowest to highest. The use of the median provides an alternative method of analysing the data to a mean which may be skewed by a relatively small number of high or low values in a data set.
Referral time	the time taken by State agencies to either grant concurrent consent (some DAs require council and agency consent) or to provide advice to council on a development proposal.
'Stop the clock'	the time taken by applicants to respond to requests by councils or agencies for further information

Refer to Appendix 1 for more information on how determination times were calculated.

3.1 Key Findings for 2006–07

- The mean gross time Statewide for determining a development application was 76 days and 57 days for a s96 modification.
- The mean gross determination time for DAs + s96 combined in 2006–07 was 73 days. This is slightly more than the 68 days experienced in 2005–06.
- 29 councils took more than an average of 100 days to determine a development application. This is more than double the number for 2005–06.
- The median net determination time for DAs was 31 days. However, almost a quarter of councils had a median net determination time of 40 or more days. These same councils processed 30% of all DAs (25,667) valued at over \$7 billion and representing 33% of the total value for all DAs processed.
- A significant amount of time (64 days on average) is being added to the development assessment process because of the need to ‘stop the clock’ to seek further information from applicants.
- The average number of days (48) being taken by State agencies to consider applications referred to them is also notably adding to overall development assessment times. However, for those DAs with no referral, the mean net determination time (i.e. council assessment time and stop the clock time) is still high, indicating that across the majority of DAs ‘stop the clock’ has a greater effect on processing times than referrals.
- As for 2005–06, councils that reported the longest overall determination times for DAs also tended to have the longest determination times for low value DAs.
- The 5 reporting councils with the highest mean gross determination time for all DAs are:
 1. Mosman (174 days)
 2. Holroyd (160 days)
 3. Ashfield (151 days)
 4. Rockdale (149 days)
 5. Botany Bay (143 days)
- The 5 reporting councils with the highest median gross determination time for all DAs are:
 1. Mosman (152 days)
 2. Strathfield (108 days)
 3. Lane Cove (102 days)
 4. Woollahra (101 days)
 5. Marrickville (100 days)

3.2 Statewide Trends

TOTAL DETERMINATION TIMES

The mean and median determination times for DAs and s96 modifications Statewide are provided in **Table 3-1**. It should be noted that neither mean nor median is more relevant or valid than the other; both are useful in illustrating patterns of development assessment times within the planning system.

Table 3-1: Statewide DA and s96 determination times 2006–07

Determination Times	2006–07 (days)
Mean gross determination times DAs only	76
Mean gross determination times s96 modifications only	57
Number of councils with mean gross determination times over 100 days (DAs only)	29
Number of councils with mean gross determination times over 100 days for applications valued <\$100,000 (DAs only)	11
Mean net determination times DAs only	50
Median gross determination time for DAs only	43
Median net determination time for DAs only	31

Table 3-2: Statewide determination times comparison with 2005–06

Determination Times	2005–06	2006–07
Mean gross determination time DAs + s96 modifications combined	68 days	73 days
Number of councils with mean gross determination times over 100 days DAs + s96 modifications combined	12 councils	19 councils
Number of councils with mean gross determination times over 100 days for applications valued <\$100,000 DAs only	7 councils	11 councils

Notes:

1. For information on comparison of 2006–07 and 2005–06 data, see Appendix 1.

The time taken to assess s96 modifications is lower (57 days) than for DAs, however when combined with DAs for 2006–07 the lower number of applications has only a small impact on overall processing times – i.e. lower by 3 days. Based on this lower impact, the information in all following tables in the report compare the variably combined DA + s96 processing times from 2005–06 to DA-only times for 2006–07. It should be noted that not all councils included s96 modifications in their calculations for 2005–06.

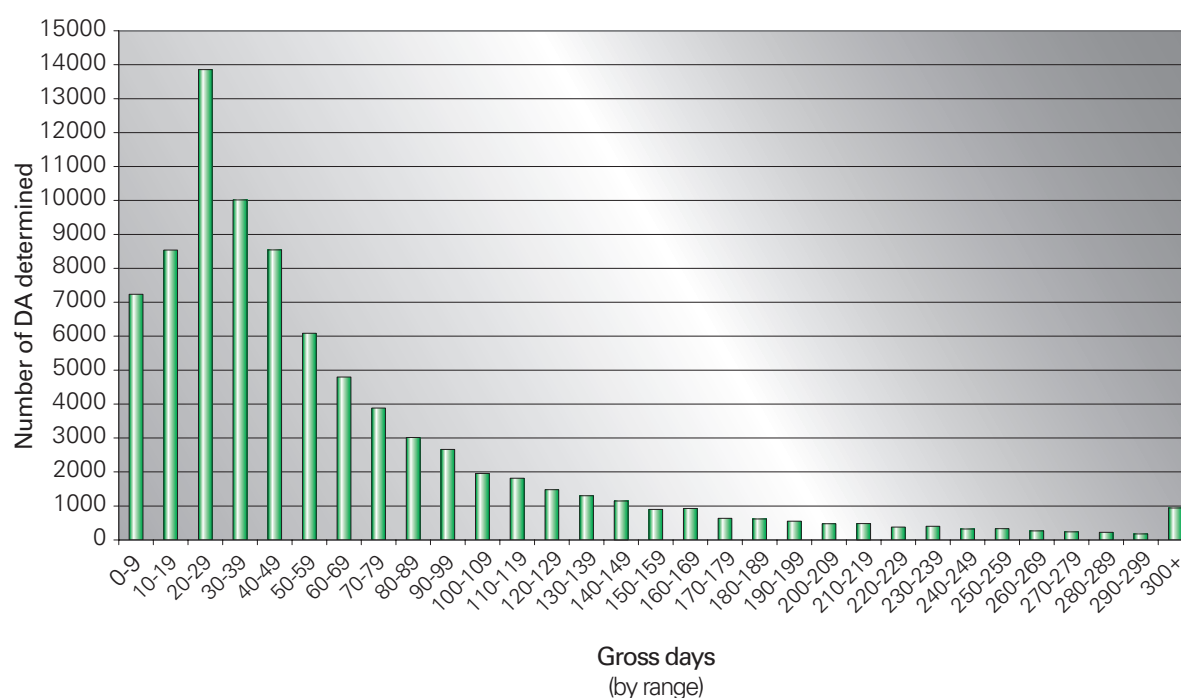
Table 3-2 shows that the mean gross DA/s96 determination times across the State have increased by 7.4% since 2005–06. Similarly, the number of councils with mean gross determination times over 100 days has also increased from 12 in 2005–06 to 29 in 2006–07, a more than doubling in numbers. While some councils have improved their determination times, as a whole the community is experiencing longer delays when dealing with the local development system.

The Statewide median gross and net DA determination times for 2006–07 indicate that although a large proportion of DAs are being determined within an appropriate timeframe (taking account of referrals and ‘stop the clock’ times), a significant number of DAs are still not being assessed within the timeframe

envisaged under the Environmental Planning & Assessment Act (EP&A Act). In fact, 24% of councils had a median net determination time of 40 or more days. These same councils processed 30% of all DAs (25667) valued at over \$7 billion and representing 33% of the total value for all DAs processed.

Figure 5 plots the number of DAs determined by assessment time. It shows that a large number of DAs were processed in under 60 days, however there is a significant 'tail' of DAs that took much longer to process. This tail results in mean times that are much higher than the median times.

FIGURE 5: NUMBER OF DAs BY ASSESSMENT TIME



STOP THE CLOCK AND REFERRAL TIMES

The 'stop the clock' information is based on data from 139 councils. Referral time figures are based on data from 109 of councils. Some councils DAs with stop the clock or referrals, however did not provide this data to the Department. Others, particularly some country councils, had no stop the clock or referral occurrences on their DAs.

Table 3-3: Statewide stop the clock and referral times	
Determination Times	2006–07 (days)
Mean time spent waiting for further information on DAs from applicant ('stop the clock')	64 (Based on 39% of DAs)
Mean time spent by referral agencies assessing DAs	48 (Based on 10% of DAs)
Median time spent waiting for further information on DAs from applicant ('stop the clock')	31
Median time spent by referral agencies assessing DAs	28

Table 3-3 above suggests that a significant amount of time is being added to the development assessment process because of the need to 'stop the clock' to seek further information from applicants. The general view of councils is that the information being provided in support of development applications is in many instances inadequate and insufficient to enable them to properly assess the development. The planning reforms being considered by the NSW Government have pointed to the need to tailor information requirements and level of assessment to more closely align with the scale and likely impact of the development.

Similarly, the average number of days being taken by State agencies to consider applications referred to them is also notably adding to overall development assessment times. The planning reform discussion paper has identified that integrated development and concurrences have added another level of complexity and detail in the development assessment process but often without a significant change in the final outcome. The planning reforms propose a number of measures specifically intended to reduce State agency referral times.

For this survey, instances of referrals to State agencies were under reported. Fifteen councils were unable to provide data on referral time or provided partial information on referrals only, and two councils were unable to provide data on stop the clock time. The Department is of the view that in future survey years when councils are able to provide more comprehensive information on referrals that the proportion of DAs that require a referral will be higher, possibly over 20%. It is not possible to estimate whether the mean or median assessment times for this larger subset of DAs will also change.

DETERMINATION TIMES BY VALUE AND DEVELOPMENT TYPE

Tables 3-4 and 3-5 show gross and net determination times across the State in relation to the value of development. They also show 'stop the clock' and referral times for each value category. These figures show that the average time taken to determine minor developments under \$100,000 was 61 days. When these minor developments are excluded, the average time to determine developments increases significantly to 110 days.

Table 3-4: Statewide mean gross and net determination times by value 2006–07

	Gross determination time	Net determination time	Stop the clock time	Referral time
\$0 Value	93	59	93	65
Under \$100K	61	42	53	39
\$100K–\$500K	92	55	68	48
\$500K–\$1m	168	93	110	73
\$0–\$1m	72	48	61	44
\$1m–\$5m	214	114	133	100
\$5m–\$20m	228	119	138	151
\$20m +	287	126	185	185
\$30m +	282	159	200	182
\$50m +	296	171	237	181

Table 3-5: Statewide median gross and net determination times by value 2006–07

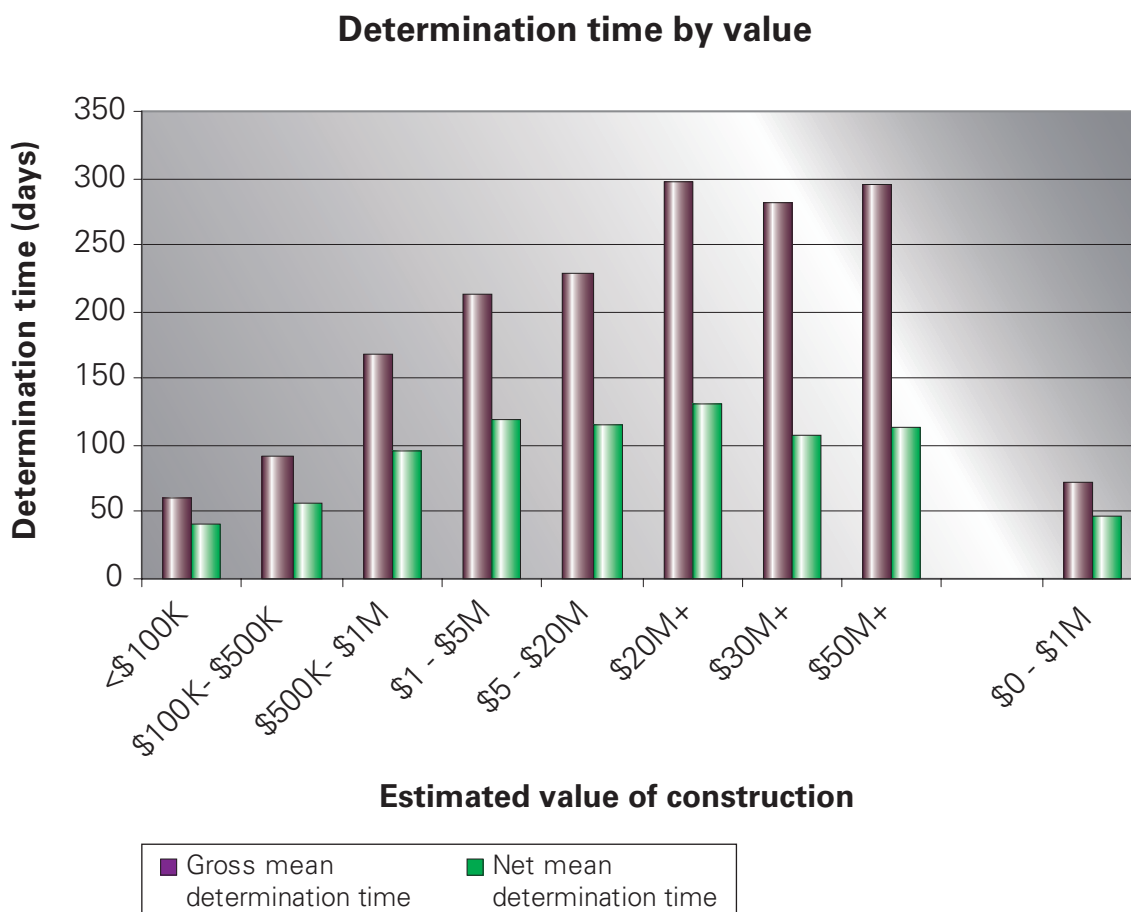
	Gross determination time	Net determination time	Stop the clock time ¹	Referral time ²
\$0 Value	47	32	41 (1%)	38 (4%)
Under \$100K	35	28	25 (71%)	22 (63%)
\$100K–\$500K	59	38	37 (63%)	32 (54%)
\$500K–\$1m	120	68	65 (54%)	46 (38%)
\$0–\$1m	42	31	30 (71%)	27 (64%)
\$1m–\$5m	154	86	79 (51%)	55 (36%)
\$5–\$20m	171	94	86 (50%)	77 (45%)
\$20m +	241	94	97 (40%)	113 (47%)
\$30m +	244	130	102 (42%)	162 (66%)
\$50m +	284	130	177 (62%)	182 (64%)

Note:

1. Percentage is of DAs with a 'stop the clock' time.

2. Percentage is of DAs with a referral time.

FIGURE 6: DETERMINATION TIMES BY VALUE 2006–07



Both **Tables 3-4** and **3-5** and **Figure 6** show that gross determination times generally increase with the value of the development, although this levels out for developments valued at \$20 million and over. In addition, as the construction value of DAs increases, the gross time is increasingly affected by 'stop the clock' and agency referral times.

It should be noted that while some mean determination times by value were collected by councils for 2005–06, they were not calculated for the whole state and included s96 modifications so are not directly comparable to 2006–07 data.

FIGURE 7: DETERMINATION TIMES BY VALUE – MEAN GROSS COMPARED TO TOTAL TIME 2006–07

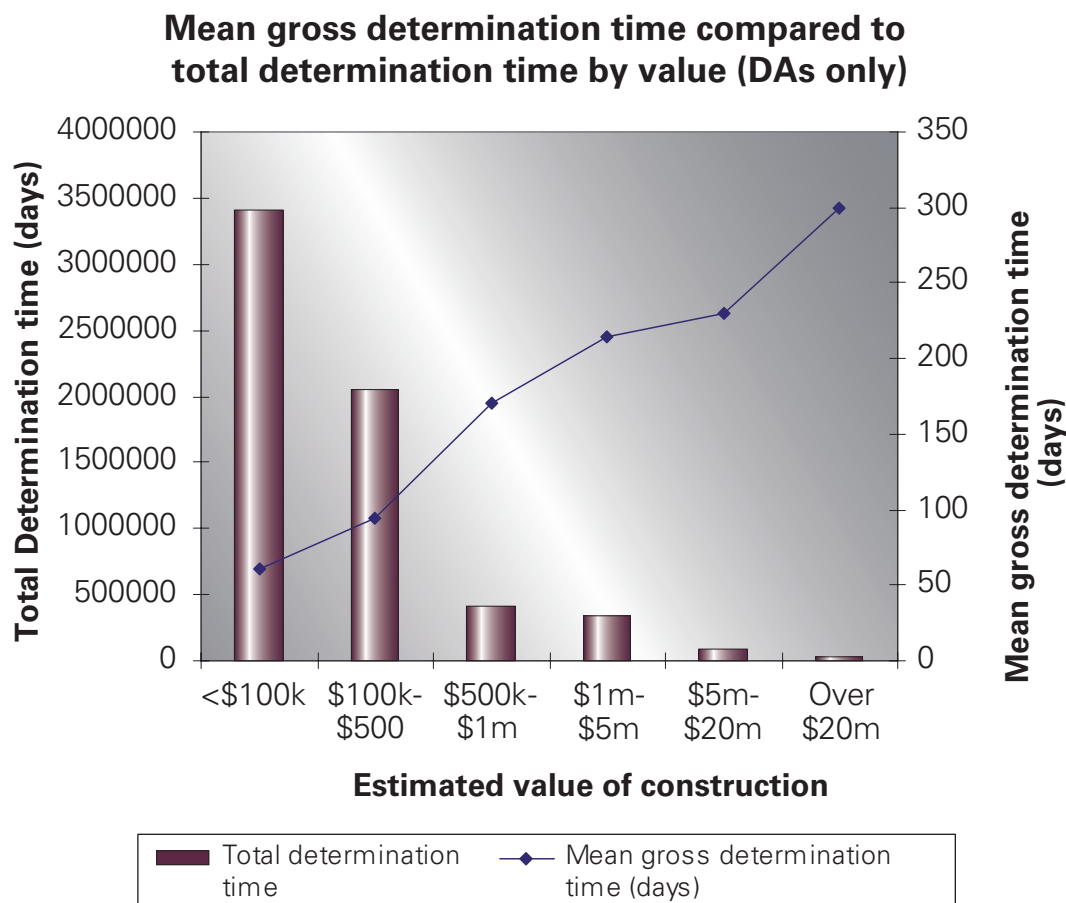


Figure 7 above plots the total number of days spent assessing each construction value category and the mean gross time for each category. Analysing only mean gross times may suggest that efforts to improve processing times should focus on the higher value categories as these have the highest processing times. However, the sheer number of days spent processing low value DAs suggests that any strategy that reduces their processing times by even a few days each will have the greatest benefit in terms of freeing up resources.

Table 3-6: Statewide mean determination time by development category 2006–07

Category	Gross Determination Time	Net Determination Time	Stop the Clock Time	Referral Time
1. Residential – Alterations & Additions	57	41	45	27
2. Residential – Single New Dwellings	78	49	60	40
3. Residential – New Second Occupancy	152	80	115	61
4. Residential – New Multi Unit < 20 Dwellings	236	122	174	108
5. Residential – New Multi Unit 20+ Dwellings	282	169	173	130
6. Residential – Seniors Living	133	83	78	98
7. Residential – Other	80	55	77	50
8. Tourist	132	78	111	92
9. Commercial/Retail/Office	75	49	61	65
10. Mixed	159	81	108	165
11. Infrastructure	98	68	79	86
12. Industrial	105	61	81	63
13. Community Facility	103	63	80	74
14. Other	88	55	91	63

3.3 Council Trends

In 2006–07 the time it took councils to determine development applications varied significantly across the State. While some councils made significant gains in reducing determination times from those recorded in 2005–06 others recorded substantial increases in mean determination times. 29 councils had a mean determination time of over 100 days (more than double the timeframe envisaged under the Act for normal development applications and nearly twice that envisaged for integrated development) see **Table 3-7**. This compares with 2005–06 when only 12 councils had a mean determination time of over 100 days.

Table 3-7 also shows that Mosman experienced the highest mean gross determination time of 152 days, an 88% increase over its determination times for 2005/06. Four councils, Ashfield, Holroyd, Botany Bay and Leichhardt remain in the ten councils with the highest times in 2006–07 after being in the same list in 2005–2006.

Table 3-7: Councils with mean gross determination times over 100 days			
Council	Comparative Data		
	2006/2007	2005/2006	2006/2007
	Mean Gross DAs only	Mean Gross s96 + DAs	Mean Gross s96 + DAs
Mosman Municipal Council	174	81	152
Holroyd City Council	160	102	136
Ashfield Municipal Council	151	130	138
Rockdale City Council	149	98	125
Botany Bay City Council	143	115	128
Leichhardt Municipal Council	139	185	122
Parramatta City Council	139	74	128
Auburn Council	135	83	121
Strathfield Municipal Council	131	158	110
Woollahra Municipal Council	131	111	113
Hunters Hill Municipal Council	130	86	119
Manly Council	129	0	133
Marrickville Council	126	74	111
Warringah Council	126	88	115
Oberon Council	121	58	113
Lane Cove Municipal Council	120	83	115
Canterbury City Council	117	152	106

Table continues on page 39

Table 3-7: Councils with mean gross determination times over 100 days

Council	Comparative Data		
	2006/2007	2005/2006	2006/2007
	Mean Gross DAs only	Mean Gross s96 + DAs	Mean Gross s96 + DAs
Great Lakes Council	111	101	111
Snowy River Shire Council	108	n/a	109
Willoughby City Council	108	58	95
Yass Valley Council	106	n/a	90
Bellingen Shire Council	105	49	98
Waverley Council	105	n/a	97
Cessnock City Council	104	n/a	99
Bankstown City Council	103	84	95
Blue Mountains City Council	103	49	95
Ryde City Council	102	62	93
Eurobodalla Shire Council	101	89	96
Kiama Municipal Council	101	n/a	85

Note: For issues concerning comparability of 2006–07 and 2005–06 data on determination times, see Appendix 1.

Of the councils with the 2006–07 highest mean gross determination times only Leichhardt council reduced its determination times.

74 of the State's 152 councils increased their mean gross determination times in 2006–07 from that recorded in 2005–2006 with only 42 councils reducing or maintaining their mean gross determination times. A comparison is not available for the remaining 36 councils due to a lack of data in 2005–06.

In order to understand the factors contributing to high assessment times **Tables 3-8** and **3-9** provide further information on DAs for the ten councils with the highest mean gross determination time.

Tables 3-8 and 3-9 (Highest reporting councils – mean gross time) show that seven of the ten councils with the highest gross determination times had average stop the clock times for all their DAs above the State average stop the clock time of 64 days. They also show that nine of these councils had average referral times well above the State average referral time of 48 days. All ten councils took more than 100 days on average to determine DAs worth under \$1 million, and virtually all other value ranges in the **Table 3-8** analysis.

Table 3-8: Highest reporting councils mean gross time – by value									
Council	Mean Gross DAs only	<\$100k	>\$100K	\$100k– \$500k	\$500k– \$1m	<\$1m	\$1m– \$5m	\$5m– \$20m	>\$20m
Mosman Municipal Council	174	112	197	183	190	160	231	193	0
Holroyd City Council	160	117	207	181	329	154	353	0	697
Ashfield Municipal Council	151	120	237	226	317	147	118	351	572
Rockdale City Council	149	109	205	163	287	137	421	467	507
Botany Bay City Council	143	135	160	140	191	138	264	193	615
Leichhardt Municipal Council	139	107	169	159	207	135	236	151	0
Parramatta City Council	139	98	202	170	289	127	309	330	165
Auburn Council	135	97	184	146	246	121	288	265	0
Strathfield Municipal Council	131	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Woollahra Municipal Council	131	89	186	154	186	118	273	333	0

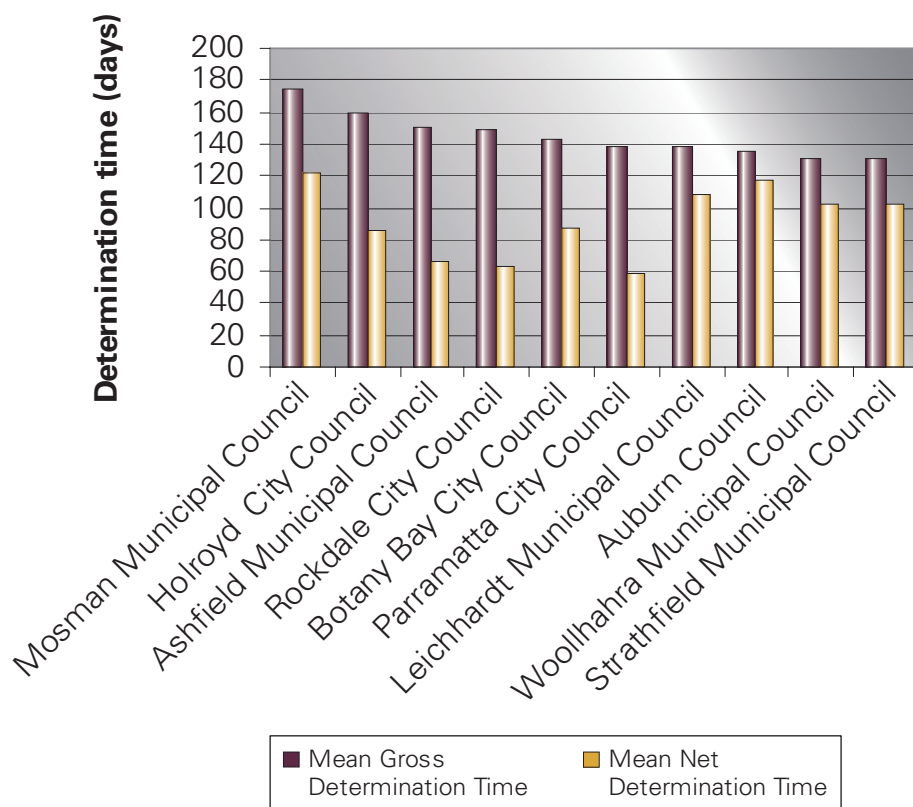
1 Strathfield Municipal Council did not provide break downs of construction value.

Table 3.-9: Highest reporting councils - mean gross time

Council	Mean Gross DAs only	Estimated Value of DAs Approved	Mean Stop the Clock Time (days)	Mean Referral Time (days)
Mosman Municipal Council	174	\$216m	67	76
Holroyd City Council	160	\$228.5m	125	97
Ashfield Municipal Council	151	\$43.4m	95	87
Rockdale City Council	149	\$997.2m	158	215
Botany Bay City Council	143	\$102.7m	121	140
Leichhardt Municipal Council	139	\$91.6m	78	88
Parramatta City Council	139	\$551.3m	78	91
Auburn Council	135	\$165.5m	17	68
Strathfield Municipal Council	131	\$47.2m	55	n/a
Woollahra Municipal Council	131	\$242.8m	60	108

FIGURE 8: COMPONENTS OF MEAN DA DETERMINATION TIMES

Highest Reporting Councils - Gross mean and net times (DAs only)



Notes:

1. Stop the clock and referral times may overlap on the same date.

Table 3-10 (Lowest reporting councils – mean gross time) shows that all ten councils with the lowest average determination time were non-metropolitan councils with lower total value of DAs compared to the councils into the highest gross determination time.

Table 3-10: Lowest reporting councils – mean gross time

Council	Mean Gross DAs only	Estimated Value of DAs Approved
Temora Shire Council	5	\$14m
Cootamundra Shire Council	12	\$24.9m
Broken Hill City Council	13	\$28.7m
Bogan Shire Council	18	\$2.6m
Berrigan Shire Council	19	\$29.6m
Bourke Shire Council	21	\$2.4m
Brewarrina Shire Council	22	\$0.9m
Warren Shire Council	24	\$0.9m
Bombala Council	25	\$1.3m
Cobar Shire Council	25	\$9.4m

Note:

Mean gross time is based on records for DAs determined whether the DA was approved or refused. Value of DAs was based on DAs approved only.

Table 3-11 below shows those councils that achieved the greatest gains in terms of reducing their mean gross determination times from 2005–06 to 2006–07.

While it is noted that many of the councils with the greatest reduction in mean gross determination times have low volumes of applications some councils with high volumes have made significant gains, bringing their mean determination times down. These councils include Liverpool City (46 days) and Port Macquarie-Hastings (48 days).

Further it is understood that a number of councils (including Port Stephens) have made significant efforts in recent years to improve business processes and implement e-planning services in an attempt to improve service and reduce the resources expended on mundane tasks. The extension of e-planning is being considered in the NSW Government's planning reform discussion paper, Improving the NSW Planning System.

Table 3-11: Top 10 Improvers					
Council	2006/2007		2005/2006		% Change
	Mean Gross DAs only	Estimated Value of DAs Approved	Mean Gross s96 + DAs	Mean Gross s96 + DAs	
Bogan Shire Council	18	\$2.6m	30	18	-40
Kyogle Council	35	\$6.4m	57	35	-39
Liverpool City Council	47	\$188.3m	75	46	-39
Hastings-Port Macquarie Council	50	\$99.5m	79	48	-39
Port Stephens Council	75	\$172.3m	113	74	-35
Leichhardt Municipal Council	139	\$91.6m	185	122	-34
Walgett Shire Council	43	\$3.6m	58.2	40	-31
Urana Shire Council	31	\$0.9m	44	31	-30
Canterbury City Council	117	\$83.3m	152	106	-30
Strathfield Municipal Council	131	\$47.2m	158	110	-30

1. See Appendix 1 for further information about comparing 2005–06 and 2006–07 data.

Table 3-12 shows the ten councils with the lowest mean gross time for DAs relating to residential alterations and additions. Their mean gross time for single residential dwellings is also shown for reference.

Table 3-12: Lowest reporting councils mean gross time – residential alterations and additions		
Council	Alterations and additions – residential	Single – residential
Temora Shire Council	2	5
Bombala Council	7	42
Cootamundra Shire Council	7	14
Junee Shire Council	7	6
Broken Hill City Council	8	30
Berrigan Shire Council	11	12
Bourke Shire Council	11	32
Central Darling Shire Council	12	33
Lachlan Shire Council	12	34
Bogan Shire Council	15	29

Table 3-13 shows the councils where mean gross determination time for residential alteration and addition DAs was more than 100 days.

Table 3-13: Councils with mean gross time over 100 days – residential alterations and additions		
Council	Alterations and additions – residential	Single – residential
Mosman Municipal Council	166	236
Ashfield Municipal Council	156	n/a
Auburn Council	132	142
Hunters Hill Municipal Council	132	212
Leichhardt Municipal Council	130	187
Marrickville Council ¹	128	n/a
Manly Council	126	146
Woollahra Municipal Council	125	209
Lane Cove Municipal Council	117	165
Botany Bay City Council	115	135
Willoughby City Council	115	207
Murrumbidgee Shire Council	110	n/a
Holroyd City Council	104	146
Upper Hunter Shire Council	104	88

Note:

1 Marrickville's residential alteration and addition figures include single residential developments.

Table 3-14 shows the councils where mean gross determination time for commercial / retail / office development was more than 100 days.

Table 3-14: Councils with mean gross time over 100 days – commercial / retail / office	
Council	Commercial, Retail, Office
Cessnock City Council	191
Rockdale City Council	187
Junee Shire Council	164
Oberon Council	159
Dungog Shire Council	154
Lithgow City Council	148
Great Lakes Council	141
Mosman Municipal Council	139
Harden Shire Council	133
Blue Mountains City Council	132
Snowy River Shire Council	130
Goulburn Mulwaree Council	127
Ashfield Municipal Council	126
Yass Valley Council	126
Tweed Shire Council	125
Eurobodalla Shire Council	125
Wollondilly Shire Council	123
Holroyd City Council	122
Wentworth Shire Council	121
Wollongong City Council	116
Auburn Council	115
Armidale Dumaresq Council	115
Bega Valley Shire Council	114

Table continues on page 48

Table 3-14: Councils with mean gross time over 100 days – commercial / retail / office

Council	Commercial, Retail, Office
Marrickville Council	110
Hornsby Shire Council	109
Leichhardt Municipal Council	107
Cooma-Monaro Council	106
Lake Macquarie City Council	106
Hurstville City Council	104
Canterbury City Council	104
Parramatta City Council	103
Shellharbour City Council	101

Table 3-15 shows mean gross time for commercial/retail/office development for all metropolitan councils.

Table 3-15: Gross mean time commercial / retail / office development – metropolitan councils		
Council	Gross days	DLG code
Sydney City Council	47	1
Willoughby City Council	58	2
Manly Council	62	2
Hunters Hill Municipal Council	66	2
Ryde City Council	70	3
Randwick City Council	70	3
Canada Bay City Council	72	2
Bankstown City Council	74	3
Kogarah Municipal Council	78	2
Botany Bay City Council	78	2
North Sydney Council	82	2
Waverley Council	83	2
Ku-ring-gai Council	83	3
Sutherland Shire Council	87	3
Fairfield City Council	88	3
Blacktown City Council	89	3
Woollahra Municipal Council	92	2
Lane Cove Municipal Council	94	2
Parramatta City Council	103	3
Hurstville City Council	104	3
Canterbury City Council	104	3
Leichhardt Municipal Council	107	2
Marrickville Council	110	3

Table continues on page 50

Table 3-15: Gross mean time commercial / retail / office development – metropolitan councils

Council	Gross days	DLG code
Auburn Council	115	2
Holroyd City Council	122	3
Ashfield Municipal Council	126	2
Mosman Municipal Council	139	2
Rockdale City Council	187	3

The source data tables at the end of this report show the data on determination times for all councils.

4

EXERCISE OF DEVELOPMENT AUTHORITY/DELEGATIONS

This chapter provides information on the number and proportion of DAs determined by councillors, under staff delegation or by another body or panel such as the Independent Hearing Assessment Panel (IHAP) across the State and in a particular local government area.

These indicators provide an insight into the governance of the development assessment 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.

Snapshot – Development Authority / Delegations 2006–2007

4%	of DAs on average were determined by councillors
95%	of DAs on average were determined by professional staff
0.2%	of DAs on average were referred to IHAPs and other bodies
97%	of DAs were approved
3%	of DAs were refused

4.1 Key Findings for 2006–2007

- The percentage of determinations in NSW made by council elected representatives in 2006–2007 was low, being only 4% of all applications. This percentage is consistent with that recorded in 2005–2006 (although it should be noted that not all councils reported on this statistic in 2005–2006).
- 95% of all determinations in 2006–2007 in NSW were determined by council professional staff under delegation from the council.
- Only 0.2% of determinations were made by IHAP / independent panels and by other determination bodies respectively.
- 22 councils delegated 100% of all determinations to professional staff in 2006–2007.
- 54 councils delegated more than 98% of all determinations to professional staff in 2006–2007.
- A number of councils recorded a significant increase in the percentage of applications being referred to elected representatives for determination. These same councils recorded average determination times of greater than 100 days.



4.2 Statewide Trends

Table 4-1 below shows the percentage of determinations made throughout NSW by either elected representatives, professional staff under delegation or by independent hearing and assessment panels or other determination bodies. The data illustrates that on average only a very small minority of applications are being referred to councillors for determination with the majority being determined under delegations by council professional staff. An even smaller percentage, only 0.2 % of applications, were determined by IHAPs or other determination bodies respectively.

The percentages of determinations made by elected representative in 2005–2006 as compared to 2006–2007 remains stable however, as set out at section 4.3 below, there is significant variation between councils when it comes to the use of delegations.

Table 4-1: Statewide summary of delegations		
DA Determinations	2005–06	2006–07
Councillors (full council or council committee) as % of all DA determinations	4%	4%
Staff (individual, staff committee) as % of all DA determinations	95%	95%
IHAP or independent panel as % of all DA determinations	Not Collected	0.2%
Other as % of all DA determinations	Not Collected	0.2%
Number of reporting councils	128	152

Table 4-2 below sets out the number of development applications determined in NSW in 2005–2006 and 2006–2007 and the percentage of DAs approved.

Table 4-2: Statewide proportion of DAs approved and refused		
	2005–06	2006–07
DAs determined	105,225	87,287
DAs approved	101,979	83,773
DAs approved as % of determined	97%	97%

The data indicates that the percentage of determinations approved is high (97%) and remains stable.

4.3 Council Trends

While the number of determinations made in NSW in 2006–2007 by elected representatives and professional staff under delegation is 4% and 95% respectively, some councils referred a much higher proportion of applications to councillors for determination.

Tables 4-3 and **4-4** below show the councils with the highest percentage of applications referred to councillors for determination and hence representing the lowest use of delegation to professional staff.

Table 4-3: 10 regional councils with highest percentage of determinations by councillors		
Council	Councillors (and as a % of all DAs determined.)	DLG Code
Balranald Shire Council	55%	9
Junee Shire Council	45%	10
Warren Shire Council	34%	9
Coolamon Shire Council	33%	9
Tumbarumba Shire Council	31%	9
Bombala Council	22%	9
Weddin Shire Council	21%	9
Parkes Shire Council	21%	11
Wakool Shire Council	20%	9
Walcha Council	20%	9

Table 4-4: 10 metropolitan councils with highest percentage of determinations by councillors

Council	Councillors (and as a % of all DAs determined.)	DLG Code
Hunters Hill Municipal Council	34%	2
Botany Bay City Council	30%	2
Mosman Municipal Council	26%	2
Ashfield Municipal Council	25%	2
Marrickville Council	24%	3
North Sydney Council	18%	2
Parramatta City Council	14%	3
Waverley Council	14%	2
Leichhardt Municipal Council	13%	2
Hurstville City Council	13%	3

For rural councils it would be expected that a high proportion of applications would be determined by councillors because of the lack of professional staff in those areas. However, it is significant to note that not all councils listed above demonstrate low volumes of applications or low numbers of professional staff as would be expected. Hunters Hill, Botany Bay, Mosman, Ashfield and Marrickville councils are all large councils located within metropolitan Sydney that have extensive professional resources and high volumes of applications. However they appear to make limited use of delegations to professional staff.

22 councils did not refer any applications to councillors for determination in the period 2006–2007. This would appear to indicate that council staff have, and exercise, full delegation in these areas which include rural (Bogan and Coonamble Shires), coastal (Port Stephens and Shoalhaven) and major metropolitan (Wollongong, Penrith City) areas. 54 councils reported more than 98% of their determinations were made under delegation. Some councils, notably a number within the metropolitan region, have shown a significant increase in the number of determinations being made by elected representatives. The number of applications being determined by elected representatives in Mosman has increased from 11% in 2005–06 to 26% in 2006–07, Marrickville has increased from 12% to 24% and Ashfield has increased from 14% to 25%. These same councils are taking on average of over 100 days to determine DAs. However, during the same period the number of applications being determined by elected representatives in Leichhardt has decreased from 20% to 13%, in Hurstville from 24% to 13% and in Pittwater from 7% to 2%.

The source data tables at the end of this report show the data on use of delegations for all councils.

5

STAFFING AND RESOURCES

This chapter provides details on council staff resources being directed to the assessment and determination of DAs. Data is provided as the number of DAs assessed per equivalent full time (EFT) position. This indicator enables comparisons to be drawn between councils and over time.

The figures reported in EFTs are the overall number of council staff assessing or determining DAs for the reporting year (that is, not including administrative staff) and accounts for staff who work part-time.

SNAPSHOT – STAFFING AND RESOURCES 2006–2007

72	development determinations on average were made per full time equivalent staff member
48	additional EFT positions in development assessment were reported across the State
35	councils recorded an average number of development determinations per full time equivalent staff of more than 100
27	councils recorded an average number of development determinations per full time equivalent staff of less than 40

5.1 Key Highlights

- On average across the State 72 DAs were determined for each development assessment equivalent full time (EFT) position. This figure is down from 80 DAs per EFT in 2005–2006.
- The number of EFT positions in development assessment across the State increased in 2006–2007 from 1,147 in 2005–2006 to 1,195 in 2006–2007. This represents a 4% increase in staff in development assessment.
- The 5 councils with the highest number of development assessment staff in 2006–2007 were Sydney City (55), Lake Macquarie City (46), Sutherland Shire (44), Gosford City (32) and Shoalhaven City (31).
- Some councils experienced significant increases in the average number of DA determinations per EFT in 2006–2007 when compared with the reported figures for 2005–2006. Other councils reported notable decreases in the average number of DA determinations per EFT over the same period. These changes are likely to be attributable to changes in development activity and/or changes in staffing levels.
- There is not necessarily a close correlation between staff to DA ratios and determination times.



5.2 State Trends

Table 5-1 below summarises council staff resources that were applied to the assessment and determination of development applications on a State wide basis in 2005–2006 and 2006–2007.

Table 5-1: Statewide staffing summary		
	2005–06	2006–07
Total EFTs	1,147	1,195
Total DA determinations	91,165	86,287
No. of DAs determined per EFT	80	72
No. reporting councils	145	134

DAs determined per EFT reduced in 2006–2007 to 72, down from 80 DAs per EFT in 2005–2006. Consistent with the reduction in the number of DAs determined per EFT the number of equivalent full time positions applied to development assessment increased in 2006–2007 to 1195 from 1147 in 2005–2006.

5.3 Council Trends

The number of DAs determined per EFT varies significantly across the State. While the average number of DAs determined per EFT across the State was 72 in 2006–2007 the highest reported number determined was 396 per EFT at Corowa Shire Council while the lowest reported number determined was 3 at Brewarrina Shire Council.

Figure 9 below shows the ten councils throughout NSW that recorded the highest actual number of EFT positions directed to development assessment and the number of DAs determined per EFT for these councils. These councils are located in areas of high development activity including metropolitan Sydney and coastal areas within commuting distance of Sydney. There is not necessarily a direct correlation between numbers of DAs determined and numbers of development assessment staff. A variety of factors may explain these variations including administrative efficiencies, development assessment controls and systems and the complexity of projects being considered.

FIGURE 9: STAFF INVOLVED WITH DAS – 10 COUNCILS WITH HIGHEST ACTUAL EFTS IN 2006–07

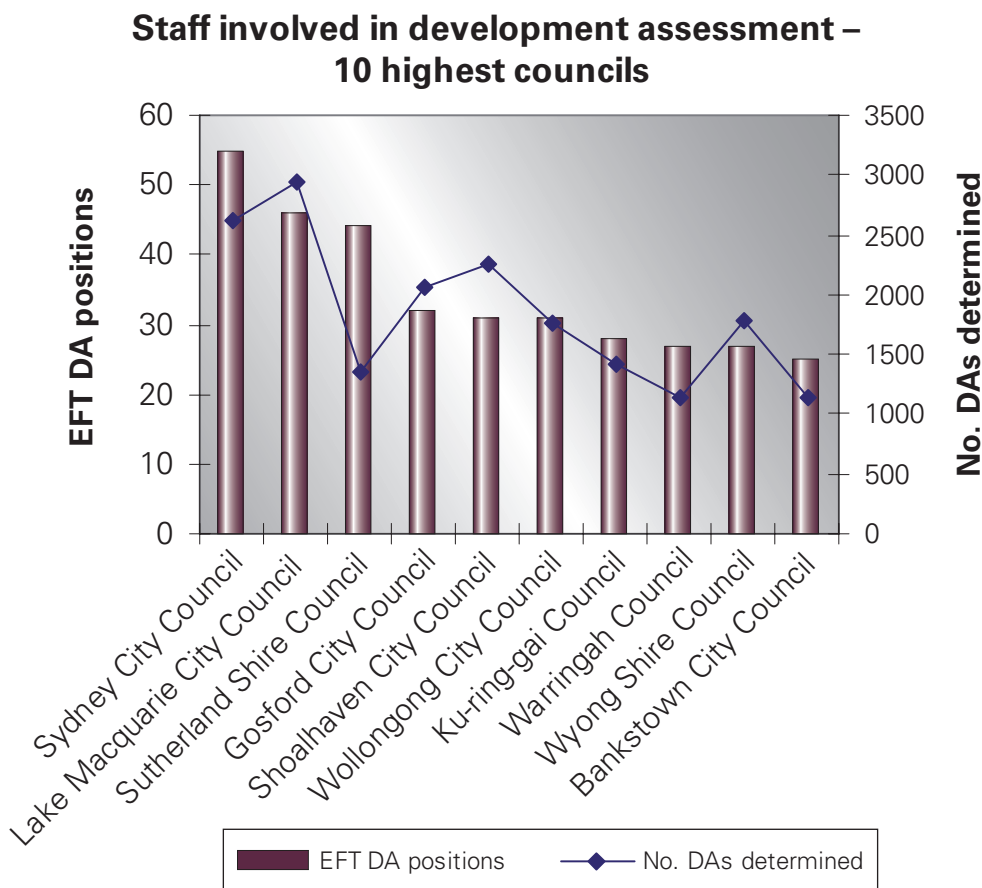


Table 5-2 below shows the 20 councils with the highest number of development applications determined per full time DA staff equivalent for 2006–2007.

Table 5-2: 20 Councils with the highest number of Development Applications determined per full time DA staff equivalent			
DAs determined	Average DAs determined per EFT	Actual Number of DAs	EFT DA staff
Corowa Shire Council	396	396	1
Great Lakes Council	232	696	3
Tumut Council	208	208	1
Inverell Shire Council	201	201	1
Mid-Western Regional Council	196	785	4
Leeton Shire Council	190	190	1
Port Stephens Council	189	1322	7
Bega Valley Shire Council	150	750	5
Ryde City Council	150	1048	7
Penrith City Council	148	1781	12
Orange City Council	138	553	4
Wagga Wagga City Council	136	951	7
Glen Innes Severn Shire Council	135	135	1
Ballina Shire Council	133	796	6
Young Shire Council	131	261	2
Hurstville City Council	124	1237	10
Kempsey Shire Council	123	368	3
Blacktown City Council	122	2805	23
Liverpool Plains Shire Council	121	121	1
Eurobodalla Shire Council	118	941	8

These 20 councils recorded a very substantial number of DAs being determined per EFT. It is likely that many of these applications are for new houses and renovations which could potentially be dealt with as complying development.

Interestingly those councils with the overall highest DA determination times in general have good staff to DA ratios compared with the rest of the State, that is, they are generally within the bottom half of reporting councils. There are in fact many other councils that have much worse staff to DA ratios that are achieving far better determination times. These include Penrith City with an average number of DAs determined per EFT of 148 but at the same time with a mean gross determination time of 56 days and Hurstville with an average number of DAs determined per EFT of 124 and a mean gross determination time of 55 days.

Only Strathfield Municipal Council has a staff to DA ratio above the State mean which may in part explain the higher than average determination time for this council.

Table 5-3: Ten Councils with highest determination times by staff to DA ratio

Council	Mean gross DA determination time	Average DA per EFT	DAs determined	EFT DA staff
Mosman Municipal Council	174	47	374	8
Holroyd City Council	160	58	864	15
Ashfield Municipal Council	151	38	306	8
Rockdale City Council	149	53	579	11
Botany Bay City Council	143	47	378	8
Leichhardt Municipal Council	139	36	539	15
Parramatta City Council	139	63	1128	18
Auburn Council	135	43	385	9
Strathfield Municipal Council	131	79	314	4
Woollahra Municipal Council	131	36	871	24

Councils that recorded a significant increase (more than 60%) in the development application determinations by EFT in 2006–2007 when compared to 2005–2006 include Corowa (206%), Parkes Shire (192%), Inverell Shire (161%), Weddin Shire (154%), Cooma-Monaro (116%), Strathfield Municipal (75%), Orange City (65%), Queanbeyan City (64%) and Tumut (61%) Councils. This is likely to be the result of either an increase in development activity or a loss of development assessment staff.

Councils that recorded a notable reduction (greater than 70% reduction) in development application determinations by EFT in 2006–2007 compared to 2005–2006 include Warren Shire (-94%), Coolamon Shire (-89%), Kyogle (-85%), Bogan Shire (-83%), Bland Shire (-82%), Berrigan Shire (-81%), Brewarrina Shire (-79%), Coonamble Shire (-78%), Cabonne Shire (-77%), Walgett Shire (-71%) and Nambucca Shire (-70%) Councils. This reduction is conversely likely to be due to a decrease in development activity or an increase in development assessment staff.

The source data tables at the end of this report show the data on staffing for all councils.

6

REVIEWS, APPEALS AND LEGAL EXPENSES

This section provides information on the way that disputes and requests for reviews are dealt with by councils and the courts. An applicant who is dissatisfied with a determination by a council may request a review of that determination by the council under section 82A (s82A review) of the EP&A Act. S82A reviews are a non-judicial mechanism available to applicants. However, applicants also have the option of appealing a council or State agency decision in the Land and Environment Court.

This section shows the number and proportion of s82A reviews determined in 2006–07, 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.

Snapshot – Reviews, Appeals and Legal Expenses 2006–2007

459	s82A reviews were undertaken by reporting councils (55 councils)
68%	of s82A reviews were approved by councils on review
24%	of s82A reviews were refused by councils on review
487	appeals were lodged by applicants in the Land and Environment Court
50%	of appeals were upheld
\$11.9m	was reported as being spent by councils on legal costs

6.1 Key Findings 2006–2007

- 68% of all s82A reviews reported by councils were upheld in favour of the applicant as were 50% of appeals to the Land and Environment Court suggesting that those matters that go to appeal have a high success rate. However, only around a quarter of DA refusals currently either involve a s82A review or appeal to the Land and Environment Court.
- The number of legal appeals has fallen by 39% between 2005–06 and 2006–07. Council legal costs have also declined from \$14.27 million in 2005–06 to \$11.9 million in 2006–07. This may be due the overall drop in development applications determined in the 2006–07 period and the reduced number of reporting councils.
- There has been a 27% increase in the number of s82A reviews from 2005–06.
- Of the Councils involved in a high number of appeals, those with the highest proportion of appeals upheld include Sutherland (90%), Holroyd (80%), Hurstville (80%), Ku-ring-gai (77%) and Parramatta (75%).
- 6 councils reported legal costs over \$500,000 compared with 11 councils in 2005–06.
- The 5 councils with the highest reported legal costs were Pittwater (\$1,095,721), Sydney City (\$960,556), Hornsby (\$883,992), Leichhardt (\$725,391) and Holroyd (\$639,922).



6.2 Statewide Trends

The total number of s82A reviews and legal appeals reported by councils across the State is provided in **Table 6-1**. It should be noted that the 55 councils reported that they had one or more s82A reviews and 61 councils reported one or more appeals.

Table 6-1: Statewide S82A and legal appeals summary	
	2006–07
S82A Reviews (based on 55 reporting councils)	
No. of S82A reviews	459
S82A reviews as % of DA determinations (note 4)	1%
% S82A appeals approved on review	68%
% S82A appeals refused on review	24%
% S82A appeals withdrawn on review	6%
% S82A appeals rejected on review	2%
Legal Appeals	
No. of legal appeals	487
Legal appeals as % of DA determinations (note 5)	1%
% Legal appeals upheld	50%
% Legal appeals withdrawn or dismissed	46%

Note:

1. Legal appeals reported above are for Class 1 matters only.
2. The total number of legal appeals may be underestimated because some councils did not report on 2006–07 appeals against DAs and s96 modifications where the DA or s96 modification was determined before 2006–07 as requested by the Department.
3. Applicant may seek both section 82A review and legal appeal for the same development application.
4. S82A reviews include reviews of DAs determined before the reporting period. Therefore reviews as % of determinations is only indicative.
5. Legal appeals include appeals of DAs determined before the reporting period. Therefore appeals as % of determinations is only indicative.

Table 6-1 shows that a significant number of both s82A reviews and legal appeals are upheld in favour of the applicant suggesting that those matters that go to appeal have a high success rate. However, only around a quarter of DA refusals currently either involve a s82A review or appeal to the Land and Environment Court. The remaining 75% of DA refusals are not subject to appeal or s82A review. Many of these applications may well warrant refusal, however there may be some that are of merit but not appealed for a range of reasons. These may include potential legal costs or the perceived intimidating nature of the appeals process. The State Government's planning reforms are proposing a number of mechanisms to make the review/appeals process more accessible to applicants, particularly for small scale developments.

Table 6-2 provides a comparison of the number of legal appeals reported in 2005–06 and 2006–07. The number of appeals fell markedly during that period, from 793 in 2005–06 to 487 in 2006–07, a drop of 39%. Reported council legal costs have also declined from \$14.27 million in 2005–06 to \$11.9 million in 2006–07. While the drop in numbers of appeals and costs may be because of reduced reporting of councils in 2006–07, other factors may also have had an impact such as the noticeable increase in the number of s82A reviews, up from 362 in 2005–06 to 459 in 2006–07, an increase of 27%. Other reasons for the decline in the number of reported legal appeals and associated costs may be the overall drop in development applications determined in the 2006–07 period.

Table 6-2: Statewide s82A/legal appeals comparison with 2005–06		
	2005–06	2006–07
S82A Reviews		
No. of s82A reviews	362	459
No. reporting councils	53	55
Legal Appeals and Expenses		
No. of legal appeals	793	487 ¹
Legal appeals as % of DA determinations (note 4)	1%	1%
Council legal costs	\$14.27m	\$11.9m ¹
No. reporting councils	70	61

1. For 2006–07, some councils did not report legal appeals and legal costs where the approval involved a DA determined before 2006–07 as required.

6.3 Council Trends

Those councils which reported the highest number of 82A reviews are shown in **Table 6-3**. With the exception of Hurstville, the majority of DAs subsequently reviewed were approved.

Table 6-3: Section 82A reviews – highest 10 councils by total no. of reviews 2006–07				
	Total s82A reviews (100%)	No. of reviews approved	No. of reviews refused	No. of other outcomes (withdrawn/rejected)
Hornsby Shire Council	85	77 (91%)	8	0
Sydney City Council	50	29 (58%)	17	4
Ku-ring-gai Council	37	23 (62%)	5	9
Fairfield City Council	34	32 (94%)	2	0
Sutherland Shire Council	26	17 (65%)	6	3
Woollahra Municipal Council	16	9 (56%)	3	4
Canada Bay City Council	12	8 (67%)	3	1
Hurstville City Council	11	4 (36%)	7	0
Lane Cove Municipal Council	11	7 (64%)	3	1

No appeals were recorded for 89 of the 152 councils. Of those councils involved in a high number of appeals, those with the highest proportion of appeals upheld include Sutherland (90%), Holroyd (80%), Hurstville (80%), Ku-ring-gai (77%) and Parramatta (75%).

Table 6-4: Legal appeals – highest 10 councils by total number of appeals	
Council	Legal appeals
Sydney City Council	37
Hornsby Shire Council	33
Ku-ring-gai Council	31
Leichhardt Municipal Council	29
Waverley Council	25
Mosman Municipal Council	22
Manly Council	21
Woollahra Municipal Council	20
Warringah Council	19
Pittwater Council	19

Six councils reported legal costs over \$500,000 compared with 11 councils in 2005–06. The five councils with the highest reported legal costs were Pittwater (\$1,095,721), Sydney City (\$960,556), Hornsby (\$883,992), Leichhardt (\$725,391) and Holroyd (\$639,922).

Table 6-5: Councils with legal costs > \$500,000

Council	Legal costs
Pittwater Council	1,095,721
Sydney City Council	960,556
Hornsby Shire Council	883,991
Leichhardt Municipal Council	725,391
Holroyd City Council	639,922
Woollahra Municipal Council	508,822

The source data tables at the end of this report show the data on legal appeals and costs for all councils.

7

OTHER CERTIFICATES

This section provides information on subdivision and post-development consent certificates issued by councils over 2006–2007. It gives an indication of actual construction activity as not all approved development is actually constructed and commencement of construction may be delayed for up to five years after development is approved.

Snapshot – Other Certificates 2006–2007

65,907	Construction certificates were issued state wide (69% were issued by councils)
43,185	Occupation Certificates were issued throughout the State (70% were issued by councils)
5,056	Subdivision certificates were issued
1,465	Strata certificates were issued across the State

7.1 Key Highlights

- There was a minor reduction (-9.6%) in the number of construction certificates issued in 2006–2007 from those issued in 2005–2006. This reduction is generally in line with a slowing of activity recorded in the residential development market in 2006–2007.
- The number of occupation, subdivision and strata certificates issued in 2006–2007 was relatively stable when compared with 2005–2006 figures.
- Construction activity in New South Wales is highest in the metropolitan fringe council areas with significant new release areas including the Councils of Blacktown City, Lake Macquarie City, Baulkham Hills, Shoalhaven City, Gosford City, Wyong Shire, Penrith City, Liverpool City and Newcastle City. The City of Sydney covering the Sydney CBD also recorded high levels of construction activity.
- Trends for occupation certificates generally mirrored those of construction certificates with six of the ten councils with the highest number of occupation certificates issued in 2006–2007 also being in the list of ten councils with the highest number of construction certificates issued. These Councils clearly represent the areas with the highest level of construction activity and construction completions.

7.2 State Trends

Table 7-1 below details the number of construction, occupation, subdivision and strata certificates issued in 2006–2007 compared with equivalent figures for 2005–2006.

Table 7-1: Statewide other certificates summary			
	2005–06	2006–07	2006–07 Number of reporting councils
Construction certificates issued	72,899	65,907	145
Occupation certificates issued	42,057	43,185	139
Subdivision certificates issued	5,050	5,056	135
Strata certificates issued	1,585	1,465	83

In 2006–07 the number of construction certificates issued dropped slightly (-9.6%) in comparison to figures reported for 2005–2006, however the number of occupation, subdivision and strata certificates issued remained fairly stable. This drop in the number of construction certificates issued is generally consistent with the slowing of activity recorded in the residential development market in 2006–2007.

Councils issue the majority of other certificates with private certifiers issuing approximately a third of other certificates. Only a very small number of subdivision certificates were issued by private certifiers.

Table 7-2: Statewide other certificates issued by councils and private certifiers					
Certificates	Council	%	Private	%	Total
Construction	45234	69	20673	31	65907
Occupation	30140	70	13045	30	43185
Subdivision	5002	99	54	1	5056
Strata	1053	72	412	28	1465

7.3 Council Trends

Table 7-3 below shows the ten councils across the state that issued the highest number of construction certificates in 2006–2007. This is indicative of areas with the highest levels of construction activity and includes, as would be expected, council areas comprising significant new release areas on the fringe of Sydney and in coastal areas and the Sydney CBD. **Table 7-4** shows that most construction certificates were issued by council except in Sydney City Council.

Table 7-3: 10 Councils with highest numbers of construction certificates issued 2006–07

Council	2005–06	2006–07	% change
Blacktown City Council	2760	2485	-10%
Lake Macquarie City Council	2315	2251	-3%
Baulkham Hills Shire Council	2082	2136	3%
Shoalhaven City Council	1992	1886	-5%
Gosford City Council	2197	1769	-19%
Sydney City Council	2216	1717	-23%
Wyang Shire Council	1840	1518	-18%
Penrith City Council	1563	1402	-10%
Liverpool City Council	n/a	1303	n/a
Newcastle City Council	1597	1302	-18%

Table 7-4: 10 Councils with highest numbers of construction certificates issued 2006–07 the proportion of council and private certifier issued certificates

Council	Council	%	Private	%	TOTAL
Blacktown City Council	1,733	70	752	30	2,485
Lake Macquarie City Council	1,480	66	771	34	2,251
Baulkham Hills Shire Council	1,459	68	677	32	2,136
Shoalhaven City Council	1,383	73	503	27	1,886
Gosford City Council	1,353	76	416	24	1,769
Sydney City Council	528	31	1,189	69	1,717
Wyang Shire Council	1,194	79	324	21	1,518
Penrith City Council	935	67	467	33	1,402
Liverpool City Council	942	72	361	28	1,303
Newcastle City Council	1,213	93	89	7	1,302

Councils that reported the lowest numbers of construction certificates issued over 2006–07 were generally as expected primarily located in remote rural areas and indicate a low level of construction activity.

Trends for occupation certificates generally mirrored those of construction certificates with six of the ten councils (Blacktown, Wyong, Penrith, Shoalhaven, Sydney City and Lake Macquarie Councils) with the highest number of occupation certificates issued in 2006–07 also being in the list of ten councils with the highest number of construction certificates issued. These councils clearly represent the areas with the highest level of construction activity and construction completions.

While the number of occupation certificates issued in 2006–07 across the State remained stable from 2005–06 figures, a number of councils experience a significant increase in the number of occupation certificates issued in 2006–07. These councils included Lithgow City, Ashfield Municipal and Botany Bay City Councils. Conversely councils with a significant decrease in numbers of occupation certificates issued in 2006–07 from 2005–06 levels included Camden, Great Lakes and Newcastle City Councils.

The source data tables at the end of this report show the data on other certificates for all councils.



APPENDICES



Appendix 1 – Explanation of Data Collection and Analysis

RESPONSE BY COUNCILS TO 2006–07 SURVEY

Information in the report was compiled from responses to a survey distributed to all local councils. All councils were able to provide most of the mandatory data. Response rates varied depending on the question in the survey – response rates or unavailability of data are indicated with relevant tables in the body of the report. Only 43 councils submitted data in the defined format. Responses from other councils had to be checked or corrected to varying degrees.

The 2006–07 survey differed from 2005–06 in that this year councils were requested for both general information about the council and detailed raw data (up to 21 fields of information) for each DA, s96 and CDC.

The Department is encouraged by the efforts of councils to provide close to full records within the time frame for the 2006–07 survey. Councils have been responsive when requested for further information or clarification regarding their return.

Most of the returns required some 'data cleaning' such as correcting formatting errors, filling in omitted data and rearranging files where submissions did not follow the format prescribed in the survey.

DATA COLLATION AND CALCULATION PROCESS

The information from council's spreadsheets was uploaded into an SQL database which allowed the large amount of data to be stored, checked and analysed.

A series of 'logic tests' were applied to the data to identify errors and exclude records with insufficient or incorrect data to ensure that the results only relied on valid information. Eg, any records with determination periods greater than 10 years were excluded as it was assumed this length of time was due to data entry error of the lodgement date. Any records with a lodgement or determination date after 30 June 2007 were excluded.

Where there were significant errors or issues, councils were consulted to clarify and correct the data. Qualified planning staff analysed the data for obvious errors or inconsistencies to provide another layer of quality assurance.

Data extraction and analysis software was used to analyse the database and perform calculations such as mean determination times. Manual and automated data checking procedures were used to ensure the calculations performed by the analysis software were free from errors.

ANALYSING THE DATA

Because the Department collected detailed raw data for each DA, s96 and CDC, the Department has calculated most of the data contained in this report such as totals, means and medians and gross and net determination times.

This allows for standardised processes for addressing errors in the data, calculation methods and superior statistical analysis compared to 2005–06, as all the data was collected together in one database.

Some of the information in this report is directly comparable for 2005–06 and 2006–07; however given the standardised processes and greater volume of data, it is likely that the 2006–07 data is more accurate than 2005–06 for determination times.

ZERO CONSTRUCTION VALUE DEVELOPMENT

The dollar value referred to in this report is the estimated value of construction work. It excludes land value or the ultimate market value of the completed work. There are a number of types of development for which consent is required and there is no construction work, e.g. subdivision, boundary changes, change of operating hours for retail premises and change of use.

While these development types are grouped with small scale low construction value work, such as residential alterations, they will be of varying degrees of complexity and may not be simple or straightforward for councils to assess.

CLASSIFICATION AND GROUPING OF COUNCILS

For 2006–07 analysis has been undertaken grouping councils based on population, size, location and development. Grouping councils according to similar socioeconomic characteristics allows comparison between a council's results and the performance of like councils.

The groupings are based on the Australian Classification of Local Governments (ACLG) classification of councils as adapted by the NSW Department of Local Government for their NSW Local Government Councils Comparative Information publication. The grouping for 2006–07 is based on population figures released from the Australian Bureau of Statistics as at 30 June 2006.

The source data tables show the DLG classification for each council and the average result for each of the 11 DLG groups.

S96 DATA SEPARATED FROM DA DATA

For 2005–06, councils were instructed to include s96 modifications with DAs when counting determinations and when calculating determination time, however some councils indicated that they had difficulties with the calculations in 2005–06 and it is clear that some councils included s96 modifications with the DAs and others did not.

The Department is of the view that DA information should generally be analysed separately from s96 information for this and future reports, hence most of the information in this report is based on DAs for 2006–07. To provide some comparison with 2005–06, for key data DAs and s96 modifications have been combined – this is identified in each chapter.

It should be noted that in both surveys a s96 modification has not been appended to the earlier DA to determine total processing times. s96 modifications have been considered as a 'new' application. The cost of the s96 was not covered so as not to 'double count' the total value of development. Given that Lot and DP were collected for 2006–07, further time series analysis of certain projects is possible to analyse the effects of s96 determinations.

CALCULATING DETERMINATION TIMES

Calendar/Business Days - While councils were instructed for 2005–06 to perform calculations in business days, many had difficulty removing weekends automatically from their dates and submitted times based on calendar days. Most councils provided data in calendar days.

For 2006–07, the Department has calculated time using calendar days using dates of lodgement and determination supplied by councils. The gross determination time is simply the difference between

date determined and date lodged except where the determination date was the same as the lodgement date, where the gross determination time was set to one day. For net determination time stop the clock time and referral times were supplied in calendar days so that net time is in calendar days.

Comparisons between 2005–06 and 2006–07 determination times have been qualified throughout this report with further information and/or discussion.

Stop the Clock Time – this is the time taken for further information to be sought from the applicant after a DA is submitted. When the request is made the clock is 'stopped' until the information is received.

Referral Time – this is the time taken by State agencies to either grant concurrent consent (some DAs require council and agency consent) or provide advice on a consent to council.

Referral and stop the clock time were separately provided by councils as a number of days rather than dates. In some cases, a development may have one or more days overlapping where the clock has been stopped for information from the applicant and the development has been referred to a State agency.

Mean determination time - The mean of a set of data values is the sum of all of the data values divided by the number of data values.

Median determination time - The median of a set of data values is the middle value of the data set when it has been ordered. If the number of values in the data set is even, then the median is the average of the two middle values. The use of the median provides an alternative method of analysing the data to a mean which may be skewed by a relatively small number of high or low values in a data set.

Records where the determination time was less than zero or greater than 3650 days (ten years) were not included in calculations of time.

Appendix 2 – Australian Classification of Local Government and DLG group numbers

DLG GROUP CODE		DESCRIPTION		POPULATION	ACLG CATEGORY
URBAN ie Population > 20,000, or population density > 30 persons per sq km, or >90% of LGA population is urban					
1	Capital City				1
2	Metropolitan Developed	Small	up to 30,000		2
	Part of an urban centre	Medium	30,001 – 70,000		3
3	>1,000,000 and pop. density	Large	70,001 – 120,000		4
	>600/sq km	Very Large	> 120, 000		5
4	Regional Town/City	Small	up to 30,000		6
	Part of an urban centre with	Medium	30,001 – 70,000		7
5	population <1,000,000 and	Large	70,001 – 120,000		8
	predominately urban in nature	Very Large	> 120, 000		9
6	Fringe	Small	up to 30,000		10
	A developing LGA on the margin	Medium	30,001 – 70,000		11
7	of a developed or regional urban	Large	70,001 – 120,000		12
	centre	Very Large	> 120, 000		13
RURAL					
N/A	Significant Growth				14
	Average annual population growth				
	>3%, population				
	>5,000 and not remote				
8	Agricultural	Small	Up to 2,000		15
9	Agricultural	Medium	2,001 – 5,000		16
	Remote	Medium	1,001 – 3,000		21
10	Agricultural	Large	5,001 – 10,000		17
	Remote	Large	3, 001 – 20,000		22
11	Agricultural	Very Large	10,000 – 20,000		18
N/A	Remote	Extra Small	Up to 400		19
N/A		Small	401 – 1,000		20

Note:

For "Rural Agricultural Very Large" (RAV), "Rural Remote Large" (RTL), and "Rural Significant Growth" (RSG), 20,000 is the upper limit because beyond this number all local governments are deemed "Urban".

Appendix 3 – Abbreviations & Explanation Of Terms

Appeal upheld	Means the person who appealed the council's decision was successful.
Appeal refused	Means the person who appealed the council's decision was unsuccessful.
Calendar days	Includes weekends and public holidays. Business days excludes weekends.
Class 1 appeal	These appeals are mostly appeals against a council's refusal of a development application or against council conditions of consent on the development approval. Class 1 appeals may also be against Council orders. These appeals are dealt with by the Land and Environment Court.
Complying development certificate (CDC)	A certificate issued by council or a private certifier where a local, regional or State planning instrument enables such a certificate to be issued. Complying development certificates can be issued for minor works such as extensions, garages and industrial fit outs which meet pre-set standards.
Construction certificate	Construction certificates must be issued before work commences. They certify that plans comply with building codes and are not inconsistent with a development consent.
Deemed refusal	Under the Environmental Planning and Assessment Act and Regulation, a development application is deemed to have been refused by council if the council has not determined the application within the period prescribed by the Regulation.
Development application (DA)	Means an application for consent to carry out development.
Equivalent full time (EFT)	Equivalent full time is a measure of staffing levels including part-time staff.
EP&A Act	Environmental Planning and Assessment Act, 1979
Gross determination time	The number of calendar days that had elapsed since lodgement, except where determination date was the same as lodgement date, where the gross determination time was set to one day. That is, if the application was determined on the lodgement or on the day after lodgement, gross time would be one day.
Independent Hearing Assessment Panel (IHAP) or independent panel	In this publication, IHAP or independent panel means a panel which determines development applications or s96 modification applications. The membership of these panels is independent of councillors and council staff. The intention is to provide expert advice on development proposals.
Mean gross determination time	The average gross determination time for any set of records.
Median gross determination time	The middle value for all gross determination times of set of records, where the times have been numerically ordered.
Mean	Average of all values in the set of values.
Median	The middle value when all values are listed from the lowest value to the highest value, or from highest value to lowest.

Mean net determination time	The average net determination time for any set of records. The net determination time for each record was calculated by subtracting the number of stop the clock days and referral days from the gross determination time. Records that had a net determination time less than zero or greater than 3,650 day were not included in calculations.
Median net determination time	The middle value for all net determination times of a set of records, where the times have been numerically ordered. Records that had a net determination time less than zero or greater than 3,650 days were not included in calculations.
Occupation certificate	A certificate issued by a council or private certifier which confirms that a building is capable of being occupied.
Referral	When a development application or s96 modification application is referred to a State Government agency before the council determines the application.
Section 82A review (s82A review)	Under section 82A of the Environmental Planning and Assessment Act, 1979, a development applicant can request the council to review the council's determination of the applicant's development application.
Section 82A review approved on review	Means the council changed its original determination.
Section 82A review refused on review	Means the council did not change its original determination.
Section 96 modification (s96 modification)	Under section 96 of the Environmental Planning and Assessment Act, 1979, a development consent can be modified by council on application from the development applicant.
Seniors Living	Development approved under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Stop the clock (STC)	Time during which additional information on the development application or s96 application is sought and received from the development applicant. The information may be sought by council and/or a concurrence authority.
Value of construction	The value of construction means the estimated cost of construction. This cost is recorded when a development application, s96 modification application, or complying development application is lodged. This value is generally estimated by the applicant.

Appendix 4 – Index for council regions

NSW councils by region		
Region	Council	DLG Code
Sydney Region	Ashfield Municipal	2
	Auburn Council	2
	Bankstown City	3
	Baulkham Hills	7
	Blacktown City	3
	Blue Mountains	7
	Botany Bay City	2
	Burwood Council	2
	Camden Council	6
	Campbelltown	7
	Canada Bay City	2
	Canterbury City	3
	Fairfield City	3
	Gosford City	7
	Hawkesbury City	6
	Holroyd City	3
	Hornsby Shire	7
	Hunters Hill	2
	Hurstville City	3
	Kogarah Municipal	2
	Ku-ring-gai	3
	Lane Cove Municipal	2
	Leichhardt	2
	Liverpool City	7

NSW councils by region

Region	Council	DLG Code
	Manly Council	2
	Marrickville	3
	Mosman Municipal	2
	North Sydney	2
	Parramatta City	3
	Penrith City	7
	Pittwater Council	2
	Randwick City	3
	Rockdale City	3
	Ryde City Council	3
	Strathfield	2
	Sutherland	3
	Sydney City	1
	Warringah Council	3
	Waverley Council	2
	Willoughby City	2
	Wollondilly	6
	Woollahra Municipal	2
	Wyong Shire	7
Hunter	Cessnock City	4
	Dungog Shire	10
	Gloucester Shire	9
	Great Lakes	4
	Greater Taree	4

NSW councils by region

Region	Council	DLG Code
Northern	Lake Macquarie	5
	Maitland City	4
	Muswellbrook	11
	Newcastle City	5
	Port Stephens	4
	Singleton Shire	4
	Upper Hunter	11
	Bega Valley	4
	Bombala Council	9
	Eurobodalla Shire	4
	Goulburn Mulwaree	4
	Kiama Municipal	4
	Shellharbour	4
	Shoalhaven	5
Central	Snowy River	10
	Wingecarribee	4
	Wollongong	5
	Ballina Shire	4
	Bellingen Shire	11
	Byron Shire	4
	Clarence Valley	4
	Coffs Harbour	4
	Kempsey Shire	4
	Kyogle Council	10

NSW councils by region

Region	Council	DLG Code
	Lismore City	4
	Nambucca Shire	11
	Port Macquarie-Hastings	5
	Richmond Valley	4
	Tenterfield	10
	Tweed Shire	5
	Armidale Dumaresq	4
	Bathurst Regional	4
	Blayney Shire	10
	Bogan Shire	9
Western	Bourke Shire	9
	Brewarrina Shire	9
	Broken Hill	4
	Cabonne Shire	11
	Central Darling	9
	Cobar Shire	10
	Coonamble Shire	9
	Cowra Shire	11
	Dubbo City Council	4
	Forbes Shire	11
	Gilgandra Shire	9
	Glen Innes Severn	10
	Gunnedah Shire	11
	Guyra Shire	9

NSW councils by region

Region	Council	DLG Code
	Gwydir Shire	10
	Inverell Shire	11
	Lachlan Shire	10
	Lithgow City	4
	Liverpool Plains	10
	Mid-Western	4
	Moree Plains	11
	Narrabri Shire	11
	Narromine Shire	10
	Oberon Council	10
	Orange City	4
	Parkes Shire	11
	Tamworth Regional	4
	Uralla Shire	10
	Walcha Council	9
	Walgett Shire	10
	Warren Shire	9
	Warrumbungle	11
	Weddin Shire	9
	Wellington	10
Murray/Murrumbidgee	Albury City	4
	Balranald Shire	9
	Berrigan Shire	10
	Bland Shire	10

NSW councils by region

Region	Council	DLG Code
	Boorowa Council	9
	Carrathool Shire	9
	Conargo Shire	8
	Coolamon Shire	9
	Cooma-Monaro	10
	Cootamundra	10
	Corowa Shire	11
	Deniliquin Council	4
	Greater Hume	11
	Griffith City	4
	Gundagai Shire	9
	Harden Shire	9
	Hay Shire Council	9
	Jerilderie Shire	8
	Junee Shire	10
	Leeton Shire	11
	Lockhart Shire	9
	Murray Shire	10
	Murrumbidgee	9
	Narrandera Shire	10
	Palerang Council	11
	Queanbeyan	4
	Temora Shire	10
	Tumbarumba	9

NSW councils by region

Region	Council	DLG Code
	Tumut Council	11
	Upper Lachlan	10
	Urana Shire	8
	Wagga Wagga	4
	Wakool Shire	9
	Wentworth Shire	10
	Yass Valley	11
	Young Shire	11

Appendix 5 – 2005–06 Corrections

Six councils advised corrections to the Local Development Performance Monitoring Report 2005–06 listed in the table below. Where relevant the 2005–06 data used in this report has been updated with these corrections.

Corrections to local development performance monitoring report 2005–06		
Council	Topic	Correction
Tweed Shire Council	Total cost of development	\$244,943,160
Wingecarribee Shire Council	Appeals upheld	1
Wingecarribee Shire Council	Appeals determined	4
Canterbury City Council	Mean net determination time	73
Oberon Council	Mean gross determination time for developments less than \$100,000	85
Shire of Walgett	Mean gross determination time for developments less than \$100,000	58.2
Shire of Walgett	Mean net determination time for developments less than \$100,000	25.8
Shire of Walgett	Delegation - Councillors	12
Shire of Walgett	Delegation - Councillors	24% of total
Tamworth Regional Council	DAs determined	763
Tamworth Regional Council	Mean gross determination time	52
Tamworth Regional Council	Mean net determination time	34
Tamworth Regional Council	Median gross determination time	34
Tamworth Regional Council	Median net determination time	22

SOURCE DATA – INDIVIDUAL COUNCIL DATA



Table 2-15: Volume & Value of DAs + s96

Council	DLG Code	No. determined	DAs	s96
			Total estimated value – approved	No.
Albury City Council	4	855	\$174.4m	111
Armidale Dumaresq Council	4	212	\$31m	54
Ashfield Municipal Council	2	306	\$43.3m	79
Auburn Council	2	385	\$165.5m	113
Ballina Shire Council	4	796	\$88.8m	73
Balranald Shire Council	9	101	\$8.5m	2
Bankstown City Council	3	1143	\$192.4m	364
Bathurst Regional Council	4	730	\$93m	22
Baulkham Hills Shire Council	7	2165	\$575.7m	320
Bega Valley Shire Council	4	750	\$115.8m	140
Bellingen Shire Council	11	397	\$21.8m	39
Berrigan Shire Council	10	158	\$29.6m	5
Blacktown City Council	3	2805	\$720.2m	260
Bland Shire Council	10	79	\$5.5m	2
Blayney Shire Council	10	164	\$24.2m	n/a
Blue Mountains City Council	7	1084	\$115.4m	220
Bogan Shire Council	9	48	\$2.5m	0
Bombala Council	9	51	\$1.3m	0
Boorowa Council	9	60	\$2.5m	0
Botany Bay City Council	2	378	\$102.6m	139
Bourke Shire Council	9	63	\$2.4m	0
Brewarrina Shire Council	9	3	\$0.8m	0
Broken Hill City Council	4	504	\$28.7m	0
Burwood Council	2	286	\$34.4m	70
Byron Shire Council	4	735	\$106.9m	232
Cabonne Shire Council	11	137	\$7.5m	0

Table 2-15: Volume & Value of DAs + s96

Council	DLG Code	No. determined	DAs	s96
			Total estimated value – approved	No.
Camden Council	6	1193	\$228.3m	101
Campbelltown City Council	7	934	\$400m	133
Canada Bay City Council	2	619	\$209.5m	243
Canterbury City Council	3	660	\$83.3m	190
Carrathool Shire Council	9	34	\$2.2m	0
Central Darling Shire Council	9	20	\$0.3m	0
Cessnock City Council	4	1113	\$152m	137
Clarence Valley Council	4	1115	\$130.9m	86
Cobar Shire Council	10	65	\$9.4m	0
Coffs Harbour City Council	4	1354	\$212.1m	n/a
Conargo Shire Council	8	20	\$4.9m	0
Coolamon Shire Council	9	43	\$2.5m	0
Cooma-Monaro Council	10	176	\$14.7m	2
Coonamble Shire Council	9	27	\$2.2m	0
Cootamundra Shire Council	10	189	\$24.9m	0
Corowa Shire Council	11	396	\$43.1m	0
Cowra Shire Council	11	264	\$23.3m	17
Deniliquin Council	4	156	\$7.9m	0
Dubbo City Council	4	678	\$93.9m	70
Dungog Shire Council	10	218	\$10.9m	27
Eurobodalla Shire Council	4	941	\$115.2m	132
Fairfield City Council	3	1445	\$306m	250
Forbes Shire Council	11	169	\$31m	0
Gilgandra Shire Council	9	43	\$4.3m	0
Glen Innes Severn Shire Council	10	135	\$14.5m	6
Gloucester Shire Council	9	202	\$15.1m	0

Table 2-15: Volume & Value of DAs + s96

Council	DLG Code	No. determined	DAs	s96
			Total estimated value – approved	No.
Gosford City Council	7	2062	\$399.9m	501
Goulburn Mulwaree Council	4	308	\$45.2m	0
Great Lakes Council	4	696	\$213m	n/a
Greater Hume Shire Council	11	261	\$34.6m	16
Greater Taree City Council	4	938	\$78.7m	123
Griffith City Council	4	410	\$57.4m	70
Gundagai Shire Council	9	82	\$4.1m	0
Gunnedah Shire Council	11	173	\$13.9m	0
Guyra Shire Council	9	107	\$8.4m	0
Gwydir Shire Council	10	63	\$3.9m	0
Harden Shire Council	9	82	\$3m	0
Hastings-Port Macquarie Council	5	457	\$99.4m	112
Hawkesbury City Council	6	646	\$63.9m	92
Hay Shire Council	9	47	\$3.7m	0
Holroyd City Council	3	864	\$228.4m	302
Hornsby Shire Council	7	1681	\$163.6m	260
Hunters Hill Municipal Council	2	147	\$35.2m	55
Hurstville City Council	3	1237	\$153m	113
Inverell Shire Council	11	201	\$28.8m	5
Jerilderie Shire Council	8	25	\$4.7m	0
Junee Shire Council	10	58	\$5.8m	7
Kempsey Shire Council	4	368	\$59.3m	83
Kiama Municipal Council	4	377	\$62.6m	142
Kogarah Municipal Council	2	445	\$136.4m	132
Ku-ring-gai Council	3	1408	\$361.1m	474
Kyogle Council	10	146	\$6.3m	0

Table 2-15: Volume & Value of DAs + s96

Council	DLG Code	No. determined	DAs	s96
			Total estimated value – approved	No.
Lachlan Shire Council	10	85	\$6.8m	3
Lake Macquarie City Council	5	2950	\$729.6m	0
Lane Cove Municipal Council	2	410	\$89.9m	83
Leeton Shire Council	11	190	\$20.1m	0
Leichhardt Municipal Council	2	539	\$91.5m	271
Lismore City Council	4	801	\$70m	120
Lithgow City Council	4	274	\$42.8m	0
Liverpool City Council	7	1067	\$188.3m	155
Liverpool Plains Shire Council	10	121	\$16.2m	1
Lockhart Shire Council	9	64	\$2.9m	0
Maitland City Council	4	1369	\$181.9m	168
Manly Council	2	478	\$83m	229
Marrickville Council	3	546	\$59.6m	162
Mid-Western Regional Council	4	785	\$106.2m	37
Moree Plains Shire Council	11	206	\$16.9m	10
Mosman Municipal Council	2	374	\$216m	162
Murray Shire Council	10	210	\$75.8m	0
Murrumbidgee Shire Council	9	25	\$0.5m	0
Muswellbrook Shire Council	11	419	\$53.6m	38
Nambucca Shire Council	11	208	\$19.6m	41
Narrabri Shire Council	11	128	\$11.7m	3
Narrandera Shire Council	10	91	\$4.6m	0
Narromine Shire Council	10	104	\$4m	0
Newcastle City Council	5	2105	\$358.4m	250
North Sydney Council	2	591	\$236.5m	219
Oberon Council	10	128	\$13.8m	14

Table 2-15: Volume & Value of DAs + s96

Council	DLG Code	No. determined	DAs	s96
			Total estimated value – approved	No.
Orange City Council	4	553	\$86.6m	51
Palerang Council	11	436	\$47.5m	26
Parkes Shire Council	11	203	\$130.6m	15
Parramatta City Council	3	1128	\$551.3m	240
Penrith City Council	7	1781	\$331.3m	114
Pittwater Council	2	700	\$212.3m	62
Port Stephens Council	4	1322	\$172.3m	199
Queanbeyan City Council	4	440	\$96.5m	135
Randwick City Council	3	921	\$214.4m	339
Richmond Valley Council	4	441	\$42.3m	14
Rockdale City Council	3	579	\$997.1m	199
Ryde City Council	3	1048	\$824.1m	172
Shellharbour City Council	4	640	\$115.3m	114
Shoalhaven City Council	5	2260	\$864m	633
Singleton Shire Council	4	592	\$53m	91
Snowy River Shire Council	10	224	\$44.9m	10
Strathfield Municipal Council	2	314	\$47.1m	131
Sutherland Shire Council	3	1356	\$271.1m	427
Sydney City Council	1	2610	\$2.6b	680
Tamworth Regional Council	4	823	\$145.8m	61
Temora Shire Council	10	114	\$13.9m	0
Tenterfield Shire Council	10	117	\$10.1m	0
Tumbarumba Shire Council	9	59	\$2.3m	0
Tumut Council	11	208	\$17.4m	3
Tweed Shire Council	5	1399	\$326.4m	119
Upper Hunter Shire Council	11	314	\$42.2m	2

Table 2-15: Volume & Value of DAs + s96

Council	DLG Code	No. determined	DAs	s96
			Total estimated value – approved	No.
Upper Lachlan Council	10	207	\$7.7m	0
Uralla Shire Council	10	153	\$6.4m	4
Urana Shire Council	8	16	\$0.9m	0
Wagga Wagga City Council	4	951	\$141m	76
Wakool Shire Council	9	122	\$7m	1
Walcha Council	9	59	\$4.1m	1
Walgett Shire Council	10	42	\$3.6m	4
Warren Shire Council	9	38	\$0.9m	1
Warringham Council	3	1148	\$312m	335
Warrumbungle Shire Council	11	57	\$4.8m	0
Waverley Council	2	674	\$123.4m	284
Weddin Shire Council	9	61	\$3.2m	0
Wellington Council	10	92	\$16.9m	0
Wentworth Shire Council	10	177	\$15.6m	4
Willoughby City Council	2	928	\$433m	339
Wingecarribee Shire Council	4	1017	\$187.1m	146
Wollondilly Shire Council	6	773	\$74.2m	140
Wollongong City Council	5	1762	\$420.7m	329
Woollahra Municipal Council	2	871	\$242.8m	376
Wyong Shire Council	7	1788	\$273.7m	301
Yass Valley Council	11	347	\$36.7m	107
Young Shire Council	11	261	\$17.1m	9
TOTAL		86287	\$20.4b	14386

Table 2-15: DLG Group Averages

DLG Code	DAs Determined	Total estimated DA value	s96
2	497	\$144.4m	176
3	1163	\$376.7m	273
4	720	\$103.4m	84
5	1822	\$466.4m	241
6	871	\$122.1m	111
7	1452	\$284.5m	231
8	20	\$3.5m	0
9	63	\$3.7m	0
10	170	\$22.5m	10
11	249	\$31.1m	17

Table 2-16: Volume & Value of CDCs

Council	DLG Code	No. iss'd	% Alts & Adds	% Single	% Comm'l	CDCs			
						% DAs + CDCs	Total est. value	Iss'd by C'ncl	Iss'd by Priv't
Albury City Council	4	298	63%	33%	3%	26%	\$24.9m	68%	32%
Armidale Dumaresq Council	4	121	79%	19%	2%	36%	\$7m	100%	0%
Ashfield Municipal Council	2	13	38%	0%	46%	4%	\$1m	0%	100%
Auburn Council	2	7	100%	0%	0%	2%	\$0.2m	100%	0%
Ballina Shire Council	4	61	74%	3%	3%	7%	\$1.9m	84%	16%
Balranald Shire Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Bankstown City Council	3	155	14%	1%	0%	12%	\$1.9m	100%	0%
Bathurst Regional Council	4	170	38%	49%	0%	19%	\$20.4m	74%	26%
Baulkham Hills Shire Council	7	188	10%	0%	4%	8%	\$9.5m	14%	86%
Bega Valley Shire Council	4	9	89%	0%	11%	1%	\$0.3m	100%	0%
Bellingen Shire Council	11	2	0%	0%	0%	1%	\$0.01m	100%	0%
Berrigan Shire Council	10	91	96%	0%	2%	37%	\$1.4m	100%	0%
Blacktown City Council	3	151	85%	0%	15%	5%	\$4.1m	26%	74%
Bland Shire Council	10	35	83%	17%	0%	31%	\$1.7m	100%	0%
Blayney Shire Council	10	1	0%	0%	0%	1%	\$0	100%	0%
Blue Mountains City Council	7	16	44%	0%	31%	1%	\$0.8m	69%	31%
Bogan Shire Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Bombala Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Boorowa Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Botany Bay City Council	2	6	0%	0%	0%	2%	\$0	33%	67%
Bourke Shire Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Brewarrina Shire Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Broken Hill City Council	4	2	0%	50%	50%	0%	\$0.3m	50%	50%
Burwood Council	2	7	0%	0%	0%	2%	\$0.1m	100%	0%
Byron Shire Council	4	154	94%	3%	1%	17%	\$4.9m	100%	0%
Cabonne Shire Council	11	73	70%	26%	0%	35%	\$6.9m	3%	97%

Table 2-16: Volume & Value of CDCs

Council	DLG Code	No. iss'd	% Alts & Adds	% Single	% Comm'l	CDCs			
						% DAs + CDCs	Total est. value	Iss'd by C'ncl	Iss'd by Priv't
Camden Council	6	164	96%	2%	1%	12%	\$3.9m	100%	0%
Campbelltown City Council	7	233	93%	0%	6%	20%	\$5.1m	70%	30%
Canada Bay City Council	2	53	62%	0%	34%	8%	\$2.9m	23%	77%
Canterbury City Council	3	44	93%	0%	7%	6%	\$1.2m	52%	48%
Carrathool Shire Council	9	10	100%	0%	0%	23%	\$0.08m	100%	0%
Central Darling Shire Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Cessnock City Council	4	77	75%	19%	1%	6%	\$2.7m	27%	71%
Clarence Valley Council	4	3	33%	0%	0%	0%	\$0.03m	100%	0%
Cobar Shire Council	10	126	93%	7%	0%	66%	\$2.7m	100%	0%
Coffs Harbour City Council	4	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Conargo Shire Council	8	28	21%	18%	4%	58%	\$1.6m	100%	0%
Coolamon Shire Council	9	72	78%	13%	0%	63%	\$0	100%	0%
Cooma-Monaro Council	10	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Coonamble Shire Council	9	33	55%	6%	15%	55%	\$1.1m	100%	0%
Cootamundra Shire Council	10	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Corowa Shire Council	11	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Cowra Shire Council	11	11	91%	9%	0%	4%	\$0.3m	36%	64%
Deniliquin Council	4	114	94%	5%	1%	42%	\$3.4m	100%	0%
Dubbo City Council	4	217	92%	8%	0%	24%	\$7m	12%	88%
Dungog Shire Council	10	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Eurobodalla Shire Council	4	10	0%	0%	20%	1%	\$0.05m	100%	0%
Fairfield City Council	3	81	68%	0%	19%	5%	\$28.6m	7%	93%
Forbes Shire Council	11	2	100%	0%	0%	1%	\$0.02m	0%	100%
Gilgandra Shire Council	9	41	100%	0%	0%	49%	\$1m	100%	0%
Glen Innes Severn Shire Council	10	93	77%	14%	2%	41%	\$3.7m	100%	0%
Gloucester Shire Council	9	10	30%	0%	20%	5%	\$0.2m	100%	0%

Table 2-16: Volume & Value of CDCs

Council	DLG Code	No. iss'd	% Alts & Adds	% Single	% Comm'l	CDCs			
						% DAs + CDCs	Total est. value	Iss'd by C'ncl	Iss'd by Priv't
Gosford City Council	7	304	85%	0%	13%	13%	\$9m	6%	94%
Goulburn Mulwaree Council	4	10	70%	0%	0%	3%	\$0.07m	60%	40%
Great Lakes Council	4	31	90%	6%	0%	4%	\$0.8m	100%	0%
Greater Hume Shire Council	11	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Greater Taree City Council	4	58	62%	28%	0%	6%	\$3.7m	48%	52%
Griffith City Council	4	10	70%	10%	20%	2%	\$0.4m	100%	0%
Gundagai Shire Council	9	1	0%	0%	0%	1%	\$0.08m	100%	0%
Gunnedah Shire Council	11	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Guyra Shire Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Gwydir Shire Council	10	21	10%	0%	0%	25%	\$0	100%	0%
Harden Shire Council	9	1	100%	0%	0%	1%	\$0	100%	0%
Hastings - Port Macquarie C'ncil	6	695	46%	18%	2%	60%	\$40.8m	100%	0%
Hawkesbury City Council	9	32	94%	0%	3%	5%	\$1.2m	100%	0%
Hay Shire Council	3	30	30%	7%	3%	39%	\$0.6m	100%	0%
Holroyd City Council	7	11	100%	0%	0%	1%	\$0.2m	0%	91%
Hornsby Shire Council	2	85	54%	0%	36%	5%	\$6.7m	31%	69%
Hunters Hill Municipal Council	3	1	100%	0%	0%	1%	\$0.2m	0%	100%
Hurstville City Council	11	24	79%	0%	21%	2%	\$1m	79%	21%
Inverell Shire Council	8	169	85%	15%	0%	46%	\$7.5m	100%	0%
Jerilderie Shire Council	10	13	23%	0%	8%	34%	\$0.1m	100%	0%
Junee Shire Council	4	73	93%	1%	4%	56%	\$1.2m	100%	0%
Kempsey Shire Council	4	184	79%	18%	2%	33%	\$7.9m	77%	22%
Kiama Municipal Council	2	16	100%	0%	0%	4%	\$0.1m	100%	0%
Kogarah Municipal Council	3	22	95%	0%	0%	5%	\$0.8m	59%	36%
Ku-ring-gai Council	10	27	96%	0%	0%	2%	\$0.7m	44%	56%
Kyogle Council	10	1	100%	0%	0%	1%	\$0	0%	100%

Table 2-16: Volume & Value of CDCs

Council	DLG Code	No. iss'd	% Alts & Adds	% Single	% Comm'l	CDCs			
						% DAs + CDCs	Total est. value	Iss'd by C'ncl	Iss'd by Priv't
Lachlan Shire Council	5	18	100%	0%	0%	17%	\$0.1m	100%	0%
Lake Macquarie City Council	2	339	99%	0%	0%	10%	\$7.6m	37%	63%
Lane Cove Municipal Council	11	39	54%	3%	31%	9%	\$3.6m	97%	0%
Leeton Shire Council	2	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Leichhardt Municipal Council	4	39	77%	0%	13%	7%	\$1m	100%	0%
Lismore City Council	4	5	60%	0%	40%	1%	\$0.7m	0%	100%
Lithgow City Council	10	11	100%	0%	0%	4%	\$0	100%	0%
Liverpool City Council	7	54	87%	2%	2%	5%	\$1m	98%	0%
Liverpool Plains Shire Council	10	85	32%	1%	6%	41%	\$1.5m	100%	0%
Lockhart Shire Council	4	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Maitland City Council	2	343	83%	15%	2%	20%	\$15.7m	48%	0%
Manly Council	3	2	50%	0%	0%	0%	\$0.05m	0%	100%
Marrickville Council	4	30	77%	0%	10%	5%	\$1.2m	67%	33%
Mid-Western Regional Council	11	56	52%	48%	0%	7%	\$6.3m	75%	25%
Moree Plains Shire Council	2	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Mosman Municipal Council	10	17	82%	0%	6%	4%	\$0.4m	65%	6%
Murray Shire Council	9	10	100%	0%	0%	5%	\$0.08m	100%	0%
Murrumbidgee Shire Council	11	31	90%	10%	0%	55%	\$0.7m	100%	0%
Muswellbrook Shire Council	11	22	95%	0%	0%	5%	\$0.3m	23%	77%
Nambucca Shire Council	11	48	94%	2%	2%	19%	\$0.6m	100%	0%
Narrabri Shire Council	10	141	37%	13%	2%	52%	\$6m	47%	53%
Narrandera Shire Council	10	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Narromine Shire Council	5	1	100%	0%	0%	1%	\$0.01m	100%	0%
Newcastle City Council	2	272	0%	0%	0%	11%	\$2.2m	57%	42%
North Sydney Council	10	77	21%	0%	79%	12%	\$0	8%	90%
Oberon Council	4	3	0%	0%	0%	2%	\$0	100%	0%

Table 2-16: Volume & Value of CDCs

Council	DLG Code	No. iss'd	% Alts & Adds	% Single	% Comm'l	CDCs			
						% DAs + CDCs	Total est. value	Iss'd by C'ncl	Iss'd by Priv't
Orange City Council	11	233	77%	19%	4%	30%	\$18.6m	99%	0%
Palerang Council	11	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Parkes Shire Council	3	130	86%	0%	4%	39%	\$5.1m	100%	0%
Parramatta City Council	7	124	38%	2%	14%	10%	\$1.4m	58%	42%
Penrith City Council	2	153	62%	0%	25%	8%	\$3.9m	8%	92%
Pittwater Council	5	22	36%	0%	0%	3%	\$1.2m	100%	0%
Port Stephens Council	4	22	95%	5%	0%	2%	\$0.4m	0%	100%
Queanbeyan City Council	4	14	79%	0%	21%	3%	\$0	36%	64%
Randwick City Council	3	186	55%	0%	9%	17%	\$4.1m	65%	35%
Richmond Valley Council	4	8	88%	0%	0%	2%	\$0.2m	88%	0%
Rockdale City Council	3	18	94%	0%	6%	3%	\$0.6m	100%	0%
Ryde City Council	3	72	38%	0%	61%	6%	\$4.2m	100%	0%
Shellharbour City Council	4	277	82%	6%	8%	30%	\$14.5m	13%	84%
Shoalhaven City Council	5	68	85%	7%	7%	3%	\$2.7m	12%	88%
Singleton Shire Council	4	53	85%	15%	0%	8%	\$2m	47%	53%
Snowy River Shire Council	10	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Strathfield Municipal Council	2	6	0%	0%	0%	2%	\$0	83%	0%
Sutherland Shire Council	3	638	68%	2%	8%	32%	\$95.9m	76%	24%
Sydney City Council	1	780	0%	0%	100%	23%	\$319.9m	4%	95%
Tamworth Regional Council	4	385	0%	0%	0%	32%	\$0	72%	28%
Temora Shire Council	10	2	0%	0%	0%	2%	\$0.2m	100%	0%
Tenterfield Shire Council	10	53	96%	2%	0%	31%	\$0.7m	100%	0%
Tumbarumba Shire Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Tumut Council	11	10	90%	10%	0%	5%	\$0.3m	100%	0%
Tweed Shire Council	5	187	69%	0%	8%	12%	\$5.1m	1%	0%
Upper Hunter Shire Council	11	83	82%	4%	5%	21%	\$1.4m	100%	0%

Table 2-16: Volume & Value of CDCs

Council	DLG Code	No. iss'd	% Alts & Adds	% Single	% Comm'l	CDCs			
						% DAs + CDCs	Total est. value	Iss'd by C'ncl	Iss'd by Priv't
Upper Lachlan Council	10	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Uralla Shire Council	10	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Urana Shire Council	8	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Wagga Wagga City Council	4	171	0%	0%	0%	15%	\$9.9m	13%	87%
Wakool Shire Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Walcha Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Walgett Shire Council	10	39	72%	26%	0%	48%	\$3.1m	100%	0%
Warren Shire Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Warringham Council	3	32	0%	0%	0%	3%	\$3.3m	100%	0%
Warrumbungle Shire Council	11	97	76%	9%	1%	63%	\$2.8m	99%	0%
Waverley Council	2	49	35%	0%	45%	7%	\$2.8m	35%	59%
Weddin Shire Council	9	0	n/a	n/a	n/a	0%	\$0	n/a	n/a
Wellington Council	10	27	93%	7%	0%	23%	\$0.3m	74%	26%
Wentworth Shire Council	10	68	93%	0%	3%	28%	\$0.6m	100%	0%
Willoughby City Council	2	30	0%	0%	53%	3%	\$0.8m	43%	57%
Wingecarribee Shire Council	4	60	65%	0%	33%	6%	\$2m	100%	0%
Wollondilly Shire Council	6	13	69%	0%	0%	2%	\$0	100%	0%
Wollongong City Council	5	436	5%	0%	1%	20%	\$2m	9%	90%
Woollahra Municipal Council	2	41	17%	2%	2%	4%	\$0.4m	51%	49%
Wyang Shire Council	7	171	87%	1%	8%	9%	\$2.2m	100%	0%
Yass Valley Council	11	3	67%	33%	0%	1%	\$0.2m	100%	0%
Young Shire Council	11	36	78%	17%	6%	12%	\$1.7m	100%	0%
TOTAL		11241					\$799.3m		

Table 2-16: DLG Group Averages

DLG code	No. issued	Total estimated value
2	84	\$2.6m
3	112	\$10.8m
4	83	\$3.7m
5	122	\$1.9m
6	291	\$14.9m
7	138	\$3.6m
8	66	\$3m
9	13	\$0.2m
10	34	\$0.9m
11	39	\$2.2m

Note:

Not all councils collected CDC value data and some councils did not report CDCs issued by private certifiers.

Table 3-16: Determination times for all councils

Council	DLG Code	Gross mean	Net mean	Gross median	Net median	Notes
Albury City Council	4	35	20	23	17	
Armidale Dumaresq Council	4	82	45	55	37	
Ashfield Municipal Council	2	151	66	97	53	
Auburn Council	2	135	117	92	74	
Ballina Shire Council	4	60	58	38	37	*
Balranald Shire Council	9	36	2	31	1	
Bankstown City Council	3	103	59	60	28	
Bathurst Regional Council	4	47	44	28	27	*
Baulkham Hills Shire Council	7	62	36	38	26	*
Bega Valley Shire Council	4	81	57	45	39	*
Bellingen Shire Council	11	105	56	49	37	
Berrigan Shire Council	10	19	14	8	6	
Blacktown City Council	3	67	42	41	28	
Bland Shire Council	10	50	44	28	26	
Blayney Shire Council	10	40	32	33	28	
Blue Mountains City Council	7	103	57	65	41	
Bogan Shire Council	9	18	13	11	8	
Bombala Council	9	25	20	11	11	
Boorowa Council	9	49	44	26	24	
Botany Bay City Council	2	143	87	98	72	
Bourke Shire Council	9	21	18	17	16	
Brewarrina Shire Council	9	22	22	2	2	
Broken Hill City Council	4	13	5	5	2	
Burwood Council	2	62	39	37	34	
Byron Shire Council	4	75	57	46	39	**
Cabonne Shire Council	11	37	30	19	18	

Key:

* Referral time not available

** Referral time estimated

*** Referral time information incomplete

Stop the clock time not available

Stop the clock time estimated

Table 3-16: Determination times for all councils

Council	DLG Code	Gross mean	Net mean	Gross median	Net median	Notes
Camden Council	6	47	36	21	18	***
Campbelltown City Council	7	55	37	32	20	
Canada Bay City Council	2	71	52	49	41	
Canterbury City Council	3	117	73	69	58	
Carrathool Shire Council	9	30	25	18	17	
Central Darling Shire Council	9	37	19	16	6	##
Cessnock City Council	4	104	67	50	40	
Clarence Valley Council	4	53	52	34	33	
Cobar Shire Council	10	25	24	15	14	
Coffs Harbour City Council	4	65	23	34	15	
Conargo Shire Council	8	38	12	12	8	
Coolamon Shire Council	9	29	19	20	6	
Cooma-Monaro Council	10	78	65	52	51	
Coonamble Shire Council	9	54	35	38	27	
Cootamundra Shire Council	10	12	7	5	3	
Corowa Shire Council	11	35	14	14	12	
Cowra Shire Council	11	65	43	49	33	
Deniliquin Council	4	35	28	18	17	
Dubbo City Council	4	36	25	22	18	
Dungog Shire Council	10	51	32	28	21	
Eurobodalla Shire Council	4	101	32	42	23	
Fairfield City Council	3	90	38	41	22	
Forbes Shire Council	11	34	30	24	22	
Gilgandra Shire Council	9	77	17	37	10	
Glen Innes Severn Shire Council	10	29	27	26	24	
Gloucester Shire Council	9	57	29	34	28	

Key:

* Referral time not available

** Referral time estimated

*** Referral time information incomplete

Stop the clock time not available

Stop the clock time estimated

Table 3-16: Determination times for all councils

Council	DLG Code	Gross mean	Net mean	Gross median	Net median	Notes
Gosford City Council	7	73	45	42	30	
Goulburn Mulwaree Council	4	98	73	49	39	
Great Lakes Council	4	111	111	57	57	*
Greater Hume Shire Council	11	38	29	26	20	
Greater Taree City Council	4	80	80	32	32	
Griffith City Council	4	49	41	41	36	
Gundagai Shire Council	9	32	32	5	5	
Gunnedah Shire Council	11	50	50	33	33	
Guyra Shire Council	9	32	29	22	21	
Gwydir Shire Council	10	36	31	26	23	
Harden Shire Council	9	79	62	41	34	
Hastings-Port Macquarie Council	5	50	32	36	28	
Hawkesbury City Council	6	47	39	29	27	
Hay Shire Council	9	25	16	22	12	
Holroyd City Council	3	160	86	93	56	**
Hornsby Shire Council	7	80	79	59	59	
Hunters Hill Municipal Council	2	130	109	98	83	
Hurstville City Council	3	55	38	8	8	**
Inverell Shire Council	11	80	38	44	31	
Jerilderie Shire Council	8	38	23	22	13	
Junee Shire Council	10	44	14	11	7	
Kempsey Shire Council	4	87	49	43	28	
Kiama Municipal Council	4	101	66	43	43	
Kogarah Municipal Council	2	94	48	48	27	
Ku-ring-gai Council	3	79	60	62	48	
Kyogle Council	10	35	33	24	23	

Key:

* Referral time not available

** Referral time estimated

*** Referral time information incomplete

Stop the clock time not available

Stop the clock time estimated

Table 3-16: Determination times for all councils

Council	DLG Code	Gross mean	Net mean	Gross median	Net median	Notes
Lachlan Shire Council	10	30	15	14	11	
Lake Macquarie City Council	5	74	46	39	33	
Lane Cove Municipal Council	2	120	84	102	71	
Leeton Shire Council	11	32	28	20	16	
Leichhardt Municipal Council	2	139	109	99	77	
Lismore City Council	4	49	34	28	25	
Lithgow City Council	4	60	37	37	18	
Liverpool City Council	7	47	37	34	29	***
Liverpool Plains Shire Council	10	43	25	33	21	
Lockhart Shire Council	9	27	26	25	22	
Maitland City Council	4	56	35	26	20	
Manly Council	2	129	124	85	83	#
Marrickville Council	3	126	66	100	31	
Mid-Western Regional Council	4	82	58	40	35	
Moree Plains Shire Council	11	57	34	24	21	
Mosman Municipal Council	2	174	122	152	107	
Murray Shire Council	10	52	51	33	32	
Murrumbidgee Shire Council	9	32	25	31	15	
Muswellbrook Shire Council	11	52	36	33	27	
Nambucca Shire Council	11	53	31	42	32	
Narrabri Shire Council	11	44	38	25	24	
Narrandera Shire Council	10	33	21	25	22	
Narromine Shire Council	10	40	21	19	16	
Newcastle City Council	5	79	79	32	26	*#
North Sydney Council	2	97	77	67	52	
Oberon Council	10	121	46	53	24	

Key:

* Referral time not available

** Referral time estimated

*** Referral time information incomplete

Stop the clock time not available

Stop the clock time estimated

Table 3-16: Determination times for all councils

Council	DLG Code	Gross mean	Net mean	Gross median	Net median	Notes
Orange City Council	4	32	22	23	19	
Palerang Council	11	95	57	56	42	
Parkes Shire Council	11	52	30	25	20	
Parramatta City Council	3	139	58	96	47	
Penrith City Council	7	56	41	33	24	
Pittwater Council	2	93	75	70	58	
Port Stephens Council	4	75	43	37	28	
Queanbeyan City Council	4	61	42	43	32	
Randwick City Council	3	74	37	52	35	
Richmond Valley Council	4	54	46	41	36	
Rockdale City Council	3	149	63	79	44	
Ryde City Council	3	102	69	77	57	
Shellharbour City Council	4	71	53	53	43	
Shoalhaven City Council	5	69	40	41	19	
Singleton Shire Council	4	45	31	28	22	
Snowy River Shire Council	10	108	76	84	61	
Strathfield Municipal Council	2	131	103	108	96	*
Sutherland Shire Council	3	71	25	49	1	**
Sydney City Council	1	57	38	36	27	***
Tamworth Regional Council	4	59	33	36	25	
Temora Shire Council	10	5	5	1	1	
Tenterfield Shire Council	10	73	57	61	46	
Tumbarumba Shire Council	9	38	36	21	21	
Tumut Council	11	70	52	37	29	***
Tweed Shire Council	5	91	49	57	39	
Upper Hunter Shire Council	11	98	41	75	34	

Key:

* Referral time not available

** Referral time estimated

*** Referral time information incomplete

Stop the clock time not available

Stop the clock time estimated

Table 3-16: Determination times for all councils

Council	DLG Code	Gross mean	Net mean	Gross median	Net median	Notes
Upper Lachlan Council	10	64	54	49	42	
Uralla Shire Council	10	33	9	21	1	
Urana Shire Council	8	31	25	21	21	
Wagga Wagga City Council	4	43	43	24	24	
Wakool Shire Council	9	54	50	43	41	
Walcha Council	9	35	23	25	18	
Walgett Shire Council	10	43	26	34	27	
Warren Shire Council	9	24	21	17	15	
Warringah Council	3	126	69	75	42	*
Warrumbungle Shire Council	11	54	44	38	33	
Waverley Council	2	105	78	76	64	
Weddin Shire Council	9	29	29	18	18	
Wellington Council	10	94	69	61	47	
Wentworth Shire Council	10	82	61	58	47	
Willoughby City Council	2	108	64	70	49	
Wingecarribee Shire Council	4	80	46	49	33	
Wollondilly Shire Council	6	74	42	37	29	
Wollongong City Council	5	88	42	54	31	
Woollahra Municipal Council	2	131	102	101	77	
Wyong Shire Council	7	47	35	27	25	
Yass Valley Council	11	106	50	76	48	*
Young Shire Council	11	69	35	47	33	
TOTAL		76	50	43	31	

Key:

* Referral time not available

** Referral time estimated

*** Referral time information incomplete

Stop the clock time not available

Stop the clock time estimated

Table 3-16: DLG Group Averages

DLG Code	Gross mean	Net mean	Gross median	Net median
2	115	84	82	61
3	96	55	58	36
4	66	46	35	28
5	78	51	43	30
6	55	38	27	22
7	65	46	40	28
8	36	20	14	12
9	41	30	27	21
10	52	37	30	24
11	66	39	40	28

Table 3-17: Mean gross determination times for all councils by value

Council	DLG Code	Mean Gross Determination Time by Value					
		<\$100k	\$100k–\$500k	<\$1m	\$1m–\$5m	\$5m–\$20m	>\$20m
Albury City Council	4	31	36	33	69	129	0
Armidale Dumaresq Council	4	75	87	81	140	0	0
Ashfield Municipal Council	2	120	226	147	118	351	572
Auburn Council	2	97	146	121	288	265	0
Ballina Shire Council	4	52	70	59	179	141	0
Balranald Shire Council	9	34	45	36	16	0	0
Bankstown City Council	3	65	146	99	288	280	367
Bathurst Regional Council	4	40	63	46	156	0	90
Baulkham Hills Shire Council	7	54	68	60	126	195	110
Bega Valley Shire Council	4	78	74	79	283	324	0
Bellingen Shire Council	11	98	132	104	329	0	0
Berrigan Shire Council	10	19	16	18	19	127	0
Blacktown City Council	3	53	68	61	202	219	587
Bland Shire Council	10	49	47	50	0	0	0
Blayney Shire Council	10	38	45	40	0	71	0
Blue Mountains City Council	7	82	144	99	479	320	0
Bogan Shire Council	9	15	32	18	0	0	0
Bombala Council	9	26	20	25	0	0	0
Boorowa Council	9	49	52	49	0	0	0
Botany Bay City Council	2	135	140	138	264	193	615
Bourke Shire Council	9	19	28	21	0	0	0
Brewarrina Shire Council	9	64	2	22	0	0	0
Broken Hill City Council	4	11	40	13	10	128	0
Burwood Council	2	52	75	60	106	242	0
Byron Shire Council	4	65	75	72	270	246	0
Cabonne Shire Council	11	37	34	37	0	0	0

Table 3-17: Mean gross determination times for all councils by value

Council	DLG Code	Mean Gross Determination Time by Value					
		<\$100k	\$100k–\$500k	<\$1m	\$1m–\$5m	\$5m–\$20m	>\$20m
Camden Council	6	35	68	44	234	196	261
Campbelltown City Council	7	40	77	51	122	283	183
Canada Bay City Council	2	50	87	66	167	221	361
Canterbury City Council	3	92	167	116	209	0	0
Carrathool Shire Council	9	27	34	30	0	0	0
Central Darling Shire Council	9	38	16	37	0	0	0
Cessnock City Council	4	83	129	101	362	215	0
Clarence Valley Council	4	47	62	51	157	123	0
Cobar Shire Council	10	23	26	25	25	0	0
Coffs Harbour City Council	4	51	88	62	159	206	344
Conargo Shire Council	8	14	53	26	257	0	0
Coolamon Shire Council	9	29	30	29	0	0	0
Cooma-Monaro Council	10	76	68	77	150	0	0
Coonamble Shire Council	9	46	71	54	0	0	0
Cootamundra Shire Council	10	9	23	11	0	69	0
Corowa Shire Council	11	27	52	34	98	89	0
Cowra Shire Council	11	64	66	65	87	0	0
Deniliquin Council	4	33	48	35	0	0	0
Dubbo City Council	4	30	41	34	121	0	117
Dungog Shire Council	10	40	83	51	0	0	0
Eurobodalla Shire Council	4	88	120	100	377	191	0
Fairfield City Council	3	67	118	82	334	395	460
Forbes Shire Council	11	30	39	33	60	90	0
Gilgandra Shire Council	9	79	71	76	105	0	0
Glen Innes Severn Shire Council	10	28	34	29	0	40	0
Gloucester Shire Council	9	65	37	57	43	0	0

Table 3-17: Mean gross determination times for all councils by value

Council	DLG Code	Mean Gross Determination Time by Value					
		<\$100k	\$100k–\$500k	<\$1m	\$1m–\$5m	\$5m–\$20m	>\$20m
Gosford City Council	7	55	88	67	227	467	489
Goulburn Mulwaree Council	4	96	89	97	161	167	0
Great Lakes Council	4	85	128	103	245	413	616
Greater Hume Shire Council	11	37	34	37	84	433	0
Greater Taree City Council	4	69	107	79	177	172	0
Griffith City Council	4	47	51	48	133	116	0
Gundagai Shire Council	9	27	52	32	0	0	0
Gunnedah Shire Council	11	46	50	50	0	0	0
Guyra Shire Council	9	29	55	32	15	0	0
Gwydir Shire Council	10	39	26	36	0	0	0
Harden Shire Council	9	76	96	79	0	0	0
Hastings - Port Macquarie Council	5	45	54	49	86	129	241
Hawkesbury City Council	6	37	81	46	173	188	0
Hay Shire Council	9	25	26	25	30	0	0
Holroyd City Council	3	117	181	154	353	0	697
Hornsby Shire Council	7	67	103	78	186	247	0
Hunters Hill Municipal Council	2	95	131	125	224	0	0
Hurstville City Council	3	34	120	51	290	318	281
Inverell Shire Council	11	74	83	80	83	81	0
Jerilderie Shire Council	8	20	53	38	0	0	0
Junee Shire Council	10	48	27	44	0	0	0
Kempsey Shire Council	4	74	111	84	402	168	0
Kiama Municipal Council	4	62	135	96	245	512	365
Kogarah Municipal Council	2	73	98	86	296	166	0
Ku-ring-gai Council	3	62	90	76	142	163	86
Kyogle Council	10	35	31	35	0	0	0

Table 3-17: Mean gross determination times for all councils by value

Council	DLG Code	Mean Gross Determination Time by Value					
		<\$100k	\$100k–\$500k	<\$1m	\$1m–\$5m	\$5m–\$20m	>\$20m
Lachlan Shire Council	10	26	39	29	141	0	0
Lake Macquarie City Council	5	58	85	70	209	262	333
Lane Cove Municipal Council	2	96	142	119	184	186	0
Leeton Shire Council	11	28	43	32	58	140	0
Leichhardt Municipal Council	2	107	159	135	236	151	0
Lismore City Council	4	43	70	48	134	415	0
Lithgow City Council	4	59	59	59	128	63	0
Liverpool City Council	7	39	58	45	100	206	140
Liverpool Plains Shire Council	10	41	48	43	0	80	0
Lockhart Shire Council	9	25	40	27	0	0	0
Maitland City Council	4	51	55	54	185	173	0
Manly Council	2	92	160	123	302	136	0
Marrickville Council	3	104	165	122	287	645	0
Mid-Western Regional Council	4	83	69	81	141	358	77
Moree Plains Shire Council	11	55	58	57	77	0	0
Mosman Municipal Council	2	112	183	160	231	193	0
Murray Shire Council	10	55	35	49	0	163	285
Murrumbidgee Shire Council	9	30	63	32	0	0	0
Muswellbrook Shire Council	11	53	43	50	179	91	0
Nambucca Shire Council	11	49	57	53	0	0	0
Narrabri Shire Council	11	45	36	44	77	0	0
Narrandera Shire Council	10	32	38	33	0	0	0
Narromine Shire Council	10	39	58	40	0	0	0
Newcastle City Council	5	53	111	72	331	368	1192
North Sydney Council	2	77	111	88	214	227	380
Oberon Council	10	130	74	121	0	0	0

Table 3-17: Mean gross determination times for all councils by value

Council	DLG Code	Mean Gross Determination Time by Value					
		<\$100k	\$100k–\$500k	<\$1m	\$1m–\$5m	\$5m–\$20m	>\$20m
Orange City Council	4	25	42	32	48	98	0
Palerang Council	11	109	74	95	55	0	0
Parkes Shire Council	11	38	72	49	195	0	302
Parramatta City Council	3	98	170	127	309	330	165
Penrith City Council	7	41	79	50	257	162	101
Pittwater Council	2	75	96	89	174	223	0
Port Stephens Council	4	60	91	73	210	225	0
Queanbeyan City Council	4	51	74	60	127	0	124
Randwick City Council	3	58	89	71	138	189	218
Richmond Valley Council	4	48	65	54	66	283	0
Rockdale City Council	3	109	163	137	421	467	507
Ryde City Council	3	73	141	100	129	144	214
Shellharbour City Council	4	60	73	68	187	171	0
Shoalhaven City Council	5	62	78	67	346	144	295
Singleton Shire Council	4	41	53	45	120	0	0
Snowy River Shire Council	10	95	115	105	205	105	0
Strathfield Municipal Council	2	n/a	n/a	n/a	n/a	n/a	n/a
Sutherland Shire Council	3	56	77	66	194	238	0
Sydney City Council	1	48	69	53	97	137	182
Tamworth Regional Council	4	59	61	59	39	56	0
Temora Shire Council	10	4	5	4	14	48	0
Tenterfield Shire Council	10	79	66	73	0	0	0
Tumbarumba Shire Council	9	31	75	38	0	0	0
Tumut Council	11	64	91	69	95	147	0
Tweed Shire Council	5	81	92	87	211	243	258
Upper Hunter Shire Council	11	95	97	97	130	121	0

Table 3-17: Mean gross determination times for all councils by value

Council	DLG Code	Mean Gross Determination Time by Value					
		<\$100k	\$100k–\$500k	<\$1m	\$1m–\$5m	\$5m–\$20m	>\$20m
Upper Lachlan Council	10	61	77	64	0	0	0
Uralla Shire Council	10	32	37	33	0	0	0
Urana Shire Council	8	30	38	31	0	0	0
Wagga Wagga City Council	4	40	44	42	100	111	0
Wakool Shire Council	9	51	66	54	0	0	0
Walcha Council	9	33	41	34	55	0	0
Walgett Shire Council	10	46	31	43	37	0	0
Warren Shire Council	9	22	53	24	0	0	0
Warringah Council	3	94	132	115	378	403	487
Warrumbungle Shire Council	11	45	78	55	6	0	0
Waverley Council	2	69	122	98	291	285	0
Weddin Shire Council	9	24	60	29	15	0	0
Wellington Council	10	93	73	92	112	0	0
Wentworth Shire Council	10	85	61	82	65	0	0
Willoughby City Council	2	81	128	102	315	161	258
Wingecarribee Shire Council	4	69	87	77	199	178	0
Wollondilly Shire Council	6	70	80	74	160	0	0
Wollongong City Council	5	67	104	83	212	294	265
Woollahra Municipal Council	2	89	154	118	273	333	0
Wyang Shire Council	7	38	51	44	141	319	1068
Yass Valley Council	11	109	96	105	358	0	0
Young Shire Council	11	66	77	69	233	0	0
TOTAL		61	92	72	214	228	297

Table 3-17: DLG Group Averages

DLG Code	\$0–\$100k	\$100k–\$500k	\$0–\$1m	\$1m–\$5m	\$5m–\$20m	>=\$20m
2	88	132	108	247	235	382
3	70	119	90	257	266	315
4	57	77	64	175	186	304
5	61	91	73	236	275	356
6	46	74	53	211	194	261
7	52	80	61	189	263	282
8	21	49	32	257	n/a	n/a
9	39	49	41	37	n/a	n/a
10	49	53	52	122	93	285
11	63	69	66	142	149	302

Table 3-18: Mean net determination times for all councils by value

Council	DLG Code	Mean Net Determination Time by Value					
		<\$100k	\$100–\$500k	<\$1M	\$1–5M	\$5M–\$20M	>\$20M
Albury City Council	4	19	22	20	30	66	0
Armidale Dumaresq Council	4	45	44	45	45	0	0
Ashfield Municipal Council	2	58	90	66	40	121	0
Auburn Council	2	84	127	105	255	215	0
Ballina Shire Council	4	51	64	57	179	141	0
Balranald Shire Council	9	3	1	3	1	0	0
Bankstown City Council	3	46	71	57	184	126	367
Bathurst Regional Council	4	37	60	43	156	0	90
Baulkham Hills Shire Council	7	34	37	36	44	67	50
Bega Valley Shire Council	4	52	58	56	88	133	0
Bellingen Shire Council	11	53	74	56	55	0	0
Berrigan Shire Council	10	13	12	14	19	41	0
Blacktown City Council	3	35	42	39	124	146	242
Bland Shire Council	10	43	39	44	0	0	0
Blayney Shire Council	10	31	34	32	0	71	0
Blue Mountains City Council	7	54	58	56	206	136	0
Bogan Shire Council	9	11	24	13	0	0	0
Bombala Council	9	21	13	20	0	0	0
Boorowa Council	9	43	47	44	0	0	0
Botany Bay City Council	2	86	83	86	87	111	440
Bourke Shire Council	9	17	26	18	0	0	0
Brewarrina Shire Council	9	64	2	22	0	0	0
Broken Hill City Council	4	5	15	5	10	0	0
Burwood Council	2	35	43	38	50	151	0
Byron Shire Council	4	54	58	56	119	35	0
Cabonne Shire Council	11	31	28	30	0	0	0

Table 3-18: Mean net determination times for all councils by value

Council	DLG Code	Mean Net Determination Time by Value					
		<\$100k	\$100-\$500k	<\$1M	\$1-5M	\$5M-\$20M	>\$20M
Camden Council	6	29	43	33	173	186	182
Campbelltown City Council	7	30	47	35	71	241	82
Canada Bay City Council	2	44	58	49	125	168	184
Canterbury City Council	3	62	96	73	80	0	0
Carrathool Shire Council	9	24	31	25	0	0	0
Central Darling Shire Council	9	19	16	19	0	0	0
Cessnock City Council	4	55	83	65	221	102	0
Clarence Valley Council	4	47	61	51	157	123	0
Cobar Shire Council	10	23	24	24	25	0	0
Coffs Harbour City Council	4	21	26	23	34	55	80
Conargo Shire Council	8	13	8	11	17	0	0
Coolamon Shire Council	9	18	23	19	0	0	0
Cooma-Monaro Council	10	63	57	64	150	0	0
Coonamble Shire Council	9	26	57	35	0	0	0
Cootamundra Shire Council	10	7	10	7	0	17	0
Corowa Shire Council	11	13	17	14	24	0	0
Cowra Shire Council	11	43	44	43	8	0	0
Deniliquin Council	4	27	32	28	0	0	0
Dubbo City Council	4	22	28	24	71	0	28
Dungog Shire Council	10	28	55	32	0	0	0
Eurobodalla Shire Council	4	31	30	31	267	49	0
Fairfield City Council	3	33	41	36	110	61	146
Forbes Shire Council	11	28	33	30	51	90	0
Gilgandra Shire Council	9	17	20	17	0	0	0
Glen Innes Severn Shire Council	10	26	33	27	0	40	0
Gloucester Shire Council	9	29	30	29	43	0	0

Table 3-18: Mean net determination times for all councils by value

Council	DLG Code	Mean Net Determination Time by Value					
		<\$100k	\$100-\$500k	<\$1M	\$1-5M	\$5M-\$20M	>\$20M
Gosford City Council	7	35	49	41	167	264	243
Goulburn Mulwaree Council	4	73	67	72	100	167	0
Great Lakes Council	4	85	128	103	245	413	616
Greater Hume Shire Council	11	28	26	27	67	401	0
Greater Taree City Council	4	69	107	79	177	172	0
Griffith City Council	4	39	43	40	85	22	0
Gundagai Shire Council	9	27	52	32	0	0	0
Gunnedah Shire Council	11	46	50	50	0	0	0
Guyra Shire Council	9	25	54	29	15	0	0
Gwydir Shire Council	10	33	26	31	0	0	0
Harden Shire Council	9	59	76	62	0	0	0
Hastings - Port Macquarie Council	5	29	35	32	43	80	41
Hawkesbury City Council	6	32	59	38	152	79	0
Hay Shire Council	9	18	9	16	10	0	0
Holroyd City Council	3	66	92	83	202	0	0
Hornsby Shire Council	7	67	102	78	186	247	0
Hunters Hill Municipal Council	2	81	112	106	177	0	0
Hurstville City Council	3	25	83	36	180	109	42
Inverell Shire Council	11	39	35	38	43	0	0
Jerilderie Shire Council	8	14	39	23	0	0	0
Junee Shire Council	10	19	5	14	0	0	0
Kempsey Shire Council	4	43	65	48	229	61	0
Kiama Municipal Council	4	47	86	63	151	157	300
Kogarah Municipal Council	2	43	43	45	126	118	0
Ku-ring-gai Council	3	48	67	58	106	134	79
Kyogle Council	10	34	30	33	0	0	0

Table 3-18: Mean net determination times for all councils by value

Council	DLG Code	Mean Net Determination Time by Value					
		<\$100k	\$100–\$500k	<\$1M	\$1-5M	\$5M–\$20M	>\$20M
Lachlan Shire Council	10	14	17	15	21	0	0
Lake Macquarie City Council	5	40	52	45	98	130	174
Lane Cove Municipal Council	2	71	96	83	152	160	0
Leeton Shire Council	11	25	32	27	58	140	0
Leichhardt Municipal Council	2	88	121	107	198	0	0
Lismore City Council	4	32	39	34	33	49	0
Lithgow City Council	4	40	23	37	51	50	0
Liverpool City Council	7	33	40	36	72	188	48
Liverpool Plains Shire Council	10	25	21	25	0	32	0
Lockhart Shire Council	9	24	37	26	0	0	0
Maitland City Council	4	34	35	35	54	0	0
Manly Council	2	87	156	118	286	52	0
Marrickville Council	3	45	109	63	174	515	0
Mid-Western Regional Council	4	59	53	58	109	141	77
Moree Plains Shire Council	11	32	35	33	72	0	0
Mosman Municipal Council	2	87	133	117	144	77	0
Murray Shire Council	10	54	35	48	0	163	285
Murrumbidgee Shire Council	9	24	53	25	0	0	0
Muswellbrook Shire Council	11	38	28	35	93	56	0
Nambucca Shire Council	11	30	35	31	0	0	0
Narrabri Shire Council	11	40	27	38	57	0	0
Narrandera Shire Council	10	21	24	21	0	0	0
Narromine Shire Council	10	21	20	21	0	0	0
Newcastle City Council	5	53	111	72	331	368	1192
North Sydney Council	2	65	82	71	169	182	175
Oberon Council	10	50	32	46	0	0	0

Table 3-18: Mean net determination times for all councils by value

Council	DLG Code	Mean Net Determination Time by Value					
		<\$100k	\$100–\$500k	<\$1M	\$1–5M	\$5M–\$20M	>\$20M
Orange City Council	4	20	25	22	39	0	0
Palerang Council	11	59	52	57	53	0	0
Parkes Shire Council	11	25	37	30	36	0	0
Parramatta City Council	3	51	69	57	89	62	5
Penrith City Council	7	30	54	37	225	76	6
Pittwater Council	2	60	83	73	132	98	0
Port Stephens Council	4	37	49	42	116	92	0
Queanbeyan City Council	4	35	49	41	97	0	124
Randwick City Council	3	34	41	37	53	38	18
Richmond Valley Council	4	42	50	45	66	283	0
Rockdale City Council	3	60	63	62	158	90	156
Ryde City Council	3	55	91	69	80	74	93
Shellharbour City Council	4	49	53	52	119	104	0
Shoalhaven City Council	5	37	44	39	222	76	256
Singleton Shire Council	4	29	37	31	69	0	0
Snowy River Shire Council	10	76	67	73	174	105	0
Strathfield Municipal Council	2	n/a	n/a	n/a	n/a	n/a	n/a
Sutherland Shire Council	3	15	39	22	15	253	0
Sydney City Council	1	32	45	35	63	96	91
Tamworth Regional Council	4	33	35	33	24	48	0
Temora Shire Council	10	4	3	4	14	48	0
Tenterfield Shire Council	10	63	49	57	0	0	0
Tumbarumba Shire Council	9	30	66	36	0	0	0
Tumut Council	11	50	56	51	95	112	0
Tweed Shire Council	5	47	47	48	86	79	107
Upper Hunter Shire Council	11	44	28	40	83	121	0

Table 3-18: Mean net determination times for all councils by value

Council	DLG Code	Mean Net Determination Time by Value					
		<\$100k	\$100-\$500k	<\$1M	\$1-5M	\$5M-\$20M	>\$20M
Upper Lachlan Council	10	51	67	54	0	0	0
Uralla Shire Council	10	10	10	9	0	0	0
Urana Shire Council	8	24	28	25	0	0	0
Wagga Wagga City Council	4	40	44	42	100	111	0
Wakool Shire Council	9	47	66	50	0	0	0
Walcha Council	9	22	24	23	55	0	0
Walgett Shire Council	10	26	26	26	37	0	0
Warren Shire Council	9	20	44	21	0	0	0
Warringham Council	3	57	67	64	202	202	34
Warrumbungle Shire Council	11	36	67	45	6	0	0
Waverley Council	2	56	91	74	206	177	0
Weddin Shire Council	9	24	60	29	15	0	0
Wellington Council	10	66	54	67	94	0	0
Wentworth Shire Council	10	64	50	61	37	0	0
Willoughby City Council	2	56	67	61	148	135	179
Wingecarribee Shire Council	4	44	47	46	107	81	0
Wollondilly Shire Council	6	42	41	42	80	0	0
Wollongong City Council	5	35	49	42	64	123	72
Woollahra Municipal Council	2	76	121	94	193	303	0
Wyong Shire Council	7	31	36	33	87	212	461
Yass Valley Council	11	51	46	50	68	0	0
Young Shire Council	11	32	43	35	42	0	0
TOTAL		42	58	48	130	135	162

Table 3-18: DLG Group Averages

DLG Code	\$0–\$100k	\$100k–\$500k	\$0–\$1m	\$1m–\$5m	\$5m–\$20m	>=\$20m
2	68	94	80	171	170	207
3	43	65	52	127	129	109
4	41	51	45	108	106	262
5	42	58	48	144	159	249
6	33	46	37	151	162	182
7	39	52	44	128	154	130
8	17	22	20	17	n/a	n/a
9	28	39	30	25	n/a	n/a
10	36	37	37	102	70	285
11	38	40	39	61	153	n/a

Table 3-19: Mean gross determination times by type

Council	DLG Code	Alterations & Additions – residential	Single – residential	Commercial, Retail, Office
Albury City Council	4	30	25	41
Armidale Dumaresq Council	4	53	79	115
Ashfield Municipal Council	2	156	n/a	126
Auburn Council	2	132	142	115
Ballina Shire Council	4	40	46	91
Balranald Shire Council	9	29	44	43
Bankstown City Council	3	70	116	74
Bathurst Regional Council	4	28	59	39
Baulkham Hills Shire Council	7	47	66	0
Bega Valley Shire Council	4	54	63	114
Bellingen Shire Council	11	71	106	99
Berrigan Shire Council	10	11	12	23
Blacktown City Council	3	47	57	89
Bland Shire Council	10	28	53	78
Blayney Shire Council	10	34	46	44
Blue Mountains City Council	7	68	146	132
Bogan Shire Council	9	15	29	7
Bombala Council	9	7	42	53
Boorowa Council	9	20	52	26
Botany Bay City Council	2	115	135	78
Bourke Shire Council	9	11	32	29
Brewarrina Shire Council	9	0	0	0
Broken Hill City Council	4	8	30	24
Burwood Council	2	n/a	n/a	n/a
Byron Shire Council	4	68	63	89
Cabonne Shire Council	11	19	31	3

Table 3-19: Mean gross determination times by type

Council	DLG Code	Alterations & Additions – residential	Single – residential	Commercial, Retail, Office
Camden Council	6	24	50	83
Campbelltown City Council	7	27	77	63
Canada Bay City Council	2	61	103	72
Canterbury City Council	3	88	114	104
Carrathool Shire Council	9	34	66	27
Central Darling Shire Council	9	12	33	80
Cessnock City Council	4	50	91	191
Clarence Valley Council	4	33	60	85
Cobar Shire Council	10	19	21	25
Coffs Harbour City Council	4	41	74	67
Conargo Shire Council	8	0	13	0
Coolamon Shire Council	9	41	10	20
Cooma-Monaro Council	10	54	65	106
Coonamble Shire Council	9	44	54	50
Cootamundra Shire Council	10	7	14	14
Corowa Shire Council	11	26	14	38
Cowra Shire Council	11	52	67	44
Deniliquin Council	4	21	30	31
Dubbo City Council	4	19	26	56
Dungog Shire Council	10	33	56	154
Eurobodalla Shire Council	4	58	105	125
Fairfield City Council	3	39	92	88
Forbes Shire Council	11	18	43	29
Gilgandra Shire Council	9	29	83	65
Glen Innes Severn Shire Council	10	29	30	29
Gloucester Shire Council	9	48	30	52

Table 3-19: Mean gross determination times by type

Council	DLG Code	Alterations & Additions – residential	Single – residential	Commercial, Retail, Office
Gosford City Council	7	52	91	96
Goulburn Mulwaree Council	4	47	59	127
Great Lakes Council	4	69	97	141
Greater Hume Shire Council	11	30	33	20
Greater Taree City Council	4	56	89	55
Griffith City Council	4	38	42	65
Gundagai Shire Council	9	39	28	35
Gunnedah Shire Council	11	42	59	35
Guyra Shire Council	9	27	64	38
Gwydir Shire Council	10	49	26	49
Harden Shire Council	9	41	56	133
Port Macquarie-Hastings Council	5	44	46	49
Hawkesbury City Council	6	33	63	53
Hay Shire Council	9	22	24	27
Holroyd City Council	3	104	146	122
Hornsby Shire Council	7	67	105	109
Hunters Hill Municipal Council	2	132	212	66
Hurstville City Council	3	93	97	104
Inverell Shire Council	11	43	84	55
Jerilderie Shire Council	8	0	7	32
Junee Shire Council	10	7	6	164
Kempsey Shire Council	4	46	101	93
Kiama Municipal Council	4	48	94	69
Kogarah Municipal Council	2	83	123	78
Ku-ring-gai Council	3	67	90	83
Kyogle Council	10	31	33	59

Table 3-19: Mean gross determination times by type

Council	DLG Code	Alterations & Additions – residential	Single – residential	Commercial, Retail, Office
Lachlan Shire Council	10	12	34	23
Lake Macquarie City Council	5	52	67	106
Lane Cove Municipal Council	2	117	165	94
Leeton Shire Council	11	20	34	57
Leichhardt Municipal Council	2	130	187	107
Lismore City Council	4	37	68	45
Lithgow City Council	4	40	0	148
Liverpool City Council	7	36	54	52
Liverpool Plains Shire Council	10	31	49	47
Lockhart Shire Council	9	27	47	26
Maitland City Council	4	33	40	64
Manly Council	2	126	146	62
Marrickville Council	3	128 ¹	n/a	110
Mid-Western Regional Council	4	38	88	95
Moree Plains Shire Council	11	34	40	62
Mosman Municipal Council	2	166	236	139
Murray Shire Council	10	29	34	57
Murrumbidgee Shire Council	9	110	0	19
Muswellbrook Shire Council	11	40	35	89
Nambucca Shire Council	11	39	47	64
Narrabri Shire Council	11	55	21	30
Narrandera Shire Council	10	28	31	48
Narromine Shire Council	10	19	36	38
Newcastle City Council	5	n/a	n/a	n/a
North Sydney Council	2	98	110	82

Note:

1 Marrickville's residential alteration and addition figures include single residential developments.

Table 3-19: Mean gross determination times by type

Council	DLG Code	Alterations & Additions – residential	Single – residential	Commercial, Retail, Office
Oberon Council	10	75	68	159
Orange City Council	4	23	36	35
Palerang Council	11	57	69	98
Parkes Shire Council	11	39	0	66
Parramatta City Council	3	85	153	103
Penrith City Council	7	34	58	79
Pittwater Council	2	83	117	0
Port Stephens Council	4	39	55	95
Queanbeyan City Council	4	46	62	61
Randwick City Council	3	74	78	70
Richmond Valley Council	4	40	53	86
Rockdale City Council	3	80	147	187
Ryde City Council	3	100	160	70
Shellharbour City Council	4	58	64	101
Shoalhaven City Council	5	52	63	100
Singleton Shire Council	4	32	44	73
Snowy River Shire Council	10	75	113	130
Strathfield Municipal Council	2	n/a	n/a	n/a
Sutherland Shire Council	3	46	n/a	87
Sydney City Council	1	76	126	47
Tamworth Regional Council	4	35	42	69
Temora Shire Council	10	2	5	14
Tenterfield Shire Council	10	97	63	81
Tumbarumba Shire Council	9	19	61	76
Tumut Council	11	42	97	59
Tweed Shire Council	5	63	85	125

Table 3-19: Mean gross determination times by type

Council	DLG Code	Alterations & Additions – residential	Single – residential	Commercial, Retail, Office
Upper Hunter Shire Council	11	104	88	91
Upper Lachlan Council	10	53	82	82
Uralla Shire Council	10	27	36	25
Urana Shire Council	8	32	24	14
Wagga Wagga City Council	4	29	33	79
Wakool Shire Council	9	40	64	55
Walcha Council	9	31	56	11
Walgett Shire Council	10	18	28	33
Warren Shire Council	9	15	60	23
Warringham Council	3	85	101	0
Warrumbungle Shire Council	11	78	34	73
Waverley Council	2	98	0	83
Weddin Shire Council	9	28	37	18
Wellington Council	10	51	62	75
Wentworth Shire Council	10	49	74	121
Willoughby City Council	2	115	207	58
Wingecarribee Shire Council	4	60	94	95
Wollondilly Shire Council	6	39	79	123
Wollongong City Council	5	58	84	116
Woollahra Municipal Council	2	125	209	92
Wyong Shire Council	7	37	41	55
Yass Valley Council	11	60	92	126
Young Shire Council	11	48	71	62
TOTAL		57	78	75

Table 3-19: DLG Group Averages

DLG Code	Residential – Alterations & Additions	Residential – Single new dwelling	Commercial/retail/office
2	113	155	84
3	71	100	93
4	41	65	74
5	54	72	107
6	33	61	77
7	47	77	76
8	32	19	28
9	26	47	42
10	32	48	62
11	45	62	65

Table 4-5: Determination body for DAs

Council	DLG Code	Councillors as % of all DAs	2006–07 determination level			2005–06 determination level	
			Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs	Staff as % of all DAs
Albury City Council	4	1%	99%	0%	0%	0%	100%
Armidale Dumaresq Council	4	2%	98%	0%	0%	3%	97%
Ashfield Municipal Council	2	25%	75%	0%	0%	14%	86%
Auburn Council	2	5%	95%	0%	0%	3%	97%
Ballina Shire Council	4	5%	95%	0%	0%	0%	100%
Balranald Shire Council	9	57%	43%	0%	0%	0%	0%
Bankstown City Council	3	6%	94%	0%	0%	5%	95%
Bathurst Regional Council	4	2%	98%	0%	0%	1%	99%
Baulkham Hills Shire Council	7	3%	97%	0%	0%	1%	97%
Bega Valley Shire Council	4	3%	97%	0%	0%	4%	96%
Bellingen Shire Council	11	0%	100%	0%	0%	1%	99%
Berrigan Shire Council	10	3%	97%	0%	0%	0%	0%
Blacktown City Council	3	2%	98%	0%	0%	1%	99%
Bland Shire Council	10	0%	100%	0%	0%	0%	100%
Blayney Shire Council	10	3%	97%	0%	0%	0%	100%
Blue Mountains City Council	7	2%	98%	0%	0%	2%	98%
Bogan Shire Council	9	0%	100%	0%	0%	0%	0%
Bombala Council	9	22%	78%	0%	0%	11%	89%
Boorowa Council	9	20%	80%	0%	0%	23%	77%
Botany Bay City Council	2	30%	70%	0%	0%	30%	70%
Bourke Shire Council	9	2%	98%	0%	0%	17%	83%
Brewarrina Shire Council	9	0%	100%	0%	0%	0%	100%
Broken Hill City Council	4	2%	98%	0%	0%	1%	99%
Burwood Council	2	3%	97%	0%	0%	100%	0%

Table 4-5: Determination body for DAs

Council	DLG Code	Councillors as % of all DAs	2006–07 determination level			2005–06 determination level	
			Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs	Staff as % of all DAs
Byron Shire Council	4	1%	99%	0%	0%	1%	99%
Cabonne Shire Council	11	18%	82%	0%	0%	0%	0%
Camden Council	6	1%	99%	0%	0%	4%	96%
Campbelltown City Council	7	3%	97%	0%	0%	3%	96%
Canada Bay City Council	2	8%	92%	0%	0%	8%	92%
Canterbury City Council	3	4%	96%	0%	0%	5%	68%
Carrathool Shire Council	9	12%	88%	0%	0%	34%	66%
Central Darling Shire Council	9	0%	100%	0%	0%	0%	100%
Cessnock City Council	4	0%	0%	0%	0%	0%	0%
Clarence Valley Council	4	2%	94%	0%	4%	2%	98%
Cobar Shire Council	10	3%	97%	0%	0%	2%	98%
Coffs Harbour City Council	4	1%	99%	0%	0%	1%	99%
Conargo Shire Council	8	15%	85%	0%	0%	11%	89%
Coolamon Shire Council	9	33%	67%	0%	0%	19%	81%
Cooma-Monaro Council	10	6%	94%	0%	0%	14%	86%
Coonamble Shire Council	9	0%	100%	0%	0%	2%	98%
Cootamundra Shire Council	10	8%	92%	0%	0%	16%	84%
Corowa Shire Council	11	3%	97%	0%	0%	1%	99%
Cowra Shire Council	11	17%	83%	0%	0%	7%	93%
Deniliquin Council	4	8%	92%	0%	0%	5%	95%
Dubbo City Council	4	1%	99%	0%	0%	0%	0%
Dungog Shire Council	10	4%	96%	0%	0%	5%	95%
Eurobodalla Shire Council	4	3%	97%	0%	0%	2%	98%
Fairfield City Council	3	1%	99%	0%	0%	4%	96%

Table 4-5: Determination body for DAs

Council	DLG Code	Councillors as % of all DAs	2006–07 determination level			2005–06 determination level	
			Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs	Staff as % of all DAs
Forbes Shire Council	11	5%	95%	0%	0%	2%	98%
Gilgandra Shire Council	9	5%	95%	0%	0%	17%	83%
Glen Innes Severn Shire Council	10	2%	98%	0%	0%	7%	93%
Gloucester Shire Council	9	14%	86%	0%	0%	16%	84%
Gosford City Council	7	2%	98%	0%	0%	1%	99%
Goulburn Mulwaree Council	4	0%	100%	0%	0%	0%	0%
Great Lakes Council	4	16%	83%	0%	0%	3%	88%
Greater Hume Shire Council	11	9%	91%	0%	0%	4%	96%
Greater Taree City Council	4	1%	99%	0%	0%	1%	99%
Griffith City Council	4	1%	99%	0%	0%	100%	0%
Gundagai Shire Council	9	13%	87%	0%	0%	0%	100%
Gunnedah Shire Council	11	2%	98%	0%	0%	3%	97%
Guyra Shire Council	9	0%	100%	0%	0%	1%	99%
Gwydir Shire Council	10	6%	94%	0%	0%	0%	0%
Harden Shire Council	9	9%	91%	0%	0%	0%	0%
Hastings-Port Macquarie Council	5	0%	100%	0%	0%	1%	88%
Hawkesbury City Council	6	0%	100%	0%	0%	0%	0%
Hay Shire Council	9	9%	91%	0%	0%	16%	84%
Holroyd City Council	3	6%	94%	0%	0%	4%	96%
Hornsby Shire Council	7	6%	94%	0%	0%	9%	91%
Hunters Hill Municipal Council	2	34%	66%	0%	0%	0%	0%
Hurstville City Council	3	13%	87%	0%	0%	24%	76%
Inverell Shire Council	11	6%	94%	0%	0%	12%	88%
Jerilderie Shire Council	8	12%	88%	0%	0%	8%	92%

Table 4-5: Determination body for DAs

Council	DLG Code	Councillors as % of all DAs	2006–07 determination level			2005–06 determination level	
			Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs	Staff as % of all DAs
Junee Shire Council	10	45%	55%	0%	0%	17%	83%
Kempsey Shire Council	4	0%	100%	0%	0%	100%	0%
Kiama Municipal Council	4	7%	93%	0%	0%	2%	98%
Kogarah Municipal Council	2	4%	96%	0%	0%	9%	91%
Ku-ring-gai Council	3	2%	98%	0%	0%	3%	97%
Kyogle Council	10	1%	99%	0%	0%	7%	93%
Lachlan Shire Council	10	6%	94%	0%	0%	0%	100%
Lake Macquarie City Council	5	1%	99%	0%	0%	2%	98%
Lane Cove Municipal Council	2	7%	93%	0%	0%	4%	96%
Leeton Shire Council	11	1%	99%	0%	0%	4%	96%
Leichhardt Municipal Council	2	13%	87%	0%	0%	20%	52%
Lismore City Council	4	0%	100%	0%	0%	0%	0%
Lithgow City Council	4	3%	97%	0%	0%	1%	97%
Liverpool City Council	7	1%	99%	0%	0%	0%	0%
Liverpool Plains Shire Council	10	7%	93%	0%	0%	3%	97%
Lockhart Shire Council	9	0%	100%	0%	0%	0%	100%
Maitland City Council	4	4%	96%	0%	0%	3%	97%
Manly Council	2	2%	98%	0%	0%	0%	0%
Marrickville Council	3	24%	76%	0%	0%	12%	88%
Mid-Western Regional Council	4	3%	97%	0%	0%	0%	0%
Moree Plains Shire Council	11	4%	96%	0%	0%	9%	91%
Mosman Municipal Council	2	26%	74%	0%	0%	11%	88%
Murray Shire Council	10	19%	81%	0%	0%	5%	95%
Murrumbidgee Shire Council	9	8%	92%	0%	0%	0%	0%

Table 4-5: Determination body for DAs

Council	DLG Code	Councillors as % of all DAs	2006–07 determination level			2005–06 determination level	
			Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs	Staff as % of all DAs
Muswellbrook Shire Council	11	9%	91%	0%	0%	0%	0%
Nambucca Shire Council	11	1%	99%	0%	0%	0%	0%
Narrabri Shire Council	11	3%	97%	0%	0%	10%	90%
Narrandera Shire Council	10	0%	100%	0%	0%	8%	92%
Narromine Shire Council	10	5%	95%	0%	0%	0%	100%
Newcastle City Council	5	2%	98%	0%	0%	3%	97%
North Sydney Council	2	18%	81%	0%	1%	10%	90%
Oberon Council	10	13%	88%	0%	0%	15%	85%
Orange City Council	4	9%	91%	0%	0%	8%	92%
Palerang Council	11	6%	94%	0%	0%	0%	0%
Parkes Shire Council	11	21%	79%	0%	0%	12%	88%
Parramatta City Council	3	14%	86%	0%	0%	7%	93%
Penrith City Council	7	0%	100%	0%	0%	1%	99%
Pittwater Council	2	2%	98%	0%	0%	7%	93%
Port Stephens Council	4	0%	100%	0%	0%	1%	99%
Queanbeyan City Council	4	8%	92%	0%	0%	8%	92%
Randwick City Council	3	6%	94%	0%	0%	8%	92%
Richmond Valley Council	4	0%	100%	0%	0%	1%	99%
Rockdale City Council	3	3%	97%	0%	0%	4%	96%
Ryde City Council	3	8%	92%	0%	0%	7%	93%
Shellharbour City Council	4	3%	97%	0%	0%	1%	99%
Shoalhaven City Council	5	0%	100%	0%	0%	0%	100%
Singleton Shire Council	4	1%	99%	0%	0%	5%	95%
Snowy River Shire Council	10	0%	100%	0%	0%	1%	99%

Table 4-5: Determination body for DAs

Council	DLG Code	Councillors as % of all DAs	2006–07 determination level			2005–06 determination level	
			Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs	Staff as % of all DAs
Strathfield Municipal Council	2	12%	88%	0%	0%	10%	90%
Sutherland Shire Council	3	2%	98%	0%	0%	0%	98%
Sydney City Council	1	2%	98%	0%	0%	3%	97%
Tamworth Regional Council	4	5%	95%	0%	0%	3%	97%
Temora Shire Council	10	3%	97%	0%	0%	1%	99%
Tenterfield Shire Council	10	1%	99%	0%	0%	3%	97%
Tumbarumba Shire Council	9	31%	69%	0%	0%	20%	80%
Tumut Council	11	1%	99%	0%	0%	2%	98%
Tweed Shire Council	5	6%	94%	0%	0%	2%	94%
Upper Hunter Shire Council	11	3%	97%	0%	0%	1%	99%
Upper Lachlan Council	10	1%	99%	0%	0%	3%	97%
Uralla Shire Council	10	3%	97%	0%	0%	6%	94%
Urana Shire Council	8	0%	100%	0%	0%	100%	0%
Wagga Wagga City Council	4	1%	99%	0%	0%	1%	99%
Wakool Shire Council	9	20%	80%	0%	0%	4%	96%
Walcha Council	9	20%	80%	0%	0%	11%	89%
Walgett Shire Council	10	14%	86%	0%	0%	24%	76%
Warren Shire Council	9	34%	66%	0%	0%	24%	52%
Warringah Council	3	3%	97%	1%	0%	0%	0%
Warrumbungle Shire Council	11	0%	100%	0%	0%	0%	0%
Waverley Council	2	14%	86%	0%	0%	14%	86%
Weddin Shire Council	9	21%	79%	0%	0%	18%	82%
Wellington Council	10	16%	84%	0%	0%	13%	0%
Wentworth Shire Council	10	3%	97%	0%	0%	3%	97%

Table 4-5: Determination body for DAs

Council	DLG Code	Councillors as % of all DAs	2006–07 determination level			2005–06 determination level	
			Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs	Staff as % of all DAs
Willoughby City Council	2	5%	95%	0%	0%	3%	97%
Wingecarribee Shire Council	4	4%	96%	0%	0%	4%	96%
Wollondilly Shire Council	6	3%	97%	0%	0%	4%	96%
Wollongong City Council	5	0%	100%	0%	0%	1%	99%
Woollahra Municipal Council	2	9%	72%	20%	0%	12%	75%
Wyong Shire Council	7	1%	99%	0%	0%	1%	99%
Yass Valley Council	11	10%	90%	0%	0%	8%	92%
Young Shire Council	11	5%	95%	0%	0%	5%	95%
TOTAL		4%	95%	0%	0%	4%	95%

Table 4-5: DLG Group Averages 2006–07

DLG Code	Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	2005–06	
					Councillors as % of all DAs	Staff as % of all DAs
2	11%	87%	2%	0%	17%	51%
3	6%	94%	0%	0%	15%	85%
4	3%	97%	0%	0%	6%	78%
5	1%	98%	0%	0%	5%	78%
6	1%	98%	0%	0%	7%	93%
7	2%	98%	0%	0%	7%	93%
8	10%	90%	0%	0%	2%	56%
9	16%	84%	0%	0%	5%	65%
10	6%	94%	1%	0%	5%	90%
11	6%	93%	0%	0%	9%	81%

Table 5-4: Staff allocated to development assessment

Council	DLG Code	2006–07		DAs determined	EFT DA staff
		Average DA per EFT – 2006–07	% Change from 2005–06		
Albury City Council	4	66	-26%	855	13
Armidale Dumaresq Council	4	106	21%	212	2
Ashfield Municipal Council	2	38	-47%	306	8
Auburn Council	2	43	-41%	385	9
Ballina Shire Council	4	133	n/a	796	6
Balranald Shire Council	9	101	n/a	101	1
Bankstown City Council	3	46	-49%	1143	25
Bathurst Regional Council	4	91	-7%	730	8
Baulkham Hills Shire Council	7	n/a	n/a	2165	0
Bega Valley Shire Council	4	150	-31%	750	5
Bellingen Shire Council	11	66	-65%	397	6
Berrigan Shire Council	10	53	-81%	158	3
Blacktown City Council	3	122	-23%	2805	23
Bland Shire Council	10	20	-82%	79	4
Blayney Shire Council	10	41	-28%	164	4
Blue Mountains City Council	7	108	37%	1084	10
Bogan Shire Council	9	24	-83%	48	2
Bombala Council	9	26	-35%	51	2
Boorowa Council	9	30	-27%	60	2
Botany Bay City Council	2	47	-19%	378	8
Bourke Shire Council	9	63	43%	63	1
Brewarrina Shire Council	9	3	-79%	3	1
Broken Hill City Council	4	84	3%	504	6
Burwood Council	2	48	-44%	286	6
Byron Shire Council	4	74	-37%	735	10
Cabonne Shire Council	11	34	-77%	137	4

Table 5-4: Staff allocated to development assessment

Council	DLG Code	2006–07		DAs determined	EFT DA staff
		Average DA per EFT – 2006–07	% Change from 2005–06		
Camden Council	6	54	-67%	1193	22
Campbelltown City Council	7	117	-27%	934	8
Canada Bay City Council	2	48	-4%	619	13
Canterbury City Council	3	44	-23%	660	15
Carrathool Shire Council	9	17	-59%	34	2
Central Darling Shire Council	9	n/a	n/a	20	0
Cessnock City Council	4	n/a	n/a	1113	0
Clarence Valley Council	4	93	-23%	1115	12
Cobar Shire Council	10	65	-9%	65	1
Coffs Harbour City Council	4	104	-17%	1354	13
Conargo Shire Council	8	n/a	n/a	20	0
Coolamon Shire Council	9	22	-89%	43	2
Cooma-Monaro Council	10	88	116%	176	2
Coonamble Shire Council	9	27	-78%	27	1
Cootamundra Shire Council	10	n/a	n/a	189	0
Corowa Shire Council	11	396	206%	396	1
Cowra Shire Council	11	53	-50%	264	5
Deniliquin Council	4	78	6%	156	2
Dubbo City Council	4	97	-19%	678	7
Dungog Shire Council	10	109	-8%	218	2
Eurobodalla Shire Council	4	118	-10%	941	8
Fairfield City Council	3	72	-42%	1445	20
Forbes Shire Council	11	n/a	n/a	169	0
Gilgandra Shire Council	9	43	23%	43	1
Glen Innes Severn Shire Council	10	135	9%	135	1
Gloucester Shire Council	9	101	7%	202	2

Table 5-4: Staff allocated to development assessment

Council	DLG Code	2006–07		DAs determined	EFT DA staff
		Average DA per EFT – 2006–07	% Change from 2005–06		
Gosford City Council	7	64	-29%	2062	32
Goulburn Mulwaree Council	4	n/a	n/a	308	0
Great Lakes Council	4	232	n/a	696	3
Greater Hume Shire Council	11	n/a	n/a	261	0
Greater Taree City Council	4	78	-21%	938	12
Griffith City Council	4	103	-48%	410	4
Gundagai Shire Council	9	82	-29%	82	1
Gunnedah Shire Council	11	43	-14%	173	4
Guyra Shire Council	9	54	-35%	107	2
Gwydir Shire Council	10	32	n/a	63	2
Harden Shire Council	9	n/a	n/a	82	0
Hawkesbury City Council	6	81	-60%	646	8
Hay Shire Council	9	n/a	n/a	47	0
Holroyd City Council	3	58	-23%	864	15
Hornsby Shire Council	7	99	-28%	1681	17
Hunters Hill Municipal Council	2	n/a	n/a	147	0
Hurstville City Council	3	124	-35%	1237	10
Inverell Shire Council	11	201	161%	201	1
Jerilderie Shire Council	8	n/a	n/a	25	0
Junee Shire Council	10	29	-37%	58	2
Kempsey Shire Council	4	123	-31%	368	3
Kiama Municipal Council	4	75	-24%	377	5
Kogarah Municipal Council	2	74	-33%	445	6
Ku-ring-gai Council	3	50	-21%	1408	28
Kyogle Council	10	29	-85%	146	5
Lachlan Shire Council	10	28	-44%	85	3

Table 5-4: Staff allocated to development assessment

Council	DLG Code	2006–07		DAs determined	EFT DA staff
		Average DA per EFT – 2006–07	% Change from 2005–06		
Lake Macquarie City Council	5	64	-27%	2950	46
Lane Cove Municipal Council	2	82	-4%	410	5
Leeton Shire Council	11	190	15%	190	1
Leichhardt Municipal Council	2	36	-14%	539	15
Lismore City Council	4	62	-23%	801	13
Lithgow City Council	4	46	-32%	274	6
Liverpool City Council	7	82	n/a	1067	13
Liverpool Plains Shire Council	10	121	-32%	121	1
Lockhart Shire Council	9	n/a	n/a	64	0
Maitland City Council	4	91	-32%	1369	15
Manly Council	2	n/a	n/a	478	0
Marrickville Council	3	34	7%	546	16
Mid-Western Regional Council	4	196	-9%	785	4
Moree Plains Shire Council	11	103	12%	206	2
Mosman Municipal Council	2	47	-3%	374	8
Murray Shire Council	10	70	-40%	210	3
Murrumbidgee Shire Council	9	25	-62%	25	1
Muswellbrook Shire Council	11	70	-40%	419	6
Nambucca Shire Council	11	30	-70%	208	7
Narrabri Shire Council	11	26	-50%	128	5
Narrandera Shire Council	10	n/a	n/a	91	0
Narromine Shire Council	10	35	4%	104	3
Newcastle City Council	5	111	-47%	2105	19
North Sydney Council	2	26	-58%	591	23
Oberon Council	10	43	-42%	128	3
Orange City Council	4	138	65%	553	4

Table 5-4: Staff allocated to development assessment

Council	DLG Code	2006–07		DAs determined	EFT DA staff
		Average DA per EFT – 2006–07	% Change from 2005–06		
Palerang Council	11	62	n/a	436	7
Parkes Shire Council	11	41	192%	203	5
Parramatta City Council	3	63	-43%	1128	18
Penrith City Council	7	148	6%	1781	12
Pittwater Council	2	64	-15%	700	11
Port Macquarie-Hastings Council	5	51	-39%	457	9
Port Stephens Council	4	189	26%	1322	7
Queanbeyan City Council	4	88	64%	440	5
Randwick City Council	3	40	-41%	921	23
Richmond Valley Council	4	74	-35%	441	6
Rockdale City Council	3	53	-33%	579	11
Ryde City Council	3	150	-25%	1048	7
Shellharbour City Council	4	107	-20%	640	6
Shoalhaven City Council	5	73	-28%	2260	31
Singleton Shire Council	4	99	-19%	592	6
Snowy River Shire Council	10	75	-41%	224	3
Strathfield Municipal Council	2	79	75%	314	4
Sutherland Shire Council	3	31	-16%	1356	44
Sydney City Council	1	47	-8%	2610	55
Tamworth Regional Council	4	51	-26%	823	16
Temora Shire Council	10	114	-16%	114	1
Tenterfield Shire Council	10	59	-22%	117	2
Tumbarumba Shire Council	9	30	-39%	59	2
Tumut Council	11	208	61%	208	1
Tweed Shire Council	5	74	5%	1399	19
Upper Hunter Shire Council	11	79	-36%	314	4

Table 5-4: Staff allocated to development assessment

Council	DLG Code	2006–07		DAs determined	EFT DA staff
		Average DA per EFT – 2006–07	% Change from 2005–06		
Upper Lachlan Council	10	52	-46%	207	4
Uralla Shire Council	10	77	-53%	153	2
Urana Shire Council	8	n/a	n/a	16	0
Wagga Wagga City Council	4	136	-9%	951	7
Wakool Shire Council	9	n/a	n/a	122	0
Walcha Council	9	n/a	n/a	59	0
Walgett Shire Council	10	14	-71%	42	3
Warren Shire Council	9	19	-94%	38	2
Warringah Council	3	43	-31%	1148	27
Warrumbungle Shire Council	11	57	n/a	57	1
Waverley Council	2	67	6%	674	10
Weddin Shire Council	9	61	154%	61	1
Wellington Council	10	31	30%	92	3
Wentworth Shire Council	10	89	-15%	177	2
Willoughby City Council	2	40	31%	928	23
Wingecarribee Shire Council	4	102	-26%	1017	10
Wollondilly Shire Council	6	110	-13%	773	7
Wollongong City Council	5	57	1%	1762	31
Woollahra Municipal Council	2	36	3%	871	24
Wyang Shire Council	7	66	-17%	1788	27
Yass Valley Council	11	116	-30%	347	3
Young Shire Council	11	131	-35%	261	2
TOTAL		4		86287	22773

Table 5-4: DLG Group Averages 2006–07

DLG Code	Average DA per EFT – 2006–07	DAs determined	EFT DA staff
2	45	521	12
3	58	1163	20
4	99	721	7
5	72	1822	26
6	82	871	12
7	91	1485	17
8	n/a	n/a	n/a
9	32	62	2
10	55	132	3
11	95	253	4

Table 6-6: s82A reviews

Council	DLG Code	No. of reviews approved	No. of reviews refused	No. of other outcomes (withdrawn/rejected)	Total s82A reviews (100%)
Albury City Council	4	3	2	0	5
Armidale Dumaresq Council	4	1	0	0	1
Ashfield Municipal Council	2	3	1	0	4
Auburn Council	2	0	1	0	1
Ballina Shire Council	4	3	2	2	7
Balranald Shire Council	9	0	0	0	0
Bankstown City Council	3	0	0	0	0
Bathurst Regional Council	4	1	4	1	6
Baulkham Hills Shire Council	7	0	0	0	0
Bega Valley Shire Council	4	n/a	n/a	n/a	n/a
Bellingen Shire Council	11	0	0	0	0
Berrigan Shire Council	10	0	0	0	0
Blacktown City Council	3	2	0	0	2
Bland Shire Council	10	0	0	0	0
Blayney Shire Council	10	0	0	0	0
Blue Mountains City Council	7	0	3	0	3
Bogan Shire Council	9	0	0	0	0
Bombala Council	9	0	0	0	0
Boorowa Council	9	0	0	0	0
Botany Bay City Council	2	0	0	0	0
Bourke Shire Council	9	0	0	0	0
Brewarrina Shire Council	9	0	0	0	0
Broken Hill City Council	4	0	0	0	0
Burwood Council	2	0	0	0	0
Byron Shire Council	4	6	5	3	14
Cabonne Shire Council	11	0	0	0	0

Table 6-6: s82A reviews

Council	DLG Code	No. of reviews approved	No. of reviews refused	No. of other outcomes (withdrawn/rejected)	Total s82A reviews (100%)
Camden Council	6	2	0	0	2
Campbelltown City Council	7	0	0	0	0
Canada Bay City Council	2	8	3	1	12
Canterbury City Council	3	0	0	0	0
Carrathool Shire Council	9	0	0	0	0
Central Darling Shire Council	9	0	0	0	0
Cessnock City Council	4	5	0	0	5
Clarence Valley Council	4	0	1	0	1
Cobar Shire Council	10	0	0	0	0
Coffs Harbour City Council	4	0	0	0	0
Conargo Shire Council	8	0	0	0	0
Coolamon Shire Council	9	0	0	0	0
Cooma-Monaro Council	10	0	0	0	0
Coonamble Shire Council	9	0	0	0	0
Cootamundra Shire Council	10	0	0	0	0
Corowa Shire Council	11	0	0	0	0
Cowra Shire Council	11	0	1	0	1
Deniliquin Council	4	0	0	0	0
Dubbo City Council	4	0	0	0	0
Dungog Shire Council	10	0	0	0	0
Eurobodalla Shire Council	4	0	0	0	0
Fairfield City Council	3	32	2	0	34
Forbes Shire Council	11	0	0	0	0
Gilgandra Shire Council	9	0	0	0	0
Glen Innes Severn Shire Council	10	0	0	0	0
Gloucester Shire Council	9	0	2	0	2

Table 6-6: s82A reviews

Council	DLG Code	No. of reviews approved	No. of reviews refused	No. of other outcomes (withdrawn/rejected)	Total s82A reviews (100%)
Gosford City Council	7	4	2	2	8
Goulburn Mulwaree Council	4	0	0	0	0
Great Lakes Council	4	n/a	n/a	n/a	n/a
Greater Hume Shire Council	11	0	0	0	0
Greater Taree City Council	4	5	3	0	8
Griffith City Council	4	1	1	0	2
Gundagai Shire Council	9	0	0	0	0
Gunnedah Shire Council	11	0	0	0	0
Guyra Shire Council	9	0	0	0	0
Gwydir Shire Council	10	0	0	0	0
Harden Shire Council	9	0	0	0	0
Port Macquarie-Hastings Council	6	1	0	0	1
Hawkesbury City Council	9	0	0	0	0
Hay Shire Council	3	0	0	0	0
Holroyd City Council	7	3	1	2	6
Hornsby Shire Council	2	77	8	0	85
Hunters Hill Municipal Council	3	2	0	0	2
Hurstville City Council	11	4	7	0	11
Inverell Shire Council	8	0	0	0	0
Jerilderie Shire Council	10	0	0	0	0
Junee Shire Council	4	0	0	0	0
Kempsey Shire Council	4	0	0	0	0
Kiama Municipal Council	2	2	1	0	3
Kogarah Municipal Council	3	0	0	0	0
Ku-ring-gai Council	10	23	5	9	37
Kyogle Council	10	0	0	0	0

Table 6-6: s82A reviews

Council	DLG Code	No. of reviews approved	No. of reviews refused	No. of other outcomes (withdrawn/rejected)	Total s82A reviews (100%)
Lachlan Shire Council	5	0	0	0	0
Lake Macquarie City Council	2	0	0	0	0
Lane Cove Municipal Council	11	7	3	1	11
Leeton Shire Council	2	0	0	0	0
Leichhardt Municipal Council	4	5	2	1	8
Lismore City Council	4	1	0	0	1
Lithgow City Council	10	0	0	0	0
Liverpool City Council	7	2	1	0	3
Liverpool Plains Shire Council	10	0	0	0	0
Lockhart Shire Council	4	0	0	0	0
Maitland City Council	2	0	0	0	0
Manly Council	3	1	0	0	1
Marrickville Council	4	6	2	1	9
Mid-Western Regional Council	11	1	0	0	1
Moree Plains Shire Council	2	0	0	0	0
Mosman Municipal Council	10	0	0	0	0
Murray Shire Council	9	0	0	0	0
Murrumbidgee Shire Council	11	0	0	0	0
Muswellbrook Shire Council	11	1	0	0	1
Nambucca Shire Council	11	0	0	0	0
Narrabri Shire Council	10	0	0	0	0
Narrandera Shire Council	10	0	0	0	0
Narromine Shire Council	5	0	0	0	0
Newcastle City Council	2	0	0	0	0
North Sydney Council	10	5	0	0	5
Oberon Council	4	0	0	0	0

Table 6-6: s82A reviews

Council	DLG Code	No. of reviews approved	No. of reviews refused	No. of other outcomes (withdrawn/rejected)	Total s82A reviews (100%)
Orange City Council	11	2	0	0	2
Palerang Council	11	0	0	0	0
Parkes Shire Council	3	0	0	0	0
Parramatta City Council	7	2	3	0	5
Penrith City Council	2	1	0	0	1
Pittwater Council	5	4	1	3	8
Port Stephens Council	4	2	0	0	2
Queanbeyan City Council	4	0	0	0	0
Randwick City Council	3	2	4	0	6
Richmond Valley Council	4	0	0	0	0
Rockdale City Council	3	0	0	0	0
Ryde City Council	3	2	1	0	3
Shellharbour City Council	4	1	1	0	2
Shoalhaven City Council	5	1	0	0	1
Singleton Shire Council	4	0	0	0	0
Snowy River Shire Council	10	0	0	0	0
Strathfield Municipal Council	2	8	1	0	9
Sutherland Shire Council	3	17	6	3	26
Sydney City Council	1	29	17	4	50
Tamworth Regional Council	4	0	0	0	0
Temora Shire Council	10	0	0	0	0
Tenterfield Shire Council	10	0	0	0	0
Tumbarumba Shire Council	9	0	0	0	0
Tumut Council	11	0	0	0	0
Tweed Shire Council	5	0	0	0	0
Upper Hunter Shire Council	11	0	0	0	0

Table 6-6: s82A reviews

Council	DLG Code	No. of reviews approved	No. of reviews refused	No. of other outcomes (withdrawn/rejected)	Total s82A reviews (100%)
Upper Lachlan Council	10	0	0	0	0
Uralla Shire Council	10	0	0	0	0
Urana Shire Council	8	0	0	0	0
Wagga Wagga City Council	4	0	0	0	0
Wakool Shire Council	9	0	0	0	0
Walcha Council	9	0	0	0	0
Walgett Shire Council	10	0	0	0	0
Warren Shire Council	9	1	0	0	1
Warringham Council	3	6	4	0	10
Warrumbungle Shire Council	11	0	0	0	0
Waverley Council	2	0	0	0	0
Weddin Shire Council	9	0	0	0	0
Wellington Council	10	0	0	0	0
Wentworth Shire Council	10	0	0	0	0
Willoughby City Council	2	0	0	0	0
Wingecarribee Shire Council	4	3	2	0	5
Wollondilly Shire Council	6	0	0	0	0
Wollongong City Council	5	5	2	0	7
Woollahra Municipal Council	2	9	3	4	16
Wyong Shire Council	7	0	0	1	1
Yass Valley Council	11	0	0	0	0
Young Shire Council	11	0	0	0	0
TOTAL		312	108	38	459

Table 6-6: DLG Group Averages 2006–07

DLG Code	No. of reviews approved	No. of reviews refused	No. of other outcomes (withdrawn/rejected)	Total s82A reviews (100%)
2	5	1	1	7
3	9	3	1	14
4	2	1	0	4
5	2	1	0	3
6	2	0	0	2
7	14	2	1	17
8	n/a	n/a	n/a	n/a
9	1	1	0	2
10	n/a	n/a	n/a	n/a
11	1	1	0	1

Table 6-7: Legal appeals and legal costs

Council	DLG Code	No. of legal appeals determined	No. of appeals upheld	% of appeals upheld	Total legal cost
Albury City Council	4	1	1	100%	\$20k
Armidale Dumaresq Council	4	1	0	0%	\$25k
Ashfield Municipal Council	2	1	1	100%	\$7k
Auburn Council	2	2	1	50%	\$40k
Ballina Shire Council	4	0	0	no appeals	\$0
Balranald Shire Council	9	0	0	no appeals	\$0
Bankstown City Council	3	0	0	no appeals	\$0
Bathurst Regional Council	4	2	1	50%	\$54k
Baulkham Hills Shire Council	7	10	6	60%	\$321k
Bega Valley Shire Council	4	1	0	0%	\$0
Bellingen Shire Council	11	0	0	no appeals	\$0
Berrigan Shire Council	10	0	0	no appeals	\$0
Blacktown City Council	3	n/a	n/a	n/a	\$191k
Bland Shire Council	10	0	0	no appeals	\$0
Blayney Shire Council	10	0	0	no appeals	\$0
Blue Mountains City Council	7	10	5	50%	\$186k
Bogan Shire Council	9	0	0	no appeals	\$0
Bombala Council	9	0	0	no appeals	\$0
Boorowa Council	9	0	0	no appeals	\$0
Botany Bay City Council	2	0	0	no appeals	\$0
Bourke Shire Council	9	0	0	no appeals	\$0
Brewarrina Shire Council	9	0	0	no appeals	\$0
Broken Hill City Council	4	0	0	no appeals	\$0
Burwood Council	2	0	0	no appeals	\$0
Byron Shire Council	4	5	3	60%	\$90k
Cabonne Shire Council	11	0	0	no appeals	\$0

Table 6-7: Legal appeals and legal costs

Council	DLG Code	No. of legal appeals determined	No. of appeals upheld	% of appeals upheld	Total legal cost
Camden Council	6	0	0	no appeals	\$0
Campbelltown City Council	7	10	4	40%	\$185k
Canada Bay City Council	2	4	2	50%	\$94k
Canterbury City Council	3	1	1	100%	\$6k
Carrathool Shire Council	9	0	0	no appeals	\$0
Central Darling Shire Council	9	0	0	no appeals	\$0
Cessnock City Council	4	5	5	100%	\$0
Clarence Valley Council	4	0	0	no appeals	\$0
Cobar Shire Council	10	0	0	no appeals	\$0
Coffs Harbour City Council	4	n/a	n/a	n/a	n/a
Conargo Shire Council	8	0	0	no appeals	\$0
Coolamon Shire Council	9	0	0	no appeals	\$0
Cooma-Monaro Council	10	0	0	no appeals	\$0
Coonamble Shire Council	9	0	0	no appeals	\$0
Cootamundra Shire Council	10	0	0	no appeals	\$0
Corowa Shire Council	11	0	0	no appeals	\$0
Cowra Shire Council	11	0	0	no appeals	\$0
Deniliquin Council	4	0	0	no appeals	\$0
Dubbo City Council	4	0	0	no appeals	\$0
Dungog Shire Council	10	0	0	no appeals	\$0
Eurobodalla Shire Council	4	1	0	0%	\$372k
Fairfield City Council	3	8	3	38%	\$169k
Forbes Shire Council	11	0	0	no appeals	\$0
Gilgandra Shire Council	9	0	0	no appeals	\$0
Glen Innes Severn Shire Council	10	0	0	no appeals	\$0
Gloucester Shire Council	9	1	0	0%	\$19k

Table 6-7: Legal appeals and legal costs

Council	DLG Code	No. of legal appeals determined	No. of appeals upheld	% of appeals upheld	Total legal cost
Gosford City Council	7	4	3	75%	\$277k
Goulburn Mulwaree Council	4	5	0	0%	\$128k
Great Lakes Council	4	7	3	43%	\$188k
Greater Hume Shire Council	11	0	0	no appeals	\$0
Greater Taree City Council	4	0	0	no appeals	\$0
Griffith City Council	4	0	0	no appeals	\$0
Gundagai Shire Council	9	0	0	no appeals	\$0
Gunnedah Shire Council	11	0	0	no appeals	\$0
Guyra Shire Council	9	0	0	no appeals	\$0
Gwydir Shire Council	10	0	0	no appeals	\$0
Harden Shire Council	9	0	0	no appeals	\$0
Hastings-Port Macquarie Council	5	0	0	no appeals	\$0
Hawkesbury City Council	6	0	0	no appeals	\$0
Hay Shire Council	9	0	0	no appeals	\$0
Holroyd City Council	3	10	8	80%	\$640k
Hornsby Shire Council	7	33	22	67%	\$884k
Hunters Hill Municipal Council	2	4	1	25%	\$15k
Hurstville City Council	3	10	8	80%	\$244k
Inverell Shire Council	11	0	0	no appeals	\$0
Jerilderie Shire Council	8	0	0	no appeals	\$0
Junee Shire Council	10	0	0	no appeals	\$0
Kempsey Shire Council	4	1	0	0%	\$34k
Kiama Municipal Council	4	4	2	50%	\$49k
Kogarah Municipal Council	2	4	4	100%	\$90k
Ku-ring-gai Council	3	31	24	77%	\$121k
Kyogle Council	10	0	0	no appeals	\$0

Table 6-7: Legal appeals and legal costs

Council	DLG Code	No. of legal appeals determined	No. of appeals upheld	% of appeals upheld	Total legal cost
Lachlan Shire Council	10	0	0	no appeals	\$0
Lake Macquarie City Council	5	0	0	no appeals	\$0
Lane Cove Municipal Council	2	5	2	40%	\$114k
Leeton Shire Council	11	0	0	no appeals	\$0
Leichhardt Municipal Council	2	29	15	52%	\$725k
Lismore City Council	4	n/a	n/a	n/a	n/a
Lithgow City Council	4	2	2	100%	\$70k
Liverpool City Council	7	5	1	20%	\$112k
Liverpool Plains Shire Council	10	0	0	no appeals	\$0
Lockhart Shire Council	9	0	0	no appeals	\$0
Maitland City Council	4	3	2	67%	\$35k
Manly Council	2	21	6	29%	\$152k
Marrickville Council	3	11	4	36%	\$39k
Mid-Western Regional Council	4	0	0	no appeals	\$0
Moree Plains Shire Council	11	0	0	no appeals	\$0
Mosman Municipal Council	2	22	5	23%	\$210k
Murray Shire Council	10	0	0	no appeals	\$0
Murrumbidgee Shire Council	9	0	0	no appeals	\$0
Muswellbrook Shire Council	11	1	0	0%	\$0
Nambucca Shire Council	11	0	0	no appeals	\$0
Narrabri Shire Council	11	0	0	no appeals	\$0
Narrandera Shire Council	10	0	0	no appeals	\$0
Narromine Shire Council	10	0	0	no appeals	\$0
Newcastle City Council	5	5	3	60%	\$291k
North Sydney Council	2	6	3	50%	\$91k
Oberon Council	10	0	0	no appeals	\$0

Table 6-7: Legal appeals and legal costs

Council	DLG Code	No. of legal appeals determined	No. of appeals upheld	% of appeals upheld	Total legal cost
Orange City Council	4	0	0	no appeals	\$0
Palerang Council	11	0	0	no appeals	\$0
Parkes Shire Council	11	0	0	no appeals	\$0
Parramatta City Council	3	16	12	75%	\$228k
Penrith City Council	7	1	0	0%	\$3k
Pittwater Council	2	19	5	26%	\$1.1m
Port Stephens Council	4	1	0	0%	\$236k
Queanbeyan City Council	4	1	1	100%	\$38k
Randwick City Council	3	1	1	100%	\$30k
Richmond Valley Council	4	2	2	100%	\$80k
Rockdale City Council	3	2	2	100%	\$83k
Ryde City Council	3	0	0	0%	\$0
Shellharbour City Council	4	1	1	100%	\$0
Shoalhaven City Council	5	2	0	0%	\$372k
Singleton Shire Council	4	0	0	no appeals	\$0
Snowy River Shire Council	10	0	0	no appeals	\$0
Strathfield Municipal Council	2	9	2	22%	\$174k
Sutherland Shire Council	3	10	9	90%	\$359k
Sydney City Council	1	37	11	30%	\$961k
Tamworth Regional Council	4	0	0	no appeals	\$0
Temora Shire Council	10	0	0	no appeals	\$0
Tenterfield Shire Council	10	0	0	no appeals	\$0
Tumbarumba Shire Council	9	0	0	no appeals	\$0
Tumut Council	11	0	0	no appeals	\$0
Tweed Shire Council	5	7	1	14%	\$152k
Upper Hunter Shire Council	11	0	0	no appeals	\$0

Table 6-7: Legal appeals and legal costs

Council	DLG Code	No. of legal appeals determined	No. of appeals upheld	% of appeals upheld	Total legal cost
Upper Lachlan Council	10	0	0	no appeals	\$0
Uralla Shire Council	10	0	0	no appeals	\$0
Urana Shire Council	8	0	0	no appeals	\$0
Wagga Wagga City Council	4	0	0	no appeals	\$0
Wakool Shire Council	9	0	0	no appeals	\$0
Walcha Council	9	0	0	no appeals	\$0
Walgett Shire Council	10	0	0	no appeals	\$0
Warren Shire Council	9	0	0	no appeals	\$0
Warringah Council	3	19	13	68%	\$292k
Warrumbungle Shire Council	11	0	0	no appeals	\$0
Waverley Council	2	25	15	60%	\$240k
Weddin Shire Council	9	0	0	no appeals	\$0
Wellington Council	10	0	0	no appeals	\$0
Wentworth Shire Council	10	0	0	no appeals	\$0
Willoughby City Council	2	8	6	75%	\$330k
Wingecarribee Shire Council	4	2	1	50%	\$29k
Wollondilly Shire Council	6	0	0	no appeals	\$0
Wollongong City Council	5	8	3	38%	\$133k
Woollahra Municipal Council	2	20	3	15%	\$509k
Wyong Shire Council	7	9	3	33%	\$220k
Yass Valley Council	11	1	1	100%	\$30k
Young Shire Council	11	0	0	no appeals	\$0
TOTAL		487	243	50%	\$11.9m

Table 6-7: DLG Group Averages 2006–07

DLG Code	No. of legal appeals determined	No. of appeals upheld	% of appeals upheld	Total legal cost
2	12	5	42%	\$259k
3	11	8	73%	\$201k
4	3	1	33%	\$80k
5	6	2	33%	\$237k
6	0	0	0%	n/a
7	10	6	60%	\$274k
8	0	0	0%	n/a
9	1	0	0%	\$19k
10	0	0	0%	n/a
11	1	1	100%	\$15k

Note:

1 For 2006–07 some councils did not report legal appeals and legal costs where the decision involved a DA determined 2006–07 as required.

2 Legal appeals reported above are for Class 1 matters only.

Table 7-5: Construction and occupation certificates issued for all councils

Council	DLG Code	Construction certificates		Occupation certificates	
		2005–06	2006–07	2005–06	2006–07
Albury City Council	4	747	725	509	424
Armidale Dumaresq Council	4	236	224	83	115
Ashfield Municipal Council	2	184	197	15	100
Auburn Council	2	344	422	83	80
Ballina Shire Council	4	686	n/a	n/a	n/a
Balranald Shire Council	9	n/a	56	n/a	21
Bankstown City Council	3	1086	930	556	398
Bathurst Regional Council	4	465	420	144	167
Baulkham Hills Shire Council	7	2082	2136	1578	n/a
Bega Valley Shire Council	4	500	429	290	386
Bellingen Shire Council	11	264	279	131	239
Berrigan Shire Council	10	n/a	129	n/a	152
Blacktown City Council	3	2760	2485	1832	2403
Bland Shire Council	10	93	58	81	160
Blayney Shire Council	10	175	159	33	122
Blue Mountains City Council	7	974	1047	897	776
Bogan Shire Council	9	84	43	5	4
Bombala Council	9	74	57	19	53
Boorowa Council	9	n/a	25	n/a	36
Botany Bay City Council	2	266	271	33	181
Bourke Shire Council	9	32	52	10	13
Brewarrina Shire Council	9	15	2	8	5
Broken Hill City Council	4	439	484	223	221
Burwood Council	2	219	202	172	150
Byron Shire Council	4	500	443	244	169
Cabonne Shire Council	11	163	113	39	47

Table 7-5: Construction and occupation certificates issued for all councils

Council	DLG Code	Construction certificates		Occupation certificates	
		2005–06	2006–07	2005–06	2006–07
Camden Council	6	879	544	933	342
Campbelltown City Council	7	874	609	498	442
Canada Bay City Council	2	459	426	252	402
Canterbury City Council	3	618	493	567	554
Carrathool Shire Council	9	16	22	12	22
Central Darling Shire Council	9	21	17	n/a	5
Cessnock City Council	4	956	995	346	n/a
Clarence Valley Council	4	662	859	n/a	189
Cobar Shire Council	10	31	55	30	43
Coffs Harbour City Council	4	1269	1234	759	1144
Conargo Shire Council	8	4	7	5	9
Coolamon Shire Council	9	27	28	20	10
Cooma-Monaro Council	10	106	133	49	78
Coonamble Shire Council	9	19	13	10	n/a
Cootamundra Shire Council	10	156	163	85	41
Corowa Shire Council	11	381	346	n/a	179
Cowra Shire Council	11	241	207	166	81
Deniliquin Council	4	100	129	100	154
Dubbo City Council	4	608	463	623	708
Dungog Shire Council	10	182	184	68	59
Eurobodalla Shire Council	4	812	801	411	330
Fairfield City Council	3	1138	915	377	527
Forbes Shire Council	11	162	104	91	81
Gilgandra Shire Council	9	32	30	n/a	25
Glen Innes Severn Shire Council	10	72	82	78	71
Gloucester Shire Council	9	136	128	33	55

Table 7-5: Construction and occupation certificates issued for all councils

Council	DLG Code	Construction certificates		Occupation certificates	
		2005–06	2006–07	2005–06	2006–07
Gosford City Council	7	2197	1769	1064	1091
Goulburn Mulwaree Council	4	383	n/a	244	n/a
Great Lakes Council	4	528	417	397	156
Greater Hume Shire Council	11	231	173	116	174
Greater Taree City Council	4	919	796	612	896
Griffith City Council	4	396	449	178	186
Gundagai Shire Council	9	98	42	24	24
Gunnedah Shire Council	11	195	190	92	23
Guyra Shire Council	9	79	73	4	9
Gwydir Shire Council	10	65	56	13	26
Harden Shire Council	9	82	53	13	23
Hawkesbury City Council	6	940	681	191	232
Hay Shire Council	9	17	30	4	7
Holroyd City Council	3	523	580	318	343
Hornsby Shire Council	7	1322	1224	805	806
Hunters Hill Municipal Council	2	119	n/a	69	n/a
Hurstville City Council	3	472	276	185	280
Inverell Shire Council	11	145	107	107	138
Jerilderie Shire Council	8	20	16	7	12
Junee Shire Council	10	78	41	42	65
Kempsey Shire Council	4	463	449	410	361
Kiama Municipal Council	4	344	356	262	238
Kogarah Municipal Council	2	421	334	281	n/a
Ku-ring-gai Council	3	1187	n/a	775	n/a
Kyogle Council	10	160	134	39	13
Lachlan Shire Council	10	64	71	28	51

Table 7-5: Construction and occupation certificates issued for all councils

Council	DLG Code	Construction certificates		Occupation certificates	
		2005–06	2006–07	2005–06	2006–07
Lake Macquarie City Council	5	2315	2251	850	1109
Lane Cove Municipal Council	2	288	343	102	141
Leeton Shire Council	11	204	185	69	71
Leichhardt Municipal Council	2	469	430	263	350
Lismore City Council	4	630	637	n/a	433
Lithgow City Council	4	388	20	23	270
Liverpool City Council	10	n/a	1303	n/a	349
Liverpool Plains Shire Council	7	70	88	43	43
Lockhart Shire Council	9	62	30	14	8
Maitland City Council	4	1337	1225	821	904
Manly Council	2	n/a	424	n/a	249
Marrickville Council	3	281	301	286	259
Mid-Western Regional Council	4	362	425	210	174
Moree Plains Shire Council	11	152	160	91	96
Mosman Municipal Council	2	347	382	222	188
Murray Shire Council	10	223	180	123	70
Murrumbidgee Shire Council	9	46	n/a	7	n/a
Muswellbrook Shire Council	11	346	278	45	155
Nambucca Shire Council	11	202	236	212	244
Narrabri Shire Council	11	56	71	58	55
Narrandera Shire Council	10	57	n/a	12	n/a
Narromine Shire Council	10	59	40	n/a	48
Newcastle City Council	5	1597	1302	1353	660
North Sydney Council	2	517	549	425	416
Oberon Council	10	100	119	12	18
Orange City Council	4	649	449	438	395

Table 7-5: Construction and occupation certificates issued for all councils

Council	DLG Code	Construction certificates		Occupation certificates	
		2005–06	2006–07	2005–06	2006–07
Palerang Council	11	n/a	292	n/a	n/a
Parkes Shire Council	11	164	n/a	35	n/a
Parramatta City Council	3	981	937	350	442
Penrith City Council	7	1563	1402	1930	1558
Pittwater Council	2	499	614	140	255
Port Macquarie-Hastings Council	5	649	589	828	809
Port Stephens Council	4	1366	1256	620	637
Queanbeyan City Council	4	446	378	281	440
Randwick City Council	3	924	876	709	416
Richmond Valley Council	4	415	363	157	164
Rockdale City Council	3	325	432	97	97
Ryde City Council	3	818	746	580	324
Shellharbour City Council	4	654	576	662	697
Shoalhaven City Council	5	1992	1886	1408	1525
Singleton Shire Council	4	611	641	319	413
Snowy River Shire Council	10	147	120	76	70
Strathfield Municipal Council	2	95	226	56	136
Sutherland Shire Council	3	1145	1184	1136	912
Sydney City Council	1	2216	1717	1100	1126
Tamworth Regional Council	4	656	644	440	244
Temora Shire Council	10	95	91	35	44
Tenterfield Shire Council	10	73	80	24	72
Tumbarumba Shire Council	9	84	54	38	37
Tumut Council	11	172	162	n/a	2
Tweed Shire Council	5	1241	1170	1015	1201
Upper Hunter Shire Council	11	287	397	118	263

Table 7-5: Construction and occupation certificates issued for all councils

Council	DLG Code	Construction certificates		Occupation certificates	
		2005–06	2006–07	2005–06	2006–07
Upper Lachlan Council	10	90	100	37	25
Uralla Shire Council	10	100	117	40	22
Urana Shire Council	8	17	9	3	11
Wagga Wagga City Council	4	949	988	222	524
Wakool Shire Council	9	89	62	65	81
Walcha Council	9	48	43	8	16
Walgett Shire Council	10	22	21	14	17
Warren Shire Council	9	24	27	9	11
Warrindah Council	3	1397	834	577	681
Warrumbungle Shire Council	11	n/a	42	n/a	22
Waverley Council	2	591	524	259	254
Weddin Shire Council	9	65	58	12	15
Wellington Council	10	81	29	24	21
Wentworth Shire Council	10	206	79	43	99
Willoughby City Council	2	845	811	n/a	569
Wingecarribee Shire Council	4	933	958	558	1117
Wollondilly Shire Council	6	751	668	516	515
Wollongong City Council	5	1556	976	898	1157
Woollahra Municipal Council	2	648	669	399	368
Wyong Shire Council	7	1840	1518	1393	1735
Yass Valley Council	11	262	252	287	90
Young Shire Council	11	213	169	82	119
TOTAL		72899	65907	42057	43185

Table 7-5: DLG Group Averages 2006–07

DLG Code	Construction		Occupation	
	2005–06	2006–07	2005–06	2006–07
2	371	427	163	256
3	975	845	596	587
4	638	608	331	423
5	1558	1362	1059	1077
6	857	631	547	363
7	1365	1376	1026	965
8	14	11	5	11
9	50	43	14	23
10	97	97	39	60
11	192	198	87	116

