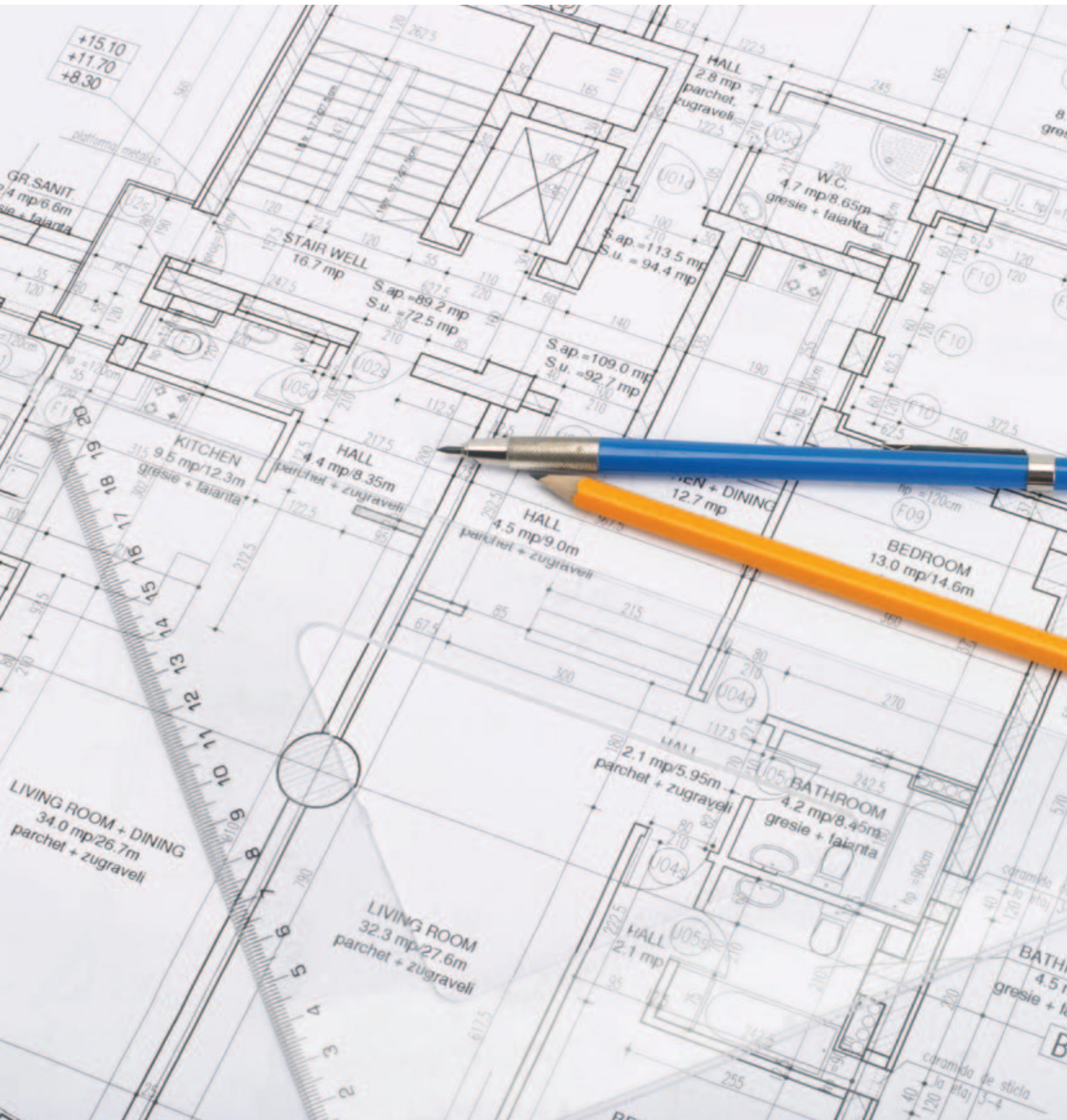


APPENDICES



APPENDIX 1 – Additional Notes on Data Analysis

EXCLUDED DATA

A very small fraction of submitted data was excluded from the data analysis.

The data checking process included councils checking and confirming their information. Councils may have needed to review their data several times before finalisation because they or the Department's validation rules or planning staff uncovered problems.

After councils finalised their data, there were still a small number of records which were invalid and therefore needed to be excluded from the analysis. These records amounted to a very small fraction of the total development records.

Invalid records which were excluded included any DA or s96 records with determination periods greater than 10 years as it was assumed this length of time was due to data entry error of the lodgement data. Any records with a lodgement or determination date either missing or after 30 June 2009, or a determination date prior to 1 July 2008, or a lodgement date after the determination date were also excluded.

Legal appeal records were excluded where the legal appeal determination date was given as before or after the 2008-09 financial year.

ZERO CONSTRUCTION VALUE DEVELOPMENT

Estimated values referred to in this report are the estimated value of construction work. This value is estimated by the applicant at the time the application for development is lodged. It excludes land value and is not the same as the ultimate market value of the completed work. There are a number of development types which require consent but which have 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, the complexity of the development will vary; some may not be simple or straightforward for councils to assess eg. large-scale subdivisions.

CLASSIFICATION AND GROUPING OF COUNCILS

Many data tables in this report refer to NSW Department of Local Government (DLG) groups. The DLG groups help to indicate the council type. All 152 councils are grouped into one of 11 council types or groups. Groups are based on population, size, location and development. Grouping councils according to similar socioeconomic characteristics allows comparison between councils' results and the performance of like councils.

The DLG groupings are based on the Australian Classification of Local Governments (ACLG) classification of local government areas as adapted by the NSW DLG for their *NSW Local Government Councils Comparative Information* publication.

The source data tables show the DLG classification for each council and the average result for each of the 11 DLG groups. These tables allow anyone to see how their data compares to the average for their DLG group.

The grouping for 2008-09 was based on population figures released from the Australian Bureau of Statistics as at 30 June 2008.

For 2008-09, two councils were in a different DLG group compared to 2007-08 because of population change. Data from 2008-09 were analysed according to 2008-09 DLG groups. The two councils that were reclassified due to population changes were:

	2007-08	2008-09
Coffs Harbour	4	5
Gloucester	9	10

SECTION 96 DATA SEPARATED FROM DA DATA

While s96 modifications are a form of DA, many s96 modifications applications are quite different in nature to a 'full' DA eg. s96 modifications can include modifications for minor errors or misdescriptions and minor modifications with minimal environmental impact, while other modifications may need substantial impact assessment. On average it is clear that s96 modifications take substantially less time to determine than other DAs.

Because of these differences, DA information was analysed separately from s96 information.

It should be noted that s96 modifications are considered as separate applications from other DAs. Therefore the processing time for s96 modifications and other DAs can be separately analysed.

The cost of s96 modifications was not collected because this may lead to double counting of the total value of development ie. construction value for s96 might be recorded as the construction value for the original DA in many cases.

CALCULATING DETERMINATION TIMES

Calendar Days – the Department has calculated time using calendar days (ie. including weekends) 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 also in calendar days.

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 provided separately by councils as the total number of referral days and the total number of stop-the-clock days rather than date a referral started and date that it ended. In some cases, a development may have one or more days overlapping eg. a DA may be waiting for further advice from the applicant and at the same time waiting for advice from a State agency. This could result in negative net determination times for an application and therefore under-counting of mean net determination time.

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 extremely 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 i.e. 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 Part of an urban centre >1,000,000 and pop. density >600/sq km	Small	up to 30,000	2	
		Medium	30,001 – 70,000	3	
3		Large	70,001 – 120,000	4	
		Very Large	> 120, 000	5	
4	Regional Town/City Part of an urban centre with population <1,000,000 and predominately urban in nature	Small	up to 30,000	6	
		Medium	30,001 – 70,000	7	
5		Large	70,001 – 120,000	8	
		Very Large	> 120, 000	9	
6	Fringe A developing LGA on the margin of a developed or regional urban centre	Small	up to 30,000	10	
		Medium	30,001 – 70,000	11	
7		Large	70,001 – 120,000	12	
		Very Large	> 120, 000	13	

DLG GROUP CODE	DESCRIPTION	POPULATION		ACLG CATEGORY
RURAL				
N/A	Significant Growth Average annual population growth >3%, population >5,000 and not remote			14
8	Agricultural	Small	Up to 2,000	15
9	Agricultural Remote	Medium	2,001 – 5,000	16
		Medium	1,001 – 3,000	21
10	Agricultural Remote	Large	5,001 – 10,000	17
		Large	3, 001 – 20,000	22
11	Agricultural	Very Large	10,001 – 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.
Billion	Means one thousand million.
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.
Commercial / Retail / Office	Office, business or retail premises
Community Facility	Includes educational establishments, libraries, public recreation facilities etc.
Complying Development Certificate (CDC)	A certificate issued by council or a private certifier where a local 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 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. DAs undergo merit assessment (as opposed to code assessment which applies to complying development certificates) and can only be issued by councils.
Equivalent full time (EFT)	Equivalent full time is a measure of staffing levels.
EP&A Act	Environmental Planning and Assessment Act, 1979
Gross Determination Time	The total time to determination a DA or s96 modification application. Time is measured from the day the application is lodged to the day the application is determined. No days are excluded.
Gross Mean Determination Time	The average time taken by a council to determine a DA or s96 modification application when time is measured from the day the application is lodged to the day the application is determined and no days are excluded.

Gross Median Determination Time	The median time taken by a council to determine a DA or s96 modification application when time is measured from the day the application is lodged to the day the application is determined and no days are excluded.
Independent Hearing Assessment Panel (IHAP) or Independent Panel	In this publication, IHAP or independent panel means a panel which determines development applications or s.96 modification applications. The membership of these panels is independent of councillors and council staff. The intention is to provide expert advice on development proposals.
Industrial	Includes rural industry, warehouse and storage facilities, extractive industry
Infrastructure	Includes transport, utilities, telecommunications proposals.
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.
Mixed	Any mix or all of residential, commercial, tourism, retail
Net Mean Determination Time	The average time taken by a council to determine a DA or s96 modification application when time is measured from the day the application is lodged to the day the application is determined and stop the clock time and referral time are deducted.
Net Median Determination Time	The median time taken by a council to determine a DA or s96 modification application when time is measured from the day the application is lodged to the day the application is determined and stop the clock time and referral time are deducted.
Occupation Certificate	A certificate issued by a council or private certifier which confirms that a building is capable of being occupied.
Other (Development Category)	Development not covered within development categories for this years performance monitoring. Includes applications for subdivision (i.e. not involving the construction of new residential, commercial development etc).
Referral	When a development application or s96 modification application is referred to a State Government agency before the council determines the application.
Residential – Alterations and Additions	Alteration or addition to existing residential development. Includes additional ancillary development to dwelling houses such as swimming pools and garages. Also includes alterations and additions to other types of housing (multi unit) that does not involve the creation of addition dwellings.
Residential – Single New Dwelling	A new single detached house on a single lot.
Residential – New Second Occupancy	Includes granny flats, dual occupancies (attached or detached).

Residential – New Multi Unit	Includes residential flat buildings, multi dwelling housing (but not seniors housing), townhouses and villa developments.
Residential – Seniors Living	Any development approved under the Seniors Living SEPP or previous versions of this SEPP.
Residential – Other	Includes boarding houses, group homes, caravan parks and manufactured home estates if accommodation is of a permanent nature.
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, 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.
Tourist	Includes tourist and visitor accommodation, and other development primarily related to tourism.
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

The DLG grouping for 2008-09 is based on population figures released from the Australian Bureau of Statistics as at 30 June 2008.

For 2008-09, two councils are in a different DLG group compared to 2007-08 because of population change.

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

NSW councils by region

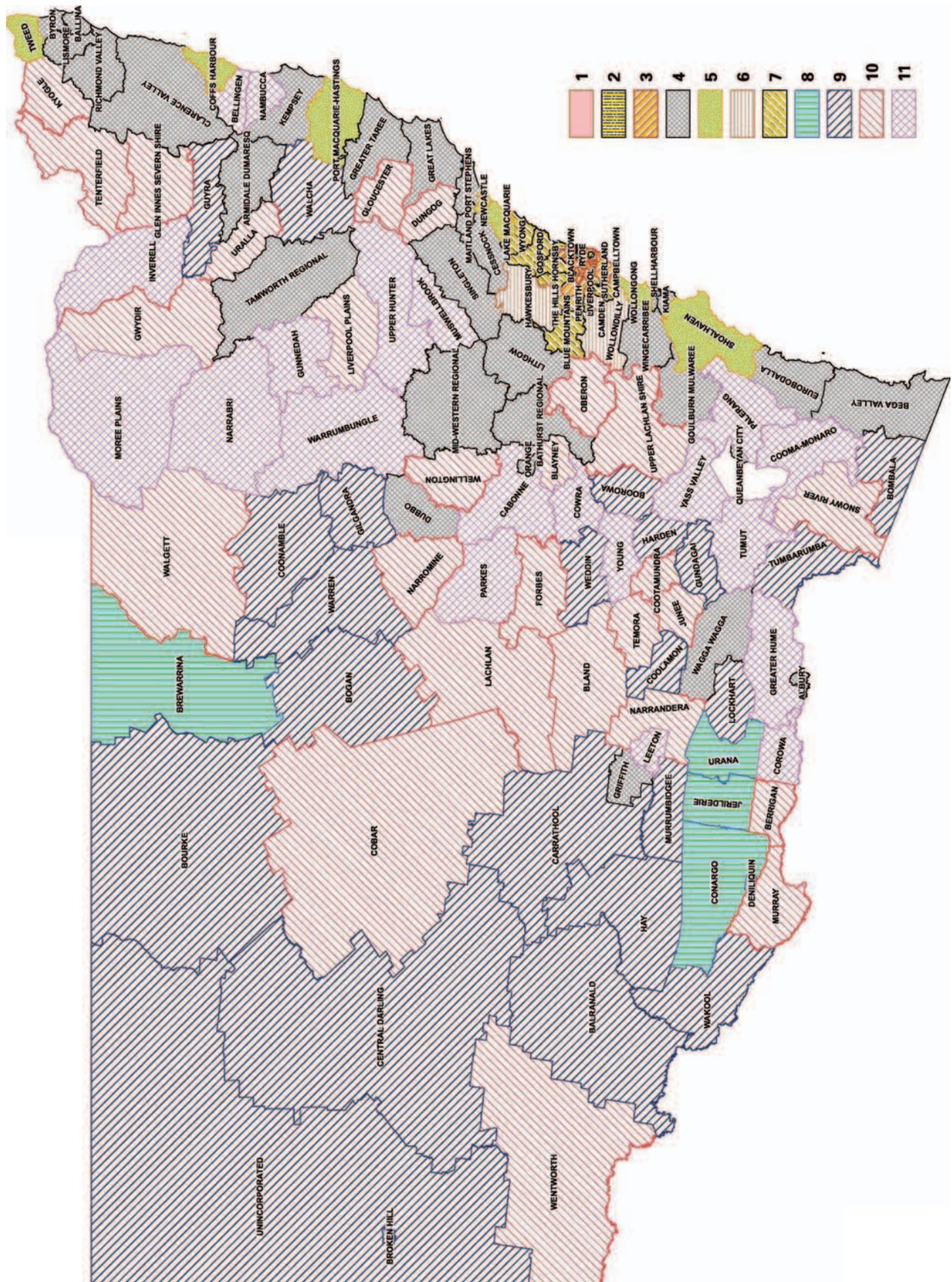
Region	Council	DLG Code
	Ryde City Council	3
	Strathfield Municipal Council	2
	Sutherland Shire Council	3
	Sydney City Council	1
	The Hills Shire Council	7
	Warringah Council	3
	Waverley Council	2
	Willoughby City Council	2
	Wollondilly Shire Council	6
	Woollahra Municipal Council	2
	Wyong Shire Council	7
Hunter	Cessnock City Council	4
	Great Lakes Council	4
	Greater Taree City Council	4
	Maitland City Council	4
	Port Stephens Council	4
	Singleton Shire Council	4
	Lake Macquarie City Council	5
	Newcastle City Council	5
	Gloucester Shire Council	10
	Dungog Shire Council	10
	Muswellbrook Shire Council	11
	Upper Hunter Shire Council	11
Southern	Bega Valley Shire Council	4
	Bombala Council	9
	Eurobodalla Shire Council	4
	Goulburn Mulwaree Council	4
	Kiama Municipal Council	4
	Shellharbour City Council	4
	Shoalhaven City Council	5
	Snowy River Shire Council	10
	Wingecarribee Shire Council	4
	Wollongong City Council	5

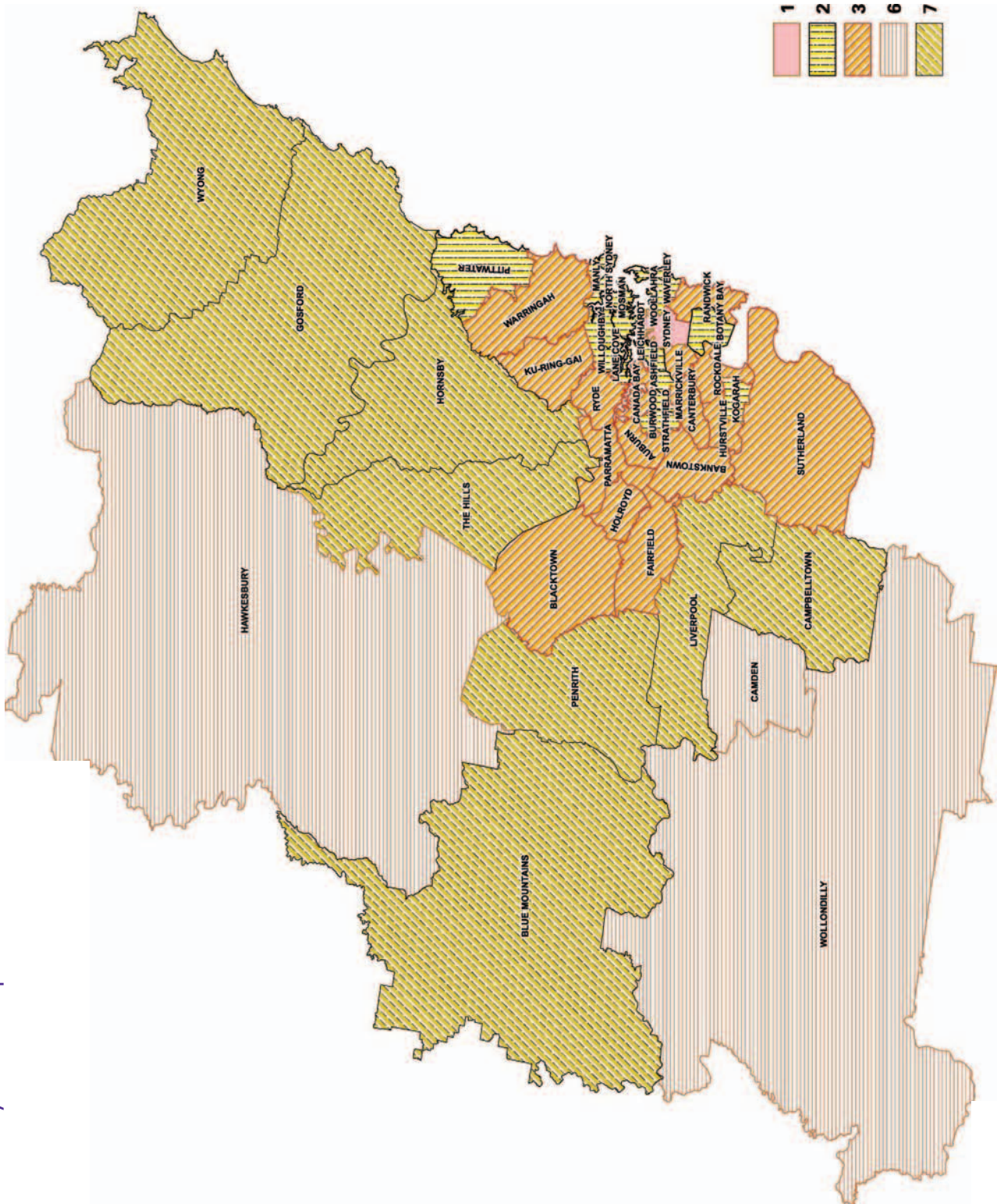
NSW councils by region		
Region	Council	DLG Code
North Coast	Ballina Shire Council	4
	Bellingen Shire Council	11
	Byron Shire Council	4
	Clarence Valley Council	4
	Coffs Harbour City Council	5
	Kempsey Shire Council	4
	Kyogle Council	10
	Lismore City Council	4
	Nambucca Shire Council	11
	Port Macquarie-Hastings Council	5
	Richmond Valley Council	4
	Tenterfield Shire Council	10
	Tweed Shire Council	5
Western	Armidale Dumaresq Council	4
	Bathurst Regional Council	4
	Blayney Shire Council	10
	Bogan Shire Council	9
	Bourke Shire Council	9
	Brewarrina Shire Council	8
	Broken Hill City Council	4
	Cabonne Shire Council	11
	Central Darling Shire Council	9
	Cobar Shire Council	10
	Coonamble Shire Council	9
	Cowra Shire Council	11
	Dubbo City Council	4
	Forbes Shire Council	10
	Gilgandra Shire Council	9
	Glen Innes Severn Shire Council	10
	Gunnedah Shire Council	11
	Guyra Shire Council	9
	Gwydir Shire Council	10
	Inverell Shire Council	11
	Lachlan Shire Council	10

NSW councils by region

Region	Council	DLG Code
	Lithgow City Council	4
	Liverpool Plains Shire Council	10
	Mid-Western Regional Council	4
	Moree Plains Shire Council	11
	Narrabri Shire Council	11
	Narromine Shire Council	10
	Oberon Council	10
	Orange City Council	4
	Parkes Shire Council	11
	Tamworth Regional Council	4
	Uralla Shire Council	10
	Walcha Council	9
	Walgett Shire Council	10
	Warren Shire Council	9
	Warrumbungle Shire Council	11
	Weddin Shire Council	9
	Wellington Council	10
Murray/Murrumbidgee	Albury City Council	4
	Balranald Shire Council	9
	Berrigan Shire Council	10
	Bland Shire Council	10
	Boorowa Council	9
	Carrathool Shire Council	9
	Conargo Shire Council	8
	Coolamon Shire Council	9
	Cooma-Monaro Council	11
	Cootamundra Shire Council	10
	Corowa Shire Council	11
	Deniliquin Council	4
	Greater Hume Shire Council	11
	Griffith City Council	4
	Gundagai Shire Council	9
	Harden Shire Council	9
	Hay Shire Council	9

NSW councils by region		
Region	Council	DLG Code
	Jerilderie Shire Council	8
	Junee Shire Council	10
	Leeton Shire Council	11
	Lockhart Shire Council	9
	Murray Shire Council	10
	Murrumbidgee Shire Council	9
	Narrandera Shire Council	10
	Palerang Council	11
	Queanbeyan City Council	4
	Temora Shire Council	10
	Tumbarumba Shire Council	9
	Tumut Council	11
	Upper Lachlan Council	10
	Urana Shire Council	8
	Wagga Wagga City Council	4
	Wakool Shire Council	9
	Wentworth Shire Council	10
	Yass Valley Council	11
	Young Shire Council	11





APPENDIX 5 – 2007-08 Corrections

Some errors were found in the Local Development Performance Monitoring 2007-08 report. These include revised figures reported by councils after the publication of the 2007-08 report. Corrections are listed in the table below. The corrections do not affect the overall results of the 2007-08 report.

Council	Topic and table reference in 2007-08 report	Correction
Armidale-Dumaresq	Table 7-5: Construction and occupation certificates issued for all councils (Page 165)	143 occupation certificates issued by council in 2007-08
Sutherland	Table 3-21: Effect of stop-the-clock on DAs (Page 127)	Time – DAs with stop-the-clock: Mean stop-the-clock = 51 Mean gross minus mean stop-the-clock = 23 Maximum stop-the-clock = 422 % DAs with stop-the-clock = 30.06%
All councils	Table 3-21 (Page 12&)	The values quoted for maximum stop-the-clock days are maximum gross days

SOURCE DATA – INDIVIDUAL COUNCIL DATA

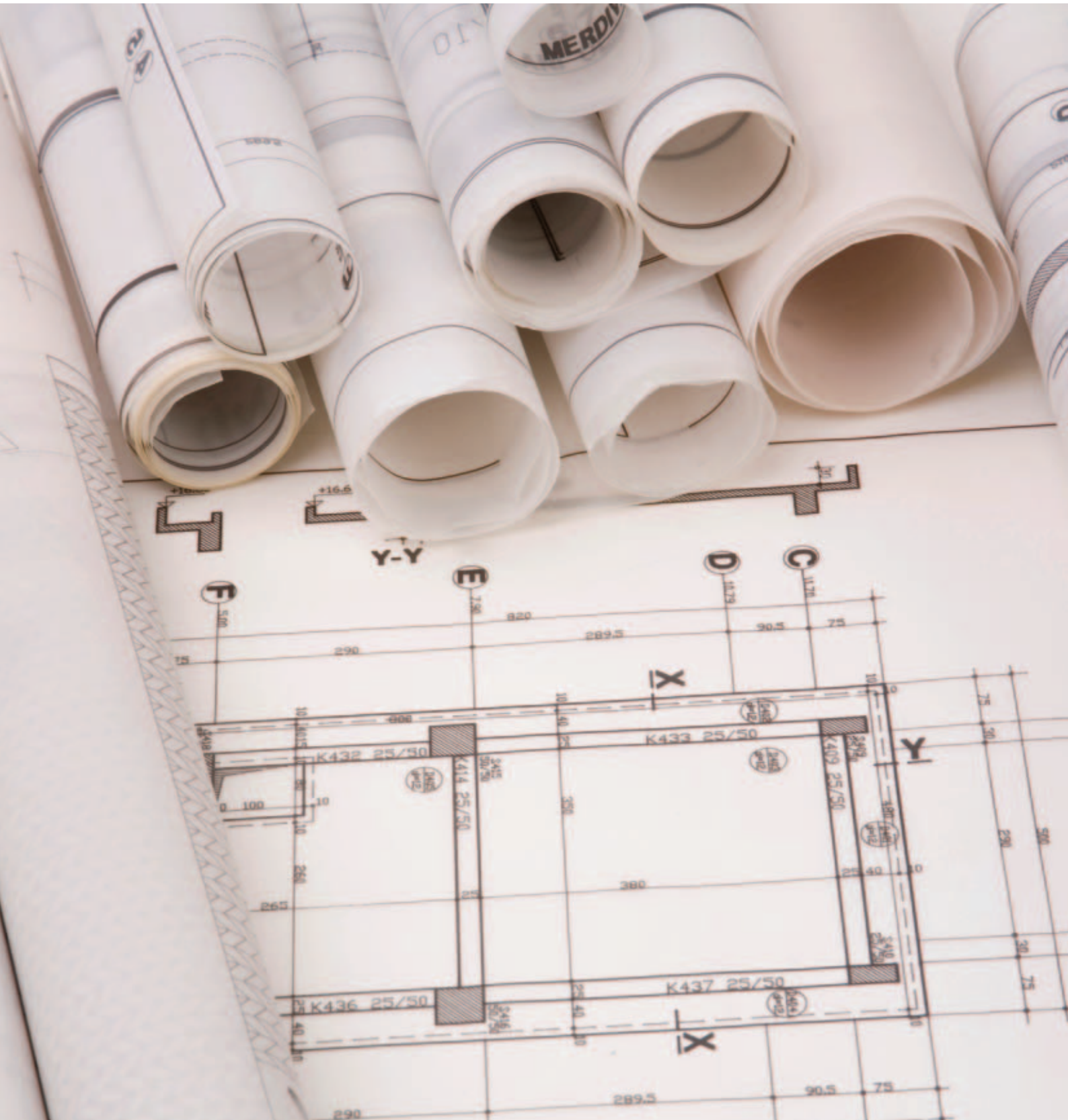


Table 2-17: Volume and Value of DAs + s96

Council	DLG	Number of DAs determined	Total estimated value of DAs determined	Total estimated value of DAs approved	Number of s96 determined
Albury City Council	4	700	\$127m	\$127m	82
Armidale Dumaresq Council	4	186	\$46.5m	\$45.3m	37
Ashfield Municipal Council	2	279	\$67.1m	\$43.6m	87
Auburn Council	3	417	\$233.9m	\$217.4m	127
Ballina Shire Council	4	682	\$90.8m	\$88.6m	151
Balranald Shire Council	9	93	\$18.9m	\$18.9m	0
Bankstown City Council	3	967	\$345.5m	\$341.4m	291
Bathurst Regional Council	4	499	\$111.6m	\$104m	22
Bega Valley Shire Council	4	610	\$75.1m	\$74.9m	129
Bellingen Shire Council	11	249	\$16.8m	\$16.2m	27
Berrigan Shire Council	10	105	\$13m	\$13m	2
Blacktown City Council	3	2,454	\$619.6m	\$587.6m	199
Bland Shire Council	10	94	\$4.3m	\$4.3m	4
Blayney Shire Council	10	126	\$20m	\$20m	2
Blue Mountains City Council	7	784	\$123.4m	\$122m	171
Bogan Shire Council	9	47	\$1.8m	\$1.8m	0
Bombala Council	9	46	\$1.3m	\$1.3m	0
Boorowa Council	9	69	\$3.4m	\$3.4m	0
Botany Bay City Council	2	375	\$213.5m	\$212.9m	126
Bourke Shire Council	9	40	\$1.9m	\$1.9m	4
Brewarrina Shire Council	8	13	\$7.7m	\$7.7m	0
Broken Hill City Council	4	384	\$16.1m	\$16m	16
Burwood Council	2	256	\$46.5m	\$45.8m	54
Byron Shire Council	4	662	\$143.3m	\$139.3m	203
Cabonne Shire Council	11	230	\$21.9m	\$21.9m	9
Camden Council	6	1,220	\$208.4m	\$193.6m	147
Campbelltown City Council	7	816	\$223.6m	\$218.3m	142
Canada Bay City Council	3	610	\$440.9m	\$439.9m	250
Canterbury City Council	3	627	\$181.3m	\$177.7m	159
Carrathool Shire Council	9	27	\$2.1m	\$2.1m	0
Central Darling Shire Council	9	23	\$0.6m	\$0.6m	0
Cessnock City Council	4	750	\$145.4m	\$137.9m	112
Clarence Valley Council	4	1,046	\$120.2m	\$96.3m	63
Cobar Shire Council	10	52	\$4.8m	\$4.8m	4
Coffs Harbour City Council	5	1,106	\$177.4m	\$175.5m	164
Conargo Shire Council	8	18	\$3.1m	\$3.1m	0
Coolamon Shire Council	9	28	\$1.4m	\$1.4m	0
Cooma-Monaro Council	11	158	\$23.2m	\$23.2m	27
Coonamble Shire Council	9	26	\$2m	\$2m	0
Cootamundra Shire Council	10	102	\$5m	\$5m	0

Table 2-17: Volume and Value of DAs + s96

Council	DLG	Number of DAs determined	Total estimated value of DAs determined	Total estimated value of DAs approved	Number of s96 determined
Corowa Shire Council	11	316	\$21.8m	\$21.8m	0
Cowra Shire Council	11	131	\$19.1m	\$18.3m	18
Deniliquin Council	4	110	\$3.9m	\$3.9m	8
Dubbo City Council	4	479	\$80.1m	\$79.9m	59
Dungog Shire Council	10	165	\$10.2m	\$10m	38
Eurobodalla Shire Council	4	818	\$119.3m	\$116.8m	118
Fairfield City Council	3	1,237	\$193.4m	\$185.9m	211
Forbes Shire Council	10	120	\$26.3m	\$26.3m	0
Gilgandra Shire Council	9	47	\$2.6m	\$2.6m	1
Glen Innes Severn Shire Council	10	161	\$14.4m	\$14.4m	9
Gloucester Shire Council	10	139	\$13.1m	\$12.9m	8
Gosford City Council	7	1,468	\$351.4m	\$302.8m	382
Goulburn Mulwaree Council	4	391	\$54.1m	\$52.9m	67
Great Lakes Council	4	552	\$93.4m	\$90.5m	33
Greater Hume Shire Council	11	162	\$10.4m	\$10.4m	18
Greater Taree City Council	4	683	\$48.3m	\$48.3m	109
Griffith City Council	4	392	\$66.8m	\$66.5m	65
Gundagai Shire Council	9	79	\$9.4m	\$9.4m	0
Gunnedah Shire Council	11	155	\$29m	\$29m	14
Guyra Shire Council	9	58	\$4.8m	\$4.8m	0
Gwydir Shire Council	10	62	\$3.3m	\$3.3m	3
Harden Shire Council	9	69	\$9.9m	\$9.9m	11
Hawkesbury City Council	6	673	\$61.7m	\$59.1m	173
Hay Shire Council	9	40	\$2.4m	\$2.4m	1
Holroyd City Council	3	612	\$199.4m	\$187.8m	161
Hornsby Shire Council	7	1,502	\$411.2m	\$396.4m	286
Hunters Hill Municipal Council	2	152	\$46.9m	\$42.6m	68
Hurstville City Council	3	1,117	\$251.5m	\$234m	133
Inverell Shire Council	11	192	\$23.9m	\$23.9m	25
Jerilderie Shire Council	8	29	\$1.1m	\$1.1m	0
Junee Shire Council	10	51	\$4.6m	\$4.6m	11
Kempsey Shire Council	4	295	\$50.7m	\$50.6m	88
Kiama Municipal Council	4	369	\$72.4m	\$52.4m	88
Kogarah Municipal Council	2	375	\$161.7m	\$160.2m	103
Ku-ring-gai Council	3	1,095	\$470.2m	\$289m	410
Kyogle Council	10	163	\$9.8m	\$9.8m	6
Lachlan Shire Council	10	76	\$15.4m	\$15.4m	0
Lake Macquarie City Council	5	1,961	\$411.9m	\$409.1m	407
Lane Cove Municipal Council	2	315	\$96m	\$86.3m	120
Leeton Shire Council	11	151	\$19.2m	\$19.2m	0

Table 2-17: Volume and Value of DAs + s96

Council	DLG	Number of DAs determined	Total estimated value of DAs determined	Total estimated value of DAs approved	Number of s96 determined
Leichhardt Municipal Council	2	505	\$132.5m	\$125.4m	276
Lismore City Council	4	562	\$65.1m	\$65.1m	118
Lithgow City Council	4	186	\$24.3m	\$24.3m	0
Liverpool City Council	7	1,193	\$367.2m	\$350.2m	157
Liverpool Plains Shire Council	10	77	\$8.6m	\$8.6m	9
Lockhart Shire Council	9	74	\$4.4m	\$4.4m	0
Maitland City Council	4	1,019	\$178.5m	\$178.1m	116
Manly Council	2	468	\$134.3m	\$124.3m	158
Marrickville Council	3	545	\$97.5m	\$74m	161
Mid-Western Regional Council	4	369	\$38.2m	\$38.2m	62
Moree Plains Shire Council	11	126	\$8.8m	\$8.8m	9
Mosman Municipal Council	2	243	\$148.1m	\$138.1m	135
Murray Shire Council	10	177	\$18.8m	\$18.1m	2
Murrumbidgee Shire Council	9	22	\$0.3m	\$0.3m	0
Muswellbrook Shire Council	11	281	\$65.8m	\$50.5m	50
Nambucca Shire Council	11	227	\$76.3m	\$75.6m	4
Narrabri Shire Council	11	116	\$16.3m	\$16.3m	0
Narrandera Shire Council	10	60	\$2.8m	\$2.8m	0
Narromine Shire Council	10	59	\$6.4m	\$6.3m	0
Newcastle City Council	5	1,647	\$377.8m	\$338.8m	293
North Sydney Council	2	503	\$181.3m	\$177.5m	201
Oberon Council	10	81	\$17.4m	\$17m	12
Orange City Council	4	451	\$107.9m	\$107.7m	64
Palerang Council	11	350	\$67.3m	\$59.8m	49
Parkes Shire Council	11	144	\$21.3m	\$21.3m	19
Parramatta City Council	3	893	\$524.8m	\$461.3m	235
Penrith City Council	7	1,217	\$389.5m	\$383.4m	128
Pittwater Council	2	524	\$186.4m	\$172.6m	257
Port Macquarie-Hastings Council	5	477	\$137.7m	\$130.6m	99
Port Stephens Council	4	946	\$157.8m	\$149.9m	152
Queanbeyan City Council	4	389	\$60.5m	\$60.5m	193
Randwick City Council	3	783	\$384.3m	\$378.4m	336
Richmond Valley Council	4	395	\$59.5m	\$59.5m	44
Rockdale City Council	3	451	\$319.5m	\$231.6m	199
Ryde City Council	3	763	\$254.3m	\$252m	222
Shellharbour City Council	4	463	\$234.2m	\$215.6m	100
Shoalhaven City Council	5	1,716	\$222.8m	\$214.6m	481
Singleton Council	4	470	\$41.8m	\$41.2m	70
Snowy River Shire Council	10	168	\$21m	\$20.5m	46
Strathfield Municipal Council	2	275	\$79.1m	\$46.7m	152

Table 2-17: Volume and Value of DAs + s96

Council	DLG	Number of DAs determined	Total estimated value of DAs determined	Total estimated value of DAs approved	Number of s96 determined
Sutherland Shire Council	3	1,226	\$717.8m	\$674.2m	362
Sydney City Council	1	2,305	\$2.2b	\$2.1b	785
Tamworth Regional Council	4	632	\$189.5m	\$181.6m	72
Temora Shire Council	10	95	\$10.4m	\$10.4m	0
Tenterfield Shire Council	10	149	\$11.3m	\$11.2m	0
The Hills Shire Council	7	1,508	\$547.9m	\$547.9m	291
Tumbarumba Shire Council	9	56	\$4.2m	\$4.2m	0
Tumut Council	11	161	\$20m	\$20m	16
Tweed Shire Council	5	1,041	\$290.1m	\$281.4m	246
Upper Hunter Shire Council	11	286	\$23.9m	\$23.9m	48
Upper Lachlan Shire Council	10	202	\$18.5m	\$18.5m	35
Uralla Shire Council	10	66	\$4.7m	\$4.7m	6
Urana Shire Council	8	27	\$1.8m	\$1.8m	0
Wagga Wagga City Council	4	850	\$297.9m	\$291.6m	113
Wakool Shire Council	9	69	\$5.7m	\$5.7m	0
Walcha Council	9	49	\$4m	\$4m	1
Walgett Shire Council	10	29	\$18.1m	\$18.1m	0
Warren Shire Council	9	27	\$1.3m	\$1.3m	0
Warringah Council	3	1,685	\$754.5m	\$648.7m	353
Warrumbungle Shire Council	11	57	\$3.3m	\$3.3m	0
Waverley Council	2	737	\$219.1m	\$193.1m	332
Weddin Shire Council	9	49	\$2.4m	\$2.4m	2
Wellington Council	10	115	\$7.1m	\$6.8m	2
Wentworth Shire Council	10	99	\$6.8m	\$6.8m	5
Willoughby City Council	2	901	\$363.7m	\$359.2m	271
Wingecarribee Shire Council	4	899	\$209.8m	\$160m	179
Wollondilly Shire Council	6	740	\$74.2m	\$68.1m	112
Wollongong City Council	5	1,529	\$539.1m	\$513.5m	293
Woollahra Municipal Council	2	782	\$380.1m	\$320.6m	454
Wyong Shire Council	7	1,223	\$196.4m	\$194.6m	161
Yass Valley Council	11	443	\$58.1m	\$58m	130
Young Shire Council	11	248	\$23.8m	\$23.7m	34

Notes

"Total estimated value - determined" means the value for DAs approved and refused.

"Total estimated value - approved" means the value for DAs approved only.

s96 modifications are counted separately and are not included in DAs.

Table 2-17: DLG Group Averages - Volume and Value of DAs + s96

DLG code	Number of DAs determined	Total estimated value of DAs determined	Total estimated value of DAs approved	Number of s96 determined
2	446	\$163.8m	\$149.9m	186
3	968	\$374.3m	\$336.3m	238
4	556	\$101m	\$95.6m	91
5	1,354	\$308.1m	\$294.8m	283
6	878	\$114.7m	\$106.9m	144
7	1,214	\$326.3m	\$314.5m	215
9	49	\$4m	\$4m	3
10	107	\$11.4m	\$11.3m	11
11	209	\$28.5m	\$27.3m	31

Table 2-18: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office	Notes
Albury City Council	4	47	15	15	
Armidale Dumaresq Council	4	25	18	16	
Ashfield Municipal Council	2	54	3	20	
Auburn Council	3	30	20	18	
Ballina Shire Council	4	54	12	8	
Balranald Shire Council	9	26	23	5	
Bankstown City Council	3	18	13	16	
Bathurst Regional Council	4	12	17	0	
Bega Valley Shire Council	4	14	43	2	
Bellingen Shire Council	11	49	17	5	
Berrigan Shire Council	10	22	36	22	
Blacktown City Council	3	41	32	10	
Bland Shire Council	10	17	4	12	
Blayney Shire Council	10	33	25	6	
Blue Mountains City Council	7	65	18	6	
Bogan Shire Council	9	26	9	15	
Bombala Council	9	24	0	15	
Boorowa Council	9	36	10	4	
Botany Bay City Council	2	32	10	23	
Bourke Shire Council	9	15	3	38	
Brewarrina Shire Council	8	23	8	38	
Broken Hill City Council	4	71	5	12	
Burwood Council	2	31	4	30	
Byron Shire Council	4	25	19	5	
Cabonne Shire Council	11	6	16	1	
Camden Council	6	25	27	9	
Campbelltown City Council	7	32	12	21	
Canada Bay City Council	3	56	12	14	
Canterbury City Council	3	48	11	17	
Carrathool Shire Council	9	4	15	30	
Central Darling Shire Council	9	22	13	17	
Cessnock City Council	4	44	24	9	
Clarence Valley Council	4	52	23	11	
Cobar Shire Council	10	23	15	17	
Coffs Harbour City Council	5	52	20	1	
Conargo Shire Council	8	6	0	0	
Coolamon Shire Council	9	7	18	14	
Cooma-Monaro Council	11	24	18	9	
Coonamble Shire Council	9	12	8	23	
Cootamundra Shire Council	10	37	11	11	

Table 2-18: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office	Notes
Corowa Shire Council	11	26	39	2	
Cowra Shire Council	11	0	21	13	
Deniliquin Council	4	52	4	7	
Dubbo City Council	4	48	17	10	
Dungog Shire Council	10	41	15	6	
Eurobodalla Shire Council	4	41	25	0	
Fairfield City Council	3	37	17	20	
Forbes Shire Council	10	46	11	11	
Gilgandra Shire Council	9	13	9	9	
Glen Innes Severn Shire Council	10	17	37	14	
Gloucester Shire Council	10	27	50	1	
Gosford City Council	7	50	16	4	
Goulburn Mulwaree Council	4	35	31	11	
Great Lakes Council	4	51	18	9	
Greater Hume Shire Council	11	31	19	5	
Greater Taree City Council	4	45	20	7	
Griffith City Council	4	34	26	10	
Gundagai Shire Council	9	19	22	10	
Gunnedah Shire Council	11	36	15	15	
Guyra Shire Council	9	26	21	5	
Gwydir Shire Council	10	32	18	6	
Harden Shire Council	9	14	14	10	
Hawkesbury City Council	6	40	9	7	
Hay Shire Council	9	10	10	25	
Holroyd City Council	3	25	27	12	
Hornsby Shire Council	7	47	16	4	
Hunters Hill Municipal Council	2	0	0	0	#
Hurstville City Council	3	19	10	7	
Inverell Shire Council	11	32	15	14	
Jerilderie Shire Council	8	17	7	7	
Junee Shire Council	10	2	27	27	
Kempsey Shire Council	4	43	17	11	
Kiama Municipal Council	4	45	17	7	
Kogarah Municipal Council	2	41	22	10	
Ku-ring-gai Council	3	48	28	5	
Kyogle Council	10	26	21	5	
Lachlan Shire Council	10	0	1	0	
Lake Macquarie City Council	5	56	23	9	
Lane Cove Municipal Council	2	65	15	12	
Leeton Shire Council	11	21	15	5	

Table 2-18: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office	Notes
Leichhardt Municipal Council	2	71	5	13	
Lismore City Council	4	33	36	9	
Lithgow City Council	4	55	25	2	
Liverpool City Council	7	19	24	13	
Liverpool Plains Shire Council	10	16	34	3	
Lockhart Shire Council	9	26	15	11	
Maitland City Council	4	45	25	8	
Manly Council	2	65	10	15	
Marrickville Council	3	55	2	14	
Mid-Western Regional Council	4	26	15	11	
Moree Plains Shire Council	11	44	14	8	
Mosman Municipal Council	2	74	7	10	
Murray Shire Council	10	56	15	7	
Murrumbidgee Shire Council	9	5	0	9	
Muswellbrook Shire Council	11	38	17	9	
Nambucca Shire Council	11	29	33	1	
Narrabri Shire Council	11	34	19	21	
Narrandera Shire Council	10	17	7	2	
Narromine Shire Council	10	15	12	24	
Newcastle City Council	5	58	10	16	
North Sydney Council	2	49	0	29	
Oberon Council	10	26	22	11	
Orange City Council	4	17	14	6	
Palerang Council	11	35	27	5	
Parkes Shire Council	11	11	10	14	
Parramatta City Council	3	33	10	25	
Penrith City Council	7	60	11	12	
Pittwater Council	2	67	17	7	
Port Macquarie-Hastings Council	5	24	30	16	
Port Stephens Council	4	49	20	4	
Queanbeyan City Council	4	63	12	6	
Randwick City Council	3	55	12	12	
Richmond Valley Council	4	42	18	0	
Rockdale City Council	3	42	15	15	
Ryde City Council	3	39	19	25	
Shellharbour City Council	4	38	24	4	
Shoalhaven City Council	5	54	21	6	
Singleton Council	4	48	15	6	
Snowy River Shire Council	10	18	13	4	

Table 2-18: DA Development Types

Council	DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office	Notes
Strathfield Municipal Council	2	36	23	12	
Sutherland Shire Council	3	46	28	11	
Sydney City Council	1	23	0	61	
Tamworth Regional Council	4	37	19	17	
Temora Shire Council	10	51	17	5	
Tenterfield Shire Council	10	7	30	9	
The Hills Shire Council	7	48	19	8	
Tumbarumba Shire Council	9	11	0	9	
Tumut Council	11	42	17	9	
Tweed Shire Council	5	41	31	10	
Upper Hunter Shire Council	11	12	20	0	
Upper Lachlan Shire Council	10	9	40	3	
Uralla Shire Council	10	11	23	5	
Urana Shire Council	8	41	22	11	
Wagga Wagga City Council	4	45	20	21	
Wakool Shire Council	9	16	7	3	
Walcha Council	9	29	20	6	
Walgett Shire Council	10	0	10	3	
Warren Shire Council	9	22	11	15	
Warringah Council	3	40	11	4	
Warrumbungle Shire Council	11	12	16	7	
Waverley Council	2	66	5	14	
Weddin Shire Council	9	47	8	20	
Wellington Council	10	24	30	7	
Wentworth Shire Council	10	0	0	3	
Willoughby City Council	2	50	6	31	
Wingecarribee Shire Council	4	49	22	14	
Wollondilly Shire Council	6	8	27	4	
Wollongong City Council	5	44	17	7	
Woollahra Municipal Council	2	0	55	10	
Wyong Shire Council	7	52	21	13	
Yass Valley Council	11	7	41	6	
Young Shire Council	11	37	24	13	

Notes:

Table 2-18 is based on determined DAs and does not include s96 modifications.

Not all councils could match their developments to the Department's development categories.

denotes that the council did not provide DA type information.

The Department has 14 development types. Only selected types are shown above.

Table 2-18: DLG Group Averages - DA Development Types

DLG code	% Alterations and additions	% Single new dwelling	% Commercial/retail/office
2	48	14	17
3	39	19	13
4	42	21	8
5	50	20	9
6	24	23	7
7	47	17	9
8	23	10	11
9	21	12	12
10	24	22	8
11	26	23	7

Table 2-19: Volume and Value of CDCs

Council	DLG code	Number determined	% Alterations and additions	% Single new dwelling	% Commercial /retail/office	Total estimated value	% Determined by Council	% Determined by private	% DAs+CDCs	Notes
Albury City Council	4	177	75	22	3	\$11.7m	71	29	20	
Armidale Dumaresq Council	4	90	56	26	0	\$7.2m	99	1	33	
Ashfield Municipal Council	2	14	36	0	50	\$0.4m	50	50	5	
Auburn Council	3	3	100	0	0	\$0.1m	100	0	1	
Ballina Shire Council	4	39	69	5	13	\$3.9m	77	23	5	
Bankstown City Council	3	150	22	1	1	\$5.1m	74	26	13	
Bathurst Regional Council	4	137	7	64	0	\$20.8m	74	26	22	
Bega Valley Shire Council	4	37	24	19	0	\$1.1m	100	0	6	
Bellingen Shire Council	11	10	30	30	0	\$0.6m	100	0	4	
Berrigan Shire Council	10	32	94	0	6	\$0.6m	100	0	23	
Blacktown City Council	3	116	3	0	72	\$4.5m	23	77	5	
Bland Shire Council	10	14	57	29	0	\$1.2m	100	0	13	
Blayney Shire Council	10	2	50	0	0	\$0m	100	0	2	
Blue Mountains City Council	7	11	82	0	18	\$0.2m	55	45	1	
Botany Bay City Council	2	14	29	0	57	\$1.1m	0	100	4	
Bourke Shire Council	9	15	87	0	7	\$0.2m	100	0	27	
Brewarrina Shire Council	8	5	80	0	20	\$0m	100	0	28	
Broken Hill City Council	4	1	100	0	0	\$3,000	100	0	0	
Burwood Council	2	3	0	0	0	\$0m	100	0	1	
Byron Shire Council	4	105	48	3	2	\$3m	80	20	14	
Cabonne Shire Council	11	47	21	19	0	\$6.1m	100	0	17	
Camden Council	6	137	91	9	0	\$3.5m	73	27	10	
Campbelltown City Council	7	132	84	5	11	\$8.2m	63	37	14	
Canada Bay City Council	3	36	50	3	42	\$2.4m	17	83	6	
Canterbury City Council	3	62	79	0	18	\$3.4m	32	68	9	
Carrathool Shire Council	9	18	0	0	0	\$0.3m	100	0	40	
Cessnock City Council	4	59	92	7	2	\$1.8m	32	68	7	
Clarence Valley Council	4	9	0	0	0	\$0.1m	100	0	1	
Cobar Shire Council	10	37	95	5	0	\$1m	100	0	42	
Coffs Harbour City Council	5	12	0	0	0	\$1m	100	0	1	
Conargo Shire Council	8	13	62	31	0	\$1.4m	100	0	42	
Coolamon Shire Council	9	60	73	13	2	\$3.3m	100	0	68	
Cooma-Monaro Council	11	5	80	0	20	\$0m	100	0	3	
Coonamble Shire Council	9	22	64	0	5	\$0.5m	100	0	46	
Cootamundra Shire Council	10	65	89	8	2	\$2.1m	100	0	39	

Table 2-19: Volume and Value of CDCs

Council	DLG code	Number determined	% Alterations and additions	% Single new dwelling	% Commercial /retail/office	Total estimated value	% Determined by Council	% Determined by private	% DAs+CDCs	Notes
Corowa Shire Council	11	1	0	100	0	\$0.2m	100	0	0	
Cowra Shire Council	11	31	0	26	3	\$0.6m	71	29	19	
Deniliquin Council	4	66	91	5	3	\$2.5m	98	2	38	
Dubbo City Council	4	201	69	30	0	\$15.7m	6	94	30	
Dungog Shire Council	10	3	100	0	0	\$0.1m	100	0	2	
Eurobodalla Shire Council	4	1	0	0	0	\$0	100	0	0	
Fairfield City Council	3	52	60	10	21	\$4.2m	21	79	4	
Forbes Shire Council	10	4	25	50	0	\$0.5m	75	25	3	
Gilgandra Shire Council	9	11	36	0	0	\$0.1m	100	0	19	
Glen Innes Severn Shire Council	10	65	82	15	0	\$3m	100	0	29	
Gloucester Shire Council	10	13	38	8	0	\$0.1m	100	0	9	
Gosford City Council	7	204	75	0	19	\$9.7m	12	88	12	
Goulburn Mulwaree Council	4	14	50	50	0	\$0m	29	71	3	
Great Lakes Council	4	35	66	9	6	\$4.4m	51	49	6	
Greater Hume Shire Council	11	55	76	7	4	\$2.1m	96	4	25	
Greater Taree City Council	4	43	56	23	21	\$3.4m	49	51	6	
Griffith City Council	4	10	80	0	10	\$1.8m	80	20	2	
Gunnedah Shire Council	11	17	100	0	0	\$0.2m	100	0	10	
Guyra Shire Council	9	25	84	4	0	\$0.5m	100	0	30	
Gwydir Shire Council	10	15	80	7	0	\$0.8m	100	0	19	
Harden Shire Council	9	2	0	0	0	\$0m	100	0	3	
Hawkesbury City Council	6	52	25	0	2	\$1.9m	54	46	7	
Hay Shire Council	9	19	16	0	0	\$0.1m	100	0	32	
Holroyd City Council	3	51	53	16	14	\$7.7m	31	69	8	
Hornsby Shire Council	7	112	79	2	13	\$32.6m	9	91	7	
Hunters Hill Municipal Council	2	2	0	0	0	\$0.4m	0	100	1	#
Hurstville City Council	3	38	34	5	53	\$2.7m	34	66	3	
Inverell Shire Council	11	92	78	20	1	\$6.1m	99	1	32	
Jerilderie Shire Council	8	12	75	8	0	\$0.6m	100	0	29	
Junee Shire Council	10	69	78	20	0	\$2.6m	100	0	58	
Kempsey Shire Council	4	128	68	23	1	\$7.2m	66	34	30	
Kiama Municipal Council	4	49	90	6	0	\$2.1m	31	69	12	
Kogarah Municipal Council	2	33	85	0	9	\$2.5m	48	52	8	
Ku-ring-gai Council	3	92	59	3	7	\$5.7m	100	0	8	
Kyogle Council	10	1	100	0	0	\$0m	0	100	1	

Table 2-19: Volume and Value of CDCs

Council	DLG code	Number determined	% Alterations and additions	% Single new dwelling	% Commercial /retail/office	Total estimated value	% Determined by Council	% Determined by private	% DAs+CDCs	Notes
Lachlan Shire Council	10	8	0	0	0	\$0.2m	100	0	10	
Lake Macquarie City Council	5	190	65	1	19	\$9.3m	42	58	9	
Lane Cove Municipal Council	2	34	65	6	24	\$4.6m	29	71	10	
Leichhardt Municipal Council	2	30	83	0	10	\$1.9m	100	0	6	
Lismore City Council	4	8	13	25	38	\$0.7m	100	0	1	
Lithgow City Council	4	16	88	13	0	\$0.7m	38	63	8	
Liverpool City Council	7	68	62	7	24	\$6m	25	75	5	
Liverpool Plains Shire Council	10	64	80	8	3	\$1.7m	98	2	45	
Lockhart Shire Council	9	1	0	0	0	\$0m	0	100	1	
Maitland City Council	4	144	88	8	2	\$5.9m	51	49	12	
Manly Council	2	45	27	0	73	\$5.1m	2	98	9	
Marrickville Council	3	29	59	0	34	\$0.9m	59	41	5	
Mid-Western Regional Council	4	111	68	27	1	\$7.8m	63	37	23	
Mosman Municipal Council	2	16	100	0	0	\$2.3m	100	0	6	
Murray Shire Council	10	15	87	0	0	\$0.1m	100	0	8	
Murrumbidgee Shire Council	9	26	42	4	0	\$0.5m	100	0	54	
Muswellbrook Shire Council	11	25	84	0	12	\$0.3m	100	0	8	
Nambucca Shire Council	11	76	39	50	0	\$3.6m	49	51	25	
Narrabri Shire Council	11	32	94	3	3	\$0.8m	100	0	22	
Narromine Shire Council	10	43	26	9	2	\$2.1m	98	2	42	
Newcastle City Council	5	149	24	1	3	\$5.3m	50	50	8	
North Sydney Council	2	17	59	0	12	\$0.3m	29	71	3	
Oberon Council	10	2	100	0	0	\$0m	0	100	2	
Orange City Council	4	259	39	34	1	\$27m	19	81	36	
Parkes Shire Council	11	97	37	15	4	\$6.7m	100	0	40	
Parramatta City Council	3	104	30	1	15	\$4.9m	57	43	10	
Penrith City Council	7	128	65	1	27	\$4.5m	4	96	10	
Pittwater Council	2	13	69	0	23	\$0.3m	0	100	2	
Port Macquarie-Hastings Council	5	606	68	31	1	\$46.9m	92	8	56	
Port Stephens Council	4	48	81	4	8	\$5.3m	6	94	5	

Table 2-19: Volume and Value of CDCs

Council	DLG code	Number determined	% Alterations and additions	% Single new dwelling	% Commercial /retail/office	Total estimated value	% Determined by Council	% Determined by private	% DAs+CDCs	Notes
Queanbeyan City Council	4	10	60	0	30	\$0.6m	30	70	3	
Randwick City Council	3	197	79	0	20	\$30.8m	63	37	20	
Richmond Valley Council	4	3	100	0	0	\$0m	100	0	1	
Rockdale City Council	3	31	94	0	6	\$1.4m	39	61	6	
Ryde City Council	3	41	51	0	49	\$2.7m	46	54	5	
Shellharbour City Council	4	142	80	14	1	\$8.7m	13	87	23	
Shoalhaven City Council	5	89	72	24	4	\$6.1m	33	67	5	
Singleton Council	4	15	87	0	0	\$0.2m	47	53	3	
Snowy River Shire Council	10	3	67	33	0	\$0.2m	100	0	2	
Strathfield Municipal Council	2	18	50	33	6	\$4.3m	22	78	6	
Sutherland Shire Council	3	351	63	0	0	\$12.4m	64	36	22	
Sydney City Council	1	580	1	0	7	\$279.5m	8	92	20	
Tamworth Regional Council	4	342	70	30	0	\$27m	74	26	35	
Temora Shire Council	10	1	0	0	100	\$1.2m	0	100	1	
Tenterfield Shire Council	10	41	12	7	0	\$1.1m	100	0	22	
The Hills Shire Council	7	189	66	0	33	\$19.2m	20	80	11	
Tumut Council	11	14	71	29	0	\$0.9m	100	0	8	
Tweed Shire Council	5	174	53	0	28	\$5m	37	63	14	
Upper Hunter Shire Council	11	38	37	0	0	\$0.8m	100	0	12	
Uralla Shire Council	10	61	43	10	7	\$2.9m	100	0	48	
Urana Shire Council	8	4	25	0	0	\$6,680	100	0	13	
Wagga Wagga City Council	4	152	97	0	0	\$25.1m	100	0	15	
Wakool Shire Council	9	16	13	0	0	\$0.3m	100	0	19	
Walgett Shire Council	10	35	0	37	0	\$1.3m	100	0	55	
Warringah Council	3	59	49	0	47	\$3.4m	29	71	3	
Warrumbungle Shire Council	11	68	54	13	0	\$1.8m	97	3	54	
Waverley Council	2	47	32	2	53	\$6.4m	23	77	6	
Weddin Shire Council	9	24	75	17	4	\$1.7m	96	4	33	
Wellington Council	10	18	78	11	0	\$0.4m	44	50	14	
Wentworth Shire Council	10	29	0	0	0	\$0.4m	100	0	23	
Willoughby City Council	2	34	65	6	24	\$2.8m	56	44	4	
Wingecarribee Shire Council	4	27	70	15	15	\$1.1m	100	0	3	
Wollondilly Shire Council	6	44	18	14	0	\$1.3m	48	52	6	
Wollongong City Council	5	217	2	0	4	\$19.2m	11	89	12	

Table 2-19: Volume and Value of CDCs

Council	DLG code	Number determined	% Alterations and additions	% Single new dwelling	% Commercial /retail/office	Total estimated value	% Determined by Council	% Determined by private	% DAs+CDCs	Notes
Woollahra Municipal Council	2	20	0	10	0	\$0.4m	100	0	2	
Wyong Shire Council	7	317	82	3	7	\$7.5m	48	52	21	
Yass Valley Council	11	5	20	40	0	\$0.4m	100	0	1	
Young Shire Council	11	27	48	30	0	\$2m	100	0	10	

Notes:

Not all councils could match their developments to the Department's development categories.

denotes that the council did not provide DA type information.

The Department has 14 development types. Only selected types are shown above.

Table 2-19: DLG Group Averages - Volume and Value of CDCs

DLG code	Number determined	% Alterations and additions	% Single new dwelling	% Commercial/retail/office	Total estimated value	Determined by council	Determined by private	% DAs +CDCs
2	23	52	4	30	\$2.2m	42	58	5
3	88	52	2	19	\$5.8m	55	45	8
4	80	65	22	2	\$6.3m	56	44	13
5	205	51	15	7	\$13.3m	58	42	13
6	78	63	8	0	\$2.3m	64	36	8
7	145	75	2	17	\$11m	29	71	11
8	9	65	15	3	\$0.5m	100	0	28
9	20	54	6	2	\$0.6m	99	1	19
10	27	60	11	2	\$1m	97	3	19
11	38	53	19	2	\$2m	92	8	13

Table 3-21: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross	Notes
Albury City Council	4	28	17	16	14	29	
Armidale Dumaresq Council	4	63	31	40	26	48	
Ashfield Municipal Council	2	93	61	54	47	58	
Auburn Council	3	97	56	83	47	78	##
Ballina Shire Council	4	58	53	23	23	35	
Balranald Shire Council	9	38	26	27	23		
Bankstown City Council	3	85	49	46	26	69	
Bathurst Regional Council	4	41	31	23	20	32	
Bega Valley Shire Council	4	103	76	64	52	64	
Bellingen Shire Council	11	105	70	58	44	65	
Berrigan Shire Council	10	11	11	4	4	239	
Blacktown City Council	3	62	50	35	29	48	
Bland Shire Council	10	19	17	15	14	14	
Blayney Shire Council	10	49	45	38	36	4	
Blue Mountains City Council	7	87	54	51	30	47	
Bogan Shire Council	9	24	24	15	15		
Bombala Council	9	29	24	8	8		
Boorowa Council	9	43	43	20	20		
Botany Bay City Council	2	129	89	90	73	109	
Bourke Shire Council	9	19	19	16	16	14	
Brewarrina Shire Council	8	37	28	24	24		
Broken Hill City Council	4	24	17	9	8	8	
Burwood Council	2	55	28	34	24	26	
Byron Shire Council	4	95	65	67	51	50	
Cabonne Shire Council	11	84	68	36	31	30	
Camden Council	6	52	29	22	14	38	
Campbelltown City Council	7	81	54	55	36	59	
Canada Bay City Council	3	90	71	64	57	72	
Canterbury City Council	3	112	76	77	57	67	
Carrathool Shire Council	9	34	13	15	6		
Central Darling Shire Council	9	20	9	15	8		
Cessnock City Council	4	101	46	53	27	46	
Clarence Valley Council	4	48	43	32	30	53	*
Cobar Shire Council	10	32	22	16	16	11	
Coffs Harbour City Council	5	76	27	29	15	1	
Conargo Shire Council	8	40	28	19	14		
Coolamon Shire Council	9	17	17	16	16		
Cooma-Monaro Council	11	86	66	45	42	74	
Coonamble Shire Council	9	41	1	40	1		
Cootamundra Shire Council	10	17	16	14	13		

Table 3-21: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross	Notes
Corowa Shire Council	11	29	14	14	8		
Cowra Shire Council	11	75	43	44	39	52	
Deniliquin Council	4	60	44	22	22	19	
Dubbo City Council	4	37	23	28	21	37	
Dungog Shire Council	10	95	45	26	19	26	
Eurobodalla Shire Council	4	101	28	46	24	71	
Fairfield City Council	3	78	48	48	28	56	
Forbes Shire Council	10	35	32	25	24		
Gilgandra Shire Council	9	89	62	19	4	65	
Glen Innes Severn Shire Council	10	35	30	25	23	34	
Gloucester Shire Council	10	58	10	33	8	34	
Gosford City Council	7	73	42	49	29	47	
Goulburn Mulwaree Council	4	78	45	40	26	47	
Great Lakes Council	4	86	81	46	43	75	
Greater Hume Shire Council	11	41	31	27	24	25	
Greater Taree City Council	4	62	50	37	35	30	
Griffith City Council	4	59	43	33	29	57	
Gundagai Shire Council	9	26	26	14	14		
Gunnedah Shire Council	11	62	45	43	34	38	
Guyra Shire Council	9	23	21	20	20		
Gwydir Shire Council	10	43	22	22	12	11	
Harden Shire Council	9	48	29	33	27	31	
Hawkesbury City Council	6	78	52	43	35	83	
Hay Shire Council	9	16	11	7	7	133	
Holroyd City Council	3	96	55	61	38	63	
Hornsby Shire Council	7	74	42	49	34	52	
Hunters Hill Municipal Council	2	130	118	116	108	75	
Hurstville City Council	3	49	36	12	11	81	
Inverell Shire Council	11	34	24	28	22	26	
Jerilderie Shire Council	8	30	1	19	1		
Junee Shire Council	10	22	7	7	2	6	
Kempsey Shire Council	4	47	30	28	23	26	
Kiama Municipal Council	4	117	50	51	37	53	
Kogarah Municipal Council	2	83	56	50	39	61	
Ku-ring-gai Council	3	55	42	54	37	46	
Kyogle Council	10	107	31	27	23	27	
Lachlan Shire Council	10	28	19	20	12		
Lake Macquarie City Council	5	64	34	41	30	45	
Lane Cove Municipal Council	2	68	44	54	39	50	
Leeton Shire Council	11	31	25	18	17		

Table 3-21: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross	Notes
Leichhardt Municipal Council	2	110	73	86	55	61	
Lismore City Council	4	54	24	35	20	46	
Lithgow City Council	4	49	49	36	36		
Liverpool City Council	7	46	26	31	16	37	
Liverpool Plains Shire Council	10	33	15	17	11	59	
Lockhart Shire Council	9	36	36	20	20		
Maitland City Council	4	59	28	27	20	44	
Manly Council	2	136	88	104	66	94	
Marrickville Council	3	108	56	86	34	52	
Mid-Western Regional Council	4	72	34	32	28	30	*
Moree Plains Shire Council	11	30	18	18	16	8	
Mosman Municipal Council	2	108	88	93	82	83	
Murray Shire Council	10	69	60	39	31	6	
Murrumbidgee Shire Council	9	20	16	17	15		
Muswellbrook Shire Council	11	64	44	45	34	64	
Nambucca Shire Council	11	100	63	50	41	38	
Narrabri Shire Council	11	26	14	18	12		
Narrandera Shire Council	10	24	2	13	1		
Narromine Shire Council	10	57	36	37	29		
Newcastle City Council	5	75	38	30	22	34	
North Sydney Council	2	88	68	62	48	49	
Oberon Council	10	54	35	25	17	22	
Orange City Council	4	39	29	29	24	33	
Palerang Council	11	130	15	77	1	69	
Parkes Shire Council	11	40	30	20	18	51	
Parramatta City Council	3	132	65	101	54	82	
Penrith City Council	7	62	38	39	27	40	
Pittwater Council	2	91	69	70	53	67	
Port Macquarie-Hastings Council	5	103	52	54	36	101	
Port Stephens Council	4	72	27	29	17	56	
Queanbeyan City Council	4	55	32	34	22	25	
Randwick City Council	3	77	35	53	33	47	
Richmond Valley Council	4	67	48	42	35	54	
Rockdale City Council	3	81	43	48	37	41	
Ryde City Council	3	72	55	54	48	53	
Shellharbour City Council	4	58	27	36	21	32	
Shoalhaven City Council	5	72	29	41	13	39	
Singleton Council	4	86	39	38	24	31	
Snowy River Shire Council	10	72	31	41	20	78	
Strathfield Municipal Council	2	85	67	81	65	45	

Table 3-21: Determination times for all councils

Council	DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross	Notes
Sutherland Shire Council	3	75	57	54	36	54	**
Sydney City Council	1	68	47	45	34	58	
Tamworth Regional Council	4	73	39	46	28	45	
Temora Shire Council	10	9	8	2	1		
Tenterfield Shire Council	10	79	37	47	26		
The Hills Shire Council	7	67	35	41	26	48	
Tumbarumba Shire Council	9	34	34	22	22		
Tumut Council	11	54	34	31	25	47	
Tweed Shire Council	5	110	49	60	35	75	
Upper Hunter Shire Council	11	48	42	42	38	21	
Upper Lachlan Shire Council	10	100	51	57	34	53	
Uralla Shire Council	10	51	23	33	20	26	
Urana Shire Council	8	10	9	6	5		
Wagga Wagga City Council	4	80	46	44	24	66	
Wakool Shire Council	9	67	63	51	48		
Walcha Council	9	50	21	33	15	36	
Walgett Shire Council	10	46	35	35	31		
Warren Shire Council	9	36	35	20	19		
Warringah Council	3	71	61	41	34	53	*, ##
Warrumbungle Shire Council	11	46	43	34	34		
Waverley Council	2	108	76	78	64	61	
Weddin Shire Council	9	31	23	19	16	23	
Wellington Council	10	203	131	95	76	16	
Wentworth Shire Council	10	63	48	57	42	37	
Willoughby City Council	2	89	63	60	45	50	
Wingecarribee Shire Council	4	88	51	46	32	41	
Wollondilly Shire Council	6	83	45	49	31	63	
Wollongong City Council	5	111	54	54	29	72	
Woollahra Municipal Council	2	86	70	61	49	54	
Wyong Shire Council	7	51	34	31	26	59	
Yass Valley Council	11	97	51	57	45	36	
Young Shire Council	11	51	26	29	22	10	

Notes

* Referral time not available

** Referral time estimated

Stop-the-clock time not available

Stop-the-clock time estimated

Sutherland's mean and median net determination times do not exclude referral time because actual referral time per DA record was unavailable

Table 3-21: DLG Group Averages - Determination times for all councils

DLG Code	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net	s96 Mean Gross
2	97	70	72	53	62
3	78	53	51	35	58
4	68	41	35	26	44
5	83	39	42	25	49
6	68	39	34	24	62
7	67	39	42	27	49
8	27	13	14	5	
9	37	29	21	18	34
10	62	35	29	20	44
11	68	40	38	27	43

Table 3-22: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k -\$500k	<\$1m	\$1m-\$5m	\$5m -\$20m	>\$20m
Albury City Council	4	25	31	27	60	112	
Armidale Dumaresq Council	4	59	54	60	148	146	
Ashfield Municipal Council	2	67	105	86	416	181	
Auburn Council	3	79	105	92	165	240	247
Ballina Shire Council	4	53	52	55	340	311	
Balranald Shire Council	9	37	37	37	126	44	
Bankstown City Council	3	53	116	81	195	219	315
Bathurst Regional Council	4	38	39	38	56	1,408	62
Bega Valley Shire Council	4	114	76	103	218	120	
Bellingen Shire Council	11	102	113	105			
Berrigan Shire Council	10	11	11	11	54		
Blacktown City Council	3	55	54	57	195	265	238
Bland Shire Council	10	18	21	18	119		
Blayney Shire Council	10	44	56	48	103		
Blue Mountains City Council	7	65	105	85	215	116	341
Bogan Shire Council	9	18	81	24			
Bombala Council	9	29	25	29			
Boorowa Council	9	38	78	43			
Botany Bay City Council	2	117	121	122	171	287	420
Bourke Shire Council	9	19	14	19			
Brewarrina Shire Council	8	23	30	26		169	
Broken Hill City Council	4	20	66	24	61		
Burwood Council	2	46	73	55	75	63	
Byron Shire Council	4	81	106	90	211	363	
Cabonne Shire Council	11	96	51	83		124	
Camden Council	6	52	38	48	220	244	196
Campbelltown City Council	7	70	87	77	154	218	
Canada Bay City Council	3	60	108	83	187	224	247
Canterbury City Council	3	85	137	107	273	283	391
Carrathool Shire Council	9	27	47	34			
Central Darling Shire Council	9	18	42	20			
Cessnock City Council	4	85	117	99	176	266	
Clarence Valley Council	4	46	46	48	136	138	259
Cobar Shire Council	10	33	31	32			
Coffs Harbour City Council	5	71	76	73	162	679	218
Conargo Shire Council	8	24	43	28	255		
Coolamon Shire Council	9	15	27	17			
Cooma-Monaro Council	11	75	95	80	271	142	
Coonamble Shire Council	9	37	45	41			
Cootamundra Shire Council	10	15	23	17			
Corowa Shire Council	11	26	40	29	42		
Cowra Shire Council	11	54	96	73	174		

Table 3-22: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k -\$500k	<\$1m	\$1m-\$5m	\$5m -\$20m	>\$20m
Deniliquin Council	4	62	24	60	48		
Dubbo City Council	4	31	43	35	123	159	
Dungog Shire Council	10	98	59	95			
Eurobodalla Shire Council	4	83	126	100	170	350	
Fairfield City Council	3	61	107	74	267	356	
Forbes Shire Council	10	30	38	33	81	104	
Gilgandra Shire Council	9	89	100	89			
Glen Innes Severn Shire Council	10	32	42	35	49		
Gloucester Shire Council	10	48	76	58			
Gosford City Council	7	58	86	69	165	222	246
Goulburn Mulwaree Council	4	73	76	74	206		
Great Lakes Council	4	76	106	86	99		433
Greater Hume Shire Council	11	41	41	41			
Greater Taree City Council	4	62	58	61	155		
Griffith City Council	4	59	47	56	235	162	
Gundagai Shire Council	9	26	24	26	102		
Gunnedah Shire Council	11	55	78	62	111	134	
Guyra Shire Council	9	22	26	23			
Gwydir Shire Council	10	48	21	43			
Harden Shire Council	9	44	66	48		65	
Hawkesbury City Council	6	66	110	77	202		
Hay Shire Council	9	15	19	16			
Holroyd City Council	3	59	117	86	302	375	
Hornsby Shire Council	7	56	100	71	229	141	442
Hunters Hill Municipal Council	2	93	149	126	214		
Hurstville City Council	3	29	114	46	210	184	109
Inverell Shire Council	11	32	38	33	203	37	
Jerilderie Shire Council	8	31	19	30			
Junee Shire Council	10	21	20	22			
Kempsey Shire Council	4	37	65	45	214	82	
Kiama Municipal Council	4	77	133	106	765	139	
Kogarah Municipal Council	2	58	87	78	188	180	405
Ku-ring-gai Council	3	45	58	52	97	118	175
Kyogle Council	10	121	47	107	68		
Lachlan Shire Council	10	23	36	26	106	72	
Lake Macquarie City Council	5	53	66	60	200	287	
Lane Cove Municipal Council	2	50	79	67	101	113	
Leeton Shire Council	11	30	28	30	84	46	
Leichhardt Municipal Council	2	80	131	108	184	94	336
Lismore City Council	4	47	61	52	146		
Lithgow City Council	4	44	59	49	106	155	
Liverpool City Council	7	32	50	42	123	214	488

Table 3-22: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k -\$500k	<\$1m	\$1m-\$5m	\$5m -\$20m	>\$20m
Liverpool Plains Shire Council	10	24	39	33	80		
Lockhart Shire Council	9	38	30	36			
Maitland City Council	4	54	58	55	192	169	
Manly Council	2	114	140	132	171	585	
Marrickville Council	3	93	128	107	150	107	
Mid-Western Regional Council	4	70	67	71	141		
Moree Plains Shire Council	11	25	53	30	18		
Mosman Municipal Council	2	71	96	95	161	126	
Murray Shire Council	10	53	107	69	34		
Murrumbidgee Shire Council	9	20		20			
Muswellbrook Shire Council	11	54	57	60	151	270	
Nambucca Shire Council	11	101	91	98	127	298	140
Narrabri Shire Council	11	23	30	25	50		
Narrandera Shire Council	10	22	39	24			
Narromine Shire Council	10	52	57	53	288		
Newcastle City Council	5	48	109	68	250	321	180
North Sydney Council	2	72	92	82	168	137	
Oberon Council	10	41	87	55		38	
Orange City Council	4	32	45	37	71	84	
Palerang Council	11	134	112	127	389		214
Parkes Shire Council	11	38	50	40	50	81	
Parramatta City Council	3	99	162	124	262	208	195
Penrith City Council	7	48	81	59	143	125	229
Pittwater Council	2	73	79	85	203	321	
Port Macquarie-Hastings Council	5	82	111	93	286	493	
Port Stephens Council	4	56	76	67	220	493	
Queanbeyan City Council	4	42	77	51	203		
Randwick City Council	3	53	87	70	180	154	225
Richmond Valley Council	4	59	74	64	98	514	
Rockdale City Council	3	64	77	74	199	190	575
Ryde City Council	3	52	90	71	99	59	160
Shellharbour City Council	4	43	63	53	218	250	499
Shoalhaven City Council	5	60	69	68	278	249	
Singleton Council	4	80	83	86	151	74	
Snowy River Shire Council	10	61	90	72	116		
Strathfield Municipal Council	2	76	95	84	109		167
Sutherland Shire Council	3	59	78	69	185	235	289
Sydney City Council	1	57	68	62	121	205	310
Tamworth Regional Council	4	67	71	69	128	352	93
Temora Shire Council	10	5	10	6	170		
Tenterfield Shire Council	10	75	91	79	81		
The Hills Shire Council	7	59	69	63	160	184	247

Table 3-22: Mean gross DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k-\$500k	<\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m
Tumbarumba Shire Council	9	31	43	34			
Tumut Council	11	55	46	54	109	41	
Tweed Shire Council	5	101	101	102	272	497	330
Upper Hunter Shire Council	11	44	54	47	85		
Upper Lachlan Shire Council	10	103	94	100			
Uralla Shire Council	10	54	38	51			
Urana Shire Council	8	6	23	10			
Wagga Wagga City Council	4	72	77	76	182	132	716
Wakool Shire Council	9	68	61	67	55		
Walcha Council	9	45	63	50			
Walgett Shire Council	10	45	48	45	36	75	
Warren Shire Council	9	38	30	36			
Warringah Council	3	46	101	65	214	240	585
Warrumbungle Shire Council	11	44	54	46			
Waverley Council	2	76	128	102	240	247	284
Weddin Shire Council	9	33	21	31			
Wellington Council	10	187	270	203			
Wentworth Shire Council	10	61	68	63			
Willoughby City Council	2	64	98	85	164	227	259
Wingecarribee Shire Council	4	76	95	85	216	272	127
Wollondilly Shire Council	6	78	89	81	300		
Wollongong City Council	5	83	135	104	346	243	616
Woollahra Municipal Council	2	61	90	77	174	362	239
Wyong Shire Council	7	44	50	48	159	326	
Yass Valley Council	11	105	78	96	101		
Young Shire Council	11	47	62	50	102		

Table 3-22: DLG Group Averages - Mean gross DA determination times for all councils by value

DLG Code	<\$100k	\$100k-\$500k	<\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m
2	74	105	92	178	237	308
3	58	93	73	198	211	314
4	60	74	66	184	246	363
5	66	92	78	259	360	476
6	64	65	65	234	244	196
7	53	76	63	161	196	306
8	21	27	23	255	169	
9	36	43	37	94	55	
10	58	68	62	104	79	
11	65	70	67	138	158	177

Table 3-23: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k-\$500k	<\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	Notes
Albury City Council	4	15	18	16	26	54		
Armidale Dumaresq Council	4	34	25	31	27	12		
Ashfield Municipal Council	2	49	67	58	228	83		
Auburn Council	3	46	60	53	88	184	88	##
Ballina Shire Council	4	49	49	50	264	254		
Balranald Shire Council	9	24	29	25	36	44		
Bankstown City Council	3	40	51	46	121	139	27	
Bathurst Regional Council	4	28	29	28	53	1,408	62	
Bega Valley Shire Council	4	80	68	76	84	1		
Bellingen Shire Council	11	71	62	70				
Berrigan Shire Council	10	11	11	11	54			
Blacktown City Council	3	45	42	46	177	148	238	
Bland Shire Council	10	16	17	16	90			
Blayney Shire Council	10	40	52	44	96			
Blue Mountains City Council	7	43	56	53	61	38	227	
Bogan Shire Council	9	18	81	24				
Bombala Council	9	23	25	24				
Boorowa Council	9	38	78	43				
Botany Bay City Council	2	87	82	86	98	213	52	
Bourke Shire Council	9	19	14	19				
Brewarrina Shire Council	8	23	30	26		48		
Broken Hill City Council	4	14	44	17	24			
Burwood Council	2	24	35	28	40	20		
Byron Shire Council	4	57	74	63	116	79		
Cabonne Shire Council	11	77	44	68		124		
Camden Council	6	29	24	28	72	56	196	
Campbelltown City Council	7	49	55	52	102	100		
Canada Bay City Council	3	50	84	66	137	156	107	
Canterbury City Council	3	61	92	73	176	144	292	
Carrathool Shire Council	9	11	17	13				
Central Darling Shire Council	9	9	16	9				
Cessnock City Council	4	40	50	45	55	147		
Clarence Valley Council	4	42	41	43	97	138	95	*
Cobar Shire Council	10	21	26	22				
Coffs Harbour City Council	5	27	24	27	51	124	95	
Conargo Shire Council	8	18	33	20	160			
Coolamon Shire Council	9	15	27	17				
Cooma-Monaro Council	11	59	72	63	186	142		
Coonamble Shire Council	9	1	1	1				
Cootamundra Shire Council	10	14	20	16				
Corowa Shire Council	11	13	13	13	42			

Table 3-23: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k-\$500k	<\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	Notes
Cowra Shire Council	11	37	54	42	83			
Deniliquin Council	4	46	24	44	48			
Dubbo City Council	4	23	20	22	44	52		
Dungog Shire Council	10	49	27	45				
Eurobodalla Shire Council	4	27	31	28	31	119		
Fairfield City Council	3	40	61	46	185	127		
Forbes Shire Council	10	29	35	32	81	61		
Gilgandra Shire Council	9	62	68	62				
Glen Innes Severn Shire Council	10	28	31	30	49			
Gloucester Shire Council	10	10	9	10				
Gosford City Council	7	36	44	40	124	90		
Goulburn Mulwaree Council	4	45	40	43	93			
Great Lakes Council	4	71	97	80	39		433	
Greater Hume Shire Council	11	32	28	31				
Greater Taree City Council	4	50	48	49	105			
Griffith City Council	4	43	36	41	118	162		
Gundagai Shire Council	9	26	24	26	102			
Gunnedah Shire Council	11	42	53	45	65	112		
Guyra Shire Council	9	21	20	21				
Gwydir Shire Council	10	24	13	22				
Harden Shire Council	9	26	44	29		45		
Hawkesbury City Council	6	46	69	51	133			
Hay Shire Council	9	10	15	11				
Holroyd City Council	3	38	64	51	150	164		
Hornsby Shire Council	7	35	54	41	76	87	134	
Hunters Hill Municipal Council	2	79	135	114	214			
Hurstville City Council	3	23	81	34	135	102	41	
Inverell Shire Council	11	22	32	24	31	37		
Jerilderie Shire Council	8	1	1	1				
Junee Shire Council	10	8	2	7				
Kempsey Shire Council	4	27	35	29	116	58		
Kiama Municipal Council	4	40	67	49	110	10		
Kogarah Municipal Council	2	42	60	54	92	91	268	
Ku-ring-gai Council	3	38	42	40	70	90	105	
Kyogle Council	10	33	24	31	30			
Lachlan Shire Council	10	16	29	19	42	11		
Lake Macquarie City Council	5	31	37	33	53	73		
Lane Cove Municipal Council	2	38	51	44	49	43		
Leeton Shire Council	11	22	26	24	79	46		
Leichhardt Municipal Council	2	60	78	71	122	8	336	
Lismore City Council	4	24	24	24	50			

Table 3-23: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k-\$500k	<\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	Notes
Lithgow City Council	4	44	59	49	106	155		
Liverpool City Council	7	19	31	25	38	12	613	
Liverpool Plains Shire Council	10	12	15	14	80			
Lockhart Shire Council	9	38	30	36				
Maitland City Council	4	27	27	27	78	51		
Manly Council	2	77	88	87	100	413		
Marrickville Council	3	44	77	56	57			
Mid-Western Regional Council	4	32	41	34	42			*
Moree Plains Shire Council	11	16	29	18	18			
Mosman Municipal Council	2	63	84	79	122	99		
Murray Shire Council	10	45	98	60	20			
Murrumbidgee Shire Council	9	16		16				
Muswellbrook Shire Council	11	38	40	42	112	37		
Nambucca Shire Council	11	58	71	63	60	144	140	
Narrabri Shire Council	11	14	17	15	12			
Narrandera Shire Council	10	2	2	2				
Narromine Shire Council	10	33	40	36				
Newcastle City Council	5	28	53	36	93	92	34	
North Sydney Council	2	55	65	62	144	137		
Oberon Council	10	28	51	35		38		
Orange City Council	4	25	31	28	52	82		
Palerang Council	11	15	15	15	52			
Parkes Shire Council	11	30	26	30	35	22		
Parramatta City Council	3	59	72	64	87	36	58	
Penrith City Council	7	34	44	37	65	78	66	
Pittwater Council	2	61	66	68	97	105		
Port Macquarie-Hastings Council	5	50	49	51	113			
Port Stephens Council	4	23	29	26	58	53		
Queanbeyan City Council	4	27	36	31	81			
Randwick City Council	3	32	39	35	44	29	34	
Richmond Valley Council	4	44	47	45	55	514		
Rockdale City Council	3	38	46	42	86	44	46	
Ryde City Council	3	43	67	55	64	23	12	
Shellharbour City Council	4	25	27	26	77	29	8	
Shoalhaven City Council	5	27	25	29	52	213		
Singleton Council	4	37	41	39	151	74		
Snowy River Shire Council	10	31	32	31				
Strathfield Municipal Council	2	64	71	67	67		51	
Sutherland Shire Council	3	46	56	53	131	201	249	**
Sydney City Council	1	39	53	43	87	128	173	

Table 3-23: Mean net DA determination times for all councils by value

Council	DLG Code	<\$100k	\$100k-\$500k	<\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m	Notes
Tamworth Regional Council	4	38	38	38	67	116	93	
Temora Shire Council	10	4	6	5	160			
Tenterfield Shire Council	10	38	33	37	81			
The Hills Shire Council	7	32	35	34	55	82	67	
Tumbarumba Shire Council	9	31	43	34				
Tumut Council	11	35	27	34	58	41		
Tweed Shire Council	5	50	41	47	98	76	60	
Upper Hunter Shire Council	11	39	49	42	85			
Upper Lachlan Shire Council	10	50	51	51				
Uralla Shire Council	10	24	19	23				
Urana Shire Council	8	6	17	9				
Wagga Wagga City Council	4	42	44	44	120	105	278	
Wakool Shire Council	9	64	61	63	55			
Walcha Council	9	18	27	21				
Walgett Shire Council	10	32	45	34	36	75		
Warren Shire Council	9	36	30	35				
Warringah Council	3	40	88	57	198	163	307	*, ##
Warrumbungle Shire Council	11	41	53	43				
Waverley Council	2	54	95	73	156	129	152	
Weddin Shire Council	9	24	21	23				
Wellington Council	10	124	157	131				
Wentworth Shire Council	10	48	49	48				
Willoughby City Council	2	50	65	61	105	142	93	
Wingecarribee Shire Council	4	46	53	50	97	120	43	
Wollondilly Shire Council	6	44	43	44	166			
Wollongong City Council	5	46	60	52	89	118	366	
Woollahra Municipal Council	2	54	72	63	137	218	112	
Wyong Shire Council	7	33	32	33	67	160		
Yass Valley Council	11	48	55	51	99			
Young Shire Council	11	25	30	26	71			

Notes

* Referral time not available

** Referral time estimated

Stop-the-clock time not available

Stop-the-clock time estimated

Sutherland's mean and median net determination times do not exclude referral time because actual referral time per DA record was unavailable

Table 3-23: DLG Group Averages - Mean net DA determination times for all councils by value

DLG Code	<\$100k	\$100k-\$500k	<\$1m	\$1m-\$5m	\$5m-\$20m	>\$20m
2	56	74	66	122	152	139
3	42	60	50	124	112	133
4	38	42	40	82	128	161
5	35	42	38	83	95	253
6	38	37	39	105	56	196
7	34	42	38	77	89	131
8	8	20	11	160	48	
9	28	34	29	64	45	
10	33	39	35	78	49	
11	37	43	39	77	85	140

Table 3-24: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Albury City Council	4	20	25	30	
Armidale Dumaresq Council	4	38	45	68	
Ashfield Municipal Council	2	81	150	79	
Auburn Council	3	72	101	83	
Ballina Shire Council	4	23	41	70	
Balranald Shire Council	9	24	35	22	
Bankstown City Council	3	72	128	55	
Bathurst Regional Council	4	50	35		
Bega Valley Shire Council	4	56	71	42	
Bellingen Shire Council	11	76	108	158	
Berrigan Shire Council	10	5	9	15	
Blacktown City Council	3	50	44	74	
Bland Shire Council	10	25	26	17	
Blayney Shire Council	10	43	57	44	
Blue Mountains City Council	7	57	111	167	
Bogan Shire Council	9	14	58	41	
Bombala Council	9	16		50	
Boorowa Council	9	25	91	14	
Botany Bay City Council	2	98	119	112	
Bourke Shire Council	9	12	24	18	
Brewarrina Shire Council	8	13	18	50	
Broken Hill City Council	4	16	46	48	
Burwood Council	2	60	89	37	
Byron Shire Council	4	75	109	126	
Cabonne Shire Council	11	36	58	75	
Camden Council	6	29	35	69	
Campbelltown City Council	7	50	71	84	
Canada Bay City Council	3	72	147	77	
Canterbury City Council	3	89	155	107	
Carrathool Shire Council	9	43	10	50	
Central Darling Shire Council	9	28	9	19	
Cessnock City Council	4	50	96	111	
Clarence Valley Council	4	40	45	48	
Cobar Shire Council	10	27	22	16	
Coffs Harbour City Council	5	44	64	322	
Conargo Shire Council	8	22			
Coolamon Shire Council	9	20	13	23	
Cooma-Monaro Council	11	60	118	51	
Coonamble Shire Council	9	66	39	35	
Cootamundra Shire Council	10	17	26	16	
Corowa Shire Council	11	18	19	18	

Table 3-24: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Cowra Shire Council	11		91	59	
Deniliquin Council	4	21	25	30	
Dubbo City Council	4	25	29	66	
Dungog Shire Council	10	34	36	117	
Eurobodalla Shire Council	4	62	113	19	
Fairfield City Council	3	41	77	87	
Forbes Shire Council	10	23	27	49	
Gilgandra Shire Council	9	32	45	25	
Glen Innes Severn Shire Council	10	25	23	42	
Gloucester Shire Council	10	31	50	44	
Gosford City Council	7	55	92	86	
Goulburn Mulwaree Council	4	36	76	94	
Great Lakes Council	4	58	81	98	
Greater Hume Shire Council	11	25	36	22	
Greater Taree City Council	4	39	56	75	
Griffith City Council	4	37	33	82	
Gundagai Shire Council	9	24	20	44	
Gunnedah Shire Council	11	48	77	47	
Guyra Shire Council	9	16	20	29	
Gwydir Shire Council	10	30	19	119	
Harden Shire Council	9	38	60	24	
Hawkesbury City Council	6	51	111	91	
Hay Shire Council	9	10	13	16	
Holroyd City Council	3	63	114	88	
Hornsby Shire Council	7	65	109	97	
Hunters Hill Municipal Council	2				#
Hurstville City Council	3	72	100	85	
Inverell Shire Council	11	25	33	27	
Jerilderie Shire Council	8	21	15	12	
Junee Shire Council	10	1	12	22	
Kempsey Shire Council	4	28	53	37	
Kiama Municipal Council	4	55	122	139	
Kogarah Municipal Council	2	63	115	97	
Ku-ring-gai Council	3	48	60	36	
Kyogle Council	10	25	46	60	
Lachlan Shire Council	10		32		
Lake Macquarie City Council	5	48	58	86	
Lane Cove Municipal Council	2	67	93	53	
Leeton Shire Council	11	16	40	53	
Leichhardt Municipal Council	2	106	201	75	

Table 3-24: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Lismore City Council	4	35	46	58	
Lithgow City Council	4	36	59	53	
Liverpool City Council	7	27	49	36	
Liverpool Plains Shire Council	10	9	30	15	
Lockhart Shire Council	9	14	28	17	
Maitland City Council	4	33	42	68	
Manly Council	2	139	171	86	
Marrickville Council	3	101	202	78	
Mid-Western Regional Council	4	28	29	60	
Moree Plains Shire Council	11	21	32	30	
Mosman Municipal Council	2	108	163	68	
Murray Shire Council	10	49	93	73	
Murrumbidgee Shire Council	9	15		4	
Muswellbrook Shire Council	11	43	50	57	
Nambucca Shire Council	11	46	82	174	
Narrabri Shire Council	11	21	20	42	
Narrandera Shire Council	10	15	13	22	
Narromine Shire Council	10	49	54	56	
Newcastle City Council	5	45	69	87	
North Sydney Council	2	109		61	
Oberon Council	10	32	66	48	
Orange City Council	4	30	40	52	
Palerang Council	11	90	116	185	
Parkes Shire Council	11	23	53	45	
Parramatta City Council	3	88	157	130	
Penrith City Council	7	44	67	75	
Pittwater Council	2	83	116	63	
Port Macquarie-Hastings Council	5	68	79	114	
Port Stephens Council	4	31	42	94	
Queanbeyan City Council	4	31	57	82	
Randwick City Council	3	68	127	77	
Richmond Valley Council	4	40	61		
Rockdale City Council	3	44	62	64	
Ryde City Council	3	71	101	46	
Shellharbour City Council	4	40	42	45	
Shoalhaven City Council	5	50	76	76	
Singleton Council	4	38	82	149	
Snowy River Shire Council	10	36	90	40	
Strathfield Municipal Council	2	82	97	86	
Sutherland Shire Council	3	77	56	75	

Table 3-24: Mean gross DA determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Sydney City Council	1	71	98	55	
Tamworth Regional Council	4	47	47	67	
Temora Shire Council	10	3	10	2	
Tenterfield Shire Council	10	46	81	27	
The Hills Shire Council	7	45	68	80	
Tumbarumba Shire Council	9	17		29	
Tumut Council	11	32	38	67	
Tweed Shire Council	5	71	108	166	
Upper Hunter Shire Council	11	46	56		
Upper Lachlan Shire Council	10	53	97	314	
Uralla Shire Council	10	30	39	26	
Urana Shire Council	8	6	8	41	
Wagga Wagga City Council	4	48	58	123	
Wakool Shire Council	9	32	85	59	
Walcha Council	9	48	41	111	
Walgett Shire Council	10		48	46	
Warren Shire Council	9	15	17	34	
Warrindah Council	3	80	121	123	
Warrumbungle Shire Council	11	24	44	39	
Waverley Council	2	103	184	70	
Weddin Shire Council	9	21	16	37	
Wellington Council	10	85	273	80	
Wentworth Shire Council	10			75	
Willoughby City Council	2	110	178	27	
Wingecarribee Shire Council	4	50	96	110	
Wollondilly Shire Council	6	39	76	113	
Wollongong City Council	5	70	113	130	
Woollahra Municipal Council	2		94	63	
Wyong Shire Council	7	37	42	70	
Yass Valley Council	11	46	77	96	
Young Shire Council	11	30	45	68	

Notes

Denotes development type information was unavailable

Table 3-24: DLG Group Averages - Mean gross DA determination times by type

DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
2	99	116	61
3	67	82	82
4	39	62	80
5	53	81	106
6	39	57	82
7	49	74	77
8	12	10	40
9	24	35	31
10	33	64	50
11	44	64	66

Table 3-25: Effect of stop-the-clock on DAs

Council	DLG Code	Mean Gross	Time - DAs with Stop-the-clock ¹				All DAs ²	
			Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock	Notes
Albury City Council	4	57	37	20	1	397	26	
Armidale Dumaresq Council	4	93	57	37	3	297	49	
Ashfield Municipal Council	2	97	32	65	1	554	94	
Auburn Council	3	100	42	58	1	196	97	##
Ballina Shire Council	4	219	101	118	5	314	3	
Balranald Shire Council	9	88	59	29	20	210	20	
Bankstown City Council	3	112	79	34	1	1,553	47	
Bathurst Regional Council	4	63	39	24	1	1,081	25	
Bega Valley Shire Council	4	191	96	95	1	1,287	28	
Bellingen Shire Council	11	166	90	76	2	1,315	36	
Berrigan Shire Council	10						0	
Blacktown City Council	3	80	38	42	1	713	30	
Bland Shire Council	10	51	15	36	7	41	13	
Blayney Shire Council	10	68	28	41	4	90	14	
Blue Mountains City Council	7	110	72	38	1	1,141	41	
Bogan Shire Council	9						0	
Bombala Council	9	78	49	29	25	74	11	
Boorowa Council	9						0	
Botany Bay City Council	2	205	96	109	2	1,135	37	
Bourke Shire Council	9						0	
Brewarrina Shire Council	8	169	100	69	100	100	8	
Broken Hill City Council	4	87	67	20	8	298	11	
Burwood Council	2	98	66	32	2	446	41	
Byron Shire Council	4	188	147	41	6	1,077	19	
Cabonne Shire Council	11	249	138	111	7	846	11	
Camden Council	6	124	79	45	1	899	27	
Campbelltown City Council	7	110	55	55	1	489	46	
Canada Bay City Council	3	175	62	113	7	487	24	
Canterbury City Council	3	160	61	99	1	668	58	
Carrathool Shire Council	9	51	32	19	2	98	59	
Central Darling Shire Council	9	45	25	20	2	54	22	
Cessnock City Council	4	170	101	69	1	2,311	31	
Clarence Valley Council	4	110	50	60	1	254	10	
Cobar Shire Council	10	78	58	20	5	307	17	
Coffs Harbour City Council	5	124	104	21	1	1,696	47	
Conargo Shire Council	8	89	28	62	8	65	28	
Coolamon Shire Council	9						0	
Cooma-Monaro Council	11	146	47	99	1	340	37	

Table 3-25: Effect of stop-the-clock on DAs

Council	DLG Code	Mean Gross	Time - DAs with Stop-the-clock ¹				All DAs ²		Notes
			Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock		
Coonamble Shire Council	9	56	42	14	12	85	46		
Cootamundra Shire Council	10	33	10	23	1	27	14		
Corowa Shire Council	11	71	58	13	1	445	26		
Cowra Shire Council	11	128	76	52	1	892	40		
Deniliquin Council	4	329	172	157	13	843	9		
Dubbo City Council	4	64	36	28	1	371	32		
Dungog Shire Council	10	95	49	46	1	883	99		
Eurobodalla Shire Council	4	169	132	36	1	2,506	50		
Fairfield City Council	3	118	57	61	1	616	50		
Forbes Shire Council	10	46	26	20	7	64	5		
Gilgandra Shire Council	9	654	76	578	8	304	11		
Glen Innes Severn Shire Council	10	53	25	27	1	109	17		
Gloucester Shire Council	10	161	126	34	2	1,350	19		
Gosford City Council	7	80	49	30	1	609	54		
Goulburn Mulwaree Council	4	146	75	71	1	638	29		
Great Lakes Council	4	101	44	57	16	72	0		
Greater Hume Shire Council	11	65	23	42	1	241	31		
Greater Taree City Council	4	129	57	73	1	1,573	21		
Griffith City Council	4	105	51	54	1	482	28		
Gundagai Shire Council	9						0		
Gunnedah Shire Council	11	110	53	57	6	228	25		
Guyra Shire Council	9						0		
Gwydir Shire Council	10	92	57	35	1	271	31		
Harden Shire Council	9	94	49	45	5	286	28		
Hawkesbury City Council	6	148	72	76	1	922	36		
Hay Shire Council	9	65	55	10	23	87	5		
Holroyd City Council	3	97	40	57	1	458	100		
Hornsby Shire Council	7	147	82	66	1	617	31		
Hunters Hill Municipal Council	2	128	62	67	4	159	20		
Hurstville City Council	3	144	62	82	1	923	20		
Inverell Shire Council	11	67	37	30	3	172	20		
Jerilderie Shire Council	8	138	95	43	95	95	3		
Junee Shire Council	10	69	55	14	6	226	20		
Kempsey Shire Council	4	74	32	43	3	198	40		
Kiama Municipal Council	4	266	195	71	6	2,710	32		
Kogarah Municipal Council	2	83	25	58	1	483	100		
Ku-ring-gai Council	3	72	28	43	1	216	44		
Kyogle Council	10						0		

Table 3-25: Effect of stop-the-clock on DAs

Council	DLG Code	Mean Gross	Time - DAs with Stop-the-clock ¹				All DAs ²	
			Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock	Notes
Lachlan Shire Council	10	74	59	15	5	284	14	
Lake Macquarie City Council	5	118	70	48	1	1,407	35	
Lane Cove Municipal Council	2	69	19	50	2	150	99	
Leeton Shire Council	11	137	100	37	20	326	7	
Leichhardt Municipal Council	2	140	68	72	1	353	52	
Lismore City Council	4	110	75	35	4	617	28	
Lithgow City Council	4						0	
Liverpool City Council	7	94	49	45	1	417	24	
Liverpool Plains Shire Council	10	93	51	42	1	218	22	
Lockhart Shire Council	9						0	
Maitland City Council	4	125	89	36	1	2,255	32	
Manly Council	2	137	44	93	4	436	98	
Marrickville Council	3	108	51	57	1	343	100	
Mid-Western Regional Council	4	163	119	44	2	1,142	32	
Moree Plains Shire Council	11	58	32	25	1	138	33	
Mosman Municipal Council	2	149	39	110	3	742	49	
Murray Shire Council	10	223	72	152	14	209	3	
Murrumbidgee Shire Council	9	21	5	16	3	7	91	
Muswellbrook Shire Council	11	92	55	37	1	246	36	
Nambucca Shire Council	11	142	90	52	2	2,173	41	
Narrabri Shire Council	11	44	27	17	5	138	44	
Narrandera Shire Council	10	71	43	28	14	150	20	
Narromine Shire Council	10	108	83	25	24	272	24	
Newcastle City Council	5	125	85	40	1	1,525	44	
North Sydney Council	2	131	77	54	1	1,388	27	
Oberon Council	10	89	41	47	1	173	48	
Orange City Council	4	39	11	28	1	457	97	
Palerang Council	11	177	89	88	1	844	42	
Parkes Shire Council	11	103	57	45	1	286	13	
Parramatta City Council	3	176	102	74	1	1,042	58	
Penrith City Council	7	100	66	34	1	499	37	
Pittwater Council	2	152	55	97	1	470	32	
Port Macquarie-Hastings Council	5	168	98	71	1	723	45	

Table 3-25: Effect of stop-the-clock on DAs

Council	DLG Code	Mean Gross	Time - DAs with Stop-the-clock ¹				All DAs ²		Notes
			Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock		
Port Stephens Council	4	72	44	28	1	2,191	99		
Queanbeyan City Council	4	104	59	45	1	812	35		
Randwick City Council	3	119	81	38	9	878	42		
Richmond Valley Council	4	115	70	46	1	379	23		
Rockdale City Council	3	146	89	57	2	2,555	40		
Ryde City Council	3	144	60	84	1	293	26		
Shellharbour City Council	4	85	62	24	2	493	50		
Shoalhaven City Council	5	72	32	40	1	935	100		
Singleton Council	4	165	119	46	1	2,111	40		
Snowy River Shire Council	10	128	88	40	1	826	42		
Strathfield Municipal Council	2	95	27	68	1	132	64		
Sutherland Shire Council	3	74	46	29	1	491	37		
Sydney City Council	1	103	64	39	1	682	30		
Tamworth Regional Council	4	123	77	46	1	495	41		
Temora Shire Council	10	13	5	8	5	5	1		
Tenterfield Shire Council	10	119	82	38	4	966	51		
The Hills Shire Council	7	107	71	36	1	712	45		
Tumbarumba Shire Council	9						0		
Tumut Council	11	111	68	43	1	290	29	^	
Tweed Shire Council	5	145	96	49	1	2,062	64		
Upper Hunter Shire Council	11	72	30	42	1	205	19		
Upper Lachlan Shire Council	10	103	56	47	1	1,142	91		
Uralla Shire Council	10	111	70	40	1	303	27		
Urana Shire Council	8	47	17	30	5	30	11		
Wagga Wagga City Council	4	136	60	75	1	861	37		
Wakool Shire Council	9						0		
Walcha Council	9	122	105	17	15	336	24		
Walgett Shire Council	10	70	43	27	8	91	28		
Warren Shire Council	9	42	15	27	15	15	7		
Warringah Council	3	139	85	54	2	490	11	##	
Warrumbungle Shire Council	11						0		
Waverley Council	2	206	103	103	4	811	29		
Weddin Shire Council	9	89	55	34	1	167	14		
Wellington Council	10	316	134	182	3	554	55		
Wentworth Shire Council	10	73	30	43	1	87	34		
Willoughby City Council	2	154	71	82	1	393	35		

Table 3-25: Effect of stop-the-clock on DAs

Council	DLG Code	Mean Gross	Time - DAs with Stop-the-clock ¹				All DAs ²	
			Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock	Notes
Wingecarribee Shire Council	4	156	82	74	3	1,007	37	
Wollondilly Shire Council	6	121	68	53	1	865	48	
Wollongong City Council	5	212	134	78	1	2,403	39	
Woollahra Municipal Council	2	122	36	86	1	685	37	
Wyong Shire Council	7	96	47	49	1	405	28	
Yass Valley Council	11	100	48	52	1	1,443	92	
Young Shire Council	11	114	79	35	1	910	28	

Notes

1. The five columns from mean gross to maximum STC relate only to DAs where STC occurred.

The 'Mean gross minus mean STC' figures show the effect of STC on determination time. For instance, for Albury the mean STC time was 37 days while the mean gross time for DAs with STC was 57 days. This means that the STC time on average comprised more than half of Albury's average determination time for DAs with STC.

(Mean gross in this table is the mean gross determination time only for DAs with STC.

This mean gross time is therefore different to the time shown in Table 3-20.)

2. Percentage is the percentage of all DAs where STC occurred.

Key:

Stop-the-clock time not available

Stop-the-clock time estimated

^ Stop-the-clock time includes referral time

Table 3-25: DLG Group Averages - Effect of stop-the-clock on DAs

DLG Code	Mean Gross	Mean Stop-the-clock	Mean Gross less mean Stop-the-clock	Minimum Stop-the-clock	Maximum Stop-the-clock	% of DAs with Stop-the-clock
2	127	50	77	1	1,388	50
3	114	58	57	1	2,555	42
4	116	71	45	1	2,710	34
5	121	75	46	1	2,403	54
6	129	73	56	1	922	35
7	104	62	42	1	1,141	38
8	89	38	51	5	100	11
9	93	46	47	1	336	12
10	115	63	52	1	1,350	31
11	113	61	52	1	2,173	35

Table 3-26: Effect of referral on DAs

Council	DLG Code	Mean Gross	Time - DAs with referral ¹				All DAs ²		Notes
			Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral		
Albury City Council	4	95	51	44	6	263	6		
Armidale Dumaresq Council	4	130	43	87	3	156	15		
Ashfield Municipal Council	2	256	68	188	26	111	2		
Auburn Council	3	171	57	114	22	118	3		
Ballina Shire Council	4	320	81	239	10	397	4		
Balranald Shire Council	9						0		
Bankstown City Council	3						0		
Bathurst Regional Council	4						0		
Bega Valley Shire Council	4						0		
Bellingen Shire Council	11	292	91	201	6	623	8		
Berrigan Shire Council	10						0		
Blacktown City Council	3	263	100	163	11	520	1		
Bland Shire Council	10	57	9	48	3	19	3		
Blayney Shire Council	10	112	30	82	30	30	1		
Blue Mountains City Council	7	150	36	114	3	839	28		
Bogan Shire Council	9						0		
Bombala Council	9	29	14	15	14	14	2		
Boorowa Council	9						0		
Botany Bay City Council	2	283	85	198	9	230	6		
Bourke Shire Council	9						0		
Brewarrina Shire Council	8	169	21	148	21	21	8		
Broken Hill City Council	4	102	24	78	24	24	0		
Burwood Council	2						0		
Byron Shire Council	4	206	79	127	16	437	6		
Cabonne Shire Council	11						0		
Camden Council	6	412	226	186	21	644	3		
Campbelltown City Council	7	145	79	66	21	361	5		
Canada Bay City Council	3	242	97	145	2	505	4		
Canterbury City Council	3	232	28	204	13	56	1		
Carrathool Shire Council	9	56	29	27	29	29	4		
Central Darling Shire Council	9	30	12	18	10	25	43		
Cessnock City Council	4	146	70	76	1	481	52		
Clarence Valley Council	4						0	*	
Cobar Shire Council	10						0		
Coffs Harbour City Council	5	112	9	103	9	9	0		
Conargo Shire Council	8	143	27	116	21	30	17		
Coolamon Shire Council	9						0		
Cooma-Monaro Council	11	330	70	260	41	110	3		

Table 3-26: Effect of referral on DAs

Council	DLG Code	Mean Gross	Time - DAs with referral ¹				All DAs ²		Notes
			Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral		
Coonamble Shire Council	9	41	21	20	4	60	100		
Cootamundra Shire Council	10						0		
Corowa Shire Council	11						0		
Cowra Shire Council	11	183	26	157	1	142	11		
Deniliquin Council	4						0		
Dubbo City Council	4	57	22	35	6	40	17		
Dungog Shire Council	10	191	43	148	13	91	9		
Eurobodalla Shire Council	4	178	54	124	1	2,401	34		
Fairfield City Council	3	170	77	93	6	326	4		
Forbes Shire Council	10	118	37	81	25	60	3		
Gilgandra Shire Council	9	91	25	66	1	352	98		
Glen Innes Severn Shire Council	10	75	24	51	14	33	2		
Gloucester Shire Council	10	59	46	13	1	1,356	96		
Gosford City Council	7	125	47	78	1	532	19		
Goulburn Mulwaree Council	4	142	49	93	5	299	29		
Great Lakes Council	4	124	24	100	5	67	24		
Greater Hume Shire Council	11	125	36	89	8	90	8		
Greater Taree City Council	4						0		
Griffith City Council	4	193	68	125	14	187	4		
Gundagai Shire Council	9						0		
Gunnedah Shire Council	11	118	117	1	117	117	3		
Guyra Shire Council	9	50	31	19	10	73	7		
Gwydir Shire Council	10	105	28	77	8	44	16		
Harden Shire Council	9	101	60	41	9	320	14		
Hawkesbury City Council	6						0		
Hay Shire Council	9	47	33	14	10	87	15		
Holroyd City Council	3	238	33	205	1	166	5		
Hornsby Shire Council	7	101	36	65	1	336	29		
Hunters Hill Municipal Council	2						0		
Hurstville City Council	3	146	25	121	2	77	5		
Inverell Shire Council	11	81	39	42	21	94	7		
Jerilderie Shire Council	8	30	30	0	1	138	100		
Junee Shire Council	10	26	20	6	1	90	31		
Kempsey Shire Council	4	194	108	86	20	652	3		
Kiama Municipal Council	4	176	15	161	1	815	46		
Kogarah Municipal Council	2	193	70	123	5	137	5		

Table 3-26: Effect of referral on DAs

Council	DLG Code	Mean Gross	Time - DAs with referral ¹				All DAs ²		Notes
			Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral		
Ku-ring-gai Council	3						0		
Kyogle Council	10	293	246	47	11	756	31		
Lachlan Shire Council	10						0		
Lake Macquarie City Council	5	123	59	64	2	1,000	18		
Lane Cove Municipal Council	2	81	22	59	1	141	30		
Leeton Shire Council	11	78	28	50	28	28	1		
Leichhardt Municipal Council	2	152	62	90	10	150	5		
Lismore City Council	4	83	50	33	1	616	34		
Lithgow City Council	4						0		
Liverpool City Council	7	97	57	40	1	341	25		
Liverpool Plains Shire Council	10	99	46	53	9	154	17		
Lockhart Shire Council	9						0		
Maitland City Council	4	188	108	80	1	476	5		
Manly Council	2	175	49	126	9	265	20		
Marrickville Council	3	155	94	61	18	340	3		
Mid-Western Regional Council	4						0	*	
Moree Plains Shire Council	11	57	37	20	27	55	2		
Mosman Municipal Council	2	206	33	173	22	48	2		
Murray Shire Council	10	68	15	53	14	28	45		
Murrumbidgee Shire Council	9						0		
Muswellbrook Shire Council	11	78	13	65	1	259	26		
Nambucca Shire Council	11	48	1	47	1	1	0		
Narrabri Shire Council	11	49	32	17	32	32	1		
Narrandera Shire Council	10	25	24	1	1	179	97		
Narromine Shire Council	10	183	103	80	42	164	3		
Newcastle City Council	5						0		
North Sydney Council	2						0		
Oberon Council	10	39	30	9	20	46	6		
Orange City Council	4	93	39	54	20	75	1		
Palerang Council	11	130	120	10	2	937	100		
Parkes Shire Council	11	58	32	26	7	82	10		
Parramatta City Council	3	206	75	131	4	442	11		
Penrith City Council	7	213	46	167	11	168	1		
Pittwater Council	2	151	50	101	1	346	9		
Port Macquarie-Hastings Council	5	209	88	121	8	603	18		
Port Stephens Council	4	274	95	179	2	1,143	5		

Table 3-26: Effect of referral on DAs

Council	DLG Code	Mean Gross	Time - DAs with referral ¹				All DAs ²	
			Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral	Notes
Queanbeyan City Council	4	52	24	28	8	62	10	
Randwick City Council	3	130	103	27	14	274	7	
Richmond Valley Council	4	67	39	28	12	187	9	
Rockdale City Council	3	247	56	191	7	373	6	
Ryde City Council	3	169	77	92	13	215	3	
Shellharbour City Council	4						0	
Shoalhaven City Council	5	101	52	49	1	743	49	
Singleton Council	4						0	
Snowy River Shire Council	10	187	103	84	22	525	15	
Strathfield Municipal Council	2	107	54	53	30	90	3	
Sutherland Shire Council	3	99	55	44	55	55	10	**
Sydney City Council	1	207	96	111	6	911	2	
Tamworth Regional Council	4	135	62	73	1	306	10	
Temora Shire Council	10	17	10	7	3	20	13	
Tenterfield Shire Council	10	115	36	79	17	56	11	
The Hills Shire Council	7	190	65	125	3	184	3	
Tumbarumba Shire Council	9						0	
Tumut Council	11						0	^
Tweed Shire Council	5						0	
Upper Hunter Shire Council	11						0	
Upper Lachlan Shire Council	10	159	67	92	6	485	25	
Uralla Shire Council	10	128	48	80	15	110	20	
Urana Shire Council	8						0	
Wagga Wagga City Council	4	76	16	60	8	120	89	
Wakool Shire Council	9	106	28	78	28	28	13	
Walcha Council	9	79	70	9	70	70	4	
Walgett Shire Council	10						0	
Warren Shire Council	9						0	
Warringah Council	3						0	*
Warrumbungle Shire Council	11	69	21	48	7	35	12	
Waverley Council	2	225	146	79	29	622	3	
Weddin Shire Council	9	239	60	179	60	60	2	
Wellington Council	10						0	
Wentworth Shire Council	10	72	22	50	21	40	19	
Willoughby City Council	2	164	39	125	6	217	6	
Wingecarribee Shire Council	4	188	48	140	2	346	18	
Wollondilly Shire Council	6	242	138	104	4	484	8	

Table 3-26: Effect of referral on DAs

Council	DLG Code	Mean Gross	Time - DAs with referral ¹				All DAs ²	
			Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral	Notes
Wollongong City Council	5	274	113	161	2	1,455	9	
Woollahra Municipal Council	2	153	77	76	1	342	5	
Wyong Shire Council	7	103	35	68	1	519	12	
Yass Valley Council	11	186	35	151	1	303	5	
Young Shire Council	11	210	45	165	4	99	7	

Notes

1. The five columns from mean gross to maximum referral relate only to DAs where referral occurred.

The 'Mean gross minus mean referral' figures show the effect of referral on determination time. For instance, for Albury the mean referral time was 51 days while the gross time for DAs with referral was 95 days. This means that the referral time on average comprised about half of Albury's average determination time for DAs with referral.

(Mean gross in this table is the mean gross determination time only for DAs with referral.

This mean gross time is therefore different to the time shown in Table 3-20.)

2. Percentage is the percentage of all DAs where referral occurred.

Sutherland's mean and median net determination times do not exclude referral time because actual referral time per DA record was unavailable

Key

* Referral time not available

** Referral time estimated

[^] Stop-the-clock time includes referral time

Table 3-26: DLG Group Averages - Effect of referral on DAs

DLG Code	Mean Gross	Mean Referral	Mean Gross less mean Referral days	Minimum Referral	Maximum Referral	% of DAs with Referral
2	157	53	104	1	622	6
3	169	67	102	1	520	3
4	128	42	86	1	2,401	16
5	130	62	68	1	1,455	15
6	298	167	131	4	644	4
7	116	44	72	1	839	15
8	44	29	15	1	138	38
9	73	28	45	1	352	11
10	103	59	44	1	1,356	19
11	131	88	43	1	937	13

**Table 3-27: The effect of assessment mode on determination time
- DAs and CDCs determined by councils**

Council	DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Albury City Council	4	126	28	25	700	126
Armidale Dumaresq Council	4	89	63	47	186	89
Ashfield Municipal Council	2	7	93	91	279	7
Auburn Council	3	3	97	97	417	3
Ballina Shire Council	4	30	58	55	682	30
Balranald Shire Council	9	0	38	38	93	0
Bankstown City Council	3	111	85	78	967	111
Bathurst Regional Council	4	101	41	35	499	101
Bega Valley Shire Council	4	37	103	98	610	37
Bellingen Shire Council	11	10	105	102	249	10
Berrigan Shire Council	10	32	11	9	105	32
Blacktown City Council	3	27	62	62	2,454	27
Bland Shire Council	10	14	19	19	94	14
Blayney Shire Council	10	2	49	49	126	2
Blue Mountains City Council	7	6	87	86	784	6
Bogan Shire Council	9	0	24	24	47	0
Bombala Council	9	0	29	29	46	0
Boorowa Council	9	0	43	43	69	0
Botany Bay City Council	2	0	129	129	375	0
Bourke Shire Council	9	15	19	18	40	15
Brewarrina Shire Council	8	5	37	30	13	5
Broken Hill City Council	4	1	24	24	384	1
Burwood Council	2	3	55	55	256	3
Byron Shire Council	4	84	95	89	662	84
Cabonne Shire Council	11	39	84	73	230	47
Camden Council	6	98	52	49	1,220	100
Campbelltown City Council	7	83	81	75	816	83
Canada Bay City Council	3	6	90	89	610	6
Canterbury City Council	3	20	112	109	627	20
Carrathool Shire Council	9	18	34	24	27	18
Central Darling Shire Council	9	0	20	20	23	0
Cessnock City Council	4	19	101	99	750	19
Clarence Valley Council	4	9	48	48	1,046	9
Cobar Shire Council	10	37	32	25	52	37
Coffs Harbour City Council	5	10	76	75	1,106	12
Conargo Shire Council	8	13	40	26	18	13
Coolamon Shire Council	9	60	17	10	28	60
Cooma-Monaro Council	11	5	86	83	158	5

**Table 3-27: The effect of assessment mode on determination time
- DAs and CDCs determined by councils**

Council	DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Coonamble Shire Council	9	22	41	33	26	22
Cootamundra Shire Council	10	63	17	12	102	65
Corowa Shire Council	11	1	29	29	316	1
Cowra Shire Council	11	22	75	66	131	22
Deniliquin Council	4	65	60	40	110	65
Dubbo City Council	4	13	37	36	479	13
Dungog Shire Council	10	3	95	94	165	3
Eurobodalla Shire Council	4	1	101	101	818	1
Fairfield City Council	3	11	78	77	1,237	11
Forbes Shire Council	10	3	35	34	120	3
Gilgandra Shire Council	9	10	89	75	47	11
Glen Innes Severn Shire Council	10	65	35	27	161	65
Gloucester Shire Council	10	13	58	54	139	13
Gosford City Council	7	24	73	72	1,468	24
Goulburn Mulwaree Council	4	4	78	77	391	4
Great Lakes Council	4	18	86	84	552	18
Greater Hume Shire Council	11	53	41	33	162	53
Greater Taree City Council	4	21	62	60	683	21
Griffith City Council	4	8	59	58	392	8
Gundagai Shire Council	9	0	26	26	79	0
Gunnedah Shire Council	11	17	62	58	155	17
Guyra Shire Council	9	25	23	19	58	25
Gwydir Shire Council	10	15	43	37	62	15
Harden Shire Council	9	2	48	47	69	2
Hawkesbury City Council	6	0	78	78	673	28
Hay Shire Council	9	19	16	14	40	19
Holroyd City Council	3	16	96	94	612	16
Hornsby Shire Council	7	10	74	74	1,502	10
Hunters Hill Municipal Council	2	0	130	130	152	0
Hurstville City Council	3	13	49	49	1,117	13
Inverell Shire Council	11	91	34	28	192	91
Jerilderie Shire Council	8	12	30	25	29	12
Junee Shire Council	10	69	22	11	51	69
Kempsey Shire Council	4	85	47	39	295	85
Kiama Municipal Council	4	14	117	113	369	15
Kogarah Municipal Council	2	16	83	80	375	16
Ku-ring-gai Council	3	0	55	55	1,095	92

**Table 3-27: The effect of assessment mode on determination time
- DAs and CDCs determined by councils**

Council	DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Kyogle Council	10	0	107	107	163	0
Lachlan Shire Council	10	8	28	26	76	8
Lake Macquarie City Council	5	79	64	62	1,961	79
Lane Cove Municipal Council	2	10	68	67	315	10
Leeton Shire Council	11	0	31	31	151	0
Leichhardt Municipal Council	2	27	110	105	505	30
Lismore City Council	4	7	54	54	562	8
Lithgow City Council	4	6	49	48	186	6
Liverpool City Council	7	17	46	46	1,193	17
Liverpool Plains Shire Council	10	63	33	20	77	63
Lockhart Shire Council	9	0	36	36	74	0
Maitland City Council	4	73	59	56	1,019	73
Manly Council	2	1	136	136	468	1
Marrickville Council	3	17	108	106	545	17
Mid-Western Regional Council	4	70	72	62	369	70
Moree Plains Shire Council	11	0	30	30	126	0
Mosman Municipal Council	2	16	108	102	243	16
Murray Shire Council	10	15	69	65	177	15
Murrumbidgee Shire Council	9	23	20	14	22	26
Muswellbrook Shire Council	11	25	64	60	281	25
Nambucca Shire Council	11	37	100	87	227	37
Narrabri Shire Council	11	32	26	23	116	32
Narrandera Shire Council	10	0	24	24	60	0
Narromine Shire Council	10	40	57	45	59	42
Newcastle City Council	5	0	75	75	1,647	75
North Sydney Council	2	5	88	88	503	5
Oberon Council	10	0	54	54	81	0
Orange City Council	4	48	39	37	451	48
Palerang Council	11	0	130	130	350	0
Parkes Shire Council	11	0	40	40	144	97
Parramatta City Council	3	59	132	125	893	59
Penrith City Council	7	5	62	62	1,217	5
Pittwater Council	2	0	91	91	524	0
Port Macquarie-Hastings Council	5	556	103	49	477	557
Port Stephens Council	4	3	72	72	946	3
Queanbeyan City Council	4	3	55	55	389	3
Randwick City Council	3	125	77	69	783	125

**Table 3-27: The effect of assessment mode on determination time
- DAs and CDCs determined by councils**

Council	DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Richmond Valley Council	4	2	67	67	395	3
Rockdale City Council	3	12	81	79	451	12
Ryde City Council	3	19	72	71	763	19
Shellharbour City Council	4	18	58	56	463	18
Shoalhaven City Council	5	29	72	71	1,716	29
Singleton Council	4	7	86	85	470	7
Snowy River Shire Council	10	0	72	72	168	3
Strathfield Municipal Council	2	4	85	83	275	4
Sutherland Shire Council	3	226	75	66	1,226	226
Sydney City Council	1	45	68	67	2,305	45
Tamworth Regional Council	4	252	73	55	632	252
Temora Shire Council	10	0	9	9	95	0
Tenterfield Shire Council	10	41	79	66	149	41
The Hills Shire Council	7	38	67	66	1,508	38
Tumbarumba Shire Council	9	0	34	34	56	0
Tumut Council	11	14	54	50	161	14
Tweed Shire Council	5	64	110	105	1,041	65
Upper Hunter Shire Council	11	37	48	45	286	38
Upper Lachlan Shire Council	10	0	100	100	202	0
Uralla Shire Council	10	61	51	31	66	61
Urana Shire Council	8	3	10	10	27	4
Wagga Wagga City Council	4	145	80	69	850	152
Wakool Shire Council	9	12	67	58	69	16
Walcha Council	9	0	50	50	49	0
Walgett Shire Council	10	35	46	32	29	35
Warren Shire Council	9	0	36	36	27	0
Warringah Council	3	17	71	70	1,685	17
Warrumbungle Shire Council	11	65	46	37	57	66
Waverley Council	2	11	108	107	737	11
Weddin Shire Council	9	23	31	23	49	23
Wellington Council	10	8	203	193	115	8
Wentworth Shire Council	10	29	63	57	99	29
Willoughby City Council	2	19	89	87	901	19
Wingecarribee Shire Council	4	27	88	86	899	27
Wollondilly Shire Council	6	21	83	82	740	21
Wollongong City Council	5	23	111	110	1,529	23
Woollahra Municipal Council	2	13	86	85	782	20
Wyong Shire Council	7	149	51	47	1,223	151

**Table 3-27: The effect of assessment mode on determination time
- DAs and CDCs determined by councils**

Council	DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
Yass Valley Council	11	4	97	97	443	5
Young Shire Council	11	27	51	47	248	27

Note

A CDC with a valid determination date was a CDC which was:

1. determined by council
2. approved or refused
3. had a gross determination time of between 0 and 3650 days (if zero determination time is set to 1 day)
4. determined between 1/7/08 and 30/6/09

Table 3-27: DLG Group averages - the effect of assessment mode on determination time - DAs and CDCs determined by councils

DLG Code	Number of CDCs determined with valid dates	Mean gross time - DAs only	Mean gross time - DAs and CDCs	Number of DAs determined	Number of CDCs determined
2	132	97	95	6,690	142
3	682	78	76	15,482	774
4	1,386	68	64	17,239	1,396
5	761	83	78	9,477	840
6	119	68	65	2,633	149
7	332	67	65	9,711	334
8	33	27	22	87	34
9	229	37	32	1,038	237
10	616	62	53	2,793	623
11	479	68	63	4,183	587

Table 3-28: CDC + DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Albury City Council	4	17	24	29	
Armidale Dumaresq Council	4	25	31	68	
Ashfield Municipal Council	2	79	150	77	
Auburn Council	3	70	101	83	
Ballina Shire Council	4	22	40	70	
Balranald Shire Council	9	24	35	22	
Bankstown City Council	3	66	128	55	
Bathurst Regional Council	4	44	22		
Bega Valley Shire Council	4	52	70	42	
Bellingen Shire Council	11	75	102	158	
Berrigan Shire Council	10	4	9	14	
Blacktown City Council	3	50	44	72	
Bland Shire Council	10	20	20	17	
Blayney Shire Council	10	43	57	44	
Blue Mountains City Council	7	56	111	164	
Bogan Shire Council	9	14	58	41	
Bombala Council	9	16		50	
Boorowa Council	9	25	91	14	
Botany Bay City Council	2	98	119	112	
Bourke Shire Council	9	13	24	18	
Brewarrina Shire Council	8	11	18	43	
Broken Hill City Council	4	16	46	48	
Burwood Council	2	60	89	37	
Byron Shire Council	4	71	108	119	
Cabonne Shire Council	11	25	47	75	
Camden Council	6	23	34	69	
Campbelltown City Council	7	43	71	84	
Canada Bay City Council	3	71	147	77	
Canterbury City Council	3	84	155	107	
Carrathool Shire Council	9	43	10	50	
Central Darling Shire Council	9	28	9	19	
Cessnock City Council	4	48	95	109	
Clarence Valley Council	4	40	45	48	
Cobar Shire Council	10	17	23	16	
Coffs Harbour City Council	5	44	64	322	
Conargo Shire Council	8	8	1		
Coolamon Shire Council	9	6	8	18	
Cooma-Monaro Council	11	55	118	48	
Coonamble Shire Council	9	28	39	35	

Table 3-28: CDC + DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Cootamundra Shire Council	10	10	20	16	
Corowa Shire Council	11	18	19	18	
Cowra Shire Council	11		73	56	
Deniliquin Council	4	14	19	27	
Dubbo City Council	4	24	28	65	
Dungog Shire Council	10	33	36	117	
Eurobodalla Shire Council	4	62	113	19	
Fairfield City Council	3	41	77	87	
Forbes Shire Council	10	23	24	49	
Gilgandra Shire Council	9	26	45	25	
Glen Innes Severn Shire Council	10	14	21	42	
Gloucester Shire Council	10	29	50	44	
Gosford City Council	7	54	92	86	
Goulburn Mulwaree Council	4	35	76	94	
Great Lakes Council	4	56	81	96	
Greater Hume Shire Council	11	18	33	20	
Greater Taree City Council	4	38	54	71	
Griffith City Council	4	36	33	82	
Gundagai Shire Council	9	24	20	44	
Gunnedah Shire Council	11	41	77	47	
Guyra Shire Council	9	12	20	29	
Gwydir Shire Council	10	22	19	119	
Harden Shire Council	9	38	60	24	
Hawkesbury City Council	6	51	111	91	
Hay Shire Council	9	11	13	16	
Holroyd City Council	3	60	113	86	
Hornsby Shire Council	7	65	108	97	
Hunters Hill Municipal Council	2				#
Hurstville City Council	3	69	99	82	
Inverell Shire Council	11	19	28	26	
Jerilderie Shire Council	8	10	11	12	
Junee Shire Council	10	2	8	22	
Kempsey Shire Council	4	23	44	36	
Kiama Municipal Council	4	52	122	139	
Kogarah Municipal Council	2	59	115	97	
Ku-ring-gai Council	3	48	60	36	
Kyogle Council	10	25	46	60	
Lachlan Shire Council	10		32		
Lake Macquarie City Council	5	46	58	84	

Table 3-28: CDC + DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Lane Cove Municipal Council	2	64	93	52	
Leeton Shire Council	11	16	40	53	
Leichhardt Municipal Council	2	101	201	74	
Lismore City Council	4	35	46	55	
Lithgow City Council	4	35	58	53	
Liverpool City Council	7	26	49	36	
Liverpool Plains Shire Council	10	4	26	10	
Lockhart Shire Council	9	14	28	17	
Maitland City Council	4	31	42	68	
Manly Council	2	139	171	86	
Marrickville Council	3	98	202	79	
Mid-Western Regional Council	4	23	25	59	
Moree Plains Shire Council	11	21	32	30	
Mosman Municipal Council	2	100	163	68	
Murray Shire Council	10	45	93	73	
Murrumbidgee Shire Council	9	8	23	4	
Muswellbrook Shire Council	11	36	50	51	
Nambucca Shire Council	11	37	70	174	
Narrabri Shire Council	11	16	19	43	
Narrandera Shire Council	10	15	13	22	
Narromine Shire Council	10	49	45	55	
Newcastle City Council	5	45	69	87	
North Sydney Council	2	108		61	
Oberon Council	10	32	66	48	
Orange City Council	4	29	32	51	
Palerang Council	11	90	116	185	
Parkes Shire Council	11	23	53	45	
Parramatta City Council	3	84	155	130	
Penrith City Council	7	44	67	74	
Pittwater Council	2	83	116	63	
Port Macquarie-Hastings Council	5	18	39	107	
Port Stephens Council	4	31	42	94	
Queanbeyan City Council	4	31	57	79	
Randwick City Council	3	58	127	69	
Richmond Valley Council	4	40	61		
Rockdale City Council	3	41	62	64	
Ryde City Council	3	70	101	46	
Shellharbour City Council	4	37	41	45	
Shoalhaven City Council	5	49	76	76	

Table 3-28: CDC + DA Mean gross determination times by type

Council	DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office	Notes
Singleton Council	4	37	82	149	
Snowy River Shire Council	10	36	90	40	
Strathfield Municipal Council	2	81	95	84	
Sutherland Shire Council	3	65	56	75	
Sydney City Council	1	71	98	53	
Tamworth Regional Council	4	30	34	67	
Temora Shire Council	10	3	10	2	
Tenterfield Shire Council	10	59	80	27	
The Hills Shire Council	7	44	68	77	
Tumbarumba Shire Council	9	17		29	
Tumut Council	11	29	35	67	
Tweed Shire Council	5	65	108	159	
Upper Hunter Shire Council	11	39	56		
Upper Lachlan Shire Council	10	53	97	314	
Uralla Shire Council	10	14	32	14	
Urana Shire Council	8	6	8	41	
Wagga Wagga City Council	4	37	58	123	
Wakool Shire Council	9	32	85	59	
Walcha Council	9	48	41	111	
Walgett Shire Council	10		27	46	
Warren Shire Council	9	15	17	34	
Warringham Council	3	79	121	113	
Warrumbungle Shire Council	11	27	38	39	
Waverley Council	2	102	180	68	
Weddin Shire Council	9	14	14	34	
Wellington Council	10	81	273	80	
Wentworth Shire Council	10			75	
Willoughby City Council	2	107	175	27	
Wingecarribee Shire Council	4	49	94	107	
Wollondilly Shire Council	6	38	75	113	
Wollongong City Council	5	69	113	122	
Woollahra Municipal Council	2		94	63	
Wyang Shire Council	7	33	42	67	
Yass Valley Council	11	45	76	96	
Young Shire Council	11	27	42	68	

Not all councils could match their developments to the Department's development categories.

Denotes that the council did not provide DA type information.

The Department has 14 development types. Only selected types are shown above.

Table 3-28: CDC+DA DLG Group Averages - Mean gross determination times by type

DLG Code	Residential Alterations and Additions	Single new dwelling	Commercial, Retail, Office
2	97	115	61
3	64	82	80
4	36	58	79
5	48	75	103
6	35	56	82
7	47	74	75
8	9	7	37
9	19	33	31
10	24	59	48
11	38	60	64

Table 3-29: Mean and median CDC times (for CDCs determined by council)

Council	DLG Group	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
Albury City Council	4	7	4	126	126
Armidale Dumaresq Council	4	12	8	89	89
Ashfield Municipal Council	2	9	9	7	7
Auburn Council	3	6	7	3	3
Ballina Shire Council	4	3	2	30	30
Bankstown City Council	3	10	8	111	111
Bathurst Regional Council	4	4	1	101	101
Bega Valley Shire Council	4	21	10	37	37
Bellingen Shire Council	11	31	22	10	10
Berrigan Shire Council	10	3	2	32	32
Blacktown City Council	3	25	19	27	27
Bland Shire Council	10	12	11	14	14
Blayney Shire Council	10	32	32	2	2
Blue Mountains City Council	7	17	15	6	6
Botany Bay City Council	2			0	0
Bourke Shire Council	9	14	13	15	15
Brewarrina Shire Council	8	10	8	5	5
Broken Hill City Council	4	20	20	1	1
Burwood Council	2	7	8	3	3
Byron Shire Council	4	40	21	84	84
Cabonne Shire Council	11	9	1	47	39
Camden Council	6	6	3	100	98
Campbelltown City Council	7	21	14	83	83
Canada Bay City Council	3	11	6	6	6
Canterbury City Council	3	10	7	20	20
Carrathool Shire Council	9	9	3	18	18
Cessnock City Council	4	10	8	19	19
Clarence Valley Council	4	34	4	9	9
Cobar Shire Council	10	14	7	37	37
Coffs Harbour City Council	5	10	8	12	10
Conargo Shire Council	8	5	2	13	13
Coolamon Shire Council	9	6	3	60	60
Cooma-Monaro Council	11	5	5	5	5
Coonamble Shire Council	9	24	24	22	22
Cootamundra Shire Council	10	5	5	65	63
Corowa Shire Council	11	5	5	1	1
Cowra Shire Council	11	10	7	22	22
Deniliquin Council	4	7	6	65	65
Dubbo City Council	4	6	6	13	13
Dungog Shire Council	10	4	4	3	3

Table 3-29: Mean and median CDC times (for CDCs determined by council)

Council	DLG Group	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
Eurobodalla Shire Council	4	11	11	1	1
Fairfield City Council	3	8	7	11	11
Forbes Shire Council	10	8	8	3	3
Gilgandra Shire Council	9	12	12	11	10
Glen Innes Severn Shire Council	10	9	6	65	65
Gloucester Shire Council	10	11	9	13	13
Gosford City Council	7	5	5	24	24
Goulburn Mulwaree Council	4	18	18	4	4
Great Lakes Council	4	19	4	18	18
Greater Hume Shire Council	11	10	6	53	53
Greater Taree City Council	4	7	6	21	21
Griffith City Council	4	8	7	8	8
Gunnedah Shire Council	11	18	14	17	17
Guyra Shire Council	9	10	8	25	25
Gwydir Shire Council	10	8	8	15	15
Harden Shire Council	9	11	11	2	2
Hawkesbury City Council	6			28	0
Hay Shire Council	9	9	6	19	19
Holroyd City Council	3	9	8	16	16
Hornsby Shire Council	7	19	15	10	10
Hunters Hill Municipal Council	2			0	0
Hurstville City Council	3	15	9	13	13
Inverell Shire Council	11	15	12	91	91
Jerilderie Shire Council	8	13	4	12	12
Junee Shire Council	10	2	1	69	69
Kempsey Shire Council	4	12	7	85	85
Kiama Municipal Council	4	3	3	15	14
Kogarah Municipal Council	2	9	7	16	16
Ku-ring-gai Council	3			92	0
Kyogle Council	10			0	0
Lachlan Shire Council	10	8	2	8	8
Lake Macquarie City Council	5	11	9	79	79
Lane Cove Municipal Council	2	8	8	10	10
Leichhardt Municipal Council	2	16	9	30	27
Lismore City Council	4	23	1	8	7
Lithgow City Council	4	13	12	6	6
Liverpool City Council	7	11	12	17	17
Liverpool Plains Shire Council	10	3	3	63	63
Lockhart Shire Council	9			0	0
Maitland City Council	4	15	12	73	73

Table 3-29: Mean and median CDC times (for CDCs determined by council)

Council	DLG Group	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
Manly Council	2	7	7	1	1
Marrickville Council	3	33	27	17	17
Mid-Western Regional Council	4	13	12	70	70
Mosman Municipal Council	2	8	7	16	16
Murray Shire Council	10	12	10	15	15
Murrumbidgee Shire Council	9	9	6	26	23
Muswellbrook Shire Council	11	4	4	25	25
Nambucca Shire Council	11	5	4	37	37
Narrabri Shire Council	11	12	7	32	32
Narromine Shire Council	10	27	19	42	40
Newcastle City Council	5			75	0
North Sydney Council	2	25	22	5	5
Oberon Council	10			0	0
Orange City Council	4	15	8	48	48
Parkes Shire Council	11			97	0
Parramatta City Council	3	17	9	59	59
Penrith City Council	7	6	5	5	5
Pittwater Council	2			0	0
Port Macquarie-Hastings Council	5	3	1	557	556
Port Stephens Council	4	5	5	3	3
Queanbeyan City Council	4	9	7	3	3
Randwick City Council	3	20	12	125	125
Richmond Valley Council	4	4	4	3	2
Rockdale City Council	3	5	4	12	12
Ryde City Council	3	41	19	19	19
Shellharbour City Council	4	5	4	18	18
Shoalhaven City Council	5	11	7	29	29
Singleton Council	4	5	5	7	7
Snowy River Shire Council	10			3	0
Strathfield Municipal Council	2	8	6	4	4
Sutherland Shire Council	3	15	5	226	226
Sydney City Council	1	7	5	45	45
Tamworth Regional Council	4	9	6	252	252
Temora Shire Council	10			0	0

Table 3-29: Mean and median CDC times (for CDCs determined by council)

Council	DLG Group	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
Tenterfield Shire Council	10	18	3	41	41
The Hills Shire Council	7	8	7	38	38
Tumut Council	11	9	8	14	14
Tweed Shire Council	5	14	10	65	64
Upper Hunter Shire Council	11	23	19	38	37
Uralla Shire Council	10	11	9	61	61
Urana Shire Council	8	9	7	4	3
Wagga Wagga City Council	4	5	4	152	145
Wakool Shire Council	9	10	6	16	12
Walgett Shire Council	10	20	5	35	35
Warringham Council	3	13	7	17	17
Warrumbungle Shire Council	11	30	20	66	65
Waverley Council	2	12	8	11	11
Weddin Shire Council	9	6	5	23	23
Wellington Council	10	52	20	8	8
Wentworth Shire Council	10	37	22	29	29
Willoughby City Council	2	13	11	19	19
Wingecarribee Shire Council	4	11	5	27	27
Wollondilly Shire Council	6	33	9	21	21
Wollongong City Council	5	12	8	23	23
Woollahra Municipal Council	2	26	28	20	13
Wyong Shire Council	7	8	7	151	149
Yass Valley Council	11	134	18	5	4
Young Shire Council	11	13	7	27	27

Notes

A CDC with a valid determination date was a CDC which was:

1. determined by council
2. approved or refused
3. had a gross determination time of between 0 and 3650 days (if zero determination time is set to 1 day)
4. determined between 1/7/08 and 30/6/09

Table 3-29: DLG Group averages - mean and median CDC times

DLG group	Mean	Median	Number of CDCs determined	Number of CDCs determined with valid dates
2	13	8	142	132
3	16	8	774	682
4	11	6	1,396	1,386
5	5	3	840	761
6	11	4	149	119
7	11	7	334	332
8	9	4	34	33
9	10	7	237	229
10	12	5	623	616
11	16	8	587	479

Table 4-5: Determination body for DAs

Council	DLG Code	2008-09 Determination Level				2007-08 Determination Level			
		Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2007/08	Staff as % of all DAs 2007/08	IHAP or independent panel as % of all DAs 2007/08	Other as % of all DAs 2007/08
Albury City Council	4	1.4	98.6	0	0	1.8	98.2	0	0
Armidale Dumaresq Council	4	2.7	97.3	0	0	5.5	94.5	0	0
Ashfield Municipal Council	2	18.3	81.7	0	0	15.2	84.8	0	0
Auburn Council	3	4.1	95.9	0	0	5	94.5	0	0
Ballina Shire Council	4	4.1	95.9	0	0	3.5	96.5	0	0
Balranald Shire Council	9	39.8	60.2	0	0	45.5	54.5	0	0
Bankstown City Council	3	3.7	96.2	0	0.1	6	94	0	0
Bathurst Regional Council	4	2.2	94	0	3.8	1.1	96.8	0	2
Bega Valley Shire Council	4	1.6	97.9	0	0.5	1.7	98.1	0	0.2
Bellingen Shire Council	11	3.6	96.4	0	0	2.3	97.7	0	0
Berrigan Shire Council	10	1.9	98.1	0	0	2.6	97.4	0	0
Blacktown City Council	3	2.3	97.7	0	0	1.5	98.5	0	0
Bland Shire Council	10	1.1	98.9	0	0	5.2	94.8	0	0
Blayney Shire Council	10	11.9	88.1	0	0	7.2	92.8	0	0
Blue Mountains City Council	7	4.2	95.8	0	0	2.3	97.7	0	0
Bogan Shire Council	9	0	100	0	0	1.8	98.2	0	0
Bombala Council	9	10.9	89.1	0	0	4.6	95.4	0	0
Boorowa Council	9	20.3	79.7	0	0	18.6	81.4	0	0
Botany Bay City Council	2	22.1	77.9	0	0	25.7	74.3	0	0
Bourke Shire Council	9	10	90	0	0	11.9	88.1	0	0
Brewarrina Shire Council	8	23.1	76.9	0	0	0	100	0	0
Broken Hill City Council	4	0	99.2	0	0.8	0	99.6	0	0.4
Burwood Council	2	1.6	98.4	0	0	2.9	97.1	0	0
Byron Shire Council	4	2.7	97.3	0	0	0	100	0	0
Cabonne Shire Council	11	12.2	87.8	0	0	9.9	88.7	0	1.4
Camden Council	6	1.1	98.9	0	0	0.8	99.1	0	0.1
Campbelltown City Council	7	4.7	95	0	0.4	1.8	98.2	0	0

Table 4-5: Determination body for DAs

Council	DLG Code	2008-09 Determination Level				2007-08 Determination Level			
		Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2007/08	Staff as % of all DAs 2007/08	IHAP or independent panel as % of all DAs 2007/08	Other as % of all DAs 2007/08
Canada Bay City Council	3	5.1	94.6	0	0.3	6.6	93.4	0	0
Canterbury City Council	3	5.6	94.4	0	0	4.5	95.5	0	0
Carrathool Shire Council	9	25.9	74.1	0	0	8.3	91.7	0	0
Central Darling Shire Council	9	0	100	0	0	11.1	88.9	0	0
Cessnock City Council	4	3.5	96.5	0	0	3.2	96.8	0	0
Clarence Valley Council	4	2.7	97.3	0	0	1.7	98.1	0	0.2
Cobar Shire Council	10	1.9	98.1	0	0	1.9	98.1	0	0
Coffs Harbour City Council	5	0.7	99.3	0	0	0.4	99.6	0	0
Conargo Shire Council	8	22.2	77.8	0	0	6.3	93.8	0	0
Coolamon Shire Council	9	39.3	60.7	0	0	30.3	69.7	0	0
Cooma-Monaro Council	11	5.7	94.3	0	0	2.4	97.6	0	0
Coonamble Shire Council	9	0	100	0	0	0	100	0	0
Cootamundra Shire Council	10	10.8	89.2	0	0	7.5	92.5	0	0
Corowa Shire Council	11	0.6	98.7	0	0.6	1.9	97.9	0	0.3
Cowra Shire Council	11	24.4	75.6	0	0	22.8	77.2	0	0
Deniliquin Council	4	9.1	90.9	0	0	13	87	0	0
Dubbo City Council	4	0.4	99.6	0	0	1	99	0	0
Dungog Shire Council	10	9.1	90.9	0	0	3.7	96.3	0	0
Eurobodalla Shire Council	4	0.2	99.8	0	0	2.5	96.6	0	1
Fairfield City Council	3	0.9	92.3	0	6.8	1.7	97.8	0	0.6
Forbes Shire Council	10	3.3	96.7	0	0	1.7	98.3	0	0
Gilgandra Shire Council	9	12.8	87.2	0	0	11.5	88.5	0	0
Glen Innes Severn Shire Council	10	3.1	96.9	0	0	4	96	0	0
Gloucester Shire Council	10	12.9	87.1	0	0	11.1	88.9	0	0
Gosford City Council	7	1.9	98.1	0	0	1.5	98.5	0	0
Goulburn Mulwaree Council	4	9.7	90.3	0	0	3.2	96.8	0	0
Great Lakes Council	4	2.9	96.9	0	0.2	1.3	80.8	0	17.9

Table 4-5: Determination body for DAs

Council	DLG Code	2008-09 Determination Level				2007-08 Determination Level			
		Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2007/08	Staff as % of all DAs 2007/08	IHAP or independent panel as % of all DAs 2007/08	Other as % of all DAs 2007/08
Greater Hume Shire Council	11	9.3	90.7	0	0	8	92	0	0
Greater Taree City Council	4	2	98	0	0	2.5	97.5	0	0
Griffith City Council	4	2.3	97.7	0	0	4.5	95.5	0	0
Gundagai Shire Council	9	20.3	79.7	0	0	25.9	74.1	0	0
Gunnedah Shire Council	11	2.6	97.4	0	0	0.9	99.1	0	0
Guyra Shire Council	9	0	100	0	0	1	99	0	0
Gwydir Shire Council	10	1.6	98.4	0	0	1.4	98.6	0	0
Harden Shire Council	9	8.7	91.3	0	0	5.1	94.9	0	0
Hawkesbury City Council	6	0	100	0	0	0	100	0	0
Hay Shire Council	9	15	85	0	0	2.6	97.4	0	0
Holroyd City Council	3	4.2	95.8	0	0	3.7	96.3	0	0
Hornsby Shire Council	7	3.5	96.5	0	0	5	95	0	0
Hunters Hill Municipal Council	2	23.7	76.3	0	0	29.7	70.3	0	0
Hurstville City Council	3	6.6	93.4	0	0	3.7	96.3	0	0
Inverell Shire Council	11	4.7	95.3	0	0	4.4	95.6	0	0
Jerilderie Shire Council	8	24.1	75.9	0	0	11.4	88.6	0	0
Junee Shire Council	10	58.8	41.2	0	0	40.3	59.7	0	0
Kempsey Shire Council	4	3.7	96.3	0	0	2.9	95.5	0	1.6
Kiama Municipal Council	4	3.3	96.7	0	0	5.1	94.9	0	0
Kogarah Municipal Council	2	6.1	93.9	0	0	8	89.4	0	2.6
Ku-ring-gai Council	3	0	100	0	0	1	98.2	0.6	0.2
Kyogle Council	10	0	100	0	0	4.4	92	0	3.5
Lachlan Shire Council	10	6.6	93.4	0	0	7.4	92.6	0	0
Lake Macquarie City Council	5	1	99	0	0	0.9	98.8	0	0.3
Lane Cove Municipal Council	2	3.5	96.5	0	0	4.4	95.6	0	0
Leeton Shire Council	11	2	98	0	0	0	100	0	0
Leichhardt Municipal Council	2	12.7	86.5	0	0.8	10.7	88.7	0	0.5
Lismore City Council	4	0	100	0	0	1.1	98.9	0	0

Table 4-5: Determination body for DAs

Council	2008-09 Determination Level					2007-08 Determination Level			
	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	Councillors as % of all DAs 2007/08	Staff as % of all DAs 2007/08	IHAP or independent panel as % of all DAs 2007/08	Other as % of all DAs 2007/08
Lithgow City Council	4	0	100	0	0	0	100	0	0
Liverpool City Council	7	1.8	98.2	0	0	2.3	97.6	0	0.2
Liverpool Plains Shire Council	10	2.6	97.4	0	0	4.2	95.8	0	0
Lockhart Shire Council	9	0	100	0	0	5.4	94.6	0	0
Maitland City Council	4	5.5	94.5	0	0	3.8	95.9	0	0.3
Manly Council	2	3.2	96.8	0	0	10.3	89.7	0	0
Marrickville Council	3	10.1	89.7	0	0.2	15	85	0	0
Mid-Western Regional Council	4	6.8	93.2	0	0	4	96	0	0
Moree Plains Shire Council	11	6.3	93.7	0	0	7.3	90.5	0	2.2
Mosman Municipal Council	2	23.9	75.7	0	0.4	16.8	83.2	0	0
Murray Shire Council	10	5.6	94.4	0	0	7.6	92.4	0	0
Murrumbidgee Shire Council	9	9.1	90.9	0	0	2.6	97.4	0	0
Muswellbrook Shire Council	11	7.1	92.9	0	0	0.9	99.1	0	0
Nambucca Shire Council	11	6.2	92.5	0	1.3	3.1	96.9	0	0
Narrabri Shire Council	11	1.7	98.3	0	0	1.3	98.8	0	0
Narrandera Shire Council	10	3.3	96.7	0	0	4.3	95.7	0	0
Narromine Shire Council	10	6.8	93.2	0	0	6.9	93.1	0	0
Newcastle City Council	5	1.9	98.1	0	0	1.5	98.5	0	0
North Sydney Council	2	11.9	84.5	0	3.6	23	76.7	0	0.4
Oberon Council	10	4.9	95.1	0	0	11.7	88.3	0	0
Orange City Council	4	6.2	93.8	0	0	0.6	99.4	0	0
Palerang Council	11	3.1	96.9	0	0	4.7	95.3	0	0
Parkes Shire Council	11	16.7	83.3	0	0	21.9	78.1	0	0
Parramatta City Council	3	11.9	87.9	0	0.2	14.6	85.4	0	0
Penrith City Council	7	0	100	0	0	0	100	0	0
Pittwater Council	2	2.1	97.9	0	0	1.5	98.2	0	0.3
Port Macquarie-Hastings Council	5	0.8	92.9	0	6.3	0.9	90	0	9.1
Port Stephens Council	4	0.2	99.8	0	0	0.5	99.5	0	0
Queanbeyan City Council	4	6.9	93.1	0	0	6.6	93.4	0	0

Table 4-5: Determination body for DAs

Council	DLG Code	2008-09 Determination Level				2007-08 Determination Level			
		Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2007/08	Staff as % of all DAs 2007/08	IHAP or independent panel as % of all DAs 2007/08	Other as % of all DAs 2007/08
Randwick City Council	3	10.5	89.5	0	0	6	93.9	0	0.1
Richmond Valley Council	4	1.3	98.2	0	0.5	0.7	99.3	0	0
Rockdale City Council	3	4	96	0	0	2.9	97.1	0	0
Ryde City Council	3	1.2	98.6	0	0.3	7.7	92.2	0	0.1
Shellharbour City Council	4	1.9	98.1	0	0	3.4	96.6	0	0
Shoalhaven City Council	5	0	100	0	0	0.1	99.9	0	0
Singleton Shire Council	4	3.4	96.2	0	0.4	2.7	96.1	0	1.2
Snowy River Shire Council	10	8.3	91.7	0	0	1.7	97.8	0	0.6
Strathfield Municipal Council	2	11.3	88.7	0	0	10.4	89.6	0	0
Sutherland Shire Council	3	1.9	97.4	0	0.7	2.5	97.5	0	0
Sydney City Council	1	2.4	97.2	0	0.4	2.5	97.1	0	0.4
Tamworth Regional Council	4	2.7	97.3	0	0	1.5	98.5	0	0
Temora Shire Council	10	2.1	97.9	0	0	1	99	0	0
Tenterfield Shire Council	10	2.7	97.3	0	0	1.4	98.6	0	0
The Hills Shire Council	7	0.9	98.7	0	0.3	1.6	97.8	0	0.6
Tumbarumba Shire Council	9	7.1	92.9	0	0	18.1	81.9	0	0
Tumut Council	11	1.2	98.8	0	0	1.9	98.1	0	0
Tweed Shire Council	5	0	100	0	0	3.5	96.5	0	0
Upper Hunter Shire Council	11	2.1	97.9	0	0	2.8	95.2	0	2
Upper Lachlan Council	10	4	96	0	0	2.5	97.5	0	0
Uralla Shire Council	10	4.5	95.5	0	0	2.2	97.8	0	0
Urana Shire Council	8	7.4	92.6	0	0	3.1	96.9	0	0
Wagga Wagga City Council	4	0	100	0	0	0	100	0	0
Wakool Shire Council	9	10.1	89.9	0	0	3.3	96.7	0	0
Walcha Council	9	20.4	79.6	0	0	7.5	92.5	0	0
Walgett Shire Council	10	24.1	75.9	0	0	0	100	0	0
Warren Shire Council	9	40.7	48.1	0	11.1	48.1	51.9	0	0
Warringah Council	3	0.2	98.6	0.9	0.3	0	97.1	2.4	0.5

Table 4-5: Determination body for DAs

Council	DLG Code	2008-09 Determination Level				2007-08 Determination Level			
		Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2007/08	Staff as % of all DAs 2007/08	IHAP or independent panel as % of all DAs 2007/08	Other as % of all DAs 2007/08
Warrumbungle Shire Council	11	0	100	0	0	0	100	0	0
Waverley Council	2	14	85.1	0	0.9	12.3	87.4	0	0.3
Weddin Shire Council	9	8.2	91.8	0	0	5.3	94.7	0	0
Wellington Council	10	13.9	85.2	0	0.9	0	100	0	0
Wentworth Shire Council	10	1	99	0	0	0	100	0	0
Willoughby City Council	2	4.9	95	0	0.1	4.7	95.3	0	0
Wingecarribee Shire Council	4	4.8	95	0	0.2	2.4	97.6	0	0
Wollondilly Shire Council	6	3	97	0	0	3.2	96.8	0	0
Wollongong City Council	5	1.9	98.1	0	0	0.2	99.3	0	0.4
Woollahra Municipal Council	2	9.8	90.2	0	0	10.7	89.3	0	0
Wyong Shire Council	7	1.3	98.7	0	0	1	99	0	0
Yass Valley Council	11	15.1	84.9	0	0	10.3	89.8	0	0
Young Shire Council	11	4.4	95.6	0	0	6.9	93.1	0	0

Table 4-5: DLG Group Averages - Determination body for DAs

DLG Code	2008-09 Determination Level				2007-08 Determination Level			
	Councillors as % of all DAs	Staff as % of all DAs	IHAP or independent panel as % of all DAs	Other as % of all DAs	Councillors as % of all DAs 2007/08	Staff as % of all DAs 2007/08	IHAP or independent panel as % of all DAs 2007/08	Other as % of all DAs 2007/08
2	10	89.5	0	0.5	10.8	88.9	0	0.3
3	3.8	95.5	0.1	0.7	4.1	95.5	0.3	0.1
4	2.8	97	0	0.2	2.2	97.1	0	0.7
5	1	98.7	0	0.3	1.1	98.3	0	0.7
6	1.3	98.7	0	0	1.2	98.8	0	0
7	2.1	97.8	0	0.1	1.9	97.9	0	0.1
8	18.4	81.6	0	0	6	94	0	0
9	14.5	85.3	0	0.3	11.3	88.7	0	0
10	6.6	93.3	0	0	4.7	95.1	0	0.3
11	6.6	93.3	0	0.1	5.4	94.3	0	0.3

Note: DLG Groups for 2008-09 in the table above contain the councils listed in Appendix 4 based on 2008 population data. DLG Groups for 2007-08 in this table contain slightly different councils for some groups as they are based on DLG Groups using 2007 population data. See Appendix 1 for explanation on DLG Groups.

Table 5-4: Staff allocated to development assessment

Name	DLG Code	Average DA per EFT - 2008-09	Average DA per EFT - 2007-08	% Change from 2007-08	DAs determined	EFT DA Staff
Albury City Council	4	53.8	68.5	-21.5	700	13
Armidale Dumaresq Council	4	71.5	90.4	-20.9	186	2.6
Ashfield Municipal Council	2	34.9	54.8	-36.3	279	8
Auburn Council	3	69.5	60	15.8	417	6
Ballina Shire Council	4	52.5	61.5	-14.6	682	13
Balranald Shire Council	9	37.2	91.7	-59.4	93	2.5
Bankstown City Council	3	46	56.7	-18.9	967	21
Bathurst Regional Council	4	62.4	59.9	4.2	499	8
Bega Valley Shire Council	4	122	96.2	26.8	610	5
Bellingen Shire Council	11	71.1	99.1	-28.3	249	3.5
Berrigan Shire Council	10	35	51	-31.4	105	3
Blacktown City Council	3	117	144	-18.6	2,454	21
Bland Shire Council	10	47	19.3	144	94	2
Blayney Shire Council	10	31.5	27.8	13.3	126	4
Blue Mountains City Council	7	71.9	89.8	-19.9	784	10.9
Bogan Shire Council	9	23.5	13.8	70.3	47	2
Bombala Council	9	23	32.5	-29.2	46	2
Boorowa Council	9	34.5	29.5	16.9	69	2
Botany Bay City Council	2	46.9	41.4	13.3	375	8
Bourke Shire Council	9	20	42	-52.4	40	2
Brewarrina Shire Council	8	13	17	-23.5	13	1
Broken Hill City Council	4	48	89	-46.1	384	8
Burwood Council	2	51.2	52.5	-2.5	256	5
Byron Shire Council	4	66.2	75.6	-12.4	662	10
Cabonne Shire Council	11	38.3	106	-63.9	230	6
Camden Council	6	141	141	-0.2	1,220	8.65
Campbelltown City Council	7	90.7	88.2	2.8	816	9
Canada Bay City Council	3	55.5	55.7	-0.4	610	11
Canterbury City Council	3	42.9	43.5	-1.4	627	14.6
Carrathool Shire Council	9	13.5	18	-25	27	2
Central Darling Shire Council	9	11.5	13.5	-14.8	23	2
Cessnock City Council	4	44.1	58.5	-24.6	750	17
Clarence Valley Council	4	129	161	-20	1,046	8.1
Cobar Shire Council	10	52	216	-75.9	52	1
Coffs Harbour City Council	5	116	84.8	37.3	1,106	9.5
Conargo Shire Council	8	36	64	-43.8	18	0.5
Coolamon Shire Council	9	14	11	27.3	28	2
Cooma-Monaro Council	11	79	85	-7.1	158	2
Coonamble Shire Council	9	13	25	-48	26	2

Table 5-4: Staff allocated to development assessment

Name	DLG Code	Average DA per EFT - 2008-09	Average DA per EFT - 2007-08	% Change from 2007-08	DAs determined	EFT DA Staff
Cootamundra Shire Council	10	25.5	178	-85.7	102	4
Corowa Shire Council	11	181	215	-16.2	316	1.75
Cowra Shire Council	11	26.2	27.2	-3.7	131	5
Deniliquin Council	4	44	64.4	-31.7	110	2.5
Dubbo City Council	4	47.9	77.9	-38.5	479	10
Dungog Shire Council	10	66	72.7	-9.2	165	2.5
Eurobodalla Shire Council	4	102	95.5	7.1	818	8
Fairfield City Council	3	72.8	70.8	2.8	1,237	17
Forbes Shire Council	10	120	175	-31.4	120	1
Gilgandra Shire Council	9	94	122	-23	47	0.5
Glen Innes Severn Shire Council	10	107	75	43.1	161	1.5
Gloucester Shire Council	10	17.4	95	-81.7	139	8
Gosford City Council	7	45.9	97.5	-52.9	1,468	32
Goulburn Mulwaree Council	4	35.5	50.1	-29.1	391	11
Great Lakes Council	4	42.5	90.1	-52.8	552	13
Greater Hume Shire Council	11	81	62.8	29	162	2
Greater Taree City Council	4	68.3	131	-48	683	10
Griffith City Council	4	98	105	-6.5	392	4
Gundagai Shire Council	9	26.3	42.5	-38.1	79	3
Gunnedah Shire Council	11	38.8	53	-26.8	155	4
Guyra Shire Council	9	77.3	49	57.8	58	0.75
Gwydir Shire Council	10	32.6	43.8	-25.6	62	1.9
Harden Shire Council	9	138	79	74.7	69	0.5
Hawkesbury City Council	6	84.1	102	-17.3	673	8
Hay Shire Council	9	40	110	-63.6	40	1
Holroyd City Council	3	61.2	80.6	-24.1	612	10
Hornsby Shire Council	7	96.9	103	-6.3	1,502	15.5
Hunters Hill Municipal Council	2	76	66	15.2	152	2
Hurstville City Council	3	93.1	124	-25.2	1,117	12
Inverell Shire Council	11	192	204	-5.9	192	1
Jerilderie Shire Council	8	9.7	70	-86.1	29	3
Junee Shire Council	10	63.8	128	-50.3	51	0.8
Kempsey Shire Council	4	98.3	103	-4.8	295	3
Kiama Municipal Council	4	73.8	70	5.4	369	5
Kogarah Municipal Council	2	53.6	70.3	-23.8	375	7
Ku-ring-gai Council	3	47.6	59.7	-20.3	1,095	23
Kyogle Council	10	32.6	226	-85.6	163	5
Lachlan Shire Council	10	38	34	11.8	76	2
Lake Macquarie City Council	5	40.9	50.1	-18.4	1,961	48

Table 5-4: Staff allocated to development assessment

Name	DLG Code	Average DA per EFT - 2008-09	Average DA per EFT - 2007-08	% Change from 2007-08	DAs determined	EFT DA Staff
Lane Cove Municipal Council	2	63	72.7	-13.3	315	5
Leeton Shire Council	11	25.2	33.5	-24.8	151	6
Leichhardt Municipal Council	2	36.1	39.9	-9.5	505	14
Lismore City Council	4	56.2	64.3	-12.6	562	10
Lithgow City Council	4	23.3	18.3	27.3	186	8
Liverpool City Council	7	91.8	94.5	-2.9	1,193	13
Liverpool Plains Shire Council	10	77	80	-3.8	77	1
Lockhart Shire Council	9	148	93.3	58.6	74	0.5
Maitland City Council	4	170	91.4	85.8	1,019	6
Manly Council	2	58.5	60.8	-3.8	468	8
Marrickville Council	3	47	45.5	3.3	545	11.6
Mid-Western Regional Council	4	92.3	107	-13.6	369	4
Moree Plains Shire Council	11	50.4	59.7	-15.6	126	2.5
Mosman Municipal Council	2	40.5	44.9	-9.8	243	6
Murray Shire Council	10	59	57	3.5	177	3
Murrumbidgee Shire Council	9	22	38	-42.1	22	1
Muswellbrook Shire Council	11	40.1	64.4	-37.7	281	7
Nambucca Shire Council	11	75.7	96.3	-21.4	227	3
Narrabri Shire Council	11	106	80	31.9	116	1.1
Narrandera Shire Council	10	30	23	30.4	60	2
Narromine Shire Council	10	14.8	14.5	2.1	59	4
Newcastle City Council	5	84.5	121	-30.1	1,647	19.5
North Sydney Council	2	20.1	23.8	-15.5	503	25
Oberon Council	10	27	40	-32.5	81	3
Orange City Council	4	98	103	-4.5	451	4.6
Palerang Council	11	77.8	118	-33.8	350	4.5
Parkes Shire Council	11	28.8	43	-33	144	5
Parramatta City Council	3	74.4	45.3	64.2	893	12
Penrith City Council	7	55.3	123	-55	1,217	22
Pittwater Council	2	52.4	67.5	-22.4	524	10
Port Macquarie-Hastings Council	5	79.5	95.3	-16.6	477	6
Port Stephens Council	4	189	137	38.1	946	5
Queanbeyan City Council	4	45.8	114	-59.9	389	8.5
Randwick City Council	3	34	48.8	-30.3	783	23
Richmond Valley Council	4	60.8	74	-17.8	395	6.5
Rockdale City Council	3	50.1	54.4	-7.9	451	9
Ryde City Council	3	89.8	161	-44.2	763	8.5
Shellharbour City Council	4	57.9	87.9	-34.1	463	8
Shoalhaven City Council	5	55.4	66.6	-16.8	1,716	31

Table 5-4: Staff allocated to development assessment

Name	DLG Code	Average DA per EFT - 2008-09	Average DA per EFT - 2007-08	% Change from 2007-08	DAs determined	EFT DA Staff
Singleton Shire Council	4	52.2	97.7	-46.6	470	9
Snowy River Shire Council	10	33.6	59.7	-43.7	168	5
Strathfield Municipal Council	2	55	48.2	14.1	275	5
Sutherland Shire Council	3	40.2	46.1	-12.8	1,226	30.5
Sydney City Council	1	48	51.7	-7.2	2,305	48
Tamworth Regional Council	4	52.7	70.8	-25.6	632	12
Temora Shire Council	10	95	103	-7.8	95	1
Tenterfield Shire Council	10	59.6	55.6	7.2	149	2.5
The Hills Shire Council	7	48.6	57.9	-16.1	1,508	31
Tumbarumba Shire Council	9	28	52.5	-46.7	56	2
Tumut Council	11	89.4	84.4	5.9	161	1.8
Tweed Shire Council	5	65.1	83.8	-22.3	1,041	16
Upper Hunter Shire Council	11	71.5	87.8	-18.6	286	4
Upper Lachlan Council	10	67.3	40.2	67.4	202	3
Uralla Shire Council	10	33	67.5	-51.1	66	2
Urana Shire Council	8	13.5	320	-95.8	27	2
Wagga Wagga City Council	4	94.4	173	-45.4	850	9
Wakool Shire Council	9	23	61	-62.3	69	3
Walcha Council	9	245	335	-26.9	49	0.2
Walgett Shire Council	10	19.3	40.8	-52.7	29	1.5
Warren Shire Council	9	13.5	13.5	0	27	2
Warringham Council	3	71.4	60.5	18	1,685	23.6
Warrumbungle Shire Council	11	28.5	10	185	57	2
Waverley Council	2	73.7	72.6	1.5	737	10
Weddin Shire Council	9	49	76	-35.5	49	1
Wellington Council	10	14.4	34.8	-58.6	115	8
Wentworth Shire Council	10	66	48.1	37.2	99	1.5
Willoughby City Council	2	44.4	40.8	8.8	901	20.3
Wingecarribee Shire Council	4	56.2	82	-31.5	899	16
Wollondilly Shire Council	6	82.2	103	-20.1	740	9
Wollongong City Council	5	74.6	51	46.3	1,529	20.5
Woollahra Municipal Council	2	31.3	48.7	-35.7	782	25
Wyong Shire Council	7	72.4	62.7	15.5	1,223	16.9
Yass Valley Council	11	55.4	66.7	-16.9	443	8
Young Shire Council	11	113	119	-5	248	2.2

Table 5-4: DLG Group Averages - Staff allocated to development assessment

DLG Code	DAs determined	EFT DA Staff
2	446	10
3	968	16
4	556	8
5	1,354	25
6	878	8
7	1,214	17
8	22	1
9	49	2
10	107	2
11	209	4

Table 6-5: s82A reviews

Council	DLG Code	Number of Reviews Approved	Number of Reviews Refused	Number of other outcomes	Number of s82A Reviews (100%)
Albury City Council	4	0	0	1	1
Armidale Dumaresq Council	4	0	10	0	10
Ashfield Municipal Council	2	3	0	0	3
Auburn Council	3	1	0	0	1
Ballina Shire Council	4	0	0	1	1
Balranald Shire Council	9	0	0	1	1
Bankstown City Council	3	11	0	0	11
Bathurst Regional Council	4	1	0	0	1
Bega Valley Shire Council	4	1	1	0	2
Bellingen Shire Council	11	0	0	1	1
Berrigan Shire Council	10	0	0	1	1
Blacktown City Council	3	0	0	1	1
Bland Shire Council	10	0	0	1	1
Blayney Shire Council	10	0	0	1	1
Blue Mountains City Council	7	4	0	0	4
Bogan Shire Council	9	0	0	1	1
Bombala Council	9	0	0	1	1
Boorowa Council	9	0	0	1	1
Botany Bay City Council	2	1	0	0	1
Bourke Shire Council	9	0	0	1	1
Brewarrina Shire Council	8	0	0	1	1
Broken Hill City Council	4	0	0	1	1
Burwood Council	2	2	1	0	3
Byron Shire Council	4	3	2	0	5
Cabonne Shire Council	11	0	0	1	1
Camden Council	6	1	4	0	5
Campbelltown City Council	7	5	4	2	11
Canada Bay City Council	3	2	0	2	4
Canterbury City Council	3	4	0	0	4
Carrathool Shire Council	9	0	0	1	1
Central Darling Shire Council	9	0	0	1	1
Cessnock City Council	4	0	0	1	1
Clarence Valley Council	4	6	2	0	8
Cobar Shire Council	10	0	0	1	1
Coffs Harbour City Council	5	0	0	1	1
Conargo Shire Council	8	0	0	1	1
Coolamon Shire Council	9	0	0	1	1
Cooma-Monaro Council	11	1	0	0	1
Coonamble Shire Council	9	0	0	1	1
Cootamundra Shire Council	10	1	0	0	1

Table 6-5: s82A reviews

Council	DLG Code	Number of Reviews Approved	Number of Reviews Refused	Number of other outcomes	Number of s82A Reviews (100%)
Corowa Shire Council	11	0	0	1	1
Cowra Shire Council	11	0	1	0	1
Deniliquin Council	4	0	0	1	1
Dubbo City Council	4	0	0	1	1
Dungog Shire Council	10	0	0	1	1
Eurobodalla Shire Council	4	1	0	0	1
Fairfield City Council	3	22	9	0	31
Forbes Shire Council	10	0	0	1	1
Gilgandra Shire Council	9	0	0	1	1
Glen Innes Severn Shire Council	10	0	0	1	1
Gloucester Shire Council	10	0	0	1	1
Gosford City Council	7	10	5	7	22
Goulburn Mulwaree Council	4	3	0	0	3
Great Lakes Council	4	0	0	1	1
Greater Hume Shire Council	11	0	0	1	1
Greater Taree City Council	4	2	5	0	7
Griffith City Council	4	2	1	0	3
Gundagai Shire Council	9	0	0	1	1
Gunnedah Shire Council	11	0	1	0	1
Guyra Shire Council	9	1	0	0	1
Gwydir Shire Council	10	0	0	1	1
Harden Shire Council	9	1	0	0	1
Hawkesbury City Council	6	0	0	1	1
Hay Shire Council	9	0	0	1	1
Holroyd City Council	3	10	3	4	17
Hornsby Shire Council	7	40	6	0	46
Hunters Hill Municipal Council	2	0	0	1	1
Hurstville City Council	3	11	0	2	13
Inverell Shire Council	11	0	0	1	1
Jerilderie Shire Council	8	0	0	1	1
Junee Shire Council	10	1	0	0	1
Kempsey Shire Council	4	1	0	0	1
Kiama Municipal Council	4	2	4	0	6
Kogarah Municipal Council	2	0	0	1	1
Ku-ring-gai Council	3	35	14	0	49
Kyogle Council	10	0	0	1	1
Lachlan Shire Council	10	0	0	1	1
Lake Macquarie City Council	5	0	0	1	1
Lane Cove Municipal Council	2	1	0	0	1

Table 6-5: s82A reviews

Council	DLG Code	Number of Reviews Approved	Number of Reviews Refused	Number of other outcomes	Number of s82A Reviews (100%)
Leeton Shire Council	11	0	0	1	1
Leichhardt Municipal Council	2	7	0	3	10
Lismore City Council	4	0	0	1	1
Lithgow City Council	4	1	0	0	1
Liverpool City Council	7	0	0	1	1
Liverpool Plains Shire Council	10	0	0	1	1
Lockhart Shire Council	9	0	0	1	1
Maitland City Council	4	0	0	1	1
Manly Council	2	3	5	0	8
Marrickville Council	3	13	3	1	17
Mid-Western Regional Council	4	0	0	1	1
Moree Plains Shire Council	11	0	0	1	1
Mosman Municipal Council	2	6	2	0	8
Murray Shire Council	10	3	0	0	3
Murrumbidgee Shire Council	9	0	0	1	1
Muswellbrook Shire Council	11	0	0	1	1
Nambucca Shire Council	11	0	0	1	1
Narrabri Shire Council	11	0	0	1	1
Narrandera Shire Council	10	0	0	1	1
Narromine Shire Council	10	0	0	1	1
Newcastle City Council	5	2	0	0	2
North Sydney Council	2	4	1	2	7
Oberon Council	10	0	0	1	1
Orange City Council	4	0	0	1	1
Palerang Council	11	3	2	0	5
Parkes Shire Council	11	0	0	1	1
Parramatta City Council	3	4	5	1	10
Penrith City Council	7	4	0	0	4
Pittwater Council	2	11	3	3	17
Port Macquarie-Hastings Council	5	1	0	0	1
Port Stephens Council	4	2	1	0	3
Queanbeyan City Council	4	0	0	1	1
Randwick City Council	3	3	1	1	5
Richmond Valley Council	4	2	0	0	2
Rockdale City Council	3	6	0	0	6
Ryde City Council	3	4	2	0	6
Shellharbour City Council	4	4	0	0	4
Shoalhaven City Council	5	4	1	0	5
Singleton Council	4	0	0	1	1

Table 6-5: s82A reviews

Council	DLG Code	Number of Reviews Approved	Number of Reviews Refused	Number of other outcomes	Number of s82A Reviews (100%)
Snowy River Shire Council	10	0	0	1	1
Strathfield Municipal Council	2	12	2	0	14
Sutherland Shire Council	3	18	2	1	21
Sydney City Council	1	41	9	0	50
Tamworth Regional Council	4	1	2	0	3
Temora Shire Council	10	0	0	1	1
Tenterfield Shire Council	10	1	0	0	1
The Hills Shire Council	7	2	0	0	2
Tumbarumba Shire Council	9	0	0	1	1
Tumut Council	11	0	0	1	1
Tweed Shire Council	5	0	0	1	1
Upper Hunter Shire Council	11	0	0	1	1
Upper Lachlan Shire Council	10	1	0	0	1
Uralla Shire Council	10	1	0	0	1
Urana Shire Council	8	0	0	1	1
Wagga Wagga City Council	4	3	2	0	5
Wakool Shire Council	9	0	0	1	1
Walcha Council	9	0	0	1	1
Walgett Shire Council	10	0	0	1	1
Warren Shire Council	9	0	0	1	1
Warringah Council	3	27	3	3	33
Warrumbungle Shire Council	11	0	0	1	1
Waverley Council	2	9	7	2	18
Weddin Shire Council	9	0	0	1	1
Wellington Council	10	0	0	1	1
Wentworth Shire Council	10	0	0	1	1
Willoughby City Council	2	2	0	0	2
Wingecarribee Shire Council	4	11	0	2	13
Wollondilly Shire Council	6	2	0	0	2
Wollongong City Council	5	5	4	1	10
Woollahra Municipal Council	2	21	3	5	29
Wyong Shire Council	7	0	2	0	2
Yass Valley Council	11	0	0	1	1
Young Shire Council	11	0	0	1	1

Table 6-5: DLG Group Averages - s82A reviews

DLG Code	Number of Reviews Approved	Number of Reviews Refused	Number of other outcomes	Number of s82A Reviews (100%)
2	5	2	1	8
3	11	3	1	14
4	1	1	0	3
5	2	1	1	3
6	1	1	0	3
7	8	2	1	12
8	0	0	1	1
9	0	0	1	1
10	0	0	1	1
11	0	0	1	1

Table 6-6: Legal Appeals

Council	DLG Code	Number of Class 1 legal appeals determined	Number of Class 1 appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of Class 1 appeals upheld	Number of Class 4, 5 or Supreme Court legal appeals determined
Albury City Council	4					
Armidale Dumaresq Council	4	9	9	0	100	0
Ashfield Municipal Council	2	15	4	50	27	0
Auburn Council	3	1	0	0	0	0
Ballina Shire Council	4					
Balranald Shire Council	9					
Bankstown City Council	3	6	4	0	67	0
Bathurst Regional Council	4	2	0	0	0	0
Bega Valley Shire Council	4					
Bellingen Shire Council	11					
Berrigan Shire Council	10					
Blacktown City Council	3					
Bland Shire Council	10					
Blayney Shire Council	10					
Blue Mountains City Council	7	6	4	100	67	0
Bogan Shire Council	9					
Bombala Council	9					
Boorowa Council	9					
Botany Bay City Council	2					
Bourke Shire Council	9					
Brewarrina Shire Council	8					
Broken Hill City Council	4					
Burwood Council	2	4	2	0	50	0
Byron Shire Council	4	3	0	0	0	1
Cabonne Shire Council	11	0	0	0		2
Camden Council	6	1	0	0	0	0
Campbelltown City Council	7	11	6	33	55	0
Canada Bay City Council	3	0	0	0		2
Canterbury City Council	3	5	1	100	20	0
Carrathool Shire Council	9					
Central Darling Shire Council	9					
Cessnock City Council	4					
Clarence Valley Council	4	2	2	0	100	0
Cobar Shire Council	10					
Coffs Harbour City Council	5	1	0	0	0	0
Conargo Shire Council	8					
Coolamon Shire Council	9					
Cooma-Monaro Council	11	1	1	0	100	0

Table 6-6: Legal Appeals

Council	DLG Code	Number of Class 1 legal appeals determined	Number of Class 1 appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of Class 1 appeals upheld	Number of Class 4, 5 or Supreme Court legal appeals determined
Coonamble Shire Council	9					
Cootamundra Shire Council	10					
Corowa Shire Council	11					
Cowra Shire Council	11					
Deniliquin Council	4	1	0	0	0	0
Dubbo City Council	4					
Dungog Shire Council	10					
Eurobodalla Shire Council	4					
Fairfield City Council	3	2	0	0	0	0
Forbes Shire Council	10					
Gilgandra Shire Council	9					
Glen Innes Severn Shire Council	10					
Gloucester Shire Council	10					
Gosford City Council	7	4	2	0	50	2
Goulburn Mulwaree Council	4	4	2	100	50	0
Great Lakes Council	4	4	4	0	100	0
Greater Hume Shire Council	11					
Greater Taree City Council	4					
Griffith City Council	4					
Gundagai Shire Council	9					
Gunnedah Shire Council	11					
Guyra Shire Council	9					
Gwydir Shire Council	10					
Harden Shire Council	9					
Hawkesbury City Council	6	5	4	0	80	5
Hay Shire Council	9					
Holroyd City Council	3	8	4	0	50	0
Hornsby Shire Council	7	30	11	18	37	2
Hunters Hill Municipal Council	2					
Hurstville City Council	3	7	2	100	29	0
Inverell Shire Council	11					
Jerilderie Shire Council	8					
Junee Shire Council	10					
Kempsey Shire Council	4					
Kiama Municipal Council	4	3	1	0	33	0
Kogarah Municipal Council	2	3	1	100	33	1
Ku-ring-gai Council	3	38	10	100	26	1
Kyogle Council	10					

Table 6-6: Legal Appeals

Council	DLG Code	Number of Class 1 legal appeals determined	Number of Class 1 appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of Class 1 appeals upheld	Number of Class 4, 5 or Supreme Court legal appeals determined
Lachlan Shire Council	10					
Lake Macquarie City Council	5	1	1	0	100	0
Lane Cove Municipal Council	2	2	1	0	50	0
Leeton Shire Council	11					
Leichhardt Municipal Council	2	19	13	77	68	0
Lismore City Council	4					
Lithgow City Council	4	0	0	0		2
Liverpool City Council	7	3	1	100	33	0
Liverpool Plains Shire Council	10					
Lockhart Shire Council	9					
Maitland City Council	4	1	0	0	0	0
Manly Council	2	3	3	0	100	0
Marrickville Council	3	14	7	57	50	0
Mid-Western Regional Council	4	1	1	100	100	0
Moree Plains Shire Council	11					
Mosman Municipal Council	2	7	5	80	71	0
Murray Shire Council	10	0	0	0		1
Murrumbidgee Shire Council	9					
Muswellbrook Shire Council	11					
Nambucca Shire Council	11	0	0	0		1
Narrabri Shire Council	11					
Narrandera Shire Council	10					
Narromine Shire Council	10					
Newcastle City Council	5	5	2	0	40	0
North Sydney Council	2	2	0	0	0	0
Oberon Council	10					
Orange City Council	4	1	1	0	100	0
Palerang Council	11					
Parkes Shire Council	11					
Parramatta City Council	3	22	17	0	77	0
Penrith City Council	7	5	3	0	60	0
Pittwater Council	2	17	13	15	76	0
Port Macquarie-Hastings Council	5	2	2	0	100	1
Port Stephens Council	4	2	0	0	0	0
Queanbeyan City Council	4					
Randwick City Council	3	9	5	0	56	0
Richmond Valley Council	4					
Rockdale City Council	3	3	0	0	0	0

Table 6-6: Legal Appeals

Council	DLG Code	Number of Class 1 legal appeals determined	Number of Class 1 appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of Class 1 appeals upheld	Number of Class 4, 5 or Supreme Court legal appeals determined
Ryde City Council	3	3	2	0	67	1
Shellharbour City Council	4					
Shoalhaven City Council	5	4	0	0	0	1
Singleton Council	4					
Snowy River Shire Council	10					
Strathfield Municipal Council	2	2	1	0	50	0
Sutherland Shire Council	3	12	7	0	58	0
Sydney City Council	1	20	11	73	55	0
Tamworth Regional Council	4	3	2	50	67	0
Temora Shire Council	10	1	0	0	0	0
Tenterfield Shire Council	10					
The Hills Shire Council	7	11	11	36	100	0
Tumbarumba Shire Council	9					
Tumut Council	11					
Tweed Shire Council	5					
Upper Hunter Shire Council	11	1	0	0	0	0
Upper Lachlan Shire Council	10					
Uralla Shire Council	10					
Urana Shire Council	8					
Wagga Wagga City Council	4	2	0	0	0	0
Wakool Shire Council	9					
Walcha Council	9					
Walgett Shire Council	10					
Warren Shire Council	9					
Warringah Council	3	13	9	89	69	0
Warrumbungle Shire Council	11					
Waverley Council	2	28	21	71	75	0
Weddin Shire Council	9					
Wellington Council	10					
Wentworth Shire Council	10					
Willoughby City Council	2	10	5	20	50	0
Wingecarribee Shire Council	4	6	1	0	17	0
Wollondilly Shire Council	6					
Wollongong City Council	5	6	2	0	33	4
Woollahra Municipal Council	2	57	27	15	47	1
Wyong Shire Council	7	3	2	0	67	1
Yass Valley Council	11					
Young Shire Council	11					

Table 6-6: DLG Group Averages - Legal Appeals

DLG Code	Number of legal appeals determined	Number of appeals upheld	% of Class 1 appeals upheld with amended plans of total upheld	% of appeals upheld	Number of Class 4/5/ Supreme Court legal appeals determined
2	11	6	29	46	0
3	9	4	28	36	0
4	1	1	8	22	0
5	3	1		39	1
6	2	1		27	2
7	9	5	36	59	1
8					
9					
10	0				0
11	0	0		5	0

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

Council	DLG Code	Construction Certificates 2007-08	Construction Certificates 2008-09	Occupation Certificates 2007-08	Occupation Certificates 2008-09	Notes
Albury City Council	4	712	588	279	820	
Armidale Dumaresq Council	4	180	149	147	136	
Ashfield Municipal Council	2	267	205	73	91	
Auburn Council	3	289	307	61	231	
Ballina Shire Council	4	631	575	542	580	
Balranald Shire Council	9	0	49	0	6	
Bankstown City Council	3	998	950	615	730	
Bathurst Regional Council	4	426	355	419	537	
Bega Valley Shire Council	4	386	406	447	467	
Bellingen Shire Council	11	237	192	207	190	
Berrigan Shire Council	10	132	89	93	91	
Blacktown City Council	3	2,568	2,316	2,176	2,185	
Bland Shire Council	10	45	40	62	82	
Blayney Shire Council	10	132	114	80	74	
Blue Mountains City Council	7	1,001	776	750	665	
Bogan Shire Council	9	38	39	0	7	
Bombala Council	9	85	50	22	82	
Boorowa Council	9	38	51	47	43	
Botany Bay City Council	2	192	263	154	284	
Bourke Shire Council	9	31	23	16	26	
Brewarrina Shire Council	8	0	3	0	4	
Broken Hill City Council	4	493	356	309	264	
Burwood Council	2	197	170	166	117	
Byron Shire Council	4	521	455	251	468	
Cabonne Shire Council	11	126	135	144	95	
Camden Council	6	643	872	299	966	
Campbelltown City Council	7	627	675	579	572	
Canada Bay City Council	3	505	501	120	454	
Canterbury City Council	3	415	468	430	416	
Carrathool Shire Council	9	0	18	0	12	
Central Darling Shire Council	9	22	20	9	1	
Cessnock City Council	4	910	708	706	713	
Clarence Valley Council	4	803	873	337	213	# 07-08 & 08-09
Cobar Shire Council	10	70	40	39	34	
Coffs Harbour City Council	5	1,160	981	1,070	1,041	
Conargo Shire Council	8	7	7	10	5	
Coolamon Shire Council	9	17	18	0	7	
Cooma-Monaro Council	11	131	136	87	74	
Coonamble Shire Council	9	0	10	0	10	
Cootamundra Shire Council	10	132	75	72	25	

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

Council	DLG Code	Construction Certificates 2007-08	Construction Certificates 2008-09	Occupation Certificates 2007-08	Occupation Certificates 2008-09	Notes
Corowa Shire Council	11	331	291	209	172	
Cowra Shire Council	11	123	107	96	116	
Deniliquin Council	4	111	80	94	101	
Dubbo City Council	4	596	442	541	496	
Dungog Shire Council	10	195	132	53	95	
Eurobodalla Shire Council	4	636	572	486	530	
Fairfield City Council	3	749	632	541	466	
Forbes Shire Council	10	107	59	37	22	
Gilgandra Shire Council	9	39	36	20	10	
Glen Innes Severn Shire Council	10	84	72	22	61	
Gloucester Shire Council	10	140	118	56	63	
Gosford City Council	7	1,376	1,029	997	849	
Goulburn Mulwaree Council	4	367	311	213	197	
Great Lakes Council	4	413	467	117	276	
Greater Hume Shire Council	11	180	114	157	97	
Greater Taree City Council	4	699	619	658	439	
Griffith City Council	4	315	325	238	184	
Gundagai Shire Council	9	0	72	0	8	
Gunnedah Shire Council	11	90	134	39	52	
Guyra Shire Council	9	41	22	19	16	
Gwydir Shire Council	10	37	44	34	45	
Harden Shire Council	9	40	38	7	18	
Hawkesbury City Council	6	662	548	158	156	
Hay Shire Council	9	40	24	10	15	
Holroyd City Council	3	662	529	481	499	
Hornsby Shire Council	7	1,194	1,095	785	892	
Hunters Hill Municipal Council	2	132	56	0	41	
Hurstville City Council	3	229	351	301	430	
Inverell Shire Council	11	121	120	140	236	
Jerilderie Shire Council	8	12	16	15	16	
Junee Shire Council	10	44	33	78	83	
Kempsey Shire Council	4	379	337	443	554	
Kiama Municipal Council	4	324	291	231	200	
Kogarah Municipal Council	2	351	274	67	282	
Ku-ring-gai Council	3	1,221	975	114	77	
Kyogle Council	10	139	109	12	14	
Lachlan Shire Council	10	80	51	62	34	
Lake Macquarie City Council	5	2,154	1,805	1,109	193	
Lane Cove Municipal Council	2	371	285	185	218	
Leeton Shire Council	11	188	118	48	35	

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

Council	DLG Code	Construction Certificates 2007-08	Construction Certificates 2008-09	Occupation Certificates 2007-08	Occupation Certificates 2008-09	Notes
Leichhardt Municipal Council	2	446	383	344	340	
Lismore City Council	4	588	405	494	250	
Lithgow City Council	4	49	187	197	116	
Liverpool City Council	7	1,092	1,043	178	365	
Liverpool Plains Shire Council	10	64	44	59	63	
Lockhart Shire Council	9	51	87	23	13	
Maitland City Council	4	1,134	902	877	704	
Manly Council	2	430	404	186	83	# 08-09
Marrickville Council	3	273	399	272	244	
Mid-Western Regional Council	4	284	219	272	208	
Moree Plains Shire Council	11	124	83	83	61	
Mosman Municipal Council	2	409	322	256	294	
Murray Shire Council	10	193	157	49	60	
Murrumbidgee Shire Council	9	10	12	34	9	
Muswellbrook Shire Council	11	405	210	220	241	
Nambucca Shire Council	11	232	217	218	260	
Narrabri Shire Council	11	63	29	19	20	
Narrandera Shire Council	10	47	57	11	8	
Narromine Shire Council	10	34	32	13	15	
Newcastle City Council	5	1,975	1,566	813	895	
North Sydney Council	2	553	432	325	347	
Oberon Council	10	0	85	0	112	
Orange City Council	4	384	373	429	334	
Palerang Council	11	0	195	0	0	# 08-09, ## 08-09
Parkes Shire Council	11	0	0	104	86	
Parramatta City Council	3	759	631	538	548	
Penrith City Council	7	1,188	1,011	1,019	769	
Pittwater Council	2	648	560	318	393	
Port Macquarie-Hastings Council	5	536	402	921	1,175	
Port Stephens Council	4	1,016	849	600	661	
Queanbeyan City Council	4	463	360	341	475	
Randwick City Council	3	851	748	529	565	
Richmond Valley Council	4	367	301	174	209	
Rockdale City Council	3	426	266	298	13	
Ryde City Council	3	793	642	302	650	
Shellharbour City Council	4	538	466	549	535	
Shoalhaven City Council	5	1,687	1,379	1,445	1,293	
Singleton Shire Council	4	495	390	370	365	

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

Council	DLG Code	Construction Certificates 2007-08	Construction Certificates 2008-09	Occupation Certificates 2007-08	Occupation Certificates 2008-09	Notes
Snowy River Shire Council	10	87	103	77	76	
Strathfield Municipal Council	2	218	226	145	154	
Sutherland Shire Council	3	797	782	1,156	1,453	
Sydney City Council	1	2,399	1,560	1,673	989	
Tamworth Regional Council	4	601	478	833	408	
Temora Shire Council	10	82	73	47	30	
Tenterfield Shire Council	10	75	98	27	84	
The Hills Shire Council	7	1,925	1,243	0	672	## 07-08
Tumbarumba Shire Council	9	0	52	0	41	
Tumut Council	11	179	140	3	2	## 07-08 & 08-09
Tweed Shire Council	5	1,214	848	1,229	1,001	
Upper Hunter Shire Council	11	264	266	81	179	
Upper Lachlan Council	10	0	90	0	35	
Uralla Shire Council	10	102	37	20	37	
Urana Shire Council	8	5	26	5	10	
Wagga Wagga City Council	4	833	702	434	417	
Wakool Shire Council	9	55	54	52	49	
Walcha Council	9	49	34	5	9	
Walgett Shire Council	10	20	19	17	19	
Warren Shire Council	9	0	15	0	6	
Warringah Council	3	1,028	1,080	730	688	
Warrumbungle Shire Council	11	20	16	10	6	
Waverley Council	2	549	524	0	427	## 07-08
Weddin Shire Council	9	42	41	28	68	
Wellington Council	10	48	54	18	31	
Wentworth Shire Council	10	126	84	92	82	
Willoughby City Council	2	820	837	608	573	
Wingecarribee Shire Council	4	963	916	1,438	570	
Wollondilly Shire Council	6	657	477	481	470	
Wollongong City Council	5	1,384	1,209	1,131	1,189	
Woollahra Municipal Council	2	742	660	474	470	
Wyong Shire Council	7	1,335	1,035	1,332	1,337	
Yass Valley Council	11	275	283	333	0	* 07-08, ## 08-09
Young Shire Council	11	175	162	150	117	

Key:

Occupation certificates issued by private certifiers not recorded for the year indicated

Occupation certificate data unavailable for the year indicated

* Number of certificates issued by private certifiers was unavailable for the year indicated

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

DLG Code	Construction Certificates 2007-08	Construction Certificates 2008-09	Occupation Certificates 2007-08	Occupation Certificates 2008-09
2	422	373	254	274
3	785	724	542	603
4	556	466	451	401
5	1,492	1,170	1,108	970
6	654	632	313	531
7	1,217	988	806	765
8	8	13	10	9
9	46	36	25	22
10	90	73	47	53
11	181	155	124	113

Note: DLG Groups for 2008-09 in the table above contain the councils listed in Appendix 4 based on 2008 population data. DLG Groups for 2007-08 in this table contain slightly different councils for some groups as they are based on DLG Groups using 2007 population data. See Appendix 1 for explanation on DLG Groups.







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ENVIRONMENTAL
MANAGEMENT SYSTEMS



FOREST MANAGEMENT



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