

## Local development performance monitoring

*NSW Local Development Performance Monitoring: 2011-2012* provides comprehensive statistics about the processing of development applications, complying development certificates and other certificates for 2011-12.

Key findings for certifying authorities in 2011-12:

- Private certifiers determined \$1.7 billion worth of CDCs (Figure 1), accounting for 15.8% of all development in NSW (up from 12% in 2010-11).
- Councils determined 30% of CDC applications and private certifiers determined 70%, compared with 34% and 66% respectively in 2010-11 (Figure 2).
- Councils issued 5,088 CDCs and private certifiers issued 11,988 CDCs.
- Councils issued 52% (25,385) of construction certificates and private certifiers issued 48% (23,596) of construction certificates, compared to 45% in 2010-11 (Figure 3).
- Councils issued 25,557 (52%) of occupation certificates and private certifiers issued 23,291 (48%) of occupation certificates.

**REMINDER:** Determination times for CDCs by private certifiers are unavailable because of missing information in council records.

Under the EP&A Act, certifiers must submit a copy of a CDC including the CDC application to the council.

### More information

The full report can be found on the Department of Planning and Infrastructure's website:

<http://www.planning.nsw.gov.au>

Figure 1: Value of DAs & CDCs by determining authority - \$billion

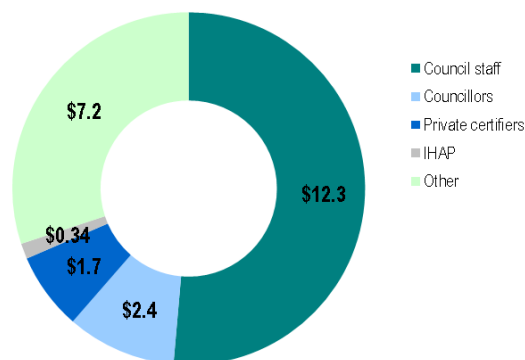


Figure 2: % of CDCs issued by private certifiers & councils

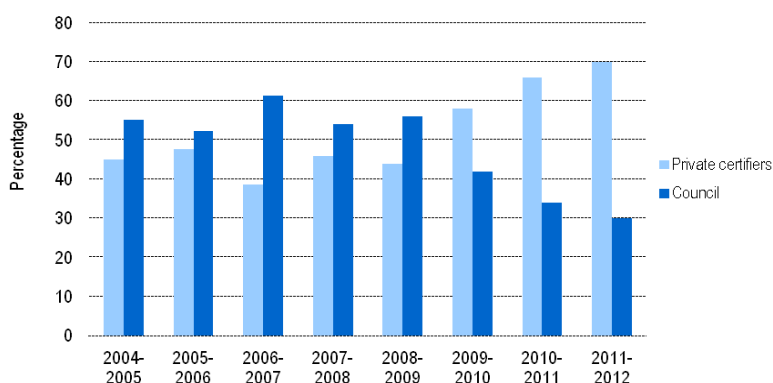
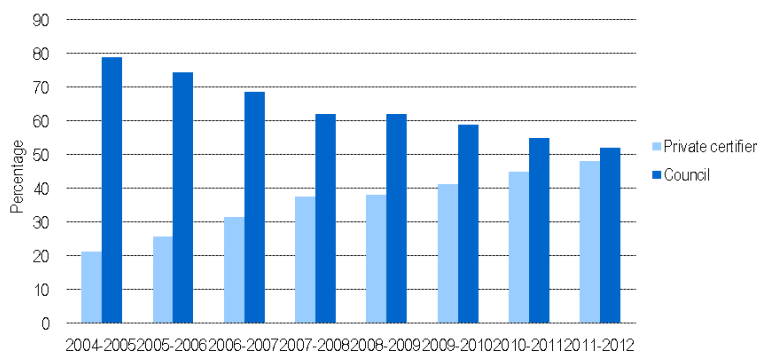


Figure 3: % of CCs issued by private certifiers & councils



- Private certifiers issued 30% of all strata certificates (up from 25% in 2010-11) and councils issued 70% (Figure 4).
- Councils issued 97% of subdivision certificates.

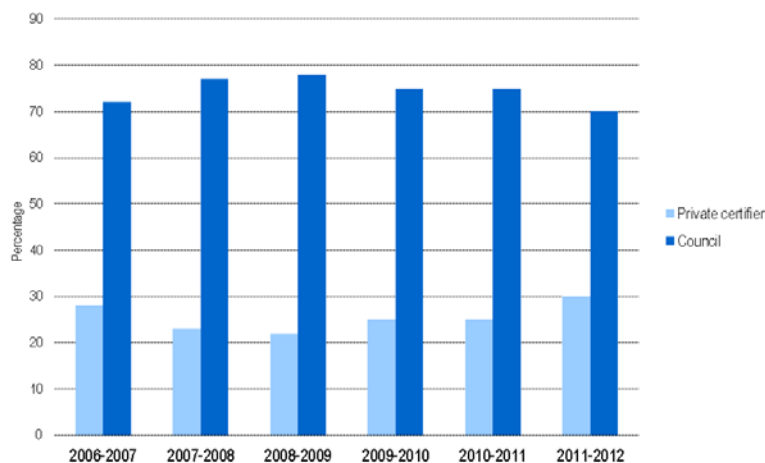
**Key findings for CDCs in 2011-12:**

- CDCs comprised 22.9% of development approvals (up from 18.2% in 2010-11).
- 17,077 CDCs were issued (15,085 in 2010-11) (Figure 5).
- The value of CDCs jumped to \$2.24 billion from \$1.83 billion in the previous year.
- As in the previous year, the most common development types for complying development were residential alterations and additions (40.7%), commercial /retail/office (19.2%) and residential single dwellings (15.8%).
- 88% of CDCs were determined under the Codes SEPP compared with 67% in 2010-11. The highest take up was in commercial/retail/office development.
- 16% of single dwellings were determined as complying development (up from 10% in 2010-11) and 24% of residential alterations and additions were complying development (up from 20%).
- Slightly over a third (35%) of commercial/retail/office development was complying development (33% in 2010-11).
- On average, councils took 18 days to determine CDCs (up from 14 days in 2010-11). The median determination time was 15 days (up from 8 days in 2010-11).

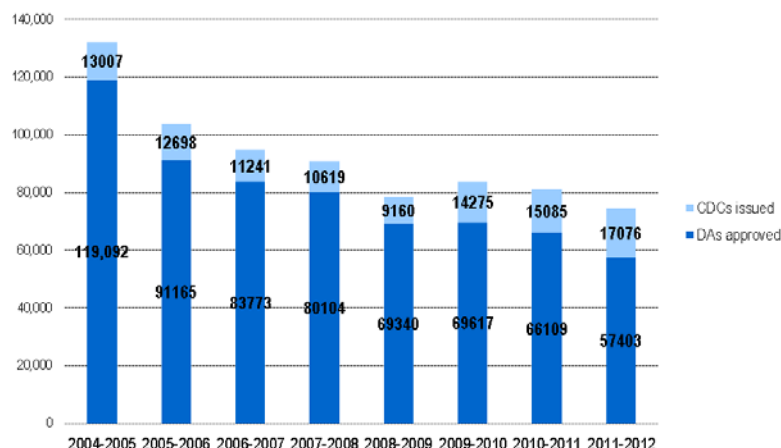
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**Figure 4: % of strata certificates issued by private certifiers & councils**



**Figure 5: DAs and CDCs approved**



	CATEGORY	2010-11	2011-12
1	Residential - a&a	20	24
2	New single dwelling	10	16
3	Second occupancy	11	22
4	Multi unit	9	15
5	Seniors living	4	6
6	Residential - other	26	29
7	Tourist	1	2
8	Commercial/retail/office	33	35
9	Mixed	8	26
10	Infrastructure	12	20
11	Industrial	5	7
12	Community facility	16	10
13	Subdivision only	3	3
14	Other	11	16
15	Non standard	57	85

Table 1: CDCs determined as % of all determinations (DA+CDC) by development type