

Local development performance monitoring

NSW Local Development Performance Monitoring: 2009-10 provides comprehensive statistics about the processing of development applications, complying development certificates and other certificates for 2009-10.

Key findings for council and private accredited certifiers

- In 2009-10, private certifiers determined \$2.4 billion worth of complying development certificates (CDCs) (Figure 1) which accounted for 9.7% of all development in NSW (up from 5% in 2008-09).
- Councils issued 42% of CDCs and private certifiers issued 58% compared with 56% and 44% respectively in 2008-09 (Figure 2).
- In 2009-10 councils issued 5,996 CDCs and private certifiers issued 8,322 CDCs.
- Private certifiers issued the majority of CDCs for community facilities (83.9%), a figure heavily impacted by the Australian Government's Nation Building Economic Stimulus plan.
- Councils issued 59% of construction certificates and private certifiers issued 41% compared with 62% and 38% respectively in 2008-09 (Figure 3).

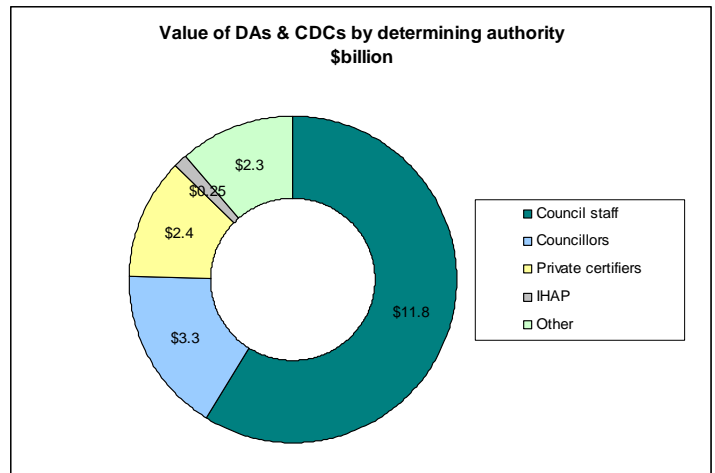


Figure 1: Value of DAs and CDCs by determining authority

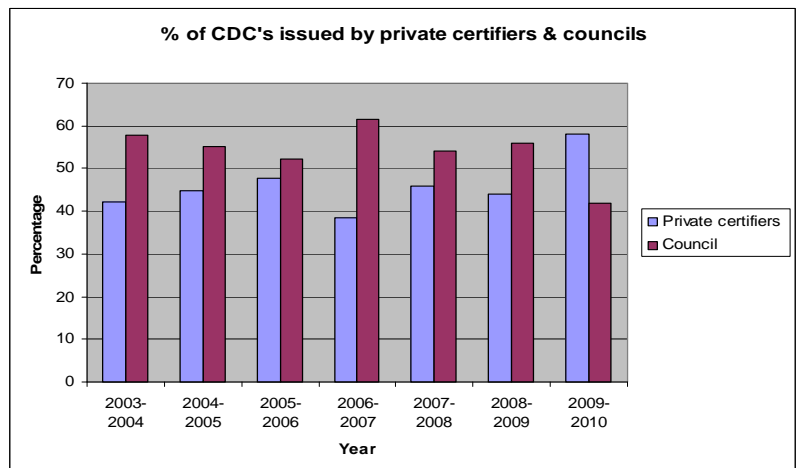


Figure 2: % of CDCs issued by private certifiers and councils

REMINDER: While 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 council.

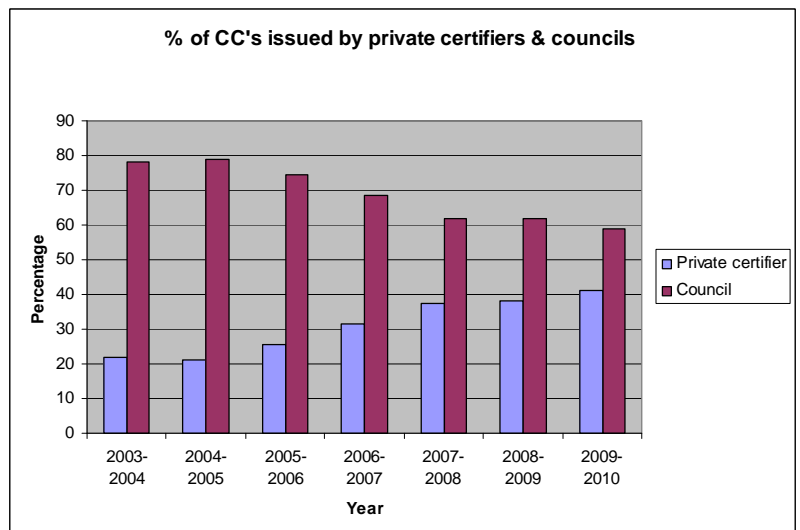


Figure 3: % of CCs issued by private certifiers and councils

More information

The full report can be found on the Department of Planning's website: <http://www.planning.nsw.gov.au>

- Private certifiers issued 25% of all strata certificates and councils issued 75%. (Figure 4).
- Councils issued 97% of all subdivision certificates.

Key findings for CDCs:

- CDCs comprised 17% of development approvals (11% in 2006-07; 12% in 2008-09).
- 14,275 CDCs were issued (9,160 in 2008-09) (Figure 5).
- Whilst the overall value of development approvals decreased by 4%, the value of CDCs tripled from \$853 million to \$3 billion.
- The most common development types for complying development were residential alterations and additions (44.6%), commercial /retail/office (18.3%), residential single dwellings (13.3%) and community facilities (5.7%).
- 42% of CDCs were determined under the Codes SEPP with the highest take up for commercial/retail/office and industrial development.
- 11% of single dwellings were determined as complying development (up from 7.2% in 2008-09) (Table 1) and 18.1% of residential alterations and additions were complying development (up from 15.1%).
- 25% of commercial/retail/office development was complying development (9% in 2008-09), reflecting the introduction of the NSW Commercial Code for complying development in September 2009.
- On average councils took 14 days to determine CDCs. The median determination time was seven days.
- Councils with the highest CDC approvals were the City of Sydney, Port Macquarie-Hastings, Sutherland Shire and Tamworth Regional.

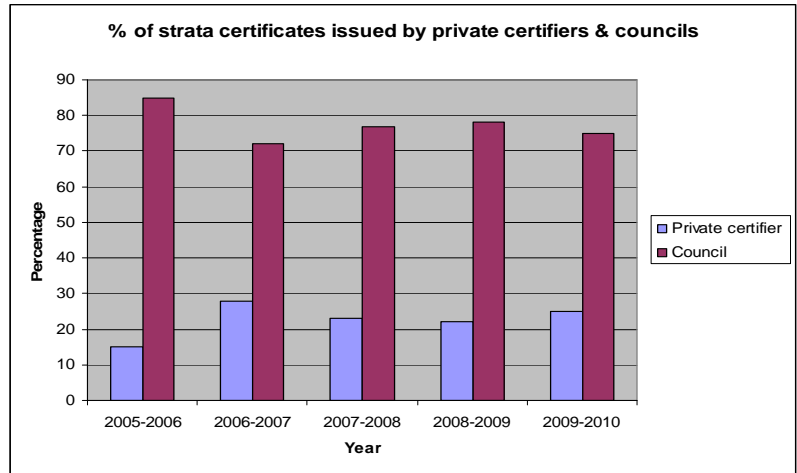


Figure 4: % of strata certificates issued by private certifiers and councils

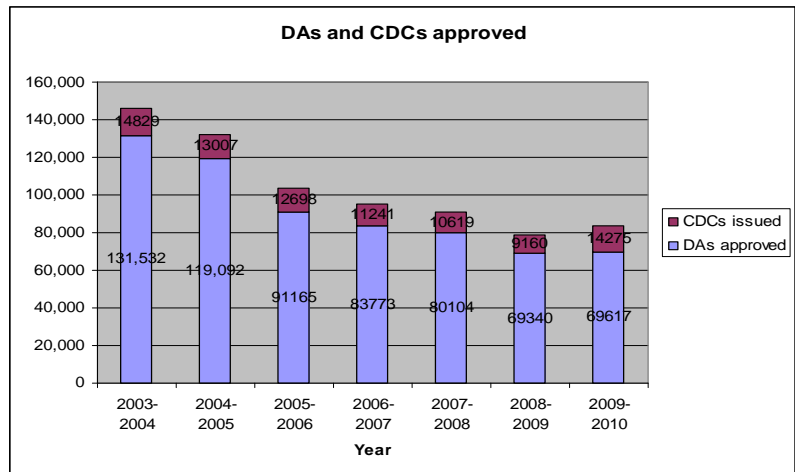


Figure 5: . DAs and CDCs approved

	CATEGORY	2008-09	2009-10
1	Residential - a&a	15	18
2	New single dwelling	7	11
3	Second occupancy	0	5
4	Multi unit	1	3
5	Seniors living	1	5
6	Residential - other	20	22
7	Tourist	5	1
8	Commercial/retail/office	9	25
9	Mixed	3	6
10	Infrastructure	5	24
11	Industrial	2	4
12	Community facility	4	41
13	Subdivision only	2	2
14	Other	8	14
15	Non standard	69	41

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

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