

Local development performance monitoring

NSW Local Development Performance Monitoring: 2010-2011 provides comprehensive statistics about the processing of development applications, complying development certificates and other certificates for 2010-11.

Key findings for certifying authorities in 2010-11:

- Private certifiers determined \$1.5 billion worth of CDCs (Figure 1), accounting for 12% of all development in NSW (up from 9.7% in 2009-10).
- Councils issued 34% of CDCs and private certifiers issued 66%, compared with 42% and 58% respectively in 2009-10 (Figure 2).
- Councils issued 5,080 CDCs and private certifiers issued 9,958 CDCs.
- Councils issued 55% (31,107) of construction certificates and private certifiers issued 45% (25,106) of construction certificates, compared to 41% in 2009-10 (Figure 3).
- Councils issued 26,332 (54%) of occupation certificates and private certifiers issued 22,829 (46%) 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

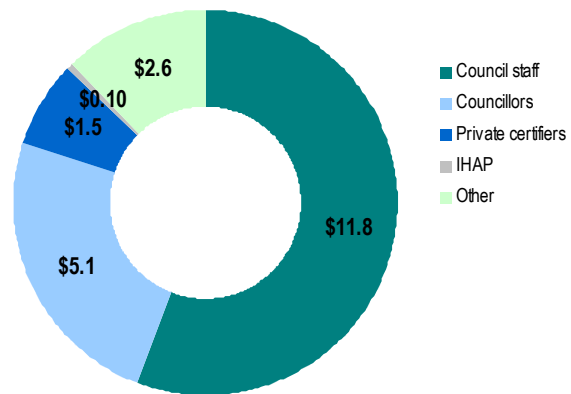


Figure 2: % of CDCs issued by private certifiers & councils

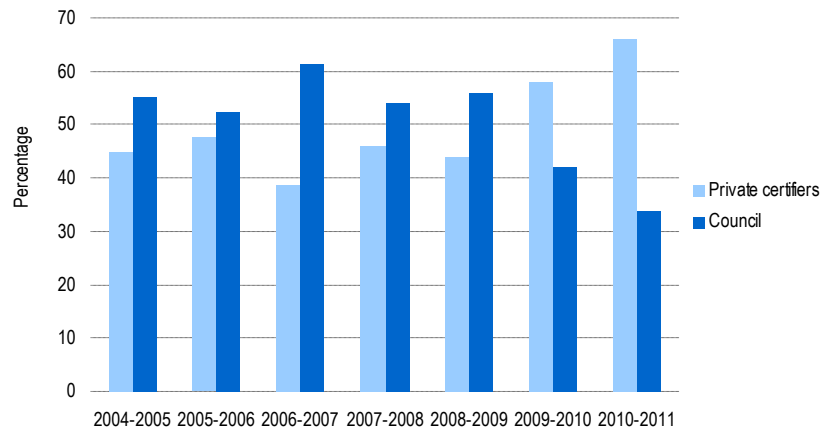
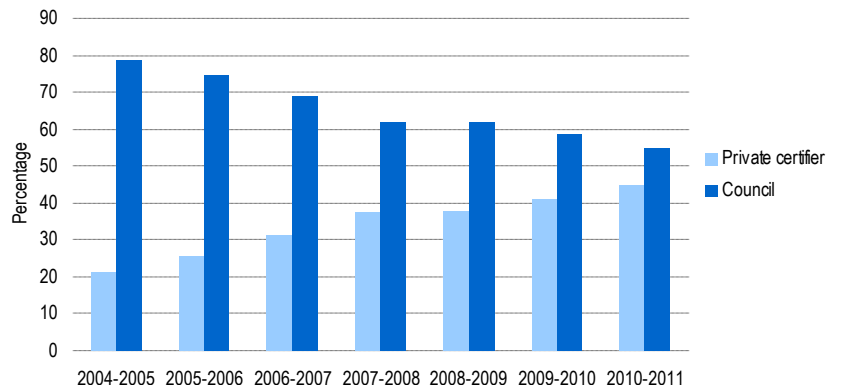


Figure 3: % of CCs issued by private certifiers & councils





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

Key findings for CDCs in 2010-11:

- CDCs comprised 18.2% of development approvals (up from 16.7% in 2009-10).
- 15,085 CDCs were issued (14,275 in 2009-10) (Figure 5).
- The value of CDCs dropped by 39% to \$1.83 billion.¹
- The most common development types for complying development were residential alterations and additions (43.8%), commercial /retail/office (23.2%) and residential single dwellings (11.6%).
- 66.8% of CDCs were determined under the Codes SEPP. The highest take up was in commercial/retail/office and industrial development.
- 10.4% of single dwellings were determined as complying development (down from 11% in 2009-10) and 20% of residential alterations and additions were complying development (up from 18%).
- A third of commercial/retail/office development was complying development (25% in 2009-10).
- On average, councils took 14 days to determine CDCs. The median determination time was eight days.

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

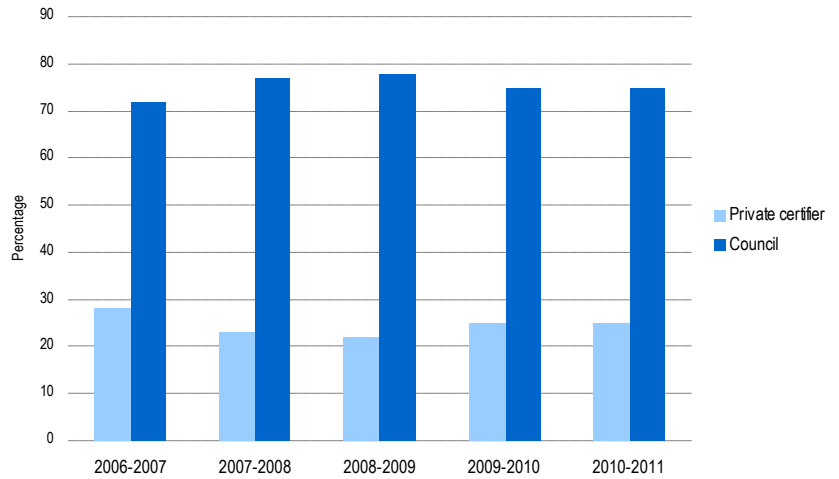
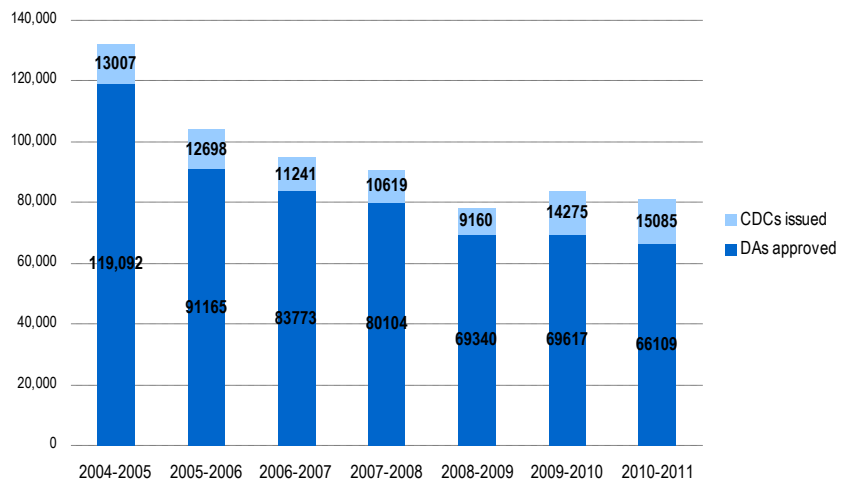


Figure 5: DAs and CDCs approved



	CATEGORY	2009-10	2010-11
1	Residential - a&a	18	20
2	New single dwelling	11	10
3	Second occupancy	5	11
4	Multi unit	3	9
5	Seniors living	5	4
6	Residential - other	22	26
7	Tourist	1	1
8	Commercial/retail/office	25	33
9	Mixed	6	8
10	Infrastructure	24	12
11	Industrial	4	5
12	Community facility	41	16
13	Subdivision only	2	3
14	Other	14	11
15	Non standard	41	57

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

¹ The value of CDCs in 2009-10 was impacted by the Australian Government's Nation Building Economic Stimulus plan.