

**Cultural Vitality**  
Economic Prosperity    Social Equity  
Environmental Sustainability



# Development Performance Indicators



City of  
Norwood  
Payneham  
& St Peters

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## **DEVELOPMENT PERFORMANCE INDICATORS**

The graphs and data contained in this document has been prepared to provide a 'snapshot' of the number and type of development related services that are undertaken by the Council's Development Assessment Unit.

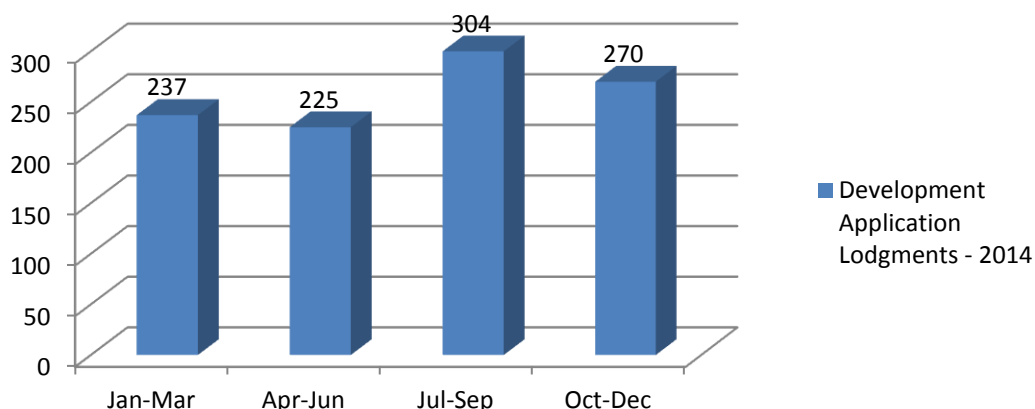
By way of background, the Council is required to report to the State Government on a range of development related statistics, known as System Indicators. The Council has determined to make this information available to the general public in a format that is easy to read and interpret.

In addition to the 'System Indicator' statistics, the Council collates a range of data on other key services which are analysed, in the interest of monitoring our own performance and striving for continuous improvement in accordance with the Business Excellence Framework. The additional statistics include a summary of Land Division Applications, statistics relating to Regulated Trees, a summary of complaints that have been received by the Council and a summary of Random Development Compliance Inspections.

The Development Performance Indicators will be updated and uploaded onto the Council's website on a quarterly basis. Many of the charts and figures include statistics from previous reporting periods for the purposes of comparing performance and determining long term trends.

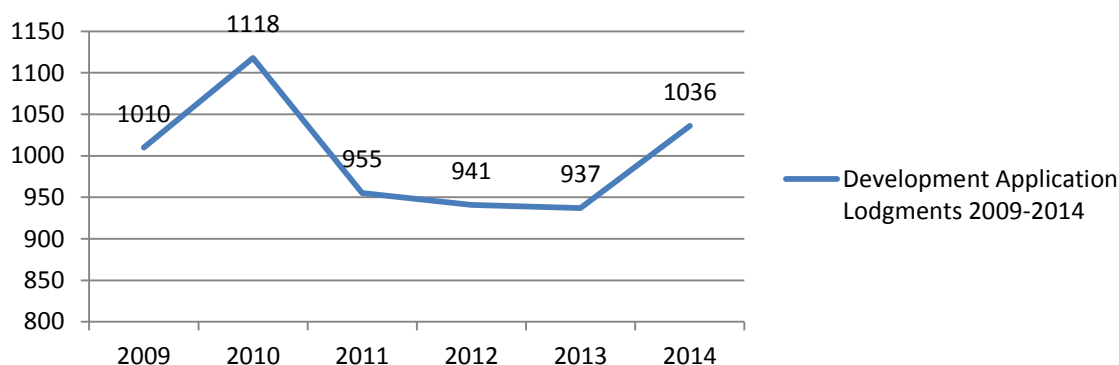
### **Development Application Lodgments**

## **Development Application Lodgments - 2014**



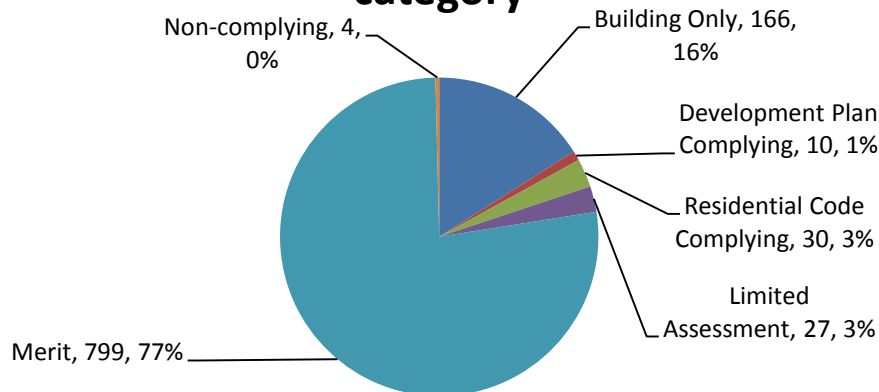
**FIGURE 1: DEVELOPMENT APPLICATIONS LODGED BY QUARTER DURING 2014 (excluding Land Division applications)**

## **Development Application Lodgments 2009-2014**



**FIGURE 2: DEVELOPMENT APPLICATIONS LODGED OVER THE LAST 5 YEARS (excluding Land Division applications)**

## Development Applications by processing category



**FIGURE 3: DEVELOPMENT APPLICATIONS LODGED ACCORDING TO PROCESSING CATEGORY DURING 2014 (excluding Land Division applications)**

There are six (6) generic processing categories identified within the *Development Act 1993*, which are Building Only, Development Plan Complying, Residential Code Complying, Limited Assessment, Merit and Non-complying.

'Building Only' applications do not require Planning Consent, but still require an assessment against the Building Code (Building Rules Consent). Building Rules Consent can be obtained either through the Council or a registered Private Certifier, as provided for in the *Development Regulations 2008*.

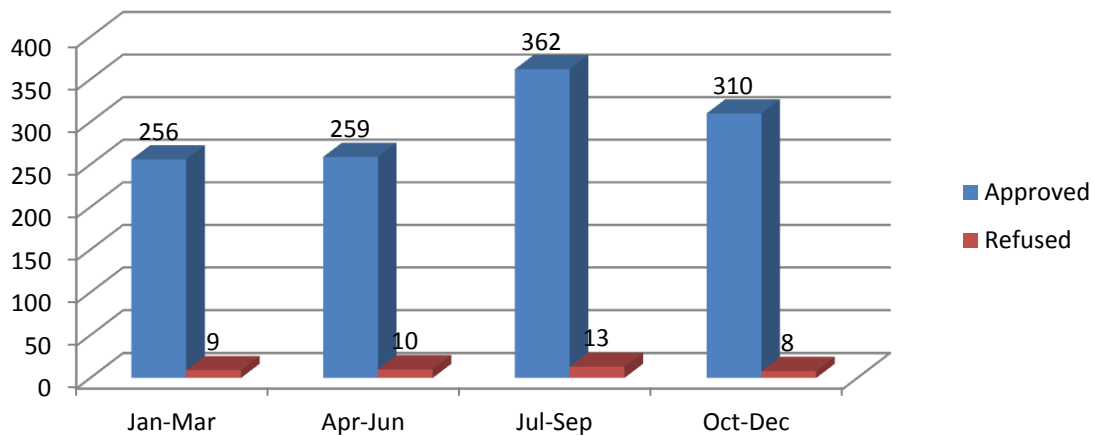
'Complying' forms of development must be approved by the relevant planning authority. There are two (2) types of Complying Development, 'Development Plan Complying' (where specific types of development are listed as Complying forms of development within the Council's Development Plan, subject to conditions) and 'Residential Code Complying' developments, which are identified in Schedule 4 of the *Development Regulations 2008*. Residential Code Complying developments are those that achieve a set of 'tick box' criteria, which were introduced by the State Government in 2009.

'Limited Assessment' applications are where development meets all of the quantitative criteria for Complying development, except one. In this instance, the relevant authority is only able to consider that one (1) aspect of the development on its merit, and must take the other aspects of the development as Complying.

'Merit' forms of development are any development that is not identified as Building Only, Development Plan Complying, Residential Code Complying or Non-complying. These developments are assessed, on their merit, against the relevant provisions of the Council's Development Plan.

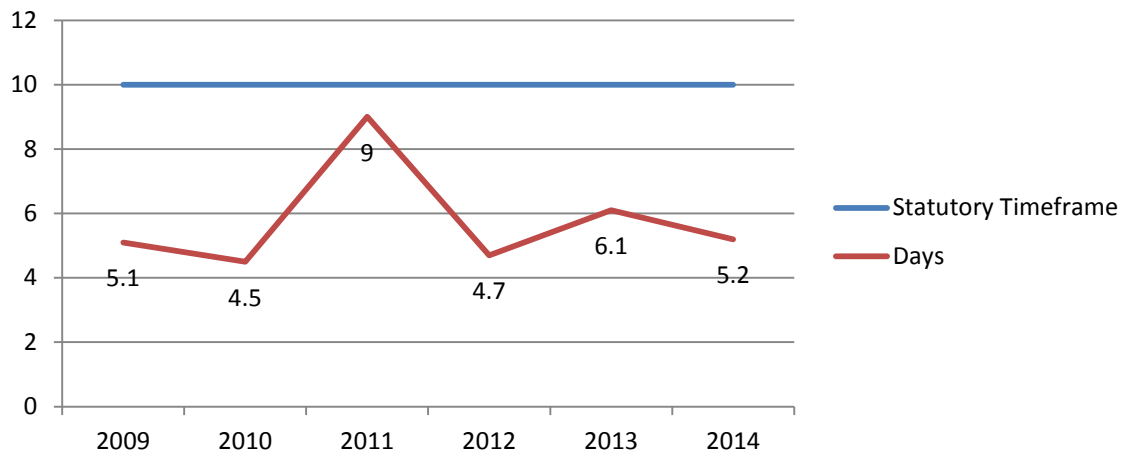
'Non-complying' development is any form of development that is listed within the Council's Development Plan as a 'non-complying' form of development. Each Zone contained within the Council's Development Plan, has a list of developments that are 'non-complying' within that Zone. Non-complying developments are those forms of development that are clearly at odds with the desired character of a Zone.

### Determined Applications (Planning consents)



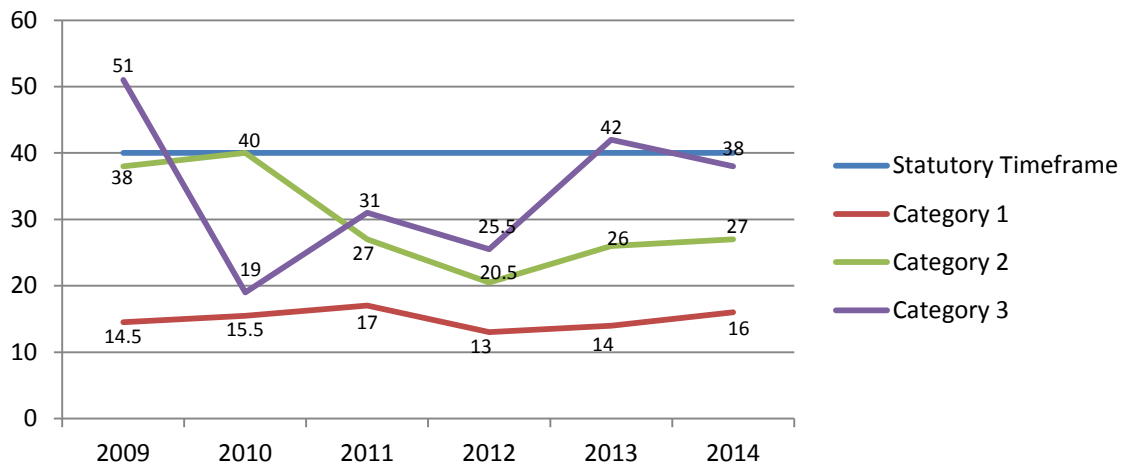
**FIGURE 4: APPLICATIONS APPROVED AND REFUSED DURING 2014**

The vast majority of Development Applications are consistent with the Council's Development Plan and are approved in a timely manner. Applications that are significantly at variance with the Development Plan are refused.



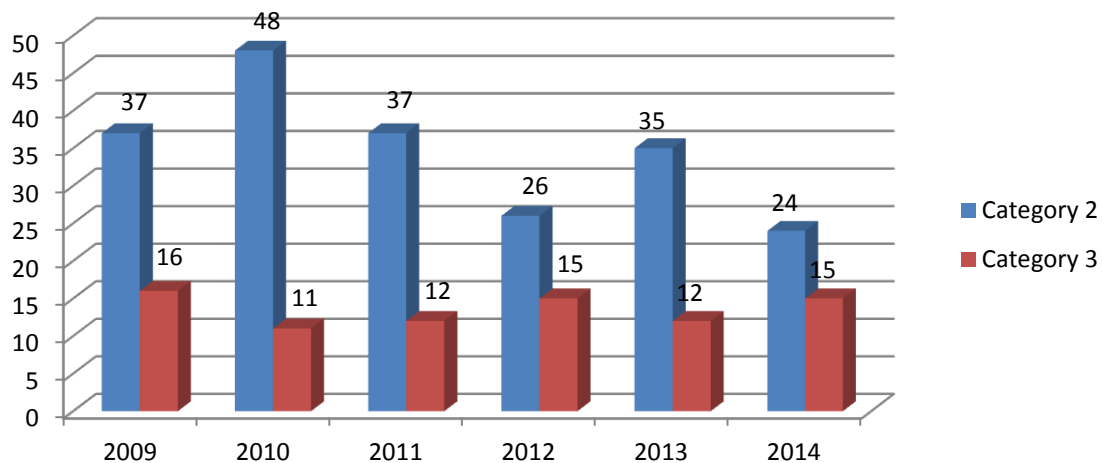
**FIGURE 5: MEDIAN TIMEFRAMES FOR 'COMPLYING' DEVELOPMENT (DAYS) 2009-2014**

The statutory timeframe for assessing 'Complying' forms of development is ten (10) days, which is illustrated above by the solid blue line.



**FIGURE 6: MEDIAN TIMEFRAMES FOR 'MERIT' DEVELOPMENT (DAYS) 2009-2014**

The statutory timeframe for assessing 'Merit' forms of development is forty (40) days, which is illustrated above by the solid blue line.

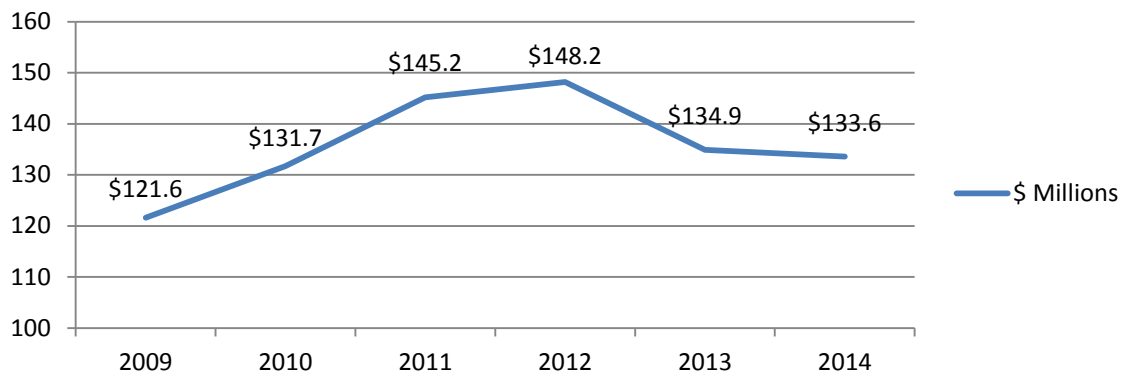


**FIGURE 7: NUMBER OF APPLICATIONS THAT WERE PUBLICLY NOTIFIED BETWEEN 2009-2014**

Category 2 Applications are required to be notified to all adjacent property owners and occupiers, while Category 3 Applications are also required to be notified to any other person that, in the opinion of the relevant authority (the Council), may be adversely affected by the proposed development. In respect of Category 3 Applications, an advertisement is also placed in the local newspaper.



## Value of Approved Development - \$ Millions

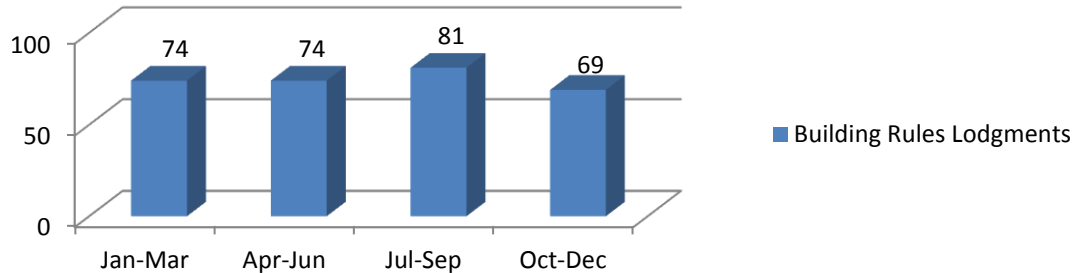


**FIGURE 8: TOTAL VALUE OF APPROVED DEVELOPMENT – 2009-2014**

### Building Rules Assessments

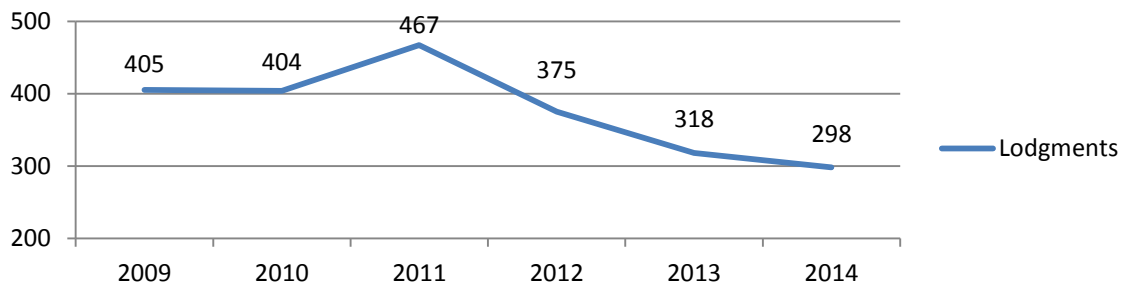
The following statistics relate only to Building Rules assessments that have been undertaken by the Council. Applicants are able to use a 'Private Certifier' to undertake an assessment against the Building Code of Australia. If a Private Certifier grants 'Building Rules Consent', the Applicant must then forward details of the Consent to the Council in order for Development Approval to be issued by the Council.

## Building Rules Lodgments 2014

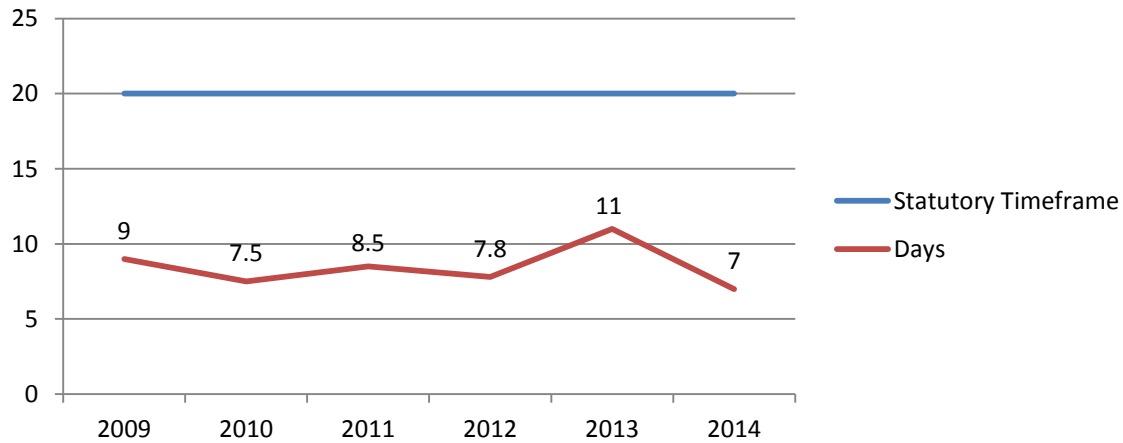


**FIGURE 9: NUMBER OF BUILDING RULES ASSESSMENTS LODGED DURING 2014**

## Building Rules Lodgments 2009-2014



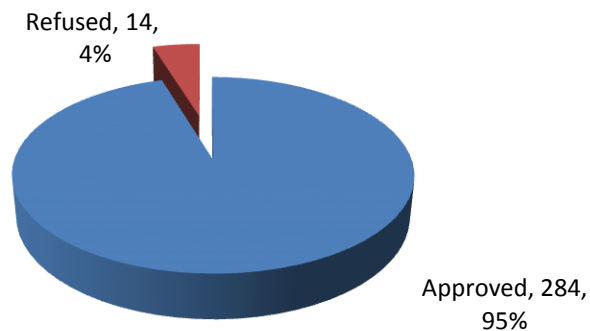
**FIGURE 10: BUILDING RULES ASSESSMENTS LODGED – 2009-2014**



**FIGURE 11: MEDIAN TIMEFRAMES FOR BUILDING RULES ASSESSMENTS – 2009-2014**

The statutory timeframe for assessing an application for Building Rules Consent is twenty (20) days, which is illustrated above by the solid blue line.

## Building Rules Decisions

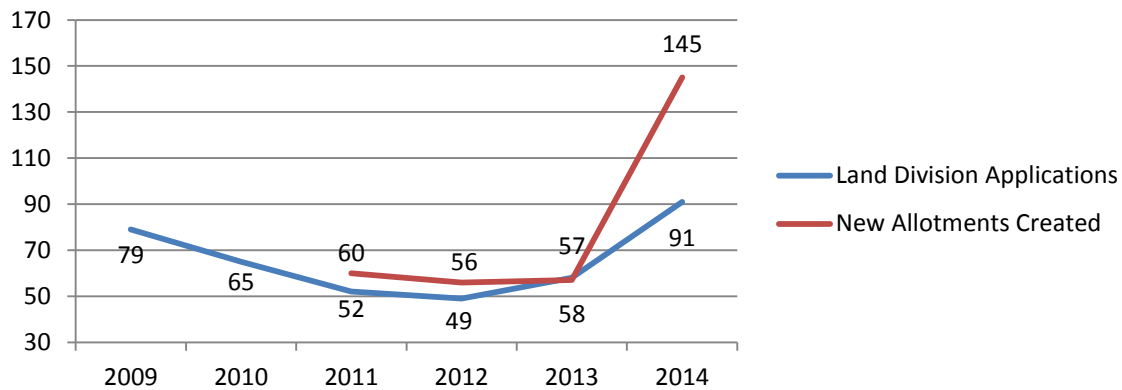


**FIGURE 12: DETERMINED BUILDING RULES CONSENTS DURING 2014**

As with Planning assessments, the high proportion of Building Rules Consents that are granted is indicative of the Council's policy to negotiate an acceptable outcome with Applicants, rather than refusing an Application outright.



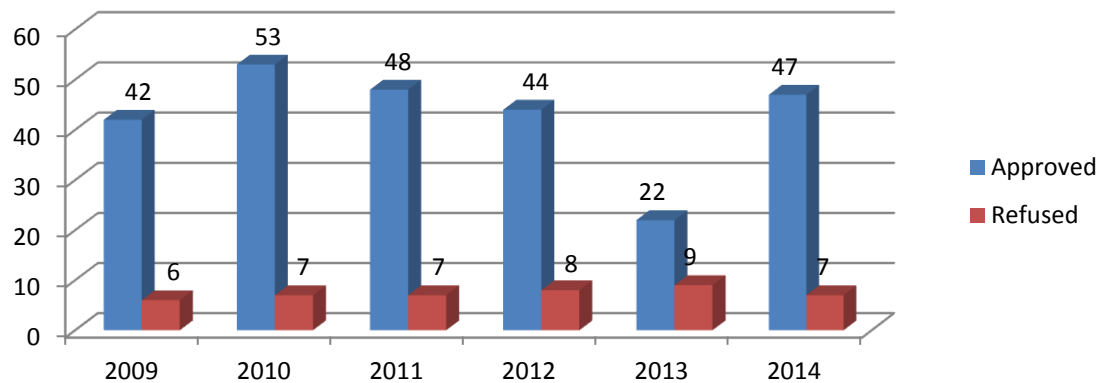
### Land Division Applications



**FIGURE 13: LAND DIVISION APPLICATIONS LODGED AND NEW ALLOTMENTS CREATED BETWEEN 2009-2014**

The Council did not record data regarding additional allotments created prior to 2011, and as such there is a gap in the graph above. Land Division Applications include boundary realignments, the amalgamation of land, as well as the division of land into two (2) or more allotments.

### Regulated Tree Applications

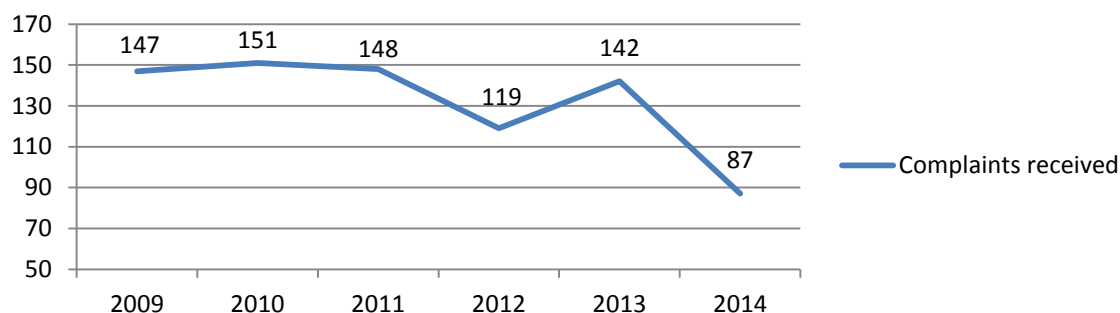


**FIGURE 14: REGULATED TREE APPLICATIONS – 2009-2014**

The Significant Tree legislation was amended on 17 November 2011 by the State Government via the *Development (Regulated Trees) Variation Regulations 2011*. The Council has an information sheet regarding 'Regulated' and 'Significant' trees, which can be accessed via the Council's website at [www.npsp.sa.gov.au](http://www.npsp.sa.gov.au).

### Development related Complaints and Enforcement

## Number of Development related complaints received



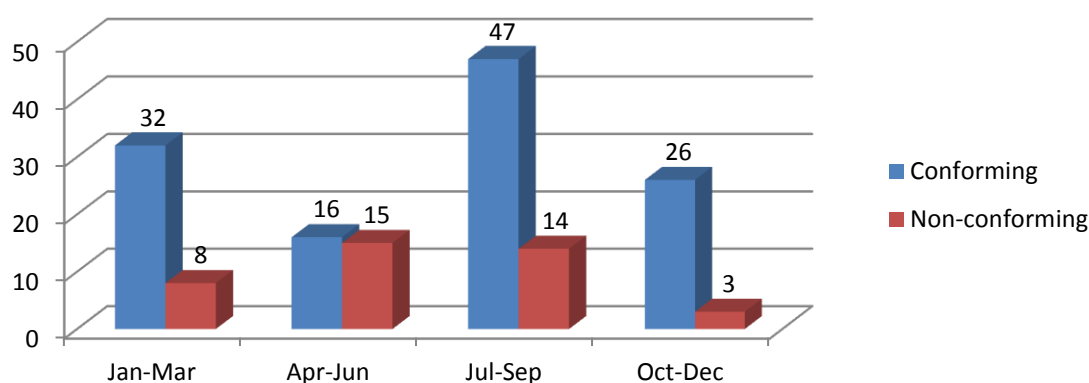
**FIGURE 15: DEVELOPMENT RELATED COMPLAINTS & ENFORCEMENT - 2009-2014**

Council staff investigate all development related complaints. In circumstances where a breach of the *Development Act 1993* has been identified, staff use a range of enforcement procedures in order to rectify the breach. These procedures can include negotiated compliance, written warnings, Section 84 Enforcement Notices, Section 85 Court proceedings and Criminal Prosecutions.

Whilst the process for following up complaints can be onerous, staff are conscious of following due process and trying to negotiate a satisfactory outcome, with the underlying principle being that legal action, and particularly criminal prosecutions, are pursued as a last resort.

The Council has recently commenced collecting statistics regarding average and median timeframes for dealing with and resolving complaints. Information on this issue will be presented in this format as it becomes available.

### Random Development Compliance Inspections



**FIGURE 16: RANDOM DEVELOPMENT COMPLAINTS INSPECTIONS DURING 2014**

The Council undertakes random development compliance inspections on at least 25 percent of Applications that are approved (and at least 50 percent of identified higher risk developments). Where inconsistencies or breaches of the Act are observed (non-conforming development), the matter is added to the Council's Complaints Register to be followed up with the Applicant.