

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 have 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 is 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 - 2016

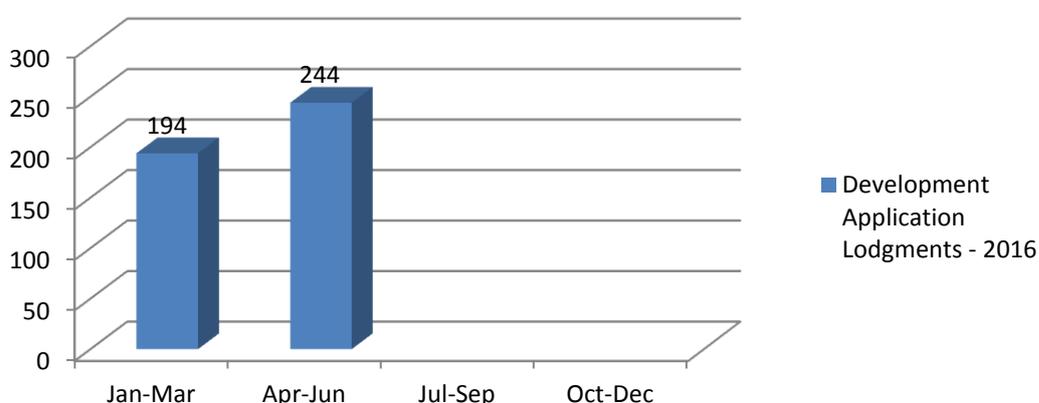


FIGURE 1: DEVELOPMENT APPLICATIONS LODGED BY QUARTER DURING 2016 (excluding Land Division Applications)

Development Application Lodgments 2011-2015

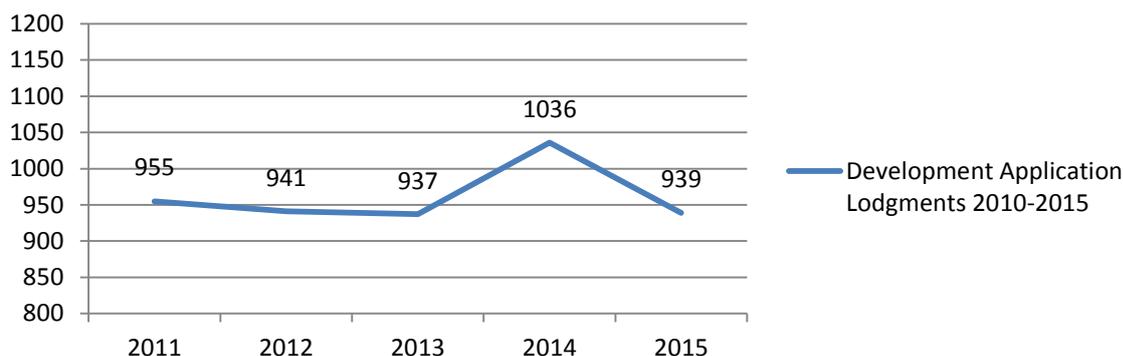


FIGURE 2: DEVELOPMENT APPLICATIONS LODGED OVER THE LAST 5 YEARS (excluding Land Division Applications)

Development Applications by processing category

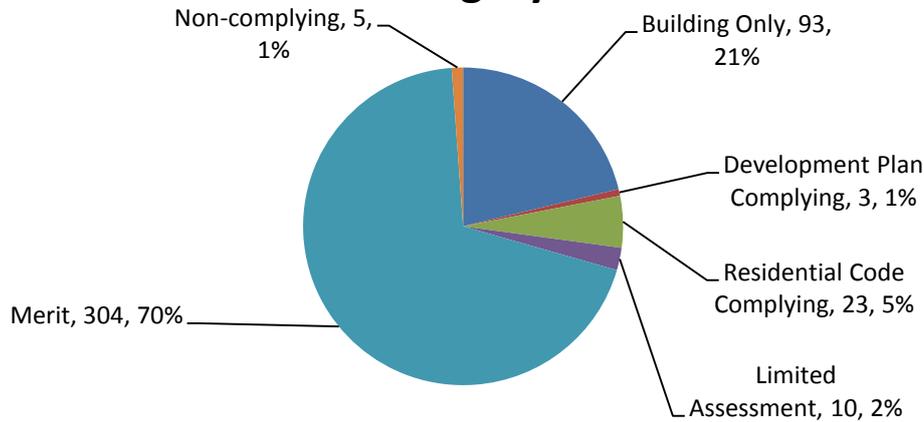


FIGURE 3: DEVELOPMENT APPLICATIONS LODGED ACCORDING TO PROCESSING CATEGORY DURING 2016 (excluding Land Division applications)

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, however an assessment against the Building Code (Building Rules Consent) is required. 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 which 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 which 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)

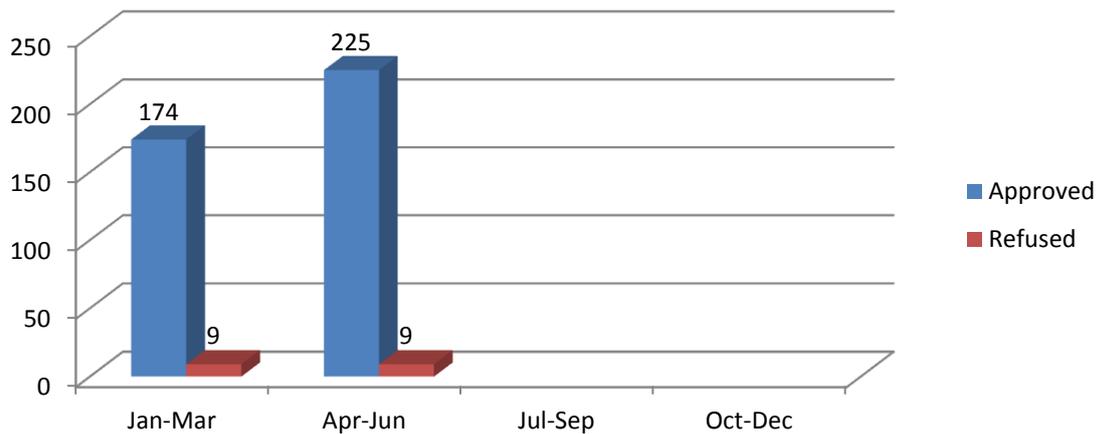


FIGURE 4: APPLICATIONS APPROVED AND REFUSED DURING 2016

The 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 or where the Applicant has failed to provide required information within Statutory timeframes, are refused.

Of the eighteen (18) applications which have been refused in the first half of 2016, seven (7) were refused as a result of the Applicant not responding to a request for further information, rather than on the merit of the proposed development.

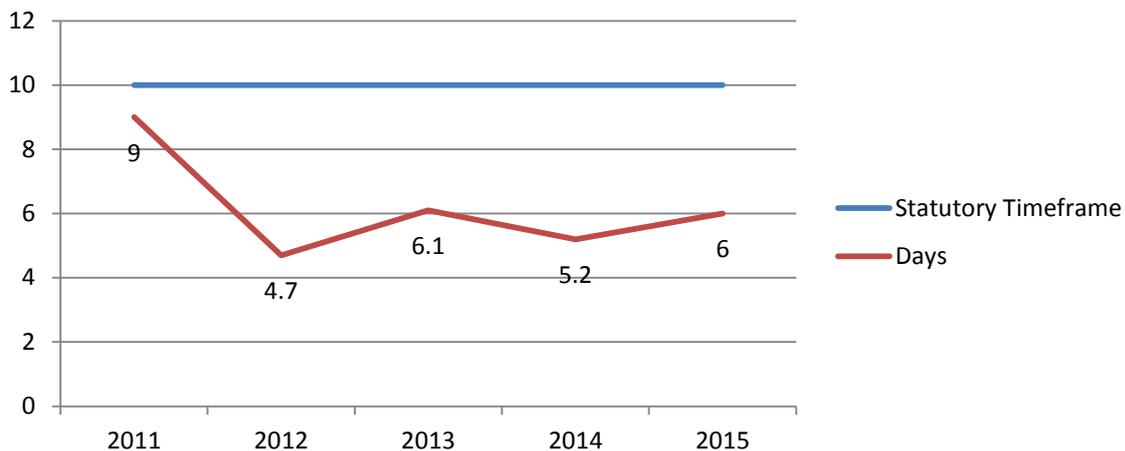


FIGURE 5: MEDIAN TIMEFRAMES FOR 'COMPLYING' DEVELOPMENT (WORKING DAYS) 2011-2015

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

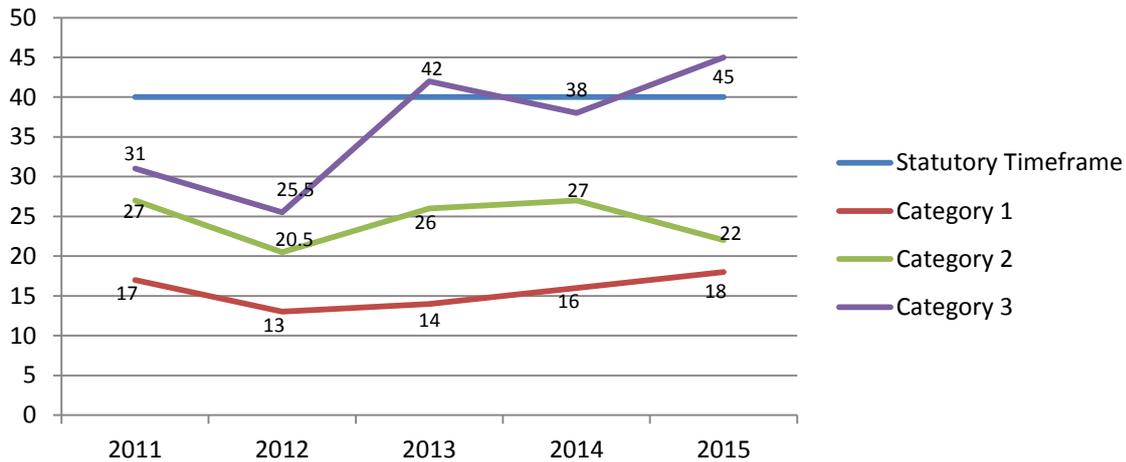


FIGURE 6: MEDIAN TIMEFRAMES FOR 'MERIT' DEVELOPMENT (WORKING DAYS) 2011-2015

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

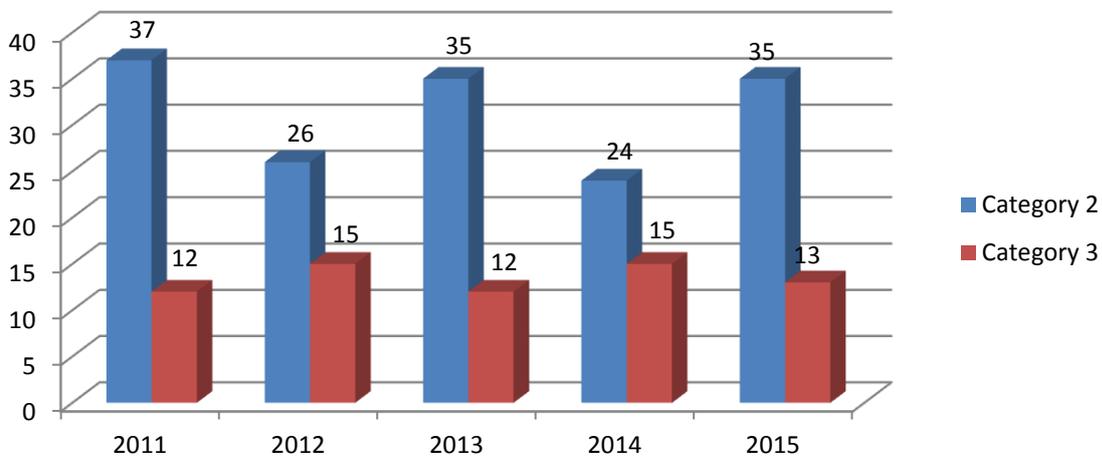


FIGURE 7: NUMBER OF APPLICATIONS THAT WERE PUBLICLY NOTIFIED BETWEEN 2011-2015

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

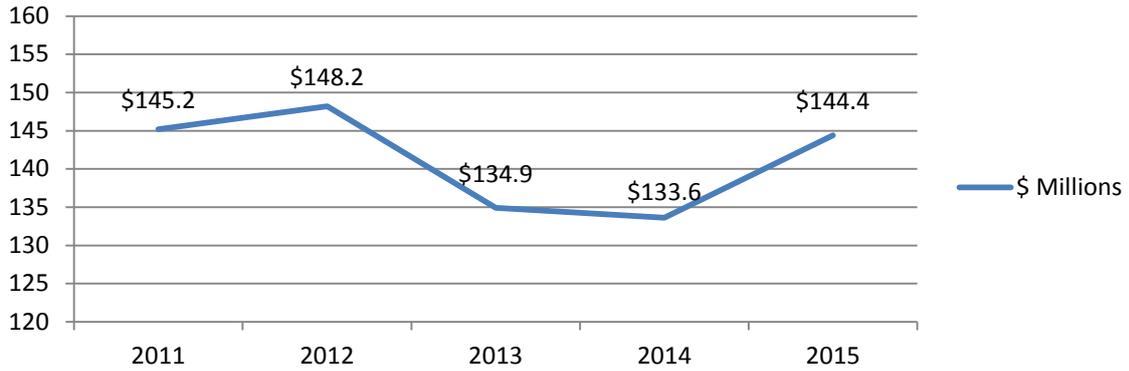


FIGURE 8: TOTAL VALUE OF APPROVED DEVELOPMENT – 2011-2015

New Dwellings

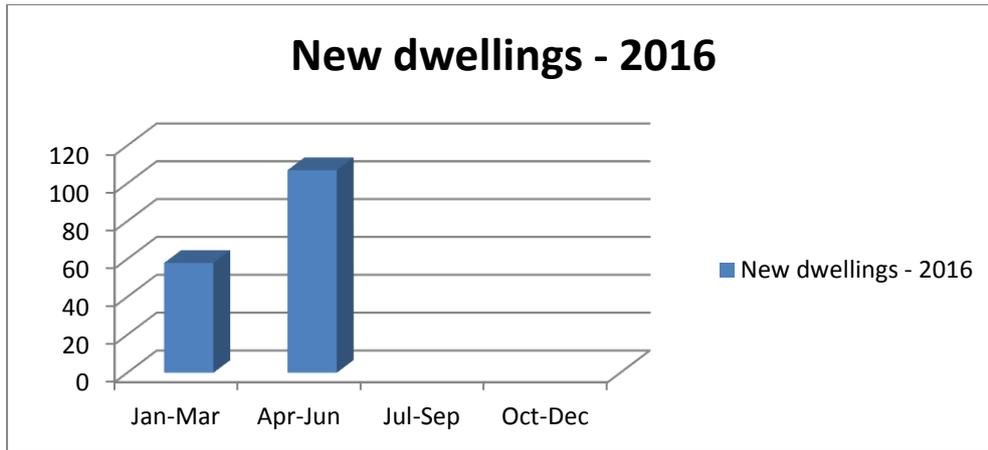


FIGURE 9: NUMBER OF NEW DWELLINGS APPROVED IN 2016 (includes all forms of dwellings including residential apartments)

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 2016

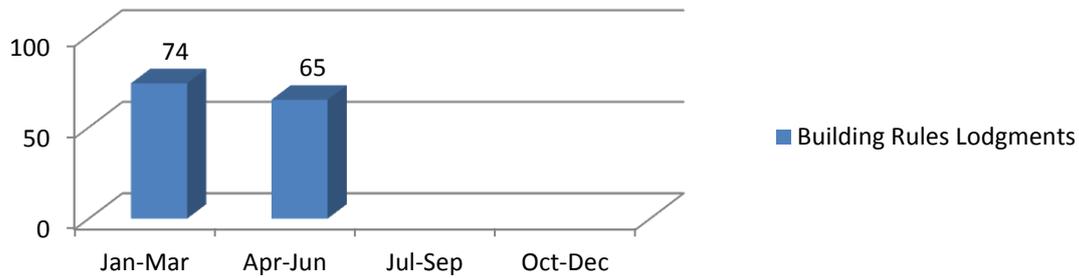


FIGURE 10: NUMBER OF BUILDING RULES ASSESSMENTS LODGED DURING 2016

Building Rules Lodgments 2011-2015

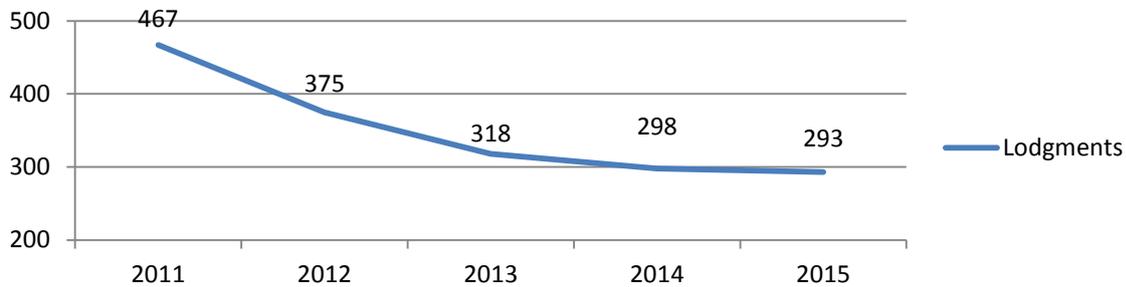


FIGURE 11: BUILDING RULES ASSESSMENTS LODGED – 2011-2015

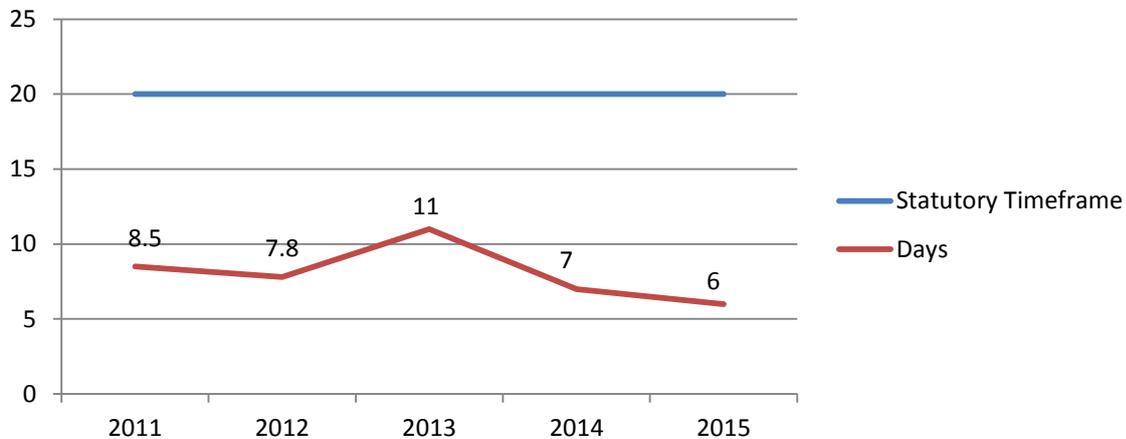


FIGURE 12: MEDIAN TIMEFRAMES FOR BUILDING RULES ASSESSMENTS (DAYS) – 2011-2015

The statutory timeframe for assessing an application for Building Rules Consent is twenty (20) days, which is illustrated above by the solid blue line. The median timeframe for Building Rules assessments for the first quarter of 2016 is four (4) days.

Building Rules Decisions

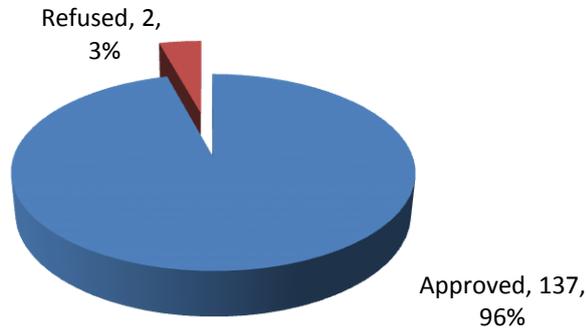


FIGURE 13: DETERMINED BUILDING RULES CONSENTS DURING 2016

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.

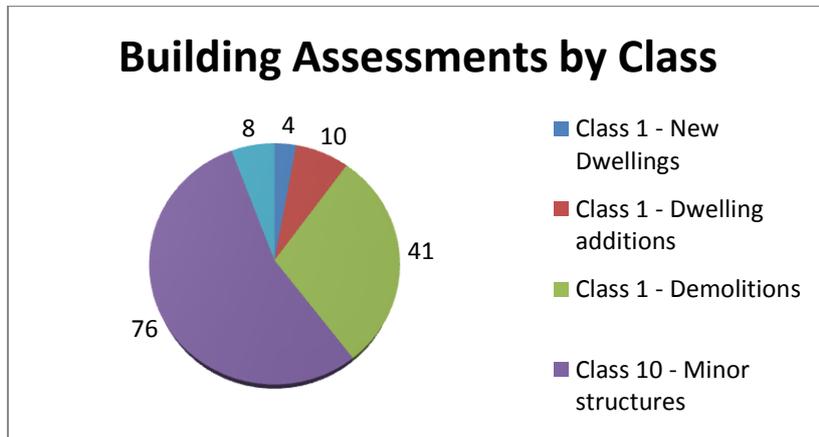


FIGURE 14: CLASS OF BUILDING FOR COUNCIL ASSESSED BUILDING RULES CONSENTS DURING 2016

Land Division Applications

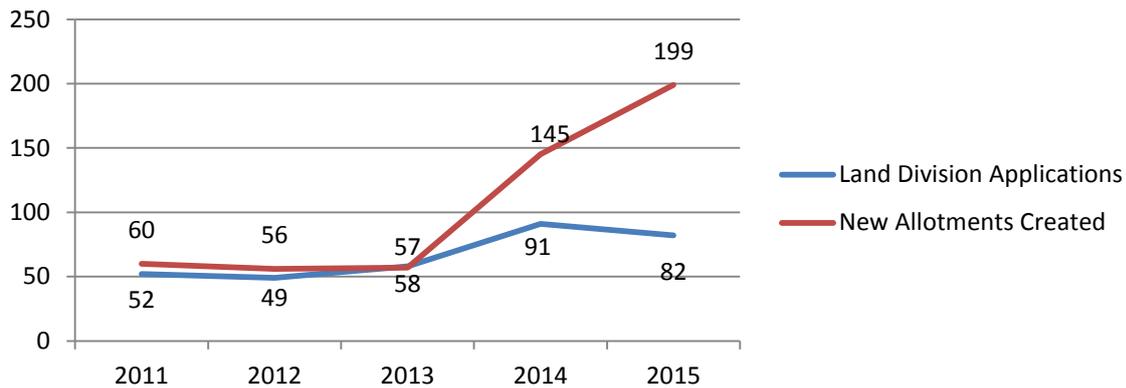


FIGURE 15: LAND DIVISION APPLICATIONS LODGED AND NEW ALLOTMENTS CREATED BETWEEN 2011-2015

Land Division Applications include boundary realignments, the amalgamation of land, as well as the division of land into two (2) or more allotments.

To the end of June 2016, the Council has received thirty-two (32) Land Division Applications, seeking to create fifty-seven (57) additional allotments.

Regulated Tree Applications

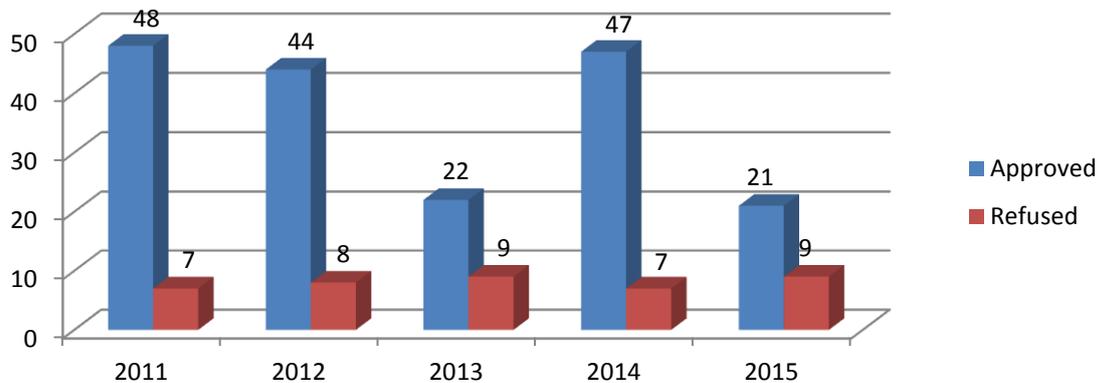


FIGURE 16: REGULATED TREE APPLICATIONS – 2011-2015

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:

http://www.npsp.sa.gov.au/planning_and_development/development_assessment/regulated_and_significant_trees

To the end of June 2016, the Council has received twenty-four (24) Regulated Tree removal applications, of which eighteen (18) were approved and three (3) were refused. Three (3) applications are yet to be determined.

Development related Complaints and Enforcement

Number of Development related complaints received

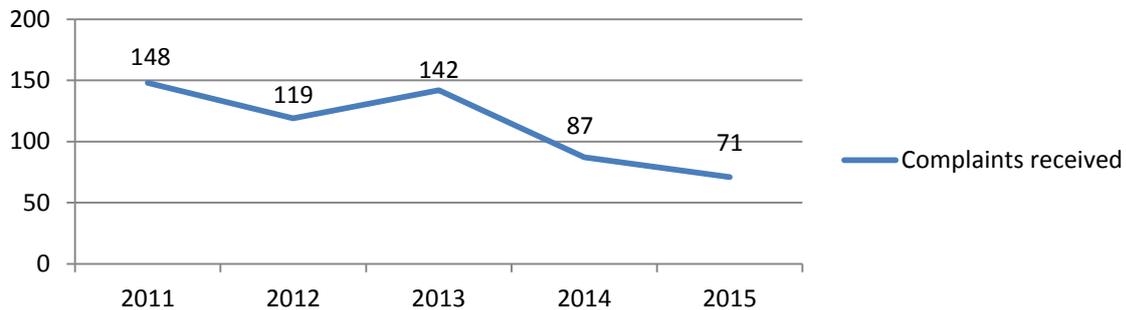


FIGURE 17: DEVELOPMENT RELATED COMPLAINTS & ENFORCEMENT - 2011-2015

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.

As part of the process, 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

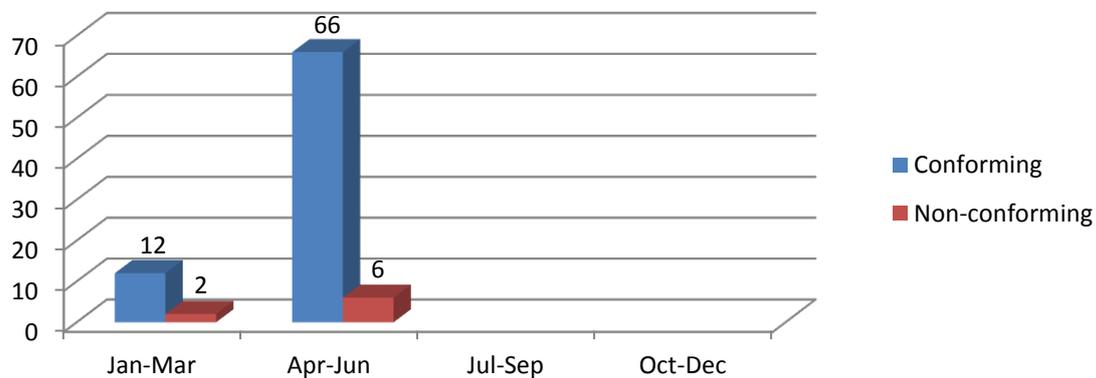


FIGURE 18: RANDOM DEVELOPMENT COMPLAINE INSPECTIONS DURING 2016

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.

Regulation 47A – Minor Variations

The *Development Regulations 2008*, were amended on 12 February 2015, to enable Applicant's to seek minor variations to Development Approvals without the need to lodge a fresh Application.

In 2014, 118 Development Applications were lodged for variations to previous Development Plan Consents or Development Approvals. An average of 107 "Variation" Applications were received in the preceding three (3) years (2011-2014). The number of "Variation" Applications received by the Council reduced to 55 in 2015, with thirteen (13) of those Applications lodged prior to the Regulation changes.

To the end of June 2016, the Council has received twenty-seven (27) requests for minor variations pursuant to Regulation 47A.

Whilst the Council processed approximately 5% fewer Development Applications in 2015 as a result of the Regulation changes, these Regulation 47A "minor variations" still need to be assessed and determined. Whilst the work associated with processing these requests for minor variations is less than was previously the case when an Application was required, there is still significant procedural work associated with processing these requests.

In addition, the introduction of Regulation 47A "minor variations" has resulted in significantly more requests to vary Development Approvals. In some instances, the Development Assessment team have processed up to four (4) separate "minor variations" on a single Development Application.

The Council is not able to charge a fee to process a "minor variation" pursuant to Regulation 47A of the *Development Regulations 2008*. Given that the Council previously charged a fee for the processing of a Variation Development Application, the loss of approximately sixty (60) Development Applications per year will have an impact on Development Application fee income.