Cultural
Social Equity
Economic Prosperity
Vitality
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.

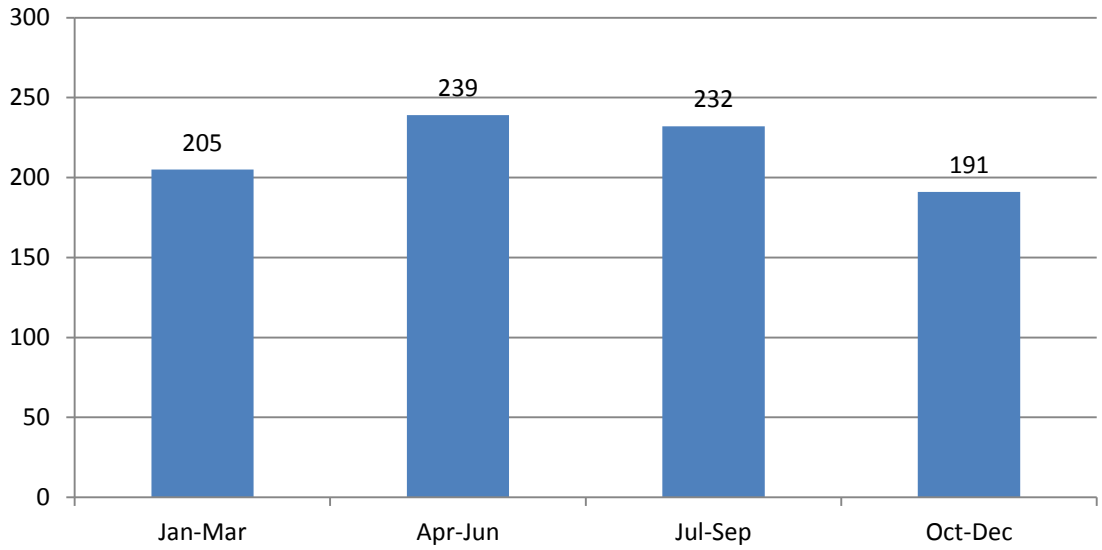
By way of background, the Council is required to report to the State Government on a range of development related statistics, known as System Indicators. The Council has determined to make this information available to the general public in a format that is easy to read and interpret.

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 customer requests 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

FIGURE 1: DEVELOPMENT APPLICATIONS LODGED BY QUARTER DURING 2018 (excluding Land Division Applications)



A total of 867 Development Applications were lodged with the Council during 2018.

FIGURE 2: DEVELOPMENTAPPLICATIONS LODGED BETWEEN 2011 - 2018 (excluding Land Division Applications)

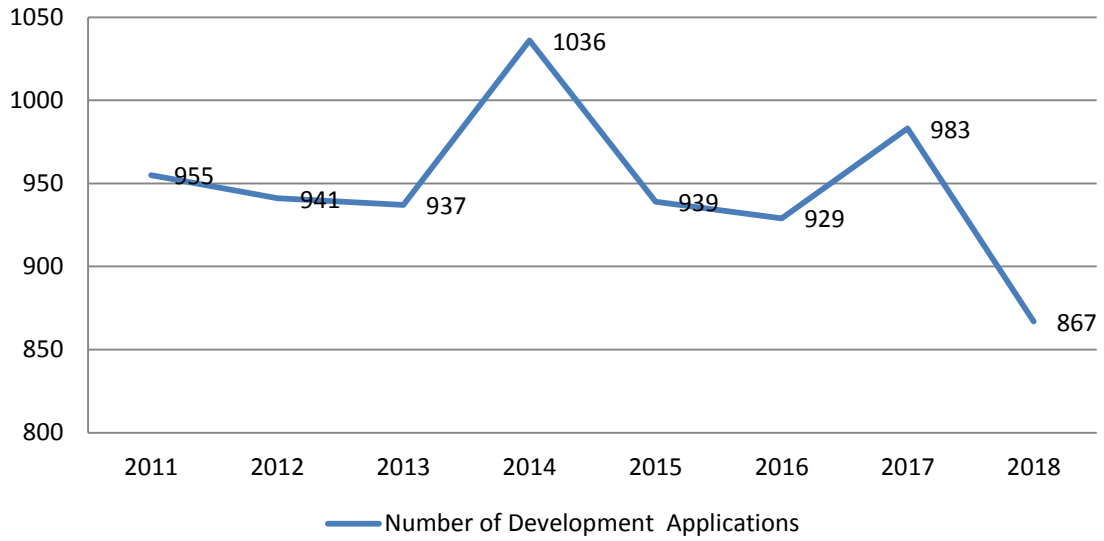
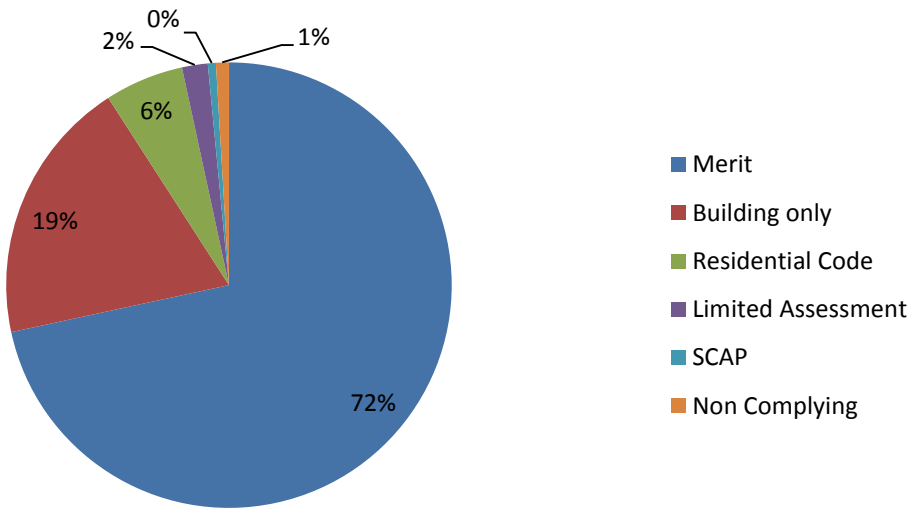


FIGURE 3: DEVELOPMENT APPLICATIONS LODGED ACCORDING TO PROCESSING CATEGORY DURING 2018 (excluding Land Division applications)



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*.

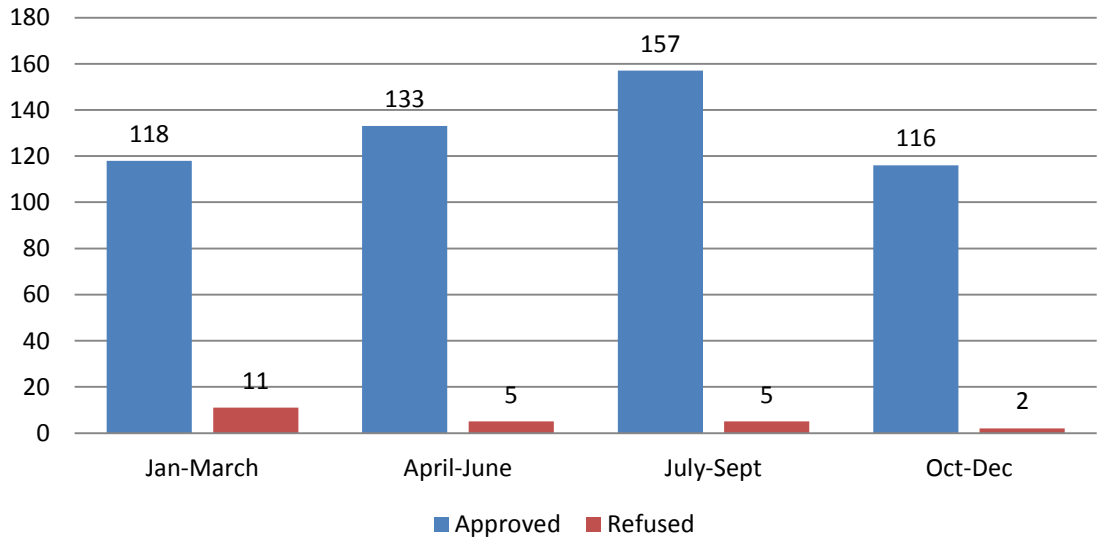
'Complying' forms of development must be approved by the relevant planning authority. There are two (2) types of Complying Development, 'Development Plan Complying' (where specific types of development are listed as Complying forms of development within the Council's Development Plan, subject to conditions) 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.

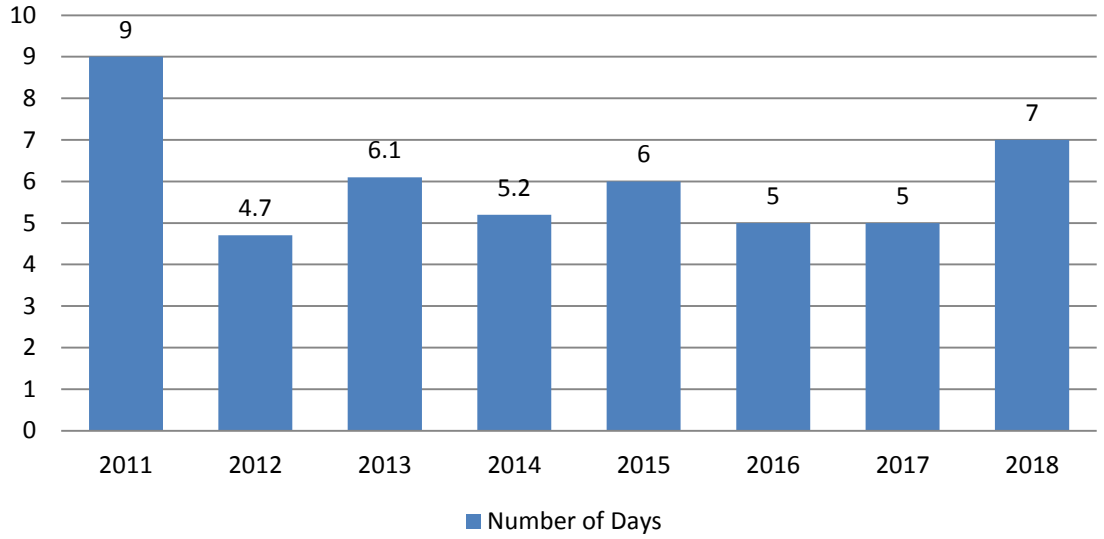
FIGURE 4: DEVELOPMENT APPLICATIONS GRANTED AND REFUSED PLANNING CONSENT DURING 2018



The majority of Development Applications are sufficiently consistent with the Council's Development Plan and are approved in a timely manner. Applications that are not sufficiently in accordance with the Development Plan or where the Applicant has failed to provide required information within Statutory timeframes, are refused.

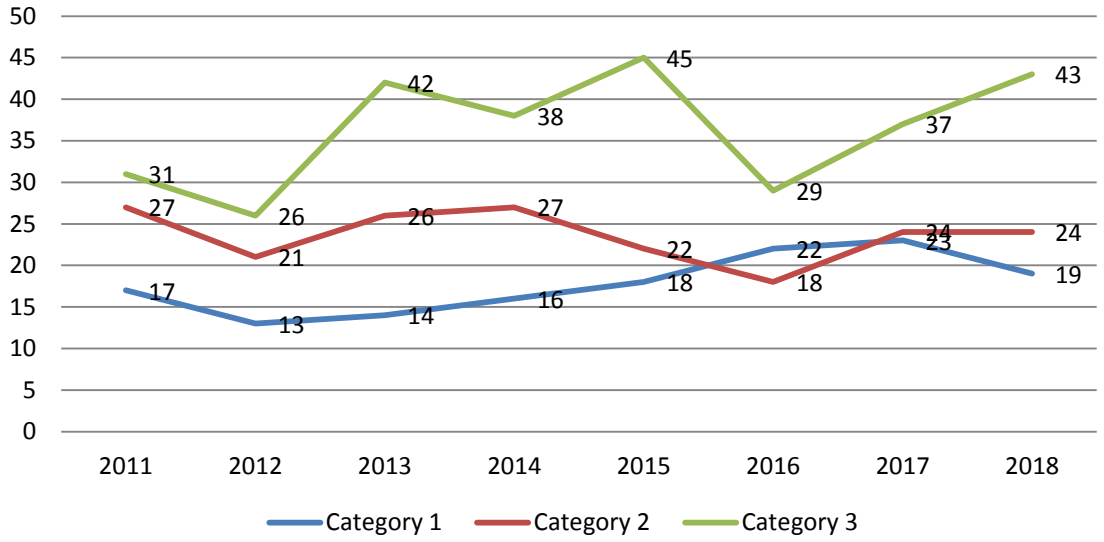
A total of 524 Development Applications were granted Development Plan Consent during 2018 whereas 23 Development Applications were refused Development Plan Consent.

FIGURE 5: MEDIAN TIMEFRAMES FOR COMPLYING' DEVELOPMENT (WORKING DAYS) BETWEEN 2011-2018



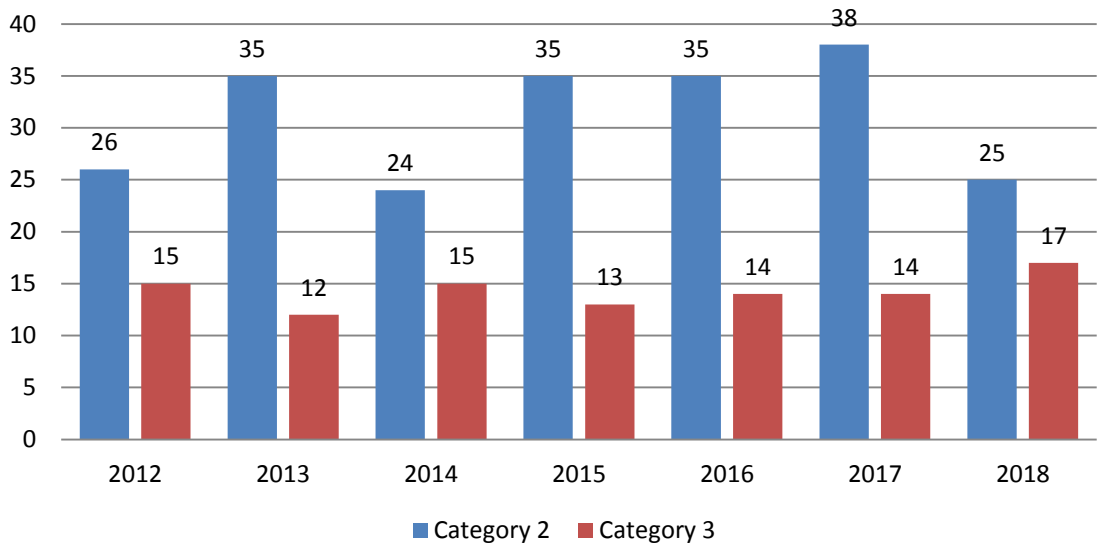
The statutory timeframe for assessing 'Complying' forms of development is ten (10) days.

FIGURE 6: MEDIAN TIMEFRAMES FOR 'MERIT' DEVELOPMENT (WORKING DAYS) BETWEEN 2011-2018



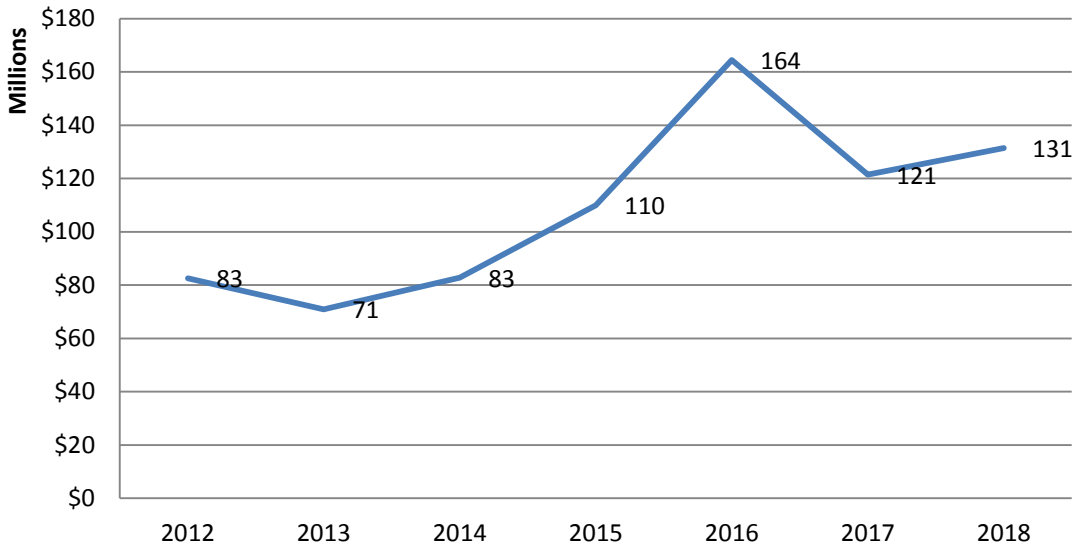
The statutory timeframe for assessing 'Merit' forms of development is forty (40) days.

FIGURE 7: NUMBER OF APPLICATIONS THAT WERE PUBLICLY NOTIFIED BETWEEN 2012 - 2018



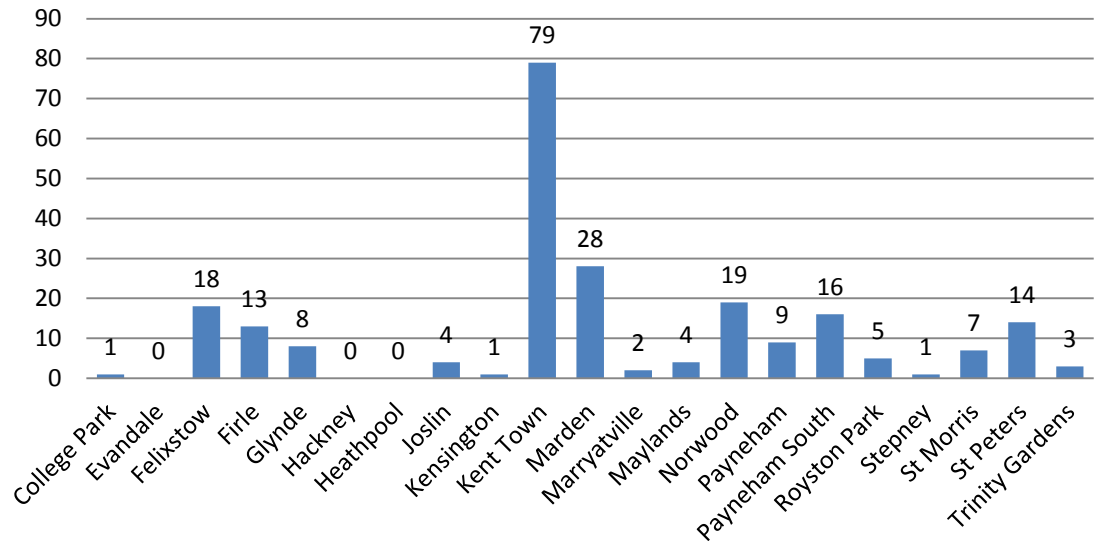
Category 2 Applications are required to be notified to all adjacent property owners and occupiers, while Category 3 Applications are also required to be notified to any other person that, in the opinion of the relevant authority (the Council), may be adversely affected by the proposed development. In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

FIGURE 8: TOTAL VALUE OF APPROVED DEVELOPMENT BETWEEN 2012- 2018



New Dwellings

FIGURE 9: NUMBER OF NEW DWELLINGS APPROVED IN 2018 (includes all forms of dwellings including residential apartments)

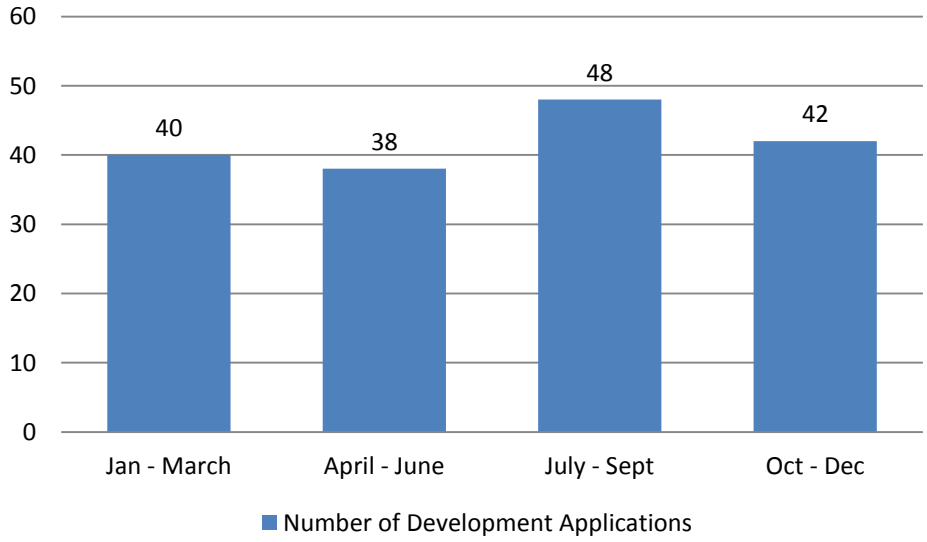


A total of 232 new dwellings were granted Development Approval in 20. The suburb with the most number of approved dwellings was Kent Town, with 79 dwellings or 34% of the total number of approved dwellings within the Council area.

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.

FIGURE 10: NUMBER OF DEVELOPMENT APPLICATIONS LODGED FOR BUILDING RULES CONSENT 2018



A total of 168 Development Applications for Building Rules Consent were lodged with the Council during 2018.

FIGURE 11: DEVELOPMENT APPLICATIONS FOR BUILDING RULES CONSENT LODGED BETWEEN 2012 - 2018

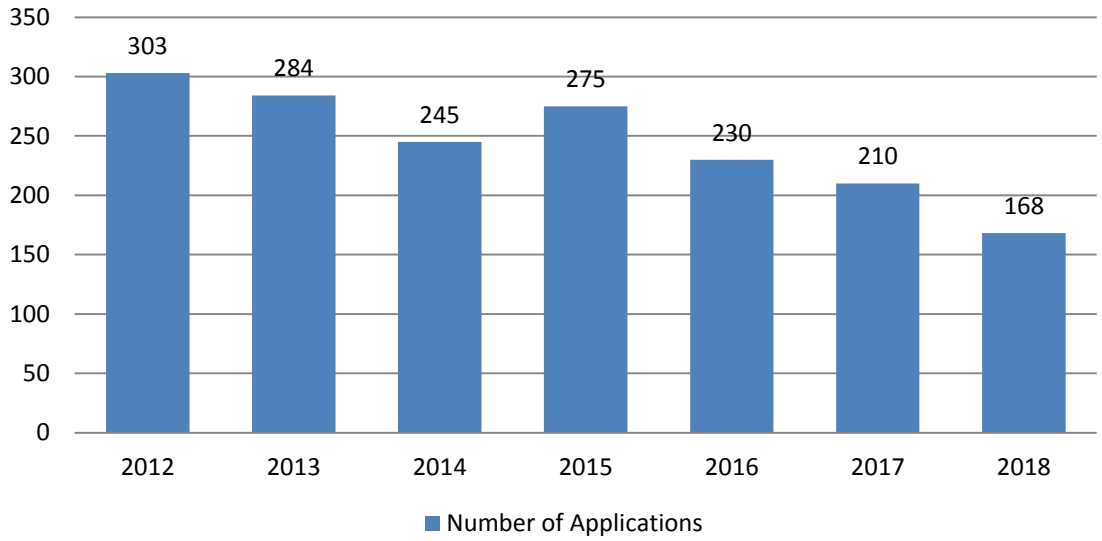
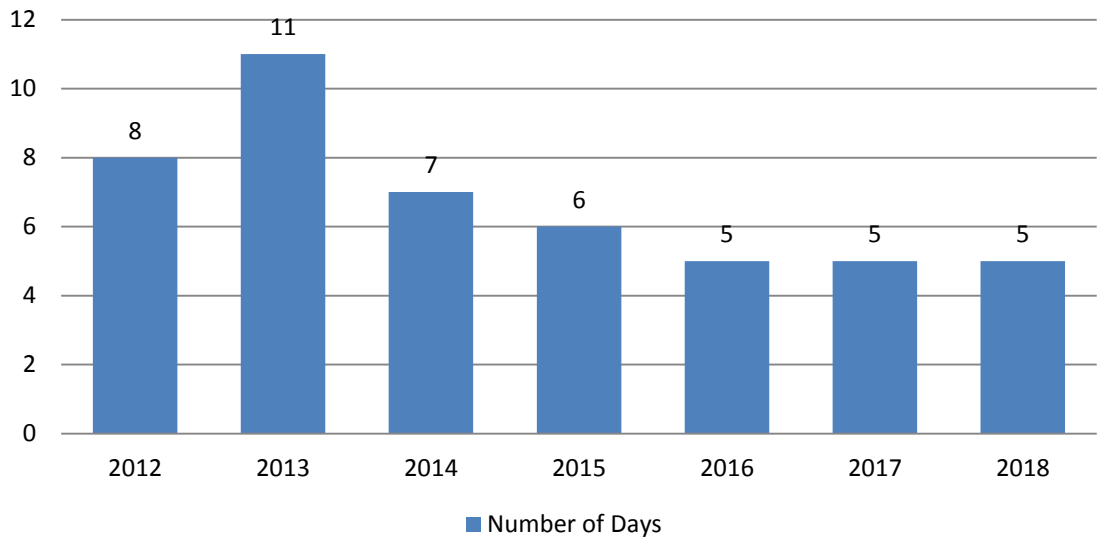
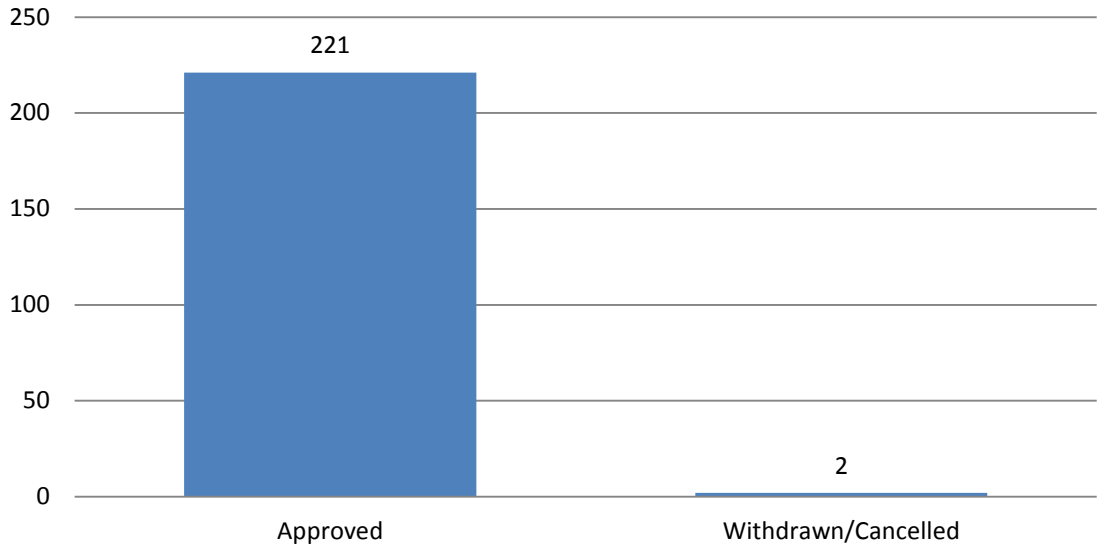


FIGURE 12: MEDIAN TIMEFRAMES FOR BUILDING RULES CONSENT ASSESSMENTS BETWEEN 2012 – 2018



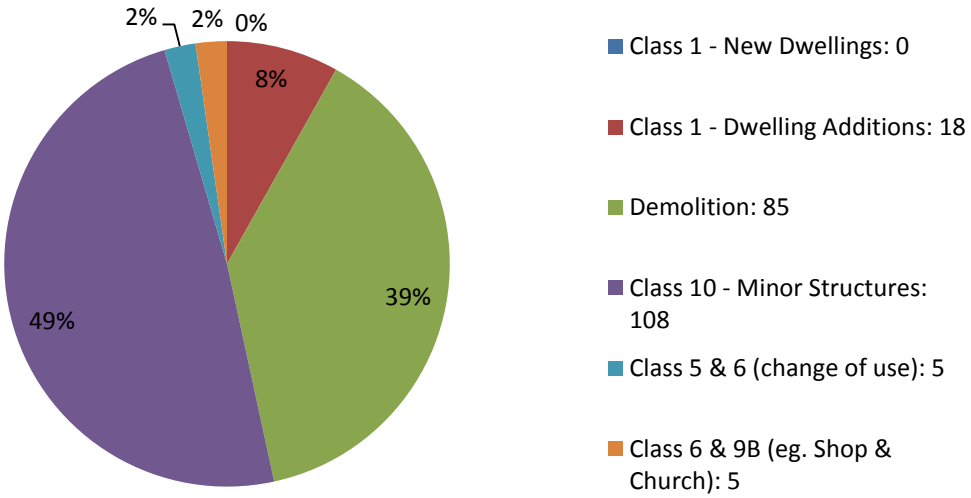
The statutory timeframe for assessing an application for Building Rules Consent is twenty (20) days.

FIGURE 13: DETERMINED BUILDING RULES CONSENTS DURING 2018



As with Planning assessments, the high proportion of Building Rules Consents that are granted is indicative of the Council's practice 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 2018



The majority of the Building Rules Consent Assessments compromised the assessment of minor structures (eg. sheds, carports, garages, swimming pools, fencing etc) and applications involving demolition of existing buildings. Combined, these two building classes totaled 87% of all Building Rules Assessments.

Land Division Applications

FIGURE 15: LAND DIVISION APPLICATIONS LODGED AND NEW ALLOTMENTS SOUGHT/APPROVED 2018

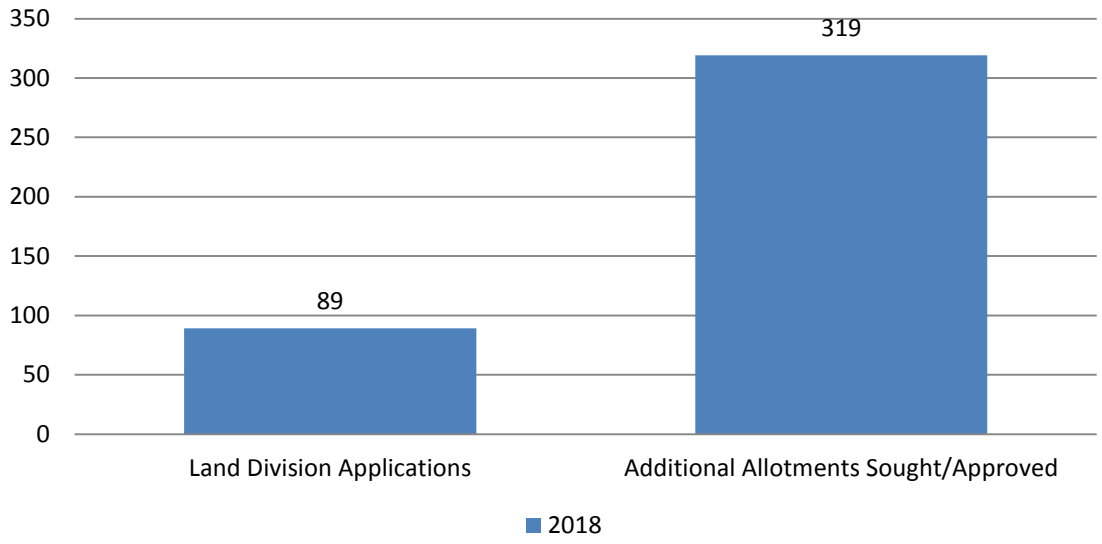
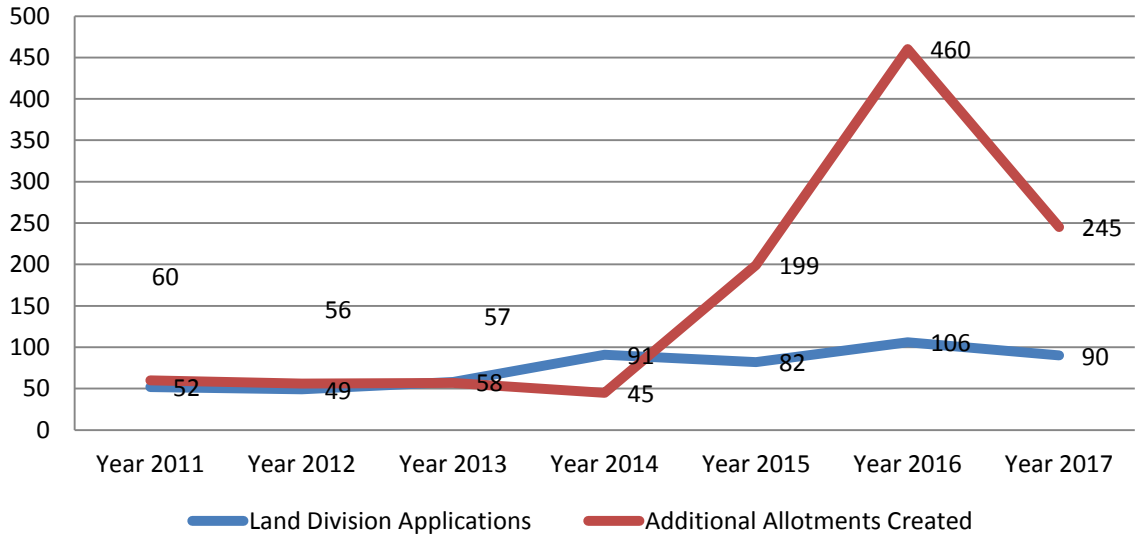


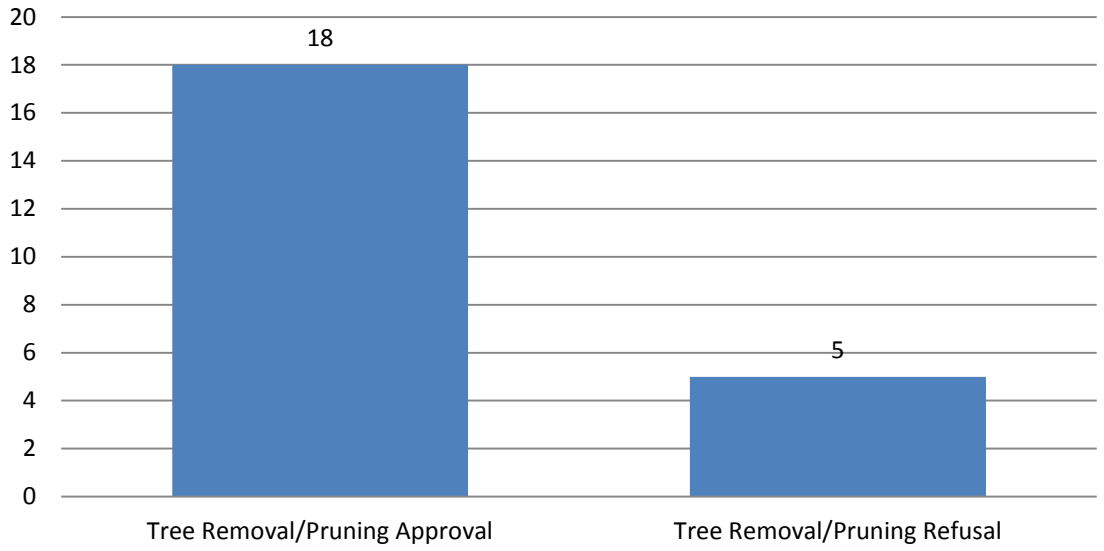
FIGURE 15A: LAND DIVISION APPLICATIONS LODGED AND NEW ALLOTMENTS CREATED BETWEEN 2011-2017



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

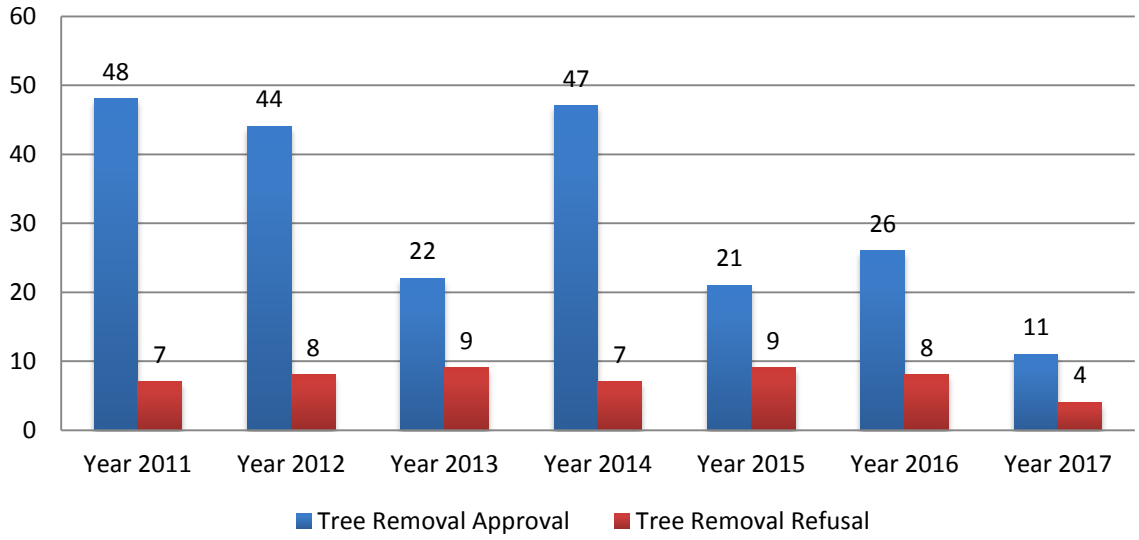
Regulated Tree Applications

FIGURE 16: REGULATED TREE APPLICATIONS DURING 2018



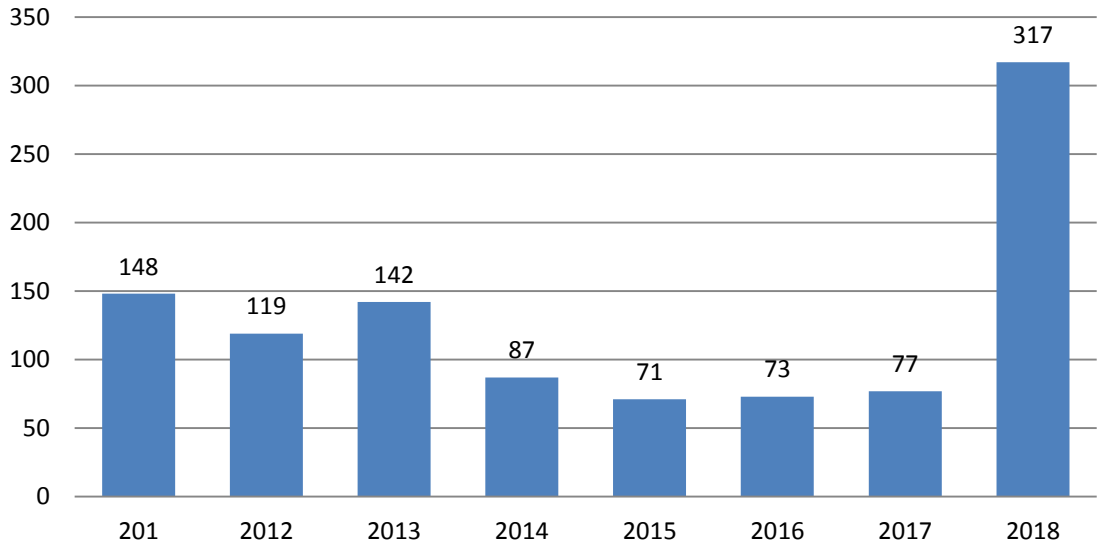
The Council has received 30 Development Applications for tree damaging activity in relation to regulated trees in 2018, which includes the removal of 27 regulated trees. Of these, eighteen (18) tree removal applications have been approved, five (5) tree removal applications have been refused, four (4) have yet to be determined and three (3) have been withdrawn and/or cancelled.

FIGURE 16A: REGULATED TREE APPLICATIONS BETWEEN 2011-2017



Customer Request Management Enquiries

FIGURE 17: CUSTOMER REQUESTS



The above figures represent customer requests which have resulted in investigations and/or further action. The Council also receives a large number of development related enquiries which are responded to without being recorded in these statistics. Customer request categories include:

- conditions of approval;
- outdoor dining;
- fences/walls;
- overlooking;
- stormwater;
- regulated trees;
- unauthorised development;
- unsafe structures;
- use of land; and
- visual impact.

In addition, new categories which were introduced in 2018 include pre-lodgement planning advice and the following issues covered by the *Local Nuisance and Litter Control Act 2017*:

- noise;
- dust/odour/smoke;
- unsightly property; and
- vibration.

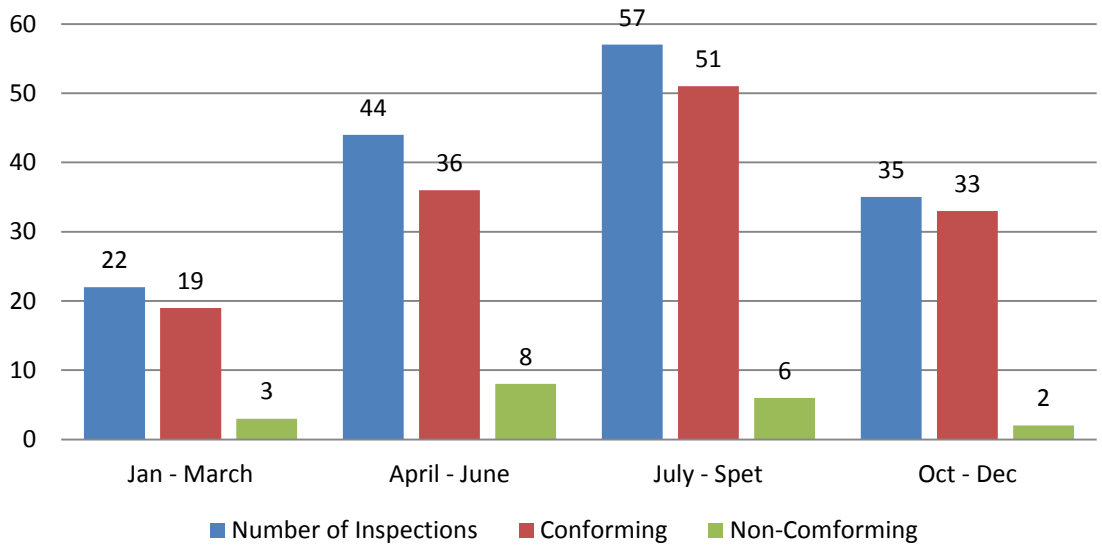
Council staff investigate all development related customer requests. In circumstances where a breach of the relevant legislation has been identified, staff use a range of enforcement procedures in order to rectify the breach. These procedures can include negotiated compliance, written warnings, Section 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 will be presented in this format as it becomes available.

Random Development Compliance Inspections

FIGURE 18: RANDOM DEVELOPMENT COMPLAINCE INSPECTIONS DURING 2018



The Council undertakes random development compliance inspections on at least 25 percent of Development Applications that are approved with priority given to verifying that conditions of approval have been complied with in relation to commercial 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 relevant party.