

**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. This report also provides an analysis of the team's performance in providing those services.

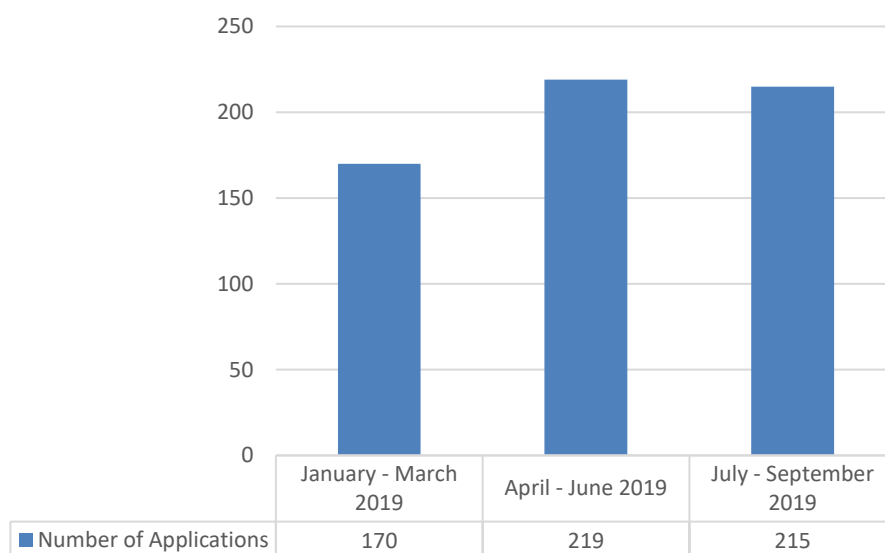
By way of background, the Council is required to report to the State Government on a range of development related statistics, known as System Indicators. The Council has determined to make this information available to the general public in a format that is easy to read and interpret.

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. 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 report 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.

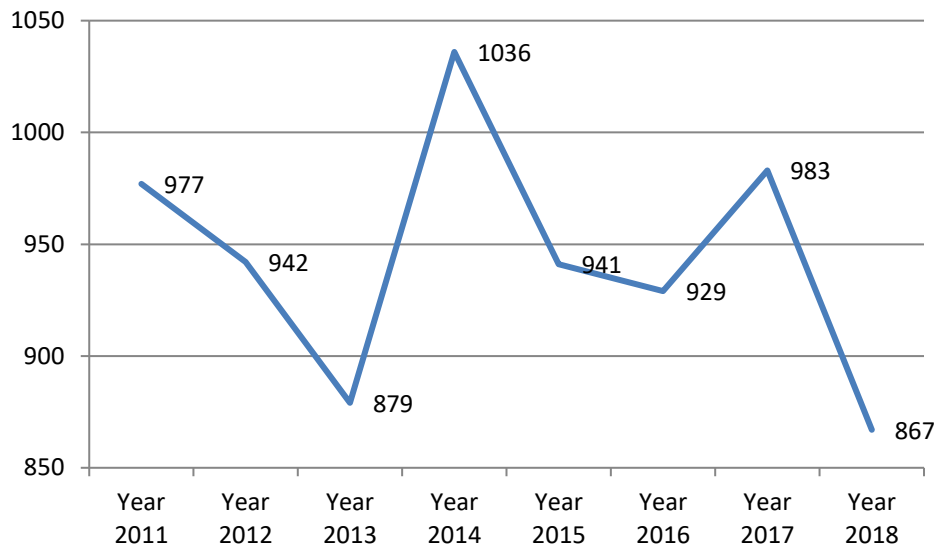
### Development Application Lodgments

**FIGURE 1: DEVELOPMENT APPLICATIONS LODGED – FIRST THREE QUARTERS OF 2019 (excluding Land Division Applications)**

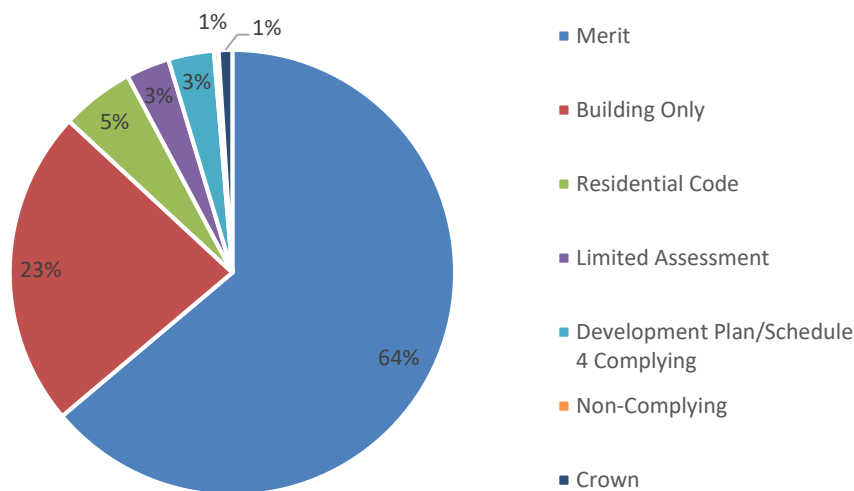


A total of 604 Development Applications were lodged with the Council for the first three quarters of 2019, compared to 676 Applications for the same period of 2018.

**FIGURE 2: DEVELOPMENT APPLICATIONS LODGED BETWEEN 2011 - 2018 (excluding Land Division Applications)**



**FIGURE 3: DEVELOPMENT APPLICATIONS LODGED ACCORDING TO PROCESSING CATEGORY - FIRST THREE QUARTERS OF 2019 (excluding Land Division applications)**



There are six (6) generic processing categories identified within the *Development Act 1993*, which are Merit, Building Only, Residential Code Complying, Limited Assessment, Development Plan/Schedule 4 Complying and Non-complying. In addition to this, the Council occasionally receives Crown Development Applications in order to provide comment to the relevant State Government agencies for development affecting government land (eg. essential infrastructure work, building work to public schools) within the Council area.

'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. Firstly, 'Development Plan Complying/Schedule 4 Complying' where specific types of development are listed as Complying forms of development within the Council's Development Plan, subject to conditions and Schedule 4(1) *Building works*, within the *Development Regulations 2008*. Secondly, 'Residential Code Complying' developments, which are identified in

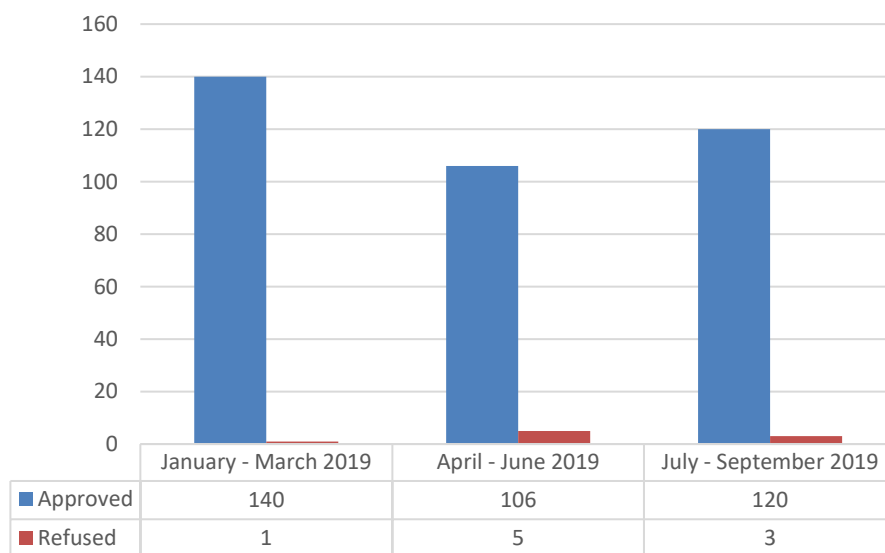
Schedule 4 of the *Regulations*. Residential Code Complying developments are those which achieve a set of 'tick box' criteria, which were introduced by the State Government in 2009.

'Limited Assessment' Applications are Development Applications which meet all of the quantitative criteria for Complying development, except one. For these types of Applications, the relevant authority is only able to consider that one (1) aspect of the development on its merits and must accept all other aspects of the development as 'Complying'.

'Merit' forms of development include any development proposal 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' developments include 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 PLANNING CONSENT AND REFUSED PLANNING CONSENT – FIRST THREE QUARTERS OF 2019**

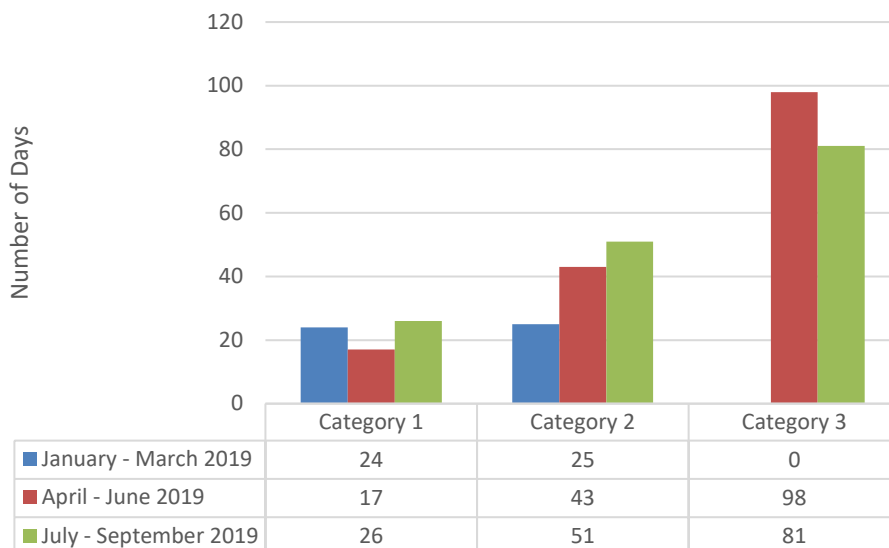


The above figure details the number of Development Applications, in particular Category 1, Residential Code Complying and Development Plan/Schedule 4 Complying, that were assessed by the Council's Planning staff under delegated authority.

The majority of Development Applications submitted 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.

A total of 164 Development Applications were granted Development Plan Consent for the first quarter of 2019, compared to the same period in 2018. Only one application was refused during this period, for the removal of regulated tree.

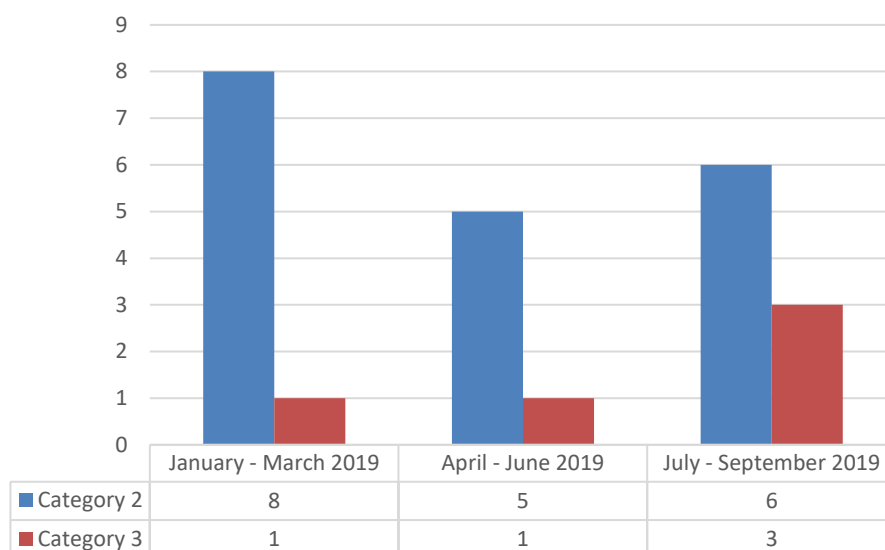
**FIGURE 5: AVERAGE MEDIAN TIMEFRAMES FOR ‘MERIT’ ASSESSED DEVELOPMENT APPLICATIONS (WORKING DAYS) – FIRST THREE QUARTERS OF 2019**



The statutory timeframe for assessing and determining Development Applications assessed on ‘Merit’ is forty (40) days.

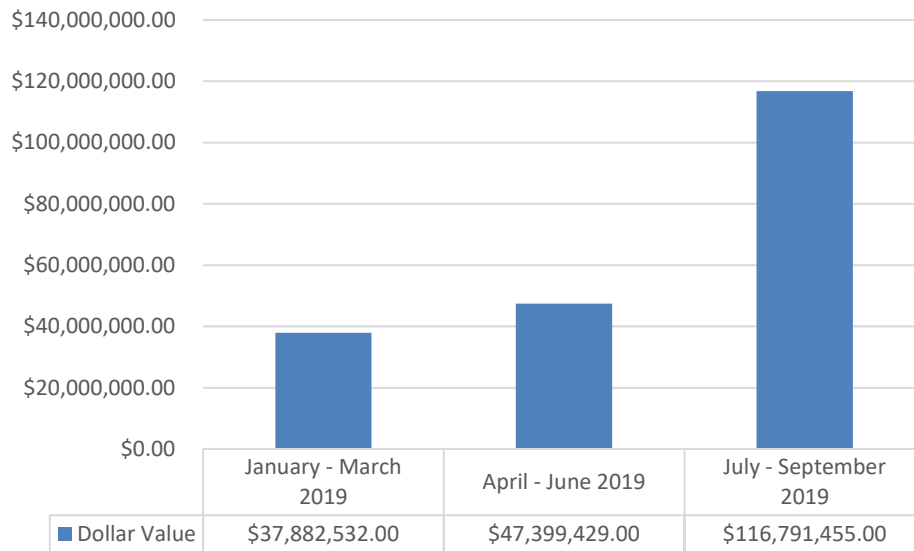
Generally speaking, Category 3 applications are difficult to determine in a shorter period given the statutory timeframes for notification (10 business days), response to representations (10 business days) , potential statutory referrals (up to 40 days) and also given that most Category 3 applications are determined by the Council Assessment Panel (CAP), which only meets once a month. In the first quarter of 2019 however, there were no category 3 ‘merit’ applications assessed.

**FIGURE 6: NUMBER OF APPLICATIONS THAT WERE PUBLICLY NOTIFIED - FIRST THREE QUARTERS OF 2019**



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.

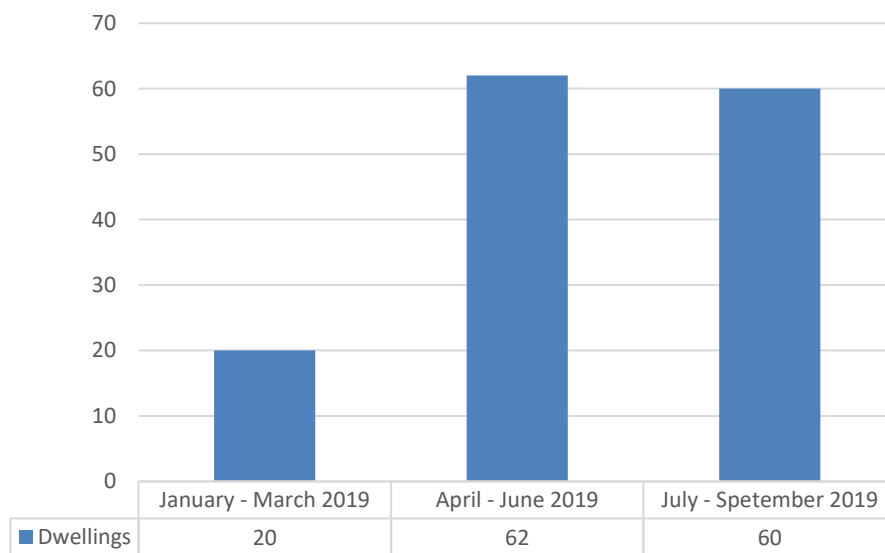
**FIGURE 7: TOTAL VALUE OF APPROVED DEVELOPMENT - FIRST THREE QUARTERS OF 2019**



For the first three quarters of 2019, the total value of approved development was \$202,073,416. A large portion of the dollar value is attributable to a Development Application involving the construction of a supported accommodation and housing for seniors facility at 247 – 261 Payneham Road, Joslin, which is valued at \$47,625,504.

New Dwellings

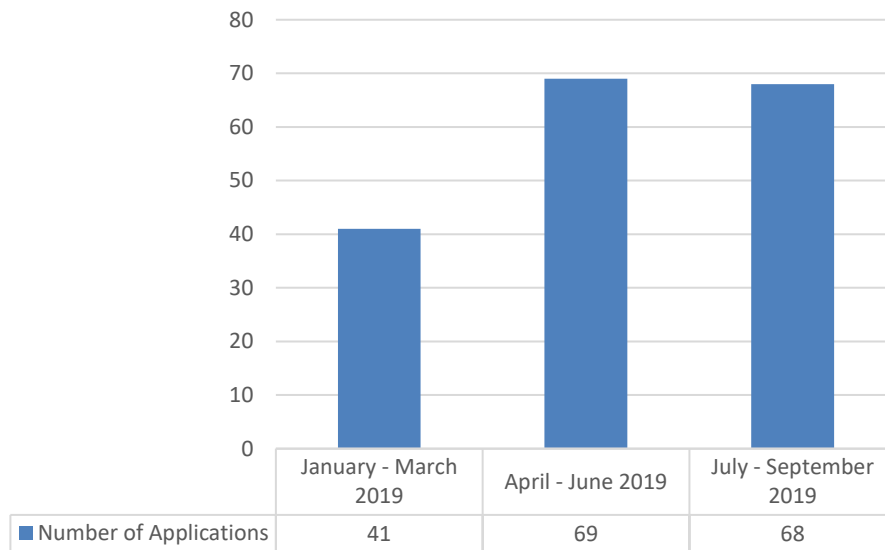
**FIGURE 8: NUMBER OF NEW DWELLINGS APPROVED - FIRST THREE QUARTERS OF 2019 (includes all forms of dwellings including residential apartments)**



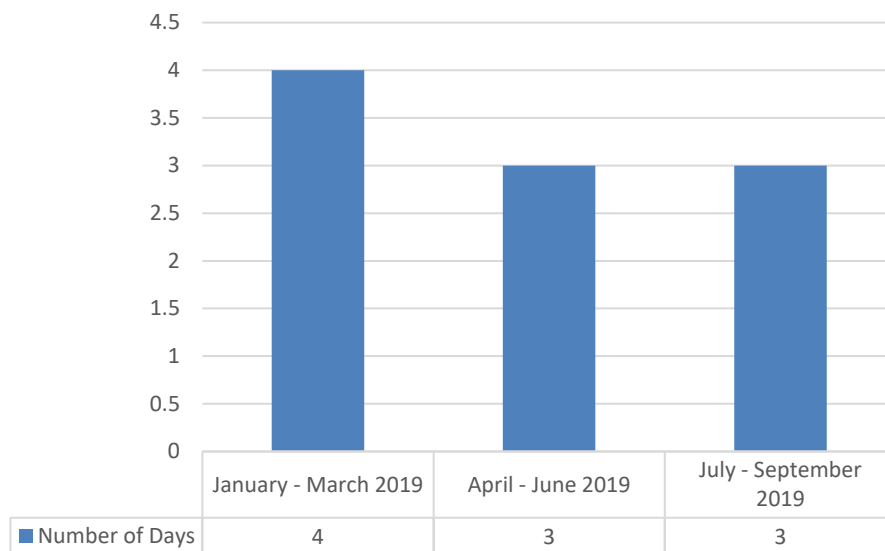
## Building Rules Assessments

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.

**FIGURE 9: NUMBER OF DEVELOPMENT APPLICATIONS LODGED WITH THE COUNCIL FOR BUILDING RULES CONSENT – FIRST THREE QUARTERS OF 2019**



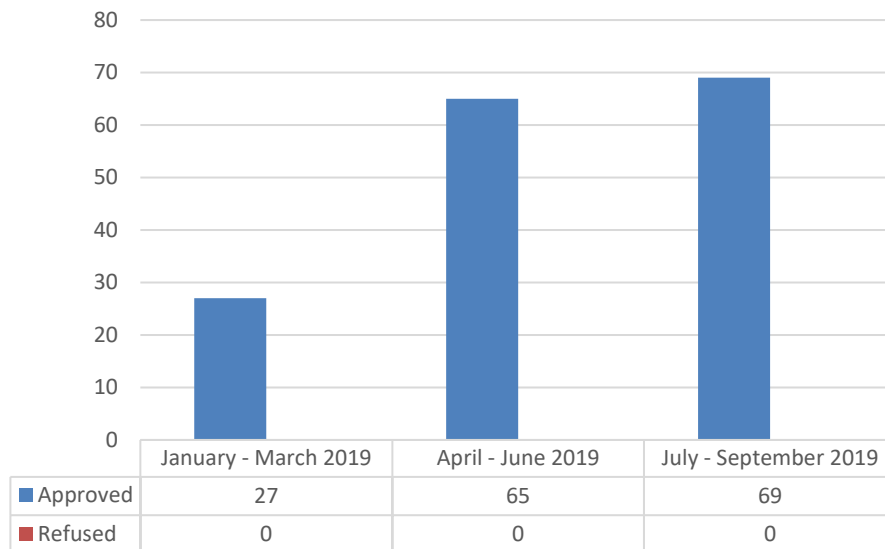
**FIGURE 10: MEDIAN TIMEFRAMES FOR BUILDING RULES CONSENT ASSESSMENTS LODGED - FIRST THREE QUARTERS OF 2019**



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

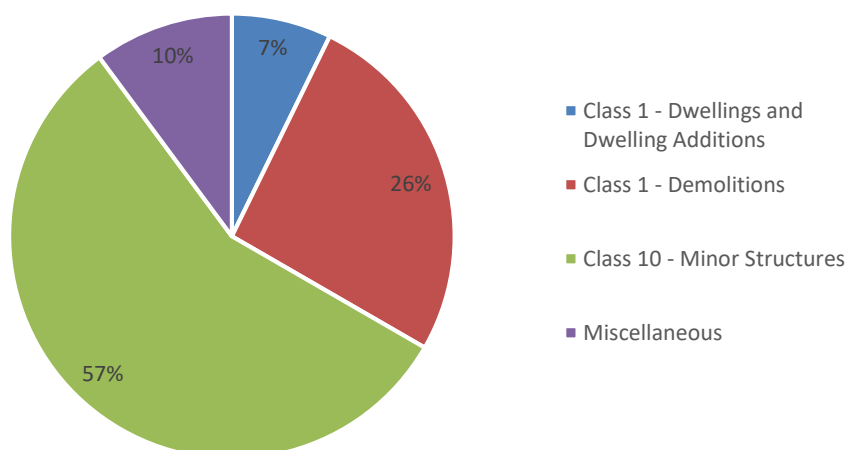


**FIGURE 11: DETERMINED BUILDING RULES CONSENTS – FIRST THREE QUARTERS OF 2019**



As with Planning assessments, the high proportion of Building Rules Consents that are granted is indicative of the Council's approach to facilitate an acceptable outcome with Applicants – all things being equal - rather than refusing an Application outright.

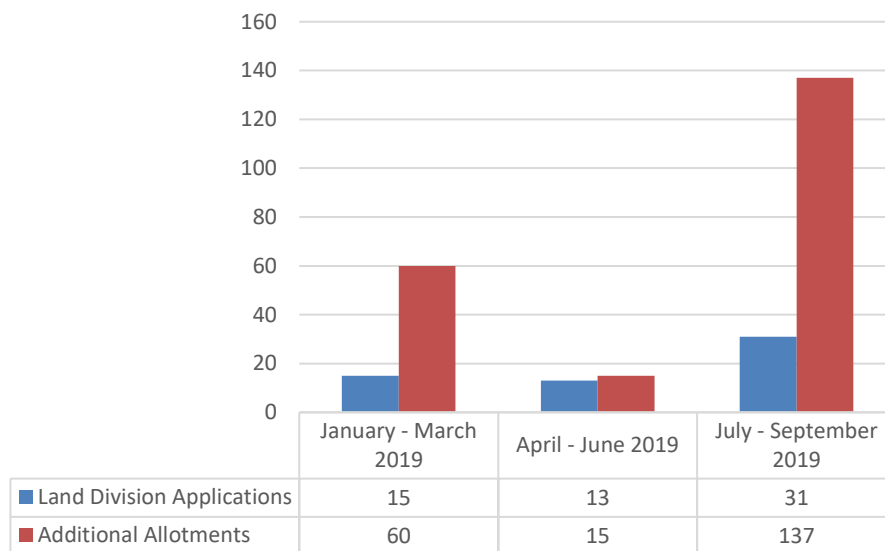
**FIGURE 12: CLASS OF BUILDING FOR COUNCIL ASSESSED BUILDING RULES CONSENTS PROCESSED - FIRST THREE QUARTERS OF 2019**



The majority of the Building Rules Consent Assessments comprised 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 83% of all Building Rules Assessments. The Building Rules Consent Assessment for most Applications for large scale developments are assessed and determined by Private Certifiers.

Land Division Applications

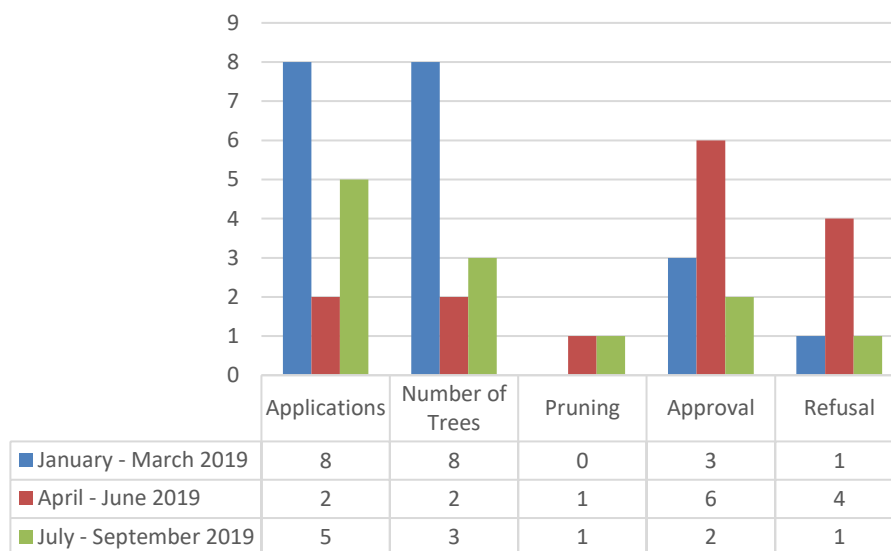
**FIGURE 13: LAND DIVISION APPLICATIONS LODGED - FIRST THREE QUARTERS OF 2019**



Land Division Applications include boundary realignments, the amalgamation of land, as well as the division of land into two (2) or more allotments. A total of 212 additional allotments for the first three quarters of 2019 have been proposed. This includes six (6) applications for an additional 72 allotments as part of the proposed Coles redevelopment at 161 - 169 The Parade, Norwood.

Regulated Tree Applications

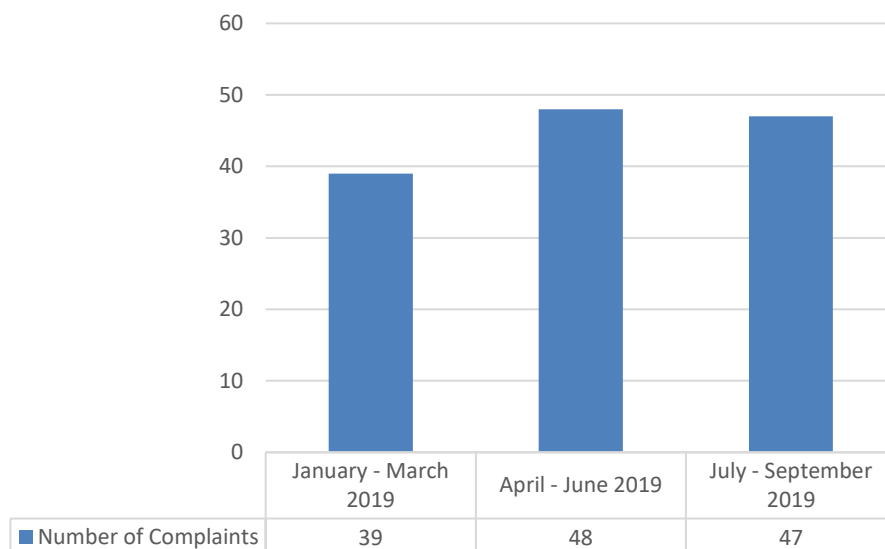
**FIGURE 14: REGULATED TREE APPLICATIONS LODGED - FIRST THREE QUARTERS OF 2019**



The Council has received a total of fifteen (15) Development Applications for the first three quarters of 2019 involving the removal and/or pruning of a total of fifteen (15) trees.

## Development related Complaints

**FIGURE 15: DEVELOPMENT RELATED COMPLAINTS RECEIVED – FIRST THREE QUARTERS OF 2019**



The above figures represent customer complaints 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.

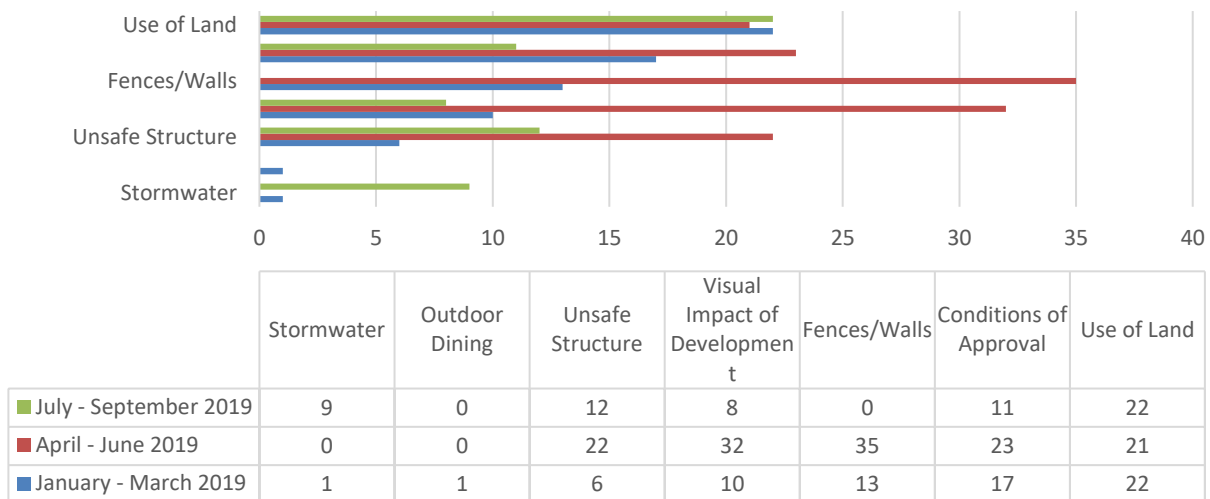
In addition, new categories which were introduced in 2018 include pre-lodgement advice and the following issues covered by the *Local Nuisance and Litter Control Act 2017*:

- Noise;
- Dust/odour/smoke;
- Unsightly property; and
- Vibration.

These new categories are not included in Figure 15 as they are not development related, however they are investigated by development assessment staff. In circumstances where a breach of the relevant legislation has been identified, a range of enforcement procedures are used 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.

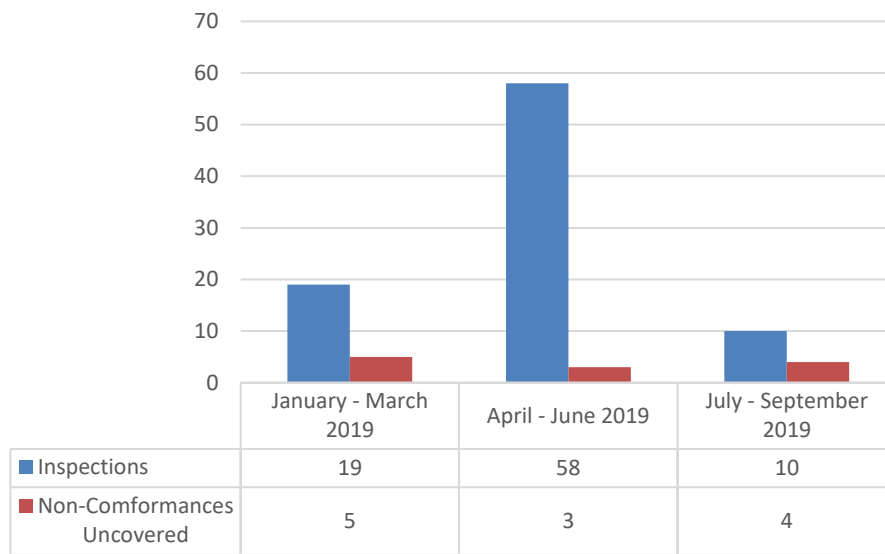
**FIGURE 16: DEVELOPMENT RELATED COMPLAINTS RESOLVED - AVERAGE DAYS TAKEN FIRST THREE QUARTERS OF 2019**



The “Visual impact of Development” category includes unauthorised development, which involves some of the longest timeframes to resolve, as it usually requires a determination of a development application to occur. As expected, it represents the longest timeframe in resolved complaints in the first quarter of 2019. Stormwater is one of the fastest timeframes, since it usually requires the connection of a stormwater system in accordance with a condition of consent, and is reflected above accordingly.

Random Development Compliance Inspections

**FIGURE 17: RANDOM DEVELOPMENT COMPLAINE INSPECTIONS UNDERTAKEN – FIRST THREE QUARTERS OF 2019**



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.