

6.2.5 Department of Planning and Infrastructure Performance Monitoring

REPORT BY THE MANAGER, HEALTH AND BUILDING TO 2 APRIL 2014 COUNCIL MEETING
DoPI Performance Monitoring Report
GOV400038, A0170041

RECOMMENDATION

That the report by the Manager, Health and Building on the Department of Planning and Infrastructure Performance Monitoring be received.

Executive summary

The Department of Planning and Infrastructure (DoPI) published the results of the Performance Monitoring Review for 2012/13 on its website on 10 March 2014. This report provides a brief summary of the key findings and comparison of Mid-Western Regional Council with other Group 4 Councils in the Central West and Wellington Council.

Detailed report

The 2012/13 data provides an overview of development in NSW. It includes information on council performance in assessing local development and general indications of the performance of the NSW planning system. The DoPI report was compiled by analysing detailed information from all 152 Councils.

The following is a brief summary of some of the key findings and a comparison of the result for Group 4 Councils in the Central West. A full copy of the report is available on the DoPI website.

In NSW in 2012/13, both the total number of development applications (DAs) determinations and approvals were still (when compared with 2011/12) near the lowest level of development since detailed local development performance monitoring data collection began in 2006/07.

In NSW overall development activity (includes DAs and Complying Development Certificates (CDCs) increased marginally by 0.5% (74,875 approvals) compared with 2011/12 and the total level of approved developments increased by 11% (\$2.37 billion). For NSW, Infrastructure, Tourist facilities and Subdivisions showed significant increases in value of approved DAs and CDCs compared with 2011/12, a 148%, 106% and 103% increase in value respectively.

VOLUME AND VALUE OF DETERMINATIONS

DEVELOPMENT APPLICATIONS (DAs)		
	<i>No of DAs Approved</i>	<i>Value Approved</i>
MWRC	450	\$83 million
BATHURST	527	\$101.2 million
DUBBO	476	\$158 million
LITHGOW	250	\$41.6 million
ORANGE	457	\$185.3 million
WELLINGTON	77	\$4.5 million

The estimated value of approved development in MWRC in 2011/12 was \$52.7 million. This indicates a substantial increase in the value of development in the area by \$30.3 million. A similar

increase in the value of development can be seen in the other Council areas with the exception of Wellington which saw a \$1 million reduction.

The number of DAs has also increased from 347 DAs in 2011/12 to 450 DAs in 2012/13 this is an increase of 103.

COMPLYING DEVELOPMENT (CDCs)

	No of CDCs	Value Approved	% Council	% Private
MWRC	171	\$23.7 million	58%	42%
BATHURST	157	\$30.3 million	78%	22%
DUBBO	136	\$21.6 million	19%	81%
LITHGOW	17	\$818,248	53%	47%
ORANGE	211	\$40.8 million	7%	93%
WELLINGTON	18	\$1.2 million	66%	34%

The value of CDCs has decreased from 2011/12 at \$31.8 million to \$23.7 million in 2012/13. The number of CDCs has also decreased from 205 in 2011/12 to 171 in 2012/13. The percentage of Council verse Private Certification remains similar to last year at 64% Council to 36% Private in 2011/12 compared with 58% Council to 42% Private in 2012/13.

It is also worth noting that this reporting period is the first time in which all CDC Applications were assessed against the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 rather than the former Mid-Western policy. This is likely to have contributed to the decrease in CDC applications due to the complexity of the document.

PROCESSING TIMES

The following definitions are provided to assist in understanding the data provided.

Gross Determination Time – is the total number of days including that time the application is referred back to the applicant for further information (stop clock)

Net Determination Time – is the total number of days excluding that time that the application is referred back to the application for further information.

Across NSW, on average the gross processing times were 68 days in 2012/13 compared with 71 days in 2011/12, 68 days in 2010/11 and 67 days in 2009/10. Fifteen Councils (10%) had a mean gross determination time for DAs over 100 days.

In 2012/13 it took NSW Councils on average 17 days to process CDCs.

DETERMINATION TIMES

	DA Mean Gross	DA Mean Net	DA Median Gross	DA Median Net
MWRC	55	33	38	28
BATHURST	40	28	25	19
DUBBO	43	21	23	15
LITHGOW	72	47	48	31
ORANGE	50	34	33	25
WELLINGTON	28	26	24	22

Mid-Western Regional Council utilise “stop clock” to assist applicants to provide information necessary to determine applications. This has been a conscience decision to provide this level of customer service rather than rejecting incomplete applications at the front counter requiring applicants to make return visits to Council. There has however been a increase in mean net

processing times when compared with 2011/12 which was at 29 days to 33 days in 2012/13. The median net processing time also increase from 23 in 2011/12 to 28 in 2012/13.

	EFFECT OF STOP CLOCK (STC)					
	Mean Gross Times for DAs using STC	Mean STC days for Das Determined	Mean Net Times for DAs using STC	Minimum STC	Maximum STC	% with STC
MWRC	89	59	30	1	568	37%
BATHURST	40	11	29	1	723	97%
DUBBO	87	50	37	1	510	33%
LITHGOW	87	45	42	6	434	45%
ORANGE	78	42	36	1	619	33%
WELLINGTON	49	21	28	8	36	9%

As stated previously, Mid-Western Regional Council uses the stop clock provisions to improve customer service but there is a balance in utilising the stop clock provision to assist the customer rather than to manage processing times. The above table indicates that Mid-Western Regional Council places 37% (this is the same as 2011/12) of applications on stop clock which is considered a very reasonable number.

COMPLYING DEVELOPMENT CERTIFICATE (CDC)

	No of CDC Determined by Council	Mean Determination	Median Determination
MWRC	100	13	13
BATHURST	122	5	1
DUBBO	26	7	6
LITHGOW	9	21	13
ORANGE	15	9	7
WELLINGTON	12	9	9

Considering the relatively high number of CDCs processed by Council, the mean and median processing times for CDCs indicate a strong level of performance in processing CDCs. This is further clarified when the combined CDC and DA gross determination times are considered as detailed in the table below.

CDC/DA MEAN GROSS DETERMINATION DAYS BY TYPE OF DEVELOPMENT

	<i>Residential Alts and Adds</i>	<i>Single New Dwellings</i>	<i>Commercial</i>
MWRC	29	28	75
BATHURST	51	26	51
DUBBO	23	25	54
LITHGOW	47	83	131
ORANGE	45	41	44
WELLINGTON	20	29	26

DETERMINATION

The percentage of Development Applications determined by elective representatives has increased slightly from 2011/12 where 6.1% of applications were determined by Council to 7% in 2012/13.

STAFF AND RESOURCING

On average across the state, 56 DAs were determined for each equivalent full time (EFT) development assessment position for 2012/13 this is at the same level as 2011/12.

EFFECTIVE FULL TIME STAFF (EFT)

	Average DA Determined per EFT Staff 2012/13	Average DA Determined per EFT Staff 2011/12	DAs Determined
MWRC	112.5	91.3	450
BATHURST	52.7	50.1	527
DUBBO	63.5	45.8	476
LITHGOW	71.4	50	250
ORANGE	80.3	74.2	457
WELLINGTON	25.7	37	77

The table above indicates productivity levels of Development Application Assessment Staff. It can be seen that the average DA/EFT has increased from last reporting period. As can be seen Mid-Western continues to have a high level of productivity. The table indicates the productivity levels of Mid-Western as the highest in the group, combined with the processing times achieved; this indicates that the Planning and Development Department is performing extremely well. The data also indicates that of the 152 Councils in NSW only 14 recorded an average number of development determinations per EFT staff of more than 100.

CONSTRUCTION CERTIFICATES AND OCCUPATION CERTIFICATES

**CONSTRUCTION (CC) & OCCUPATION (OC) CERTIFICATES ISSUED
BY COUNCIL**

	CC 12/13	CC 11/12	OC 12/13	OC 11/12
MWRC	281	247	255	294
BATHURST	470	447	519	517
DUBBO	345	425	172	45
LITHGOW	198	223	125	232
ORANGE	138	369	93	462
WELLINGTON	50	48	32	41

**CONSTRUCTION CERTIFICATES (CC) & OCCUPATION CERTIFICATES
(OC) - MWRC**

	2012/13	2011/12	2010/11	2009/10	2008/09
CC -MWRC	281	247	231	225	219
OC -MWRC	255	294	252	220	208

As indicated in the tables above, there has been an increase in the number of Construction Certificates issued by Council. The increase in CCs is consistent with the increase in building activity that has been identified earlier in this report. The trend is indicating a continuing gradual increase in building activity.

CONCLUSIONS

Overall, the Performance Monitoring Review indicates that the development assessment function within Mid-Western Regional Council is performing very well with a high level of productivity and relatively low processing times.

Financial and Operational Plan implications

Not applicable.

Community Plan implications

The results of the Performance Monitoring Report not only demonstrate the performance of the development assessment function of Council but are indicative of the overall building activity in the

LGA. The steady increase in Construction Certificates are indicative of the increase in housing development which is further supported by the substantial increase in the overall value of development in the LGA.

TIM O'REILLY
MANAGER, HEALTH & BUILDING

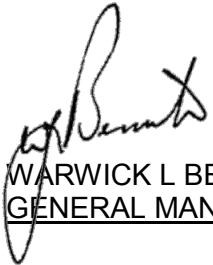


CATHERINE VAN LAEREN
DIRECTOR, DEVELOPMENT & COMMUNITY
SERVICES

18 March 2014

Attachments: Nil

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER