



DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

14th August 2007

DSDS2	LOCAL DEVELOPMENT PERFORMANCE MONITORING 2005 - 06
FILE: 553 RBP	{Folio No. *}

SUMMARY:

Reporting that following release of the Local Development Performance Monitoring 2005 / 06 report, an analysis has been undertaken of Council's performance in respect to development approvals.

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DESCRIPTION:

Council would be aware that the Department of Planning recently released a report relating to the performance of Councils in relation to Development Application processing times.

An analysis has been undertaken which compares the performance of Council against the 151 other councils in New South Wales and within the MIDGOC.

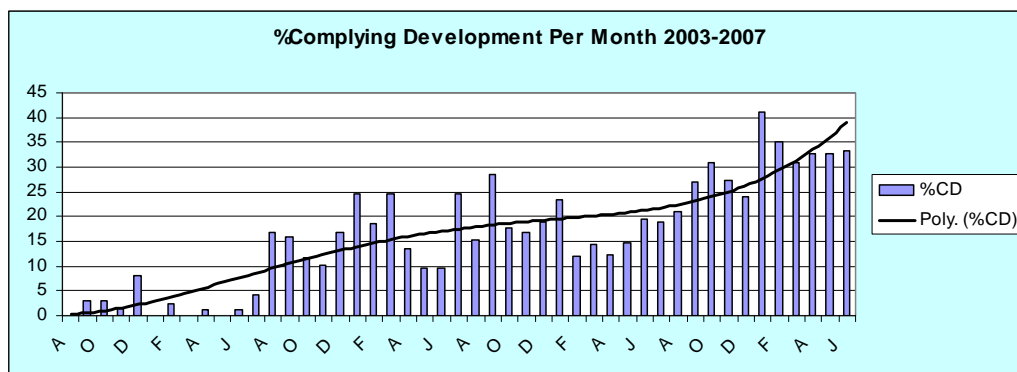
Complying Development

As previously advised, the increased utilisation of Complying Development is a means by which Council has been able to significantly reduce processing times for Development Applications.

Complying Development is development that meets a predetermined set of objective development standards to ensure that minimal environmental impacts would result and avoids the need for more rigorous subjective assessments to be undertaken. Development Control Plan 30 specifies these standards, having regard to local constraints and applications that meet these standards must be approved within 7 days.

Development Control Plan 30 has been reviewed on an annual basis since 1999 to progressively increase opportunities for the use of Complying Development, without resulting in any unforeseen adverse impacts.

This incremental approach has seen Complying Development gradually increase from 3% in 2003 / 04 to an expected 33% in 2007 / 08.



On a comparative basis Council is performing well in respect to the utilisation of Complying Development. However, data for Complying Development should not be used to impose a blanket benchmark and each LGA should be able to determine its own benchmark which reflects local conditions.

	NSW Average 2005/06	Kempsey Shire 2005/06	Kempsey Shire 2006/07	MIDGOC Average 2005/06
% Complying Development	11%	17%	30.4%	14.7%

The data indicates that Kempsey compares favourably at both a regional and state level and there has been a significant increase in Complying Development in 2006 / 07 which is expected to be even higher in 2007 / 08 with a subsequent reduction in processing times.

Mean Development Application Determination Times

The data identifies the *net mean number of calendar days* which excludes time taken by applicants to provide sufficient information to complete assessments in accordance with the "stop-the-clock" provisions of the Act.

The data also identifies the *gross mean number of calendar days* which is the total number of days from when an application is made to when it is determined.

	NSW Average 2005/06	Kempsey Shire 2005/06	Kempsey Shire 2006/07	MIDGOC Average 2005/06
Mean No Days (net)	105	22	20	34

	NSW Average 2005/06	Kempsey Shire 2005/06	Kempsey Shire 2006/07	MIDGOC Average 2005/06
Mean No Days (gross)	115	48	No data	64

Kempsey performed significantly better than the State average and ranked 2nd across the MIDGOC for both the net and gross mean determination times.

Median Development Application Determination Times

The median is used to identify whether the data may have been affected by a relatively few number of particularly difficult applications and is a good measure of the efficiency of systems being employed.

	NSW Average 2005/06	Kempsey Shire 2005/06	Kempsey Shire 2006/07	MIDGOC Average 2005/06
Median No Days (gross)	115	19	No data	35.4

	NSW Average 2005/06	Kempsey Shire 2005/06	Kempsey Shire 2006/07	MIDGOC Average 2005/06
Median No Days (net)	101	9	9	23.6

Again Kempsey performed significantly better than the State average and ranked 1st across the MIDGOC for the gross mean determination time and 2nd for the net.

Staffing and Resources

The objective of this measure was to compare the relative level of assessment activity per staff resource across the State expressed as the ratio of Development Applications to Equivalent Full Time staff (EFT).

	NSW Average 2005/06	Kempsey Shire 2005/06	Kempsey Shire 2006/07	MIDGOC Average 2005/06
DAs/EFT Staff	86	154.5	-	134.2

Given the broader range of both responsibilities and types of developments encountered by staff in regional coastal areas, the results suggest that workloads of staff in MIDGOC are significantly higher than in metropolitan areas, which are as low as 31 Development Applications per EFT.

REPORT IMPLICATIONS:

- **Environmental**

Nil

- **Social**

Nil

- **Economic (Financial)**

Nil

- *Policy or Statutory*

Nil

- *Directors Comment*

The data collected from all councils presents the opportunity to drive process improvements and to identify efficient and effective systems and processes being employed to assess development applications across the State.

Whilst improvements are continually being identified and implemented, the results indicate that Kempsey Shire Council is amongst the better performing councils both at a State level and within the MIDGOC.

The MIDGOC Strategic Alliance – Town Planners Group recognises the potential efficiencies that can be gained by closer cooperation in sharing information and benchmarking to improve service delivery of development assessment services across the region.

RECOMMENDATION:

That the information be noted.

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R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES