

## ***Amended Item***



**Item No:** 3.2  
**Title:** Activities of the Development Assessment and Environmental and Certification Units - October - December 2018 Quarter  
**Department:** Environment and Planning

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25 February 2019 Ordinary Council Meeting

Trim Reference: F2018/00020-06 - D13460779

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### **Report Purpose**

This report includes information and statistics regarding the operations of the Development Assessment and Environment and Certification Units which covers the submission and determination of development, construction and subdivision applications. This report provides a summary of applications for the October to December 2018 Quarter.

### **Recommendation**

***That Council receive and note the report on development statistics.***

### **Background**

As the Central Coast community continues to grow, Council is committed to assessing development applications, which respond to the need to providing for a variety of housing choice to suit the needs and lifestyles of the community, support local jobs and services while appreciating and protecting our environmental assets.

The Central Coast Regional Plan (CCRP) provides that the population of the Central Coast will increase by approximately 75,500 people (to 415,050) by 2036. Resultantly there is an increased need for local housing and employment options. The CCRP establishes that the region is expected to have 36,350 more households, requiring 41,500 new homes by 2036. This is the equivalent of approximately 2075 homes per year for the 20 year life of the plan.

**Housing Target Progress** and is tracking well against future housing requirements outlined in the Central Coast Regional Plan.

While the delivery and completion of housing is driven by the property market and the development industry, Council approvals are a barometer of housing demand. The annual target set by the CCRP is currently an average of 2075 dwellings per year.

### 3.2 Activities of the Development Assessment and Environmental and Certification Units - October - December 2018 Quarter (contd)

Since the commencement of the CCRP in 2016, 8355 additional dwellings have been approved, and Council is tracking well against future housing requirements outlined in the Central Coast Regional Plan.

#### Housing approvals

During the October to December 2018 quarter, **875** development applications were determined. Of these, **864** were approved and approved the creation of:

- **197** additional residential lots
- **576** dwellings (including secondary dwellings, detached dwellings, dual-occupancies, multi-dwelling housing and units within residential flat buildings).

#### Development Applications

##### Development Applications Determined

Type:	Number Determined	Number Approved	Estimated Value of Approved Development \$
Residential – Single new dwelling, Residential – New Second Occupancy, Residential – Alterations and Additions Residential New Multi-Unit,	597	593	\$182,337,794
Residential - Seniors Living, Residential Other	6	6	\$7,933,150
Commercial / Retail / Office / Tourist/ Community Facility	47	46	\$19,720,460
Industrial and Infrastructure	12	12	\$7,402,208
Subdivision only	20	19	\$1,273,000
Mixed	9	8	\$2,716,400
Other	33	31	\$2,058,350
Section 4.55	151	149	\$5,404,146
<b>Total</b>	<b>875</b>	<b>864</b>	<b>\$228,845,508</b>

**3.2 Activities of the Development Assessment and Environmental and Certification Units - October - December 2018 Quarter (contd)**

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**Number of outstanding Development Applications**

The total number of Development Applications outstanding at the end of the quarter was 631 with 551 applications under assessment.

**Net Median Turnaround Times**

The net median turnaround time for development applications determined (including s.455) within the Development Assessment Unit during the October to December 2018 quarter was 44 calendar days.

The net median turnaround time for development applications determined (including s.455) within the Environment and Certification Unit during the October to December 2018 quarter was 23 calendar days.

The net median turnaround time for all development applications (including s.455) determined by the Development Assessment Unit and the Environment and Certification Unit during the October to December 2018 quarter was 25 calendar days.

**Subdivision Lots Released**

<b>Type</b>	<b>Number of Lots Released</b>
Commercial/Industrial	14
Residential	197
Boundary realignments/consolidations	8
<b>Total</b>	<b>219</b>

**Other Approvals and Certificates**

<b>Type</b>	<b>Number Determined</b>	<b>Number Approved</b>
Building Information Certificates	60	57
Construction Certificates issued by Council	222	222
Complying Development Certificates issued by Council	57	57

### **3.2 Activities of the Development Assessment and Environmental and Certification Units - October - December 2018 Quarter (contd)**

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#### **Variations to Development Standards**

Each quarter all Councils are required to report to the Department of Planning and Environment the development applications that have been granted consent involving variation to relevant development standards.

*Gosford Local Environmental Plan 2014 (GLEP)* and *Wyong Local Environmental Plan 2013 (WLEP)* permit variations to some development standards, as long as the development is considered to meet the following objectives:

- (a) To provide an appropriate degree of flexibility in applying certain development standards to particular development.
- (b) To achieve better outcomes for and from development by allowing flexibility in particular circumstances.

In each case, the relevant development application must also address the objectives of the development standard being varied.

*State Environmental Planning Policy No 1 (SEPP 1)* also permits variations to the development standards within *Interim Development Order Number 122 (IDO122)*, which applies to some land within the former Gosford local government area.

Council requires that a written request to vary a development standard be considered in each case, which must address the following matters:

- Why compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
- That there are sufficient environmental planning grounds to justify contravening the development standard.

A review of Council records has identified that consent was granted to 22 development applications from 1 September 2018 to 31 December 2018 that included a variation to a development standard within WLEP, GLEP or IDO122. A copy of the variation to development standard register for the October to December 2018 quarter is attached.

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**Link to Community Strategic Plan**

Theme 4: Responsible

**Goal I: Balanced and sustainable development**

R-I3: Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management.

**Attachments**

**1** Development Standards Variations - October - December 2018 Enclosure D13462709