



3 Planning permit activity by planning scheme

There are currently 79 planning schemes in Victoria that cover a municipal area and three planning schemes that cover areas administered by the Minister for Planning. These are the Port of Melbourne Planning Scheme, the French Island and Sandstone Island Planning Scheme and the Alpine Resorts Planning Scheme (which covers the alpine resorts of Falls Creek, Mt Hotham, Mt Buller, Lake Mountain, Mt Stirling and Mt Baw Baw).

The report contains a section on each planning scheme presented in alphabetical order. There are 32 metropolitan and 50 regional/rural planning schemes, each belonging to one of the six groups detailed in Section 4.

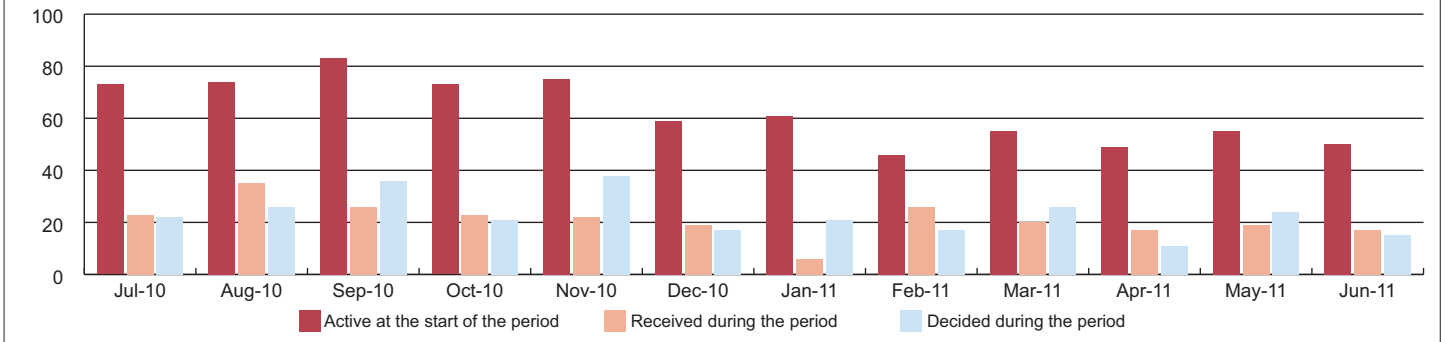


Planning scheme: Alpine
Location: 300 kilometres north east of Melbourne
Area: 4839 sq. km
Population density: 3 persons per sq. km
Major centres: Myrtleford; Bright; Mt Beauty

The key sectors are tourism, timber and forestry, agriculture (livestock and horticulture), services (health, education, community services), and retail. Tourism is a major driver of the economy.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	259	257	253	-1.6%
New applications	179 (69%)	161 (62%)	183 (72%)	13.7%
Amended permit applications	80 (31%)	96 (37%)	70 (28%)	-27.1%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	243	247	264	6.9%
Permit/NOD (includes amended permits)	240 (99%)	244 (99%)	257 (97%)	5.3%
Refusal	3 (1%)	3 (1%)	7 (3%)	133.3%
Withdrawn, not required, lapsed	29	23	10	-56.5%
Amended permits issued	66	102	70	-31.4%
Decisions made under delegation	234 (96%)	236 (95%)	262 (99%)	11.0%
Review lodged at VCAT	17 (7%)	19 (7%)	4 (2%)	-78.9%

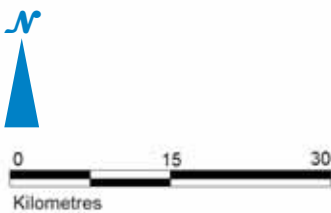
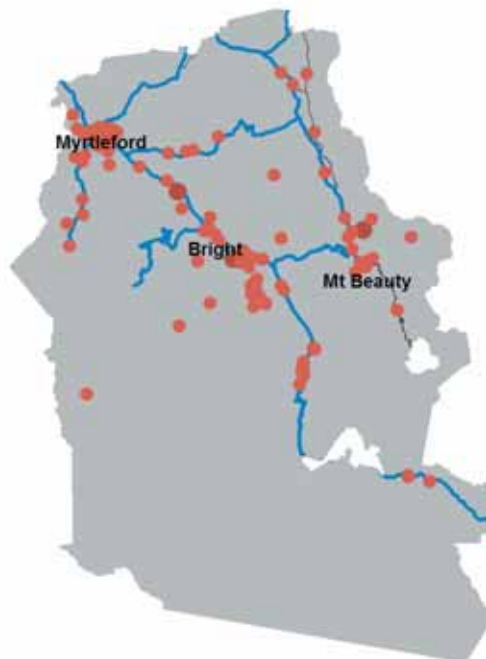
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (147)
- Between \$500k and \$1m (3)
- Between \$1m and \$10m (0)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)



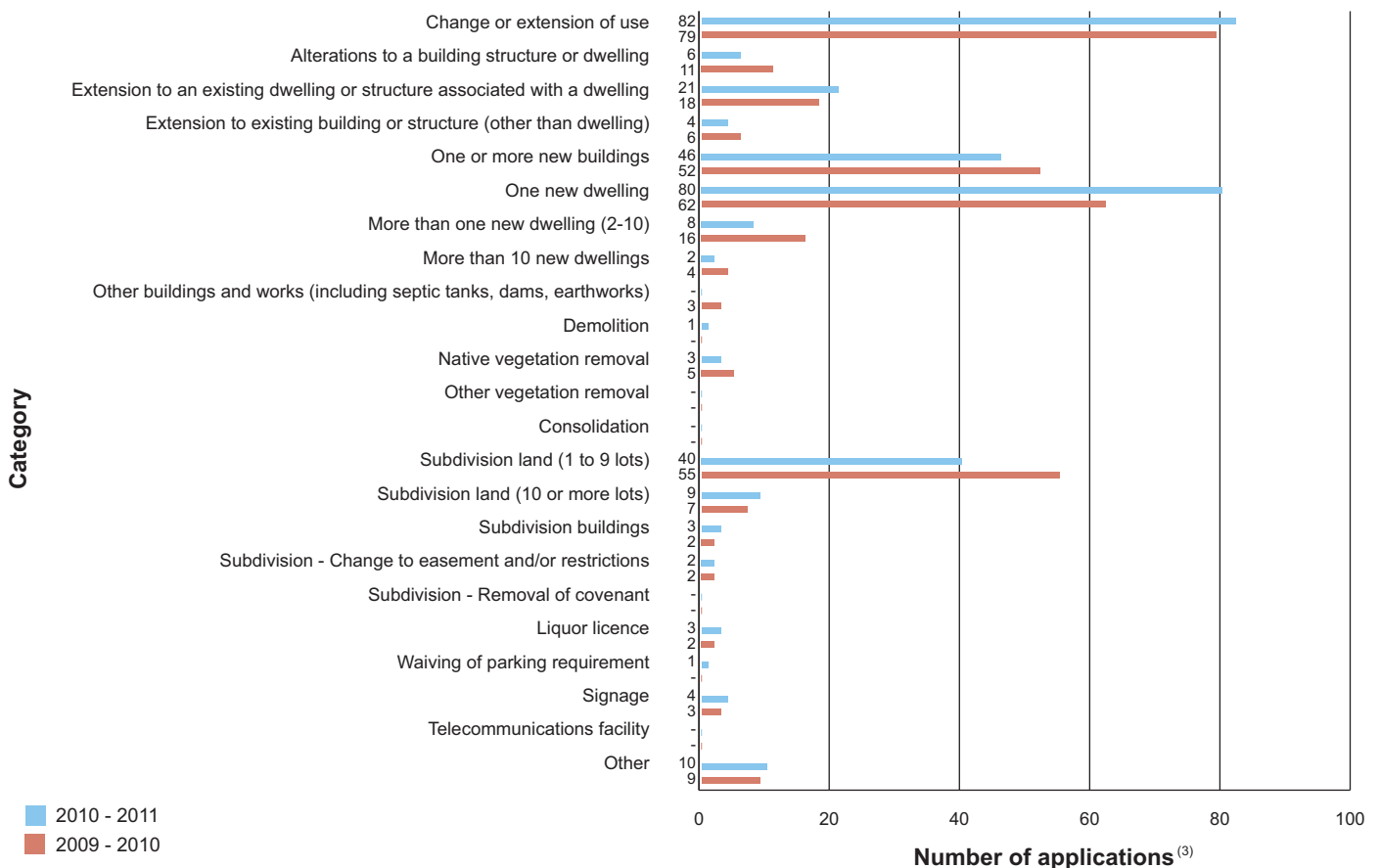
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$69,767	\$67,389	-3.4%	\$100,916	\$61,490
Average fee per application	\$271	\$266	-1.8%	\$361	\$338
Total estimated cost of works ⁽¹⁾	\$95,312,268	\$46,921,229	-50.8%	\$83,689,856	\$58,611,795
Average cost of works per application ⁽¹⁾	\$390,624	\$177,732	-54.5%	\$244,222	\$269,769
Average gross days to decision ⁽²⁾	103	77	-25.2%	128	46
Median processing days ⁽²⁾	53	42	-20.8%	60	54
Within statutory timeframe	86%	98%	12.0%	70%	75%
Applications with:					
Further information	79 (29%)	84 (31%)	6.3%	130 (35%)	75 (32%)
Public notice	17 (6%)	69 (25%)	305.9%	145 (39%)	89 (38%)
Referrals	105 (38%)	164 (60%)	56.2%	180 (48%)	119 (51%)
Objections	3 (1%)	10 (4%)	233.3%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 86 permits issued that included a change of land use



Application categories for applications received



(1) Large decrease in cost of works due to significant development application in 2009/2010

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

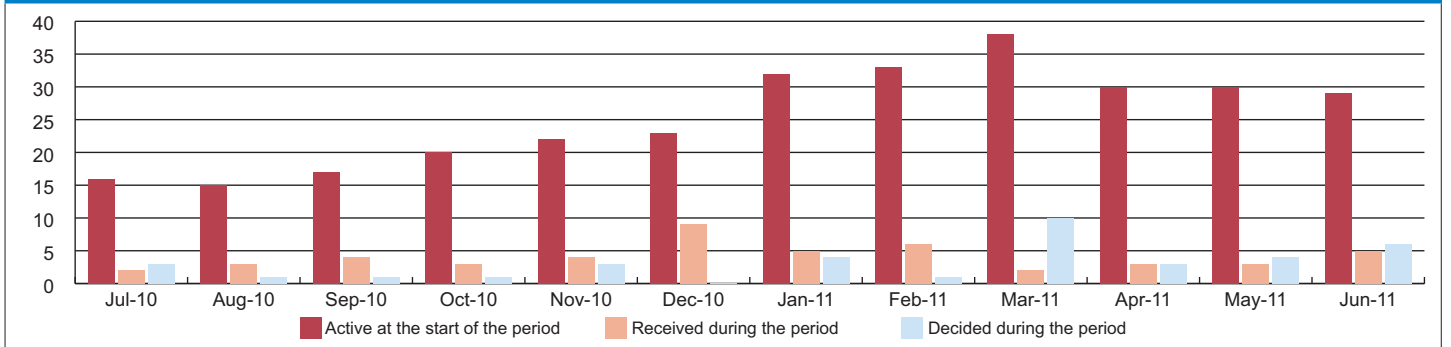


Planning scheme: Alpine Resorts
Location: N/A
Area: N/A
Population density: Less than 1 persons per sq. km
Major centres: N/A

The Alpine Resorts Planning Scheme covers the Alpine resorts of Falls Creek, Mt Hotham, Mt Buller, Lake Mountain, Mt Stirling and Mt Baw Baw.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	38	34	49	44.1%
New applications	33 (87%)	33 (97%)	46 (94%)	39.4%
Amended permit applications	5 (13%)	1 (2%)	3 (6%)	200.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	29	33	32	-3.0%
Permit/NOD (includes amended permits)	29 (100%)	31 (94%)	32 (100%)	3.2%
Refusal	0	2 (5%)	- (0%)	0.0%
Withdrawn, not required, lapsed	6	3	5	66.7%
Amended permits issued	3	0	2	
Decisions made under delegation	27 (93%)	30 (90%)	30 (94%)	0.0%
Review lodged at VCAT	3 (10%)	0	0 (0%)	0.0%

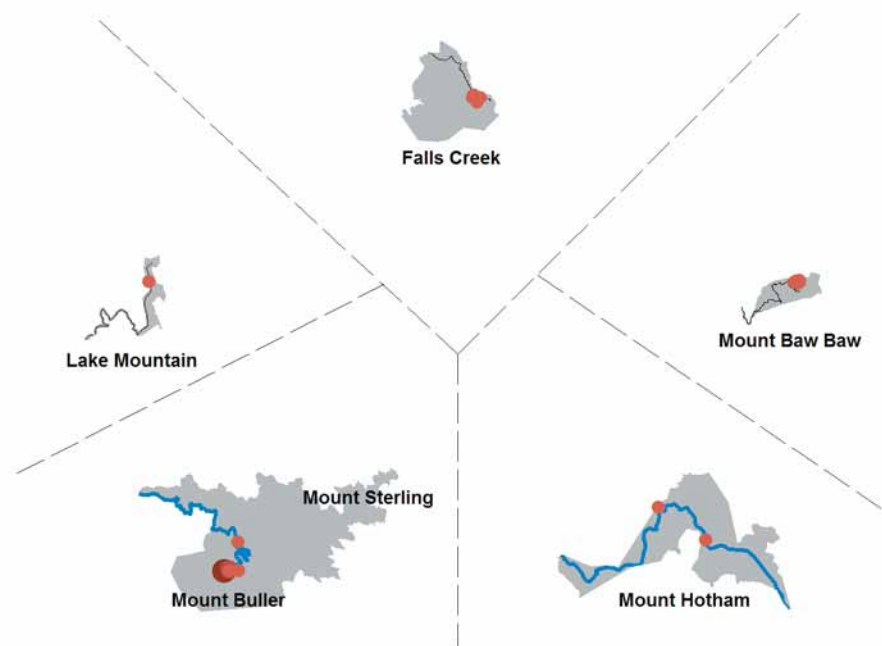
Applications received and decided



Investment

Locations show the 30 new permit applications permitted. Relative positions and locations between localities not to scale.

- Primary roads
- Secondary roads
- Less than \$500k (27)
- Between \$500k and \$1m (2)
- Between \$1m and \$10m (1)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)

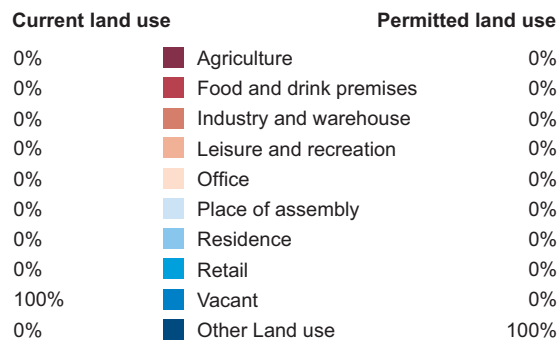




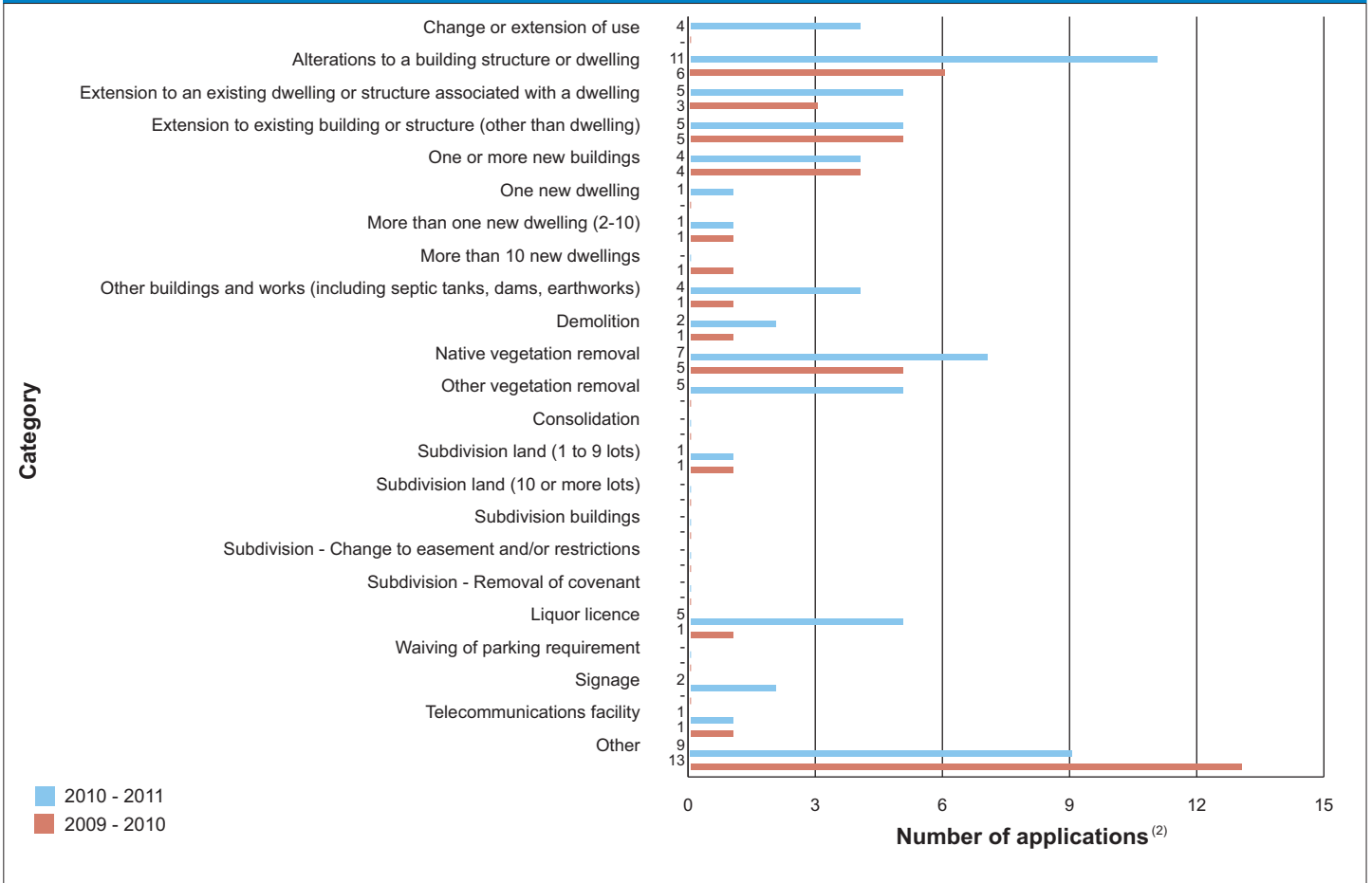
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$19,978	\$25,931	29.8%	\$100,916	\$61,490
Average fee per application	\$588	\$529	-10.0%	\$361	\$338
Total estimated cost of works	\$17,467,256	\$6,124,001	-64.9%	\$83,689,856	\$58,611,795
Average cost of works per application	\$563,460	\$191,375	-66.0%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	143	114	-20.3%	128	46
Median processing days ⁽¹⁾	94	96	2.1%	60	54
Within statutory timeframe	48%	59%	11.0%	70%	75%
Applications with:					
Further information	18 (51%)	19 (51%)	5.6%	130 (35%)	75 (32%)
Public notice	0	0 (0%)	0.0%	145 (39%)	89 (38%)
Referrals	31 (86%)	22 (59%)	-29.0%	180 (48%)	119 (51%)
Objections	4 (12%)	2 (5%)	-50.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 2 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

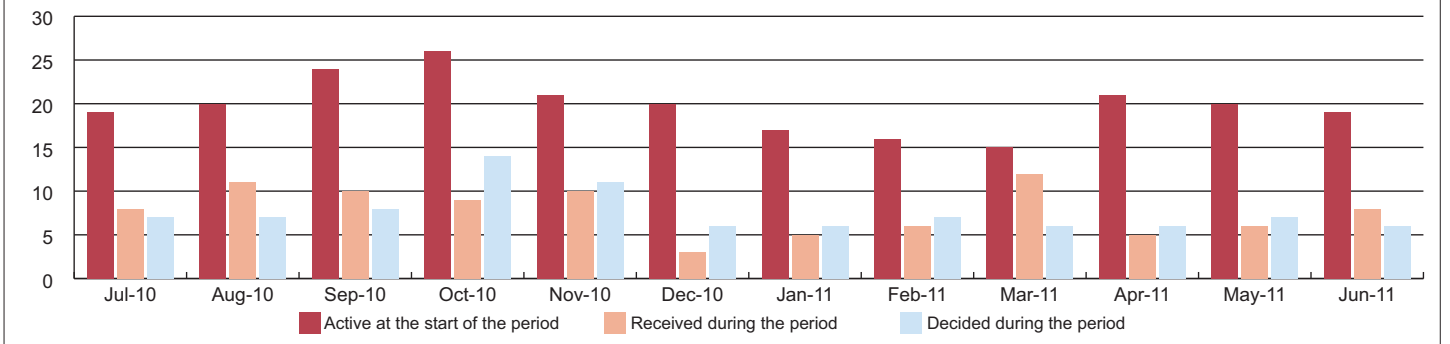


Planning scheme: Ararat
Location: 200 km west of Melbourne
Area: 4210 sq. km
Population density: 3 persons per sq. km
Major centres: Ararat; Willaura

The rural city's economy is predominantly rural based. Fine wool is the major agricultural product. Wine and grape production have risen in recent years, which, along with the rural city's proximity to the Grampians Ranges, has boosted tourism.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	98	88	93	5.7%
New applications	90 (92%)	81 (92%)	87 (94%)	7.4%
Amended permit applications	8 (8%)	7 (7%)	6 (6%)	-14.3%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	93	81	86	6.2%
Permit/NOD (includes amended permits)	93 (100%)	81 (100%)	86 (100%)	6.2%
Refusal	0	0	0 (0%)	0.0%
Withdrawn, not required, lapsed	6	3	5	66.7%
Amended permits issued	7	7	7	0.0%
Decisions made under delegation	89 (96%)	79 (97%)	82 (95%)	3.8%
Review lodged at VCAT	2 (2%)	0	4 (5%)	

Applications received and decided



Investment

Points show all of the 79 new permit applications permitted

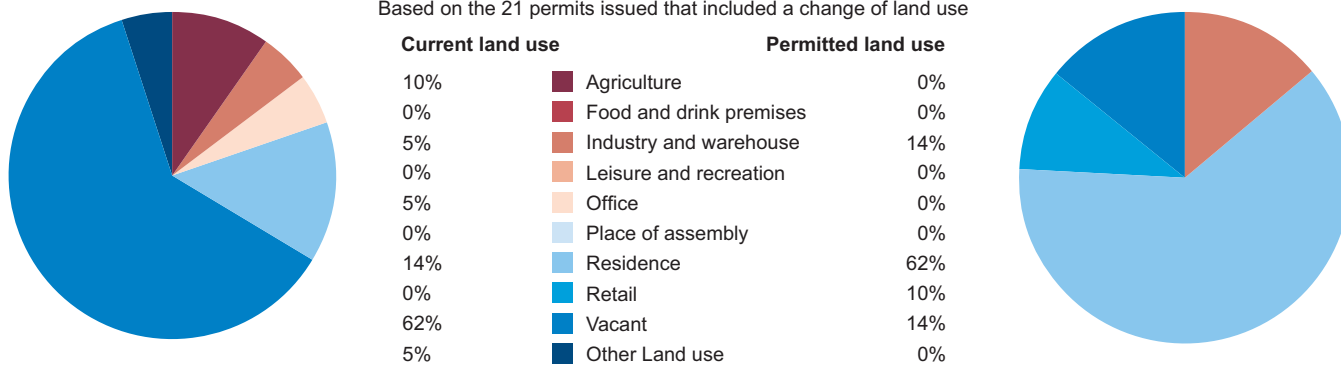
- Primary roads
- Secondary roads
- Less than \$500k (74)
- Between \$500k and \$1m (3)
- Between \$1m and \$10m (1)
- Between \$10m and \$50m (0)
- Greater than \$50m (1)



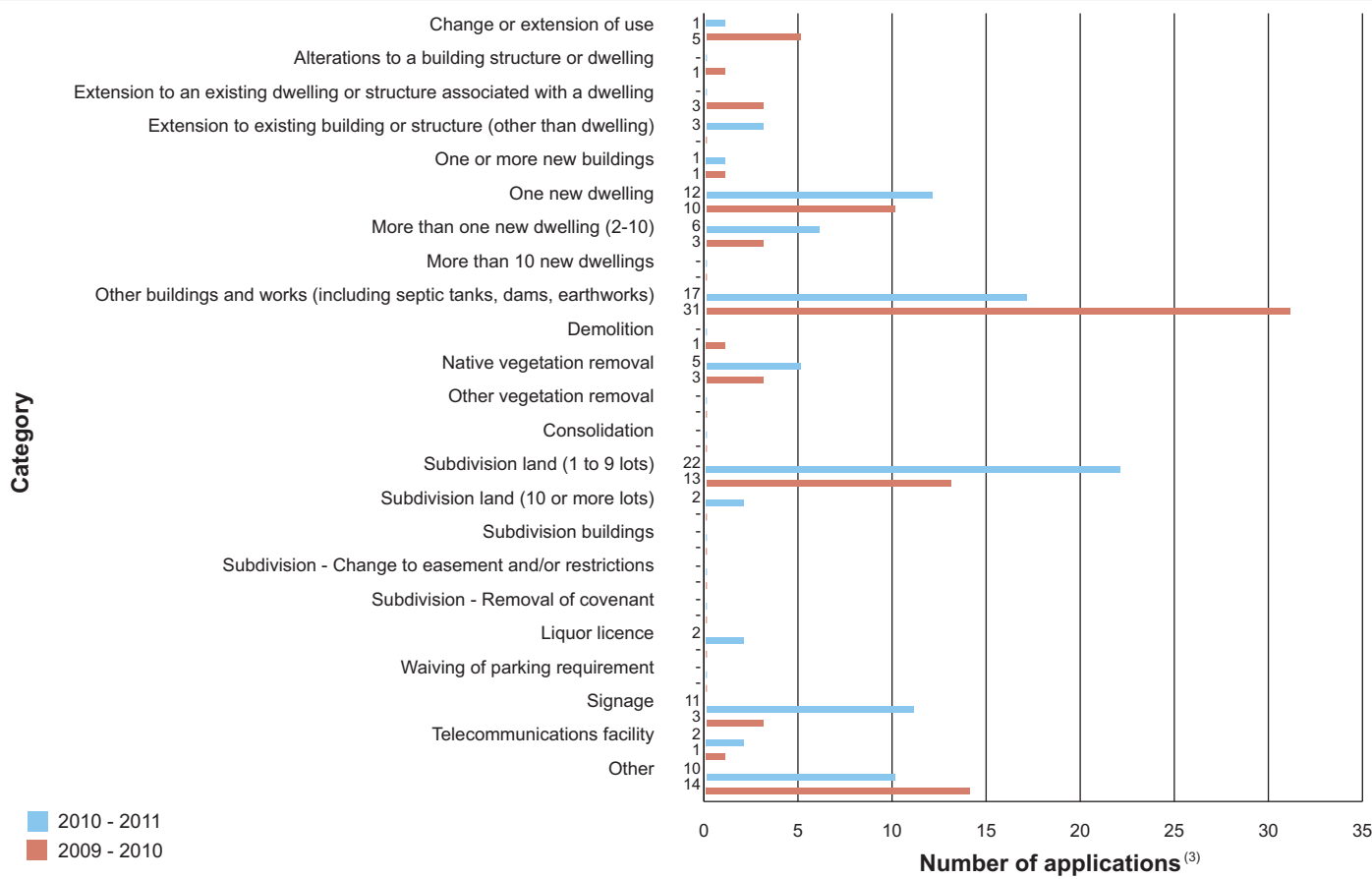
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$51,710	\$41,828	-19.1%	\$100,916	\$61,490
Average fee per application	\$588	\$450	-23.5%	\$361	\$338
Total estimated cost of works ⁽¹⁾	\$7,917,305	\$334,989,821	4131.1%	\$83,689,856	\$58,611,795
Average cost of works per application ⁽¹⁾	\$97,745	\$3,895,230	3885.1%	\$244,222	\$269,769
Average gross days to decision ⁽²⁾	51	60	17.6%	128	46
Median processing days ⁽²⁾	25	30	20.0%	60	54
Within statutory timeframe	91%	85%	-6.0%	70%	75%
Applications with:					
Further information	22 (26%)	25 (27%)	13.6%	130 (35%)	75 (32%)
Public notice	17 (20%)	26 (29%)	52.9%	145 (39%)	89 (38%)
Referrals	72 (85%)	72 (79%)	0.0%	180 (48%)	119 (51%)
Objections	0	7 (8%)		32 (9%)	13 (6%)

Permits for change of land use

Based on the 21 permits issued that included a change of land use



Application categories for applications received



(1) Large increase in cost of works due to a significant development application

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

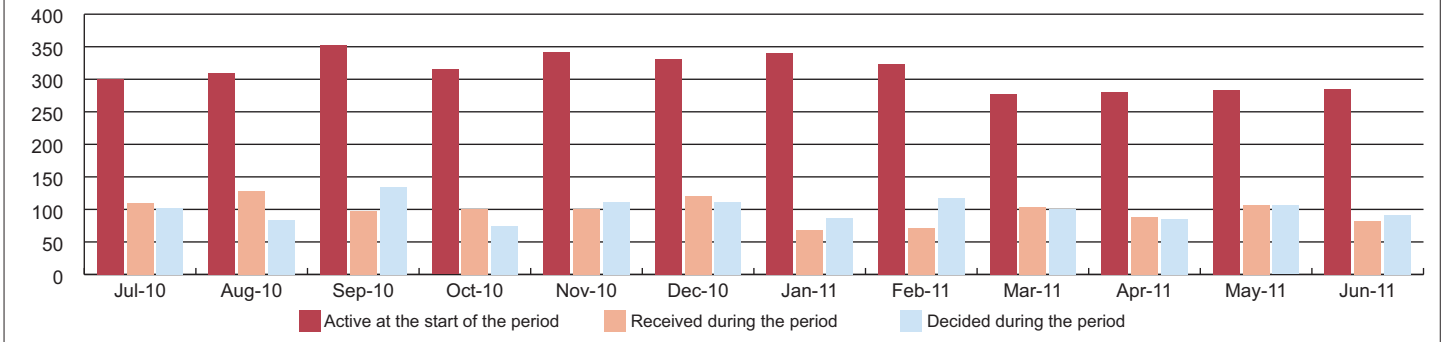


Planning scheme: Ballarat
Location: 110 km west of Melbourne
Area: 740 sq. km
Population density: 113 persons per sq. km
Major centres: Ballarat; Wendouree; Sebastopol

The city of Ballarat is one of Victoria's major regional centres, with an historical significance due to its goldmining past. The city boasts a strong economy, based on traditional manufacturing, information technology, retailing and education.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,000	1,031	1,180	14.5%
New applications	865 (87%)	904 (87%)	1,068 (91%)	18.1%
Amended permit applications	135 (14%)	126 (12%)	112 (9%)	-11.1%
Combined applications	0	1	0 (0%)	-100.0%
Total decisions	955	954	1,147	20.2%
Permit/NOD (includes amended permits)	935 (98%)	936 (98%)	1,131 (99%)	20.8%
Refusal	20 (2%)	18 (1%)	16 (1%)	-11.1%
Withdrawn, not required, lapsed	99	88	59	-33.0%
Amended permits issued	123	122	111	-9.0%
Decisions made under delegation	936 (98%)	923 (96%)	1,116 (97%)	20.9%
Review lodged at VCAT	50 (5%)	42 (4%)	33 (3%)	-21.4%

Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (71)
- Between \$500k and \$1m (52)
- Between \$1m and \$10m (24)
- Between \$10m and \$50m (3)
- Greater than \$50m (0)



(1) 2 applications were received where the Minister was the Responsible Authority

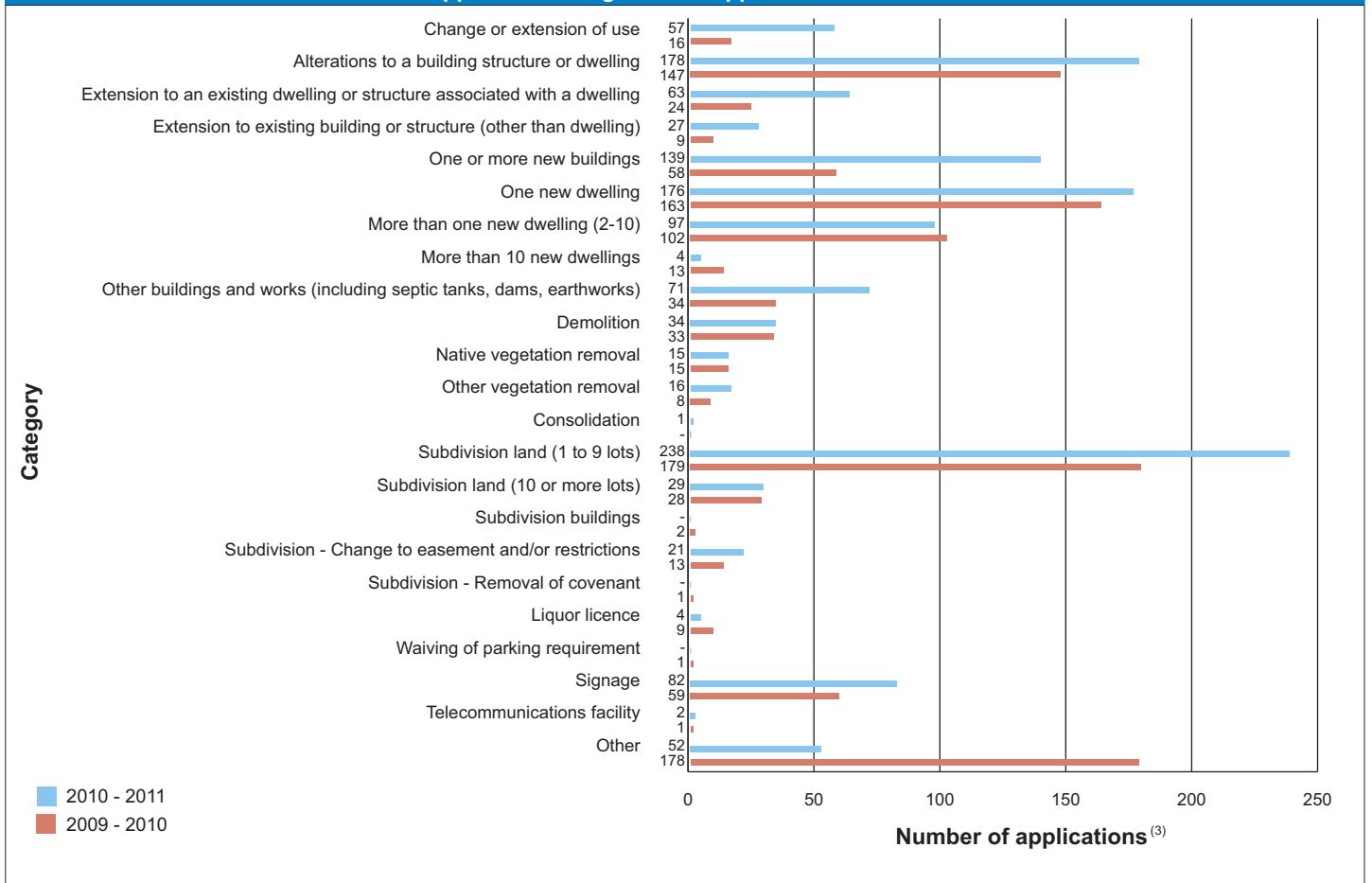
	2009/2010	2010/2011	% Change	Rural average	RC Group average
Value of fees	\$418,784	\$500,188	19.4%	\$100,916	\$208,042
Average fee per application	\$406	\$424	4.4%	\$361	\$424
Total estimated cost of works	\$205,059,250	\$290,540,290	41.7%	\$83,689,856	\$161,397,678
Average cost of works per application	\$219,080	\$253,305	15.6%	\$244,222	\$261,246
Average gross days to decision ⁽²⁾	105	92	-12.4%	128	47
Median processing days ⁽²⁾	66	63	-4.5%	60	64
Within statutory timeframe	63%	70%	7.0%	70%	66%
Applications with:					
Further information	279 (26%)	351 (29%)	25.8%	130 (35%)	241 (36%)
Public notice	458 (43%)	471 (39%)	2.8%	145 (39%)	288 (43%)
Referrals	128 (12%)	198 (16%)	54.7%	180 (48%)	342 (51%)
Objections	148 (15%)	126 (10%)	-14.9%	32 (9%)	73 (11%)

Permits for change of land use

Based on the 314 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

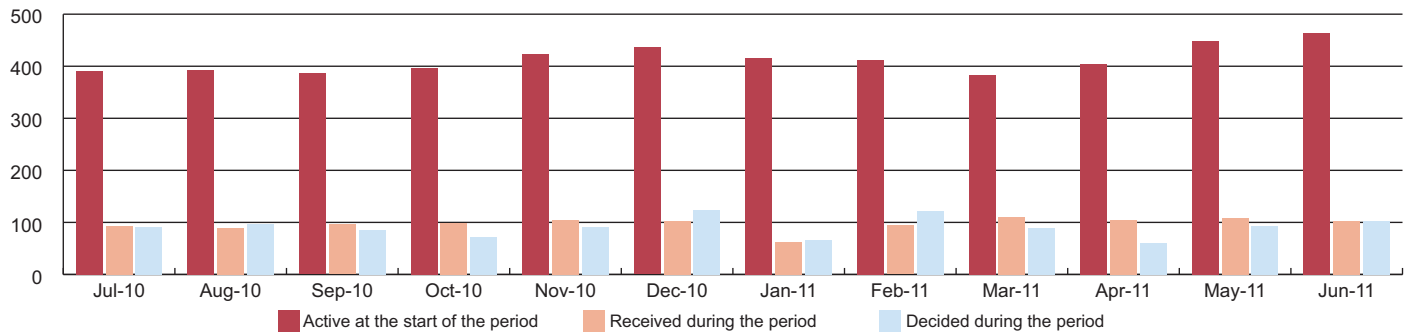


Planning scheme: Banyule
Location: 15 km north-east of Melbourne
Area: 62 sq. km
Population density: 1899 persons per sq. km
Major centres: Heidelberg; Ivanhoe; Greensborough

Banyule encompasses the hilly north-eastern suburbs of Melbourne. It is primarily a residential area, although it includes major retailing areas as well as institutions such as the Austin and Repatriation Medical Centre and the Simpson Army Barracks.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	1,011	980	1,166	19.0%
New applications	892 (88%)	872 (88%)	1,069 (92%)	22.6%
Amended permit applications	119 (12%)	106 (10%)	97 (8%)	-8.5%
Combined applications	0	1	0 (0%)	-100.0%
Total decisions	890	742	907	22.2%
Permit/NOD (includes amended permits)	820 (92%)	653 (88%)	775 (85%)	18.7%
Refusal	70 (8%)	89 (10%)	132 (15%)	48.3%
Withdrawn, not required, lapsed	135	145	186	28.3%
Amended permits issued	96	78	77	-1.3%
Decisions made under delegation	884 (99%)	736 (99%)	896 (99%)	21.7%
Review lodged at VCAT	99 (10%)	98 (11%)	120 (13%)	22.4%

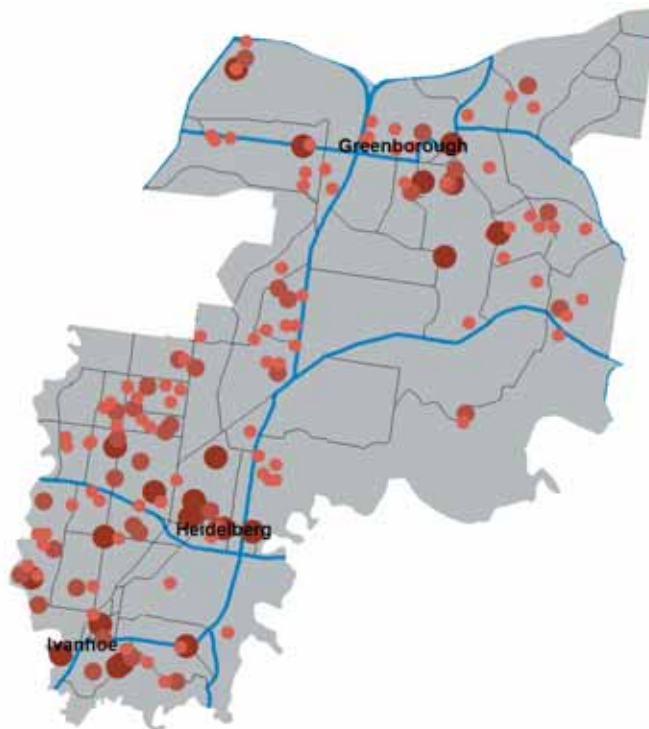
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (91)
- Between \$500k and \$1m (36)
- Between \$1m and \$10m (23)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)

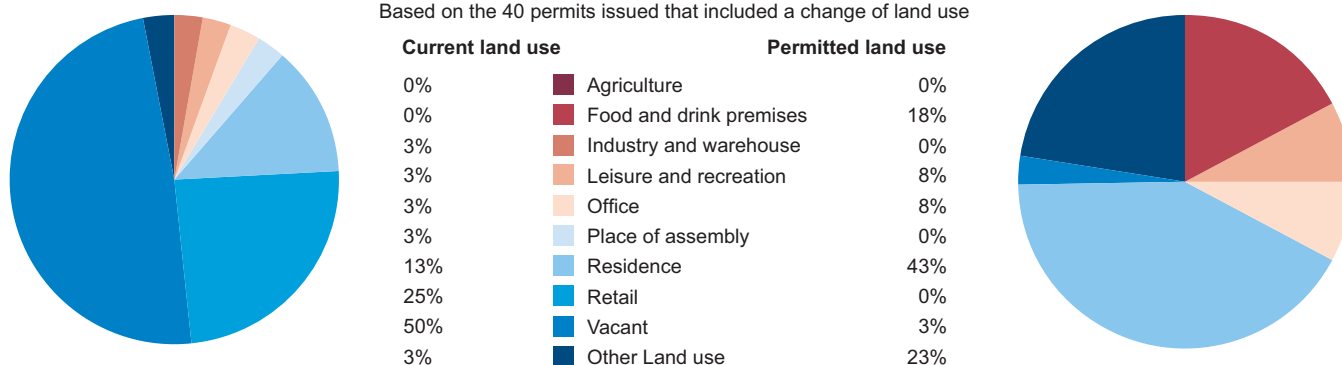




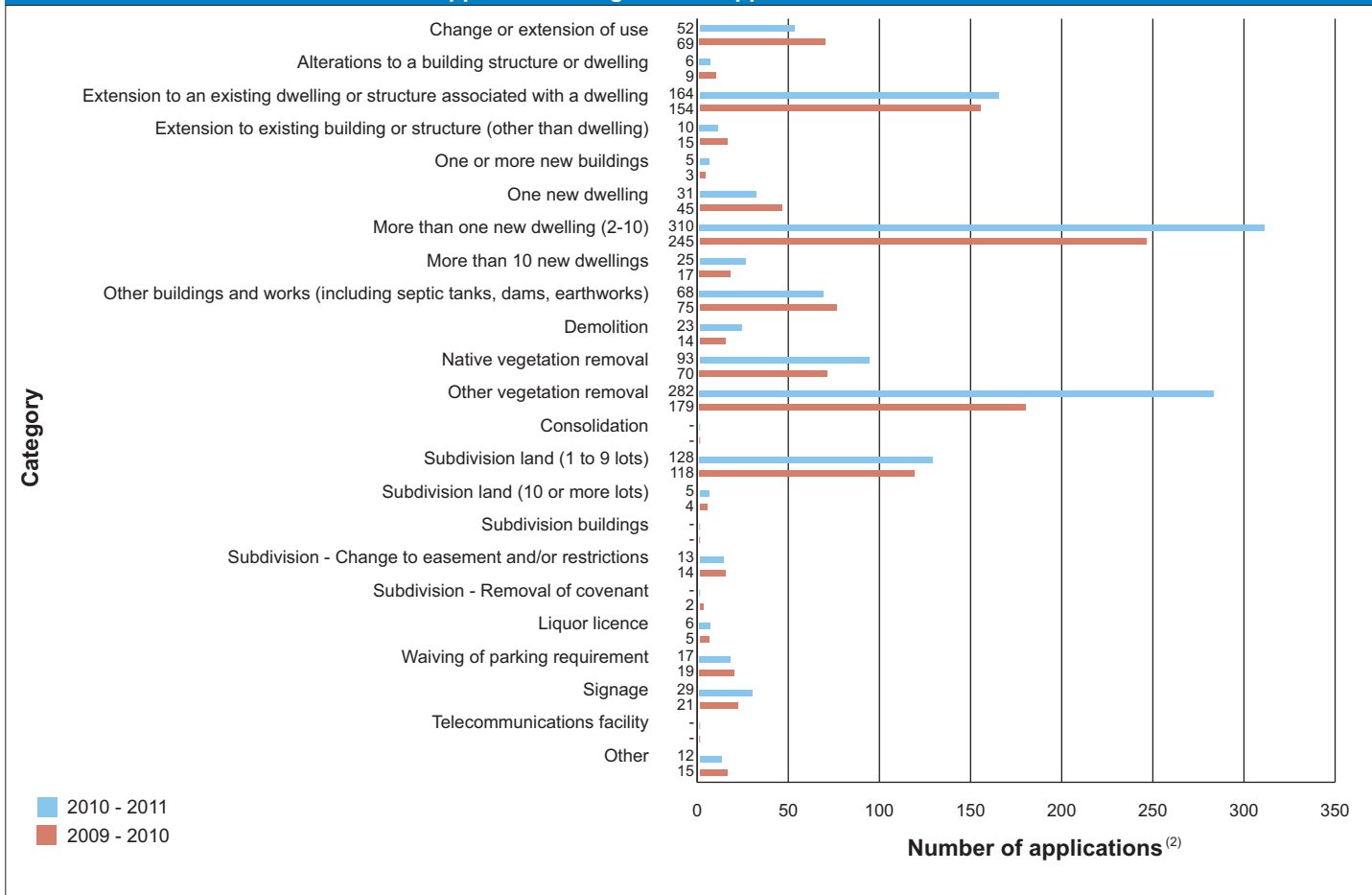
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$369,394	\$446,412	20.8%	\$337,729	\$335,638
Average fee per application	\$377	\$383	1.6%	\$412	\$420
Total estimated cost of works	\$227,599,580	\$333,342,763	46.5%	\$594,659,990	\$762,747,681
Average cost of works per application	\$348,545	\$367,522	5.4%	\$559,680	\$722,831
Average gross days to decision ⁽¹⁾	134	128	-4.5%	139	59
Median processing days ⁽¹⁾	90	90	0.0%	84	91
Within statutory timeframe	57%	52%	-5.0%	59%	57%
Applications with:					
Further information	327 (36%)	468 (43%)	43.1%	510 (43%)	516 (44%)
Public notice	295 (33%)	378 (35%)	28.1%	490 (41%)	533 (46%)
Referrals	256 (28%)	302 (28%)	18.0%	282 (24%)	202 (17%)
Objections	117 (15%)	170 (16%)	45.3%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 40 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

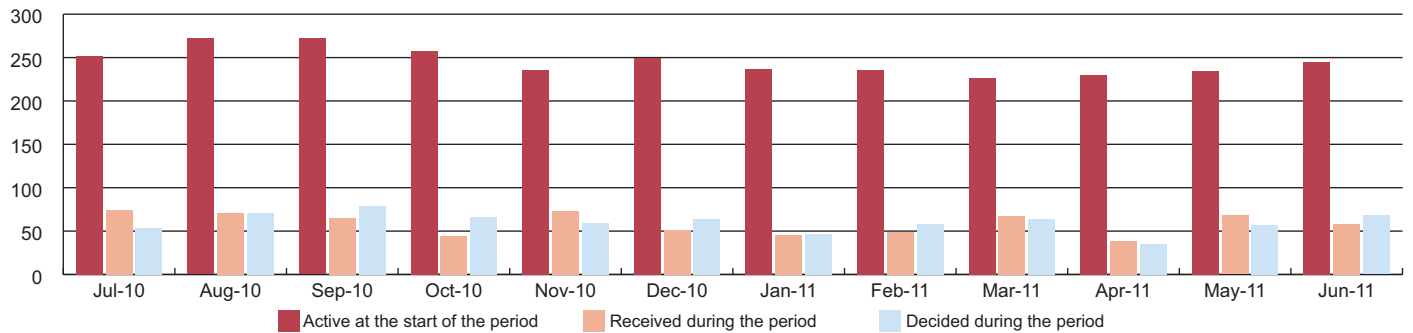


Planning scheme: Bass Coast
Location: 120 km south-east of Melbourne
Area: 864 sq. km
Population density: 30 persons per sq. km
Major centres: Wonthaggi, Cowes, Inverloch

The shire is a major holiday and retirement area for both the Melbourne and Gippsland regions, and Phillip Island is a major tourism focus. The three largest employment sectors are agriculture, manufacturing and retail trade.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	855	769	705	-8.3%
New applications	733 (86%)	656 (85%)	602 (85%)	-8.2%
Amended permit applications	122 (14%)	111 (14%)	103 (15%)	-7.2%
Combined applications	0	2	0 (0%)	-100%
Total decisions	796	687	622	-9.5%
Permit/NOD (includes amended permits)	774 (97%)	653 (95%)	608 (98%)	-6.9%
Refusal	22 (3%)	34 (4%)	14 (2%)	-58.8%
Withdrawn, not required, lapsed	131	98	100	2.0%
Amended permits issued	111	103	91	-11.7%
Decisions made under delegation	701 (88%)	555 (80%)	546 (88%)	-1.6%
Review lodged at VCAT	38 (4%)	41 (5%)	28 (5%)	-31.7%

Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (117)
- Between \$500k and \$1m (24)
- Between \$1m and \$10m (6)
- Between \$10m and \$50m (3)
- Greater than \$50m (0)



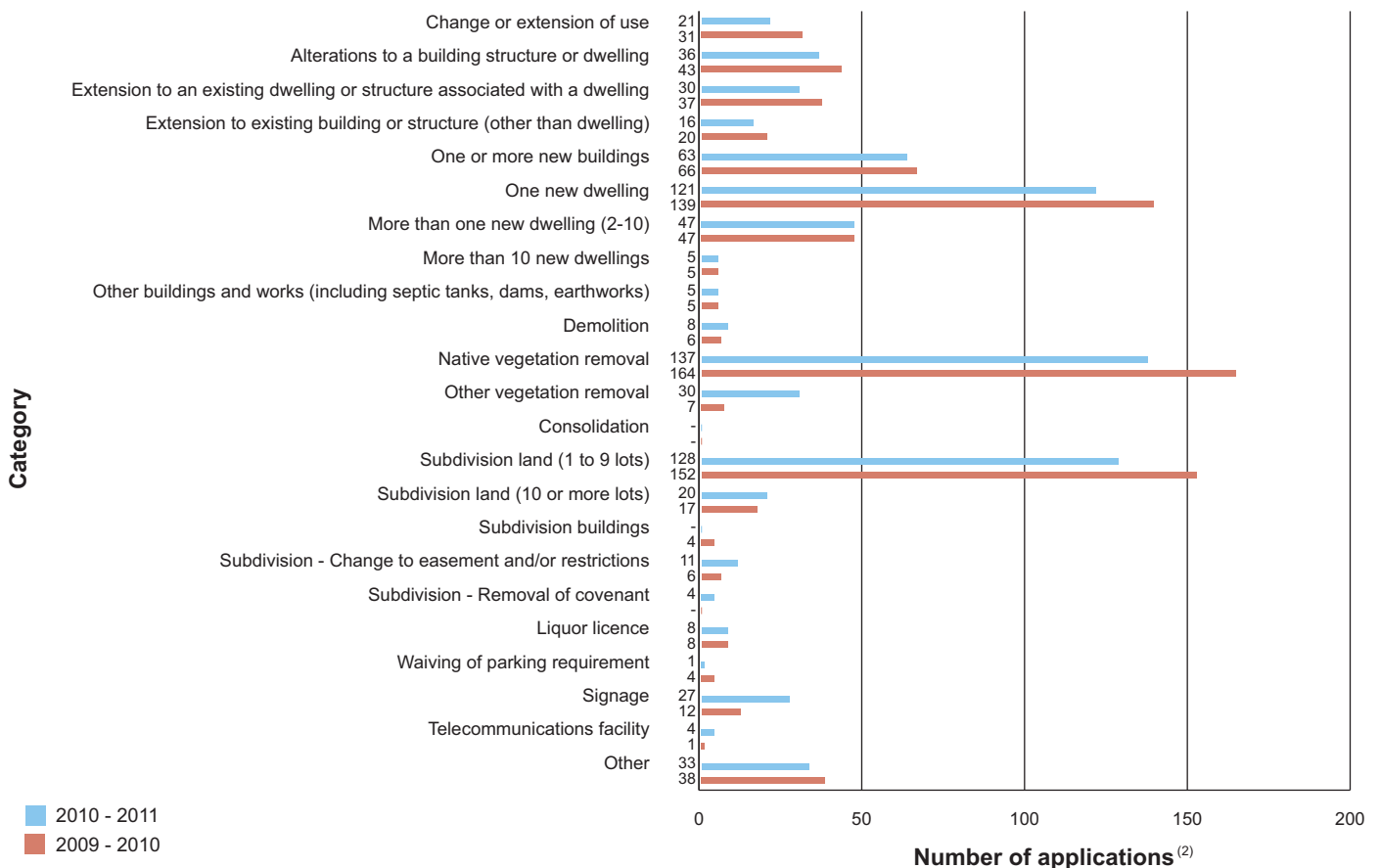
	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$278,121	\$273,108	-1.8%	\$100,916	\$112,070
Average fee per application	\$362	\$387	6.9%	\$361	\$310
Total estimated cost of works	\$175,179,865	\$129,939,638	-25.8%	\$83,689,856	\$81,216,217
Average cost of works per application	\$268,269	\$208,906	-22.1%	\$244,222	\$183,002
Average gross days to decision ⁽¹⁾	126	139	10.3%	128	48
Median processing days ⁽¹⁾	56	71	26.8%	60	65
Within statutory timeframe	68%	71%	3.0%	70%	68%
Applications with:					
Further information	207 (26%)	244 (34%)	17.9%	130 (35%)	186 (37%)
Public notice	347 (44%)	274 (38%)	-21.0%	145 (39%)	172 (34%)
Referrals	352 (45%)	363 (50%)	3.1%	180 (48%)	200 (40%)
Objections	112 (16%)	87 (12%)	-22.3%	32 (9%)	49 (10%)

Permits for change of land use

Based on the 197 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

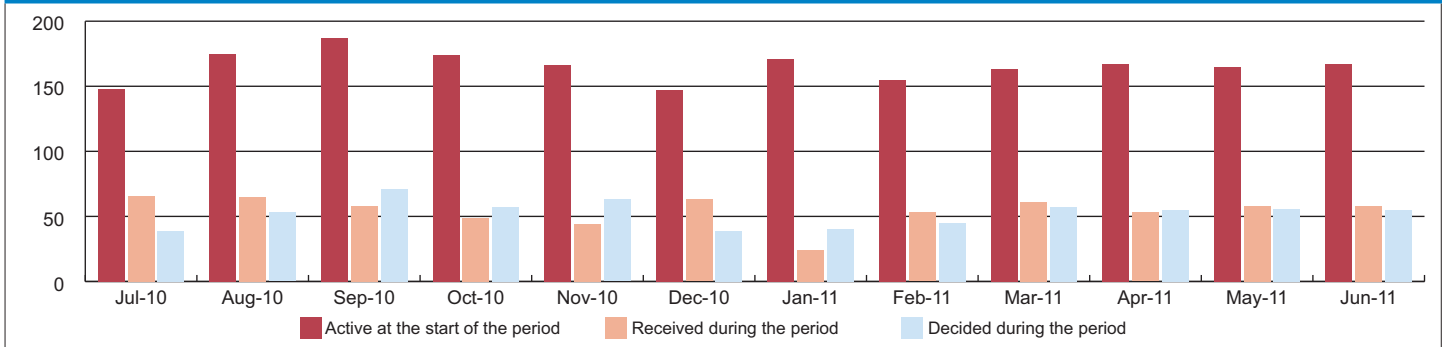


Planning scheme: Baw Baw
Location: 100 km east of Melbourne
Area: 4032 sq. km
Population density: 9 persons per sq. km
Major centres: Warragul; Drouin; Trafalgar

The shire is a predominantly rural-based municipality, which includes rich horticultural, dairying and forestry areas. It is also a major exurban growth area for the south-eastern suburbs of Melbourne, with most growth going to Drouin and Warragul.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	508	640	652	1.9%
New applications	502 (99%)	555 (86%)	576 (88%)	3.8%
Amended permit applications	3 (1%)	84 (13%)	75 (12%)	-10.7%
Combined applications	3 (1%)	1	1 (0%)	0.0%
Total decisions	486	514	532	3.5%
Permit/NOD (includes amended permits)	474 (98%)	500 (97%)	522 (98%)	4.4%
Refusal	12 (2%)	14 (2%)	10 (2%)	-28.6%
Withdrawn, not required, lapsed⁽²⁾	51	125	98	-21.6%
Amended permits issued	42	50	34	-32.0%
Decisions made under delegation	462 (95%)	472 (91%)	505 (95%)	7.0%
Review lodged at VCAT	16 (3%)	26 (4%)	16 (3%)	-38.5%

Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (122)
- Between \$500k and \$1m (18)
- Between \$1m and \$10m (8)
- Between \$10m and \$50m (2)
- Greater than \$50m (0)



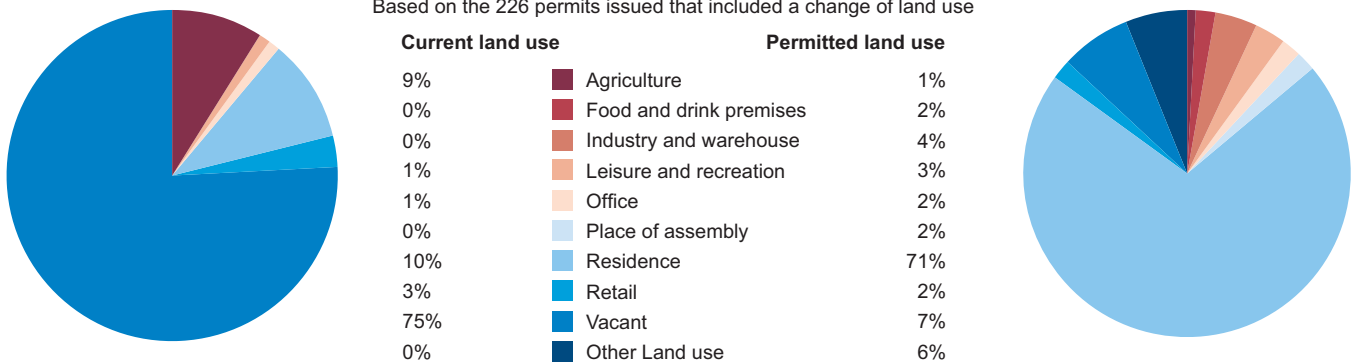
(1) Includes 2 applications relating to bushfire affected properties
 (2) Includes 2 planning consents relating to bushfire affected properties



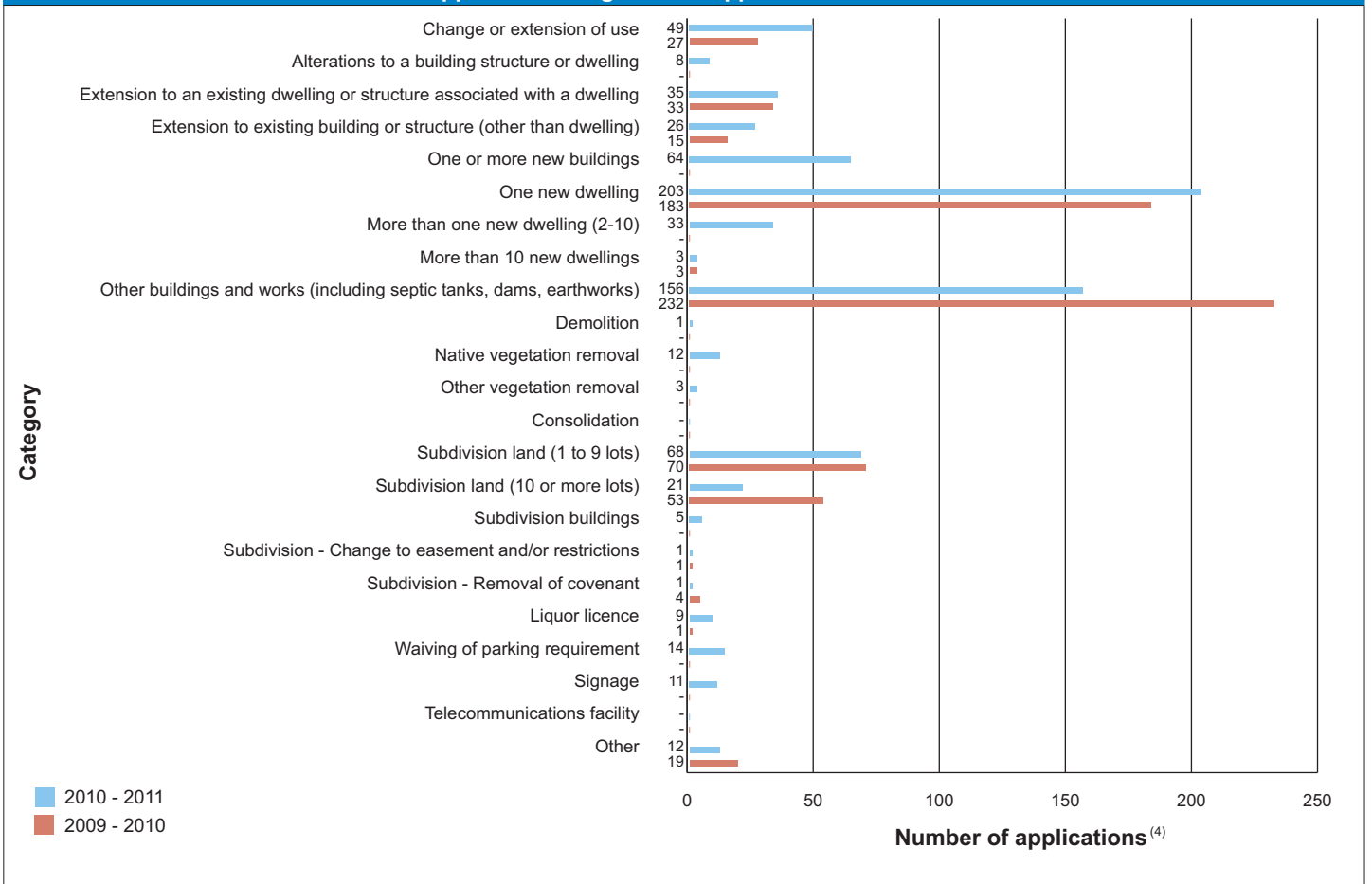
	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$234,704	\$287,790	22.6%	\$100,916	\$112,070
Average fee per application	\$367	\$441	20.2%	\$361	\$310
Total estimated cost of works	\$78,625,285	\$99,997,136	27.2%	\$83,689,856	\$81,216,217
Average cost of works per application	\$157,251	\$187,965	19.5%	\$244,222	\$183,002
Average gross days to decision ⁽³⁾	81	108	33.3%	128	48
Median processing days ⁽³⁾	48	49	2.1%	60	65
Within statutory timeframe	87%	79%	-8.0%	70%	68%
Applications with:					
Further information	36 (5%)	43 (7%)	19.4%	130 (35%)	186 (37%)
Public notice	186 (30%)	202 (32%)	8.6%	145 (39%)	172 (34%)
Referrals	216 (33%)	236 (37%)	9.3%	180 (48%)	200 (40%)
Objections	62 (12%)	69 (11%)	11.3%	32 (9%)	49 (10%)

Permits for change of land use

Based on the 226 permits issued that included a change of land use



Application categories for applications received



(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

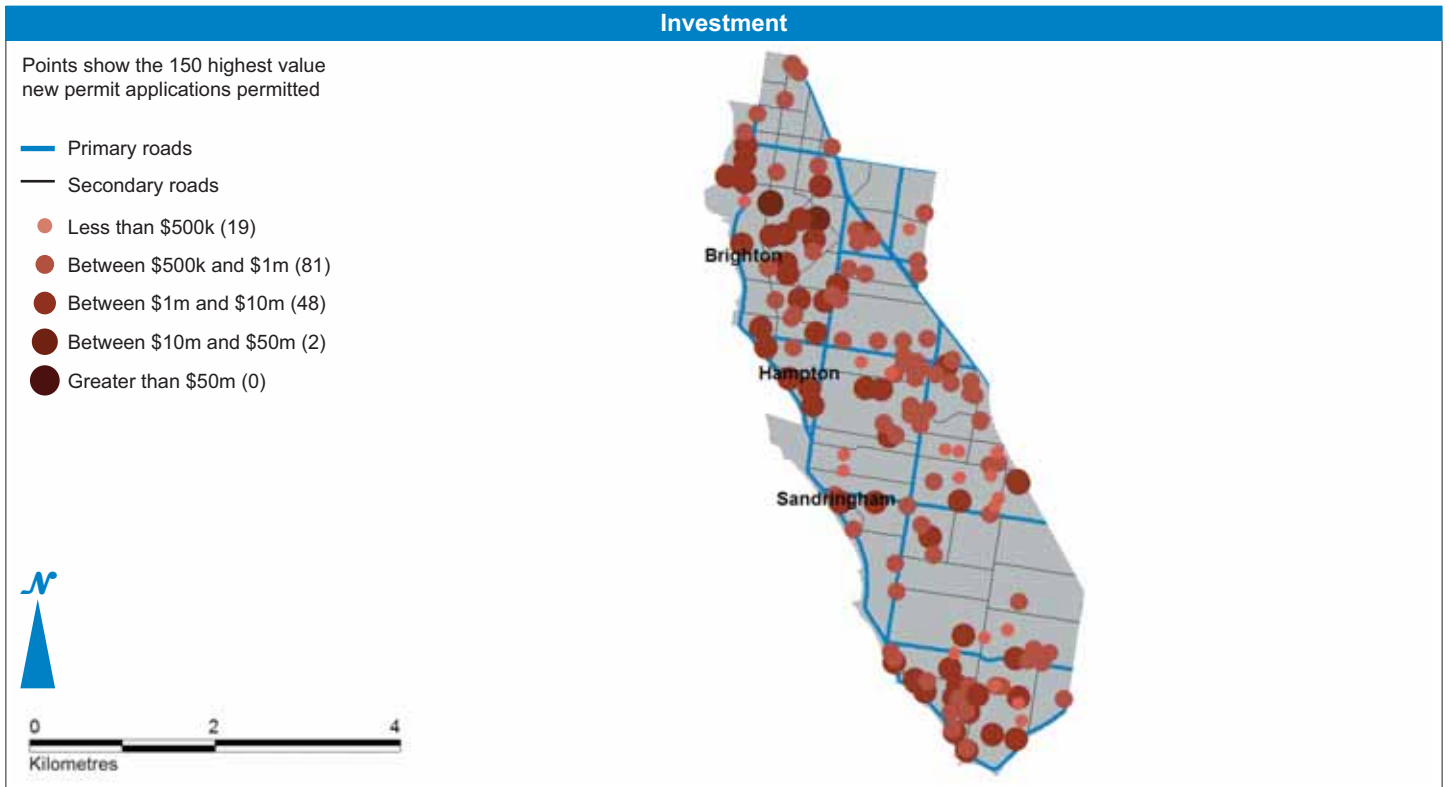
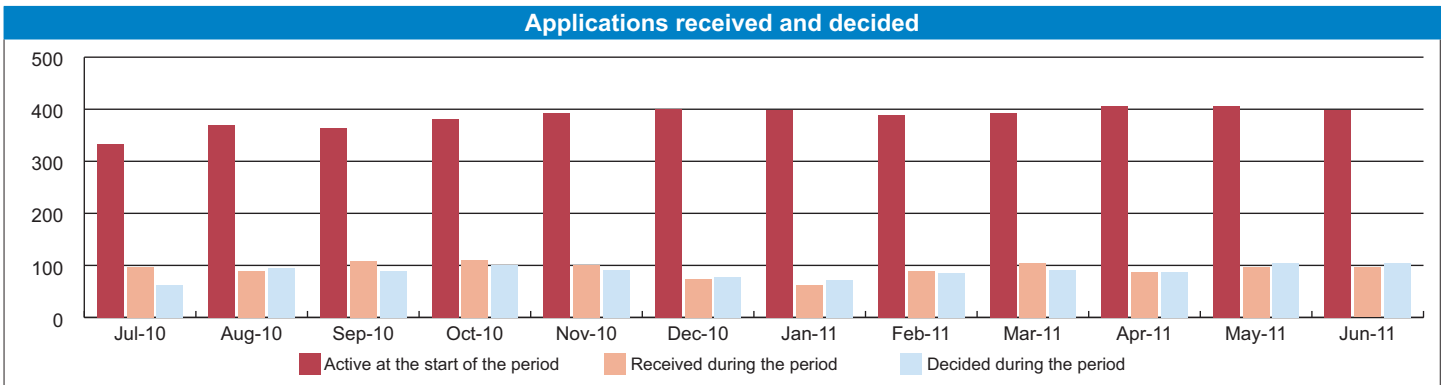
(4) Applications can contain multiple categories



Planning scheme: Bayside
Location: 16 km south-east of Melbourne
Area: 37 sq. km
Population density: 2403 persons per sq. km
Major centres: Sandringham; Brighton; Hampton

Bayside is primarily a residential area. It is bordered on the west by Port Phillip Bay and includes popular beaches such as Brighton Beach and Black Rock. The municipality also features some of the best golf courses in Melbourne.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	985	1,090	1,119	2.7%
New applications	882 (90%)	901 (82%)	961 (86%)	6.7%
Amended permit applications	99 (10%)	179 (16%)	158 (14%)	-11.7%
Combined applications	4	10	0 (0%)	-100%
Total decisions	884	959	973	1.5%
Permit/NOD (includes amended permits)	784 (89%)	872 (91%)	883 (91%)	1.3%
Refusal	100 (11%)	87 (8%)	90 (9%)	3.4%
Withdrawn, not required, lapsed	79	79	89	12.7%
Amended permits issued	47	141	124	-12.1%
Decisions made under delegation	707 (80%)	828 (86%)	777 (80%)	-6.2%
Review lodged at VCAT	140 (14%)	131 (13%)	133 (14%)	1.5%



(1) 1 application was received where the Minister was the Responsible Authority

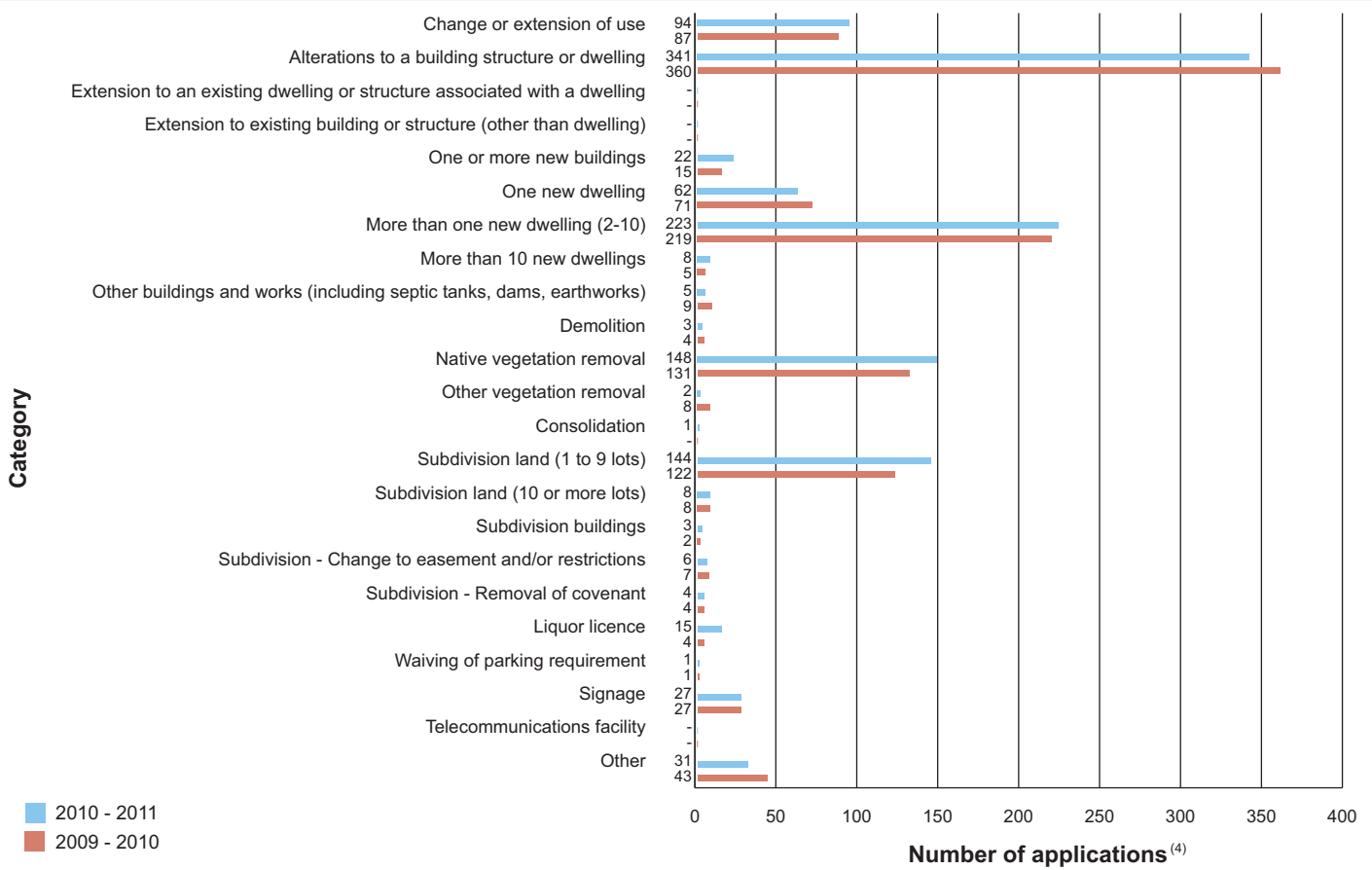
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$446,756	\$538,692	20.6%	\$337,729	\$335,638
Average fee per application	\$410	\$481	17.3%	\$412	\$420
Total estimated cost of works ⁽²⁾	\$258,363,334	\$469,014,367	81.5%	\$594,659,990	\$762,747,681
Average cost of works per application ⁽²⁾	\$296,288	\$482,029	62.7%	\$559,680	\$722,831
Average gross days to decision ⁽³⁾	104	116	11.5%	139	59
Median processing days ⁽³⁾	78	85	9.0%	84	91
Within statutory timeframe	68%	37%	-31.0%	59%	57%
Applications with:					
Further information	388 (37%)	394 (37%)	1.5%	510 (43%)	516 (44%)
Public notice	455 (43%)	504 (47%)	10.8%	490 (41%)	533 (46%)
Referrals	570 (54%)	621 (58%)	8.9%	282 (24%)	202 (17%)
Objections	169 (17%)	231 (22%)	36.7%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 39 permits issued that included a change of land use



Application categories for applications received



(2) Large increase in cost of works due to a significant development application

(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Applications can contain multiple categories

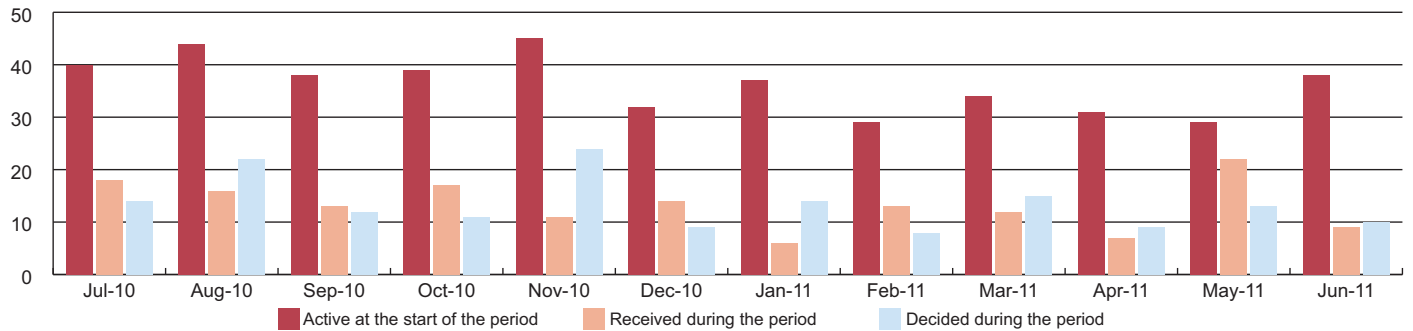


Planning scheme: Benalla
Location: 167 km north-east of Melbourne
Area: 2353 sq. km
Population density: 6 persons per sq. km
Major centres: Benalla

The rural city is an important centre of government administration in the north-east of Victoria. Manufacturing and retail trade are the largest employment sectors in Benalla.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	165	181	158	-12.7%
New applications	162 (98%)	161 (88%)	148 (94%)	-8.1%
Amended permit applications	3 (2%)	20 (11%)	10 (6%)	-50.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	169	162	152	-6.2%
Permit/NOD (includes amended permits)	166 (98%)	158 (98%)	151 (99%)	-4.4%
Refusal	3 (2%)	4 (2%)	1 (1%)	-75.0%
Withdrawn, not required, lapsed	20	9	9	0.0%
Amended permits issued	1	14	8	-42.9%
Decisions made under delegation	151 (89%)	111 (68%)	148 (97%)	33.3%
Review lodged at VCAT	7 (4%)	6 (4%)	2 (1%)	-66.7%

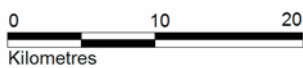
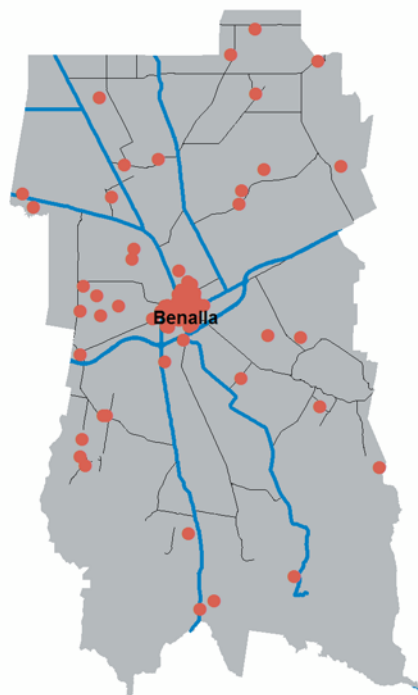
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (147)
- Between \$500k and \$1m (1)
- Between \$1m and \$10m (2)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)

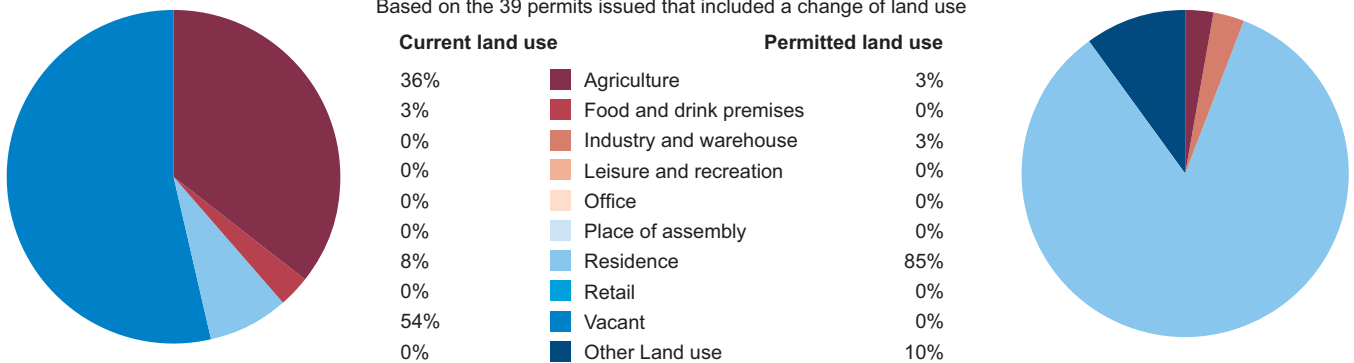




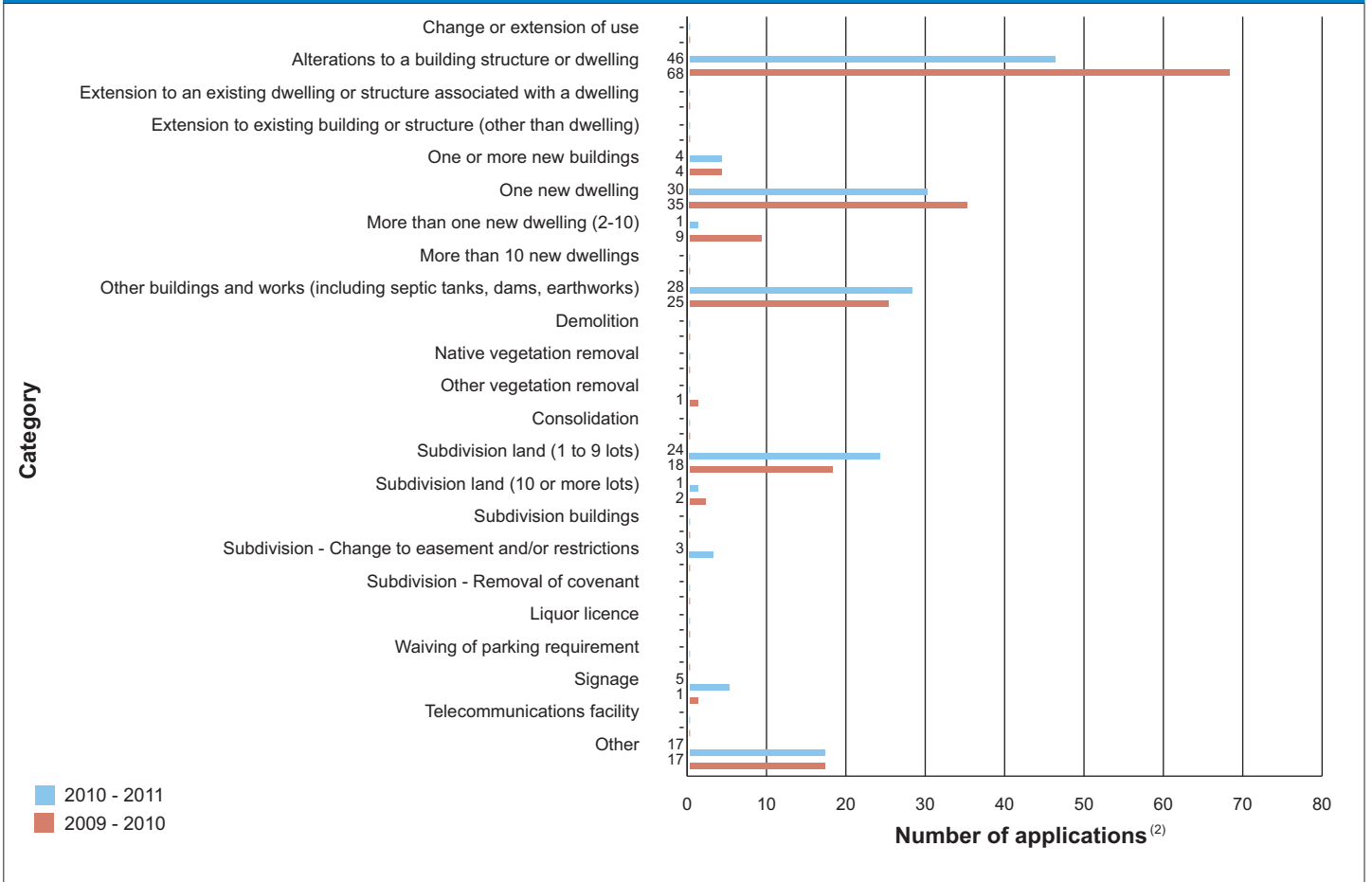
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$56,606	\$55,270	-2.4%	\$100,916	\$61,490
Average fee per application	\$313	\$350	11.8%	\$361	\$338
Total estimated cost of works	\$10,656,249	\$16,429,603	54.2%	\$83,689,856	\$58,611,795
Average cost of works per application	\$67,445	\$108,089	60.3%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	70	55	-21.4%	128	46
Median processing days ⁽¹⁾	40	39	-2.5%	60	54
Within statutory timeframe	78%	80%	2.0%	70%	75%
Applications with:					
Further information	50 (29%)	31 (19%)	-38.0%	130 (35%)	75 (32%)
Public notice	14 (8%)	23 (14%)	64.3%	145 (39%)	89 (38%)
Referrals	105 (61%)	85 (53%)	-19.0%	180 (48%)	119 (51%)
Objections	0	2 (1%)		32 (9%)	13 (6%)

Permits for change of land use

Based on the 39 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

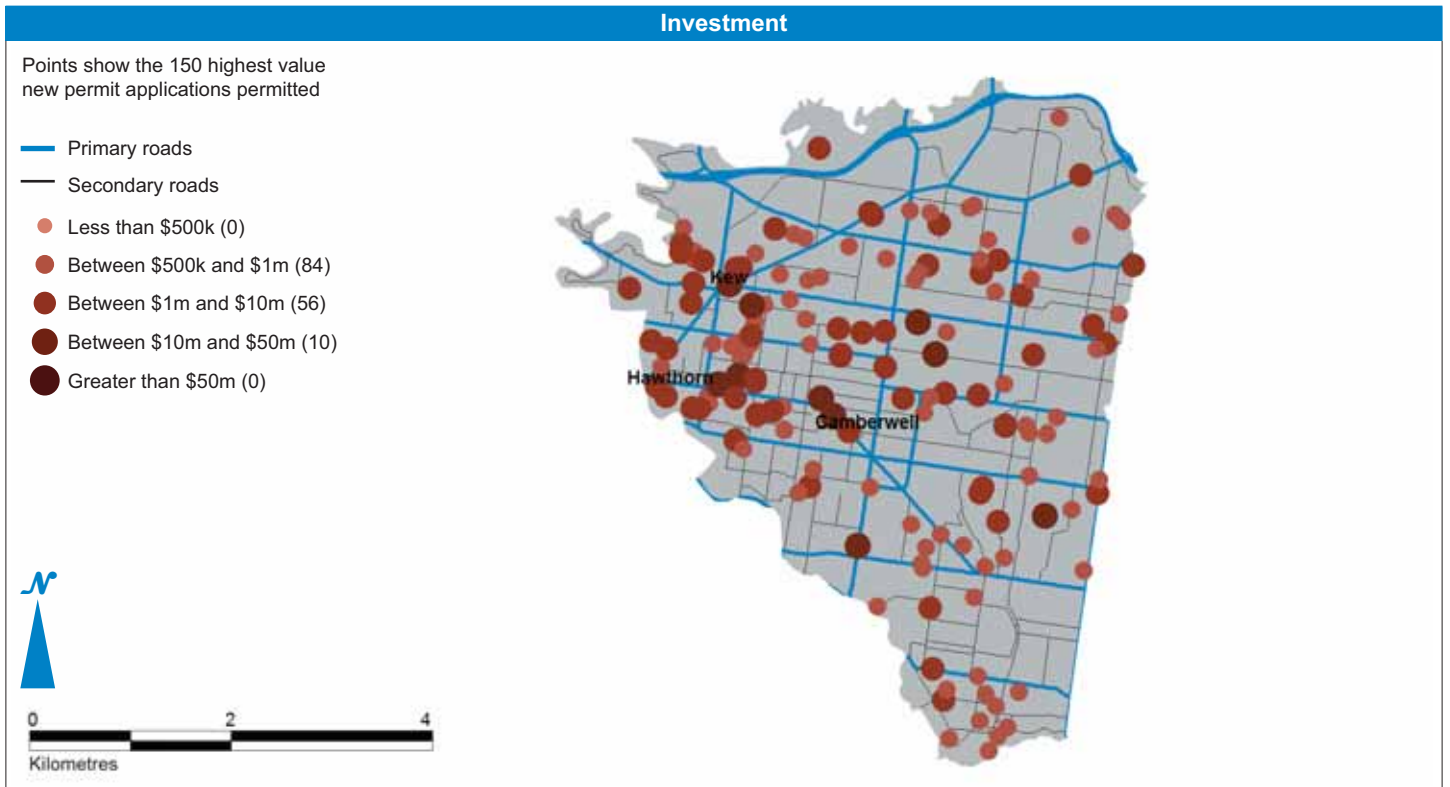
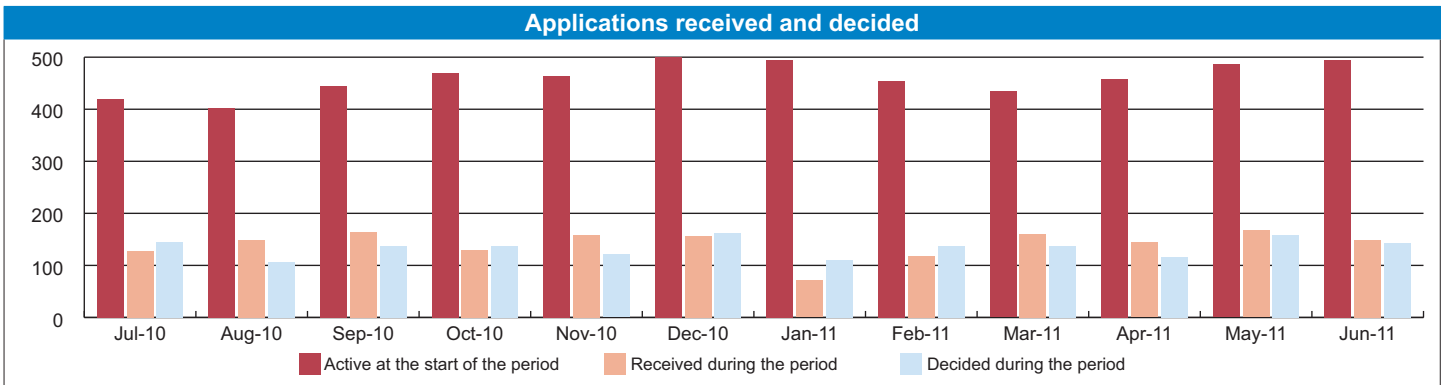
(2) Applications can contain multiple categories



Planning scheme: Boroondara
Location: 8 km east of Melbourne
Area: 60 sq. km
Population density: 2622 persons per sq. km
Major centres: Camberwell; Hawthorn; Kew

The city forms part of the inner eastern region of Melbourne. Boroondara is primarily residential in nature, although it has substantial employment precincts, a number of educational institutions and private and public health-care facilities.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,530	1,560	1,695	8.7%
New applications	1,121 (73%)	1,179 (75%)	1,315 (78%)	11.5%
Amended permit applications	409 (27%)	381 (24%)	380 (22%)	-0.3%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,521	1,377	1,488	8.1%
Permit/NOD (includes amended permits)	1,403 (92%)	1,298 (94%)	1,386 (93%)	6.8%
Refusal	118 (8%)	79 (5%)	102 (7%)	29.1%
Withdrawn, not required, lapsed	159	115	125	8.7%
Amended permits issued	389	348	351	0.9%
Decisions made under delegation	1,489 (98%)	1,339 (97%)	1,456 (98%)	8.7%
Review lodged at VCAT	154 (10%)	157 (11%)	183 (12%)	16.6%



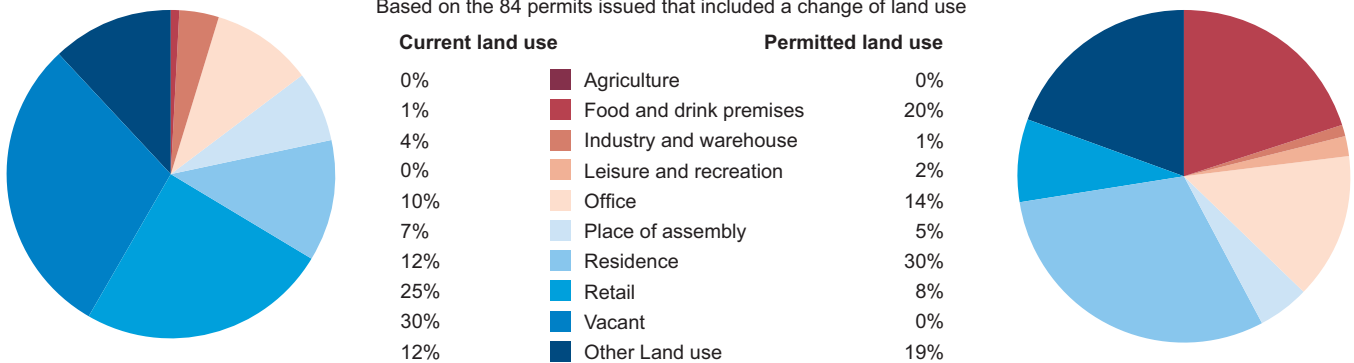
(1) 22 applications were received where the Minister was the Responsible Authority



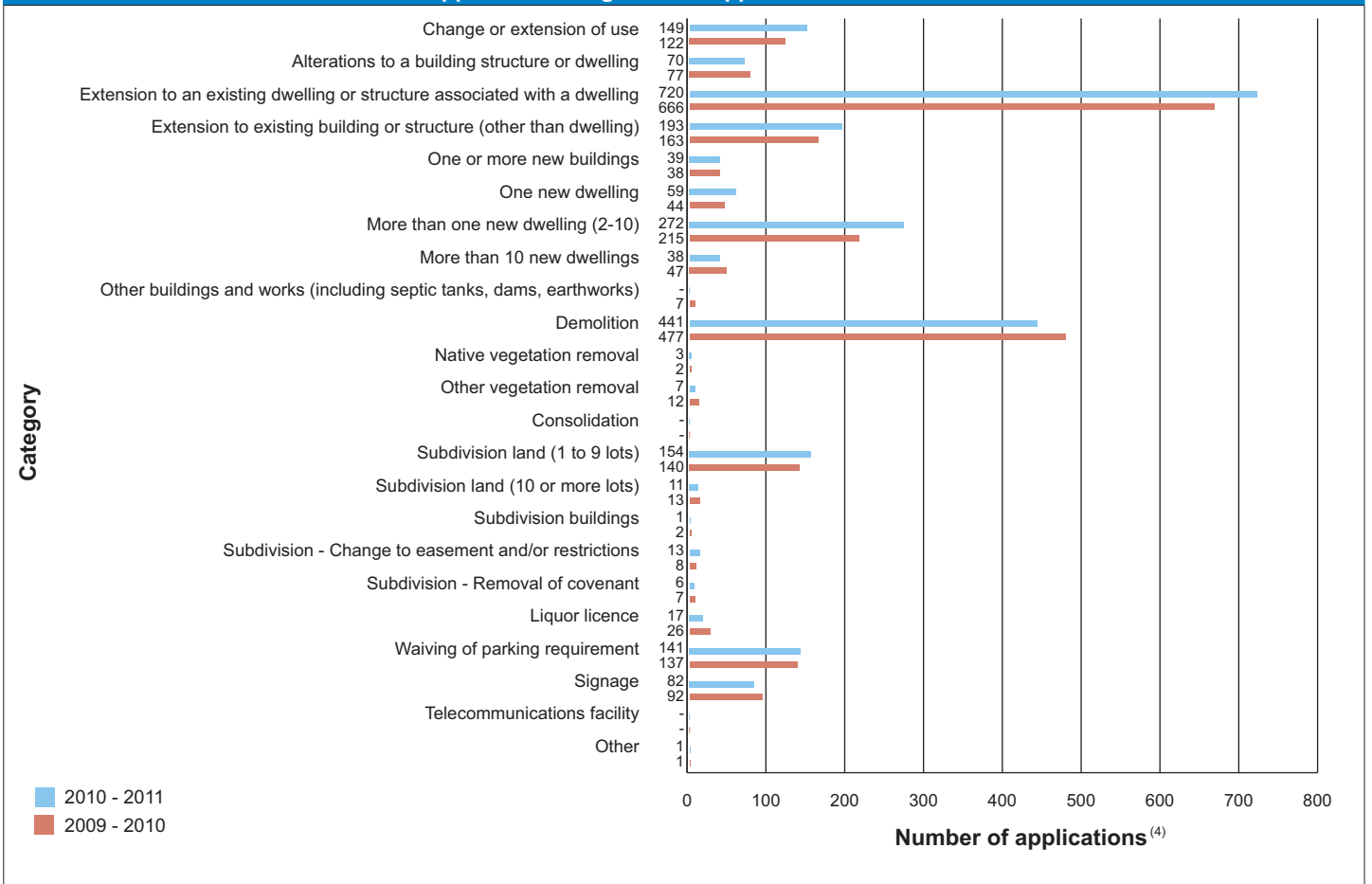
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$614,881	\$849,198	38.1%	\$337,729	\$335,638
Average fee per application	\$394	\$501	27.2%	\$412	\$420
Total estimated cost of works ⁽²⁾	\$362,496,732	\$887,348,845	144.8%	\$594,659,990	\$762,747,681
Average cost of works per application ⁽²⁾	\$279,273	\$596,337	113.5%	\$559,680	\$722,831
Average gross days to decision ⁽³⁾	87	96	10.3%	139	59
Median processing days ⁽³⁾	62	70	12.9%	84	91
Within statutory timeframe	75%	69%	-6.0%	59%	57%
Applications with:					
Further information	728 (48%)	840 (52%)	15.4%	510 (43%)	516 (44%)
Public notice	614 (41%)	735 (46%)	19.7%	490 (41%)	533 (46%)
Referrals	170 (11%)	138 (9%)	-18.8%	282 (24%)	202 (17%)
Objections	274 (19%)	328 (20%)	19.7%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 84 permits issued that included a change of land use



Application categories for applications received



(2) Large increase in cost of works due to significant development applications

(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Applications can contain multiple categories

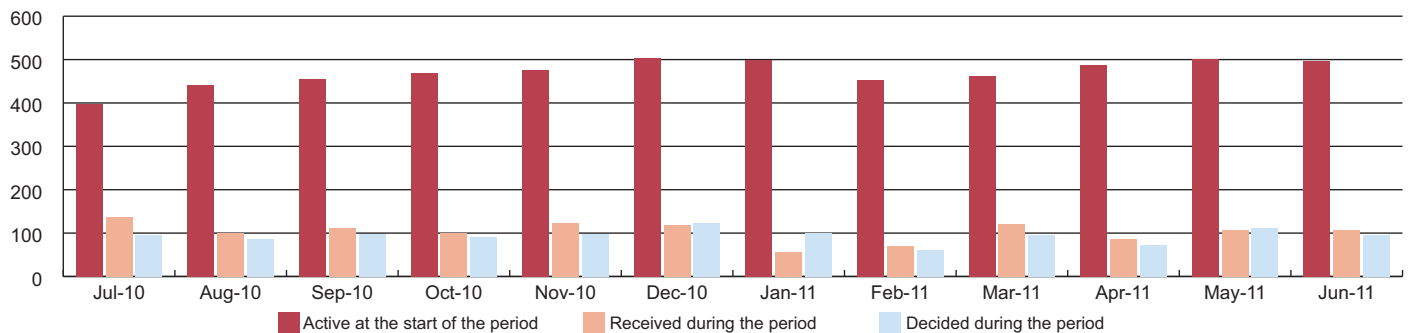


Planning scheme: Brimbank
Location: 14 km west of Melbourne
Area: 123 sq. km
Population density: 1364 persons per sq. km
Major centres: Sunshine; St Albans; Keilor

Brimbank incorporates one of the largest industrial areas in Melbourne. It also has a large residential population and a number of important institutions including the Western Hospital and the St Albans campus of the Victoria University of Technology.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,231	1,199	1,240	3.4%
New applications	1,028 (84%)	1,008 (84%)	1,069 (86%)	6.1%
Amended permit applications	198 (16%)	184 (15%)	171 (14%)	-7.1%
Combined applications	5	7	0 (0%)	0.0%
Total decisions	1,127	1,086	1,018	-6.3%
Permit/NOD (includes amended permits)	1,093 (97%)	1,056 (97%)	992 (97%)	-6.1%
Refusal	34 (3%)	30 (2%)	26 (3%)	-13.3%
Withdrawn, not required, lapsed	109	111	112	0.9%
Amended permits issued	170	161	136	-15.5%
Decisions made under delegation	1,110 (98%)	1,077 (99%)	1,001 (98%)	-7.1%
Review lodged at VCAT	52 (4%)	56 (5%)	49 (5%)	-12.5%

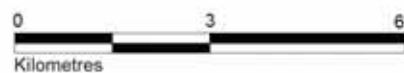
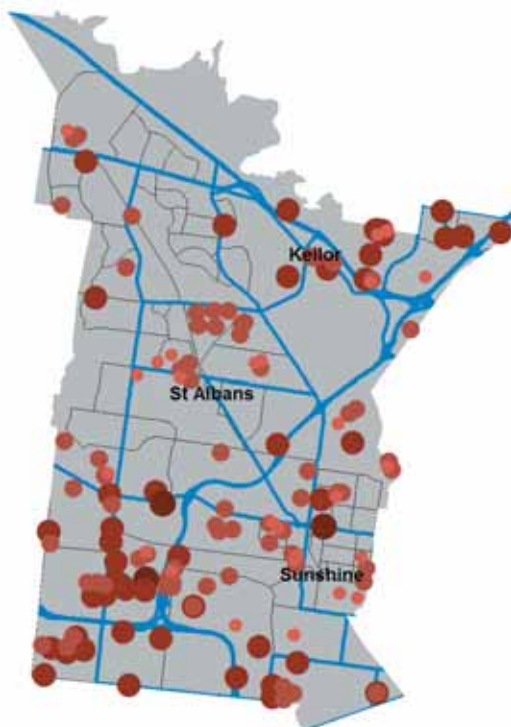
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (27)
- Between \$500k and \$1m (70)
- Between \$1m and \$10m (50)
- Between \$10m and \$50m (3)
- Greater than \$50m (0)



(1) 1 application was received where the Minister was the Responsible Authority



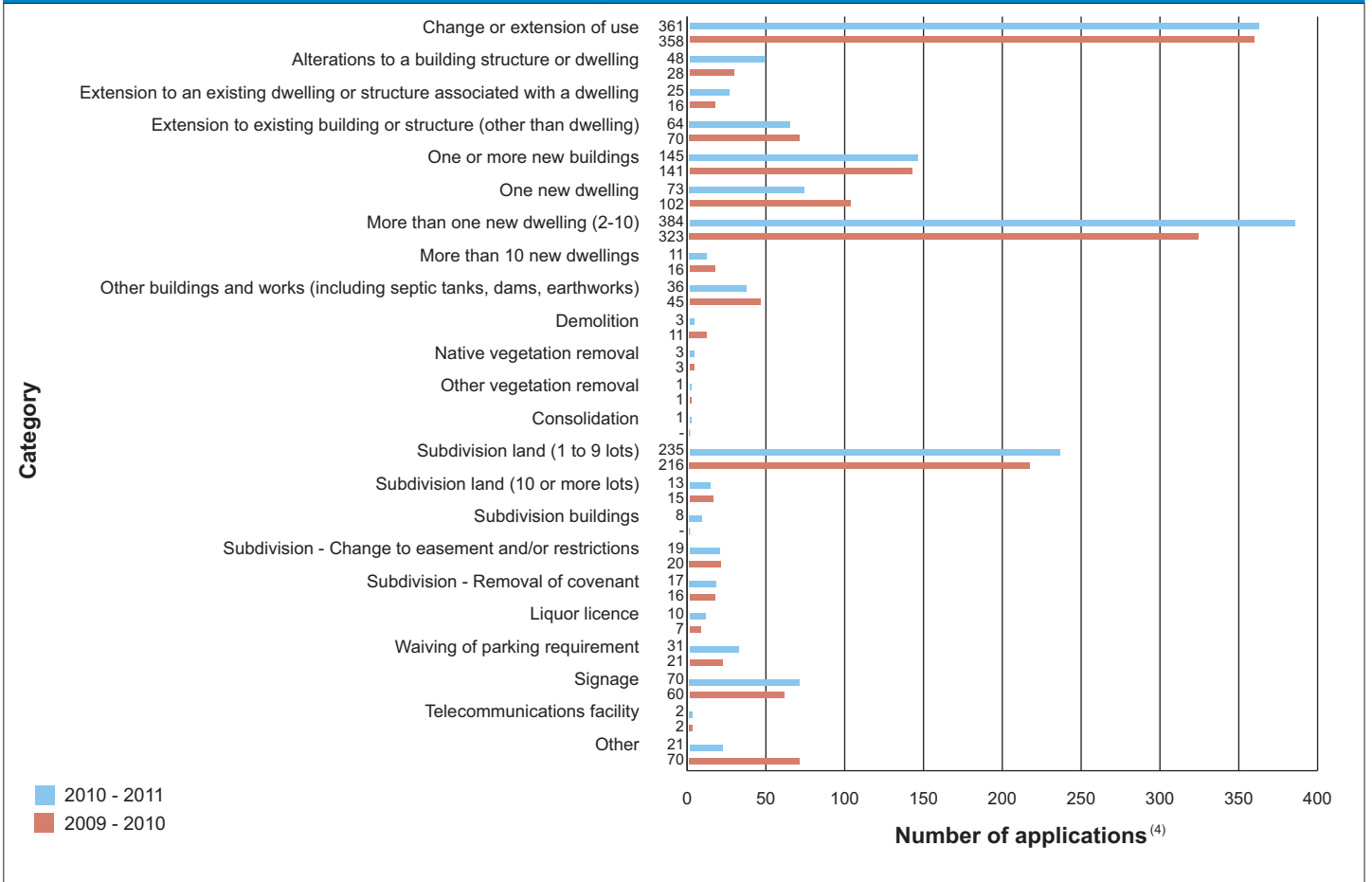
	2009/2010	2010/2011	% Change	Metropolitan average	OU Group average
Value of fees	\$724,353	\$725,066	0.1%	\$337,729	\$365,143
Average fee per application	\$604	\$585	-3.1%	\$412	\$365
Total estimated cost of works ⁽²⁾	\$847,102,798	\$520,678,477	-38.5%	\$594,659,990	\$360,945,983
Average cost of works per application ⁽²⁾	\$802,181	\$511,472	-36.2%	\$559,680	\$285,502
Average gross days to decision ⁽³⁾	111	120	8.1%	139	57
Median processing days ⁽³⁾	77	86	11.7%	84	78
Within statutory timeframe	84%	83%	-1.0%	59%	63%
Applications with:					
Further information	568 (47%)	645 (57%)	13.6%	510 (43%)	566 (40%)
Public notice	407 (34%)	436 (39%)	7.1%	490 (41%)	511 (36%)
Referrals	189 (15%)	151 (13%)	-20.1%	282 (24%)	371 (26%)
Objections	123 (11%)	121 (11%)	-1.6%	227 (19%)	190 (13%)

Permits for change of land use

Based on the 234 permits issued that included a change of land use



Application categories for applications received



(2) Large decrease in cost of works due to significant development applications in 2009/2010

(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Applications can contain multiple categories

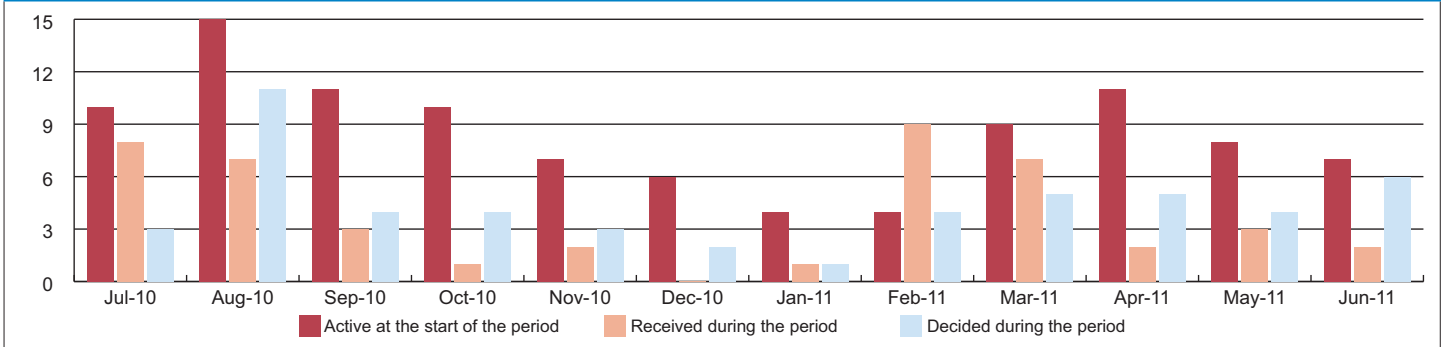


Planning scheme: Buloke
Location: 300 km north-west of Melbourne
Area: 8004 sq. km
Population density: 1 persons per sq. km
Major centres: Donald; Charlton; Birchip

Buloke is located in western Victoria in the heart of the State's wheat belt. Agriculture, especially grain and sheep production, are the major industries. Other important sectors include retail trade, health and community services and education.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	67	62	45	-27.4%
New applications	65 (97%)	57 (91%)	42 (93%)	-26.3%
Amended permit applications	1 (1%)	4 (6%)	2 (4%)	-50.0%
Combined applications	1 (1%)	0	0 (0%)	0.0%
Total decisions	67	61	44	-27.9%
Permit/NOD (includes amended permits)	67 (100%)	61 (100%)	44 (100%)	-27.9%
Refusal	0	0	0 (0%)	0.0%
Withdrawn, not required, lapsed	5	4	8	100.0%
Amended permits issued	1	4	2	-50.0%
Decisions made under delegation	66 (99%)	57 (93%)	40 (91%)	-29.8%
Review lodged at VCAT	0	3 (5%)	0 (0%)	-100.0%

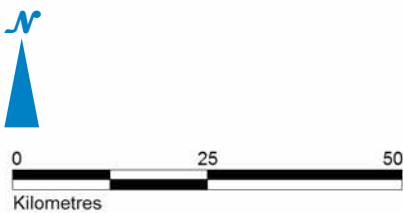
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

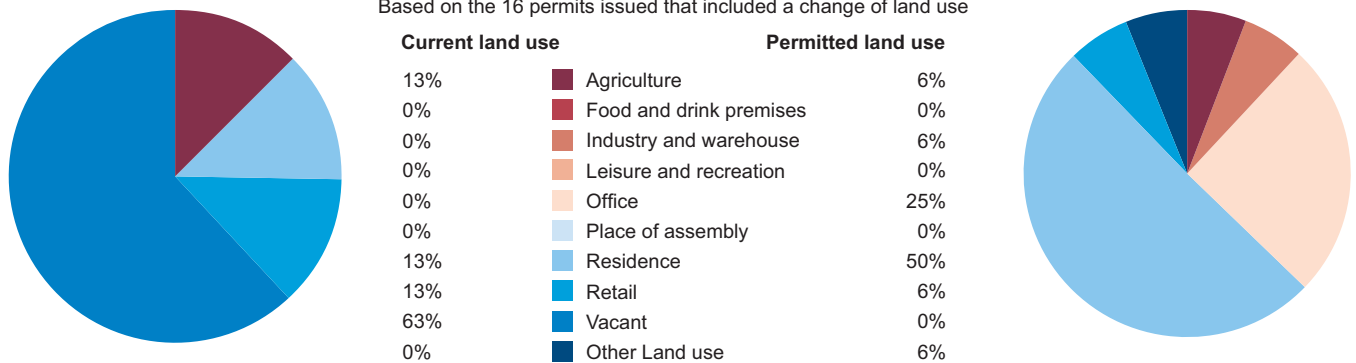
- Primary roads
- Secondary roads
- Less than \$500k (150)
- Between \$500k and \$1m (0)
- Between \$1m and \$10m (0)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)



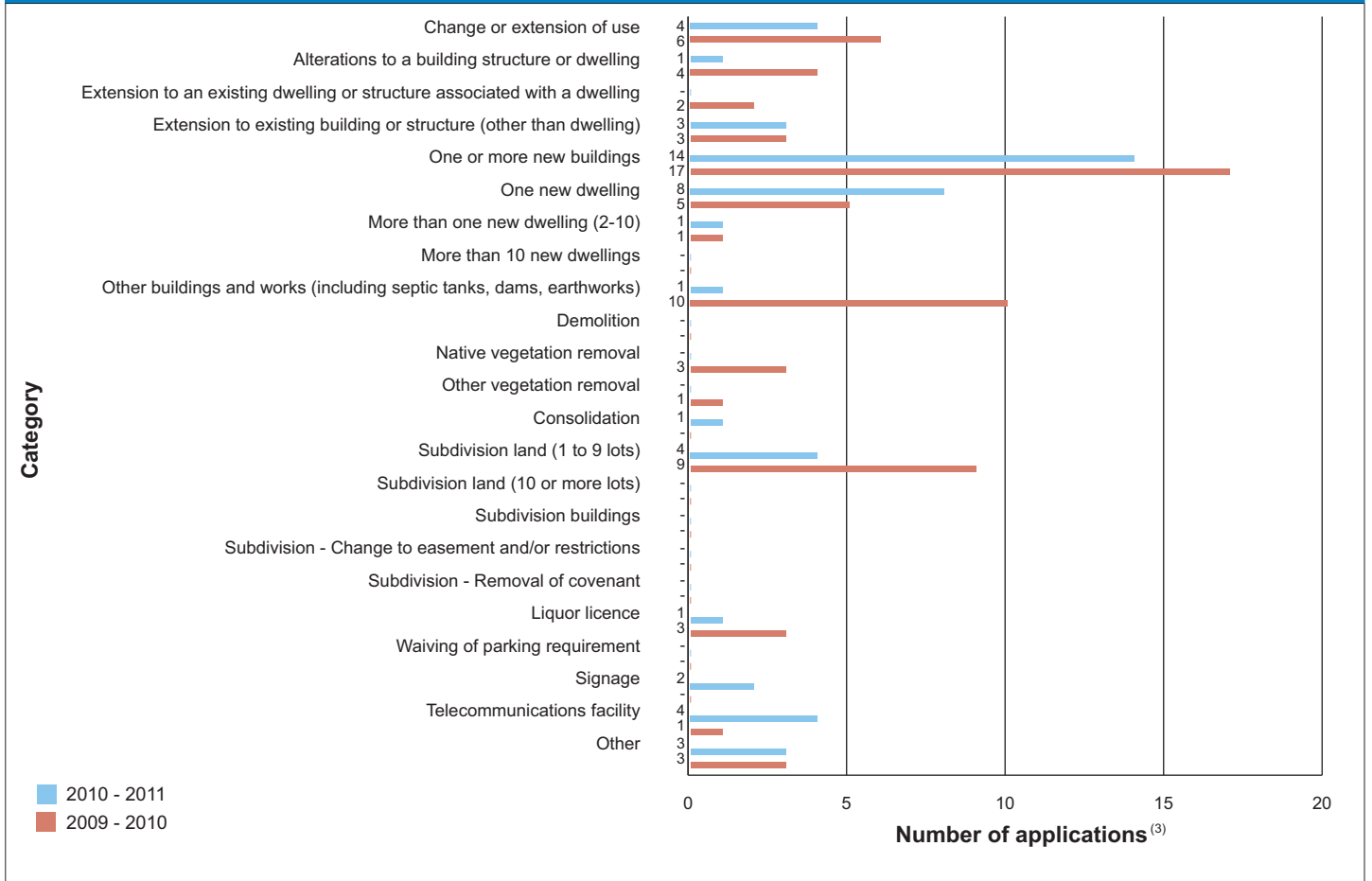
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$15,418	\$13,911	-9.8%	\$100,916	\$61,490
Average fee per application	\$249	\$309	24.1%	\$361	\$338
Total estimated cost of works ⁽¹⁾	\$62,514,543	\$2,372,152	-96.2%	\$83,689,856	\$58,611,795
Average cost of works per application ⁽¹⁾	\$1,024,829	\$53,913	-94.7%	\$244,222	\$269,769
Average gross days to decision ⁽²⁾	56	132	135.7%	128	46
Median processing days ⁽²⁾	55	51	-7.3%	60	54
Within statutory timeframe	85%	75%	-10.0%	70%	75%
Applications with:					
Further information	6 (9%)	5 (10%)	-16.7%	130 (35%)	75 (32%)
Public notice	47 (72%)	38 (73%)	-19.1%	145 (39%)	89 (38%)
Referrals	24 (36%)	21 (40%)	-12.5%	180 (48%)	119 (51%)
Objections	3 (4%)	0 (0%)	-100.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 16 permits issued that included a change of land use



Application categories for applications received



(1) Large decrease in cost of works due to significant development application in 2009/2010

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

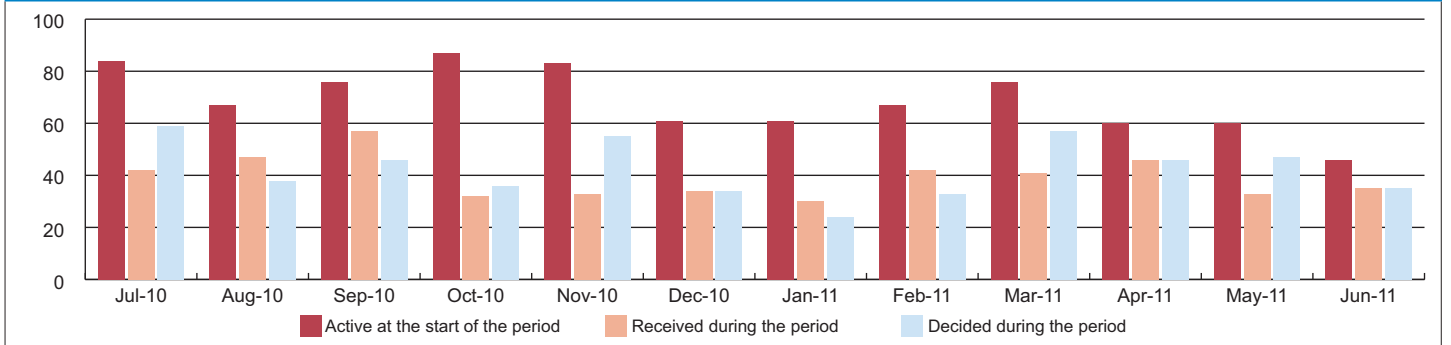


Planning scheme: Campaspe
Location: 200 km north of Melbourne
Area: 4519 sq. km
Population density: 8 persons per sq. km
Major centres: Echuca; Kyabram; Rochester

The shire, located on both the Murray and Goulburn Rivers, is a popular tourist and retirement destination. Main employment industries include agriculture, manufacturing including food processing, retail and wholesale trade and community services.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	521	474	472	-0.4%
New applications	450 (86%)	394 (83%)	369 (78%)	-6.3%
Amended permit applications	70 (13%)	80 (16%)	103 (22%)	28.8%
Combined applications	1	0	0 (0%)	0.0%
Total decisions	356	467	481	3.0%
Permit/NOD (includes amended permits)	329 (92%)	450 (96%)	465 (97%)	3.3%
Refusal	27 (8%)	17 (3%)	16 (3%)	-5.9%
Withdrawn, not required, lapsed	42	45	29	-35.6%
Amended permits issued	40	82	96	17.1%
Decisions made under delegation	290 (81%)	418 (89%)	440 (91%)	5.3%
Review lodged at VCAT	33 (6%)	22 (4%)	13 (3%)	-40.9%

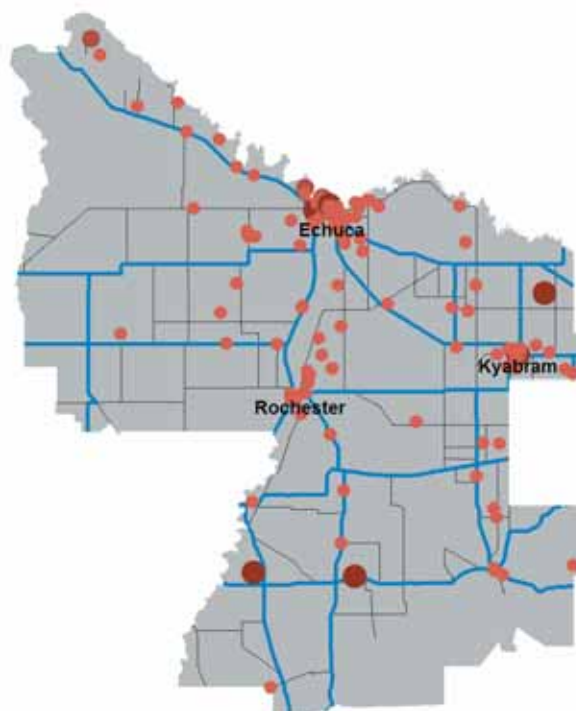
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (133)
- Between \$500k and \$1m (9)
- Between \$1m and \$10m (8)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)

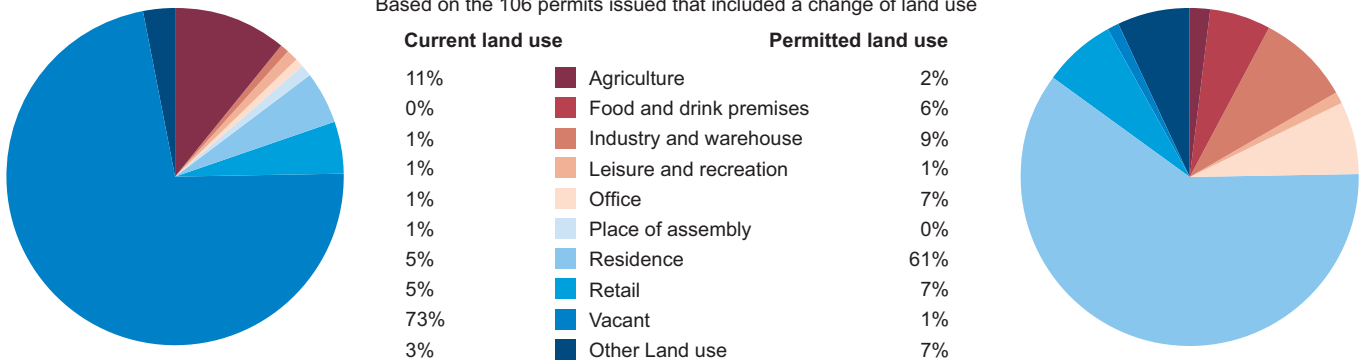




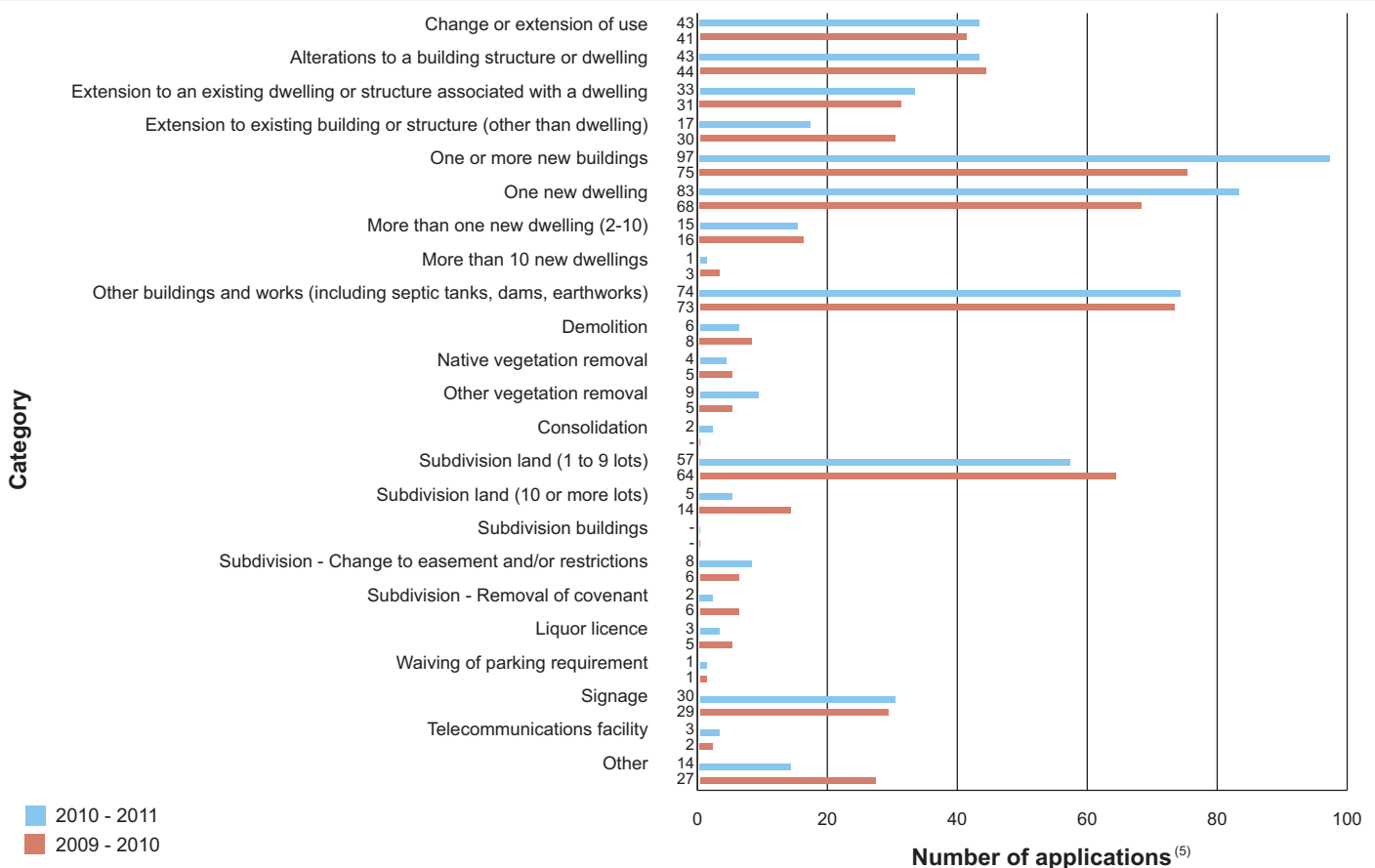
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$216,344	\$190,259	-12.1%	\$100,916	\$61,490
Average fee per application	\$456	\$403	-11.6%	\$361	\$338
Total estimated cost of works ⁽²⁾	\$91,018,725	\$63,430,504	-30.3%	\$83,689,856	\$58,611,795
Average cost of works per application ⁽²⁾	\$202,264	\$131,872	-34.8%	\$244,222	\$269,769
Average gross days to decision ⁽³⁾	69	55	-20.3%	128	46
Median processing days ⁽³⁾	50	43	-14.0%	60	54
Within statutory timeframe	77%	92%	15.0%	70%	75%
Applications with:					
Further information	190 (37%)	145 (28%)	-23.7%	130 (35%)	75 (32%)
Public notice	170 (34%)	168 (33%)	-1.2%	145 (39%)	89 (38%)
Referrals ⁽⁴⁾	212 (42%)	228 (45%)	7.5%	180 (48%)	119 (51%)
Objections	42 (8%)	28 (5%)	-33.3%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 106 permits issued that included a change of land use



Application categories for applications received



(2) Large decrease in cost of works due to significant development application in 2009/2010

(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Due to system configuration issues, Referrals were not accurately reported in the 2009/2010 period

(5) Applications can contain multiple categories

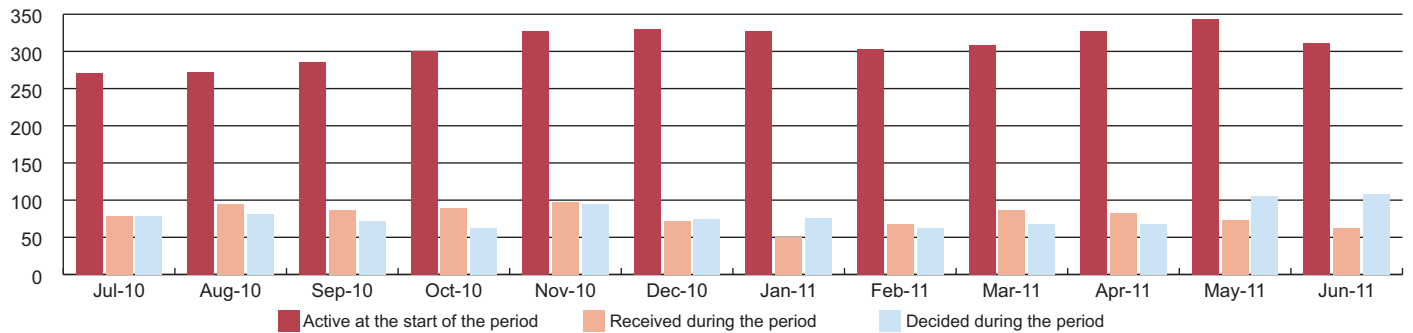


Planning scheme: Cardinia
Location: 60 km south-east of Melbourne
Area: 1280 sq. km
Population density: 37 persons per sq. km
Major centres: Pakenham; Emerald; Koo-Wee-Rup

The shire of Cardinia is situated on the south-eastern fringe of the Melbourne metropolitan area, and has a significant rural and horticultural hinterland. Cardinia has a young and rapidly growing population.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	836	954	943	-1.2%
New applications	777 (93%)	887 (92%)	869 (92%)	-2.0%
Amended permit applications	59 (7%)	66 (6%)	72 (8%)	9.1%
Combined applications	0	0	2 (0%)	
Total decisions	737	875	869	-0.7%
Permit/NOD (includes amended permits)	724 (98%)	849 (97%)	843 (97%)	-0.7%
Refusal	13 (2%)	26 (2%)	26 (3%)	0.0%
Withdrawn, not required, lapsed	96	157	80	-49.0%
Amended permits issued	44	50	65	30.0%
Decisions made under delegation	681 (92%)	798 (91%)	804 (93%)	0.8%
Review lodged at VCAT	59 (7%)	53 (5%)	26 (3%)	-50.9%

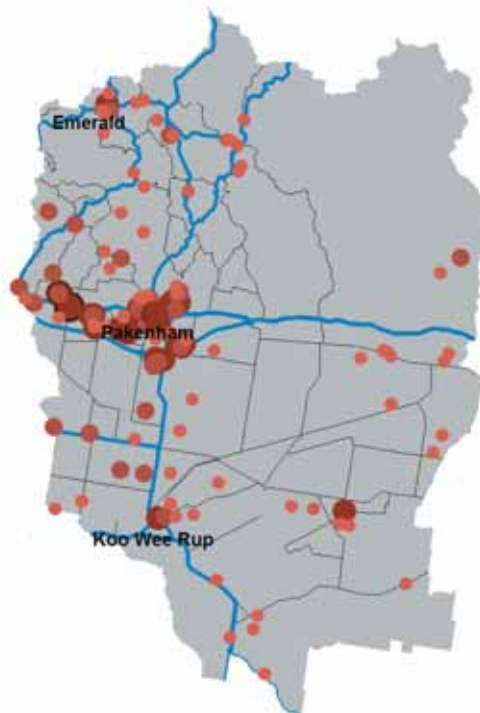
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (82)
- Between \$500k and \$1m (36)
- Between \$1m and \$10m (29)
- Between \$10m and \$50m (2)
- Greater than \$50m (1)

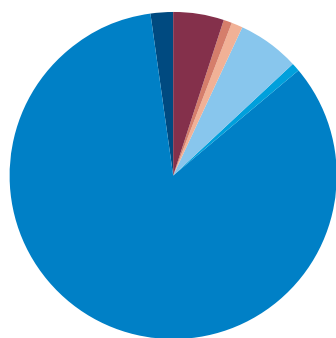




	2009/2010	2010/2011	% Change	Metropolitan average	GA Group average
Value of fees	\$321,636	\$288,353	-10.3%	\$337,729	\$307,452
Average fee per application	\$337	\$306	-9.2%	\$412	\$478
Total estimated cost of works	\$373,237,247	\$407,699,689	9.2%	\$594,659,990	\$402,015,591
Average cost of works per application	\$439,620	\$469,160	6.7%	\$559,680	\$493,069
Average gross days to decision ⁽¹⁾	128	116	-9.4%	139	59
Median processing days ⁽¹⁾	88	89	1.1%	84	79
Within statutory timeframe	58%	62%	4.0%	59%	61%
Applications with:					
Further information	569 (55%)	565 (60%)	-0.7%	510 (43%)	417 (47%)
Public notice	418 (40%)	367 (39%)	-12.2%	490 (41%)	326 (36%)
Referrals	755 (73%)	681 (72%)	-9.8%	282 (24%)	399 (45%)
Objections	91 (10%)	70 (7%)	-23.1%	227 (19%)	93 (10%)

Permits for change of land use

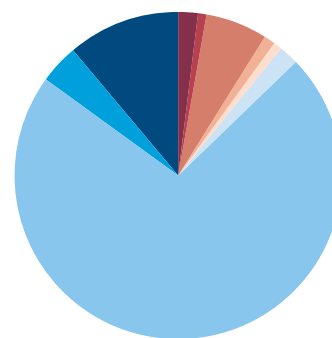
Based on the 296 permits issued that included a change of land use



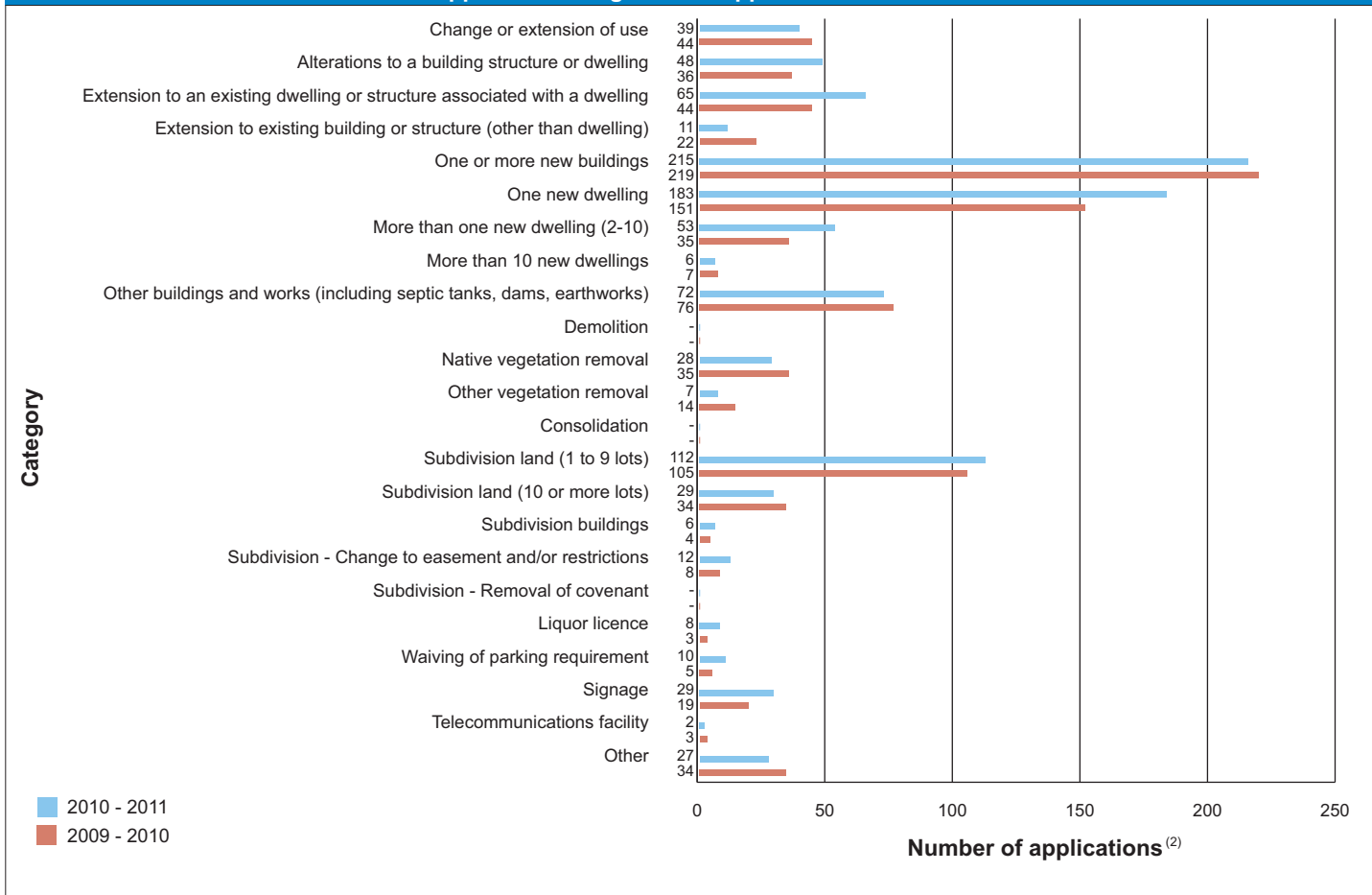
Current land use

Permitted land use

2%	Agriculture
1%	Food and drink premises
6%	Industry and warehouse
1%	Leisure and recreation
1%	Office
2%	Place of assembly
72%	Residence
4%	Retail
0%	Vacant
11%	Other Land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

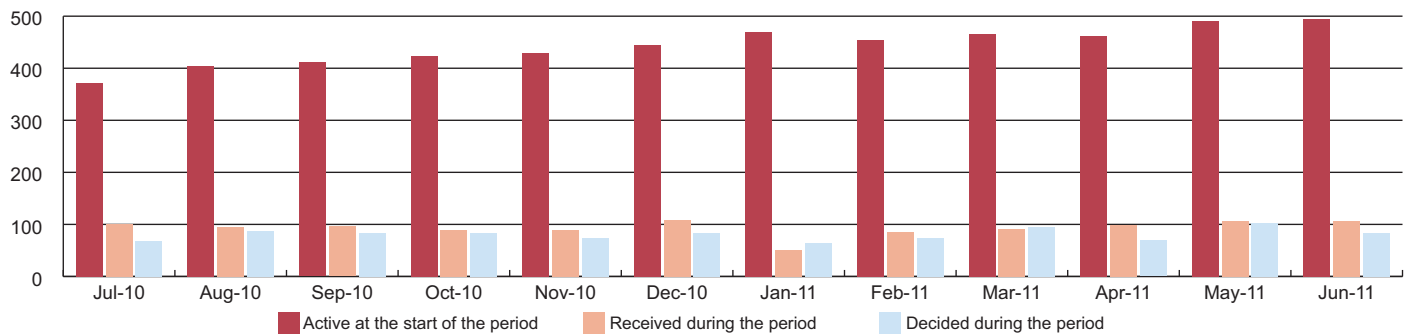


Planning scheme: Casey
Location: 40 km south-east of Melbourne
Area: 410 sq. km
Population density: 443 persons per sq. km
Major centres: Narre Warren; Cranbourne; Berwick

The city of Casey is the dominant growth area for south-eastern Melbourne and incorporates some of the fastest growing areas in Australia. Urban development is concentrated in the northern part of the municipality.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	1,006	955	1,117	17.0%
New applications	950 (94%)	898 (94%)	982 (88%)	9.4%
Amended permit applications	56 (6%)	57 (5%)	135 (12%)	136.8%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	836	739	861	16.5%
Permit/NOD (includes amended permits)	800 (96%)	704 (95%)	819 (95%)	16.3%
Refusal	36 (4%)	35 (4%)	42 (5%)	20.0%
Withdrawn, not required, lapsed⁽¹⁾	107	94	110	17.0%
Amended permits issued	36	49	79	61.2%
Decisions made under delegation	737 (88%)	678 (91%)	765 (89%)	12.8%
Review lodged at VCAT	58 (6%)	66 (8%)	62 (7%)	-6.1%

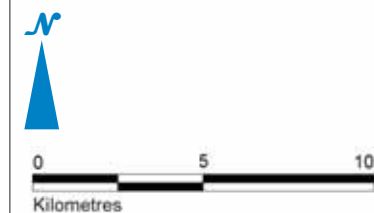
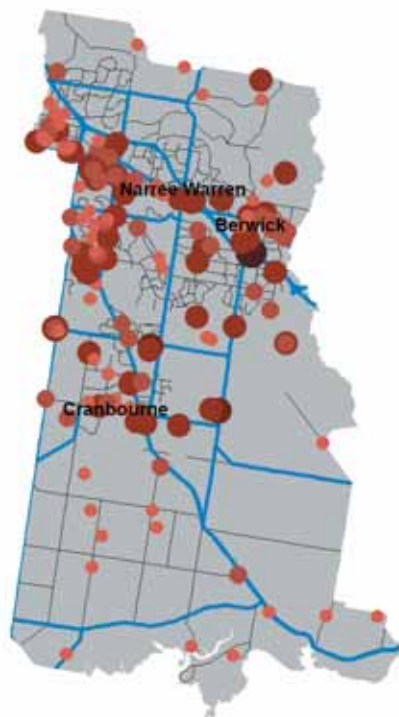
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (56)
- Between \$500k and \$1m (39)
- Between \$1m and \$10m (51)
- Between \$10m and \$50m (3)
- Greater than \$50m (1)

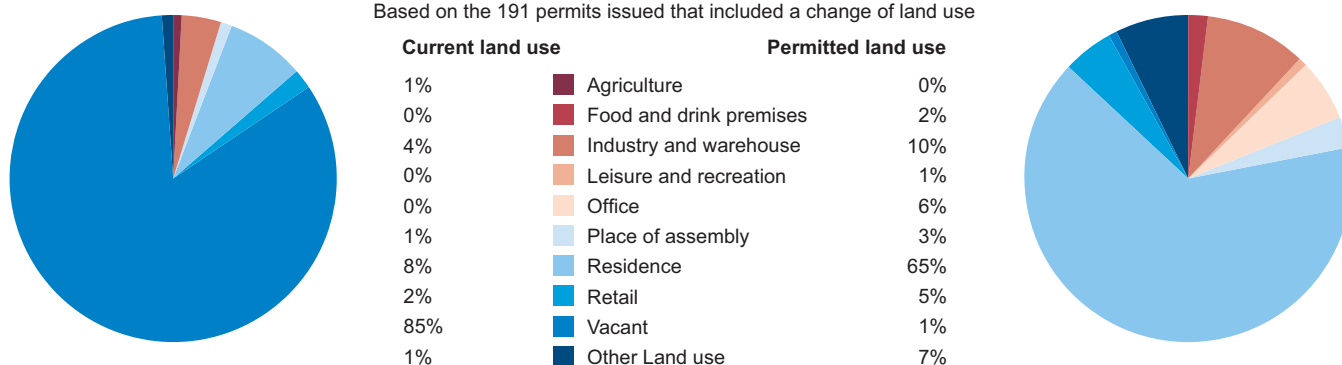


(1) Includes 1 planning consent relating to bushfire affected properties

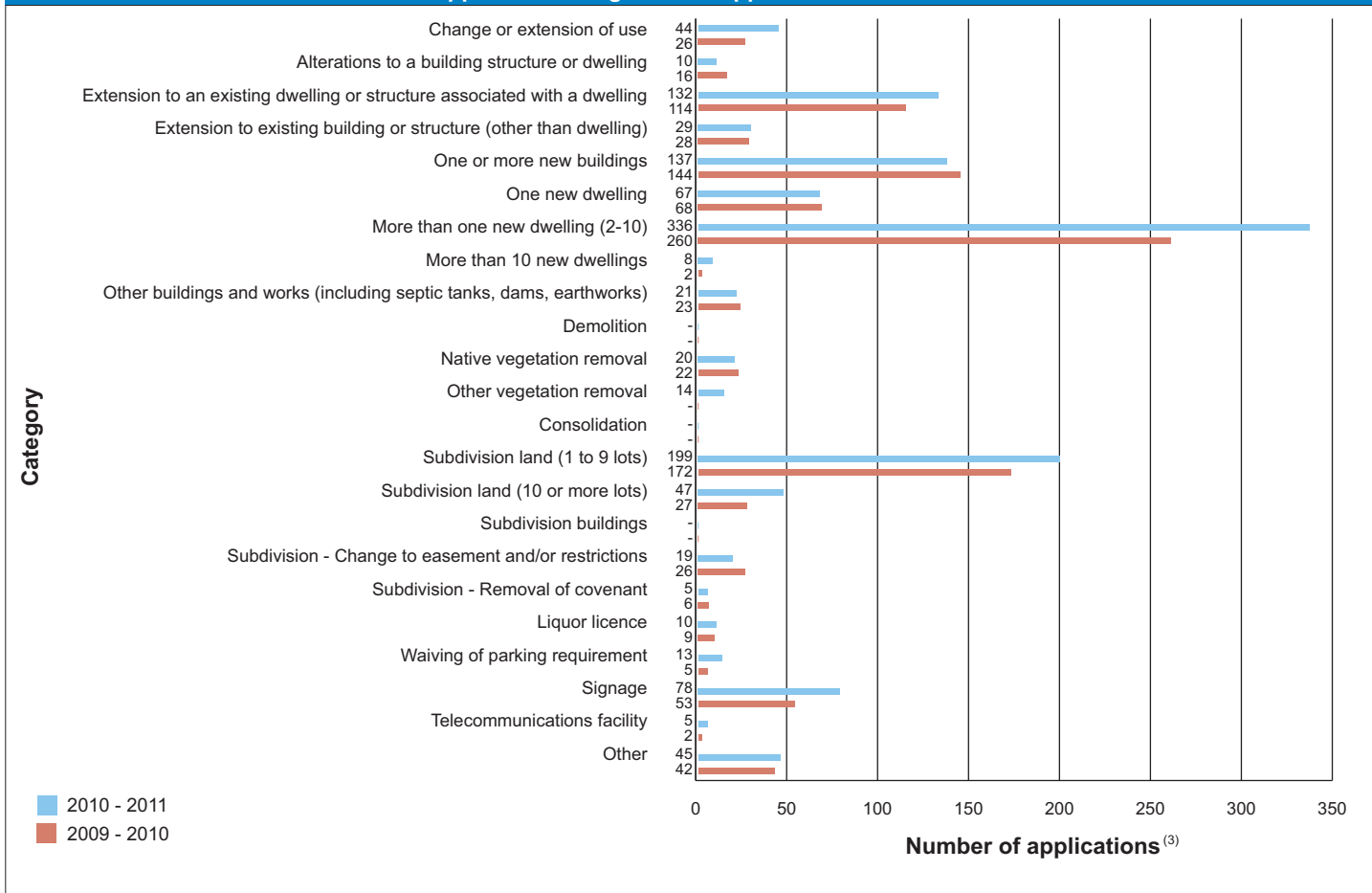
	2009/2010	2010/2011	% Change	Metropolitan average	GA Group average
Value of fees	\$519,728	\$584,386	12.4%	\$337,729	\$307,452
Average fee per application	\$544	\$523	-3.9%	\$412	\$478
Total estimated cost of works	\$338,772,234	\$385,597,542	13.8%	\$594,659,990	\$402,015,591
Average cost of works per application	\$481,211	\$447,848	-6.9%	\$559,680	\$493,069
Average gross days to decision ⁽²⁾	110	122	10.9%	139	59
Median processing days ⁽²⁾	88	95	8.0%	84	79
Within statutory timeframe	62%	50%	-12.0%	59%	61%
Applications with:					
Further information	439 (52%)	564 (58%)	28.5%	510 (43%)	417 (47%)
Public notice	333 (39%)	457 (47%)	37.2%	490 (41%)	326 (36%)
Referrals	236 (28%)	276 (28%)	16.9%	282 (24%)	399 (45%)
Objections	119 (16%)	137 (14%)	15.1%	227 (19%)	93 (10%)

Permits for change of land use

Based on the 191 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories



Planning Permit Activity Report

1 July 2010 - 30 June 2011

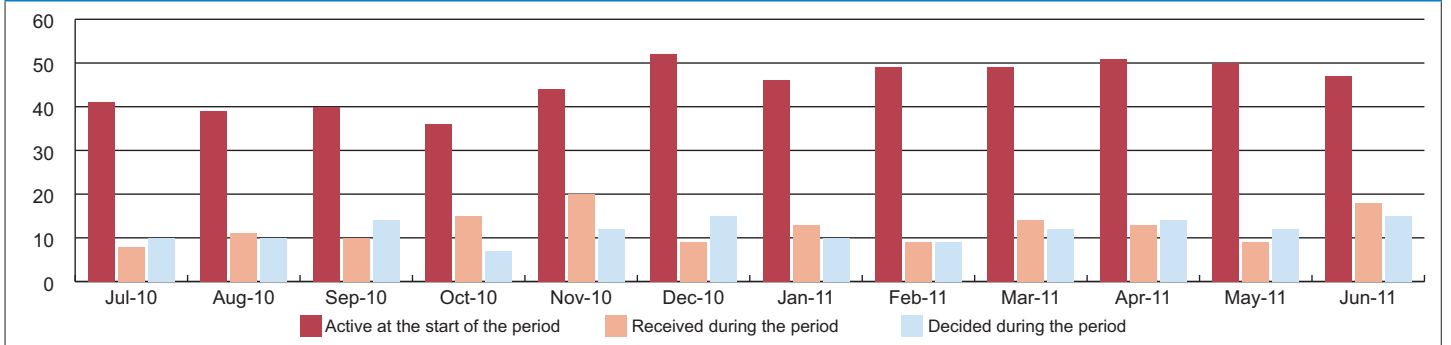


Planning scheme: Central Goldfields
Location: 180 km north-west of Melbourne
Area: 1534 sq. km
Population density: 9 persons per sq. km
Major centres: Maryborough; Dunolly; Carisbrook

Originally a goldmining area, the shire has developed on the back of its agricultural industry. The main activities are cropping and sheep farming. Maryborough, the principal town in the shire, is a manufacturing and service centre.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	133	104	149	43.3%
New applications	130 (98%)	101 (97%)	143 (96%)	41.6%
Amended permit applications	3 (2%)	3 (2%)	5 (3%)	66.7%
Combined applications	0	0	1 (1%)	
Total decisions	135	114	118	3.5%
Permit/NOD (includes amended permits)	133 (99%)	101 (89%)	115 (97%)	13.9%
Refusal	2 (1%)	13 (11%)	3 (3%)	-76.9%
Withdrawn, not required, lapsed	12	3	22	633.3%
Amended permits issued	1	3	6	100%
Decisions made under delegation	132 (98%)	97 (85%)	112 (95%)	15.5%
Review lodged at VCAT	1 (1%)	0	1 (1%)	

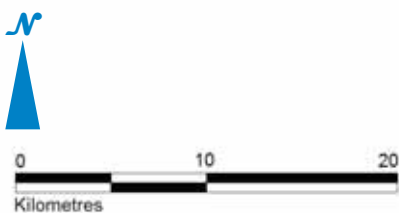
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (143)
- Between \$500k and \$1m (2)
- Between \$1m and \$10m (5)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)





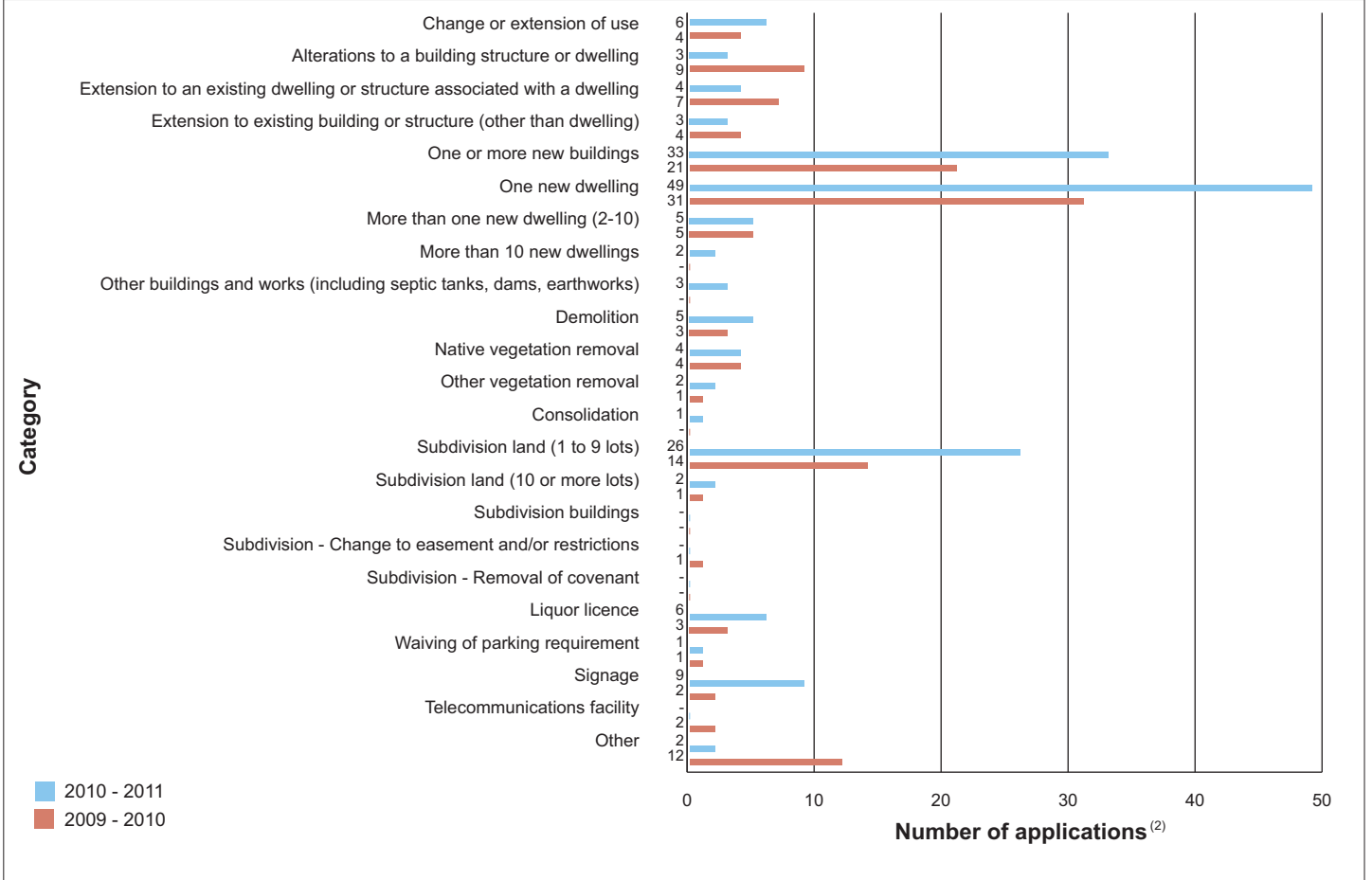
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$33,545	\$43,403	29.4%	\$100,916	\$61,490
Average fee per application	\$323	\$291	-9.9%	\$361	\$338
Total estimated cost of works	\$27,322,380	\$20,708,555	-24.2%	\$83,689,856	\$58,611,795
Average cost of works per application	\$270,519	\$175,496	-35.1%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	168	147	-12.5%	128	46
Median processing days ⁽¹⁾	58	59	1.7%	60	54
Within statutory timeframe	67%	79%	12.0%	70%	75%
Applications with:					
Further information	42 (35%)	24 (17%)	-42.9%	130 (35%)	75 (32%)
Public notice	39 (33%)	25 (18%)	-35.9%	145 (39%)	89 (38%)
Referrals	58 (49%)	80 (57%)	37.9%	180 (48%)	119 (51%)
Objections	7 (6%)	5 (4%)	-28.6%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 46 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

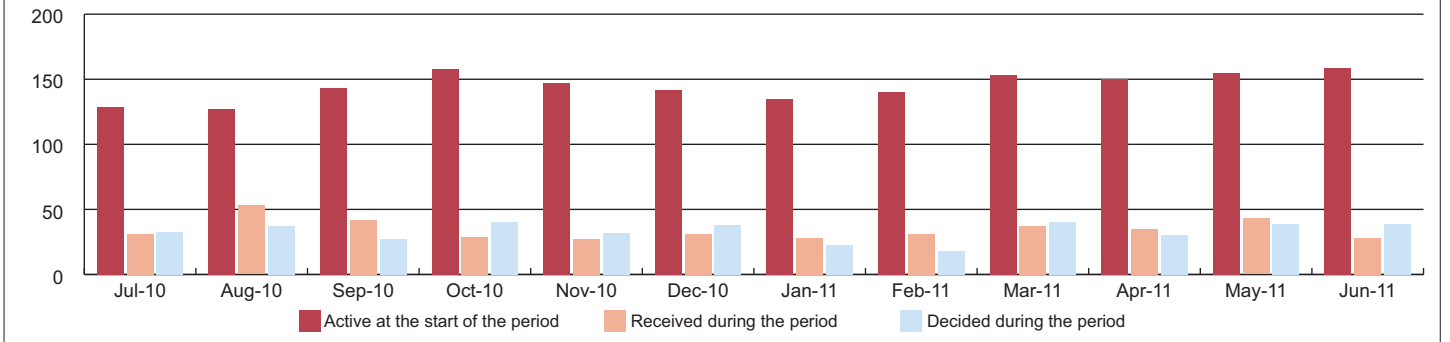


Planning scheme: Colac-Otway
Location: 150 km south-west of Melbourne
Area: 3433 sq. km
Population density: 6 persons per sq. km
Major centres: Colac; Apollo Bay

Colac-Otway's economic base is derived from its primary industries. Timber and dairying are both major employers. The shire also has an important concentration of retail trade, manufacturing and community service employment in the major centre, Colac.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	503	390	415	6.4%
New applications	435 (86%)	323 (82%)	351 (85%)	8.7%
Amended permit applications	68 (14%)	59 (15%)	64 (15%)	8.5%
Combined applications	0	8 (2%)	0 (0%)	-100.0%
Total decisions	406	355	364	2.5%
Permit/NOD (includes amended permits)	381 (94%)	321 (90%)	345 (95%)	7.5%
Refusal	25 (6%)	34 (8%)	19 (5%)	-44.1%
Withdrawn, not required, lapsed	45	64	32	-50.0%
Amended permits issued	53	36	46	27.8%
Decisions made under delegation	395 (97%)	340 (95%)	337 (93%)	-0.9%
Review lodged at VCAT	37 (7%)	31 (7%)	21 (6%)	-32.3%

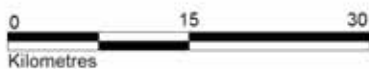
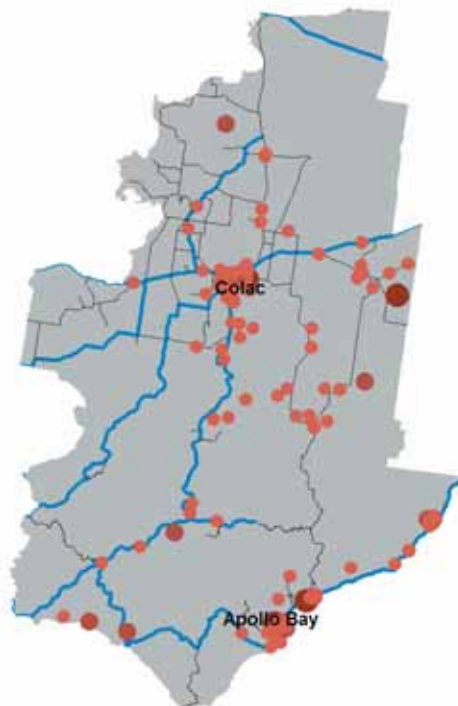
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (133)
- Between \$500k and \$1m (13)
- Between \$1m and \$10m (4)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)



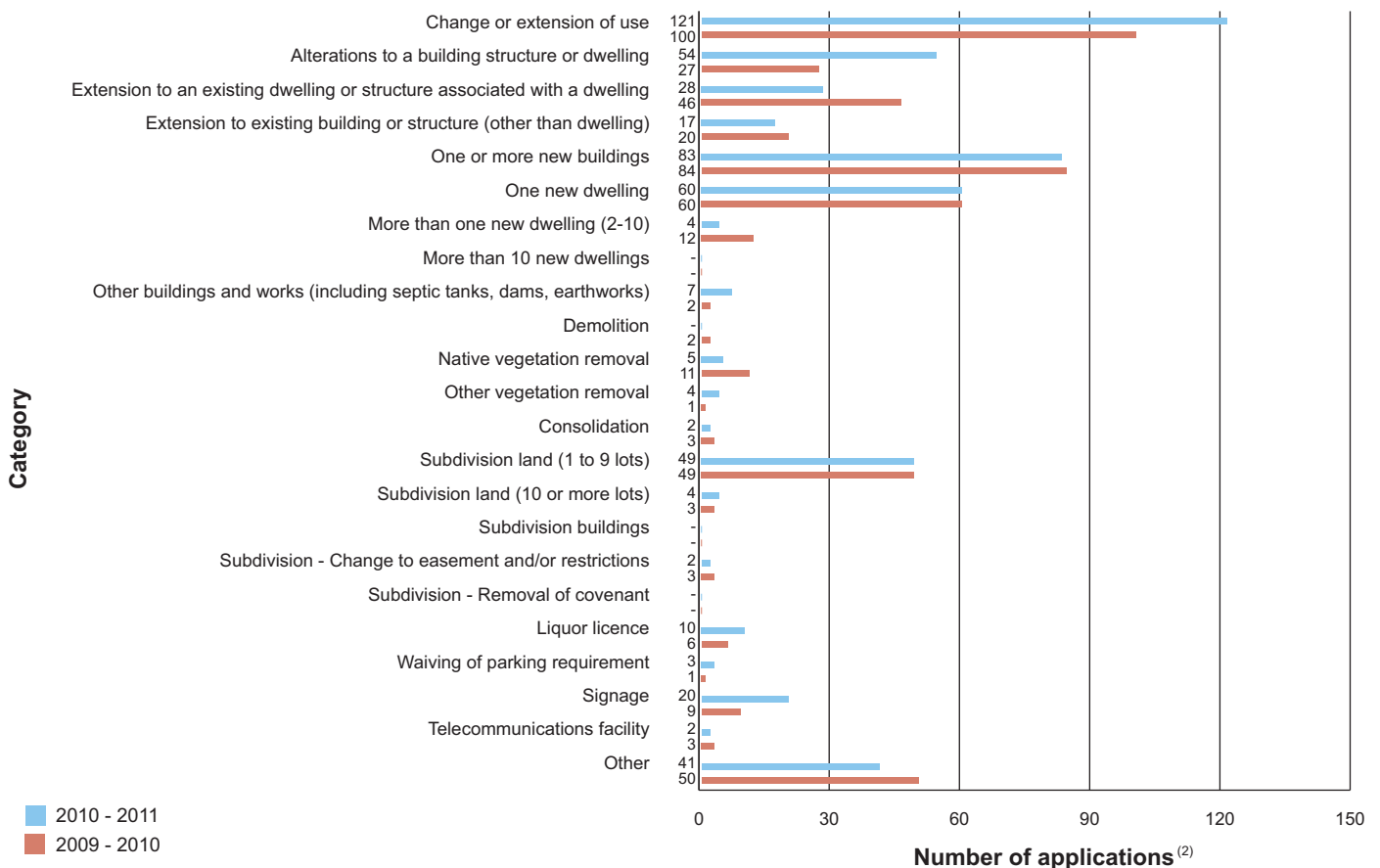
	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$135,416	\$153,958	13.7%	\$100,916	\$112,070
Average fee per application	\$347	\$371	6.9%	\$361	\$310
Total estimated cost of works	\$74,359,063	\$59,441,185	-20.1%	\$83,689,856	\$81,216,217
Average cost of works per application	\$231,648	\$163,300	-29.5%	\$244,222	\$183,002
Average gross days to decision ⁽¹⁾	127	107	-15.7%	128	48
Median processing days ⁽¹⁾	86	86	0.0%	60	65
Within statutory timeframe	90%	98%	8.0%	70%	68%
Applications with:					
Further information	116 (27%)	162 (41%)	39.7%	130 (35%)	186 (37%)
Public notice	191 (45%)	167 (42%)	-12.6%	145 (39%)	172 (34%)
Referrals	121 (28%)	132 (33%)	9.1%	180 (48%)	200 (40%)
Objections	30 (8%)	27 (7%)	-10.0%	32 (9%)	49 (10%)

Permits for change of land use

Based on the 99 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

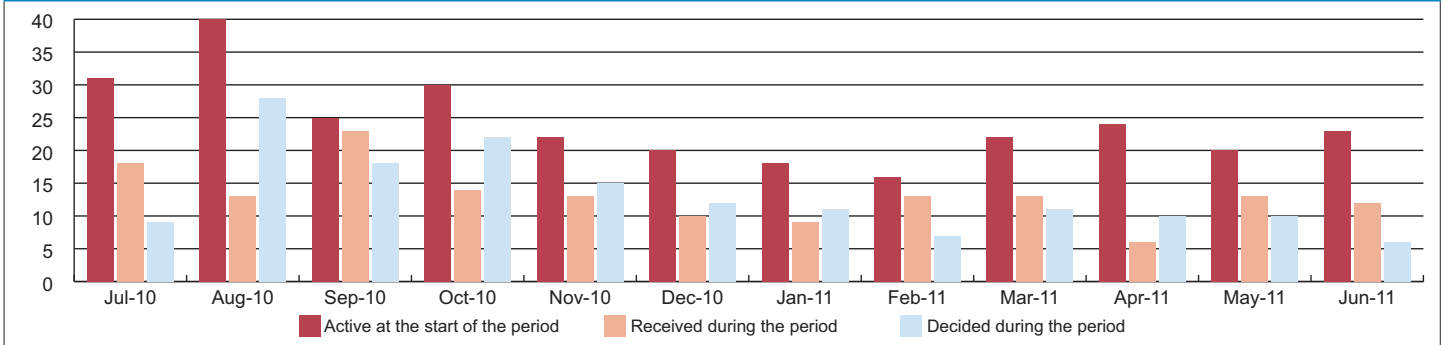


Planning scheme: Corangamite
Location: 200 km south-west of Melbourne
Area: 4404 sq. km
Population density: 4 persons per sq. km
Major centres: Camperdown; Terang; Cobden

The shire's economic base is provided through agriculture as well as some value-adding manufacturing. Corangamite contains wool growing and cropping areas in the north, while the south has one of the most intensive dairying areas in the State.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	183	186	157	-15.6%
New applications	179 (98%)	180 (96%)	153 (97%)	-15.0%
Amended permit applications	4 (2%)	6 (3%)	4 (3%)	-33.3%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	167	172	147	-14.5%
Permit/NOD (includes amended permits)	163 (98%)	166 (97%)	146 (99%)	-12.0%
Refusal	4 (2%)	6 (3%)	1 (1%)	-83.3%
Withdrawn, not required, lapsed	18	17	12	-29.4%
Amended permits issued	6	5	3	-40.0%
Decisions made under delegation	150 (90%)	159 (92%)	140 (95%)	-11.9%
Review lodged at VCAT	2 (1%)	7 (4%)	5 (3%)	-28.6%

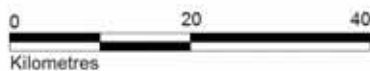
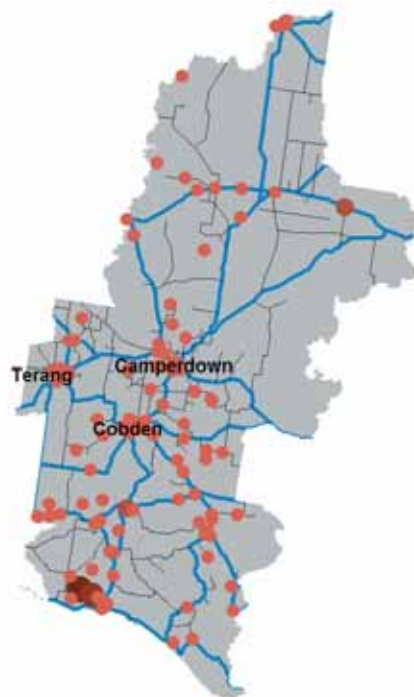
Applications received and decided



Investment

Points show all of the 143 new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (137)
- Between \$500k and \$1m (3)
- Between \$1m and \$10m (1)
- Between \$10m and \$50m (1)
- Greater than \$50m (1)





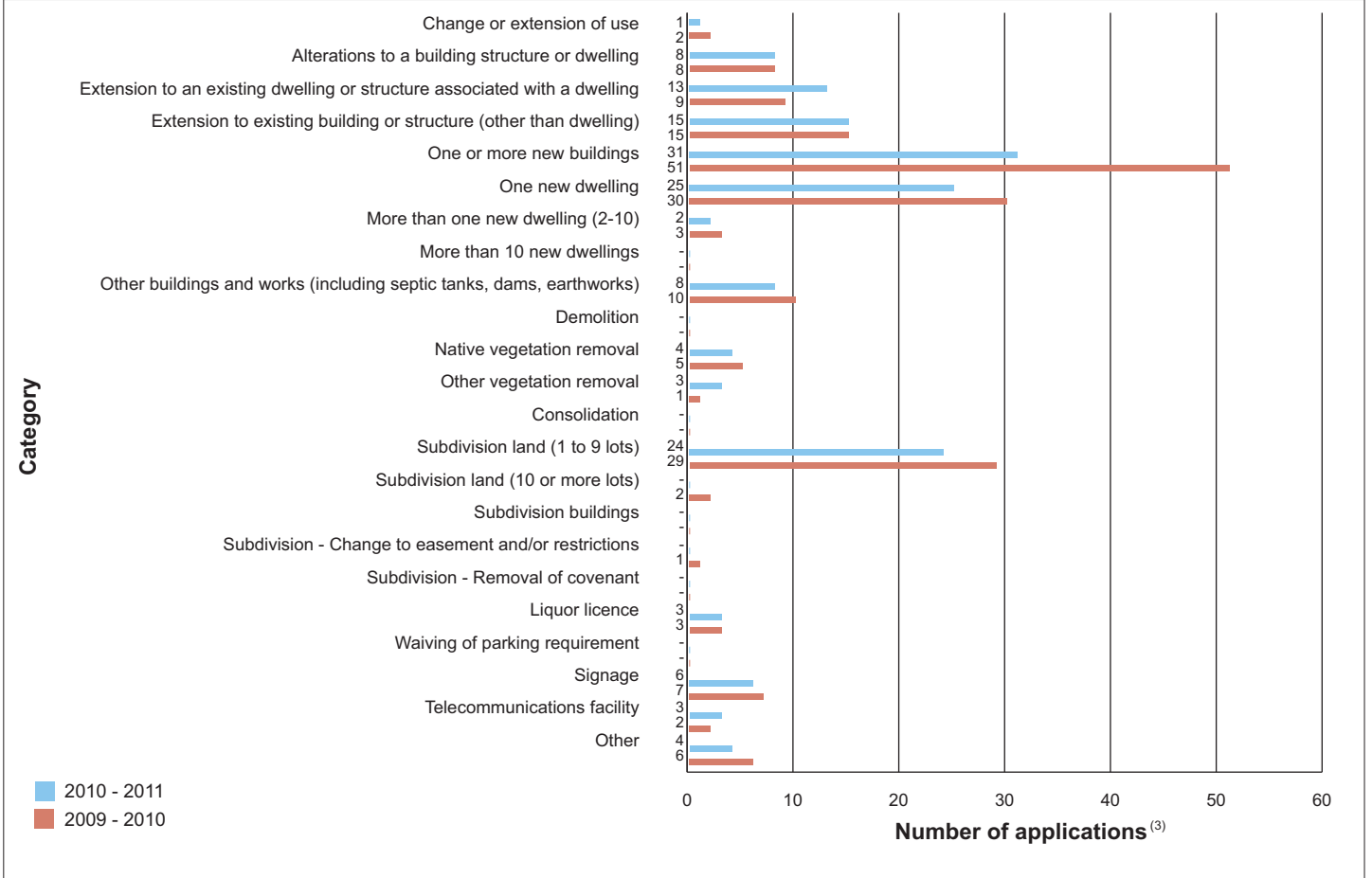
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$77,654	\$61,530	-20.8%	\$100,916	\$61,490
Average fee per application	\$417	\$392	-6.0%	\$361	\$338
Total estimated cost of works ⁽¹⁾	\$13,922,161	\$529,895,657	3706.1%	\$83,689,856	\$58,611,795
Average cost of works per application ⁽¹⁾	\$83,868	\$3,604,732	4198.1%	\$244,222	\$269,769
Average gross days to decision ⁽²⁾	77	64	-16.9%	128	46
Median processing days ⁽²⁾	56	49	-12.5%	60	54
Within statutory timeframe	72%	83%	11.0%	70%	75%
Applications with:					
Further information	75 (39%)	32 (20%)	-57.3%	130 (35%)	75 (32%)
Public notice	67 (35%)	47 (30%)	-29.9%	145 (39%)	89 (38%)
Referrals	102 (54%)	96 (60%)	-5.9%	180 (48%)	119 (51%)
Objections	12 (6%)	5 (3%)	-58.3%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 13 permits issued that included a change of land use



Application categories for applications received



(1) Large increase in cost of works due to significant development applications

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

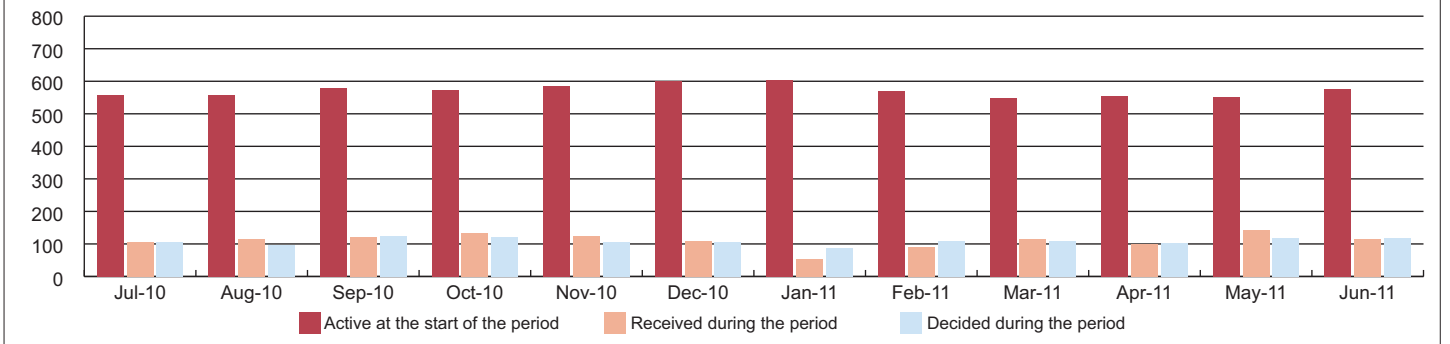


Planning scheme: Darebin
Location: 11 km north-east of Melbourne
Area: 53 sq. km
Population density: 2393 persons per sq. km
Major centres: Northcote; Preston; Reservoir;

Darebin, bounded by the Merri Creek to the west and the Darebin Creek to the east, incorporates a mix of residential, industrial and retail areas. The city's features include La Trobe University and Northland Shopping Centre.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	1,158	1,128	1,325	17.5%
New applications	922 (80%)	924 (81%)	1,078 (81%)	16.7%
Amended permit applications	236 (20%)	204 (18%)	247 (19%)	21.1%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,010	1,127	1,181	4.8%
Permit/NOD (includes amended permits)	957 (95%)	1,040 (92%)	1,128 (96%)	8.5%
Refusal	53 (5%)	87 (7%)	53 (4%)	-39.1%
Withdrawn, not required, lapsed	112	96	127	32.3%
Amended permits issued	182	172	225	30.8%
Decisions made under delegation	927 (92%)	1,025 (90%)	1,079 (91%)	5.3%
Review lodged at VCAT	129 (11%)	126 (10%)	112 (9%)	-11.1%

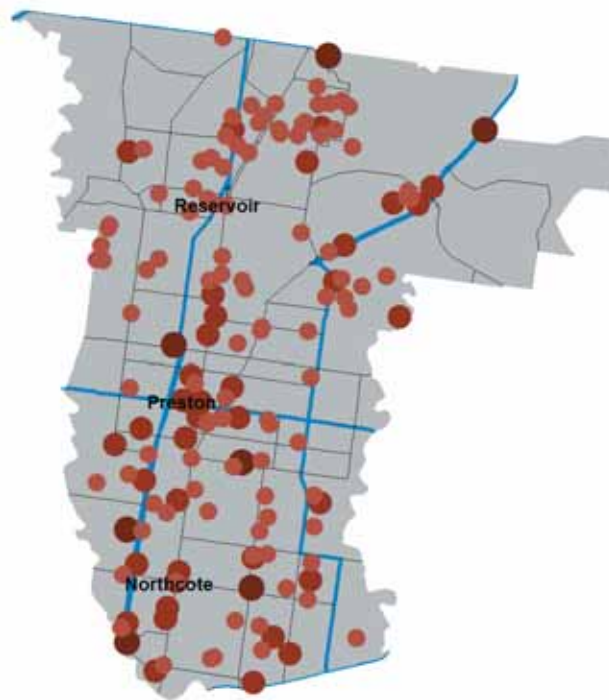
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (0)
- Between \$500k and \$1m (103)
- Between \$1m and \$10m (40)
- Between \$10m and \$50m (7)
- Greater than \$50m (0)

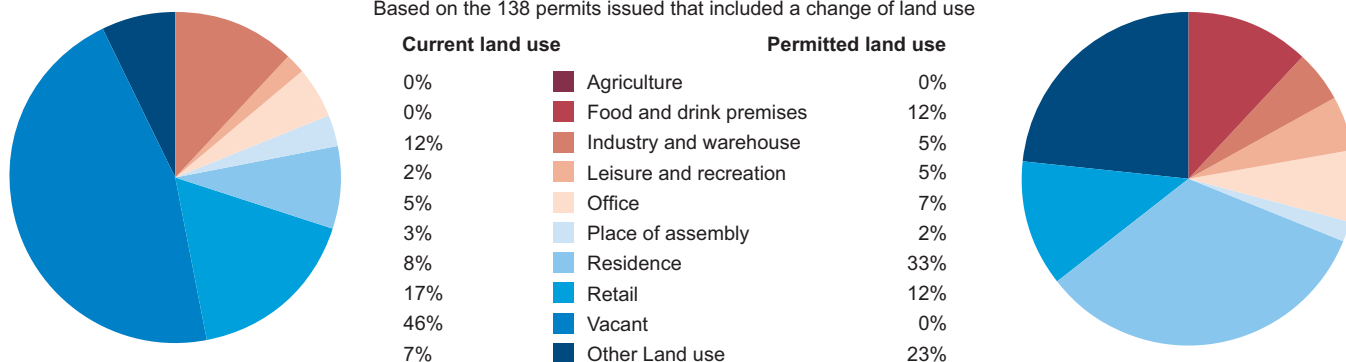




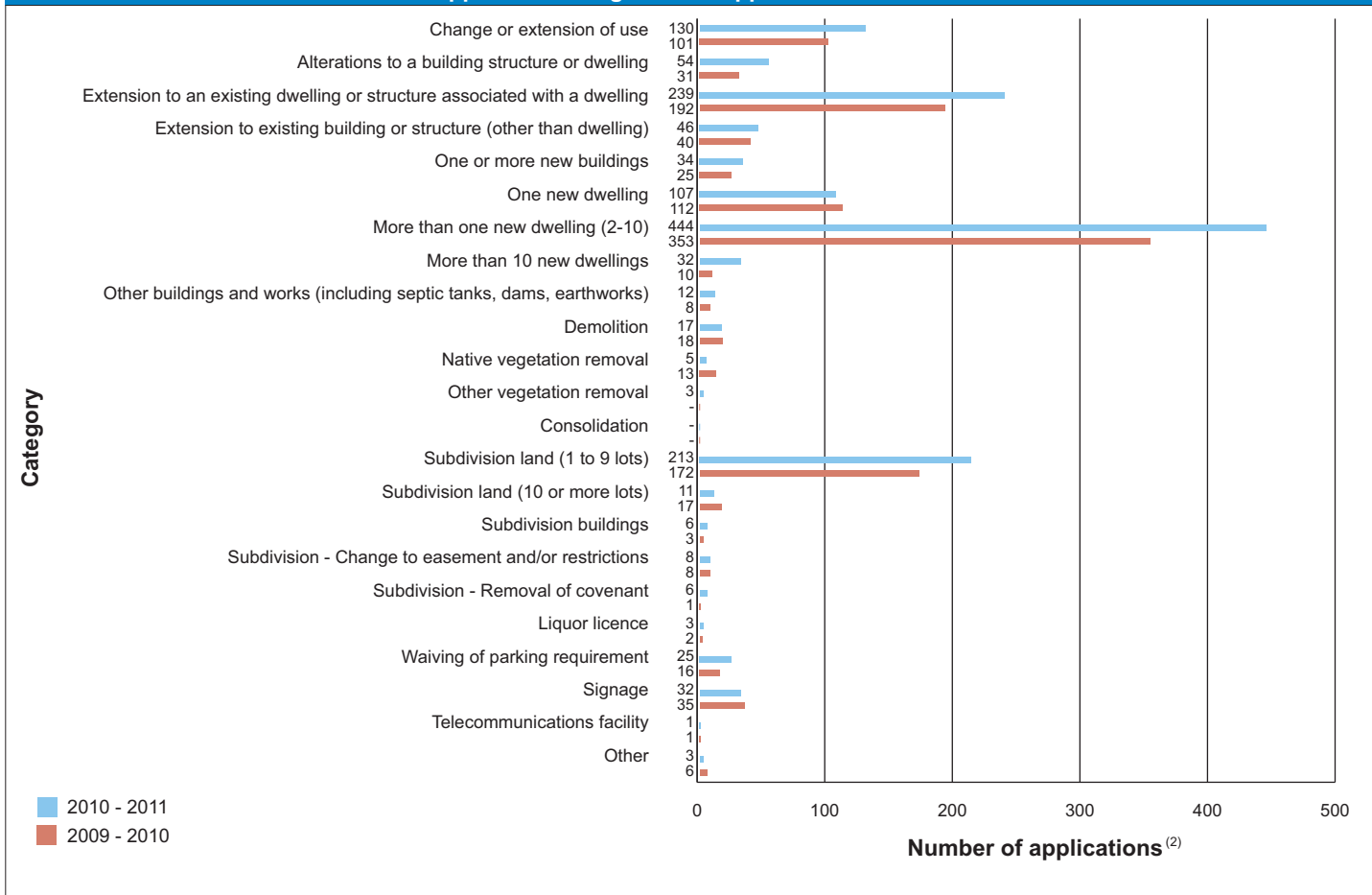
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$572,797	\$788,557	37.7%	\$337,729	\$335,638
Average fee per application	\$508	\$595	17.1%	\$412	\$420
Total estimated cost of works	\$409,088,233	\$479,396,896	17.2%	\$594,659,990	\$762,747,681
Average cost of works per application	\$393,354	\$405,925	3.2%	\$559,680	\$722,831
Average gross days to decision ⁽¹⁾	207	167	-19.3%	139	59
Median processing days ⁽¹⁾	157	135	-14.0%	84	91
Within statutory timeframe	27%	33%	6.0%	59%	57%
Applications with:					
Further information	64 (5%)	84 (6%)	31.3%	510 (43%)	516 (44%)
Public notice	588 (48%)	687 (53%)	16.8%	490 (41%)	533 (46%)
Referrals	155 (12%)	149 (11%)	-3.9%	282 (24%)	202 (17%)
Objections	261 (23%)	311 (24%)	19.2%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 138 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

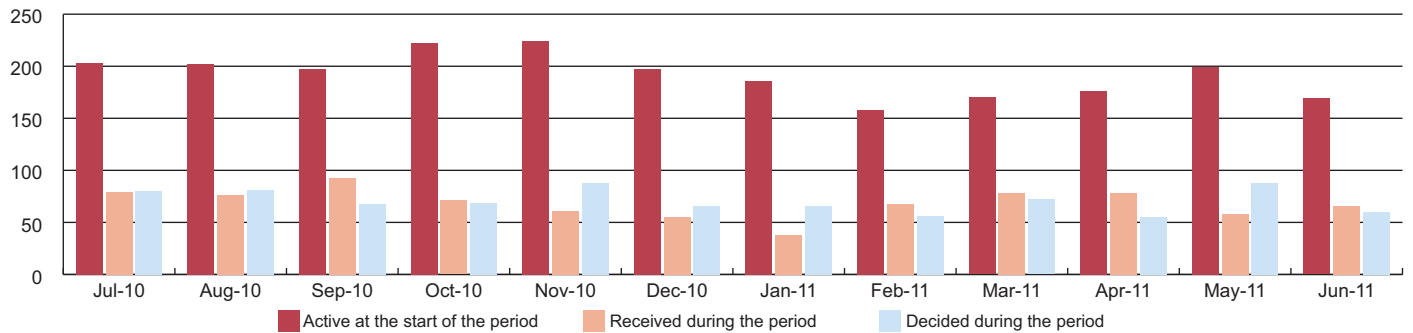


Planning scheme: East Gippsland
Location: 400 km east of Melbourne
Area: 20931 sq. km
Population density: 2 persons per sq. km
Major centres: Bairnsdale; Lakes Entrance; Orbost

The shire's economy is based on tourism and the traditional primary industries (agriculture, horticulture, forestry and fishing). Population is centred around the Gippsland Lakes area. The lakes are a great attraction to visitors and retirees.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	690	780	821	5.3%
New applications	631 (91%)	716 (91%)	727 (89%)	1.5%
Amended permit applications	59 (9%)	64 (8%)	94 (11%)	46.9%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	665	721	795	10.3%
Permit/NOD (includes amended permits)	654 (98%)	711 (99%)	782 (98%)	10.0%
Refusal	11 (2%)	10 (1%)	13 (2%)	30.0%
Withdrawn, not required, lapsed	39	58	54	-6.9%
Amended permits issued	53	52	93	78.8%
Decisions made under delegation	652 (98%)	715 (99%)	788 (99%)	10.2%
Review lodged at VCAT	17 (2%)	14 (2%)	14 (2%)	0.0%

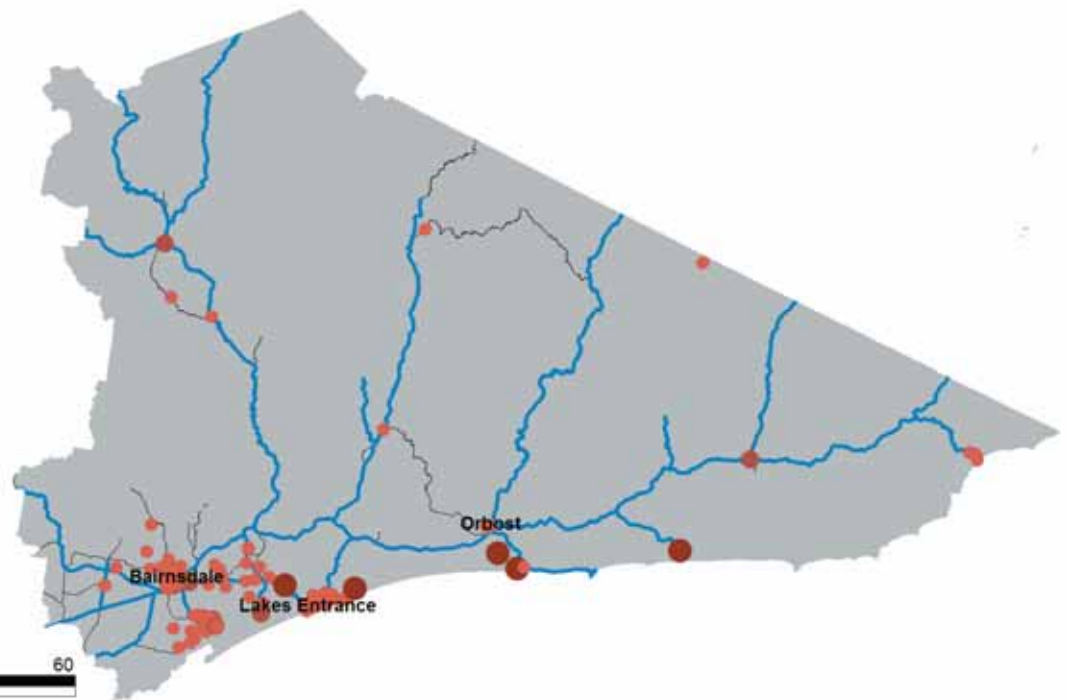
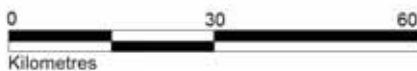
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (130)
- Between \$500k and \$1m (14)
- Between \$1m and \$10m (6)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)



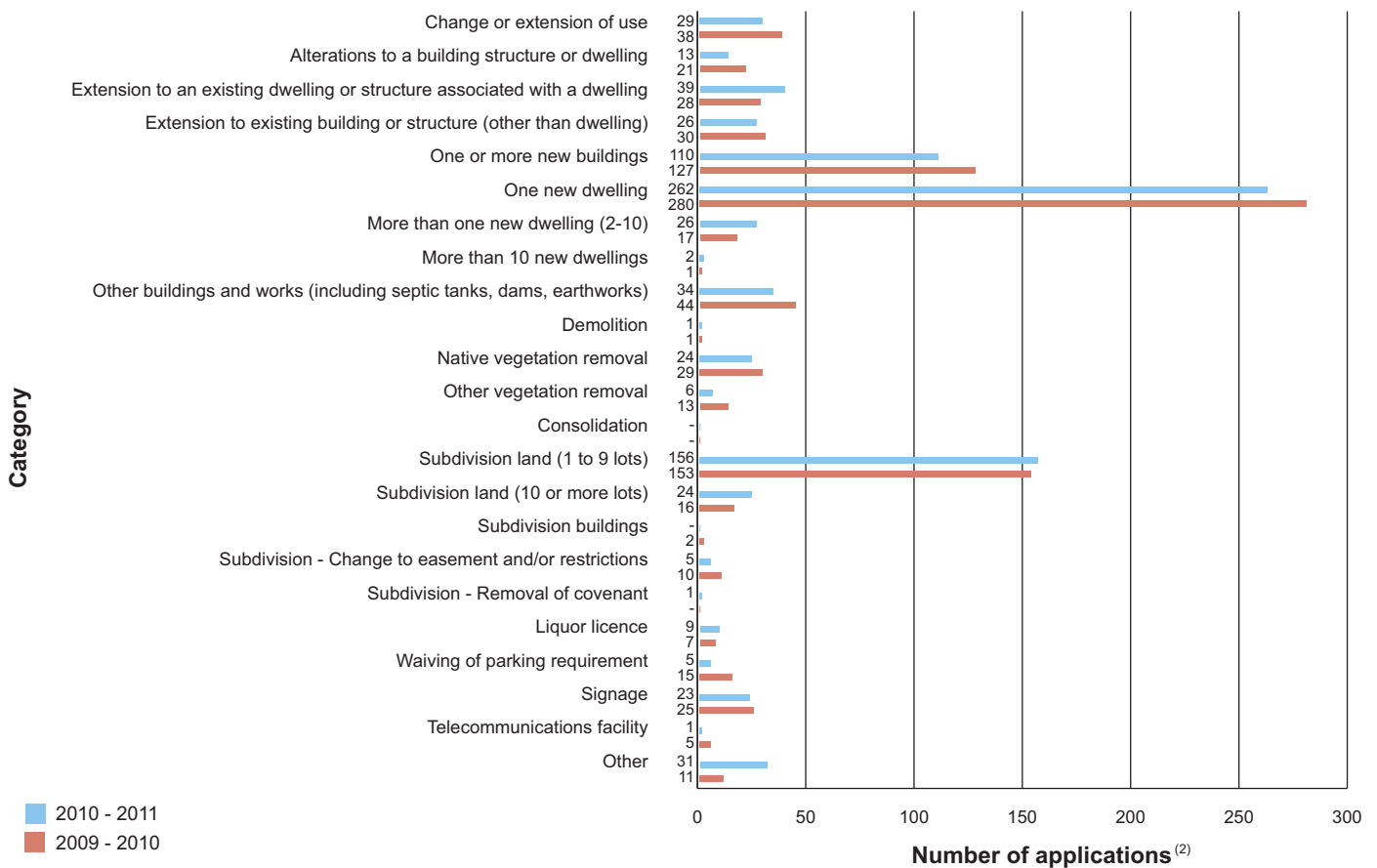
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$309,580	\$351,000	13.4%	\$100,916	\$61,490
Average fee per application	\$397	\$428	7.8%	\$361	\$338
Total estimated cost of works	\$135,837,316	\$103,039,369	-24.1%	\$83,689,856	\$58,611,795
Average cost of works per application	\$191,051	\$129,609	-32.2%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	92	86	-6.5%	128	46
Median processing days ⁽¹⁾	52	53	1.9%	60	54
Within statutory timeframe	72%	69%	-3.0%	70%	75%
Applications with:					
Further information	344 (44%)	359 (42%)	4.4%	130 (35%)	75 (32%)
Public notice	329 (42%)	421 (50%)	28.0%	145 (39%)	89 (38%)
Referrals	287 (36%)	411 (48%)	43.2%	180 (48%)	119 (51%)
Objections	64 (8%)	52 (6%)	-18.8%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 364 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

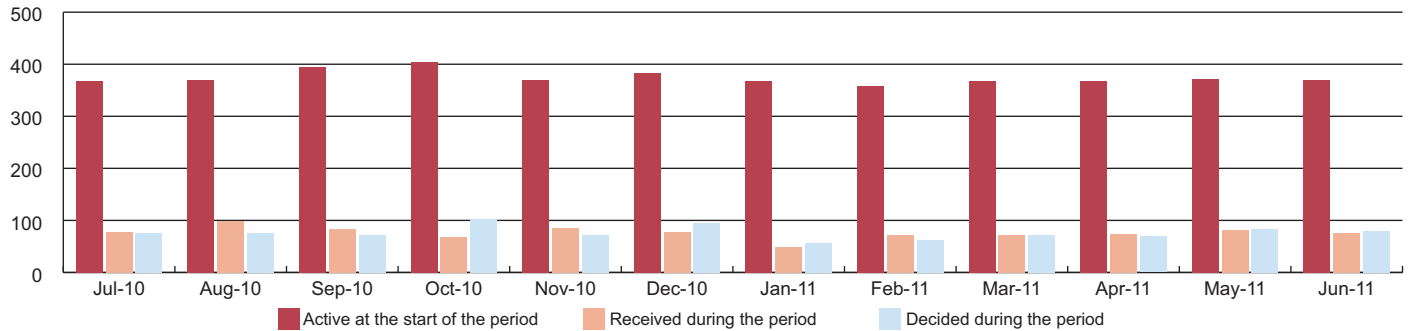


Planning scheme: Frankston
Location: 40 km south of Melbourne
Area: 130 sq. km
Population density: 880 persons per sq. km
Major centres: Frankston; Langwarrin; Carrum Downs

Frankston is the major employment and retail centre for the Peninsula Region. Major institutions include Monash University, Frankston College of TAFE and the Frankston Hospital.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	619	885	915	3.4%
New applications	564 (91%)	783 (88%)	786 (86%)	0.4%
Amended permit applications	55 (9%)	102 (11%)	129 (14%)	26.5%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	615	789	803	1.8%
Permit/NOD (includes amended permits)	591 (96%)	714 (90%)	762 (95%)	6.7%
Refusal	24 (4%)	75 (8%)	41 (5%)	-45.3%
Withdrawn, not required, lapsed	56	114	114	0.0%
Amended permits issued	35	76	99	30.3%
Decisions made under delegation	592 (96%)	755 (95%)	749 (93%)	-0.8%
Review lodged at VCAT	61 (10%)	74 (8%)	48 (6%)	-35.1%

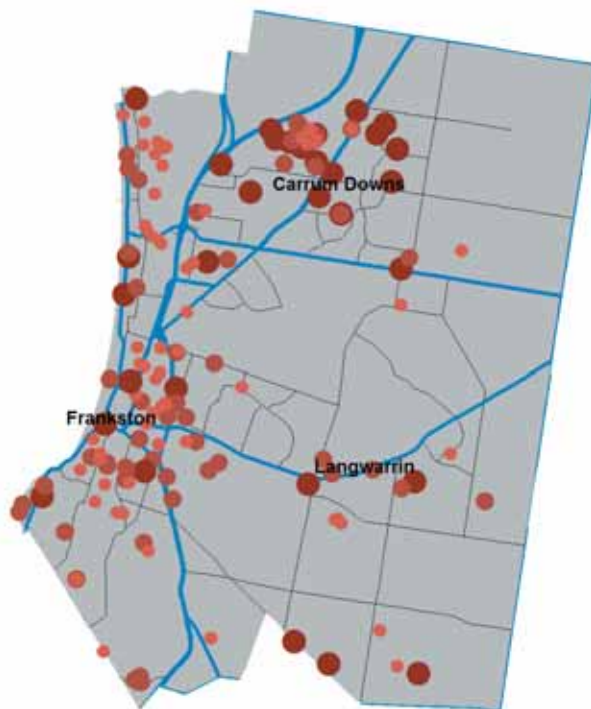
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (62)
- Between \$500k and \$1m (57)
- Between \$1m and \$10m (31)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)





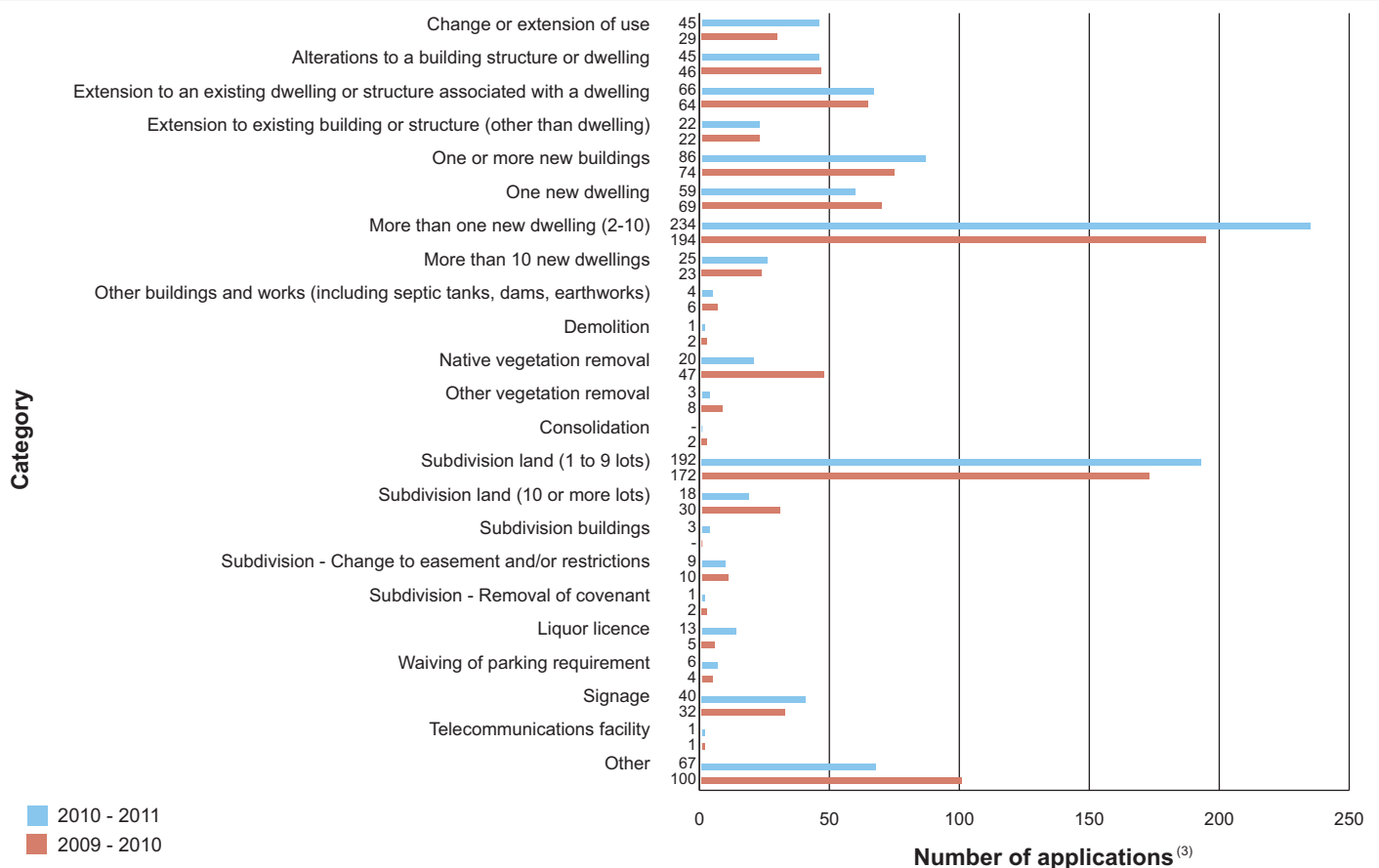
	2009/2010	2010/2011	% Change	Metropolitan average	OU Group average
Value of fees	\$437,218	\$487,226	11.4%	\$337,729	\$365,143
Average fee per application	\$494	\$532	7.7%	\$412	\$365
Total estimated cost of works ⁽¹⁾	\$165,367,801	\$247,450,662	49.6%	\$594,659,990	\$360,945,983
Average cost of works per application ⁽¹⁾	\$231,608	\$308,158	33.1%	\$559,680	\$285,502
Average gross days to decision ⁽²⁾	201	145	-27.9%	139	57
Median processing days ⁽²⁾	135	109	-19.3%	84	78
Within statutory timeframe	35%	41%	6.0%	59%	63%
Applications with:					
Further information	455 (50%)	491 (54%)	7.9%	510 (43%)	566 (40%)
Public notice	255 (28%)	265 (29%)	3.9%	490 (41%)	511 (36%)
Referrals	353 (39%)	358 (39%)	1.4%	282 (24%)	371 (26%)
Objections	119 (15%)	108 (12%)	-9.2%	227 (19%)	190 (13%)

Permits for change of land use

Based on the 130 permits issued that included a change of land use



Application categories for applications received



(1) Large increase in cost of works due to significant development applications

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

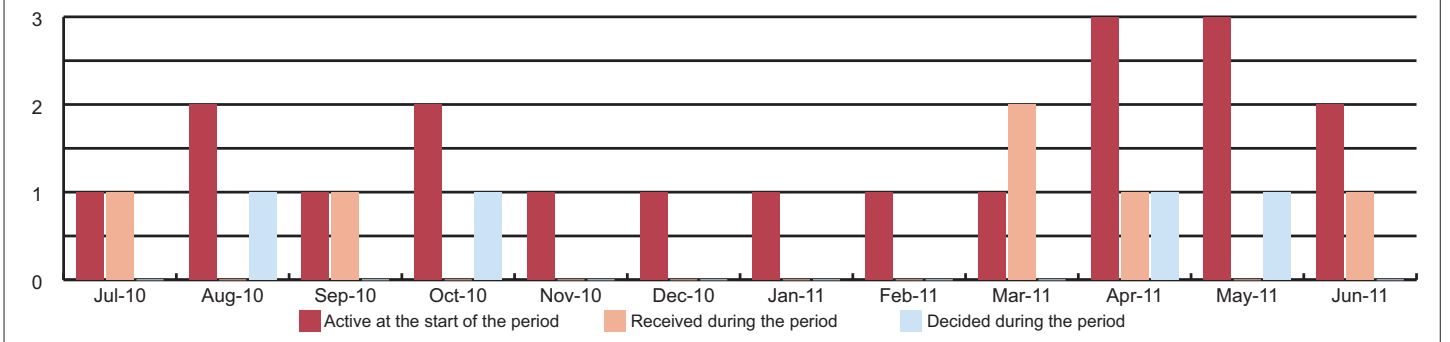


Planning scheme: French Island and Sandstone Island
Location: 68 km south of Melbourne
Area: 170 sq. km
Population density: Less than 1 persons per sq. km
Major centres: N/A

French Island and Sandstone Island are located in Western Port bay. The islands are predominantly national park and farmland.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	6	3	6	100.0%
New applications	6 (100%)	3 (100%)	6 (100%)	100.0%
Amended permit applications	0	0	0 (0%)	0.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	6	3	4	33.3%
Permit/NOD (includes amended permits)	5 (83%)	3 (100%)	4 (100%)	33.3%
Refusal	1 (17%)	0	0 (0%)	0.0%
Withdrawn, not required, lapsed	0	0	0	0.0%
Amended permits issued	0	0	0	0.0%
Decisions made under delegation	6 (100%)	3 (100%)	4 (100%)	33.3%
Review lodged at VCAT	0	0	0 (0%)	0.0%

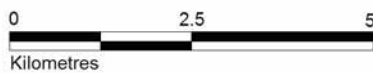
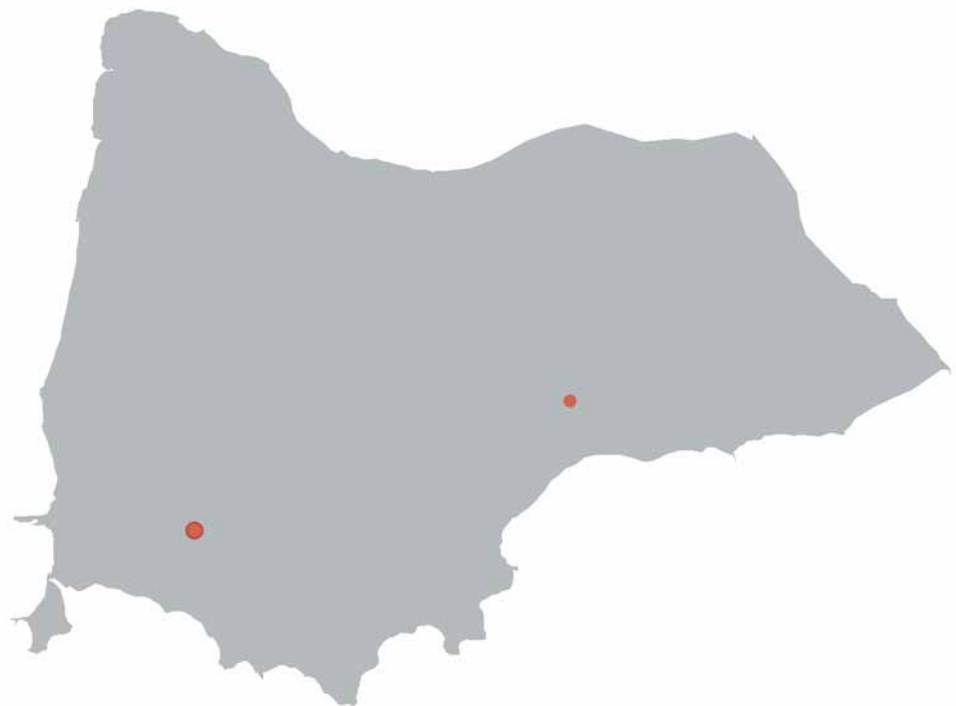
Applications received and decided



Investment

Points show all of the 4 new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (3)
- Between \$500k and \$1m (1)
- Between \$1m and \$10m (0)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)



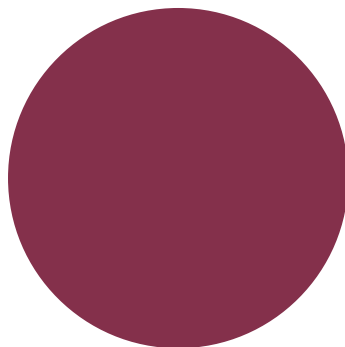
French Island and Sandstone Island



	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$586	\$2,211	277.3%	\$100,916	\$112,070
Average fee per application	\$195	\$369	89.2%	\$361	\$310
Total estimated cost of works	\$108,000	\$526,902	387.9%	\$83,689,856	\$81,216,217
Average cost of works per application	\$36,000	\$131,726	265.9%	\$244,222	\$183,002
Average gross days to decision ⁽¹⁾	60	39	-35.0%	128	48
Median processing days ⁽¹⁾	61	48	-21.3%	60	65
Within statutory timeframe	66%	100%	34.0%	70%	68%
Applications with:					
Further information	0	1 (25%)		130 (35%)	186 (37%)
Public notice	0	0 (0%)	0.0%	145 (39%)	172 (34%)
Referrals	1 (33%)	1 (25%)	0.0%	180 (48%)	200 (40%)
Objections	0	0 (0%)	0.0%	32 (9%)	49 (10%)

Permits for change of land use

Based on the 1 permit issued that included a change of land use



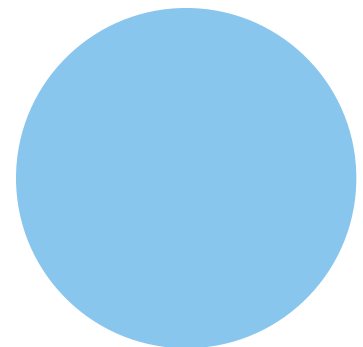
Current land use

100%
0%
0%
0%
0%
0%
0%
0%
0%
0%
0%

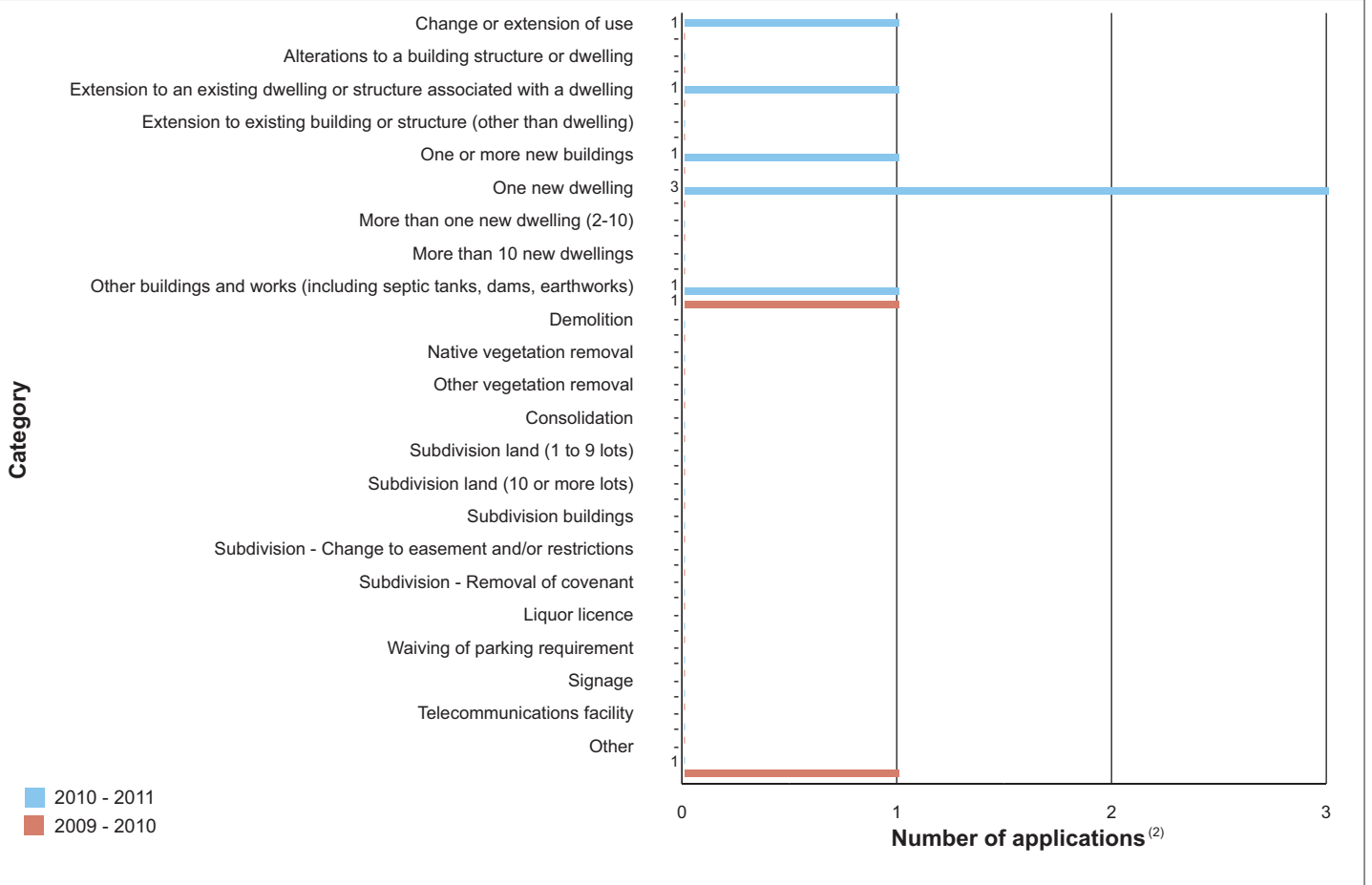
- Agriculture
- Food and drink premises
- Industry and warehouse
- Leisure and recreation
- Office
- Place of assembly
- Residence
- Retail
- Vacant
- Other Land use

Permitted land use

0%
0%
0%
0%
0%
0%
100%
0%
0%
0%
0%



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories



Planning Permit Activity Report

1 July 2010 - 30 June 2011

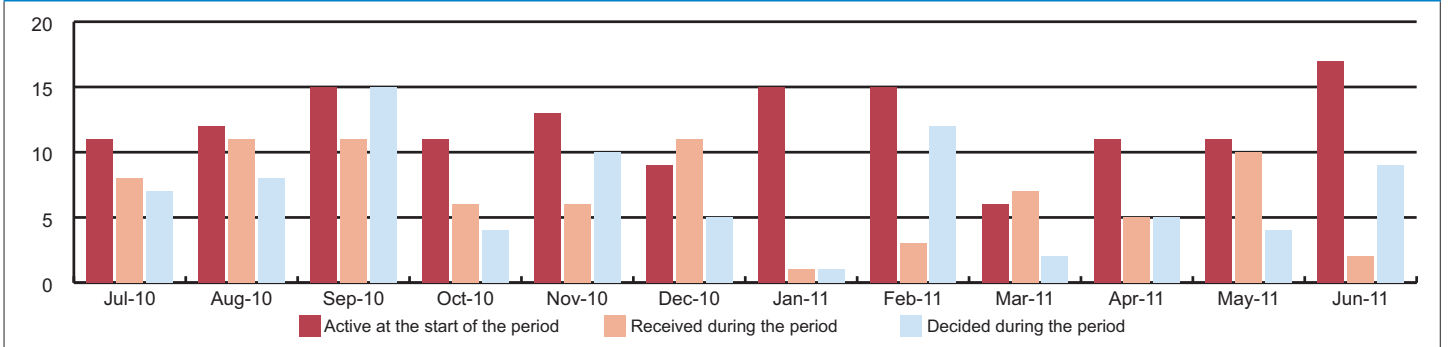


Planning scheme: Gannawarra
Location: 250 km north-west of Melbourne
Area: 3732 sq. km
Population density: 3 persons per sq. km
Major centres: Kerang; Cohuna; Koondrook

The shire's economic base is primarily agriculture, with some important concentrations of manufacturing. Agricultural activities include cropping, dairying, grazing, horticulture and viticulture.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	85	66	81	22.7%
New applications	85 (100%)	65 (98%)	81 (100%)	24.6%
Amended permit applications	0	1 (1%)	0 (0%)	0.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	82	62	75	21.0%
Permit/NOD (includes amended permits)	82 (100%)	61 (98%)	74 (99%)	21.3%
Refusal	0	1 (1%)	1 (1%)	0.0%
Withdrawn, not required, lapsed	1	7	7	0.0%
Amended permits issued	0	0	0	0.0%
Decisions made under delegation	82 (100%)	62 (100%)	74 (99%)	19.4%
Review lodged at VCAT	0	0	0 (0%)	0.0%

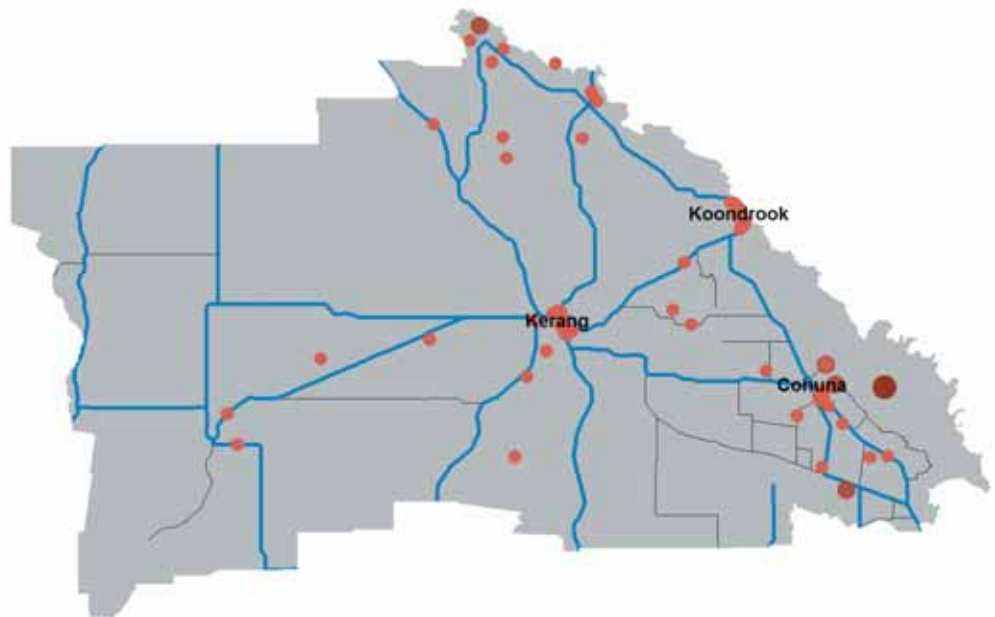
Applications received and decided



Investment

Points show all of the 149 new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (144)
- Between \$500k and \$1m (4)
- Between \$1m and \$10m (1)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)





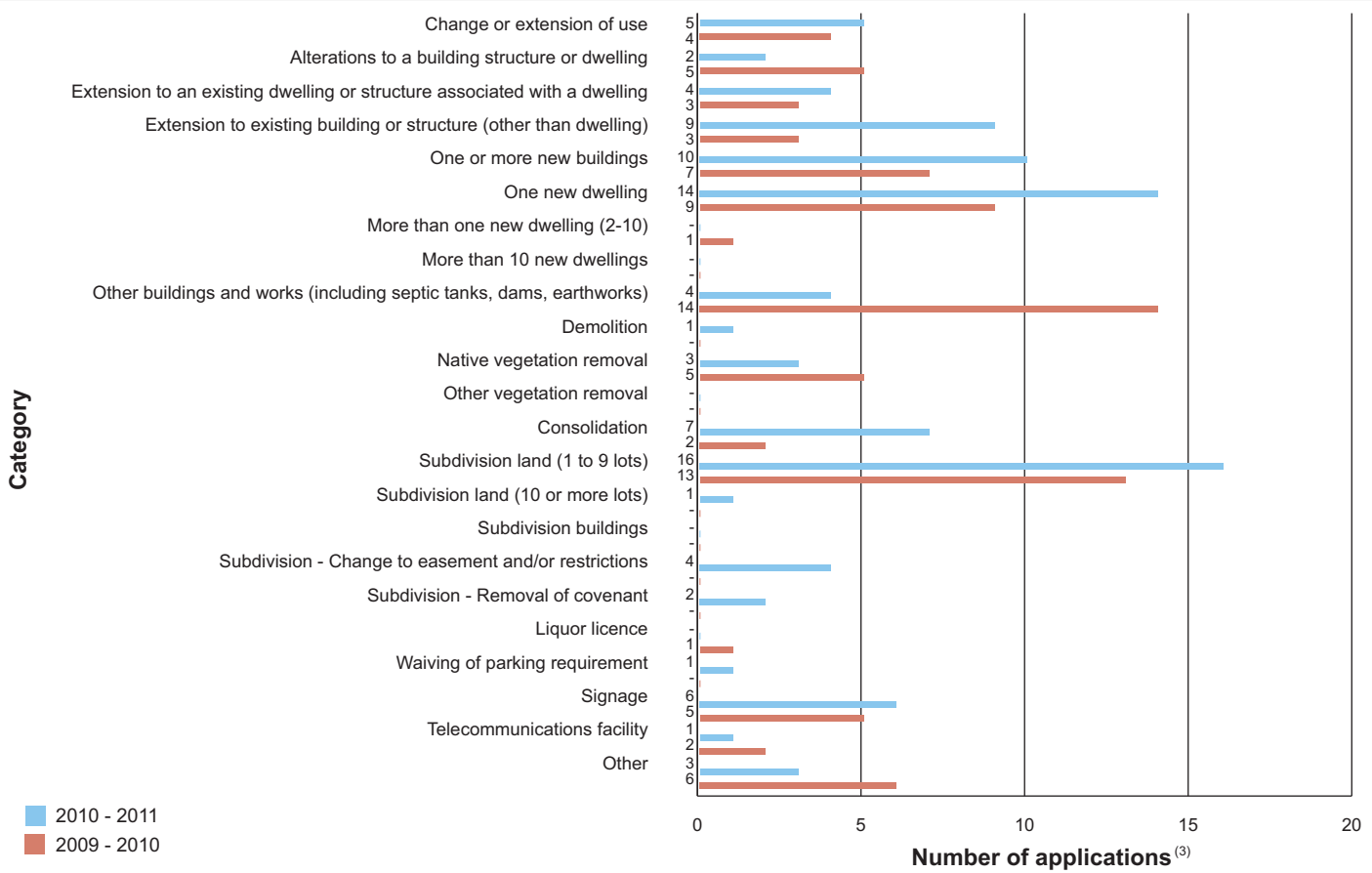
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$26,208	\$33,216	26.7%	\$100,916	\$61,490
Average fee per application	\$397	\$410	3.3%	\$361	\$338
Total estimated cost of works	\$13,240,297	\$8,850,093	-33.2%	\$83,689,856	\$58,611,795
Average cost of works per application	\$217,054	\$118,001	-45.6%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	44	62	40.9%	128	46
Median processing days ⁽¹⁾	33	35	6.1%	60	54
Within statutory timeframe	88%	88%	0.0%	70%	75%
Applications with:					
Further information	14 (20%)	14 (17%)	0.0%	130 (35%)	75 (32%)
Public notice	25 (36%)	27 (33%)	8.0%	145 (39%)	89 (38%)
Referrals	52 (75%)	71 (87%)	36.5%	180 (48%)	119 (51%)
Objections ⁽²⁾	1 (1%)	0 (0%)	-100.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 22 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Due to system configuration issues, Objections were not accurately reported

(3) Applications can contain multiple categories

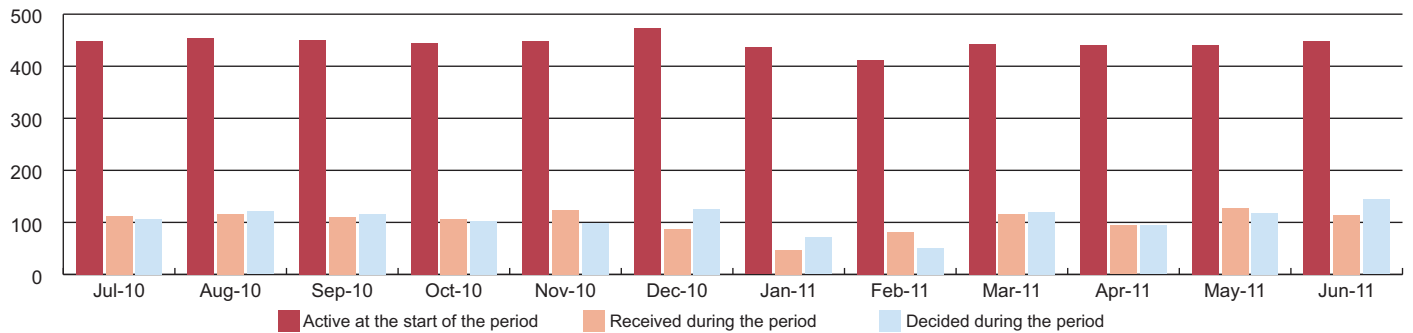


Planning scheme: Glen Eira
Location: 15 km south-east of Melbourne
Area: 39 sq. km
Population density: 3184 persons per sq. km
Major centres: Caulfield; Bentleigh; Elsternwick

Glen Eira is a densely populated residential area in the south-east region of Melbourne. It is home to Caulfield Racecourse and the Caulfield Campus of Monash University.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	998	1,121	1,237	10.3%
New applications	880 (88%)	971 (86%)	1,088 (88%)	12.0%
Amended permit applications	118 (12%)	150 (13%)	149 (12%)	-0.7%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	982	951	1,141	20.0%
Permit/NOD (includes amended permits)	946 (96%)	910 (96%)	1,071 (94%)	17.7%
Refusal	36 (4%)	41 (4%)	70 (6%)	70.7%
Withdrawn, not required, lapsed	60	70	126	80.0%
Amended permits issued	95	112	116	3.6%
Decisions made under delegation	851 (87%)	777 (81%)	1,034 (91%)	33.1%
Review lodged at VCAT	107 (11%)	119 (12%)	163 (14%)	37.0%

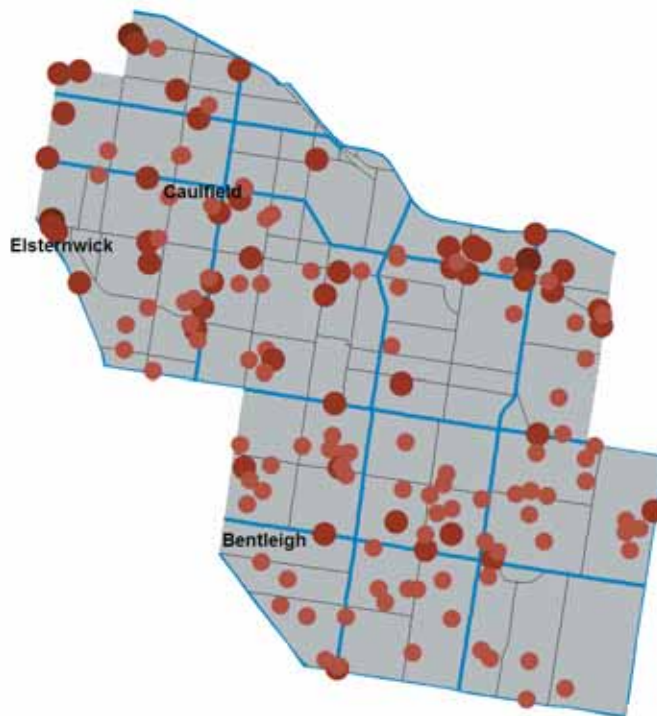
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (0)
- Between \$500k and \$1m (99)
- Between \$1m and \$10m (48)
- Between \$10m and \$50m (3)
- Greater than \$50m (0)

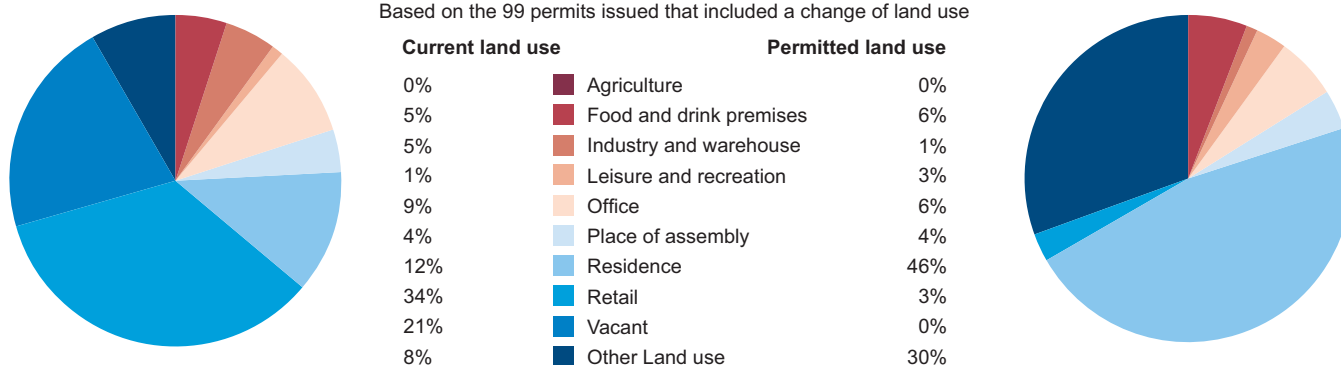




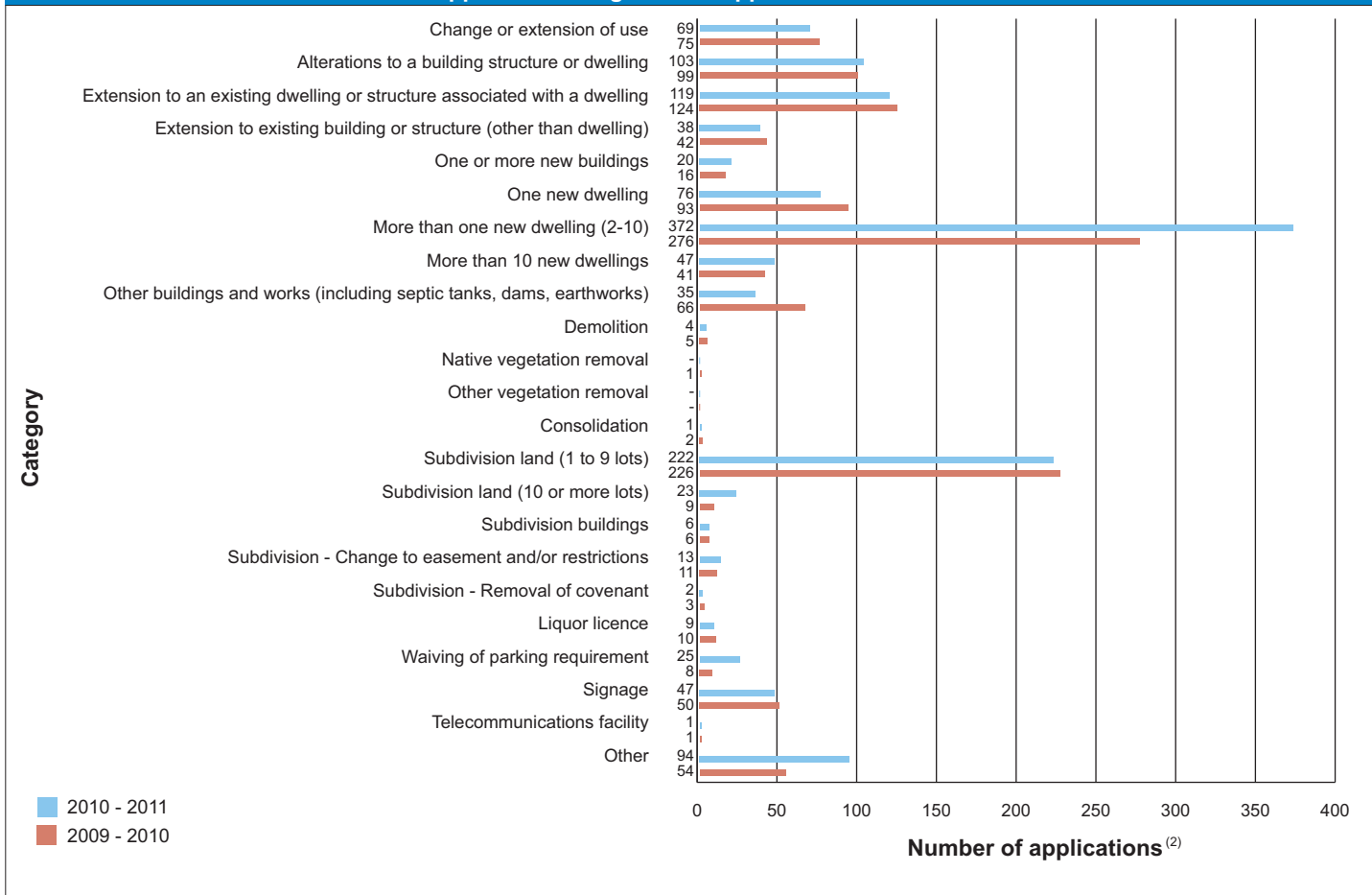
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$540,206	\$651,199	20.5%	\$337,729	\$335,638
Average fee per application	\$482	\$526	9.1%	\$412	\$420
Total estimated cost of works	\$263,932,759	\$504,522,566	91.2%	\$594,659,990	\$762,747,681
Average cost of works per application	\$290,036	\$442,176	52.5%	\$559,680	\$722,831
Average gross days to decision ⁽¹⁾	85	93	9.4%	139	59
Median processing days ⁽¹⁾	63	68	7.9%	84	91
Within statutory timeframe	71%	66%	-5.0%	59%	57%
Applications with:					
Further information	351 (34%)	484 (38%)	37.9%	510 (43%)	516 (44%)
Public notice	494 (48%)	639 (50%)	29.4%	490 (41%)	533 (46%)
Referrals	106 (10%)	143 (11%)	34.9%	282 (24%)	202 (17%)
Objections	270 (28%)	384 (30%)	42.2%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 99 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

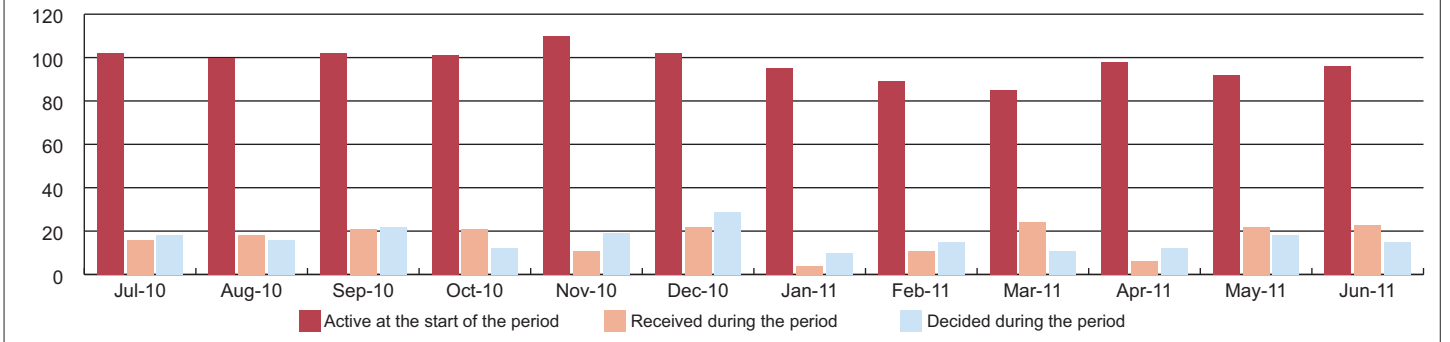


Planning scheme: Glenelg
Location: 350 km west Melbourne
Area: 6210 sq. km
Population density: 3 persons per sq. km
Major centres: Portland; Casterton; Heywood

The shire's economy is based around service industries, timber production, grazing and manufacturing. Portland, the major centre in the shire, is home to one of only two aluminium smelters in Victoria.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	231	163	199	22.1%
New applications	207 (90%)	142 (87%)	177 (89%)	24.6%
Amended permit applications	24 (10%)	21 (12%)	22 (11%)	4.8%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	225	179	188	5%
Permit/NOD (includes amended permits)	212 (94%)	163 (91%)	182 (97%)	11.7%
Refusal	13 (6%)	16 (8%)	6 (3%)	-62.5%
Withdrawn, not required, lapsed	37	9	9	0.0%
Amended permits issued	22	17	18	5.9%
Decisions made under delegation	215 (96%)	171 (95%)	179 (95%)	4.7%
Review lodged at VCAT	9 (4%)	12 (6%)	6 (3%)	-50.0%

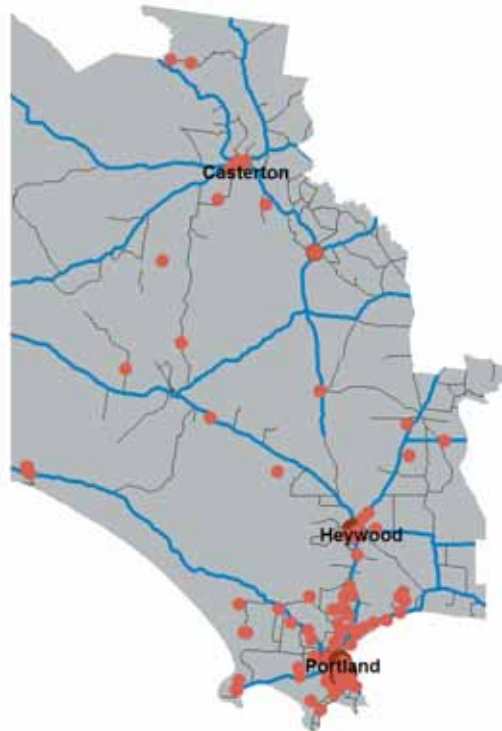
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (141)
- Between \$500k and \$1m (5)
- Between \$1m and \$10m (4)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)

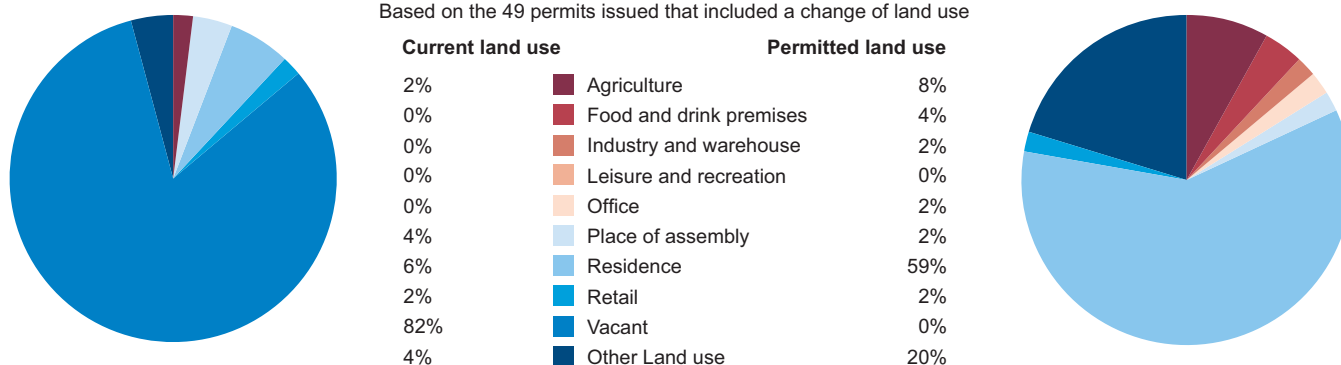


(1) 2 applications were received where the Minister was the Responsible Authority

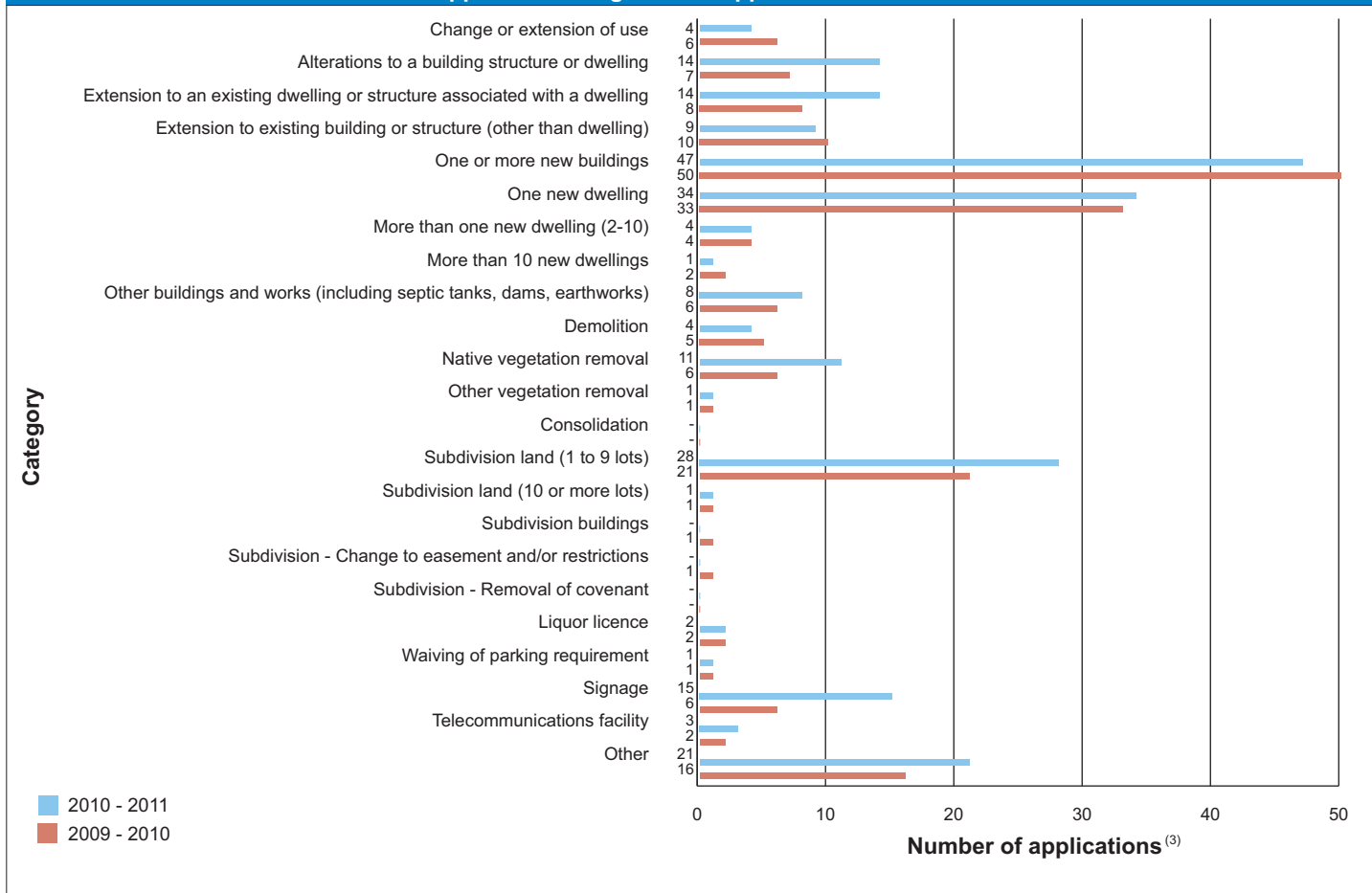
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$60,136	\$79,004	31.4%	\$100,916	\$61,490
Average fee per application	\$369	\$397	7.6%	\$361	\$338
Total estimated cost of works	\$49,286,203	\$27,968,325	-43.3%	\$83,689,856	\$58,611,795
Average cost of works per application	\$302,369	\$148,768	-50.8%	\$244,222	\$269,769
Average gross days to decision ⁽²⁾	205	156	-23.9%	128	46
Median processing days ⁽²⁾	95	89	-6.3%	60	54
Within statutory timeframe	44%	42%	-2.0%	70%	75%
Applications with:					
Further information	41 (21%)	45 (23%)	9.8%	130 (35%)	75 (32%)
Public notice	87 (46%)	84 (43%)	-3.4%	145 (39%)	89 (38%)
Referrals	109 (58%)	116 (59%)	6.4%	180 (48%)	119 (51%)
Objections	21 (11%)	21 (11%)	0.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 49 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

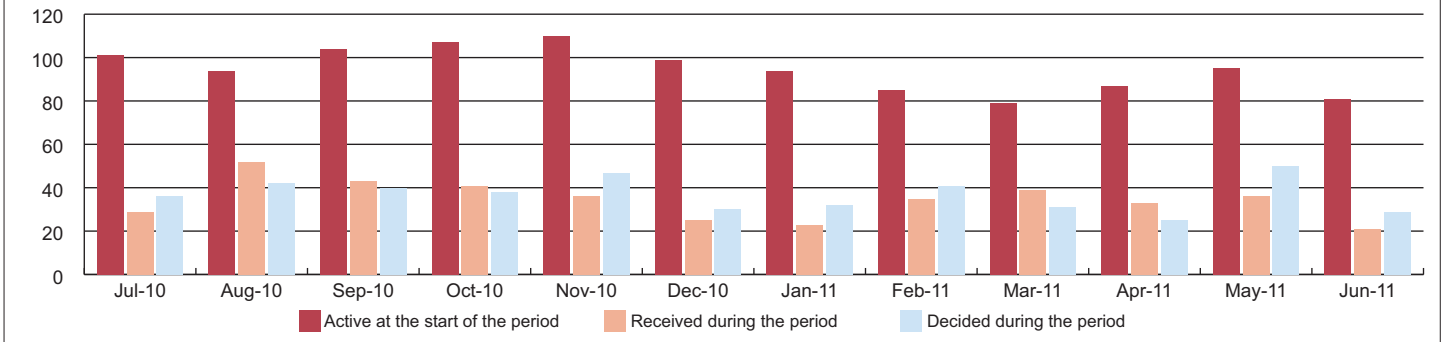


Planning scheme: Golden Plains
Location: 140 km west of Melbourne
Area: 2705 sq. km
Population density: 6 persons per sq. km
Major centres: Bannockburn; Linton; Meredith; Smythesdale

The shire's economic base is provided through agriculture, retailing and tourism. Agriculture is responsible for \$44 million worth of output annually. Many Golden Plains residents work in nearby Ballarat and Geelong.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	307	379	413	9.0%
New applications	250 (81%)	331 (87%)	368 (89%)	11.2%
Amended permit applications	57 (19%)	48 (12%)	45 (11%)	-6.3%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	322	311	408	31.2%
Permit/NOD (includes amended permits)	318 (99%)	310 (100%)	401 (98%)	29.4%
Refusal	4 (1%)	1	7 (2%)	600.0%
Withdrawn, not required, lapsed	17	18	33	83.3%
Amended permits issued	56	45	40	-11.1%
Decisions made under delegation	317 (98%)	306 (98%)	387 (95%)	26.5%
Review lodged at VCAT	4 (1%)	4 (1%)	9 (2%)	125.0%

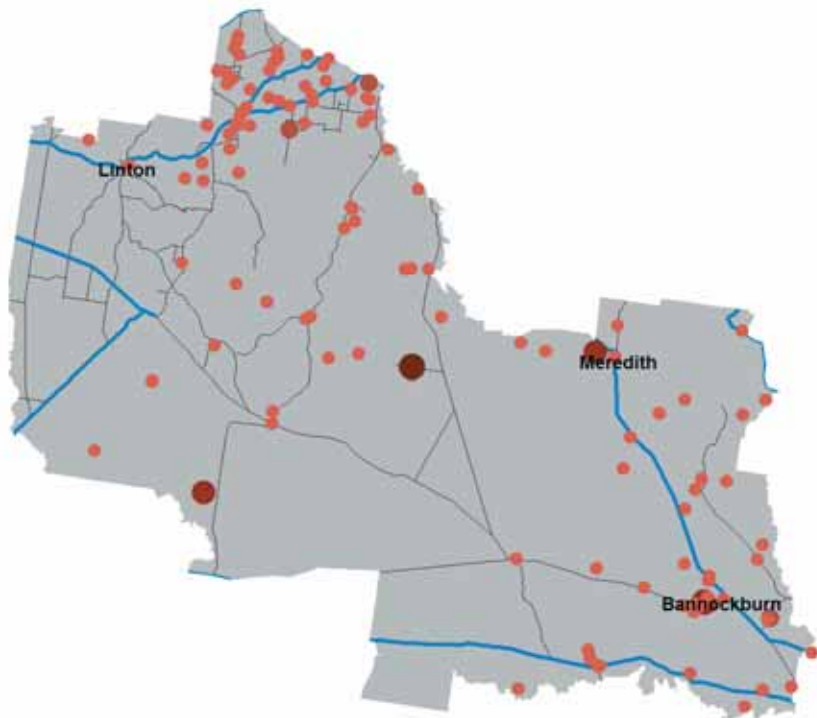
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (142)
- Between \$500k and \$1m (3)
- Between \$1m and \$10m (4)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)





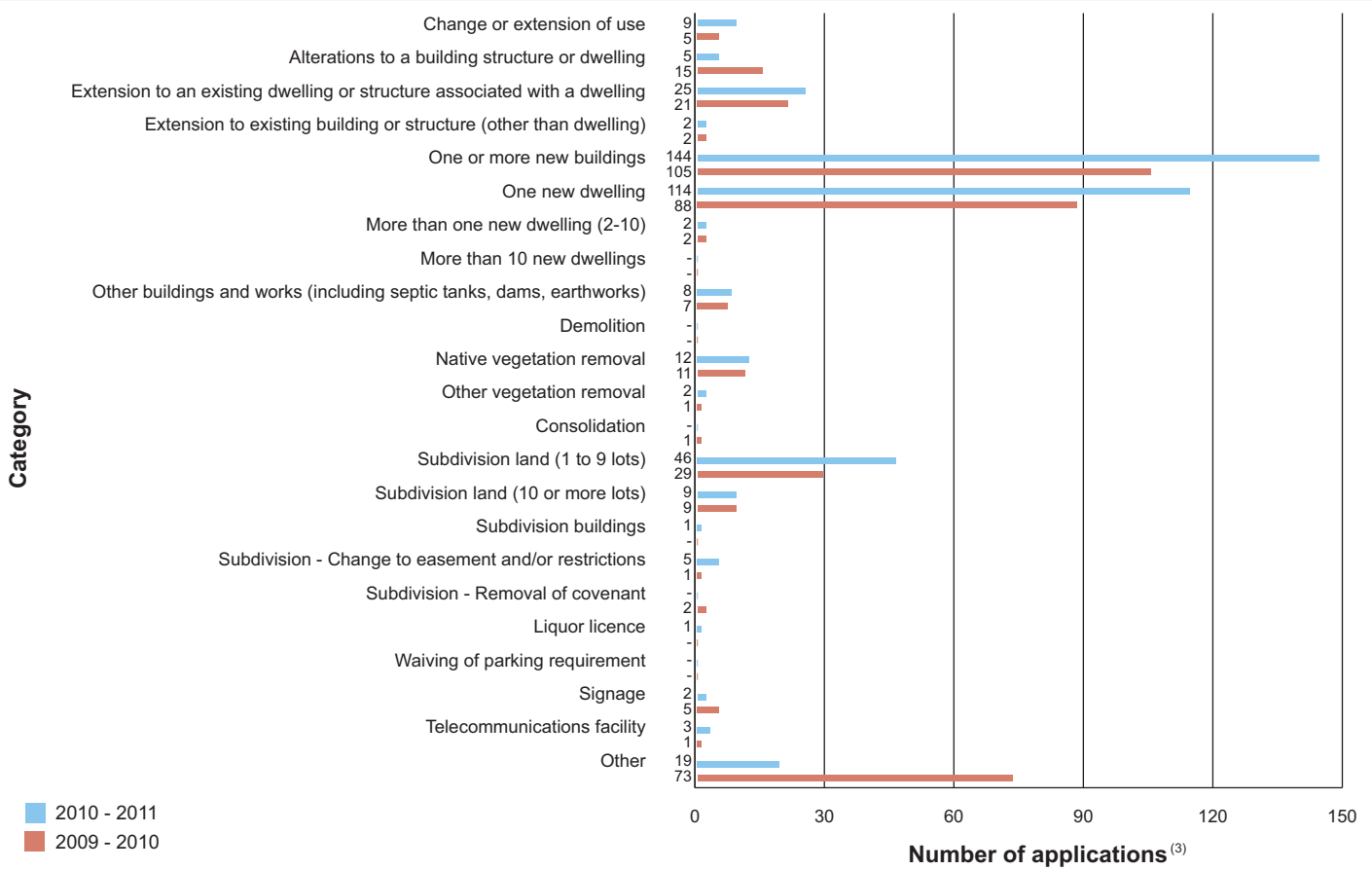
	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$119,049	\$150,104	26.1%	\$100,916	\$112,070
Average fee per application	\$314	\$363	15.6%	\$361	\$310
Total estimated cost of works ⁽¹⁾	\$25,901,794	\$60,976,241	135.4%	\$83,689,856	\$81,216,217
Average cost of works per application ⁽¹⁾	\$83,554	\$149,452	78.9%	\$244,222	\$183,002
Average gross days to decision ⁽²⁾	54	81	50.0%	128	48
Median processing days ⁽²⁾	33	37	12.1%	60	65
Within statutory timeframe	95%	95%	0.0%	70%	68%
Applications with:					
Further information	165 (50%)	156 (35%)	-5.5%	130 (35%)	186 (37%)
Public notice	30 (9%)	63 (14%)	110.0%	145 (39%)	172 (34%)
Referrals	139 (42%)	139 (32%)	0.0%	180 (48%)	200 (40%)
Objections	2	4 (1%)	100.0%	32 (9%)	49 (10%)

Permits for change of land use

Based on the 146 permits issued that included a change of land use



Application categories for applications received



(1) Large increase in cost of works due to a significant development application

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

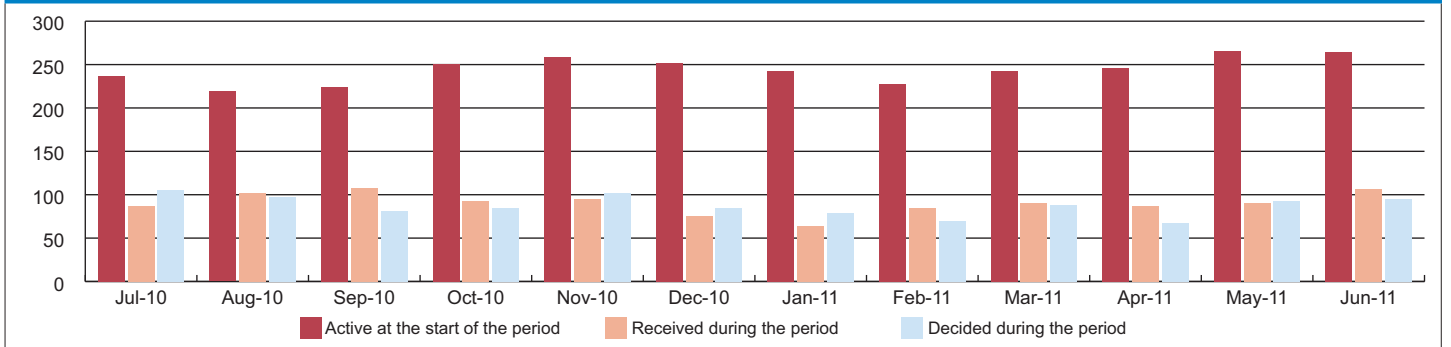


Planning scheme: Greater Bendigo
Location: 150 km north of Melbourne
Area: 2999 sq. km
Population density: 30 persons per sq. km
Major centres: Bendigo; Eaglehawk; Heathcote

Bendigo is a major regional centre servicing the towns and rural areas of the Loddon region. Its traditional reliance on manufacturing has diminished in recent years, with the development of strong health, education and retail sectors in the city.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	973	979	1,086	10.9%
New applications	799 (82%)	851 (86%)	962 (89%)	13.0%
Amended permit applications	174 (18%)	128 (13%)	124 (11%)	-3.1%
Combined applications	0	0	0 (0%)	0.0%
Total decisions⁽²⁾	959	949	1,008	6.2%
Permit/NOD (includes amended permits)	950 (99%)	932 (98%)	984 (98%)	5.6%
Refusal	9 (1%)	17 (1%)	24 (2%)	41.2%
Withdrawn, not required, lapsed⁽³⁾	79	53	39	-26.4%
Amended permits issued	154	120	123	2.5%
Decisions made under delegation	905 (94%)	889 (93%)	913 (91%)	2.7%
Review lodged at VCAT	34 (3%)	28 (3%)	27 (3%)	-3.6%

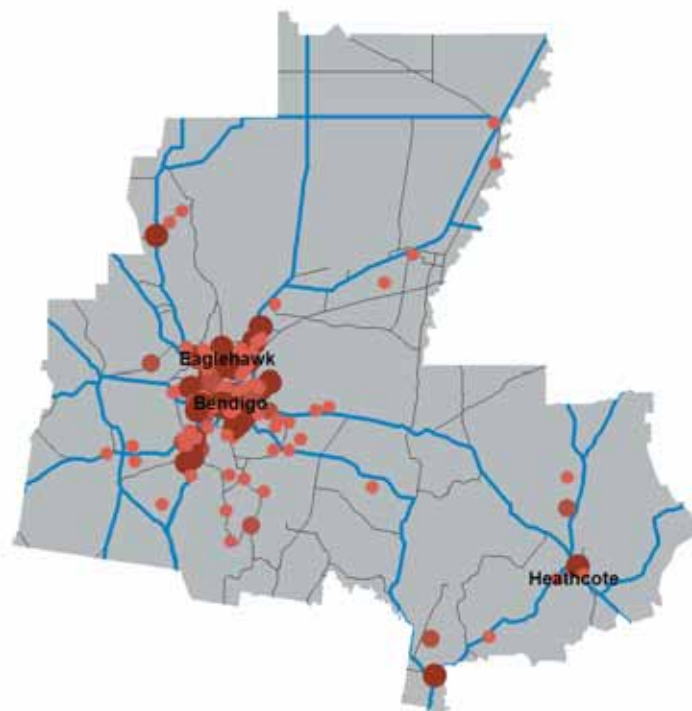
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (83)
- Between \$500k and \$1m (26)
- Between \$1m and \$10m (40)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)



(1) 3 applications were received where the Minister was the Responsible Authority
 (2) Includes 6 applications relating to bushfire affected properties
 (3) Includes 7 planning permits issued relating to bushfire affected properties



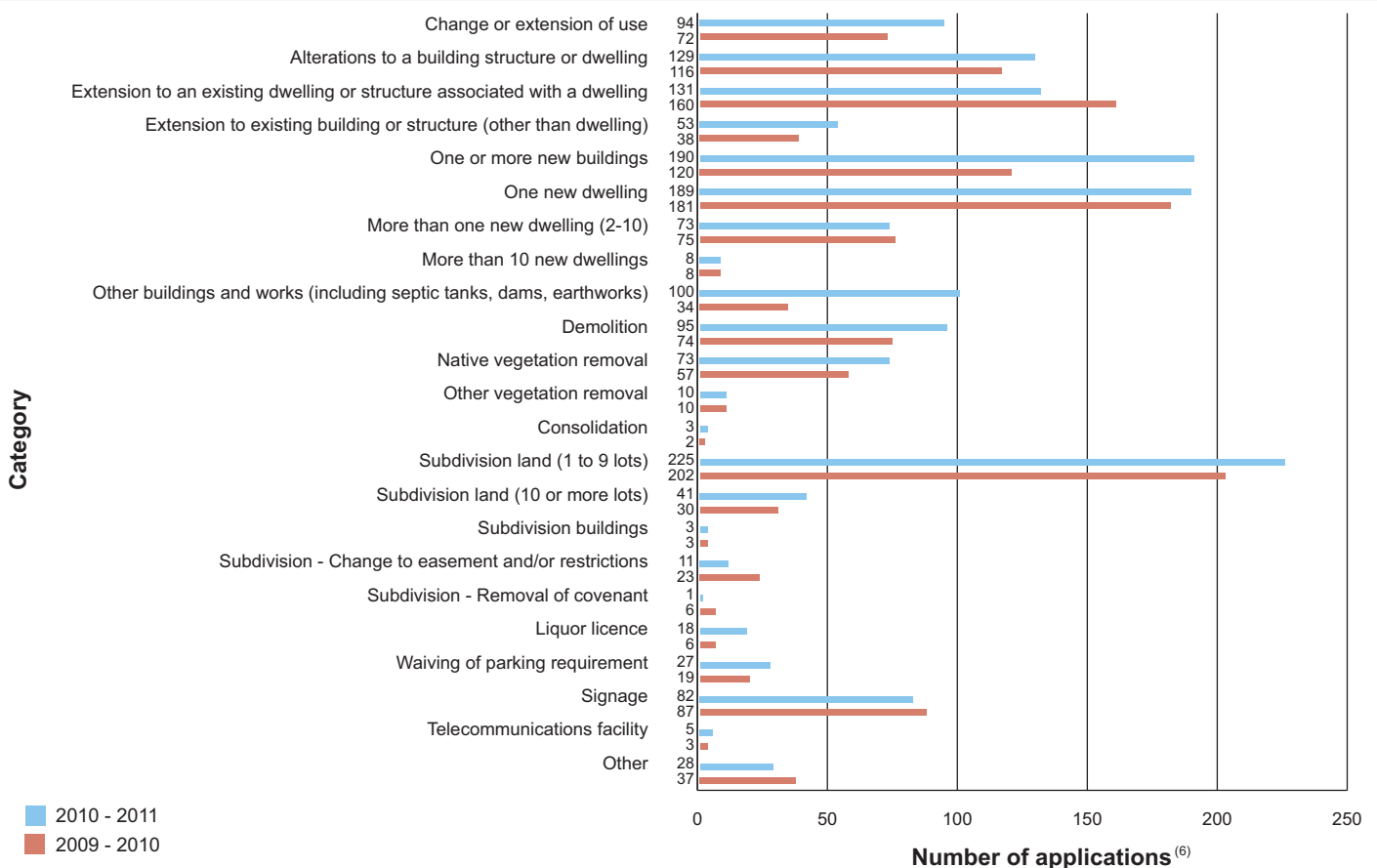
	2009/2010	2010/2011	% Change	Rural average	RC Group average
Value of fees	\$415,749	\$496,960	19.5%	\$100,916	\$208,042
Average fee per application	\$425	\$458	7.8%	\$361	\$424
Total estimated cost of works	\$164,731,039	\$218,095,262	32.4%	\$83,689,856	\$161,397,678
Average cost of works per application	\$176,750	\$216,364	22.4%	\$244,222	\$261,246
Average gross days to decision ⁽⁴⁾	89	92	3.4%	128	47
Median processing days ⁽⁴⁾	55	52	-5.5%	60	64
Within statutory timeframe	72%	68%	-4.0%	70%	66%
Applications with:					
Further information	346 (34%)	324 (31%)	-6.4%	130 (35%)	241 (36%)
Public notice	375 (37%)	391 (37%)	4.3%	145 (39%)	288 (43%)
Referrals ⁽⁵⁾	404 (40%)	596 (57%)	47.5%	180 (48%)	342 (51%)
Objections	94 (9%)	112 (11%)	19.1%	32 (9%)	73 (11%)

Permits for change of land use

Based on the 253 permits issued that included a change of land use



Application categories for applications received



(4) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(5) Due to system configuration issues, Referrals were not accurately reported in in the 2009/2010 period

(6) Applications can contain multiple categories

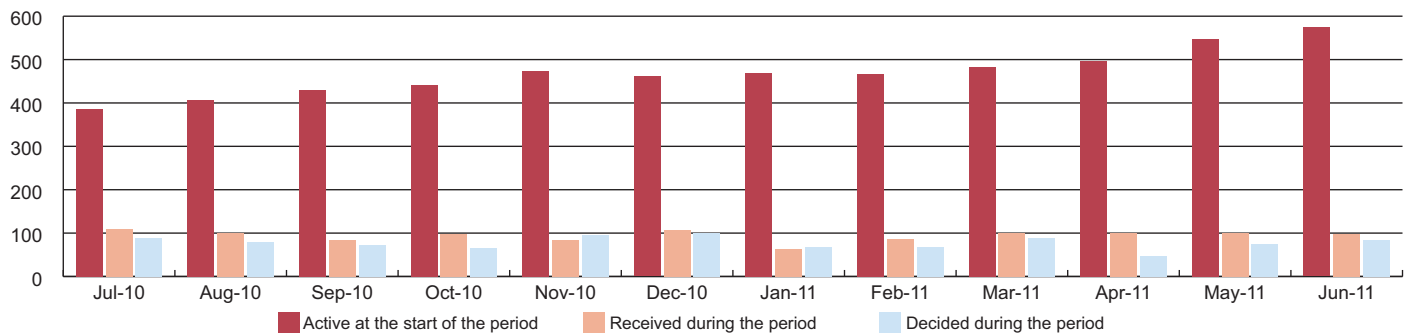


Planning scheme: Greater Dandenong
Location: 30 km south-east of Melbourne
Area: 129 sq. km
Population density: 993 persons per sq. km
Major centres: Dandenong; Springvale; Noble Park

Dandenong's central activities district is Melbourne's second largest retail and commercial centre. Key industries located in the city include metal manufacturing and food processing and distribution. It is also the most ethnically diverse area in Victor

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,000	1,099	1,137	3.5%
New applications	901 (90%)	967 (87%)	1,045 (92%)	8.1%
Amended permit applications	97 (10%)	132 (12%)	89 (8%)	-32.6%
Combined applications	2	0	2 (0%)	
Total decisions	925	929	809	-12.9%
Permit/NOD (includes amended permits)	854 (92%)	857 (92%)	715 (88%)	-16.6%
Refusal	71 (8%)	72 (6%)	94 (12%)	30.6%
Withdrawn, not required, lapsed	127	169	125	-26.0%
Amended permits issued	108	106	62	-41.5%
Decisions made under delegation	850 (92%)	884 (95%)	748 (92%)	-15.4%
Review lodged at VCAT	56 (6%)	70 (6%)	76 (9%)	8.6%

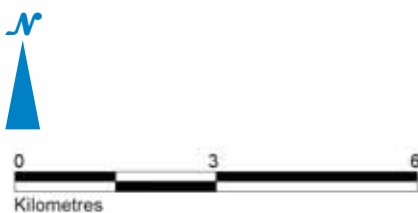
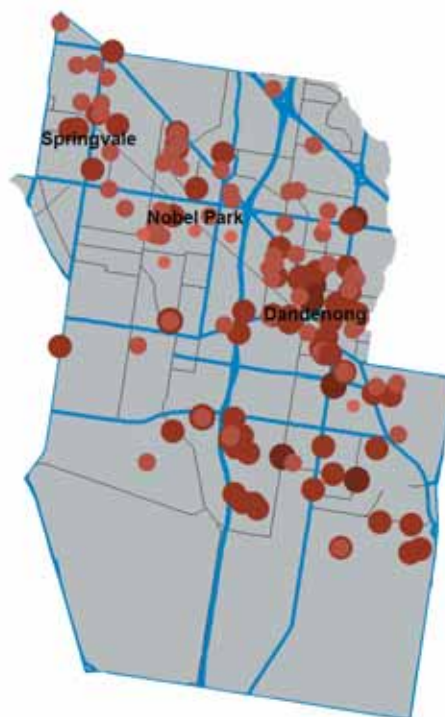
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (6)
- Between \$500k and \$1m (63)
- Between \$1m and \$10m (73)
- Between \$10m and \$50m (8)
- Greater than \$50m (0)



(1) 43 applications were received where the Minister was the Responsible Authority



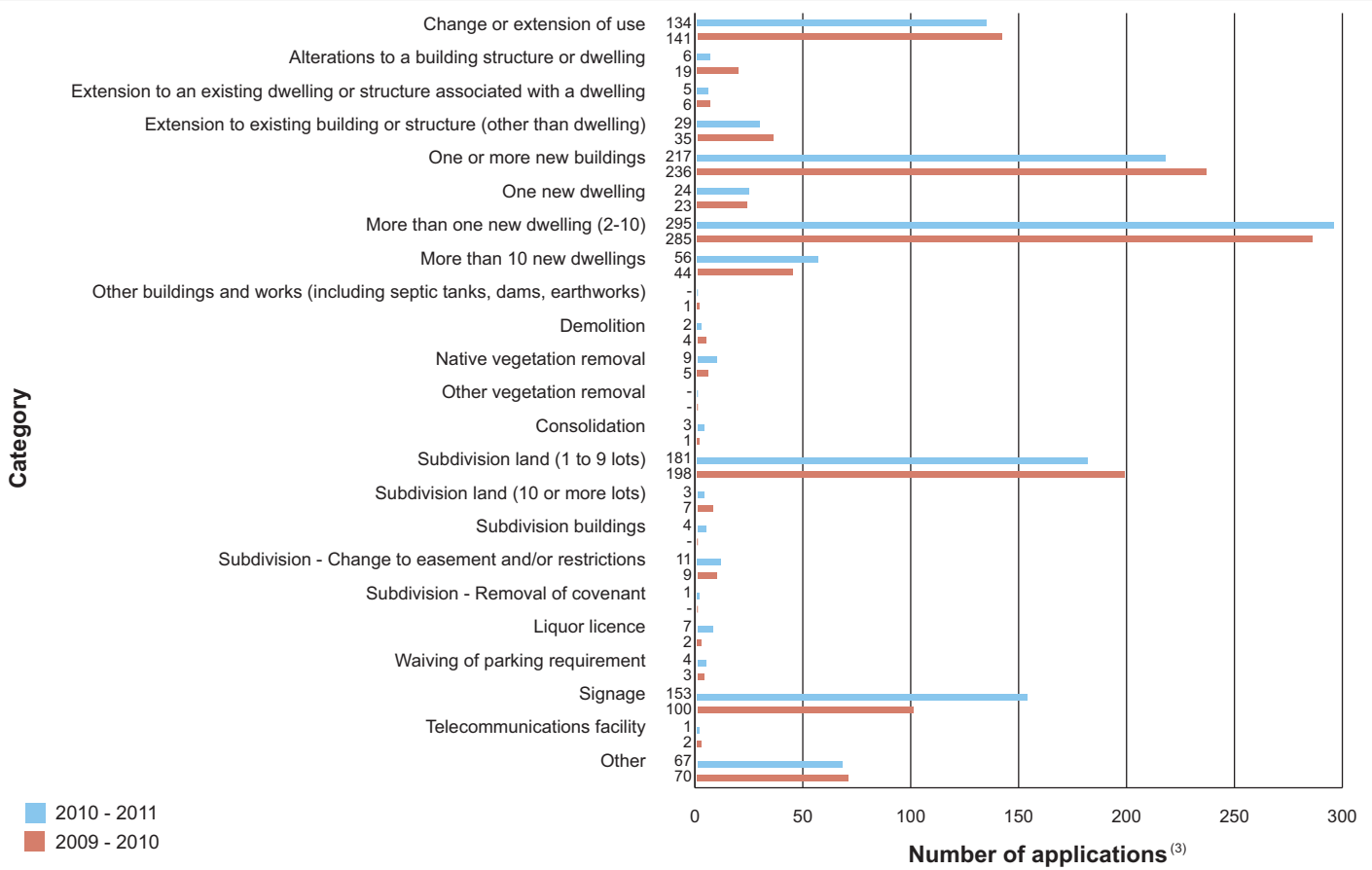
	2009/2010	2010/2011	% Change	Metropolitan average	OU Group average
Value of fees	\$835,070	\$701,823	-16.0%	\$337,729	\$365,143
Average fee per application	\$760	\$617	-18.8%	\$412	\$365
Total estimated cost of works	\$513,462,100	\$498,237,292	-3.0%	\$594,659,990	\$360,945,983
Average cost of works per application	\$599,139	\$615,868	2.8%	\$559,680	\$285,502
Average gross days to decision ⁽²⁾	122	146	19.7%	139	57
Median processing days ⁽²⁾	89	92	3.4%	84	78
Within statutory timeframe	48%	41%	-7.0%	59%	63%
Applications with:					
Further information	470 (43%)	434 (46%)	-7.7%	510 (43%)	566 (40%)
Public notice	223 (21%)	258 (28%)	15.7%	490 (41%)	511 (36%)
Referrals	255 (23%)	185 (20%)	-27.5%	282 (24%)	371 (26%)
Objections	111 (11%)	119 (13%)	7.2%	227 (19%)	190 (13%)

Permits for change of land use

Based on the 105 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

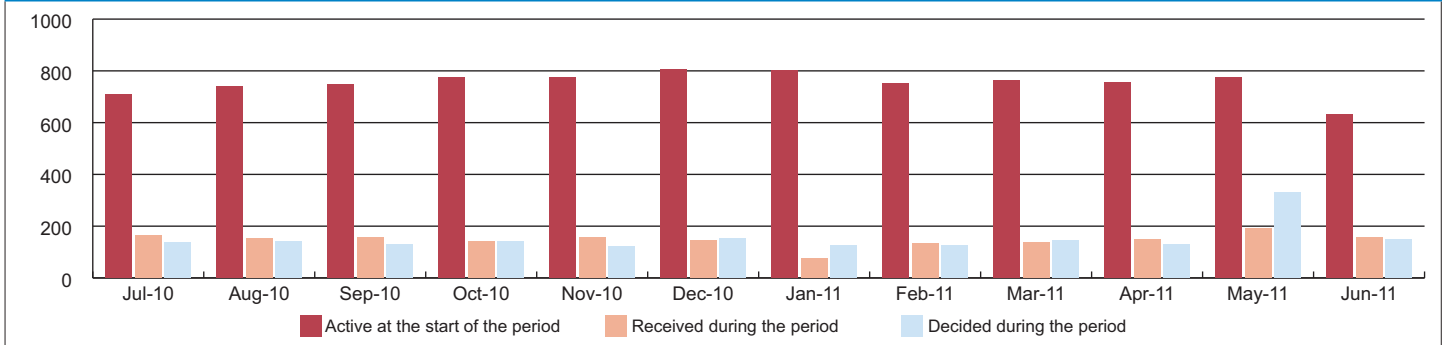


Planning scheme: Greater Geelong
Location: 75 km south-west of Melbourne
Area: 1247 sq. km
Population density: 156 persons per sq. km
Major centres: Geelong; Ocean Grove; Lara; Leopold

Geelong has a strong manufacturing base, with a specialisation in motor vehicles and their associated components, petroleum products, textiles, floor coverings and aluminium. The city is also a major commercial and residential centre.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,559	1,578	1,763	11.7%
New applications	1,299 (83%)	1,398 (88%)	1,581 (90%)	13.1%
Amended permit applications	260 (17%)	180 (11%)	182 (10%)	1.1%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,479	1,351	1,598	18.3%
Permit/NOD (includes amended permits)	1,453 (98%)	1,330 (98%)	1,562 (98%)	17.4%
Refusal	26 (2%)	21 (1%)	36 (2%)	71.4%
Withdrawn, not required, lapsed⁽²⁾	97	79	231	192.4%
Amended permits issued	249	154	176	14.3%
Decisions made under delegation	1,311 (89%)	1,256 (92%)	1,491 (93%)	18.7%
Review lodged at VCAT	66 (4%)	73 (5%)	74 (5%)	1.4%

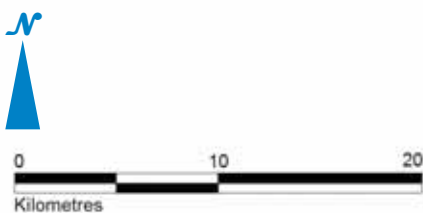
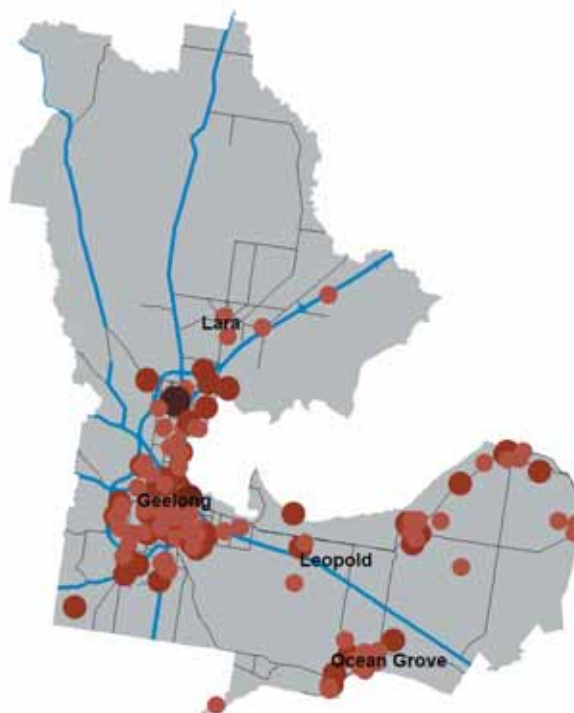
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (0)
- Between \$500k and \$1m (99)
- Between \$1m and \$10m (49)
- Between \$10m and \$50m (1)
- Greater than \$50m (1)



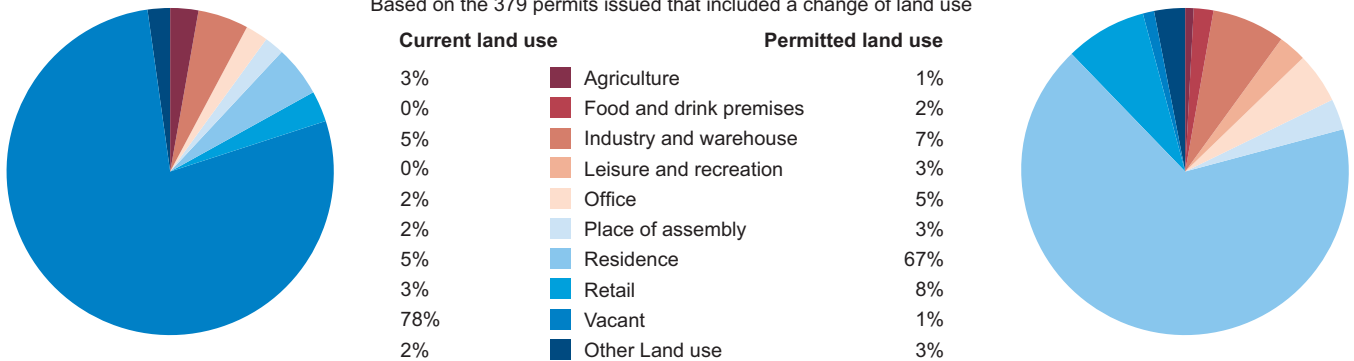
(1) 1 application was received where the Minister was the Responsible Authority
 (2) Significant increase to withdrawn, lapsed and not required due to data clean up



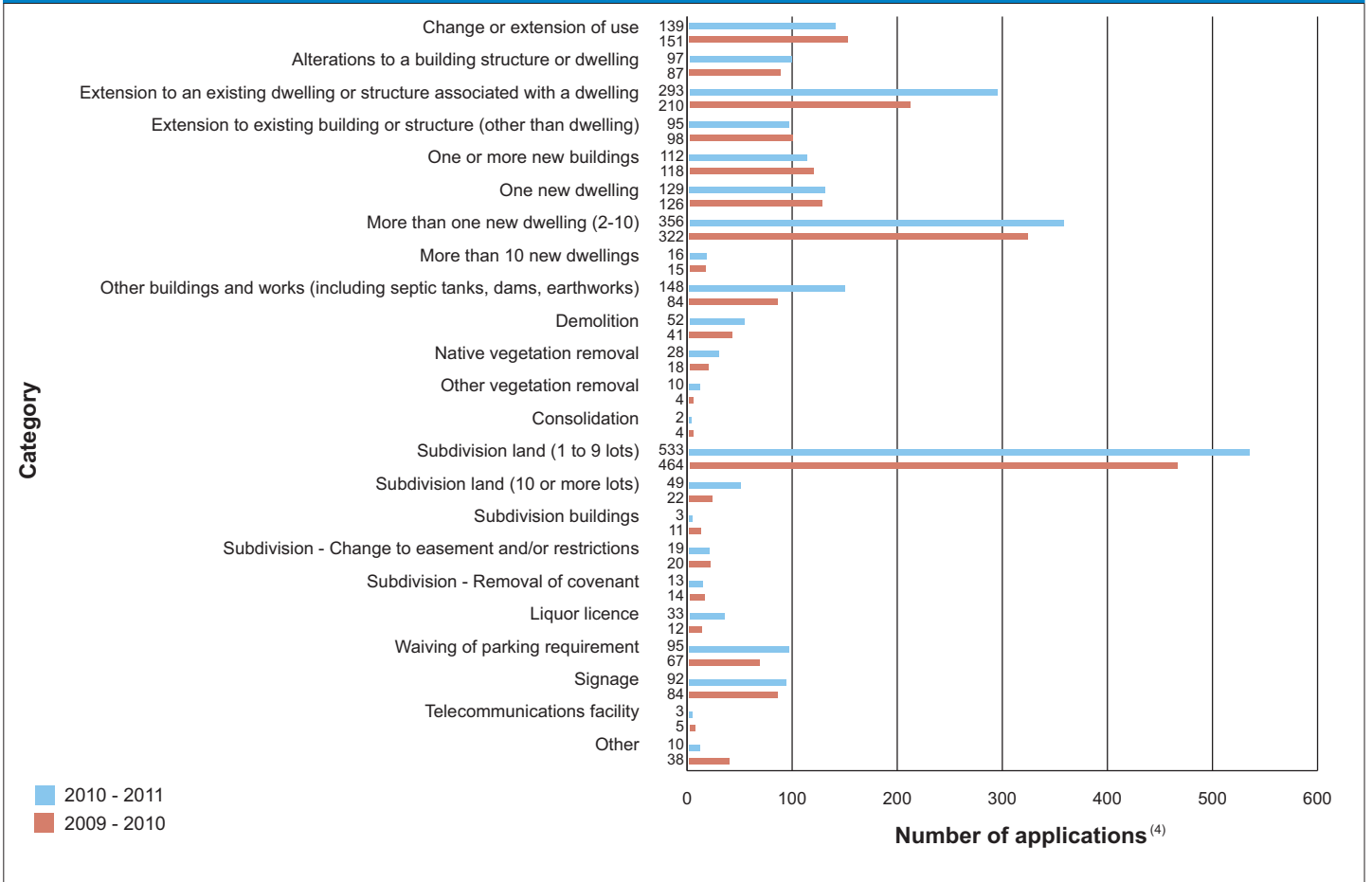
	2009/2010	2010/2011	% Change	Rural average	RC Group average
Value of fees	\$857,718	\$980,409	14.3%	\$100,916	\$208,042
Average fee per application	\$544	\$556	2.2%	\$361	\$424
Total estimated cost of works	\$620,306,910	\$443,414,638	-28.5%	\$83,689,856	\$161,397,678
Average cost of works per application	\$466,396	\$277,481	-40.5%	\$244,222	\$261,246
Average gross days to decision ⁽³⁾	114	179	57.0%	128	47
Median processing days ⁽³⁾	82	87	6.1%	60	64
Within statutory timeframe	55%	56%	1.0%	70%	66%
Applications with:					
Further information	404 (28%)	745 (41%)	84.4%	130 (35%)	241 (36%)
Public notice	731 (51%)	975 (53%)	33.4%	145 (39%)	288 (43%)
Referrals	300 (20%)	1,240 (68%)	313.3%	180 (48%)	342 (51%)
Objections	199 (14%)	284 (16%)	42.7%	32 (9%)	73 (11%)

Permits for change of land use

Based on the 379 permits issued that included a change of land use



Application categories for applications received



(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Applications can contain multiple categories

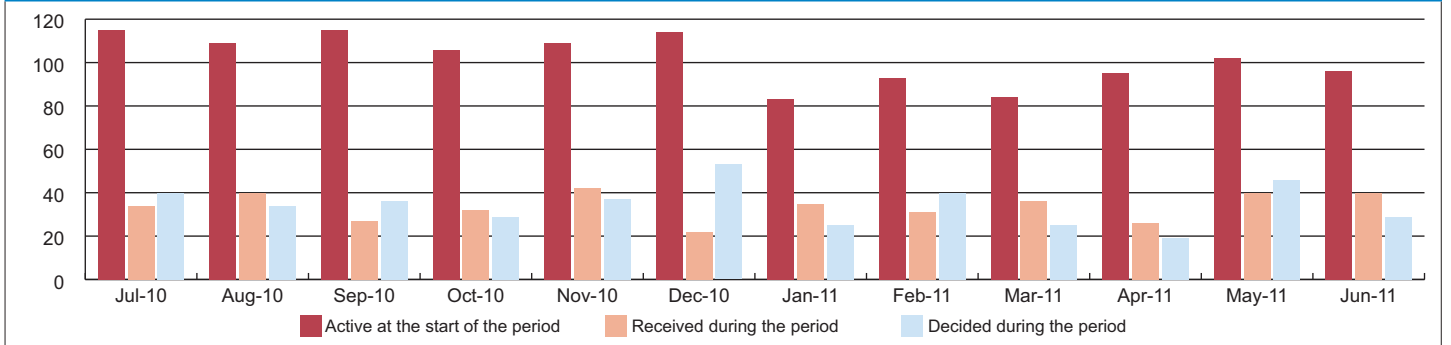


Planning scheme: Greater Shepparton
Location: 180 km north of Melbourne
Area: 2422 sq. km
Population density: 24 persons per sq. km
Major centres: Shepparton; Mooroopna; Tatura

The city is a major fruit and vegetable processing centre, with two large canneries in the municipality. There are also large dairy processing facilities located in and around Shepparton, which provide products for both local consumption and export.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	463	421	405	-3.8%
New applications	389 (84%)	361 (85%)	360 (89%)	-0.3%
Amended permit applications	74 (16%)	60 (14%)	45 (11%)	-25.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	468	424	367	-13.4%
Permit/NOD (includes amended permits)	450 (96%)	415 (98%)	358 (98%)	-13.7%
Refusal	18 (4%)	9 (1%)	9 (2%)	0.0%
Withdrawn, not required, lapsed	54	54	46	-14.8%
Amended permits issued	68	62	43	-30.6%
Decisions made under delegation	456 (97%)	408 (96%)	364 (99%)	-10.8%
Review lodged at VCAT	27 (6%)	13 (3%)	6 (2%)	-53.8%

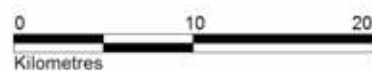
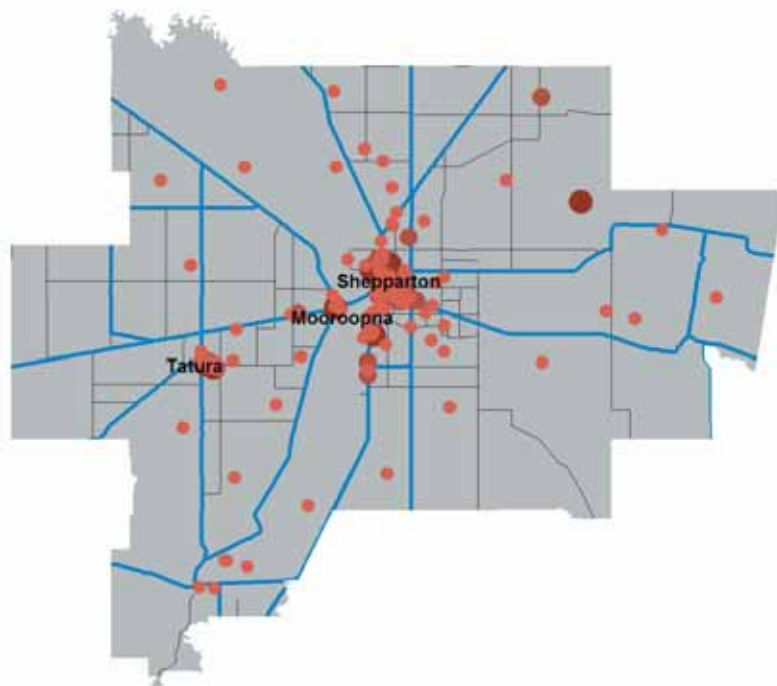
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (119)
- Between \$500k and \$1m (20)
- Between \$1m and \$10m (11)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)



(1) 1 application was received where the Minister was the Responsible Authority



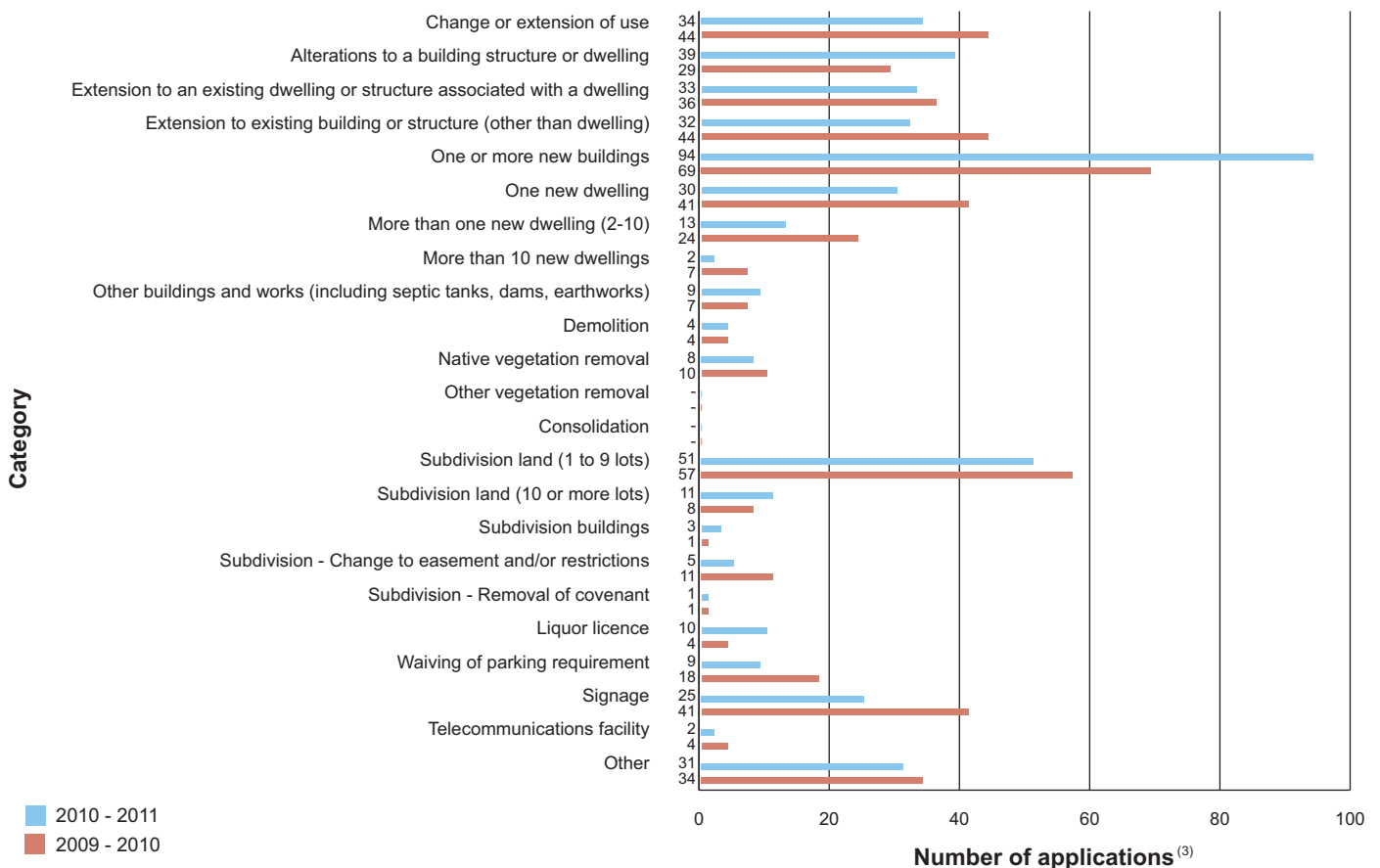
	2009/2010	2010/2011	% Change	Rural average	RC Group average
Value of fees	\$208,912	\$228,799	9.5%	\$100,916	\$208,042
Average fee per application	\$496	\$565	13.9%	\$361	\$424
Total estimated cost of works	\$111,131,518	\$70,104,617	-36.9%	\$83,689,856	\$161,397,678
Average cost of works per application	\$267,787	\$191,021	-28.7%	\$244,222	\$261,246
Average gross days to decision ⁽²⁾	139	105	-24.5%	128	47
Median processing days ⁽²⁾	82	72	-12.2%	60	64
Within statutory timeframe	52%	64%	12.0%	70%	66%
Applications with:					
Further information	188 (39%)	132 (32%)	-29.8%	130 (35%)	241 (36%)
Public notice	254 (53%)	202 (49%)	-20.5%	145 (39%)	288 (43%)
Referrals	137 (28%)	117 (28%)	-14.6%	180 (48%)	342 (51%)
Objections	62 (14%)	35 (8%)	-43.5%	32 (9%)	73 (11%)

Permits for change of land use

Based on the 65 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

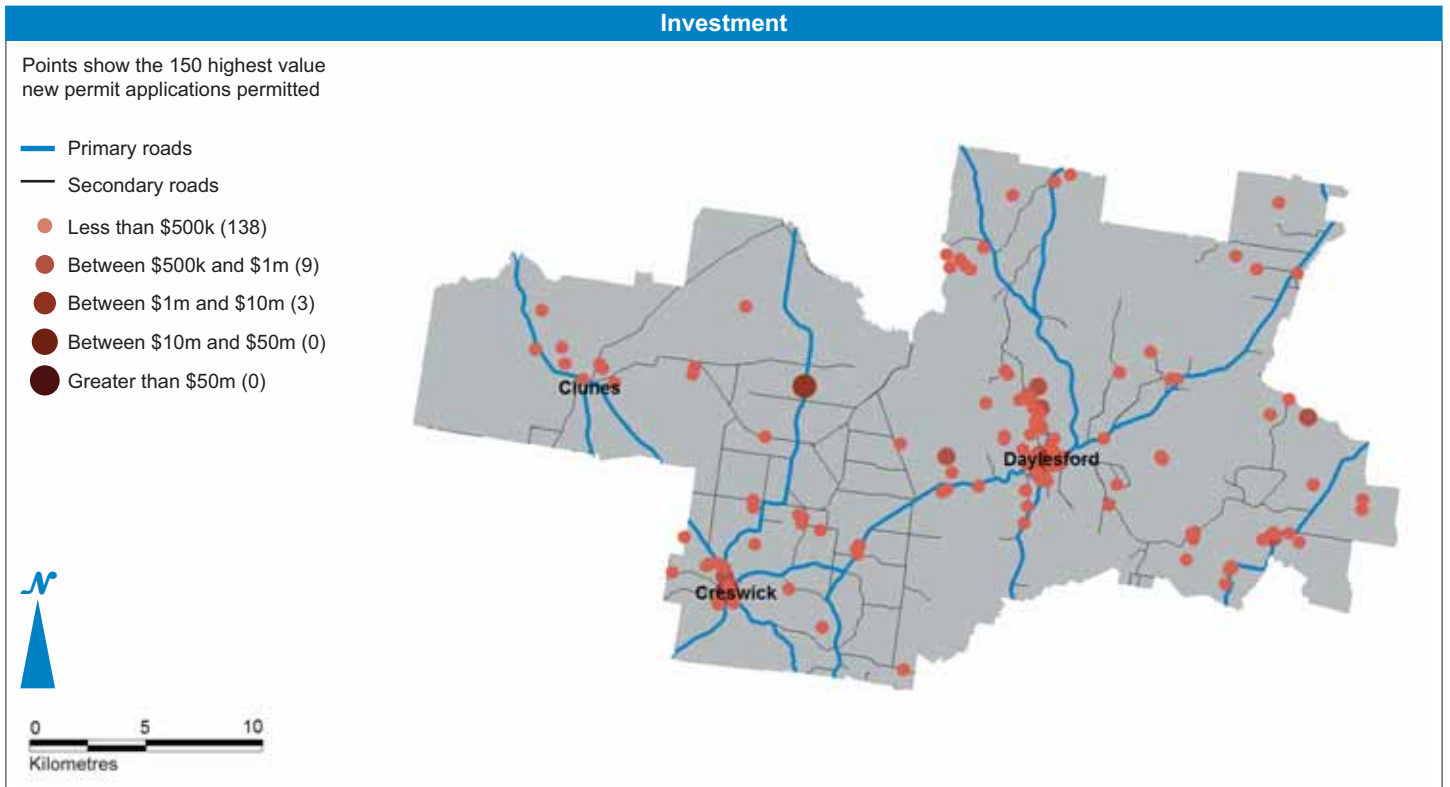
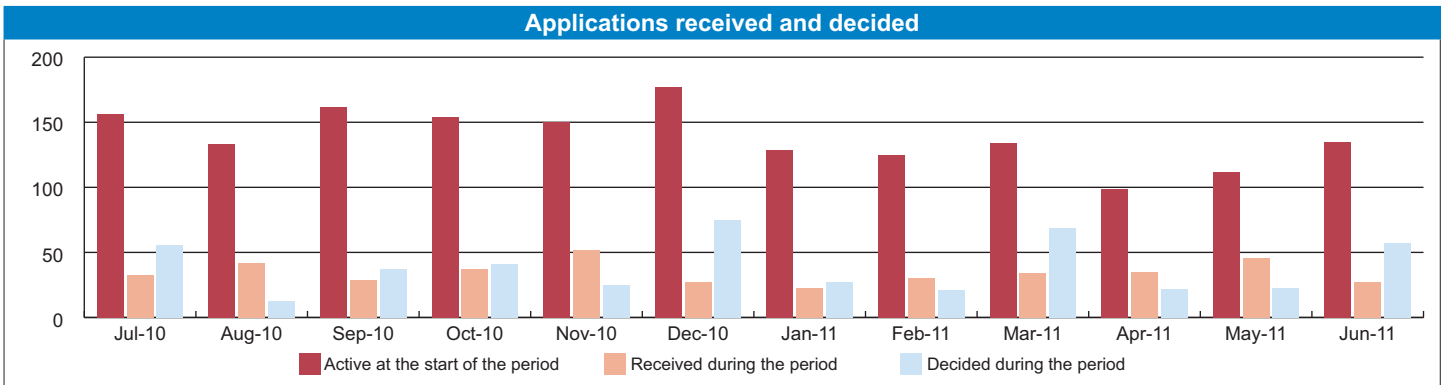
(3) Applications can contain multiple categories



Planning scheme: Hepburn
Location: 100 km north-east of Melbourne
Area: 1470 sq. km
Population density: 10 persons per sq. km
Major centres: Daylesford; Creswick; Clunes

The shire's economic base is provided through primary industries, manufacturing and tourism. Tourism is particularly important in the Daylesford-Hepburn Springs area, which is well known for its mineral springs.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	407	464	415	-10.6%
New applications	324 (79%)	398 (85%)	353 (85%)	-11.3%
Amended permit applications	83 (20%)	66 (14%)	62 (15%)	-6.1%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	475	405	420	3.7%
Permit/NOD (includes amended permits)	460 (97%)	395 (98%)	411 (98%)	4.1%
Refusal	15 (3%)	10 (2%)	9 (2%)	-10.0%
Withdrawn, not required, lapsed	53	38	46	21.1%
Amended permits issued	90	67	64	-4.5%
Decisions made under delegation	440 (93%)	383 (94%)	399 (95%)	4.2%
Review lodged at VCAT	15 (4%)	16 (4%)	14 (3%)	-12.5%

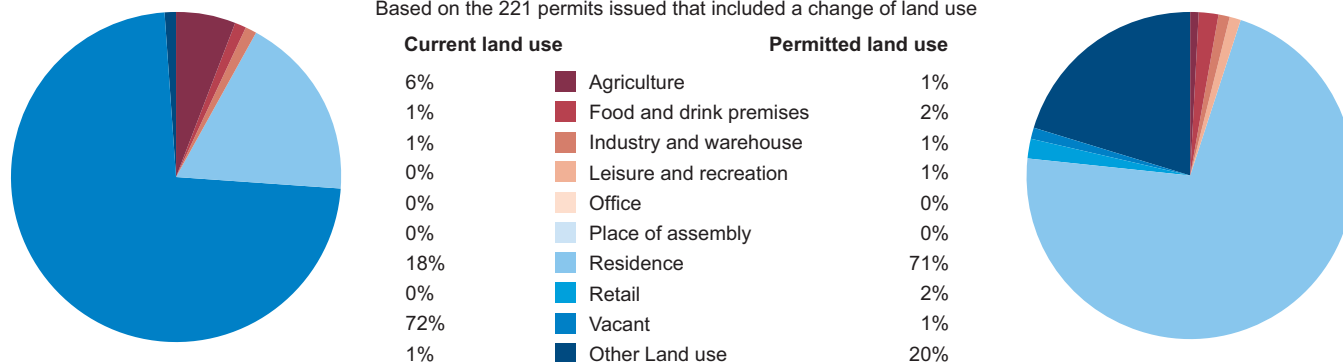




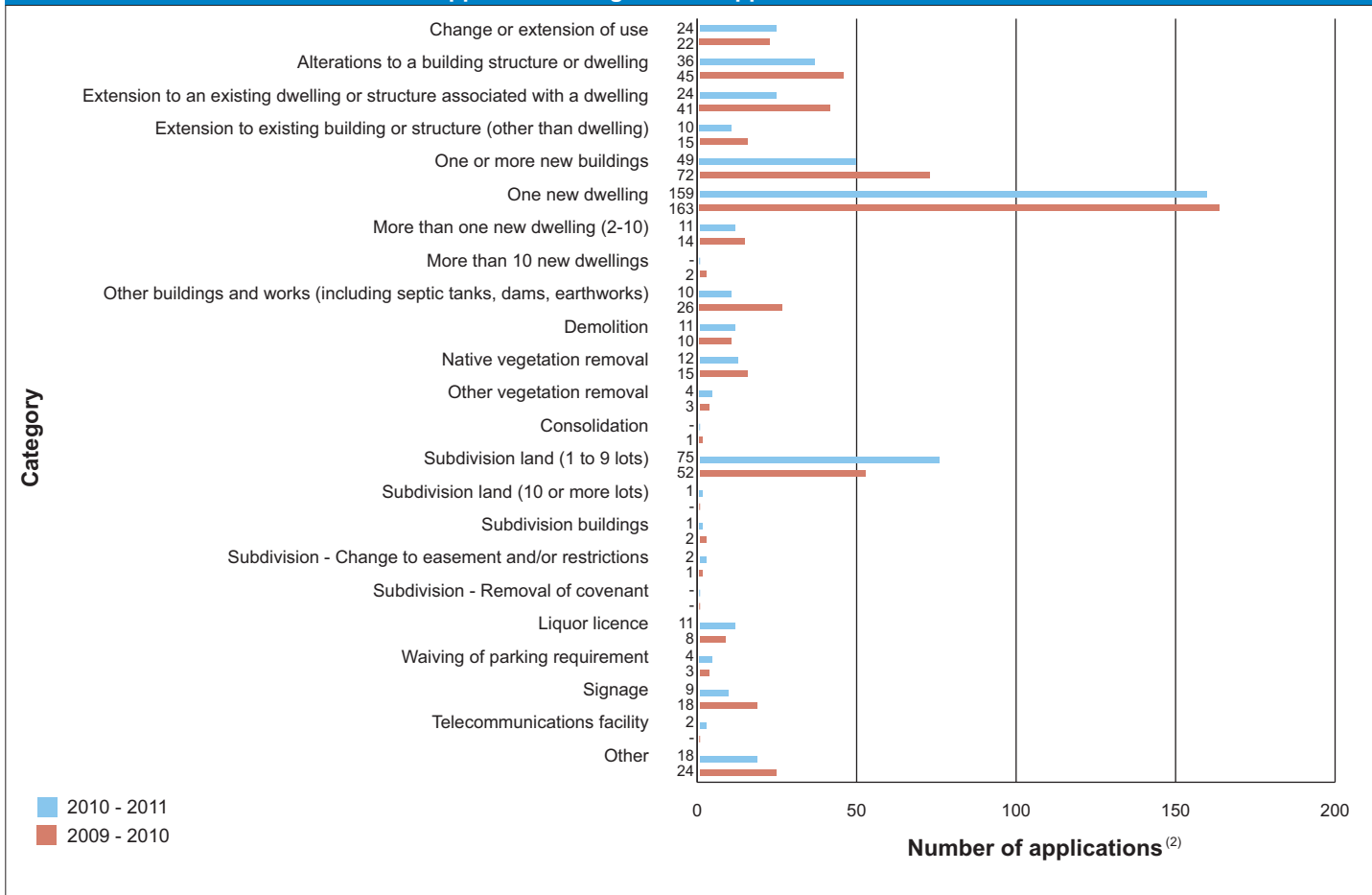
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$159,110	\$154,999	-2.6%	\$100,916	\$61,490
Average fee per application	\$343	\$373	8.7%	\$361	\$338
Total estimated cost of works	\$83,553,360	\$49,974,359	-40.2%	\$83,689,856	\$58,611,795
Average cost of works per application	\$211,527	\$118,987	-43.7%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	149	196	31.5%	128	46
Median processing days ⁽¹⁾	72	76	5.6%	60	54
Within statutory timeframe	71%	66%	-5.0%	70%	75%
Applications with:					
Further information	168 (37%)	118 (25%)	-29.8%	130 (35%)	75 (32%)
Public notice	161 (36%)	184 (39%)	14.3%	145 (39%)	89 (38%)
Referrals	122 (27%)	167 (36%)	36.9%	180 (48%)	119 (51%)
Objections	7 (1%)	18 (4%)	157.1%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 221 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

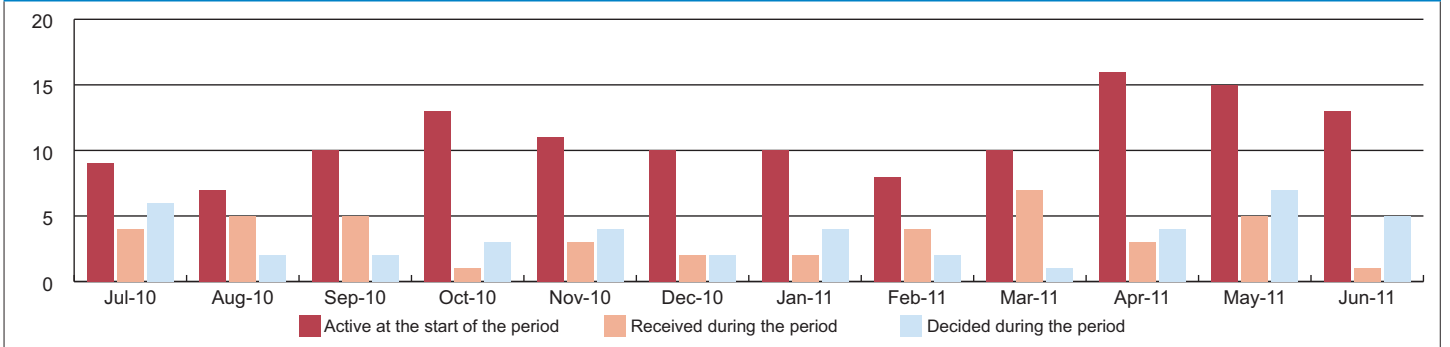


Planning scheme: Hindmarsh
Location: 350 km north-west of Melbourne
Area: 7550 sq. km
Population density: 1 persons per sq. km
Major centres: Nhill; Dimboola; Rainbow; Jeparit

The economy of Hindmarsh is based largely on broad acre farming, especially grain (wheat, barley and oats) and sheep production, but in recent years has diversified into the production of oilseeds and legumes.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	44	34	42	23.5%
New applications	42 (95%)	33 (97%)	42 (100%)	27.3%
Amended permit applications	2 (5%)	1 (2%)	0 (0%)	-100.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	46	31	39	25.8%
Permit/NOD (includes amended permits)	46 (100%)	31 (100%)	37 (95%)	19.4%
Refusal	0	0	2 (5%)	
Withdrawn, not required, lapsed	4	2	3	50.0%
Amended permits issued	2	1	0	-100.0%
Decisions made under delegation	0	0	0 (0%)	0.0%
Review lodged at VCAT	0	1 (3%)	0 (0%)	-100.0%

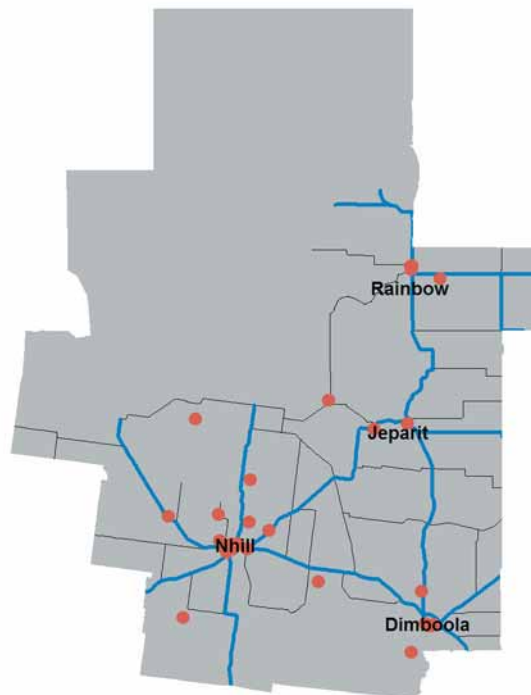
Applications received and decided



Investment

Points show all of the 37 new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (37)
- Between \$500k and \$1m (0)
- Between \$1m and \$10m (0)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)





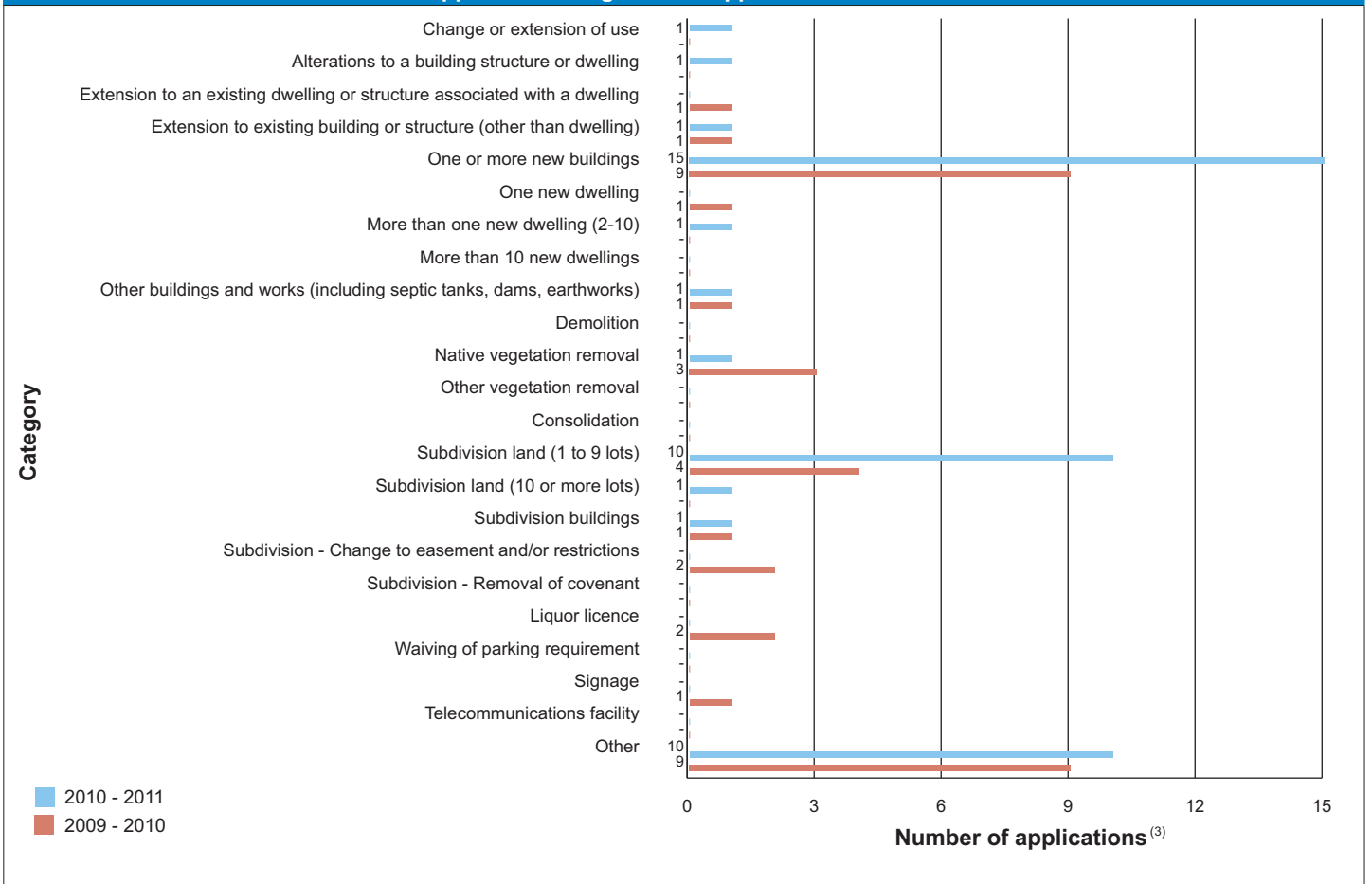
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$19,363	\$9,364	-51.6%	\$100,916	\$61,490
Average fee per application	\$570	\$223	-60.9%	\$361	\$338
Total estimated cost of works ⁽¹⁾	\$13,433,500	\$1,632,940	-87.8%	\$83,689,856	\$58,611,795
Average cost of works per application ⁽¹⁾	\$433,339	\$41,870	-90.3%	\$244,222	\$269,769
Average gross days to decision ⁽²⁾	76	63	-17.1%	128	46
Median processing days ⁽²⁾	61	61	0.0%	60	54
Within statutory timeframe	77%	100%	23.0%	70%	75%
Applications with:					
Further information	3 (9%)	11 (26%)	266.7%	130 (35%)	75 (32%)
Public notice	3 (9%)	13 (31%)	333.3%	145 (39%)	89 (38%)
Referrals	20 (60%)	21 (50%)	5.0%	180 (48%)	119 (51%)
Objections	1 (3%)	1 (2%)	0.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 7 permits issued that included a change of land use



Application categories for applications received



(1) Large decrease in cost of works due to significant development application in 2009/2010

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

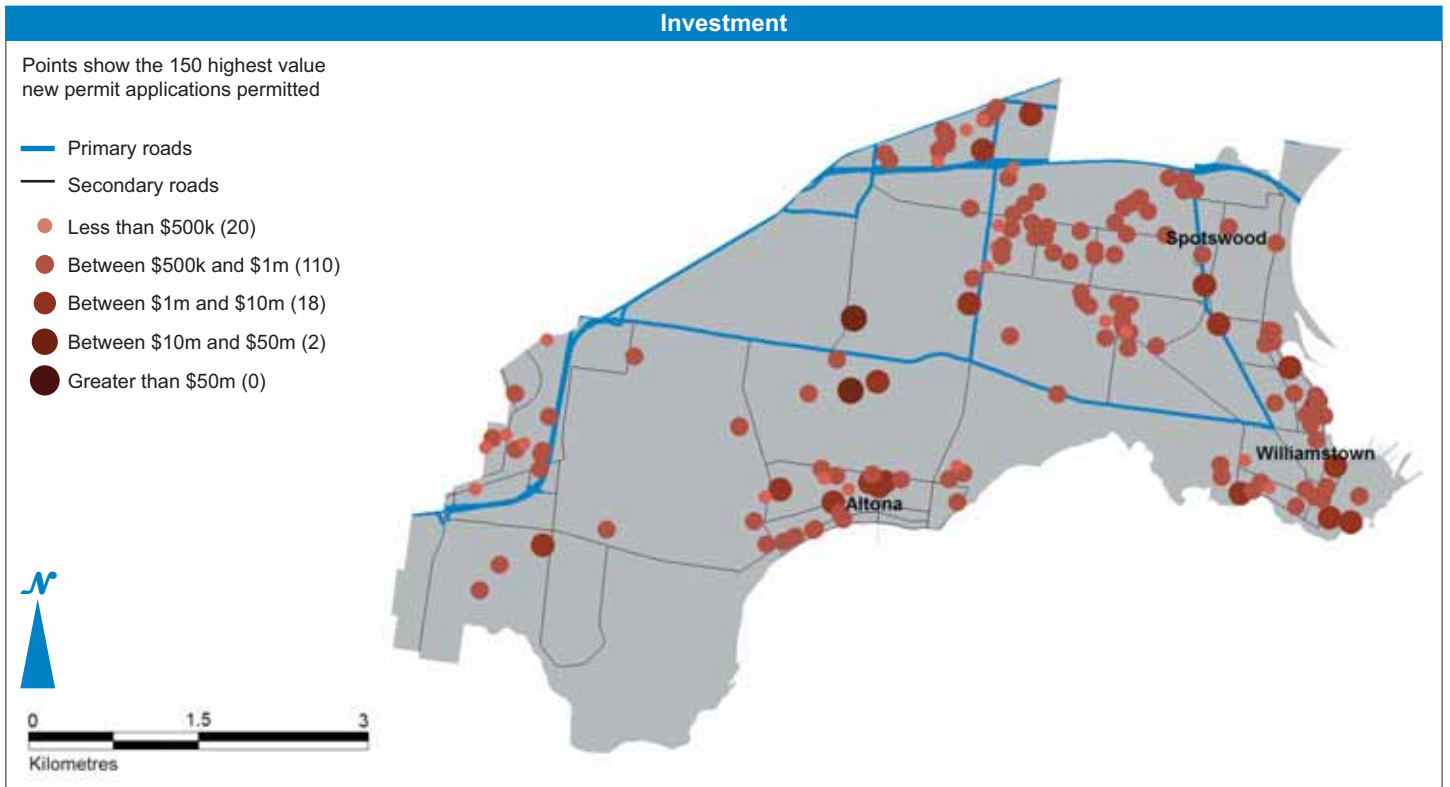
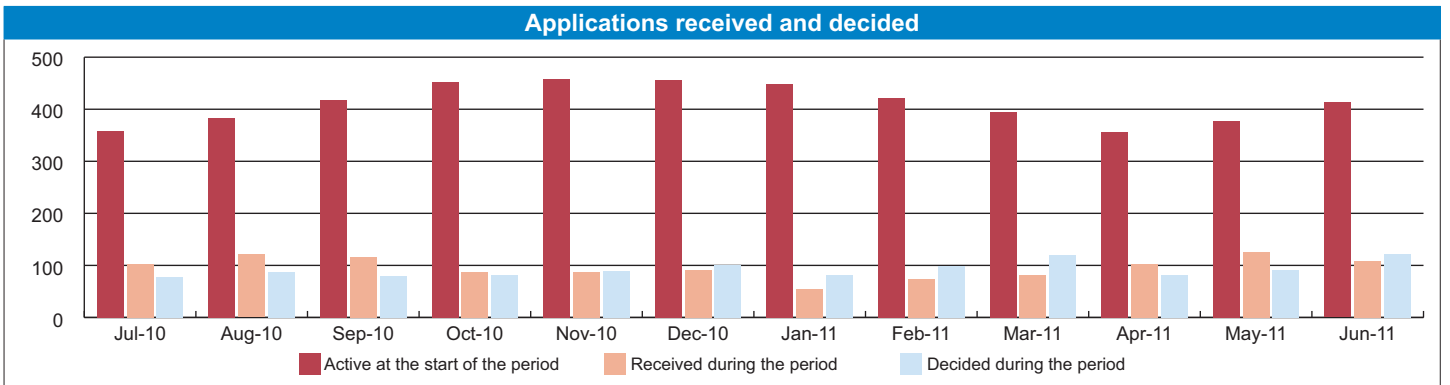
(3) Applications can contain multiple categories



Planning scheme: Hobsons Bay
Location: 13 km south-west of Melbourne
Area: 64 sq. km
Population density: 1298 persons per sq. km
Major centres: Williamstown; Altona; Spotswood

Hobsons Bay is part of the industrial heartland of Melbourne's west. It is the focus of Victoria's chemical and petroleum industries and contains some of the State's largest industrial enterprises. It is also home to the maritime centre of Williamstown.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	993	1,072	1,153	7.6%
New applications	762 (77%)	808 (75%)	876 (76%)	8.4%
Amended permit applications	231 (23%)	264 (24%)	277 (24%)	4.9%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	942	1,031	1,006	-2.4%
Permit/NOD (includes amended permits)	891 (95%)	977 (95%)	950 (94%)	-2.8%
Refusal	51 (5%)	54 (4%)	56 (6%)	3.7%
Withdrawn, not required, lapsed	76	97	106	9.3%
Amended permits issued	199	221	230	4.1%
Decisions made under delegation	708 (75%)	1,025 (99%)	1,002 (100%)	-2.2%
Review lodged at VCAT	105 (11%)	113 (10%)	90 (9%)	-20.4%



(1) 1 application was received where the Minister was the Responsible Authority



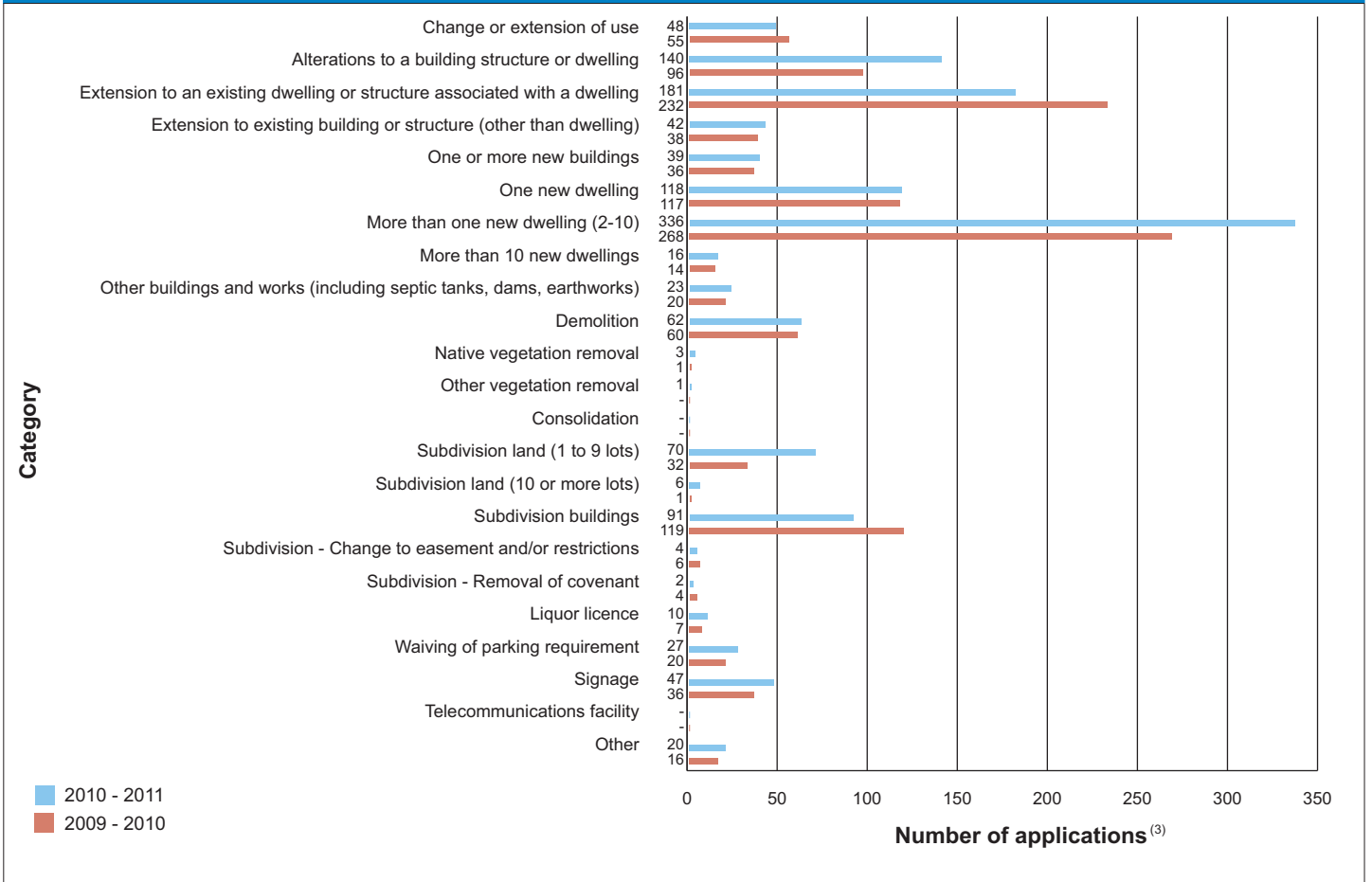
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$422,855	\$560,304	32.5%	\$337,729	\$335,638
Average fee per application	\$394	\$486	23.4%	\$412	\$420
Total estimated cost of works	\$216,431,248	\$274,800,345	27.0%	\$594,659,990	\$762,747,681
Average cost of works per application	\$221,526	\$273,161	23.3%	\$559,680	\$722,831
Average gross days to decision ⁽²⁾	120	141	17.5%	139	59
Median processing days ⁽²⁾	84	90	7.1%	84	91
Within statutory timeframe	66%	61%	-5.0%	59%	57%
Applications with:					
Further information	507 (44%)	523 (47%)	3.2%	510 (43%)	516 (44%)
Public notice	467 (41%)	513 (46%)	9.9%	490 (41%)	533 (46%)
Referrals	115 (10%)	100 (9%)	-13.0%	282 (24%)	202 (17%)
Objections	228 (22%)	250 (22%)	9.6%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 97 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

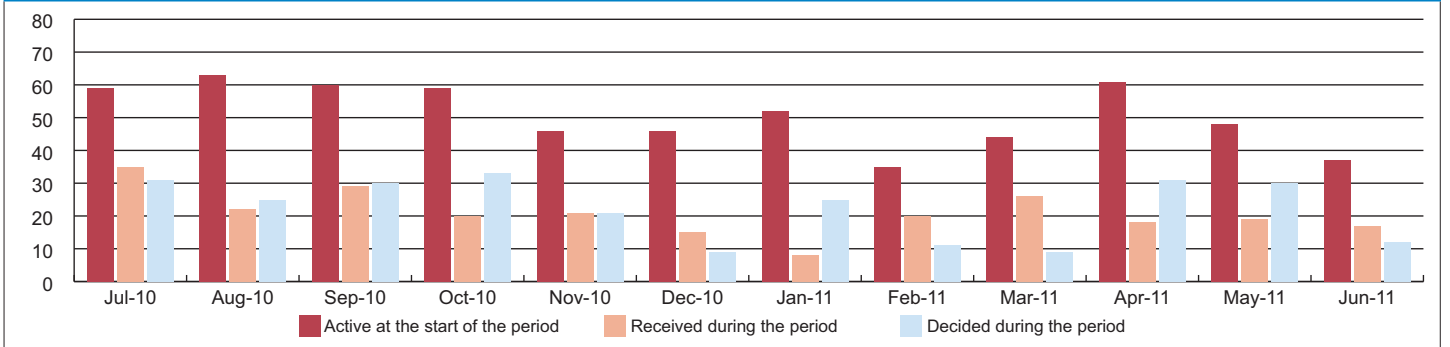


Planning scheme: Horsham
Location: 300 km west of Melbourne
Area: 4249 sq. km
Population density: 4 persons per sq. km
Major centres: Horsham; Natimuk

Horsham is the main provider of retail, community and government services in the Wimmera. The rural city has a range of educational and health facilities including several secondary colleges and a TAFE.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	295	273	250	-8.4%
New applications	259 (88%)	234 (85%)	204 (82%)	-12.8%
Amended permit applications	36 (12%)	39 (14%)	46 (18%)	17.9%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	276	263	256	-2.7%
Permit/NOD (includes amended permits)	274 (99%)	259 (98%)	254 (99%)	-1.9%
Refusal	2 (1%)	4 (1%)	2 (1%)	-50.0%
Withdrawn, not required, lapsed	24	25	11	-56.0%
Amended permits issued	34	27	53	96.3%
Decisions made under delegation	259 (94%)	245 (93%)	248 (97%)	1.2%
Review lodged at VCAT	5 (2%)	12 (4%)	4 (2%)	-66.7%

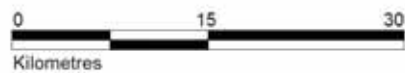
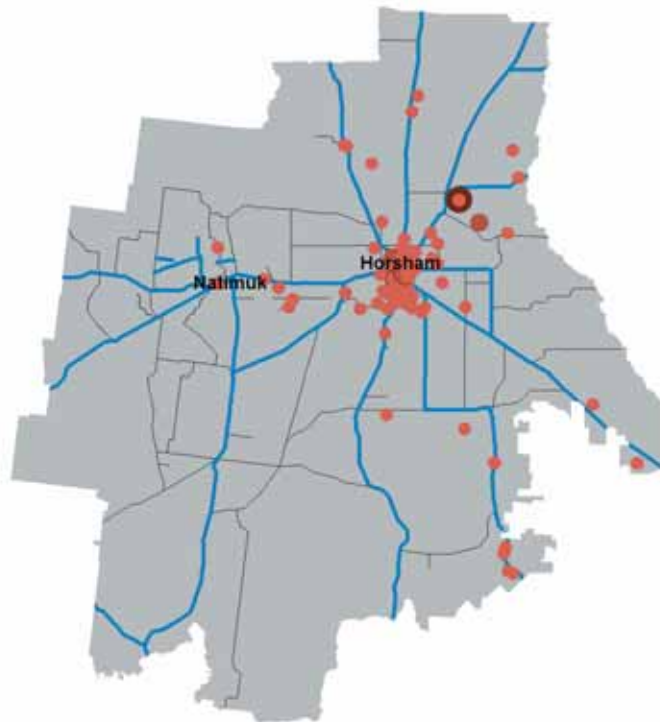
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (135)
- Between \$500k and \$1m (10)
- Between \$1m and \$10m (3)
- Between \$10m and \$50m (2)
- Greater than \$50m (0)

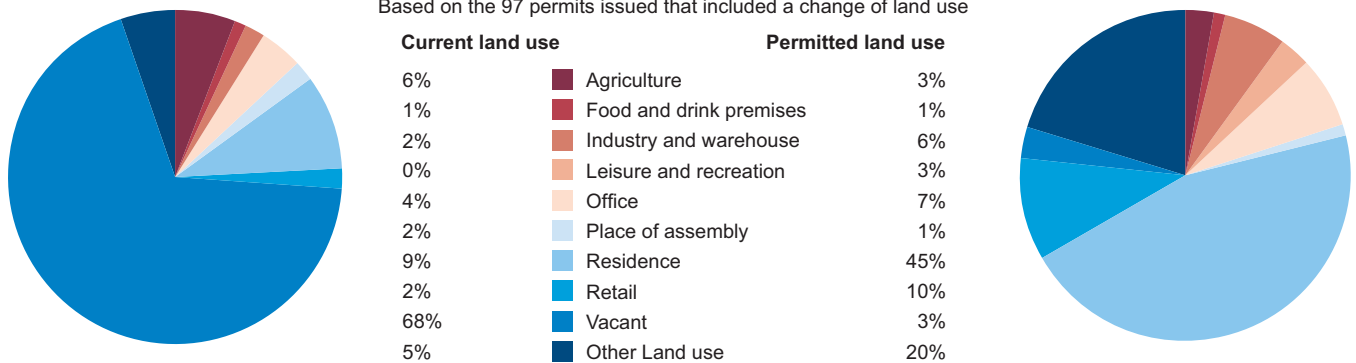




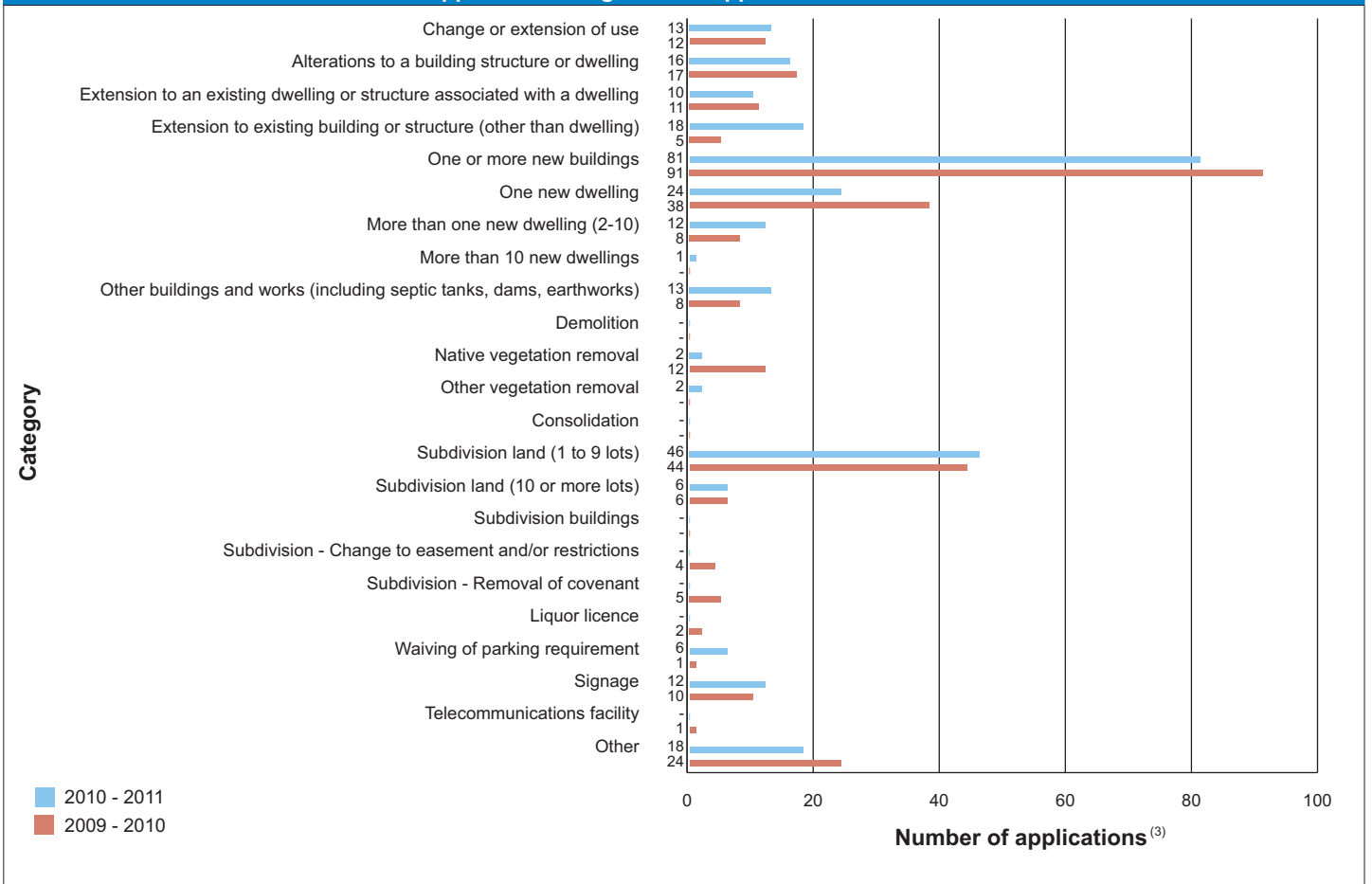
	2009/2010	2010/2011	% Change	Rural average	RC Group average
Value of fees	\$66,332	\$67,818	2.2%	\$100,916	\$208,042
Average fee per application	\$243	\$271	11.5%	\$361	\$424
Total estimated cost of works ⁽¹⁾	\$37,141,928	\$71,766,418	93.2%	\$83,689,856	\$161,397,678
Average cost of works per application ⁽¹⁾	\$143,405	\$280,338	95.5%	\$244,222	\$261,246
Average gross days to decision ⁽²⁾	68	75	10.3%	128	47
Median processing days ⁽²⁾	52	49	-5.8%	60	64
Within statutory timeframe	73%	85%	12.0%	70%	66%
Applications with:					
Further information	67 (23%)	119 (45%)	77.6%	130 (35%)	241 (36%)
Public notice	176 (61%)	126 (47%)	-28.4%	145 (39%)	288 (43%)
Referrals	246 (86%)	229 (86%)	-6.9%	180 (48%)	342 (51%)
Objections	16 (6%)	23 (9%)	43.8%	32 (9%)	73 (11%)

Permits for change of land use

Based on the 97 permits issued that included a change of land use



Application categories for applications received



(1) Large increase in cost of works due to significant development applications

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

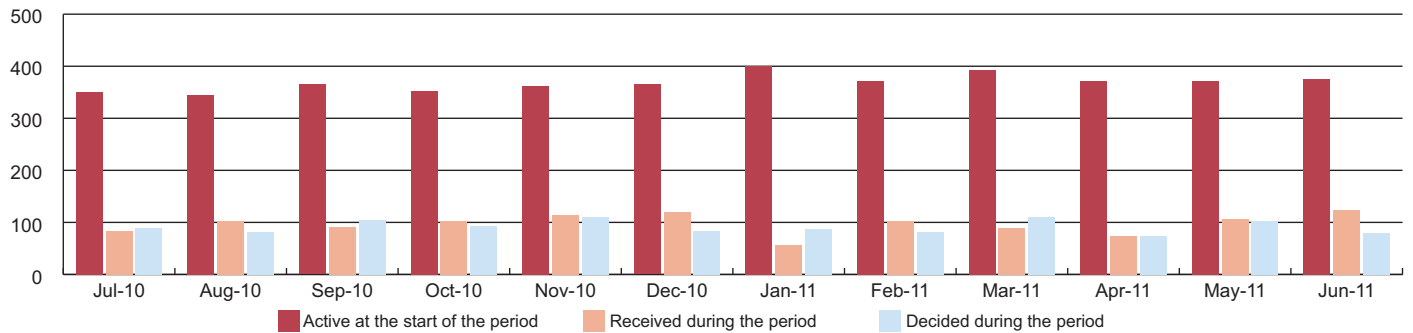


Planning scheme: Hume
Location: 40 km north-west of Melbourne
Area: 504 sq. km
Population density: 270 persons per sq. km
Major centres: Broadmeadows; Sunbury; Craigieburn

Hume has a very strong industrial base, with both motor vehicle manufacturing and heavy engineering as the main industries. The southern parts of the city include well-established urban areas and the Hume Growth Area, while the north remains rural in character.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	983	1,097	1,168	6.5%
New applications	791 (80%)	916 (83%)	986 (84%)	7.6%
Amended permit applications	191 (19%)	181 (16%)	182 (16%)	0.6%
Combined applications	1	0	0 (0%)	0.0%
Total decisions	862	914	984	7.7%
Permit/NOD (includes amended permits)	841 (98%)	896 (98%)	960 (98%)	7.1%
Refusal	21 (2%)	18 (1%)	24 (2%)	33.3%
Withdrawn, not required, lapsed	127	133	115	-13.5%
Amended permits issued	164	159	145	-8.8%
Decisions made under delegation	788 (91%)	854 (93%)	901 (92%)	5.5%
Review lodged at VCAT	30 (3%)	39 (4%)	34 (3%)	-12.8%

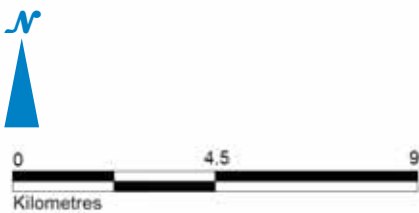
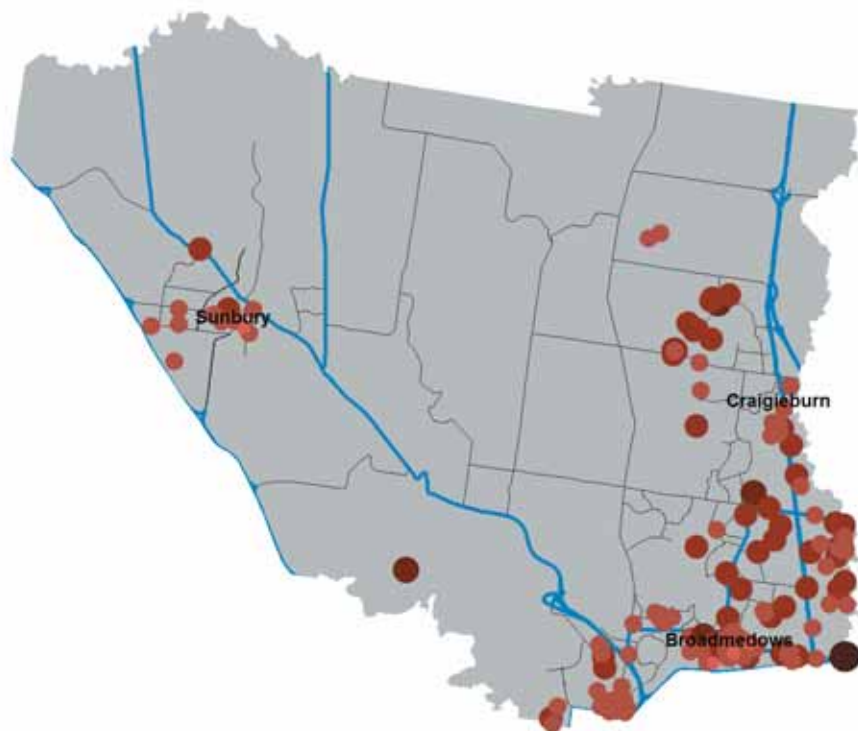
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

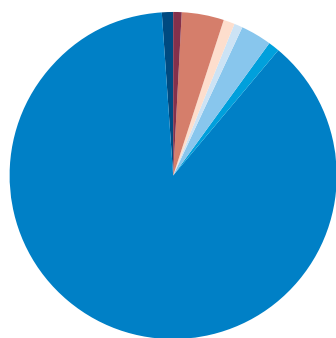
- Primary roads
- Secondary roads
- Less than \$500k (4)
- Between \$500k and \$1m (90)
- Between \$1m and \$10m (49)
- Between \$10m and \$50m (6)
- Greater than \$50m (1)



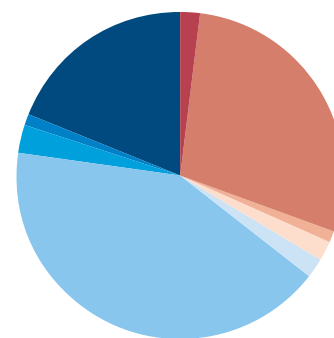
	2009/2010	2010/2011	% Change	Metropolitan average	GA Group average
Value of fees	\$653,840	\$692,566	5.9%	\$337,729	\$307,452
Average fee per application	\$596	\$593	-0.5%	\$412	\$478
Total estimated cost of works	\$481,925,786	\$483,258,607	0.3%	\$594,659,990	\$402,015,591
Average cost of works per application	\$537,864	\$491,116	-8.7%	\$559,680	\$493,069
Average gross days to decision ⁽¹⁾	94	111	18.1%	139	59
Median processing days ⁽¹⁾	69	77	11.6%	84	79
Within statutory timeframe	62%	58%	-4.0%	59%	61%
Applications with:					
Further information	484 (47%)	539 (49%)	11.4%	510 (43%)	417 (47%)
Public notice	271 (27%)	336 (31%)	24.0%	490 (41%)	326 (36%)
Referrals	203 (20%)	179 (16%)	-11.8%	282 (24%)	399 (45%)
Objections	88 (9%)	118 (11%)	34.1%	227 (19%)	93 (10%)

Permits for change of land use

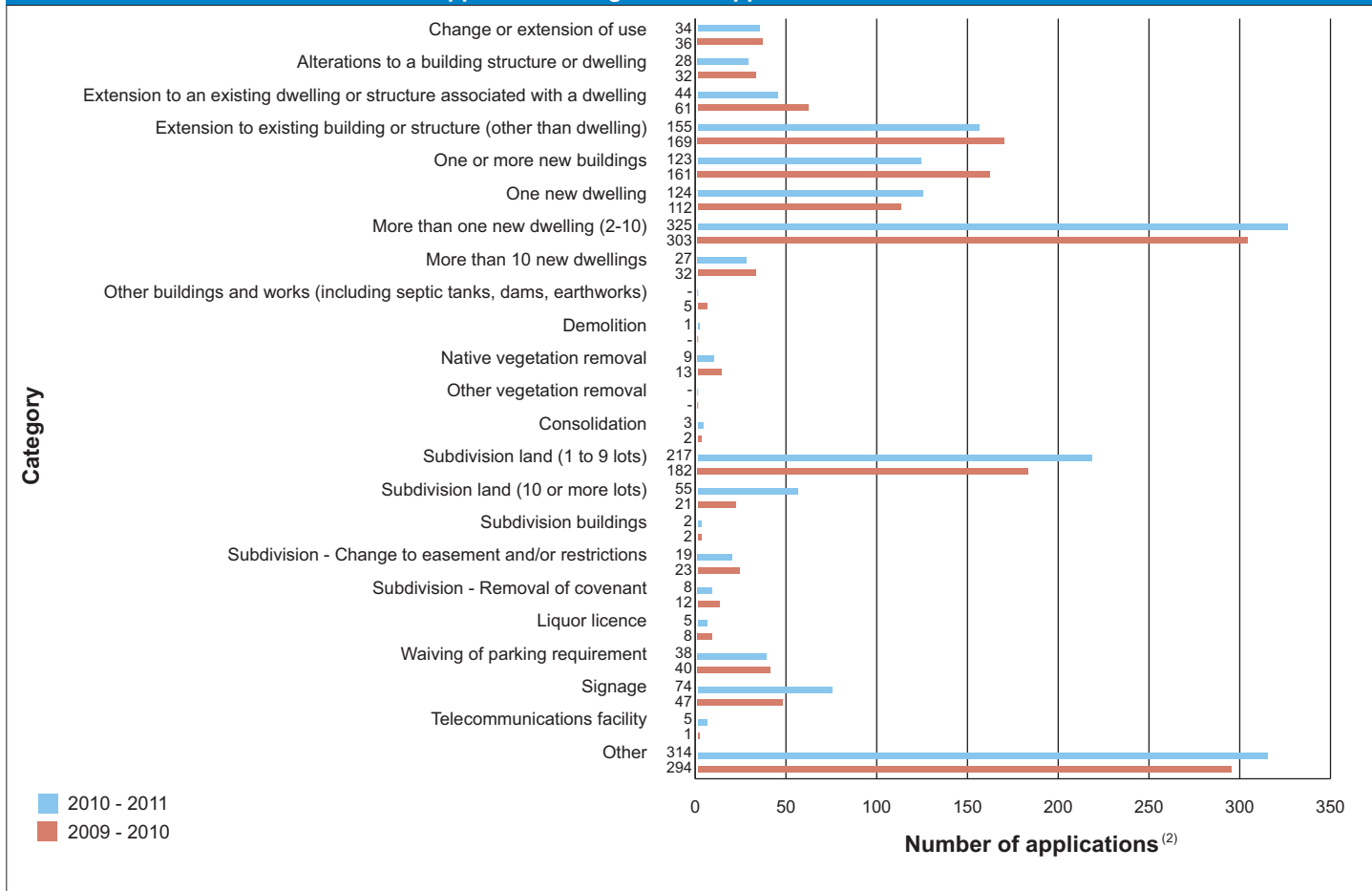
Based on the 297 permits issued that included a change of land use



Current land use	Permitted land use
1%	0%
0%	2%
4%	29%
0%	1%
1%	2%
1%	2%
3%	42%
1%	3%
86%	1%
1%	19%



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

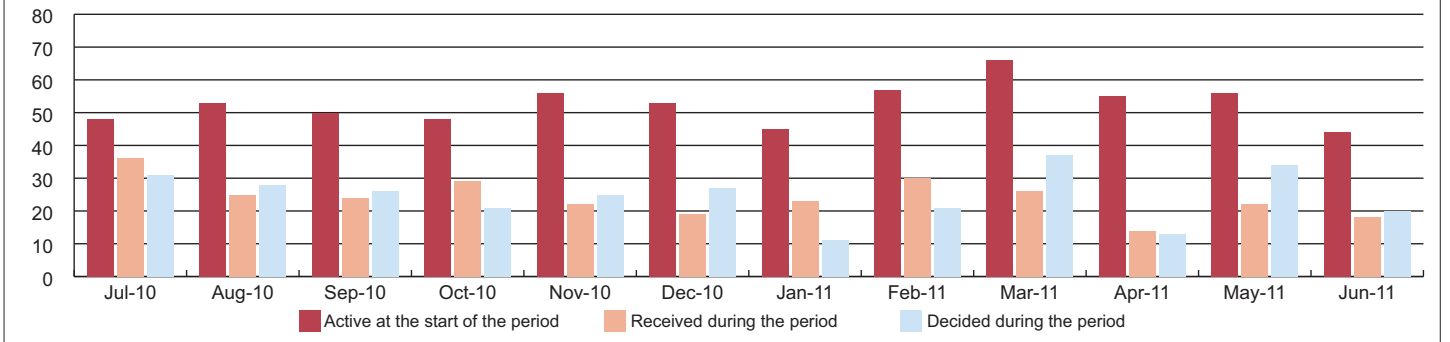


Planning scheme: Indigo
Location: 270 km north-east of Melbourne
Area: 2044 sq. km
Population density: 7 persons per sq. km
Major centres: Beechworth; Rutherglen; Chiltern

The shire's economy is based on tourism and value-adding to the agricultural produce of the region. Milk, cereals and grapes provide the foremost opportunities. Many people living in the shire commute to Wodonga and Wangaratta for employment.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	302	326	288	-11.7%
New applications	251 (83%)	272 (83%)	255 (89%)	-6.3%
Amended permit applications	50 (17%)	54 (16%)	32 (11%)	-40.7%
Combined applications	1	0	1 (0%)	
Total decisions	264	285	242	-15.1%
Permit/NOD (includes amended permits)	261 (99%)	283 (99%)	238 (98%)	-15.9%
Refusal	3 (1%)	2	4 (2%)	100.0%
Withdrawn, not required, lapsed	40	47	52	10.6%
Amended permits issued	49	50	33	-34.0%
Decisions made under delegation	248 (94%)	275 (96%)	239 (99%)	-13.1%
Review lodged at VCAT	8 (3%)	9 (3%)	9 (4%)	0.0%

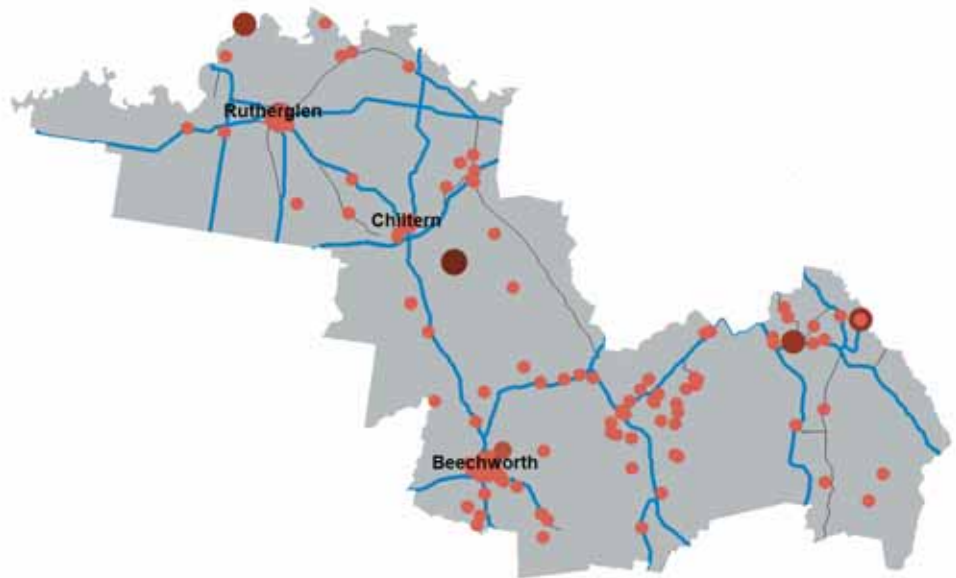
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

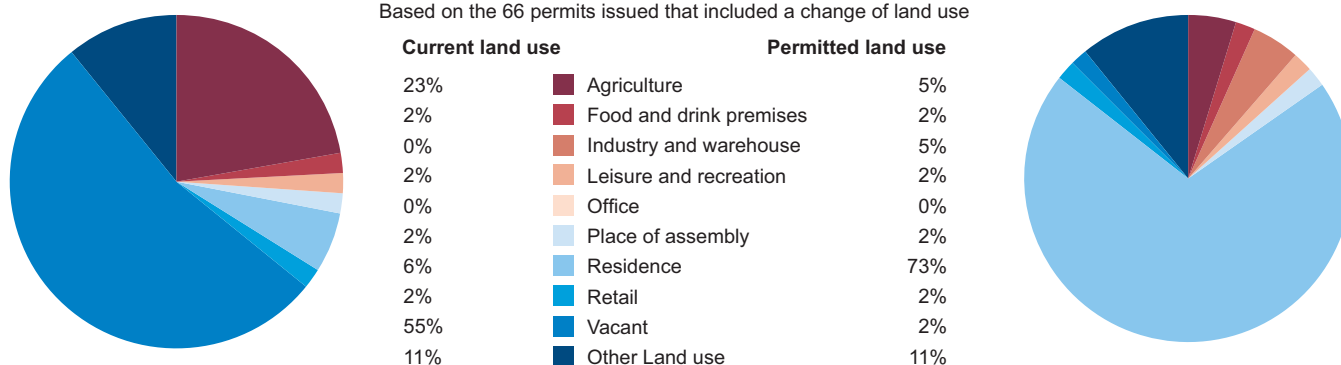
- Primary roads
- Secondary roads
- Less than \$500k (140)
- Between \$500k and \$1m (3)
- Between \$1m and \$10m (6)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)



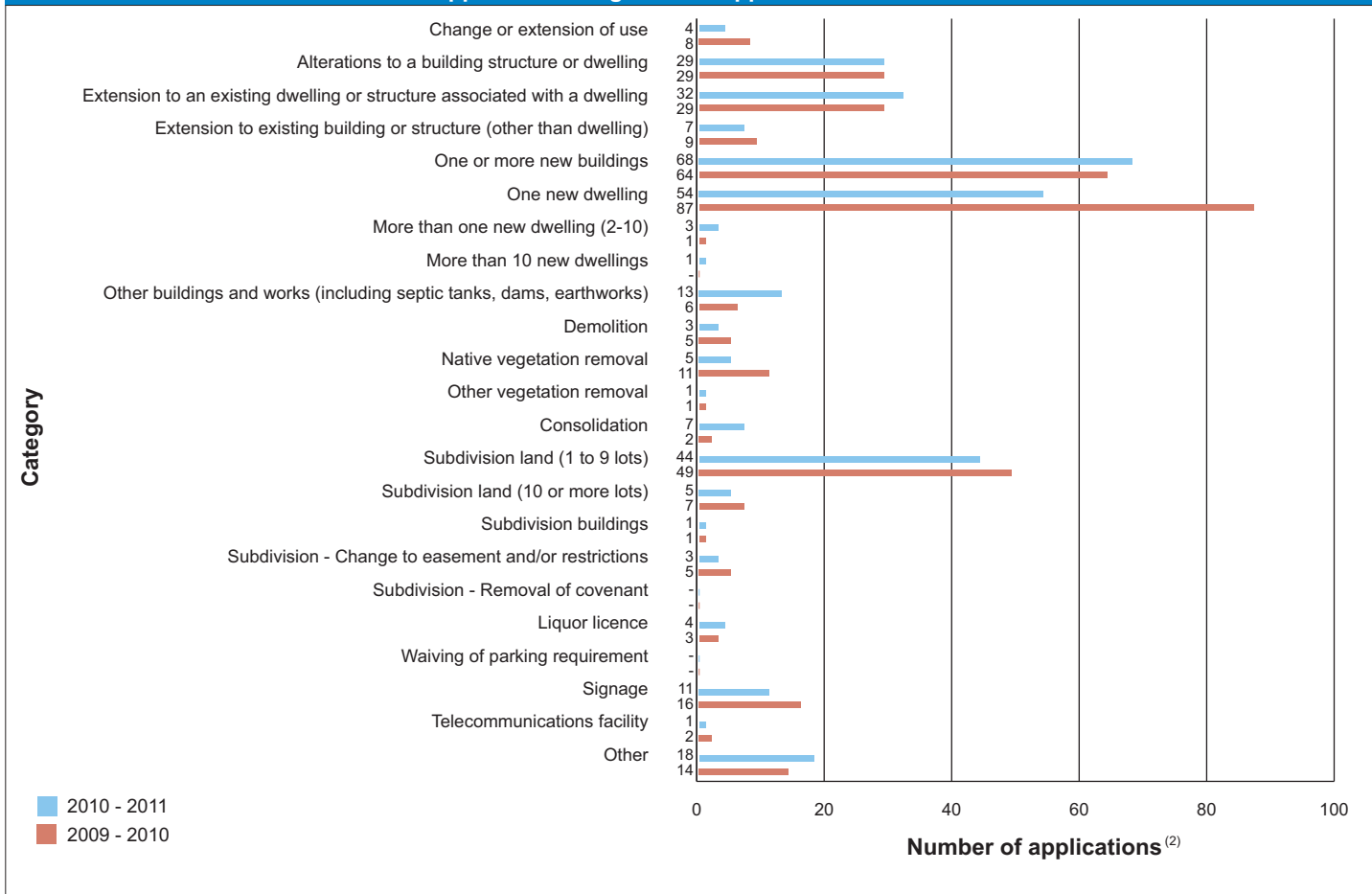
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$83,990	\$82,166	-2.2%	\$100,916	\$61,490
Average fee per application	\$258	\$285	10.5%	\$361	\$338
Total estimated cost of works	\$40,237,832	\$58,971,612	46.6%	\$83,689,856	\$58,611,795
Average cost of works per application	\$142,183	\$243,684	71.4%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	61	65	6.6%	128	46
Median processing days ⁽¹⁾	26	35	34.6%	60	54
Within statutory timeframe	84%	83%	-1.0%	70%	75%
Applications with:					
Further information	136 (40%)	145 (49%)	6.6%	130 (35%)	75 (32%)
Public notice	48 (14%)	22 (7%)	-54.2%	145 (39%)	89 (38%)
Referrals	138 (41%)	148 (50%)	7.2%	180 (48%)	119 (51%)
Objections	18 (6%)	16 (5%)	-11.1%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 66 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required
 (2) Applications can contain multiple categories

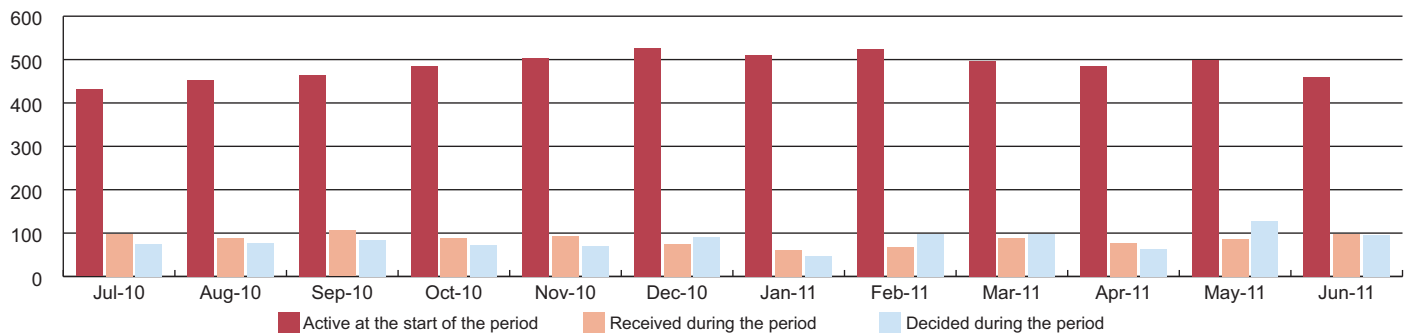


Planning scheme: Kingston
Location: 25 km south-east of Melbourne
Area: 91 sq. km
Population density: 1466 persons per sq. km
Major centres: Cheltenham; Moorabbin; Chelsea

Kingston is one of the major manufacturing areas of Melbourne. The city's industrial strengths include automotive, printing and chemical production. Commercial centres at Southland, Moorabbin and Mordialloc provide an important employment source.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	1,616	962	1,030	7.1%
New applications	1,555 (96%)	906 (94%)	970 (94%)	7.1%
Amended permit applications	61 (4%)	56 (5%)	60 (6%)	7.1%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,592	927	908	-2.0%
Permit/NOD (includes amended permits)	1,507 (95%)	891 (96%)	888 (98%)	-0.3%
Refusal	85 (5%)	36 (3%)	20 (2%)	-44.4%
Withdrawn, not required, lapsed	138	64	92	43.8%
Amended permits issued	57	55	63	14.5%
Decisions made under delegation	1,261 (79%)	820 (88%)	800 (88%)	-2.4%
Review lodged at VCAT	88 (5%)	93 (9%)	73 (8%)	-21.5%

Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (0)
- Between \$500k and \$1m (85)
- Between \$1m and \$10m (60)
- Between \$10m and \$50m (5)
- Greater than \$50m (0)

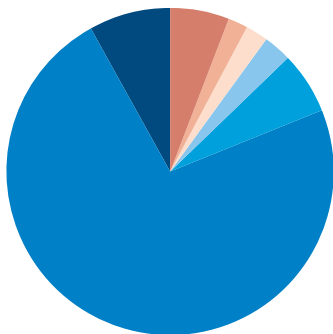




	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$314,999	\$384,883	22.2%	\$337,729	\$335,638
Average fee per application	\$327	\$374	14.4%	\$412	\$420
Total estimated cost of works	\$388,113,545	\$502,955,374	29.6%	\$594,659,990	\$762,747,681
Average cost of works per application	\$435,593	\$553,916	27.2%	\$559,680	\$722,831
Average gross days to decision ⁽¹⁾	171	178	4.1%	139	59
Median processing days ⁽¹⁾	98	104	6.1%	84	91
Within statutory timeframe	49%	48%	-1.0%	59%	57%
Applications with:					
Further information	194 (19%)	355 (36%)	83.0%	510 (43%)	516 (44%)
Public notice	184 (18%)	364 (36%)	97.8%	490 (41%)	533 (46%)
Referrals	70 (7%)	187 (19%)	167.1%	282 (24%)	202 (17%)
Objections	139 (14%)	220 (22%)	58.3%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 100 permits issued that included a change of land use

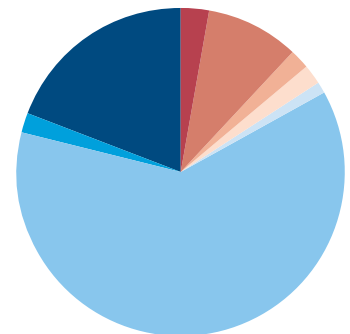


Current land use

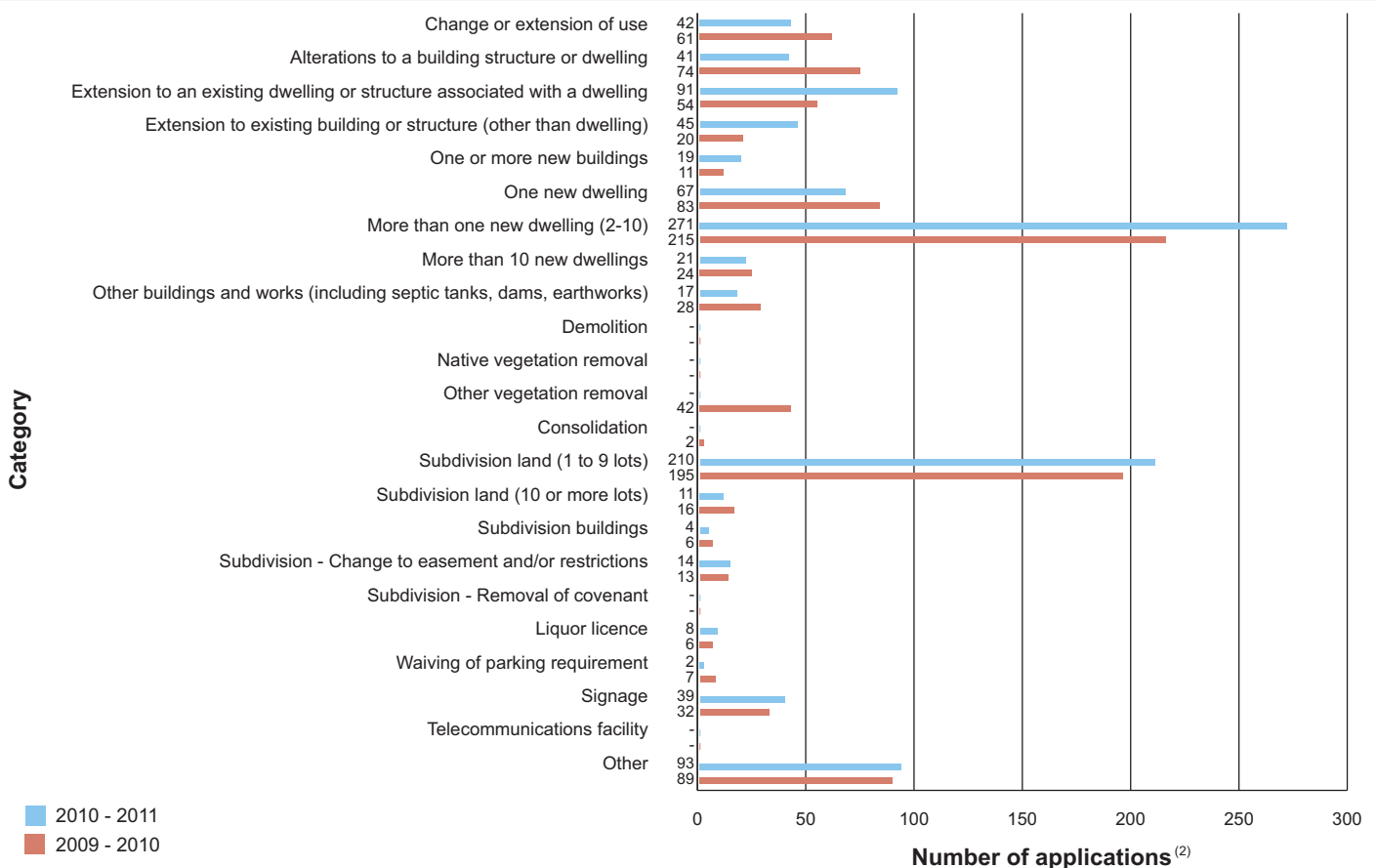
0%	Agriculture
0%	Food and drink premises
6%	Industry and warehouse
2%	Leisure and recreation
2%	Office
0%	Place of assembly
3%	Residence
6%	Retail
73%	Vacant
8%	Other Land use

Permitted land use

0%	Agriculture
3%	Food and drink premises
9%	Industry and warehouse
2%	Leisure and recreation
2%	Office
1%	Place of assembly
62%	Residence
2%	Retail
0%	Vacant
19%	Other Land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

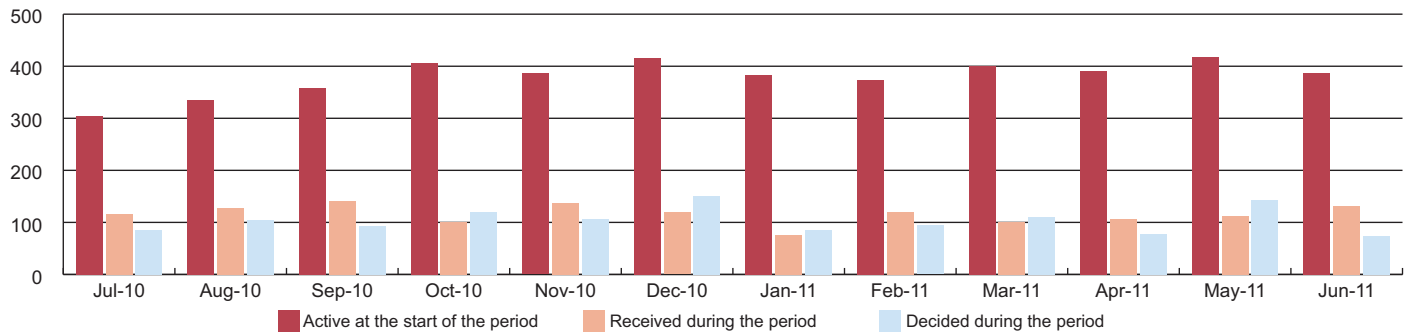


Planning scheme: Knox
Location: 30 km east of Melbourne
Area: 114 sq. km
Population density: 1296 persons per sq. km
Major centres: Bayswater; Boronia; Ferntree Gully; Knox; Rowville

The city of Knox is situated in the outer eastern metropolitan area. While Knox has a large residential population base, it also has substantial local employment in business, retail and manufacturing.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,231	1,447	1,386	-4.2%
New applications	966 (78%)	1,101 (76%)	1,086 (78%)	-1.4%
Amended permit applications	265 (22%)	346 (23%)	300 (22%)	-13.3%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,118	1,323	1,138	-14.0%
Permit/NOD (includes amended permits)	1,074 (96%)	1,296 (98%)	1,101 (97%)	-15.0%
Refusal	44 (4%)	27 (1%)	37 (3%)	37.0%
Withdrawn, not required, lapsed	90	89	107	20.2%
Amended permits issued	234	283	238	-15.9%
Decisions made under delegation	1,072 (96%)	1,290 (97%)	1,109 (97%)	-14.0%
Review lodged at VCAT	60 (5%)	36 (3%)	43 (4%)	19.4%

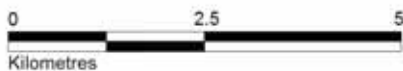
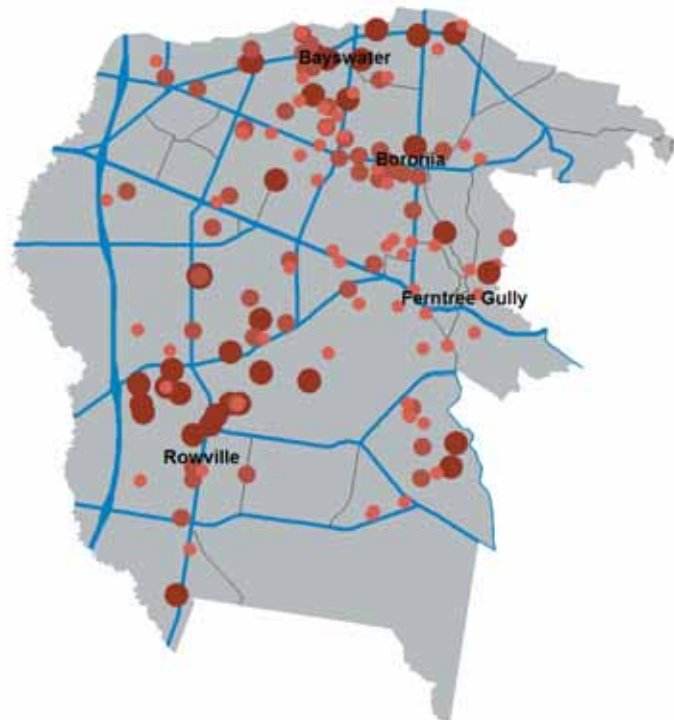
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (58)
- Between \$500k and \$1m (51)
- Between \$1m and \$10m (40)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)



(1) 1 application was received where the Minister was the Responsible Authority

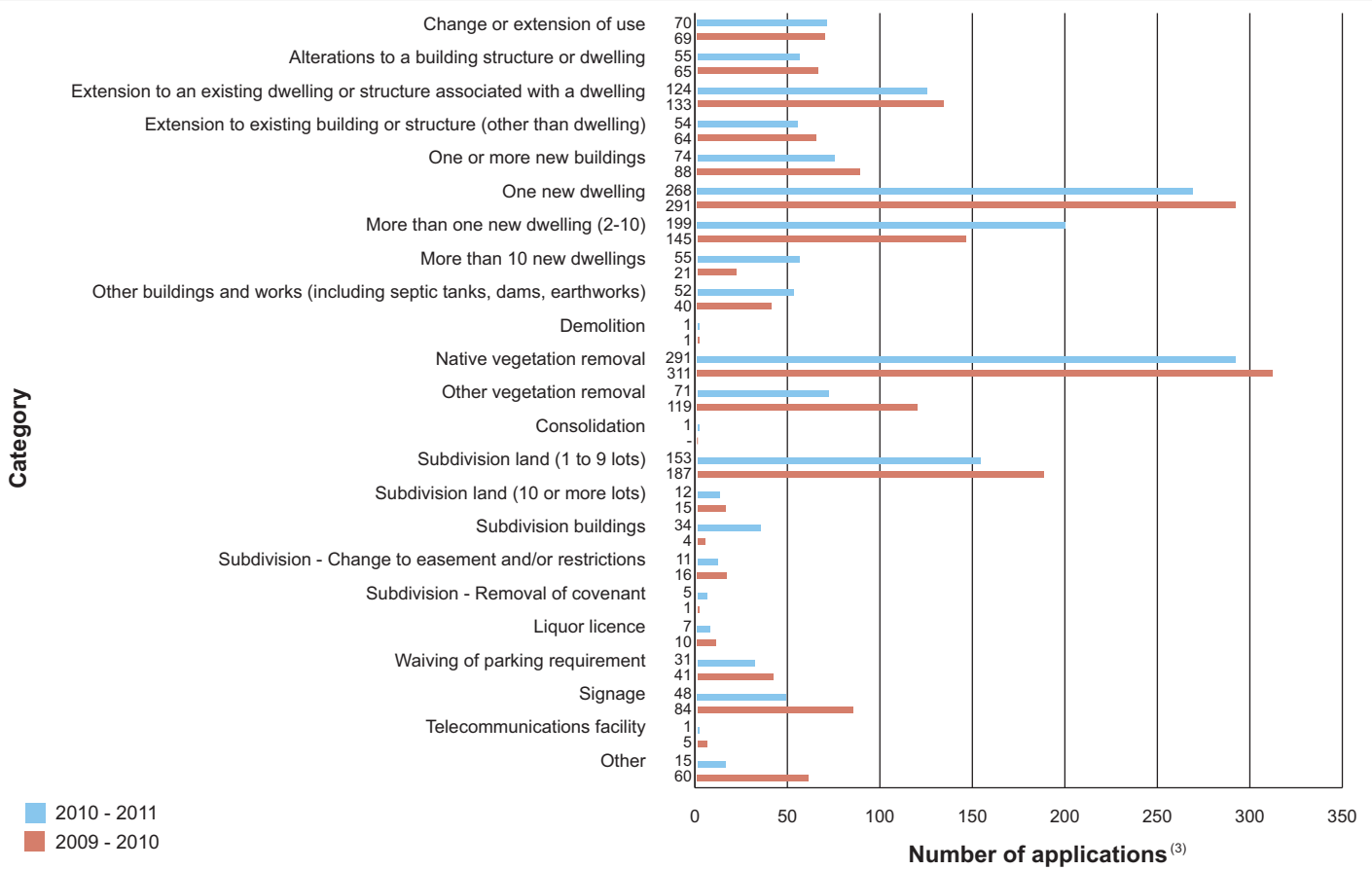
	2009/2010	2010/2011	% Change	Metropolitan average	OU Group average
Value of fees	\$507,595	\$539,919	6.4%	\$337,729	\$365,143
Average fee per application	\$351	\$390	11.1%	\$412	\$365
Total estimated cost of works	\$254,408,084	\$246,554,305	-3.1%	\$594,659,990	\$360,945,983
Average cost of works per application	\$196,303	\$216,656	10.4%	\$559,680	\$285,502
Average gross days to decision ⁽²⁾	70	94	34.3%	139	57
Median processing days ⁽²⁾	43	51	18.6%	84	78
Within statutory timeframe	87%	78%	-9.0%	59%	63%
Applications with:					
Further information	430 (30%)	469 (38%)	9.1%	510 (43%)	566 (40%)
Public notice	296 (20%)	312 (25%)	5.4%	490 (41%)	511 (36%)
Referrals	496 (35%)	546 (44%)	10.1%	282 (24%)	371 (26%)
Objections	144 (10%)	150 (12%)	4.2%	227 (19%)	190 (13%)

Permits for change of land use

Based on the 100 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

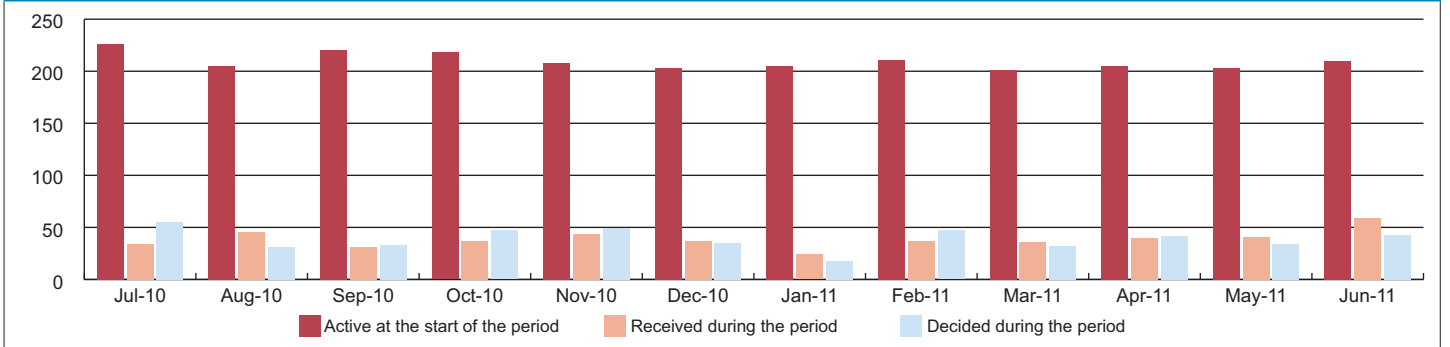


Planning scheme: Latrobe
Location: 120 km east of Melbourne
Area: 1426 sq. km
Population density: 50 persons per sq. km
Major centres: Traralgon; Moe; Morwell; Churchill

The Latrobe Valley generates most of Victoria's electricity from its large reserves of brown coal. Other major industries include timber processing and the manufacturing of paper products as well as the provision of services to the Gippsland region.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾⁽²⁾	488	545	466	-14.5%
New applications	452 (93%)	479 (87%)	421 (90%)	-12.1%
Amended permit applications	36 (7%)	66 (12%)	45 (10%)	-31.8%
Combined applications	0	0	- (0%)	0.0%
Total decisions⁽³⁾	356	436	402	-7.8%
Permit/NOD (includes amended permits)	351 (99%)	424 (97%)	391 (97%)	-7.8%
Refusal	5 (1%)	12 (2%)	11 (3%)	-8.3%
Withdrawn, not required, lapsed⁽⁴⁾	60	143	64	-55.2%
Amended permits issued	22	72	47	-34.7%
Decisions made under delegation	340 (96%)	406 (93%)	367 (91%)	-9.6%
Review lodged at VCAT	13 (3%)	20 (3%)	20 (5%)	0.0%

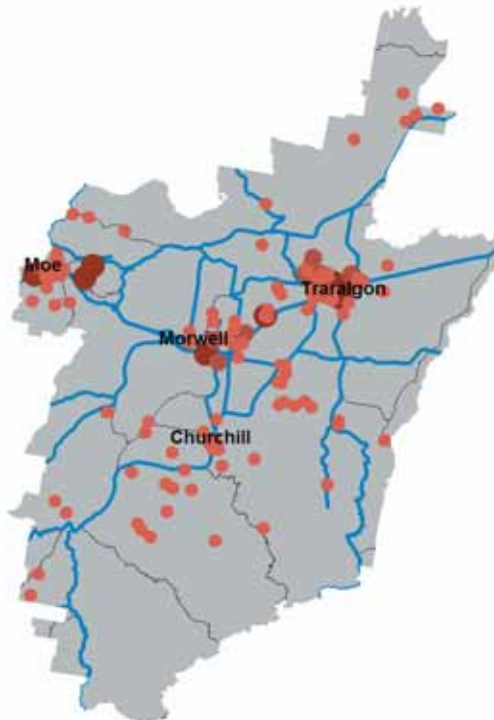
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (128)
- Between \$500k and \$1m (12)
- Between \$1m and \$10m (9)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)



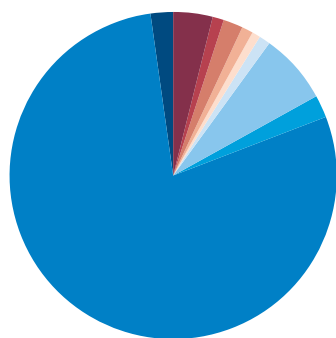
(1) 1 application was received where the Minister was the Responsible Authority
 (2) Includes 22 applications relating to bushfire affected properties
 (3) Includes 2 planning permits issued relating to bushfire affected properties
 (4) Includes 20 planning consents relating to bushfire affected properties



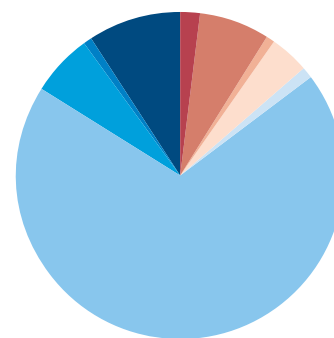
	2009/2010	2010/2011	% Change	Rural average	RC Group average
Value of fees	\$198,564	\$231,719	16.7%	\$100,916	\$208,042
Average fee per application	\$364	\$497	36.5%	\$361	\$424
Total estimated cost of works	\$80,246,893	\$81,799,878	1.9%	\$83,689,856	\$161,397,678
Average cost of works per application	\$189,262	\$203,482	7.5%	\$244,222	\$261,246
Average gross days to decision ⁽⁵⁾	187	186	-0.5%	128	47
Median processing days ⁽⁵⁾	106	96	-9.4%	60	64
Within statutory timeframe	47%	47%	0.0%	70%	66%
Applications with:					
Further information	174 (30%)	191 (41%)	9.8%	130 (35%)	241 (36%)
Public notice	258 (44%)	232 (50%)	-10.1%	145 (39%)	288 (43%)
Referrals	297 (51%)	299 (64%)	0.7%	180 (48%)	342 (51%)
Objections	50 (11%)	55 (12%)	10.0%	32 (9%)	73 (11%)

Permits for change of land use

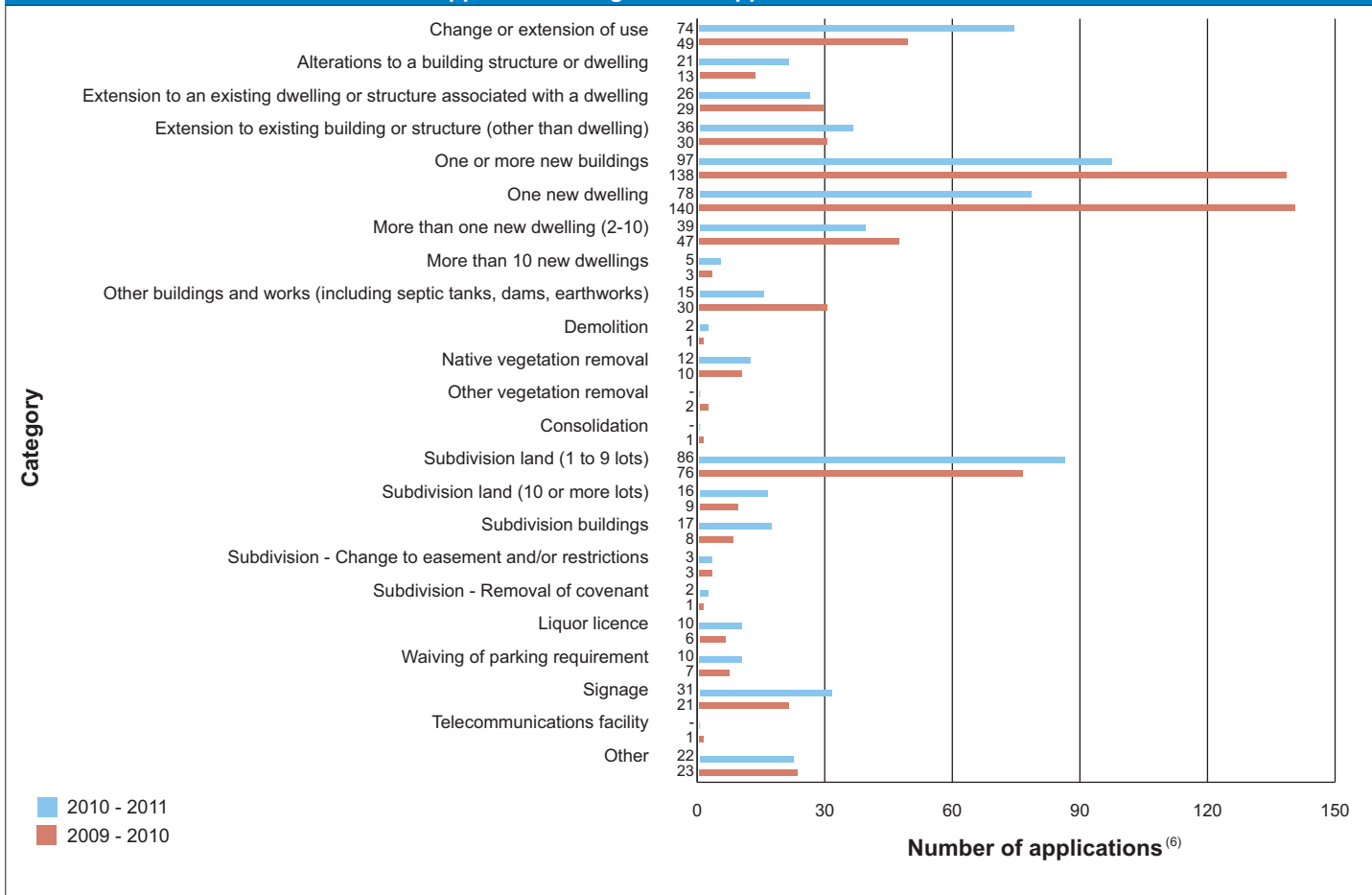
Based on the 161 permits issued that included a change of land use



Current land use	Permitted land use
4%	0%
1%	2%
2%	7%
1%	1%
1%	4%
1%	1%
7%	70%
2%	6%
78%	1%
2%	9%



Application categories for applications received



(5) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(6) Applications can contain multiple categories



Planning Permit Activity Report

1 July 2010 - 30 June 2011

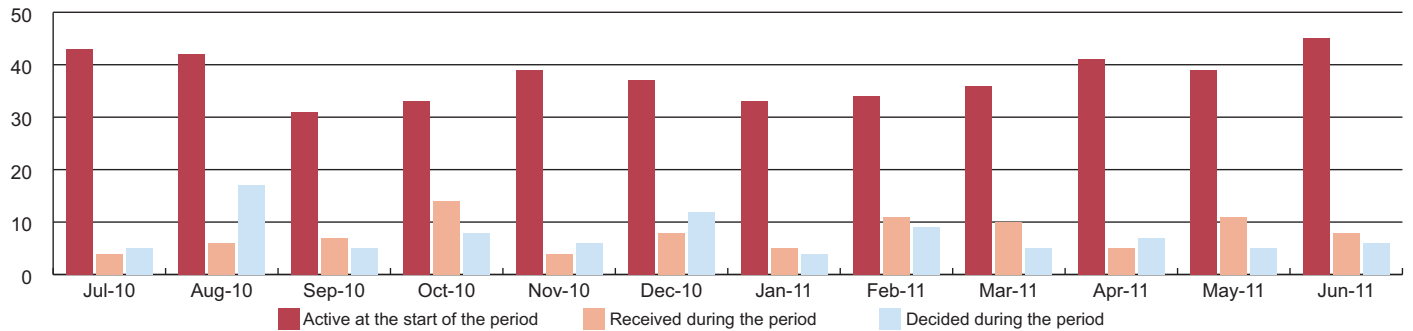


Planning scheme: Loddon
Location: 200 km north-west of Melbourne
Area: 6694 sq. km
Population density: 1 persons per sq. km
Major centres: Boort; Wedderburn; Pyramid Hill

Agriculture is the economic foundation of the shire. There are a number of small towns in Loddon that service the producers of agricultural commodities such as fat lambs, fine wool, pigs and cereal cropping.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	122	102	93	-8.8%
New applications	118 (97%)	99 (97%)	87 (94%)	-12.1%
Amended permit applications	3 (2%)	2 (1%)	6 (6%)	200.0%
Combined applications	1 (1%)	1	0 (0%)	-100.0%
Total decisions	91	86	78	-9.3%
Permit/NOD (includes amended permits)	90 (99%)	84 (98%)	77 (99%)	-8.3%
Refusal	1 (1%)	2 (2%)	1 (1%)	-50.0%
Withdrawn, not required, lapsed	21	10	11	10.0%
Amended permits issued	1	2	4	100.0%
Decisions made under delegation	28 (31%)	63 (73%)	5 (6%)	-92.1%
Review lodged at VCAT	0	2 (2%)	1 (1%)	-50.0%

Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

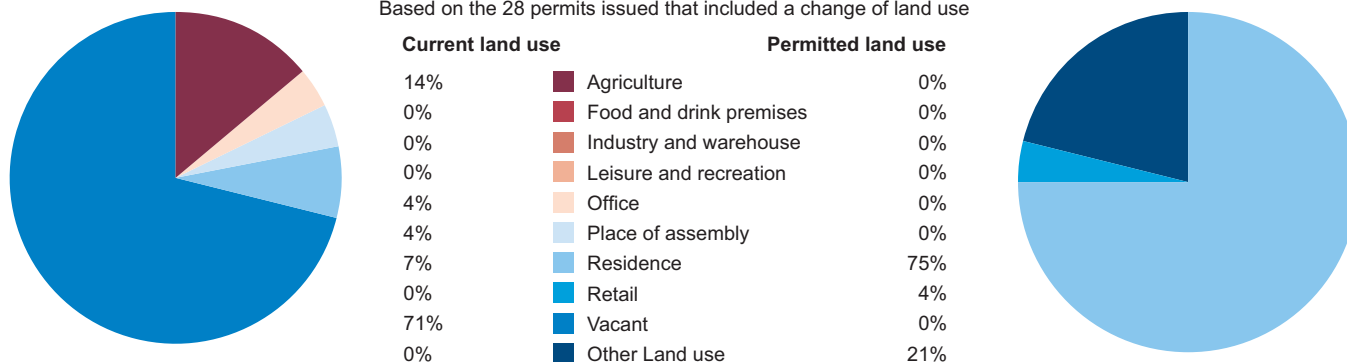
- Primary roads
- Secondary roads
- Less than \$500k (145)
- Between \$500k and \$1m (3)
- Between \$1m and \$10m (1)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)



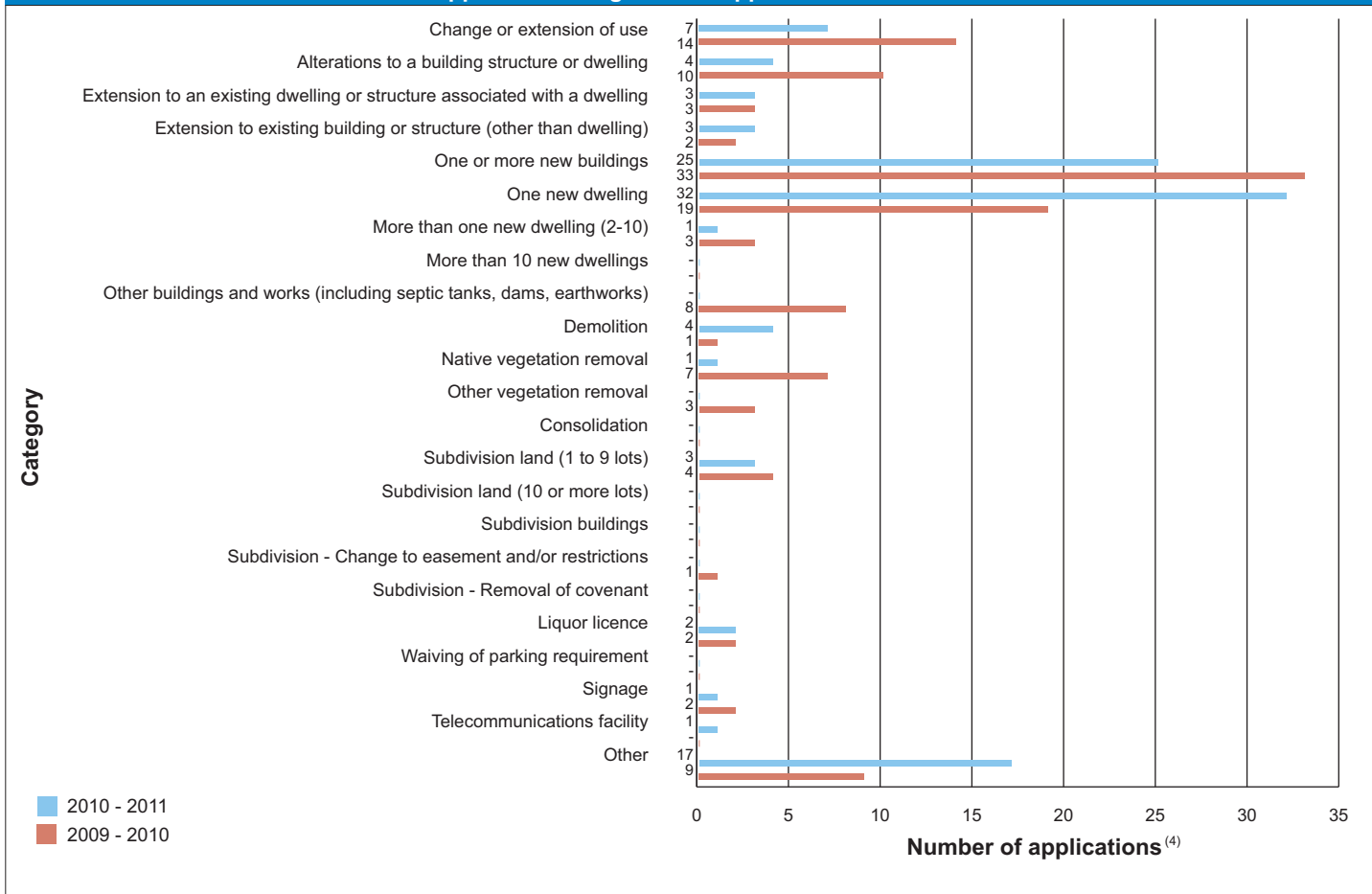
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$53,093	\$35,137	-33.8%	\$100,916	\$61,490
Average fee per application	\$532	\$378	-28.9%	\$361	\$338
Total estimated cost of works ⁽¹⁾	\$6,468,536	\$25,008,685	286.6%	\$83,689,856	\$58,611,795
Average cost of works per application ⁽¹⁾	\$77,006	\$320,624	316.4%	\$244,222	\$269,769
Average gross days to decision ⁽²⁾	98	144	46.9%	128	46
Median processing days ⁽²⁾	84	87	3.6%	60	54
Within statutory timeframe	36%	29%	-7.0%	70%	75%
Applications with:					
Further information	4 (4%)	13 (15%)	225.0%	130 (35%)	75 (32%)
Public notice	23 (23%)	17 (19%)	-26.1%	145 (39%)	89 (38%)
Referrals ⁽³⁾	9 (9%)	35 (39%)	288.9%	180 (48%)	119 (51%)
Objections	8 (9%)	2 (2%)	-75.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 28 permits issued that included a change of land use



Application categories for applications received



(1) Large increase in cost of works due to a significant development application

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Due to system configuration issues, Referrals were not accurately reported in in the 2009/2010 period

(4) Applications can contain multiple categories

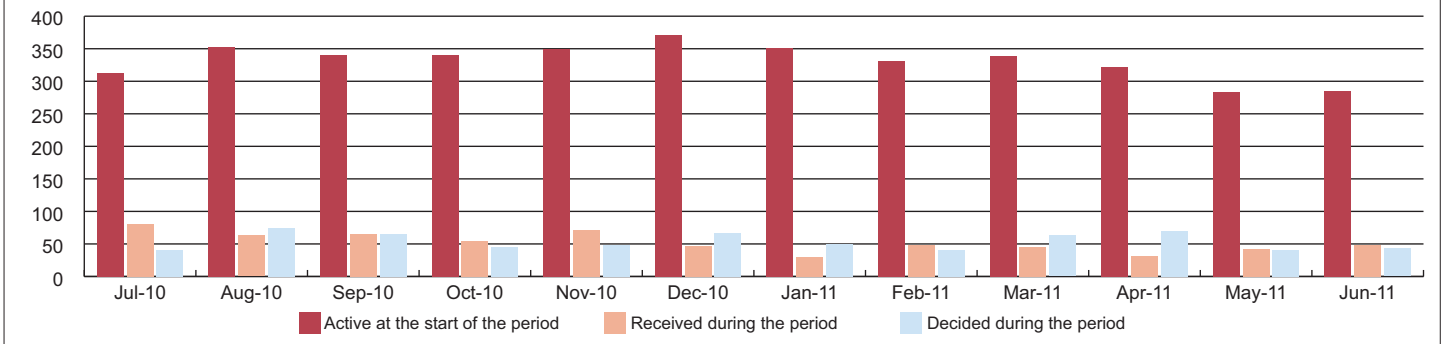


Planning scheme: Macedon Ranges
Location: 70 km north-west of Melbourne
Area: 1747 sq. km
Population density: 22 persons per sq. km
Major centres: Gisborne; Kyneton; Woodend; Romsey

The shire's most important industry is tourism. This region is popular with both domestic and international visitors, due to its natural attractions, wineries, and its proximity and accessibility to the Melbourne metropolitan area.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	714	611	626	2.5%
New applications	573 (80%)	520 (85%)	576 (92%)	10.8%
Amended permit applications	141 (20%)	91 (14%)	50 (8%)	-45.1%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	696	641	589	-8.1%
Permit/NOD (includes amended permits)	666 (96%)	622 (97%)	572 (97%)	-8.0%
Refusal	30 (4%)	19 (2%)	17 (3%)	-10.5%
Withdrawn, not required, lapsed	75	103	58	-43.7%
Amended permits issued	117	93	62	-33.3%
Decisions made under delegation	644 (93%)	582 (90%)	539 (92%)	-7.4%
Review lodged at VCAT	59 (8%)	45 (6%)	23 (4%)	-48.9%

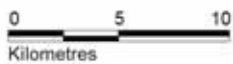
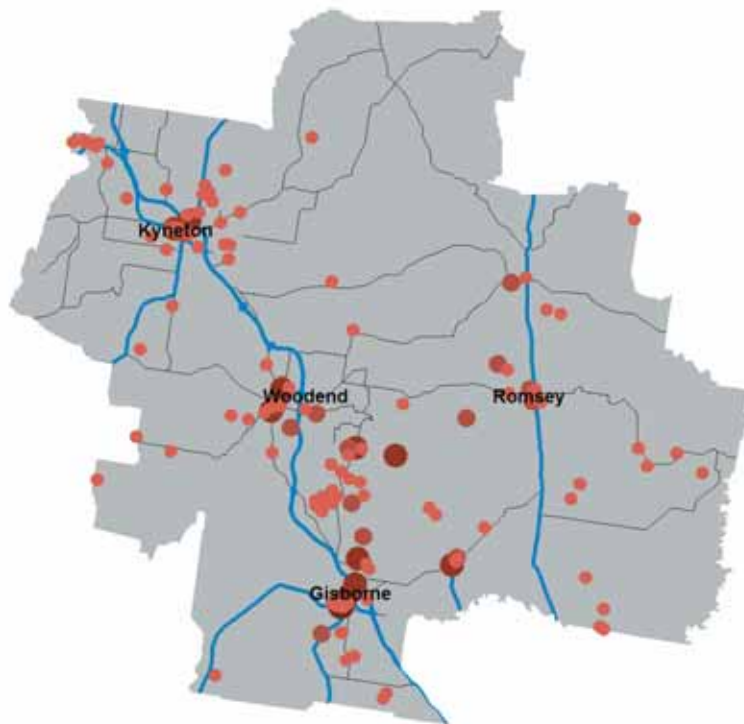
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (124)
- Between \$500k and \$1m (15)
- Between \$1m and \$10m (10)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)

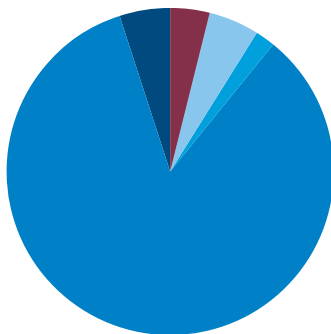




	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$217,422	\$256,549	18.0%	\$100,916	\$112,070
Average fee per application	\$359	\$410	14.2%	\$361	\$310
Total estimated cost of works	\$84,745,807	\$135,716,940	60.1%	\$83,689,856	\$81,216,217
Average cost of works per application	\$136,247	\$230,419	69.1%	\$244,222	\$183,002
Average gross days to decision ⁽¹⁾	253	228	-9.9%	128	48
Median processing days ⁽¹⁾	104	110	5.8%	60	65
Within statutory timeframe	57%	46%	-11.0%	70%	68%
Applications with:					
Further information	400 (53%)	284 (44%)	-29.0%	130 (35%)	186 (37%)
Public notice	255 (34%)	197 (30%)	-22.7%	145 (39%)	172 (34%)
Referrals	327 (43%)	255 (39%)	-22.0%	180 (48%)	200 (40%)
Objections	92 (14%)	76 (12%)	-17.4%	32 (9%)	49 (10%)

Permits for change of land use

Based on the 168 permits issued that included a change of land use



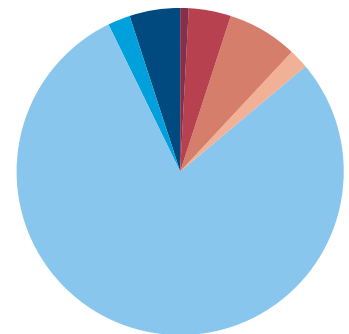
Current land use

4%
0%
0%
0%
0%
0%
5%
2%
85%
5%

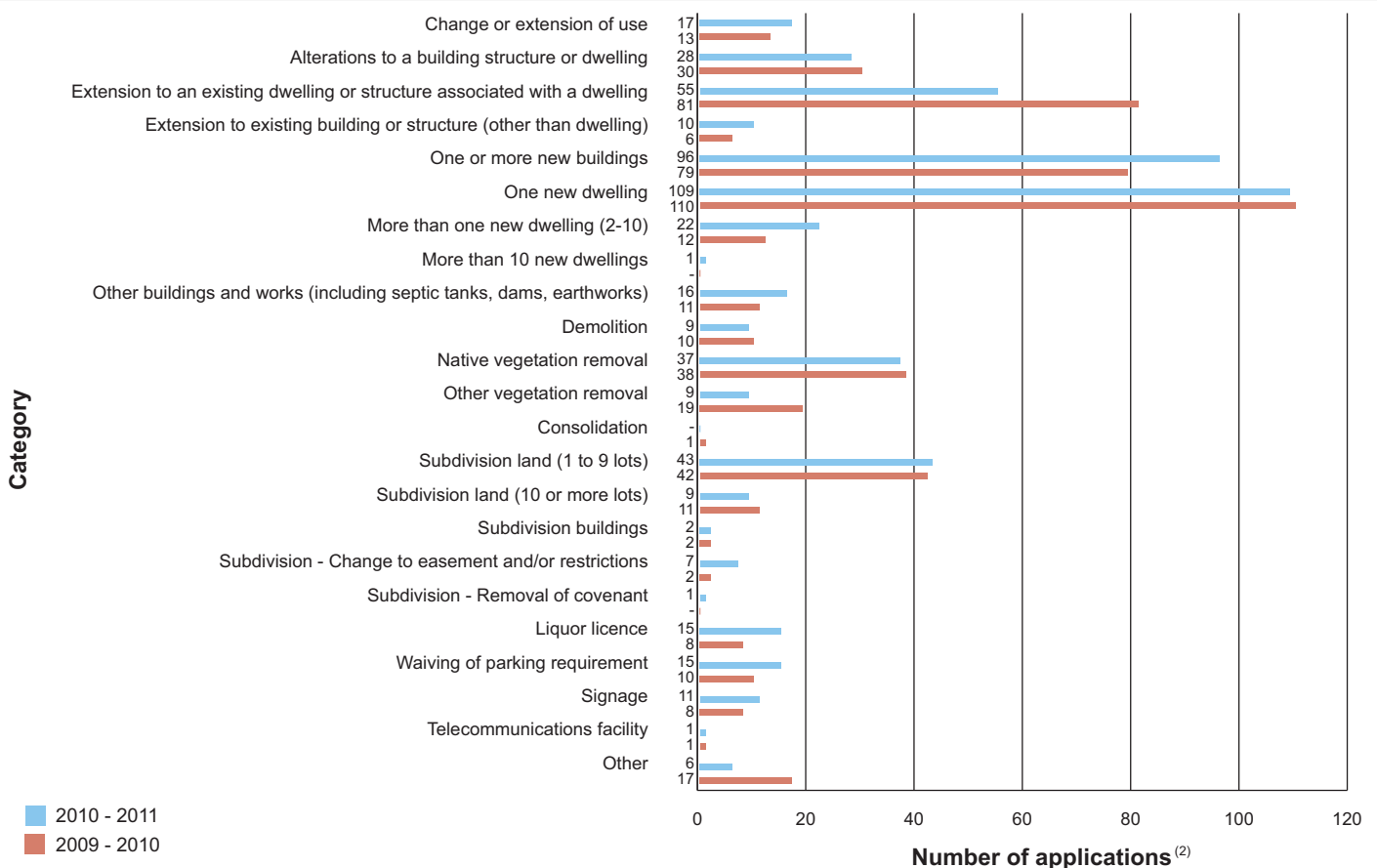
■ Agriculture
■ Food and drink premises
■ Industry and warehouse
■ Leisure and recreation
■ Office
■ Place of assembly
■ Residence
■ Retail
■ Vacant
■ Other Land use

Permitted land use

1%
4%
7%
2%
0%
0%
79%
2%
0%
5%



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required
 (2) Applications can contain multiple categories

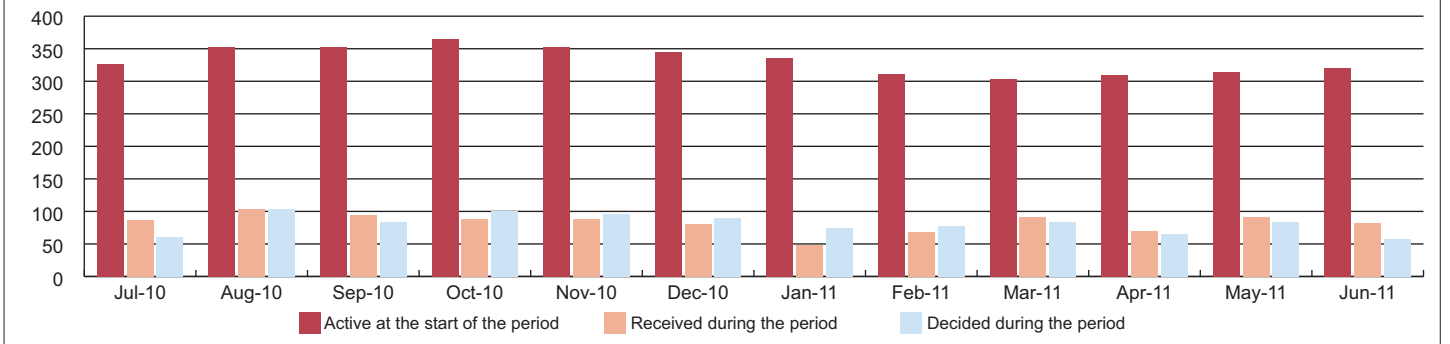


Planning scheme: Manningham
Location: 20 km north-east of Melbourne
Area: 113 sq. km
Population density: 1004 persons per sq. km
Major centres: Doncaster; Templestowe; Warrandyte

Manningham is a city of contrasts with the urban areas in the west and central part of the municipality and the rural properties and hobby farms in the east. The key parts of the economy are retailing, property, business, health and community services.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	936	899	994	10.6%
New applications	891 (95%)	826 (91%)	886 (89%)	7.3%
Amended permit applications	45 (5%)	73 (8%)	108 (11%)	47.9%
Combined applications	0	0	0 (0%)	0.0%
Total decisions⁽²⁾	861	727	884	21.6%
Permit/NOD (includes amended permits)	818 (95%)	706 (97%)	862 (98%)	22.1%
Refusal	43 (5%)	21 (2%)	22 (2%)	4.8%
Withdrawn, not required, lapsed	138	140	91	-35.0%
Amended permits issued	39	57	89	56.1%
Decisions made under delegation	846 (98%)	710 (97%)	863 (98%)	21.5%
Review lodged at VCAT	70 (7%)	71 (8%)	53 (6%)	-25.4%

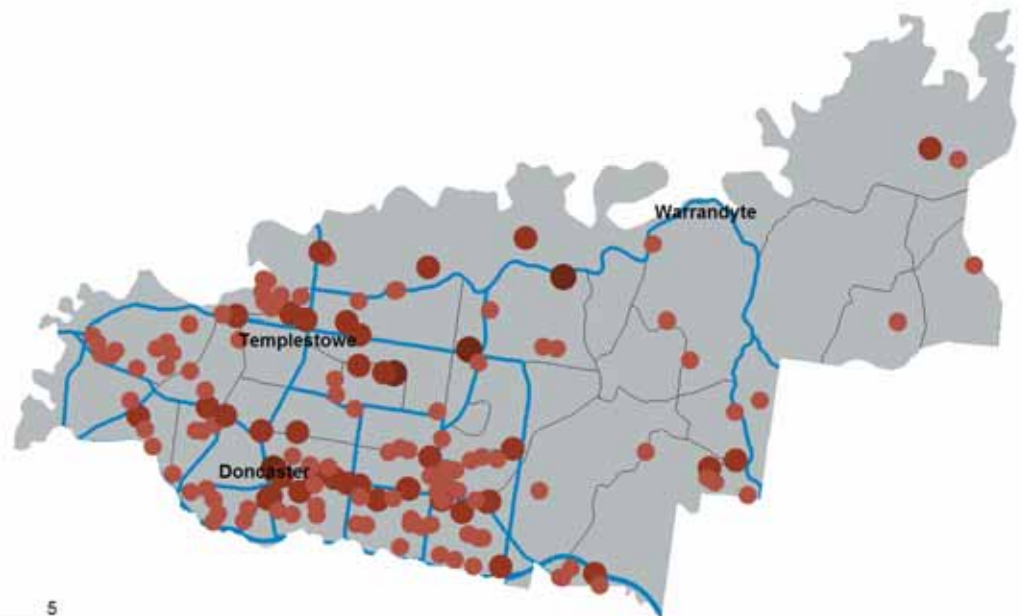
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (0)
- Between \$500k and \$1m (108)
- Between \$1m and \$10m (38)
- Between \$10m and \$50m (4)
- Greater than \$50m (0)



(1) Includes 1 application relating to bushfire affected properties
 (2) Includes 1 planning permit issued relating to bushfire affected properties



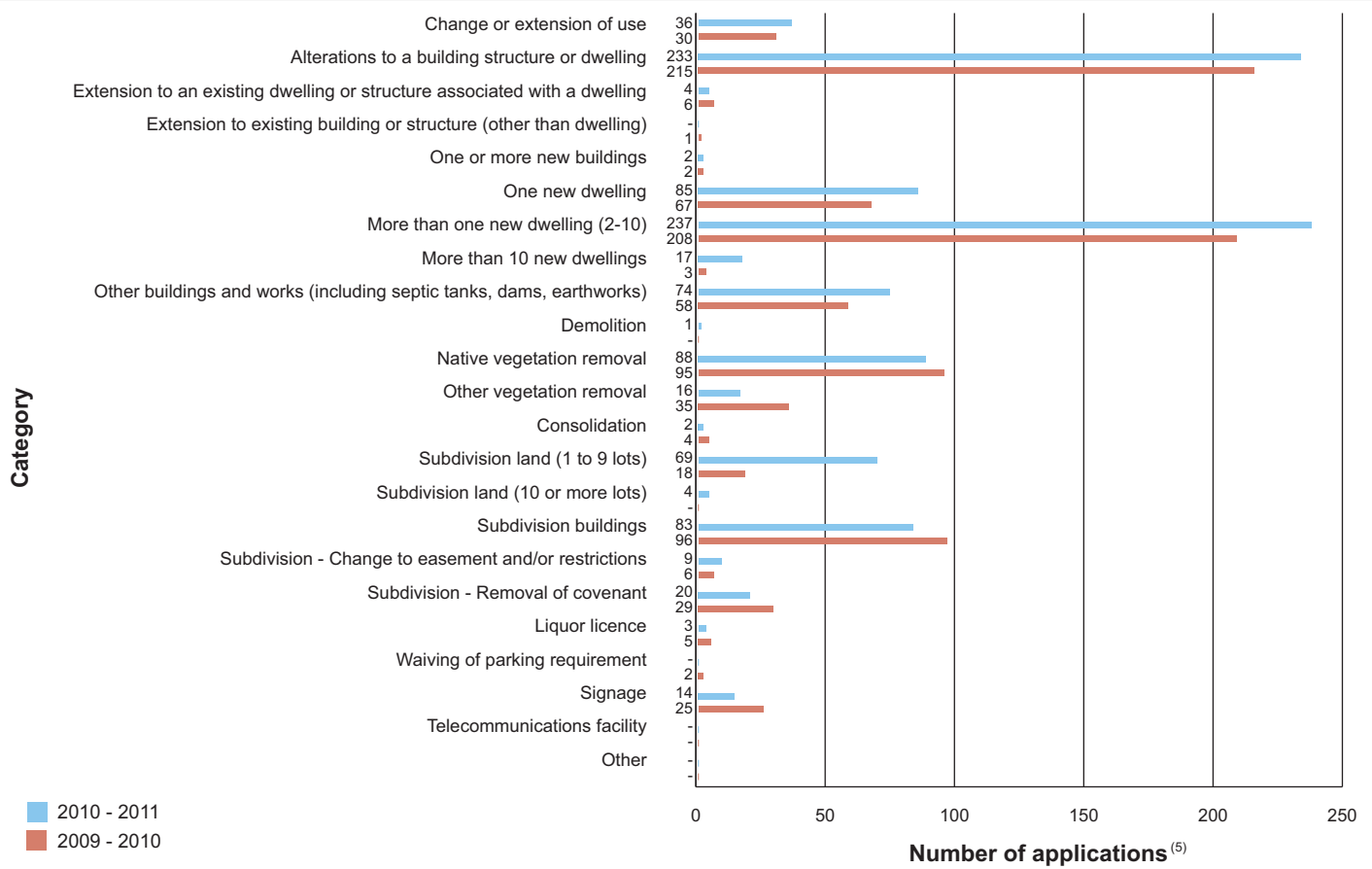
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$372,928	\$447,781	20.1%	\$337,729	\$335,638
Average fee per application	\$415	\$450	8.4%	\$412	\$420
Total estimated cost of works	\$228,294,278	\$308,414,601	35.1%	\$594,659,990	\$762,747,681
Average cost of works per application	\$323,363	\$348,885	7.9%	\$559,680	\$722,831
Average gross days to decision ⁽³⁾	121	123	1.7%	139	59
Median processing days ⁽³⁾	91	91	0.0%	84	91
Within statutory timeframe ⁽⁴⁾	71%	84%	13.0%	59%	57%
Applications with:					
Further information	481 (57%)	562 (58%)	16.8%	510 (43%)	516 (44%)
Public notice	437 (58%)	513 (53%)	17.4%	490 (41%)	533 (46%)
Referrals	130 (17%)	193 (20%)	48.5%	282 (24%)	202 (17%)
Objections	146 (20%)	204 (21%)	39.7%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 105 permits issued that included a change of land use



Application categories for applications received



(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Due to data submission issues, Statutory Timeframes were not accurately reported

(5) Applications can contain multiple categories



Planning Permit Activity Report

1 July 2010 - 30 June 2011

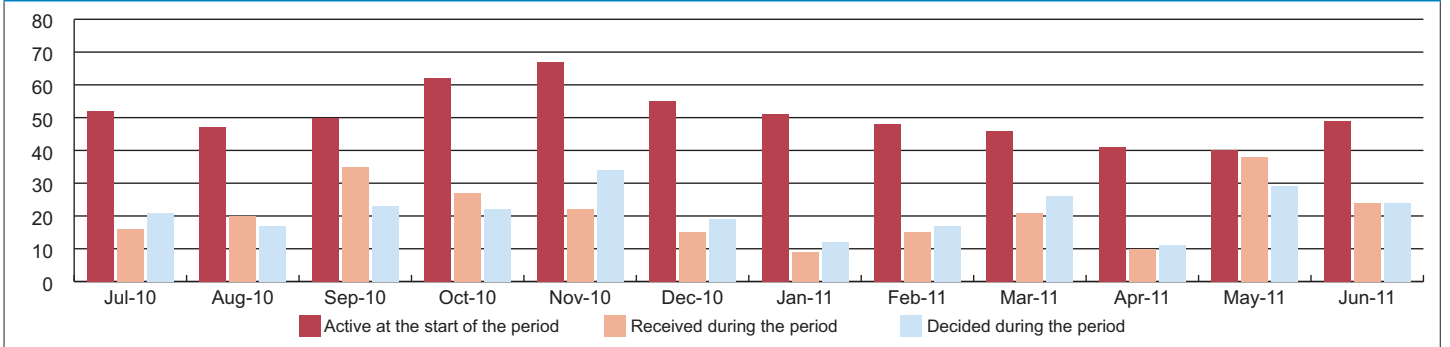


Planning scheme: Mansfield
Location: 116 km north-east of Melbourne
Area: 3892 sq. km
Population density: 2 persons per sq. km
Major centres: Mansfield, Mt Buller

The township of Mansfield provides a gateway to the Alpine National Park as well as the major ski resort of Mt Buller. The shire also features a range of farming and tourist-related industries.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	232	242	252	4.1%
New applications	214 (92%)	235 (97%)	251 (100%)	6.8%
Amended permit applications	15 (6%)	4 (1%)	0 (0%)	-100.0%
Combined applications	3 (1%)	3 (1%)	1 (0%)	-66.7%
Total decisions	247	211	245	16.1%
Permit/NOD (includes amended permits)	244 (99%)	208 (99%)	242 (99%)	16.3%
Refusal	3 (1%)	3 (1%)	3 (1%)	0.0%
Withdrawn, not required, lapsed	8	20	10	-50.0%
Amended permits issued	20	4	0	-100%
Decisions made under delegation	233 (94%)	202 (95%)	229 (93%)	13.4%
Review lodged at VCAT	2 (1%)	3 (1%)	2 (1%)	-33.3%

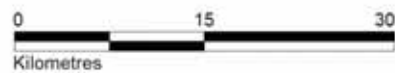
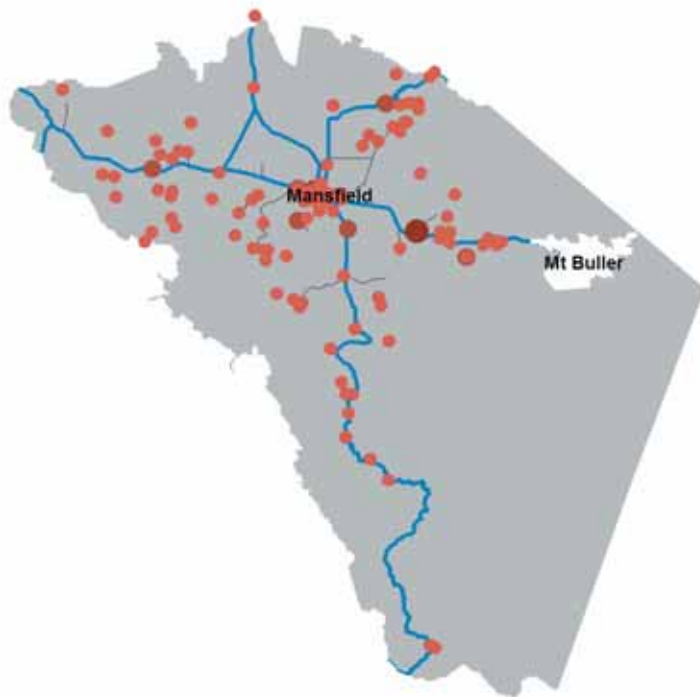
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (140)
- Between \$500k and \$1m (7)
- Between \$1m and \$10m (3)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)

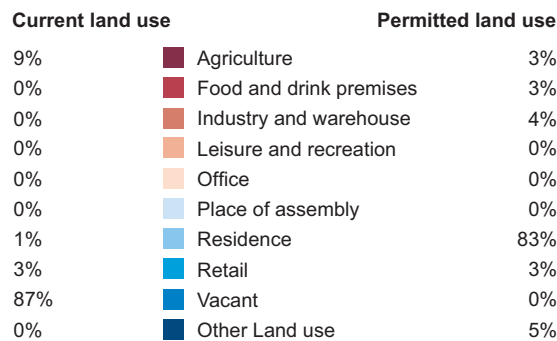
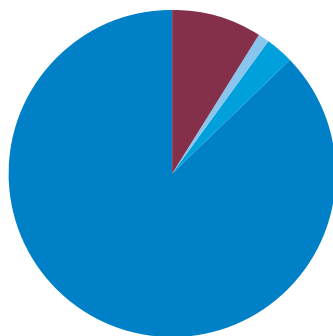




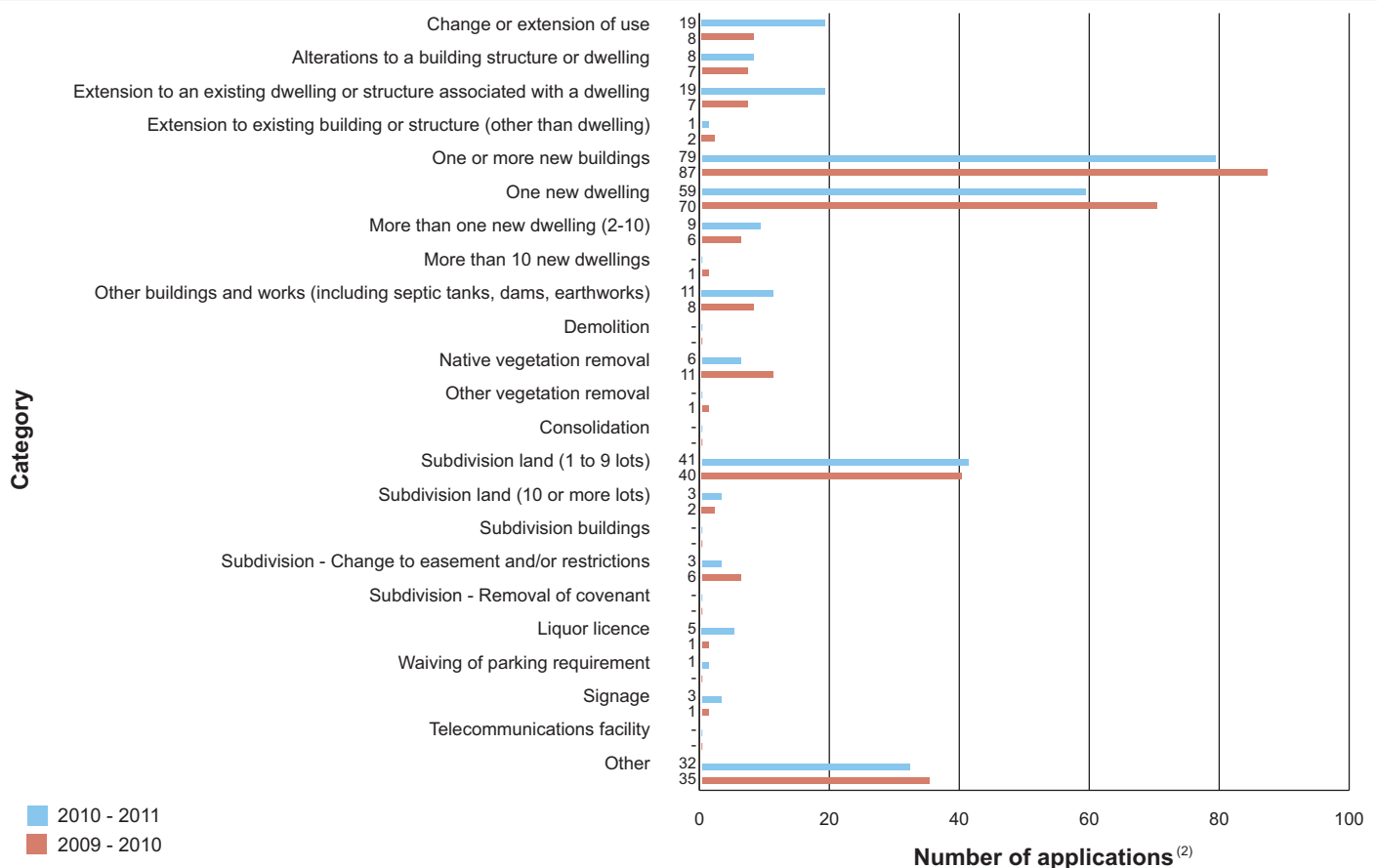
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$91,170	\$99,908	9.6%	\$100,916	\$61,490
Average fee per application	\$377	\$396	5.0%	\$361	\$338
Total estimated cost of works	\$23,599,489	\$26,466,326	12.1%	\$83,689,856	\$58,611,795
Average cost of works per application	\$113,459	\$108,026	-4.8%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	75	74	-1.3%	128	46
Median processing days ⁽¹⁾	39	44	12.8%	60	54
Within statutory timeframe	90%	87%	-3.0%	70%	75%
Applications with:					
Further information	86 (37%)	113 (44%)	31.4%	130 (35%)	75 (32%)
Public notice	95 (41%)	110 (43%)	15.8%	145 (39%)	89 (38%)
Referrals	94 (40%)	95 (37%)	1.1%	180 (48%)	119 (51%)
Objections	11 (5%)	10 (4%)	-9.1%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 75 permits issued that included a change of land use

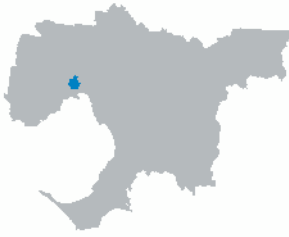


Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

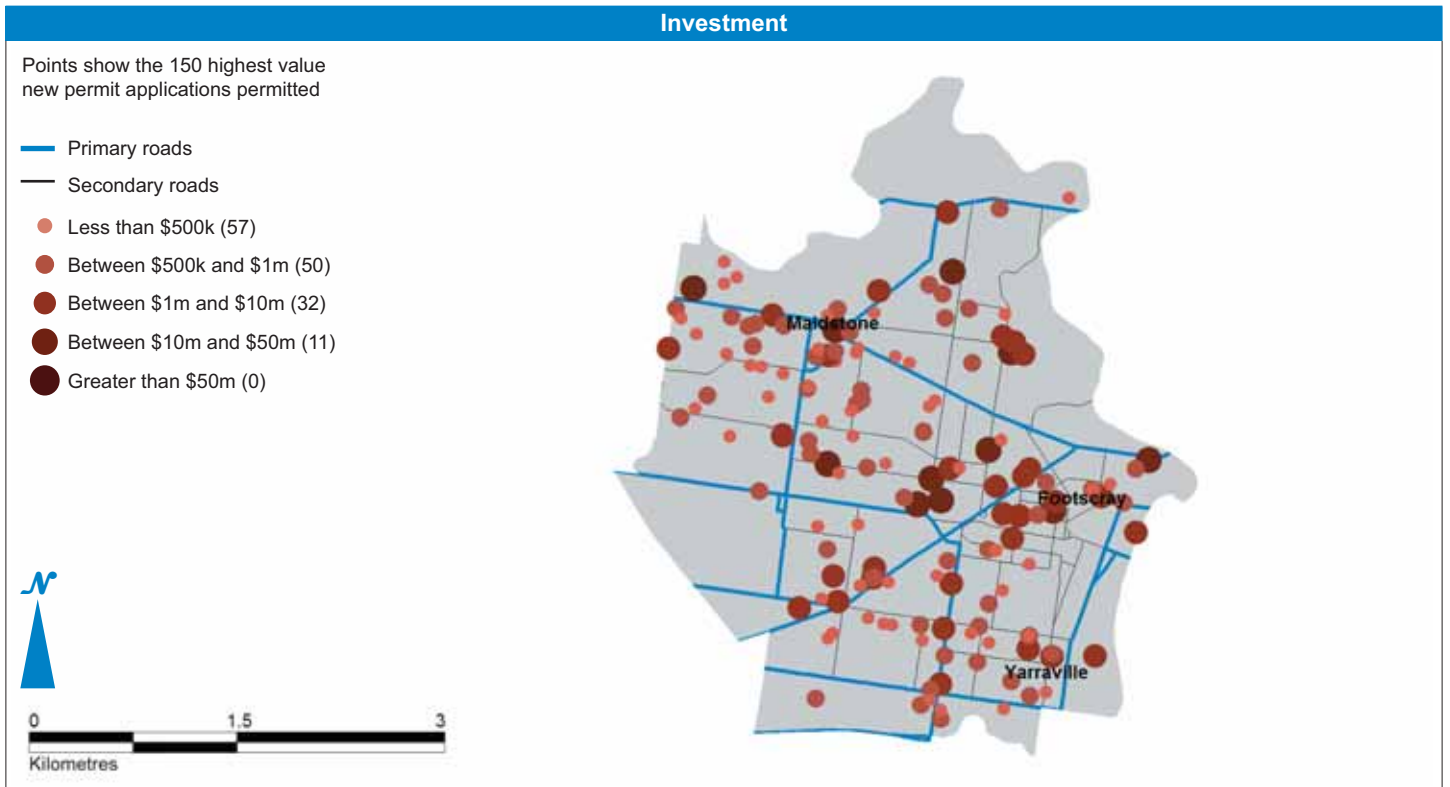
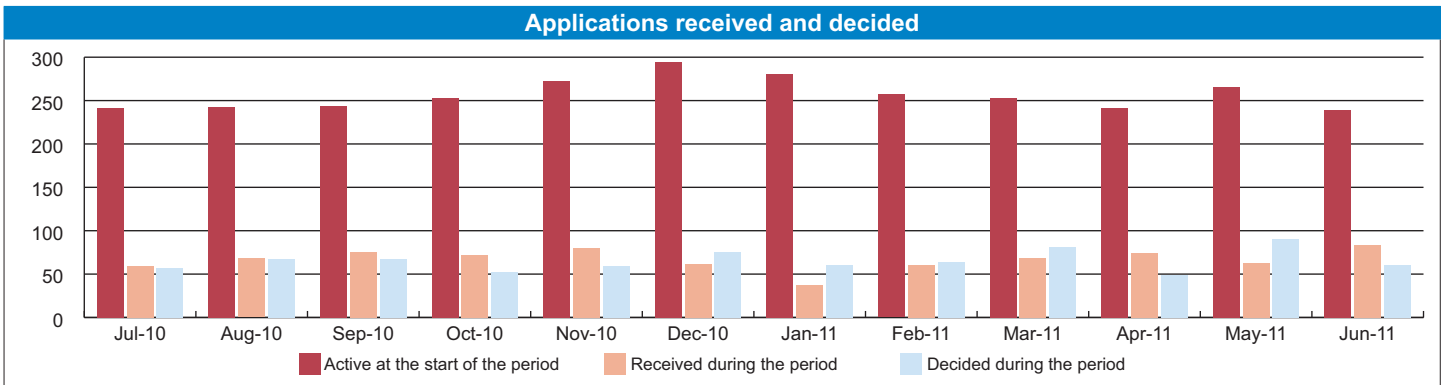
(2) Applications can contain multiple categories



Planning scheme: Maribyrnong
Location: 6 km west of Melbourne
Area: 31 sq. km
Population density: 1962 persons per sq. km
Major centres: Footscray; Yarraville; Maidstone

The city of Maribyrnong is located in the inner western region of Melbourne. The area includes a large industrial sector and has the second most ethnically diverse population in Victoria.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	819	735	803	9.3%
New applications	694 (85%)	661 (89%)	721 (90%)	9.1%
Amended permit applications	125 (15%)	74 (10%)	82 (10%)	10.8%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	683	665	706	6.2%
Permit/NOD (includes amended permits)	656 (96%)	630 (95%)	685 (97%)	8.7%
Refusal	27 (4%)	35 (4%)	21 (3%)	-40.0%
Withdrawn, not required, lapsed	75	84	77	-8.3%
Amended permits issued	83	66	70	6.1%
Decisions made under delegation	649 (95%)	628 (94%)	667 (94%)	6.2%
Review lodged at VCAT	58 (7%)	54 (7%)	50 (7%)	-7.4%



(1) 8 applications were received where the Minister was the Responsible Authority



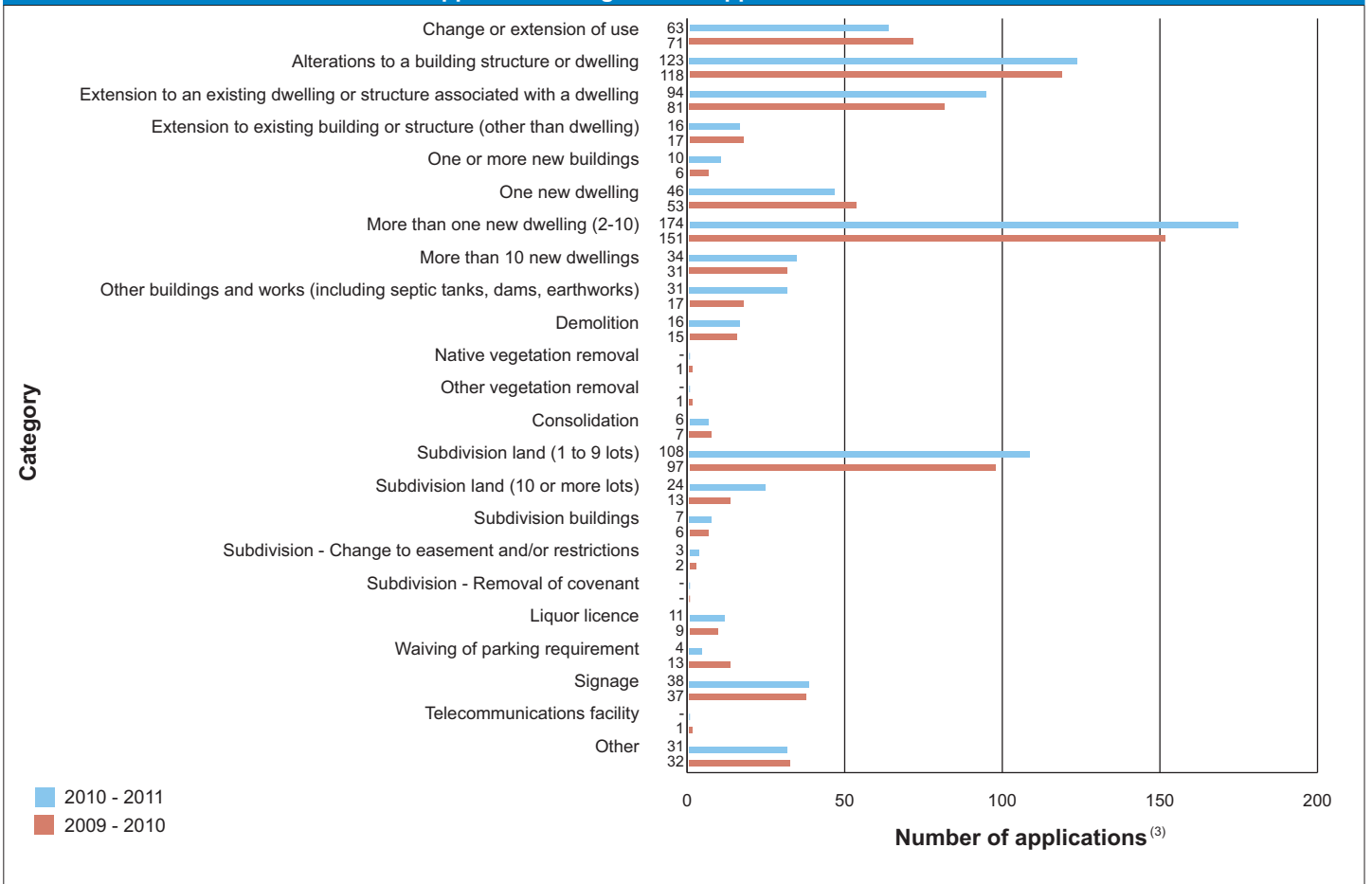
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$425,227	\$480,107	12.9%	\$337,729	\$335,638
Average fee per application	\$579	\$598	3.3%	\$412	\$420
Total estimated cost of works	\$515,421,209	\$483,239,377	-6.2%	\$594,659,990	\$762,747,681
Average cost of works per application	\$818,129	\$684,475	-16.3%	\$559,680	\$722,831
Average gross days to decision ⁽²⁾	110	125	13.6%	139	59
Median processing days ⁽²⁾	72	76	5.6%	84	91
Within statutory timeframe	57%	53%	-4.0%	59%	57%
Applications with:					
Further information	262 (34%)	355 (45%)	35.5%	510 (43%)	516 (44%)
Public notice	311 (43%)	350 (45%)	12.5%	490 (41%)	533 (46%)
Referrals	158 (21%)	113 (14%)	-28.5%	282 (24%)	202 (17%)
Objections	146 (21%)	164 (21%)	12.3%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 99 permits issued that included a change of land use

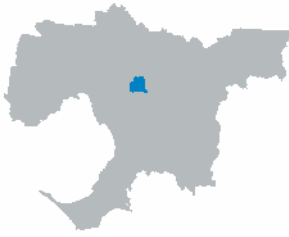


Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

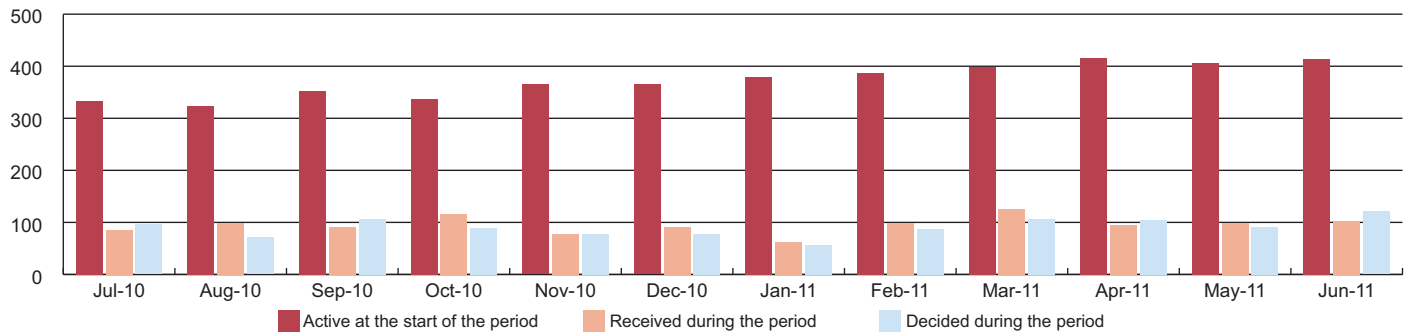


Planning scheme: Maroondah
Location: 30 km east of Melbourne
Area: 61 sq. km
Population density: 1634 persons per sq. km
Major centres: Ringwood; Croydon; Heathmont

The economy of Maroondah is dominated by the retail sector, anchored by the two main business centres at Ringwood and Croydon. There is also a significant concentration of industry in the south of the city.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	977	1,128	1,142	1.2%
New applications	952 (97%)	1,092 (96%)	1,097 (96%)	0.5%
Amended permit applications	25 (3%)	36 (3%)	45 (4%)	25.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	873	1,036	988	-4.6%
Permit/NOD (includes amended permits)	810 (93%)	938 (91%)	906 (92%)	-3.4%
Refusal	63 (7%)	98 (8%)	82 (8%)	-16.3%
Withdrawn, not required, lapsed	62	79	113	43.0%
Amended permits issued	18	27	23	-14.8%
Decisions made under delegation	850 (97%)	1,004 (96%)	973 (98%)	-3.1%
Review lodged at VCAT	77 (8%)	64 (6%)	60 (6%)	-6.3%

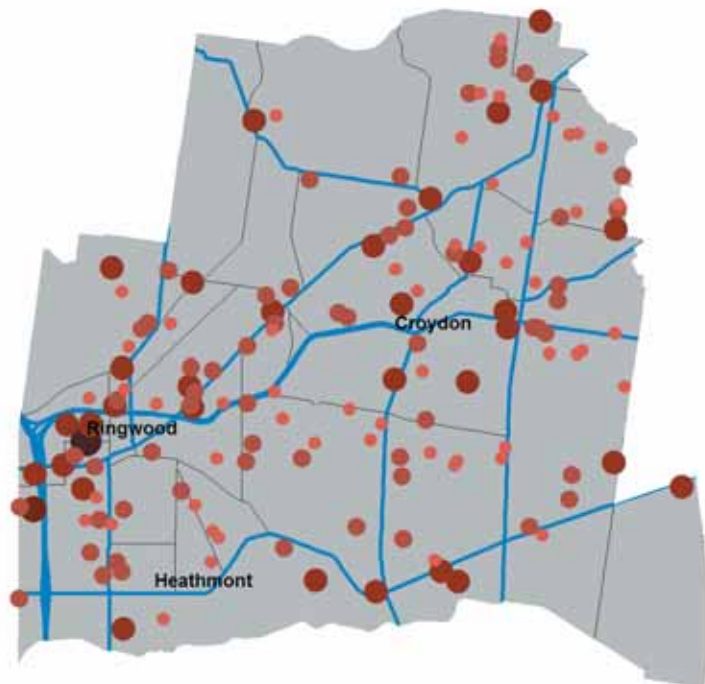
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (56)
- Between \$500k and \$1m (58)
- Between \$1m and \$10m (34)
- Between \$10m and \$50m (1)
- Greater than \$50m (1)





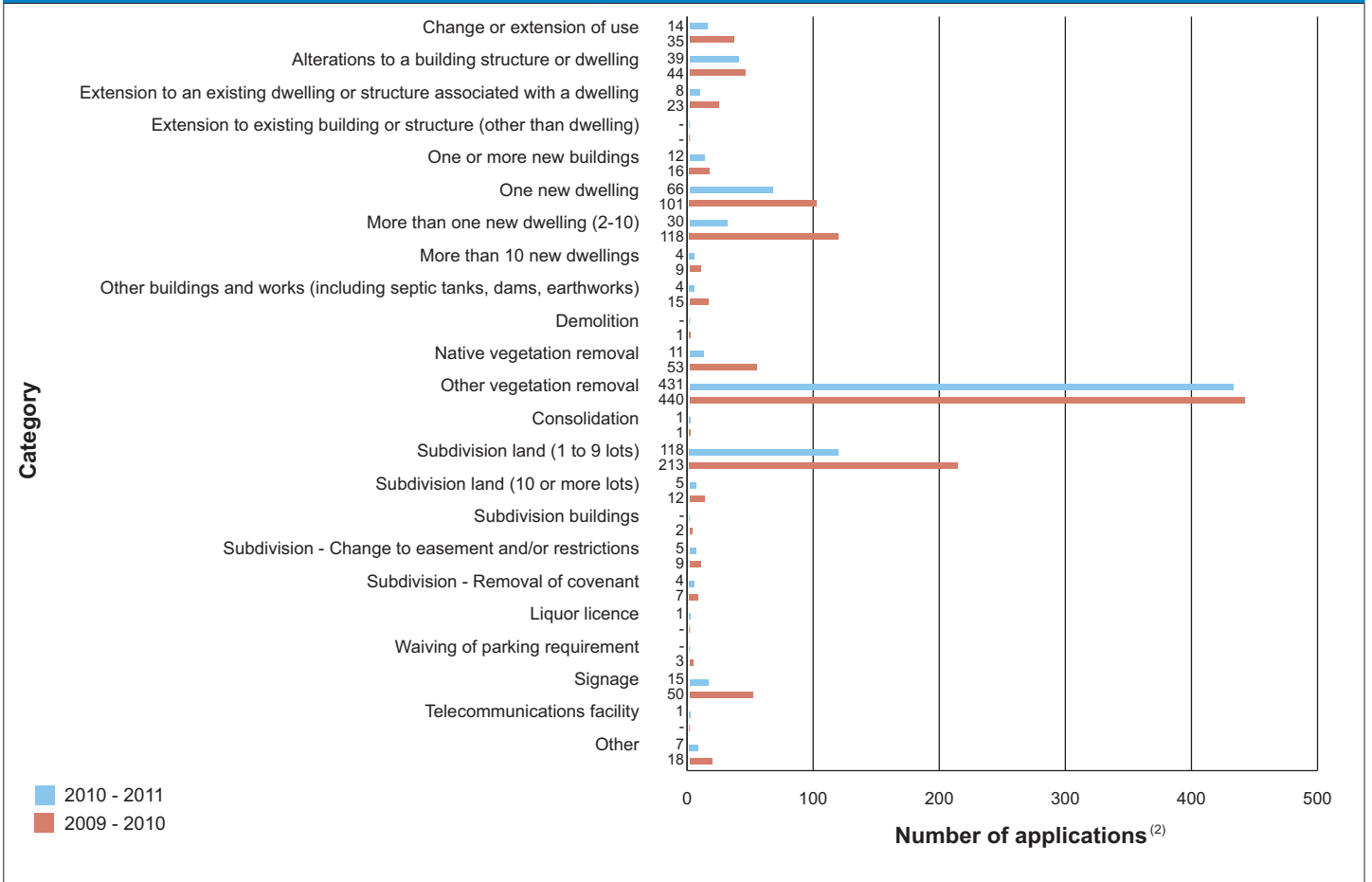
	2009/2010	2010/2011	% Change	Metropolitan average	OU Group average
Value of fees	\$443,249	\$449,282	1.4%	\$337,729	\$365,143
Average fee per application	\$393	\$397	1.0%	\$412	\$365
Total estimated cost of works	\$187,663,759	\$227,976,355	21.5%	\$594,659,990	\$360,945,983
Average cost of works per application	\$200,068	\$243,825	21.9%	\$559,680	\$285,502
Average gross days to decision ⁽¹⁾	103	113	9.7%	139	57
Median processing days ⁽¹⁾	66	66	0.0%	84	78
Within statutory timeframe	62%	57%	-5.0%	59%	63%
Applications with:					
Further information	249 (22%)	240 (23%)	-3.6%	510 (43%)	566 (40%)
Public notice	360 (32%)	358 (34%)	-0.6%	490 (41%)	511 (36%)
Referrals	405 (36%)	359 (34%)	-11.4%	282 (24%)	371 (26%)
Objections	174 (16%)	131 (13%)	-24.7%	227 (19%)	190 (13%)

Permits for change of land use

Based on the 62 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

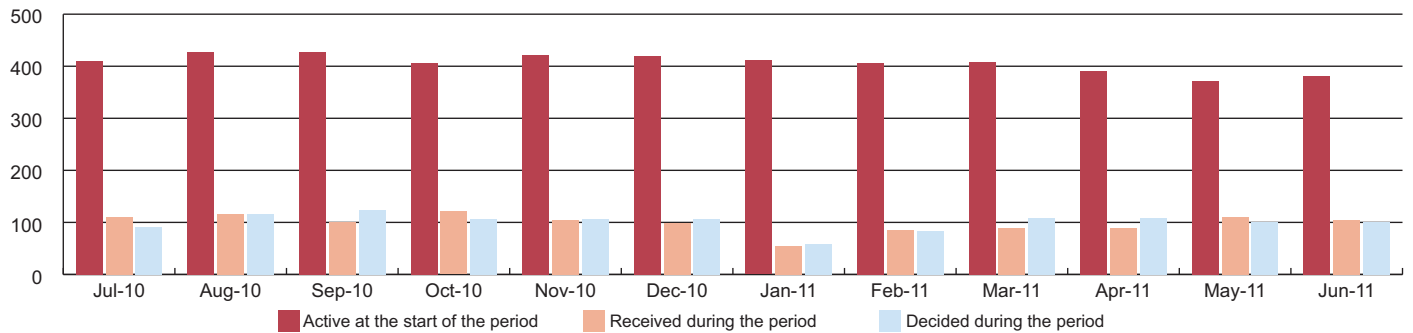


Planning scheme: Melbourne
Location: Hub of Metropolitan Melbourne
Area: 36 sq. km
Population density: 1400 persons per sq. km
Major centres: Melbourne; Carlton; Kensington

The city of Melbourne is the commercial, retail and transport focus of the metropolitan area. The major features of the city include the Port of Melbourne, sporting, leisure and arts complexes, parks and gardens, as well as universities and hospitals.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,274	1,255	1,188	-5.3%
New applications	1,148 (90%)	1,165 (92%)	1,081 (91%)	-7.2%
Amended permit applications	126 (10%)	90 (7%)	107 (9%)	18.9%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,163	1,172	1,095	-6.6%
Permit/NOD (includes amended permits)	1,133 (97%)	1,132 (97%)	1,062 (97%)	-6.2%
Refusal	30 (3%)	40 (3%)	33 (3%)	-17.5%
Withdrawn, not required, lapsed	108	130	117	-10.0%
Amended permits issued	107	88	100	13.6%
Decisions made under delegation	1,101 (95%)	1,123 (95%)	1,055 (96%)	-6.1%
Review lodged at VCAT	103 (8%)	107 (8%)	87 (8%)	-18.7%

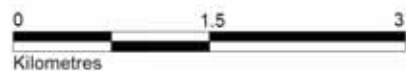
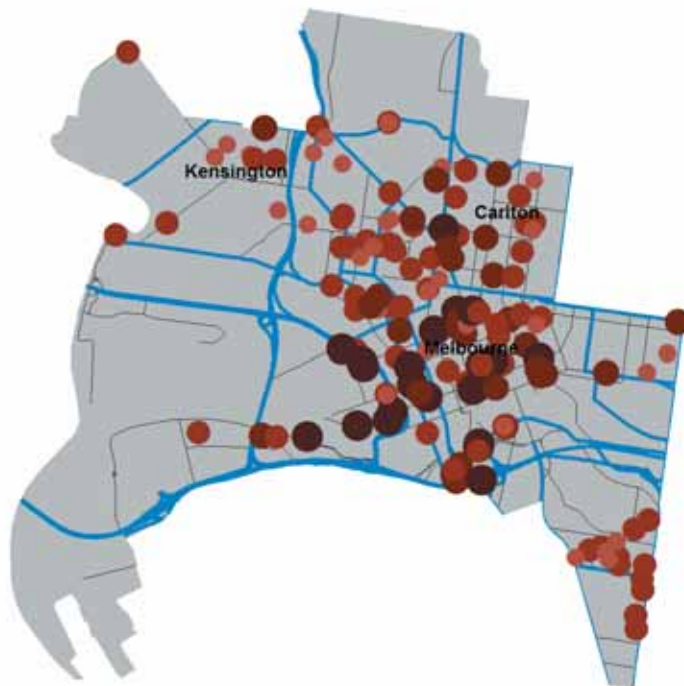
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (0)
- Between \$500k and \$1m (30)
- Between \$1m and \$10m (70)
- Between \$10m and \$50m (27)
- Greater than \$50m (23)



(1) 78 applications were received where the Minister was the Responsible Authority



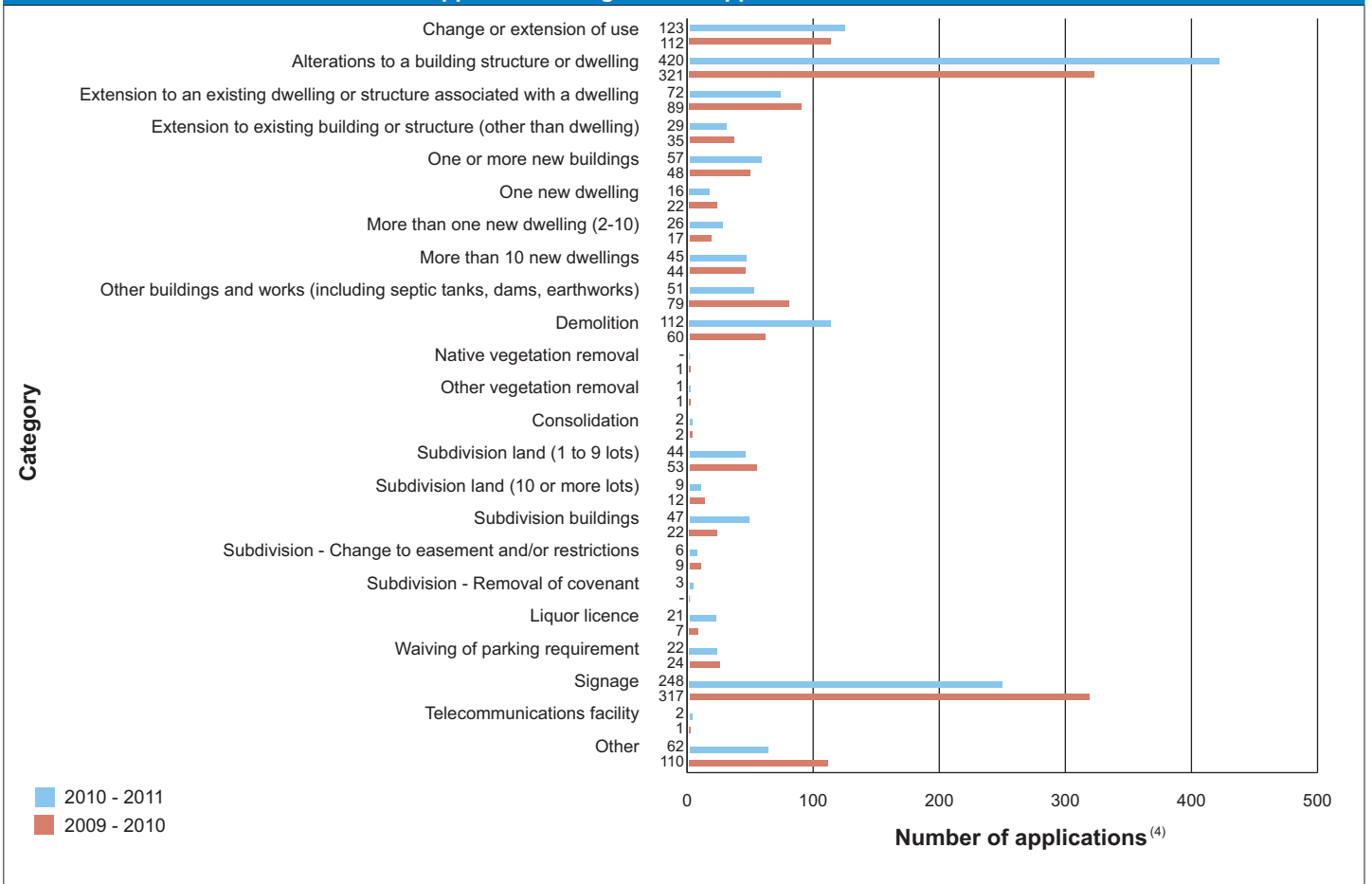
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$905,848	\$1,014,594	12.0%	\$337,729	\$335,638
Average fee per application	\$722	\$854	18.3%	\$412	\$420
Total estimated cost of works ⁽²⁾	\$2,380,000,000	\$4,691,444,067	97.1%	\$594,659,990	\$762,747,681
Average cost of works per application ⁽²⁾	\$2,109,698	\$4,284,424	103.1%	\$559,680	\$722,831
Average gross days to decision ⁽³⁾	108	122	13.0%	139	59
Median processing days ⁽³⁾	61	63	3.3%	84	91
Within statutory timeframe	75%	75%	0.0%	59%	57%
Applications with:					
Further information	665 (51%)	552 (46%)	-17.0%	510 (43%)	516 (44%)
Public notice	360 (27%)	296 (24%)	-17.8%	490 (41%)	533 (46%)
Referrals	226 (17%)	216 (18%)	-4.4%	282 (24%)	202 (17%)
Objections	244 (20%)	200 (17%)	-18.0%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 277 permits issued that included a change of land use



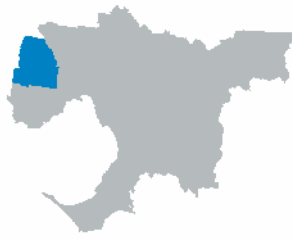
Application categories for applications received



(2) Large increase in cost of works due to significant development applications

(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

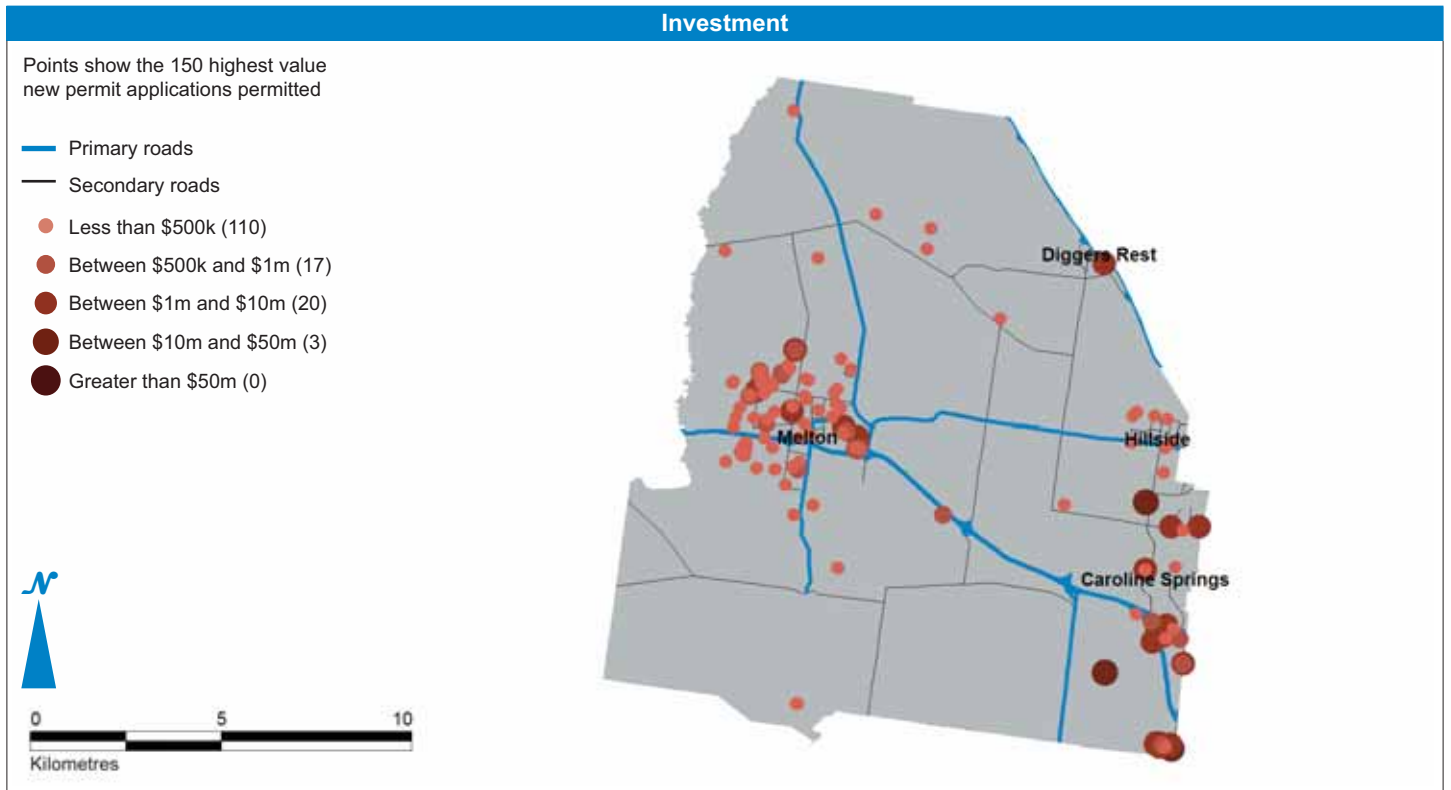
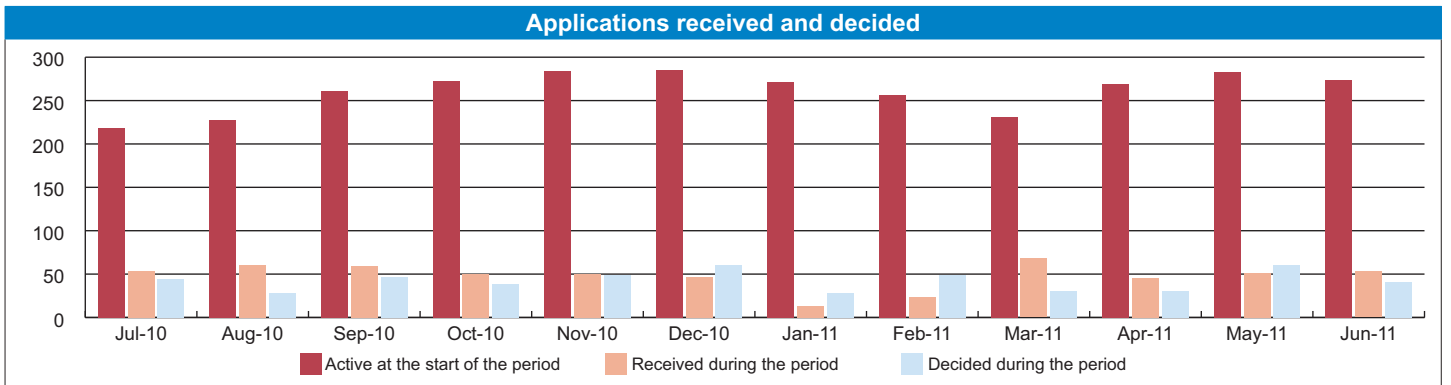
(4) Applications can contain multiple categories



Planning scheme: Melton
Location: 40km west of Melbourne
Area: 527 sq. km
Population density: 100 persons per sq. km
Major centres: Melton; Diggers Rest; Hillside; Caroline Springs

Melton's economy and settlement provide a contrast between the large centre of Melton and its substantial rural hinterland. More recently, suburbs such as Hillside and Caroline Springs have emerged as major growth areas in the east of the municipality.

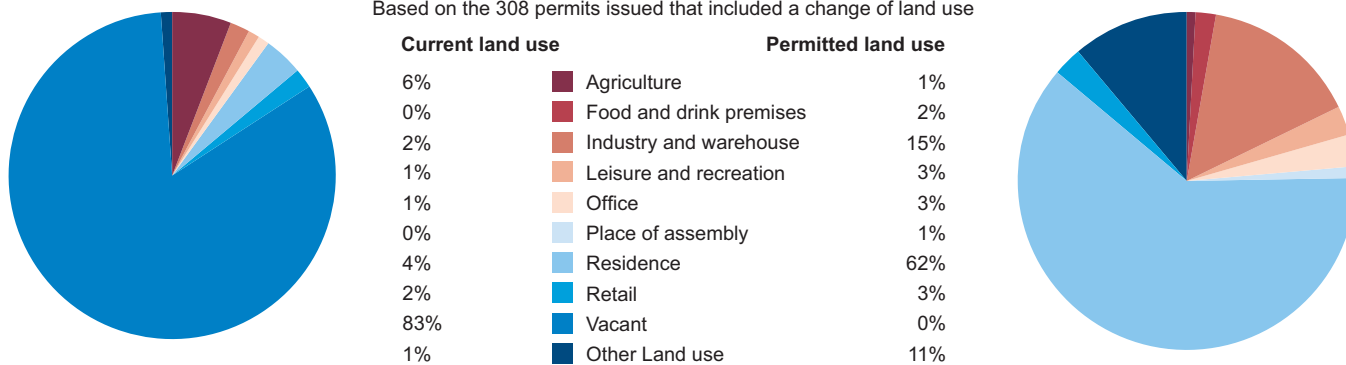
	2008/2009	2009/2010	2010/2011	% Change
Total applications received	500	522	575	10.2%
New applications	416 (83%)	438 (83%)	483 (84%)	10.3%
Amended permit applications	84 (17%)	82 (15%)	91 (16%)	11.0%
Combined applications	0	2	1 (0%)	-50.0%
Total decisions	491	489	483	-1.2%
Permit/NOD (includes amended permits)	471 (96%)	456 (93%)	459 (95%)	0.7%
Refusal	20 (4%)	33 (6%)	24 (5%)	-27.3%
Withdrawn, not required, lapsed	48	37	24	-35.1%
Amended permits issued	84	84	67	-20.2%
Decisions made under delegation	470 (96%)	457 (93%)	456 (94%)	-0.2%
Review lodged at VCAT	24 (5%)	53 (10%)	20 (4%)	-62.3%



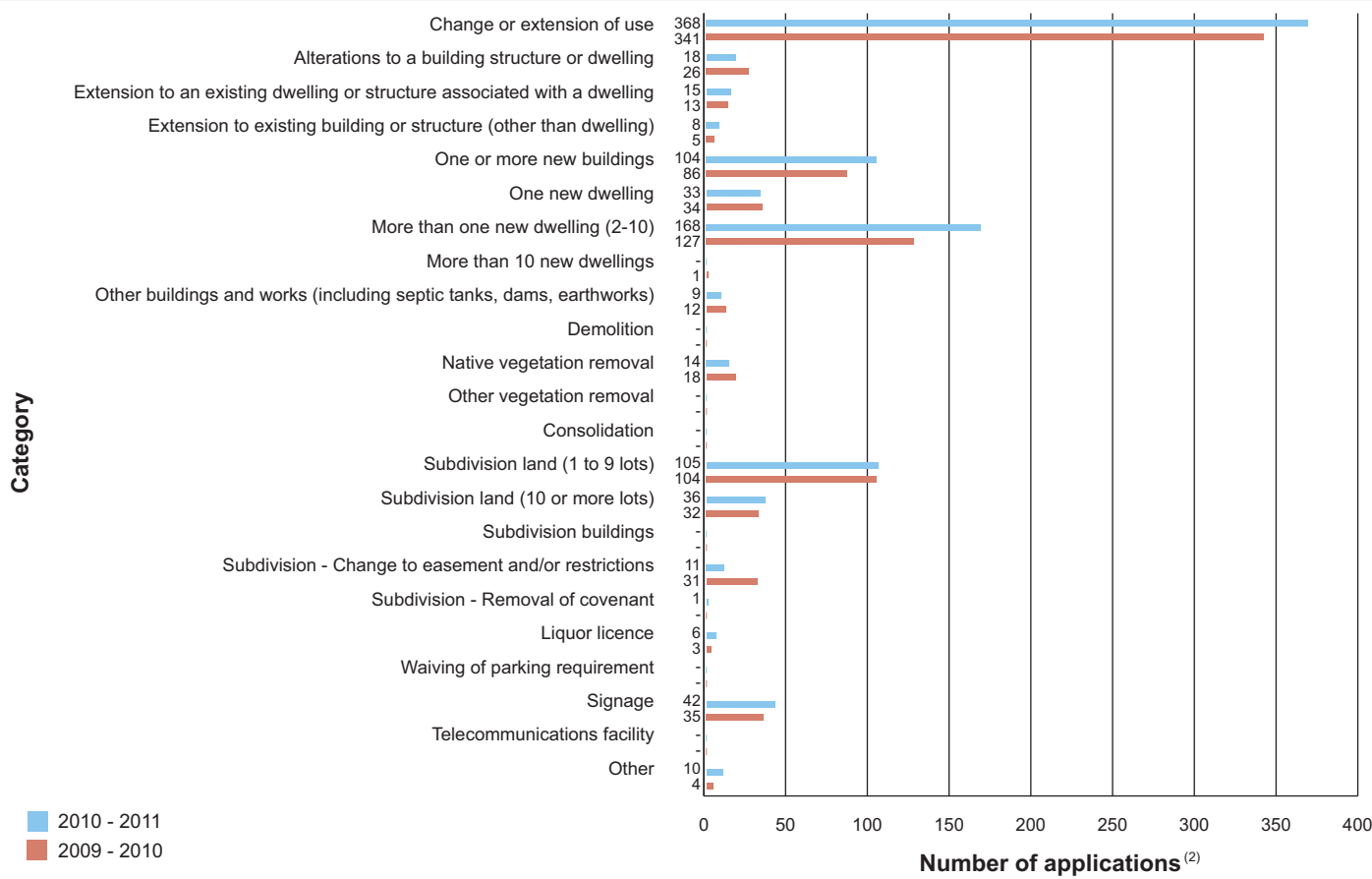
	2009/2010	2010/2011	% Change	Metropolitan average	GA Group average
Value of fees	\$316,588	\$313,867	-0.9%	\$337,729	\$307,452
Average fee per application	\$606	\$546	-9.9%	\$412	\$478
Total estimated cost of works	\$245,811,467	\$249,337,177	1.4%	\$594,659,990	\$402,015,591
Average cost of works per application	\$539,060	\$516,226	-4.2%	\$559,680	\$493,069
Average gross days to decision ⁽¹⁾	107	106	-0.9%	139	59
Median processing days ⁽¹⁾	66	73	10.6%	84	79
Within statutory timeframe	88%	87%	-1.0%	59%	61%
Applications with:					
Further information	358 (68%)	205 (40%)	-42.7%	510 (43%)	417 (47%)
Public notice	193 (36%)	199 (39%)	3.1%	490 (41%)	326 (36%)
Referrals	419 (79%)	430 (85%)	2.6%	282 (24%)	399 (45%)
Objections	9 (1%)	49 (10%)	444.4%	227 (19%)	93 (10%)

Permits for change of land use

Based on the 308 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required
 (2) Applications can contain multiple categories



Planning Permit Activity Report

1 July 2010 - 30 June 2011

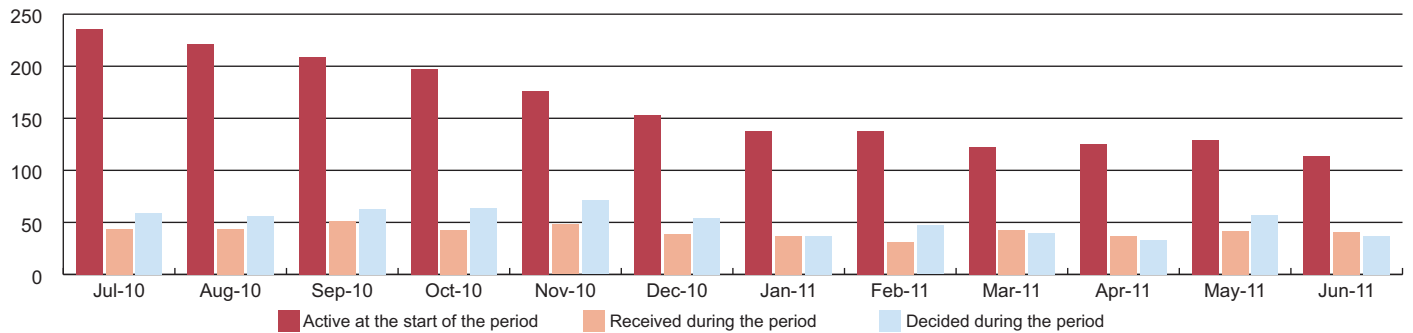


Planning scheme: Mildura
Location: 500 km north-west of Melbourne
Area: 22082 sq. km
Population density: 2 persons per sq. km
Major centres: Mildura; Red Cliffs; Merbein; Ouyen

Fruit and vegetable production are the most significant industries in Mildura, and more than 80% of Victoria's grapes and much of Victoria's citrus fruit is produced in the region. Mildura's temperate climate attracts many local and interstate visitors.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	521	642	500	-22.1%
New applications	457 (88%)	483 (75%)	372 (74%)	-23.0%
Amended permit applications	64 (12%)	156 (24%)	126 (25%)	-19.2%
Combined applications	0	3	2 (0%)	-33.3%
Total decisions	506	541	569	5.2%
Permit/NOD (includes amended permits)	477 (94%)	534 (99%)	561 (99%)	5.1%
Refusal	29 (6%)	7 (1%)	8 (1%)	14.3%
Withdrawn, not required, lapsed	51	74	49	-34.8%
Amended permits issued	54	158	103	-34.8%
Decisions made under delegation	419 (83%)	515 (95%)	556 (98%)	8.0%
Review lodged at VCAT	42 (8%)	31 (5%)	10 (2%)	-67.7%

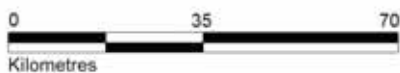
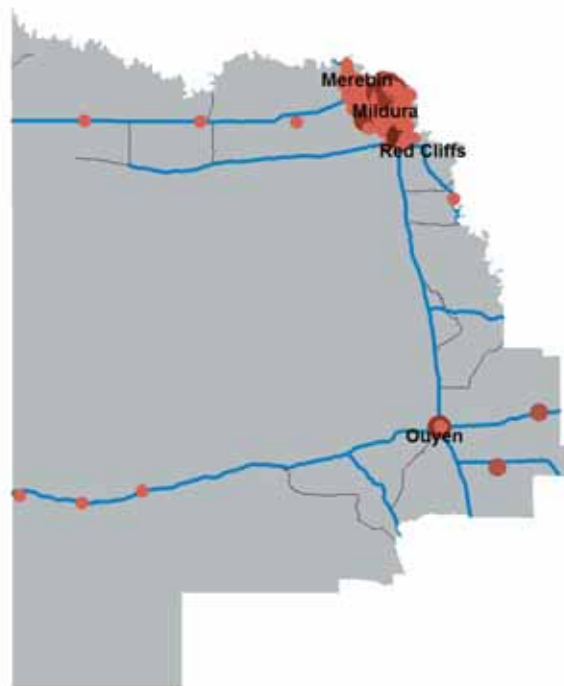
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (125)
- Between \$500k and \$1m (12)
- Between \$1m and \$10m (9)
- Between \$10m and \$50m (4)
- Greater than \$50m (0)

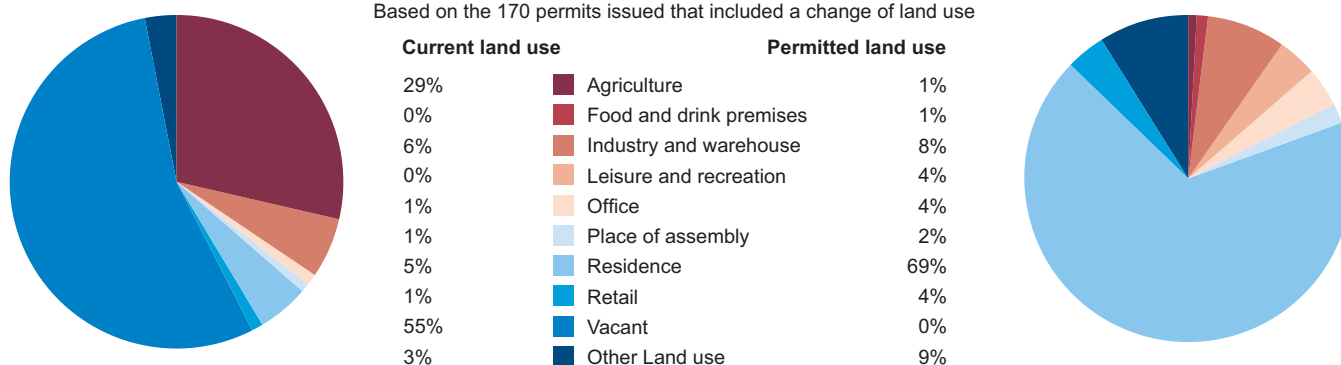




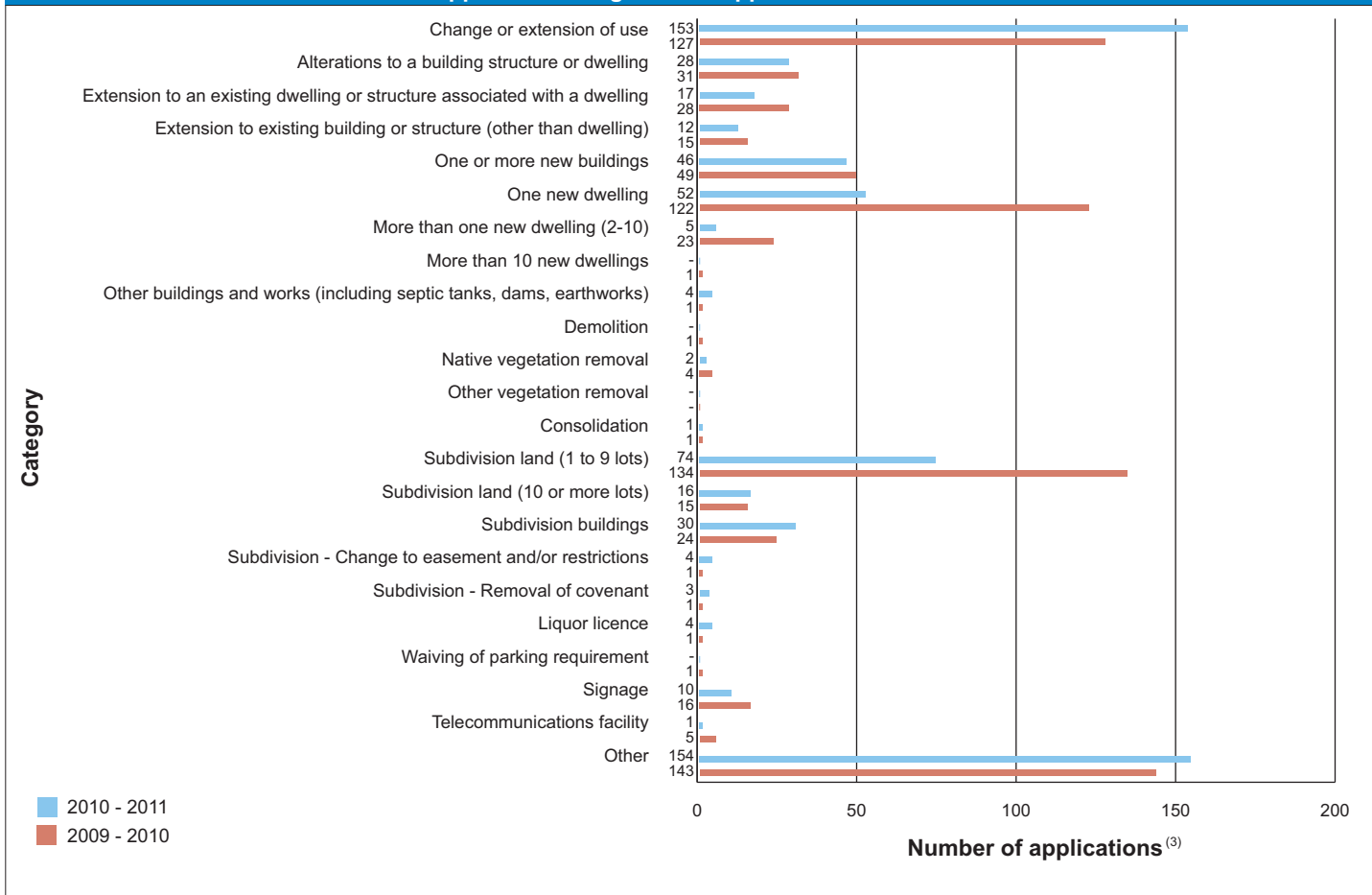
	2009/2010	2010/2011	% Change	Rural average	RC Group average
Value of fees	\$225,206	\$224,327	-0.4%	\$100,916	\$208,042
Average fee per application	\$351	\$449	27.9%	\$361	\$424
Total estimated cost of works ⁽¹⁾	\$86,209,892	\$166,432,006	93.1%	\$83,689,856	\$161,397,678
Average cost of works per application ⁽¹⁾	\$161,442	\$292,499	81.2%	\$244,222	\$261,246
Average gross days to decision ⁽²⁾	125	118	-5.6%	128	47
Median processing days ⁽²⁾	79	74	-6.3%	60	64
Within statutory timeframe	85%	74%	-11.0%	70%	66%
Applications with:					
Further information	210 (34%)	238 (39%)	13.3%	130 (35%)	241 (36%)
Public notice	155 (25%)	213 (34%)	37.4%	145 (39%)	288 (43%)
Referrals	184 (29%)	363 (59%)	97.3%	180 (48%)	342 (51%)
Objections	16 (2%)	23 (4%)	43.8%	32 (9%)	73 (11%)

Permits for change of land use

Based on the 170 permits issued that included a change of land use



Application categories for applications received



(1) Large increase in cost of works due to significant development applications

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

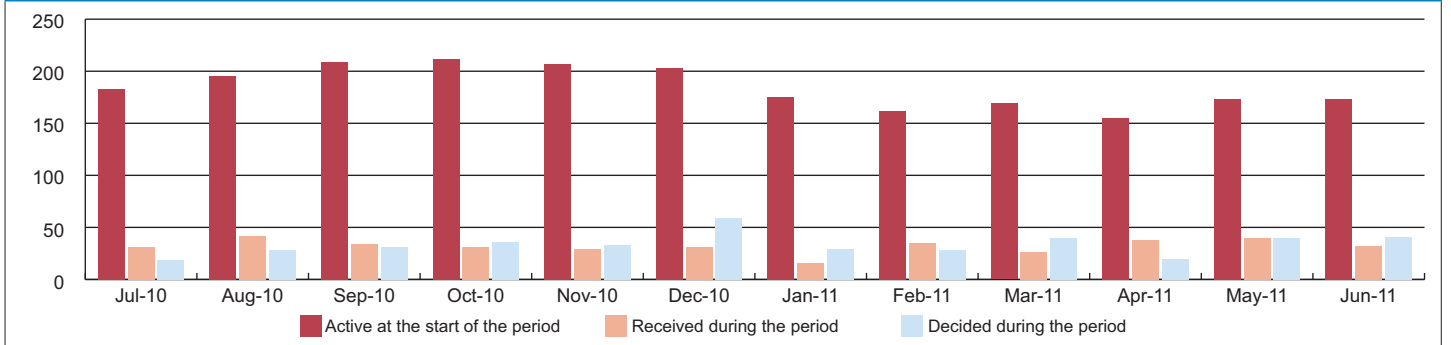


Planning scheme: Mitchell
Location: 80 km north of Melbourne
Area: 2862 sq. km
Population density: 10 persons per sq. km
Major centres: Seymour; Wallan; Kilmore; Broadford

The residents of Mitchell shire find work locally and by commuting to the Melbourne metropolitan area. The local economy is rural in nature, although the presence of Puckapunyal Military Base makes for large defence-sector employment.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	477	454	385	-15.2%
New applications	400 (84%)	395 (87%)	332 (86%)	-15.9%
Amended permit applications	77 (16%)	59 (12%)	52 (14%)	-11.9%
Combined applications	0	0	1 (0%)	
Total decisions	370	369	352	-4.6%
Permit/NOD (includes amended permits)	364 (98%)	360 (98%)	340 (97%)	-5.6%
Refusal	6 (2%)	9 (1%)	12 (3%)	33.3%
Withdrawn, not required, lapsed⁽²⁾	82	159	52	-67.3%
Amended permits issued	49	64	50	-21.9%
Decisions made under delegation	321 (87%)	329 (89%)	312 (89%)	-5.2%
Review lodged at VCAT	13 (3%)	16 (3%)	25 (7%)	56.3%

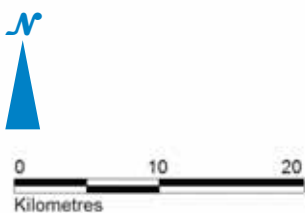
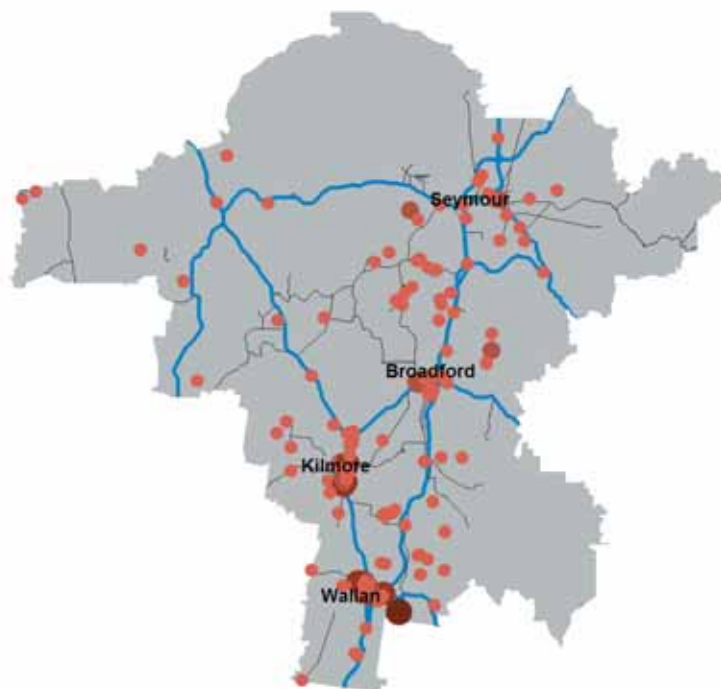
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (126)
- Between \$500k and \$1m (14)
- Between \$1m and \$10m (9)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)

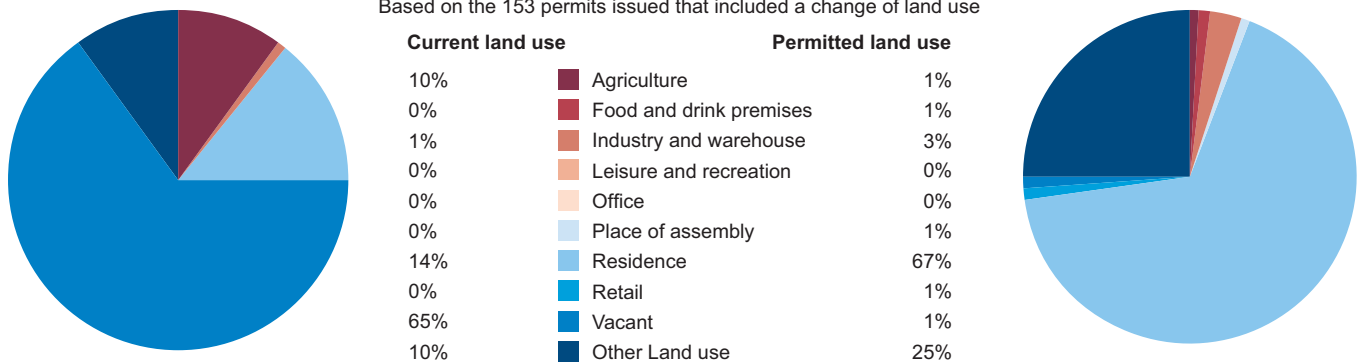


(1) Includes 9 applications relating to bushfire affected properties
 (2) Includes 7 planning consents relating to bushfire affected properties

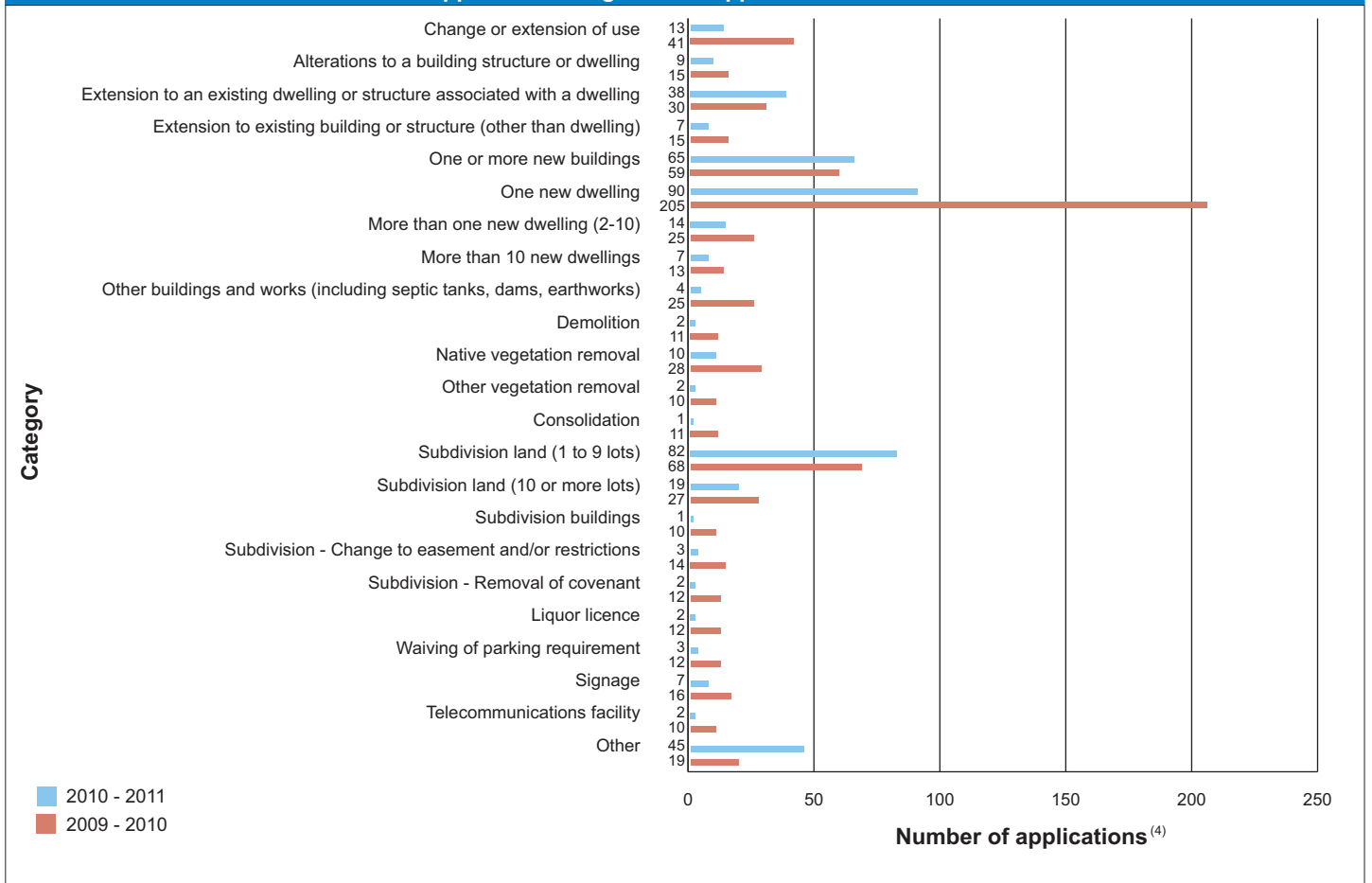
	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$181,984	\$161,721	-11.1%	\$100,916	\$112,070
Average fee per application	\$401	\$420	4.7%	\$361	\$310
Total estimated cost of works	\$66,425,200	\$81,470,636	22.7%	\$83,689,856	\$81,216,217
Average cost of works per application	\$184,514	\$231,451	25.4%	\$244,222	\$183,002
Average gross days to decision ⁽³⁾	139	223	60.4%	128	48
Median processing days ⁽³⁾	83	84	1.2%	60	65
Within statutory timeframe	60%	49%	-11.0%	70%	68%
Applications with:					
Further information	228 (56%)	198 (49%)	-13.2%	130 (35%)	186 (37%)
Public notice	95 (25%)	125 (31%)	31.6%	145 (39%)	172 (34%)
Referrals	101 (26%)	101 (25%)	0.0%	180 (48%)	200 (40%)
Objections	17 (4%)	11 (3%)	-35.3%	32 (9%)	49 (10%)

Permits for change of land use

Based on the 153 permits issued that included a change of land use



Application categories for applications received



(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Applications can contain multiple categories

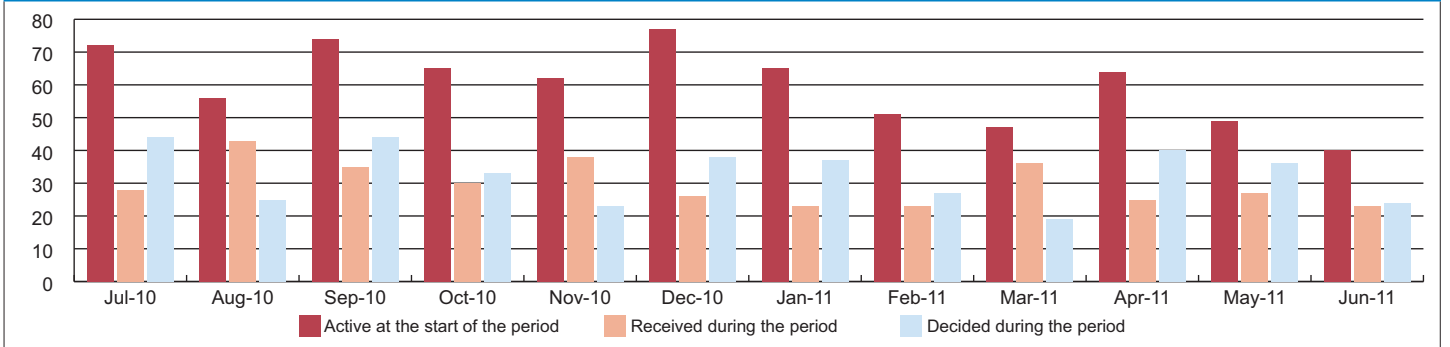


Planning scheme: Moira
Location: 250 km north of Melbourne
Area: 4045 sq. km
Population density: 7 persons per sq. km
Major centres: Cobram; Nathalia; Numurkah; Yarrawonga

The shire's economic base is provided through primary industries. It is a major fruit, dairying and beef district. It is also a popular holiday and retirement area, incorporating a large part of the Murray Valley.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	352	386	357	-7.5%
New applications	282 (80%)	291 (75%)	264 (74%)	-9.3%
Amended permit applications	70 (20%)	95 (24%)	93 (26%)	-2.1%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	368	342	375	9.6%
Permit/NOD (includes amended permits)	356 (97%)	329 (96%)	352 (94%)	7.0%
Refusal	12 (3%)	13 (3%)	23 (6%)	76.9%
Withdrawn, not required, lapsed	14	23	15	-34.8%
Amended permits issued	59	87	86	-1.1%
Decisions made under delegation	202 (55%)	342 (100%)	375 (100%)	9.6%
Review lodged at VCAT	15 (4%)	3 (1%)	0 (0%)	-100.0%

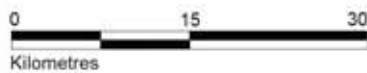
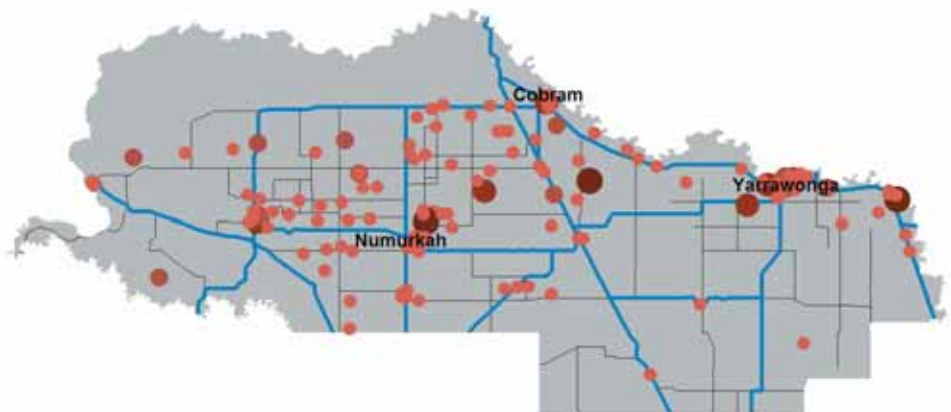
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

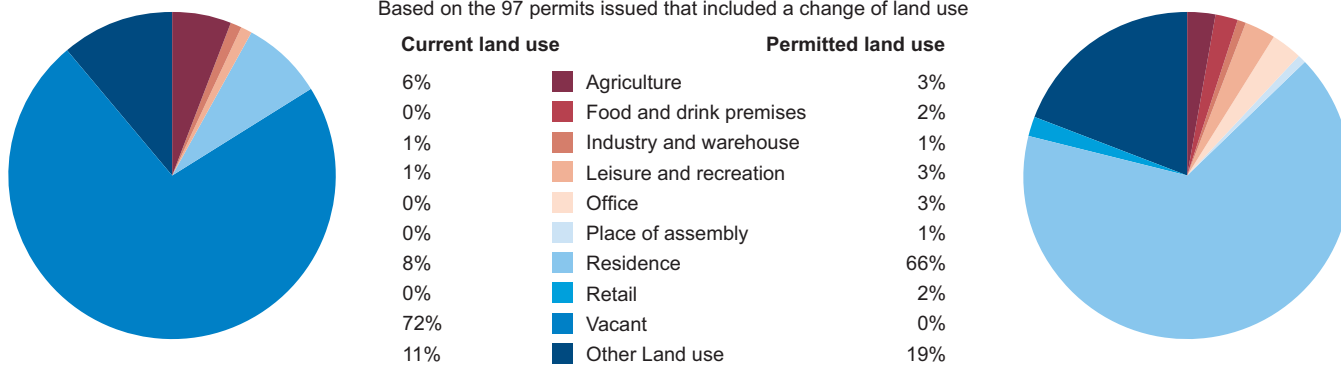
- Primary roads
- Secondary roads
- Less than \$500k (126)
- Between \$500k and \$1m (14)
- Between \$1m and \$10m (7)
- Between \$10m and \$50m (3)
- Greater than \$50m (0)



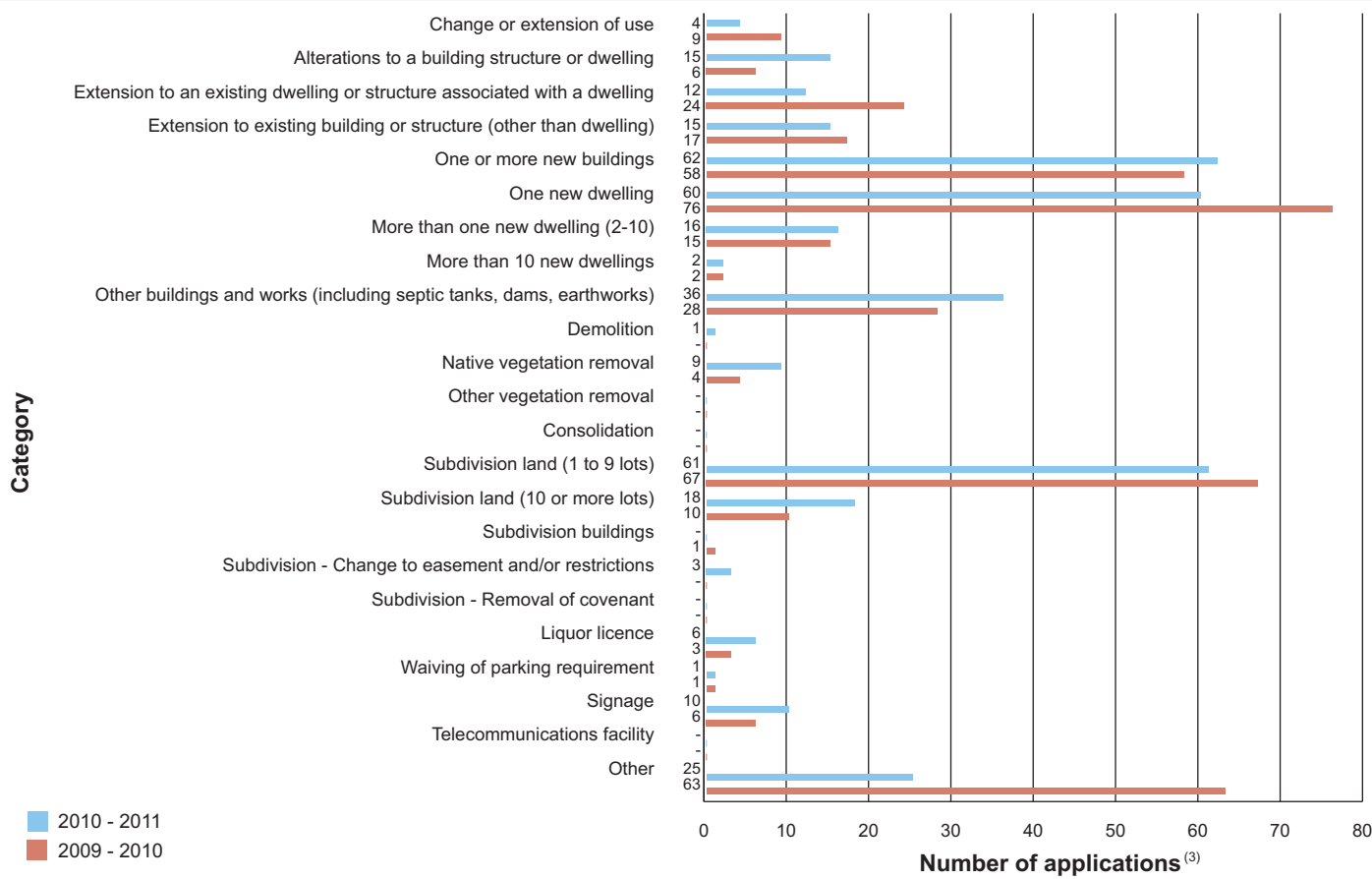
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$130,123	\$116,610	-10.4%	\$100,916	\$61,490
Average fee per application	\$337	\$327	-3.0%	\$361	\$338
Total estimated cost of works ⁽¹⁾	\$48,615,462	\$97,397,644	100.3%	\$83,689,856	\$58,611,795
Average cost of works per application ⁽¹⁾	\$147,767	\$259,727	75.8%	\$244,222	\$269,769
Average gross days to decision ⁽²⁾	48	64	33.3%	128	46
Median processing days ⁽²⁾	32	36	12.5%	60	54
Within statutory timeframe	73%	69%	-4.0%	70%	75%
Applications with:					
Further information	70 (19%)	70 (18%)	0.0%	130 (35%)	75 (32%)
Public notice	67 (18%)	93 (24%)	38.8%	145 (39%)	89 (38%)
Referrals	131 (35%)	154 (39%)	17.6%	180 (48%)	119 (51%)
Objections	19 (5%)	19 (5%)	0.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 97 permits issued that included a change of land use



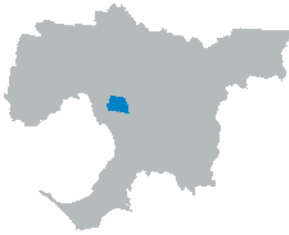
Application categories for applications received



(1) Large increase in cost of works due to a significant development application

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

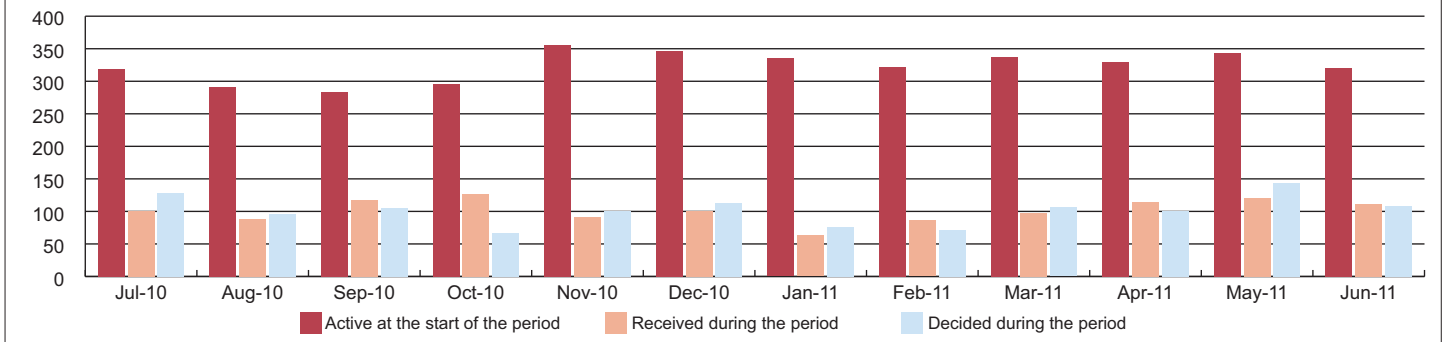


Planning scheme: Monash
Location: 20 km south-east of Melbourne
Area: 81 sq. km
Population density: 2002 persons per sq. km
Major centres: Glen Waverley; Oakleigh; Mt Waverley

Monash has a range of commercial activity and shopping centres, such as Glen Waverley, Oakleigh and Mount Waverley. The city is also home to a large industrial area and to research institutions, such as Monash University and the CSIRO.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,061	1,167	1,218	4.4%
New applications	962 (91%)	1,043 (89%)	1,107 (91%)	6.1%
Amended permit applications	99 (9%)	124 (10%)	111 (9%)	-10.5%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,073	1,001	1,103	10.2%
Permit/NOD (includes amended permits)	1,011 (94%)	947 (95%)	1,031 (93%)	8.9%
Refusal	62 (6%)	54 (4%)	72 (7%)	33.3%
Withdrawn, not required, lapsed	86	103	111	7.8%
Amended permits issued	100	97	98	1.0%
Decisions made under delegation	1,043 (97%)	986 (98%)	1,072 (97%)	8.7%
Review lodged at VCAT	92 (9%)	102 (9%)	113 (10%)	10.8%

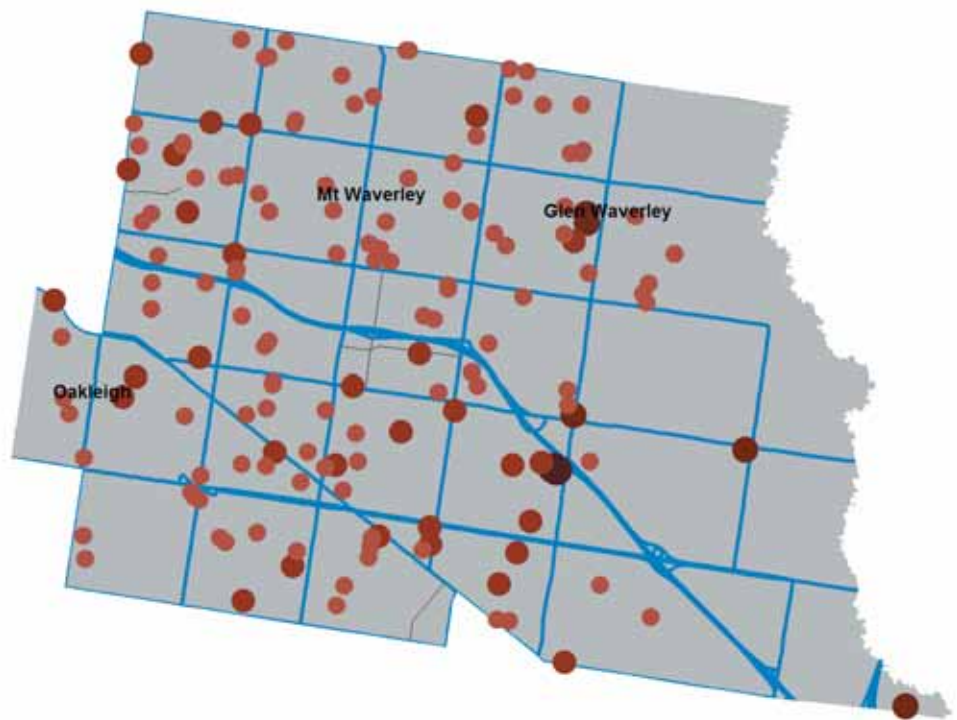
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (0)
- Between \$500k and \$1m (113)
- Between \$1m and \$10m (30)
- Between \$10m and \$50m (5)
- Greater than \$50m (2)



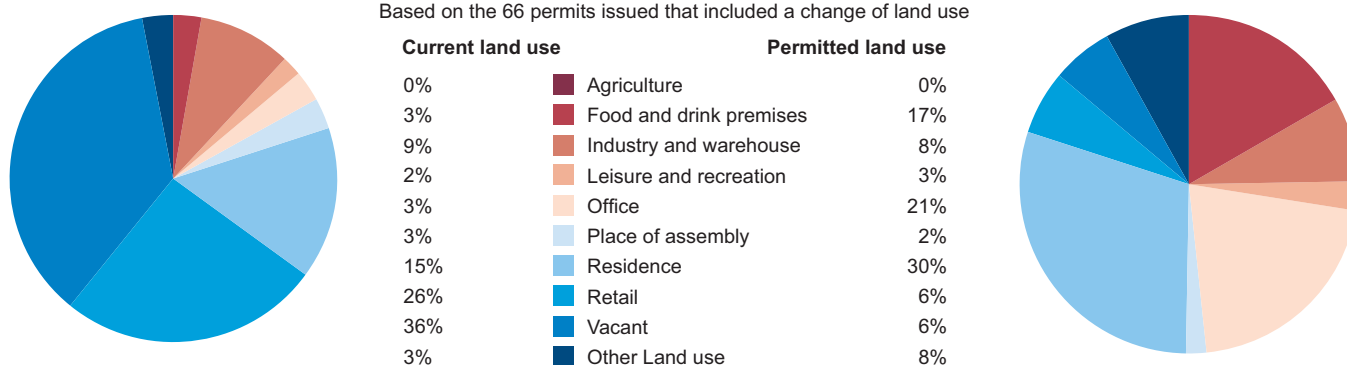
(1) 5 applications were received where the Minister was the Responsible Authority



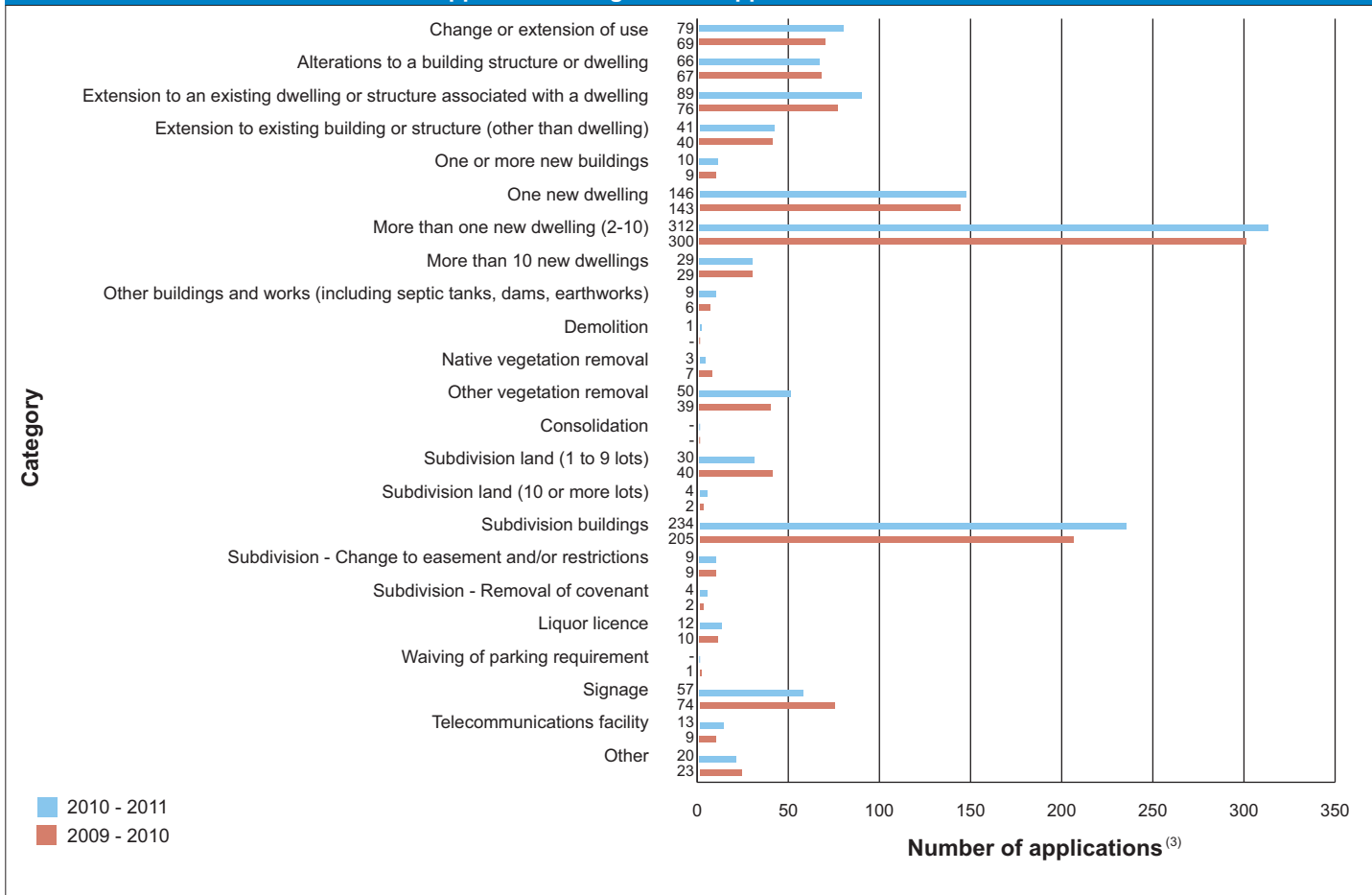
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$520,595	\$569,702	9.4%	\$337,729	\$335,638
Average fee per application	\$444	\$468	5.4%	\$412	\$420
Total estimated cost of works	\$489,093,904	\$544,953,034	11.4%	\$594,659,990	\$762,747,681
Average cost of works per application	\$495,308	\$494,064	-0.3%	\$559,680	\$722,831
Average gross days to decision ⁽²⁾	85	101	18.8%	139	59
Median processing days ⁽²⁾	58	67	15.5%	84	91
Within statutory timeframe	84%	74%	-10.0%	59%	57%
Applications with:					
Further information	368 (33%)	586 (48%)	59.2%	510 (43%)	516 (44%)
Public notice	501 (45%)	648 (53%)	29.3%	490 (41%)	533 (46%)
Referrals	273 (24%)	440 (36%)	61.2%	282 (24%)	202 (17%)
Objections	269 (26%)	336 (28%)	24.9%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 66 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

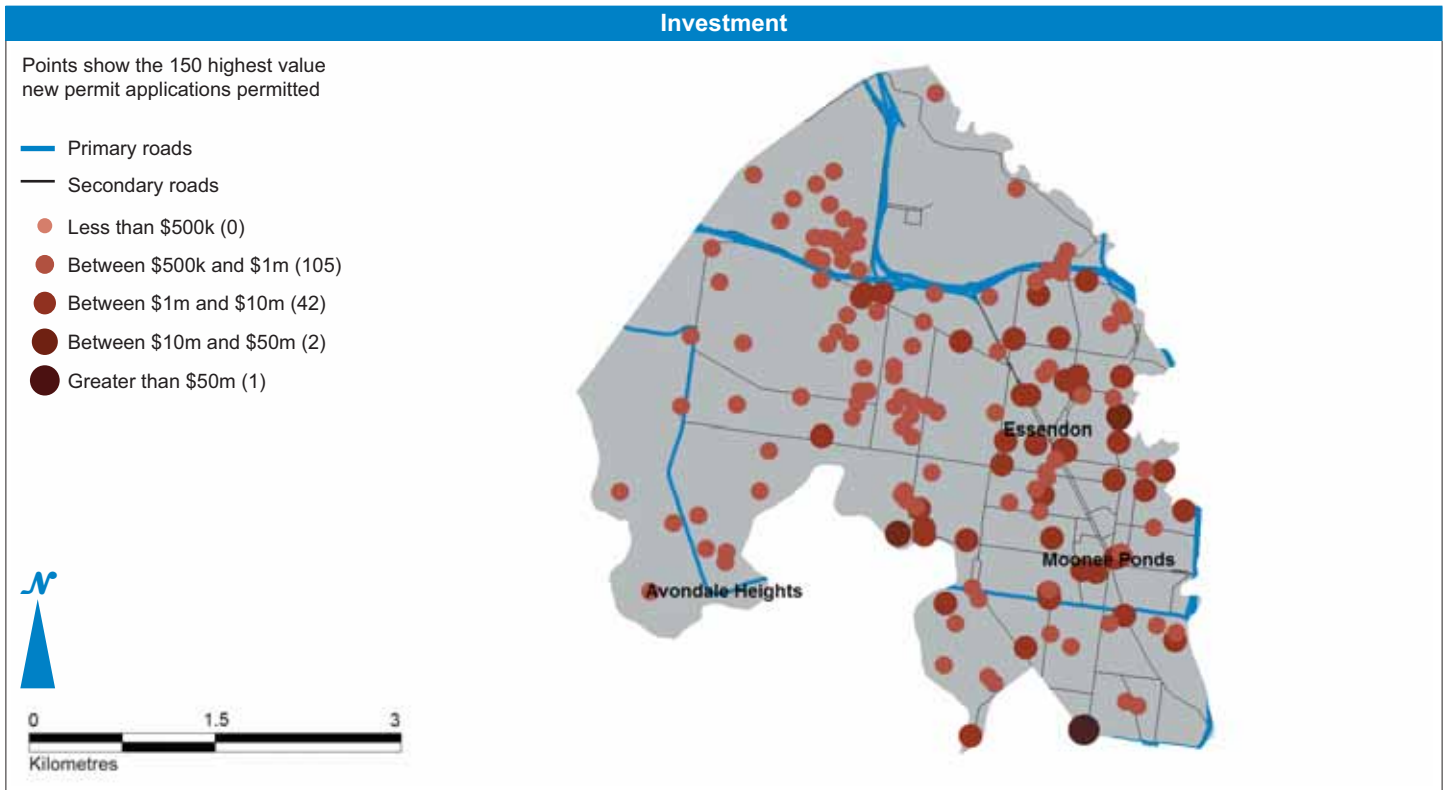
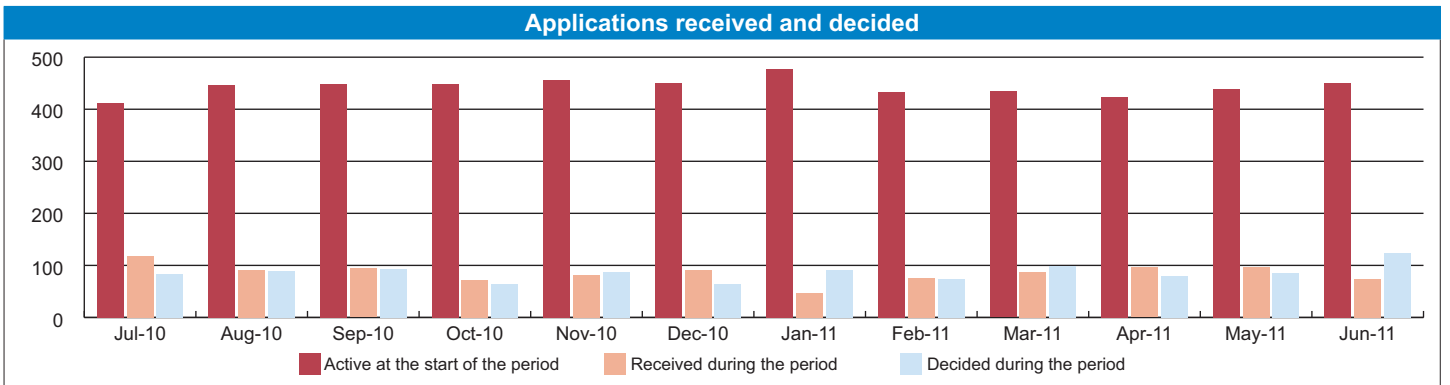
(3) Applications can contain multiple categories



Planning scheme: Moonee Valley
Location: 10 km north-west of Melbourne
Area: 44 sq. km
Population density: 2498 persons per sq. km
Major centres: Essendon; Avondale Heights; Moonee Ponds

The city of Moonee Valley is primarily residential in nature but has major retail centres at Moonee Ponds, Essendon and Airport West. It is also home to Moonee Valley Racecourse and Essendon Airport.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	854	921	1,025	11.3%
New applications	792 (93%)	837 (90%)	911 (89%)	8.8%
Amended permit applications	62 (7%)	84 (9%)	114 (11%)	35.7%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	696	897	937	4.5%
Permit/NOD (includes amended permits)	676 (97%)	875 (98%)	914 (98%)	4.5%
Refusal	20 (3%)	22 (2%)	23 (2%)	4.5%
Withdrawn, not required, lapsed	84	80	99	23.8%
Amended permits issued	39	67	89	32.8%
Decisions made under delegation	662 (95%)	817 (91%)	856 (91%)	4.8%
Review lodged at VCAT	77 (9%)	84 (9%)	106 (11%)	26.2%



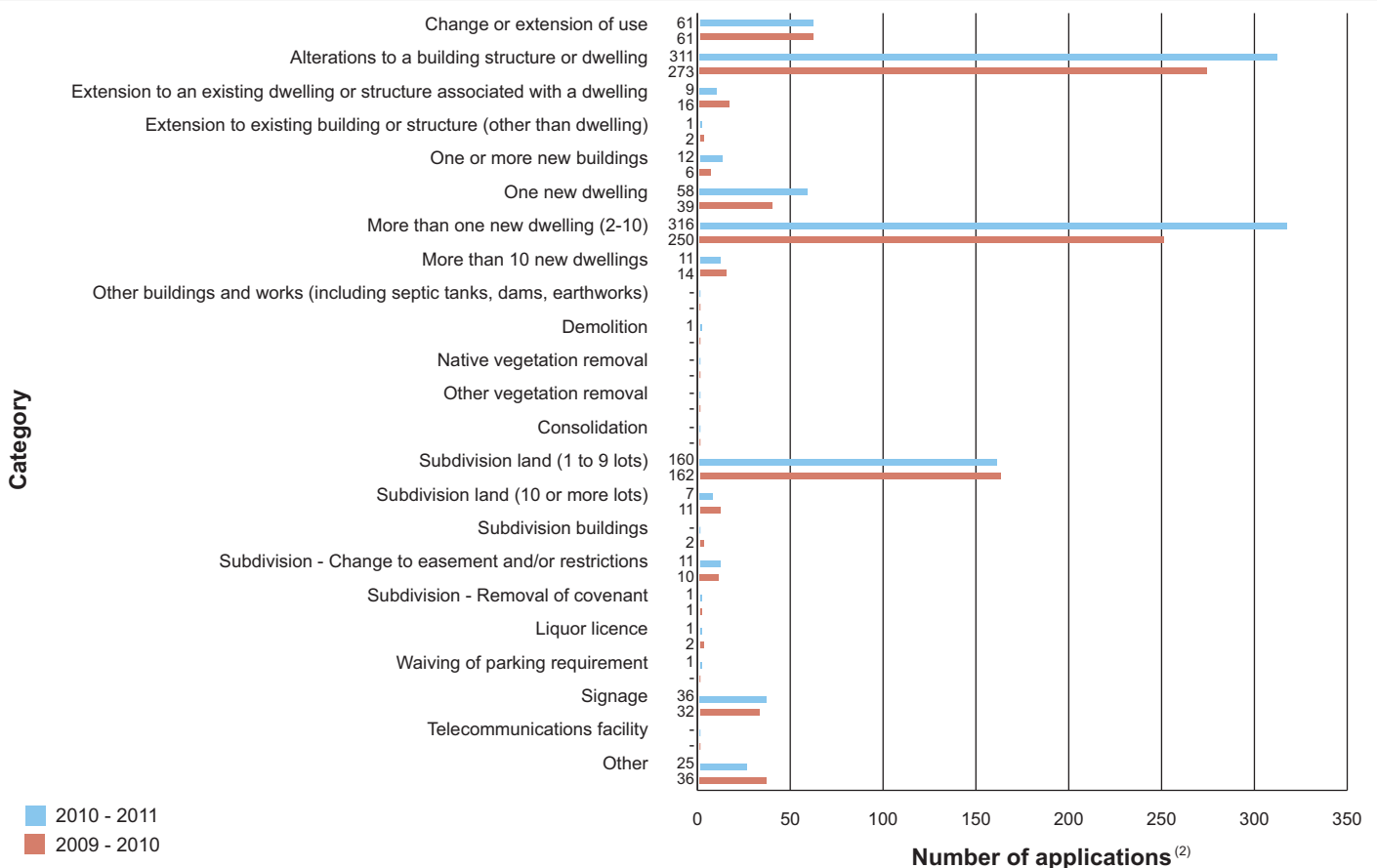
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$662,257	\$549,919	-17.0%	\$337,729	\$335,638
Average fee per application	\$730	\$537	-26.4%	\$412	\$420
Total estimated cost of works	\$335,368,543	\$411,371,724	22.7%	\$594,659,990	\$762,747,681
Average cost of works per application	\$383,278	\$439,031	14.5%	\$559,680	\$722,831
Average gross days to decision ⁽¹⁾	167	157	-6.0%	139	59
Median processing days ⁽¹⁾	123	119	-3.3%	84	91
Within statutory timeframe	58%	41%	-17.0%	59%	57%
Applications with:					
Further information	565 (57%)	622 (60%)	10.1%	510 (43%)	516 (44%)
Public notice	505 (51%)	499 (48%)	-1.2%	490 (41%)	533 (46%)
Referrals	301 (30%)	164 (16%)	-45.5%	282 (24%)	202 (17%)
Objections	263 (29%)	261 (25%)	-0.8%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 91 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

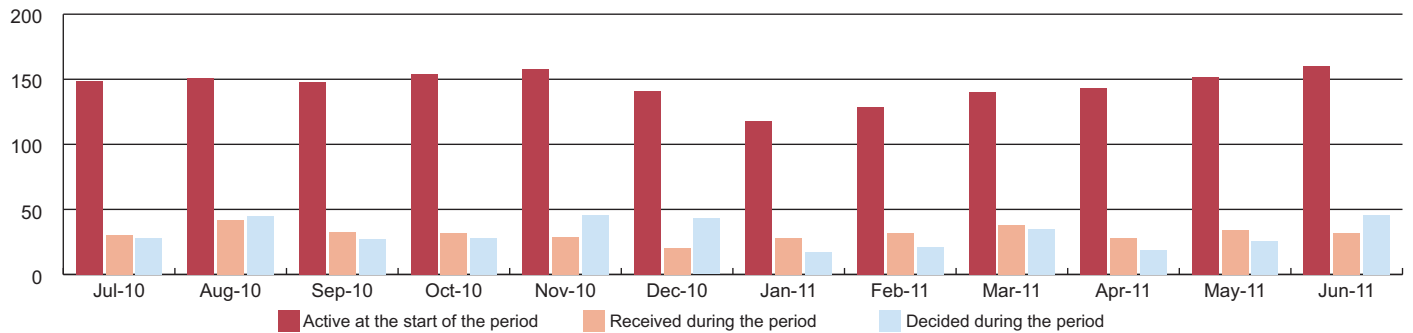


Planning scheme: Moorabool
Location: 80 km west of Melbourne
Area: 2110 sq. km
Population density: 12 persons per sq. km
Major centres: Bacchus Marsh; Ballan

The residents of Moorabool shire derive their employment from both metropolitan Melbourne, Ballarat and local sources. The local economy is rural in nature, although the majority of residents work in the western suburbs of Melbourne.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	402	392	378	-3.6%
New applications	318 (79%)	325 (82%)	317 (84%)	-2.5%
Amended permit applications	84 (21%)	67 (17%)	61 (16%)	-9.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	338	355	351	-1.1%
Permit/NOD (includes amended permits)	329 (97%)	340 (96%)	328 (93%)	-3.5%
Refusal	9 (3%)	15 (3%)	23 (7%)	53.3%
Withdrawn, not required, lapsed	60	47	30	-36.2%
Amended permits issued	71	65	54	-16.9%
Decisions made under delegation	304 (90%)	314 (88%)	302 (86%)	-3.8%
Review lodged at VCAT	15 (4%)	20 (5%)	28 (8%)	40.0%

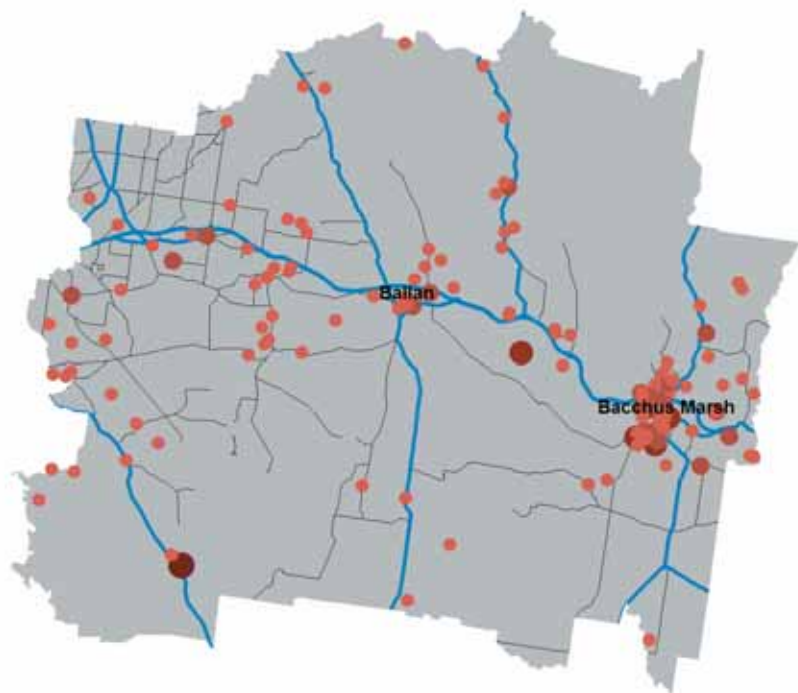
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (123)
- Between \$500k and \$1m (21)
- Between \$1m and \$10m (5)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)



(1) 3 applications were received where the Minister was the Responsible Authority

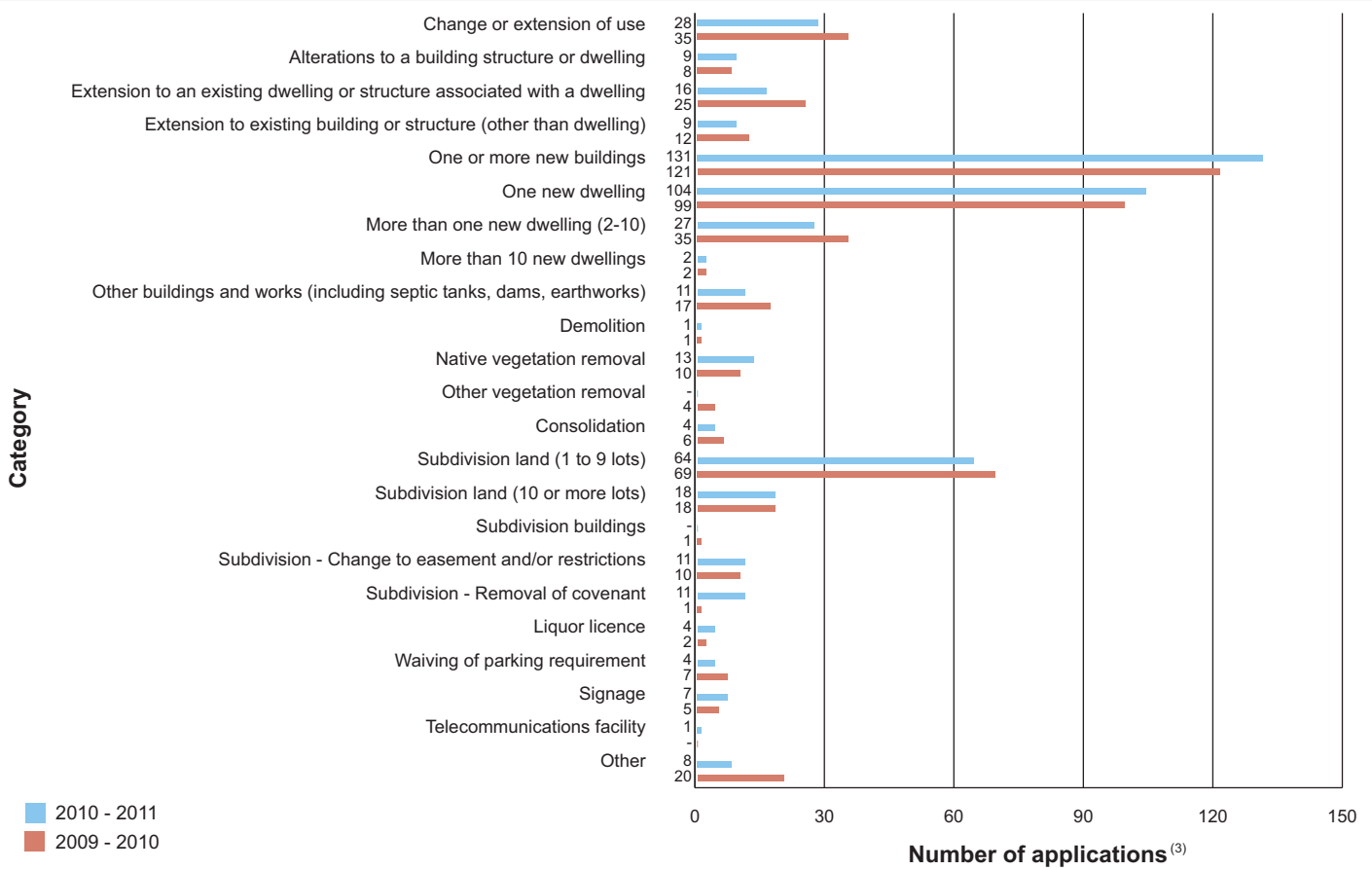
	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$217,342	\$171,089	-21.3%	\$100,916	\$112,070
Average fee per application	\$554	\$453	-18.2%	\$361	\$310
Total estimated cost of works	\$52,405,265	\$75,120,771	43.3%	\$83,689,856	\$81,216,217
Average cost of works per application	\$154,133	\$214,019	38.9%	\$244,222	\$183,002
Average gross days to decision ⁽²⁾	147	134	-8.8%	128	48
Median processing days ⁽²⁾	103	92	-10.7%	60	65
Within statutory timeframe	40%	60%	20.0%	70%	68%
Applications with:					
Further information	183 (45%)	189 (50%)	3.3%	130 (35%)	186 (37%)
Public notice	117 (29%)	128 (34%)	9.4%	145 (39%)	172 (34%)
Referrals	260 (64%)	236 (62%)	-9.2%	180 (48%)	200 (40%)
Objections	39 (10%)	53 (14%)	35.9%	32 (9%)	49 (10%)

Permits for change of land use

Based on the 124 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

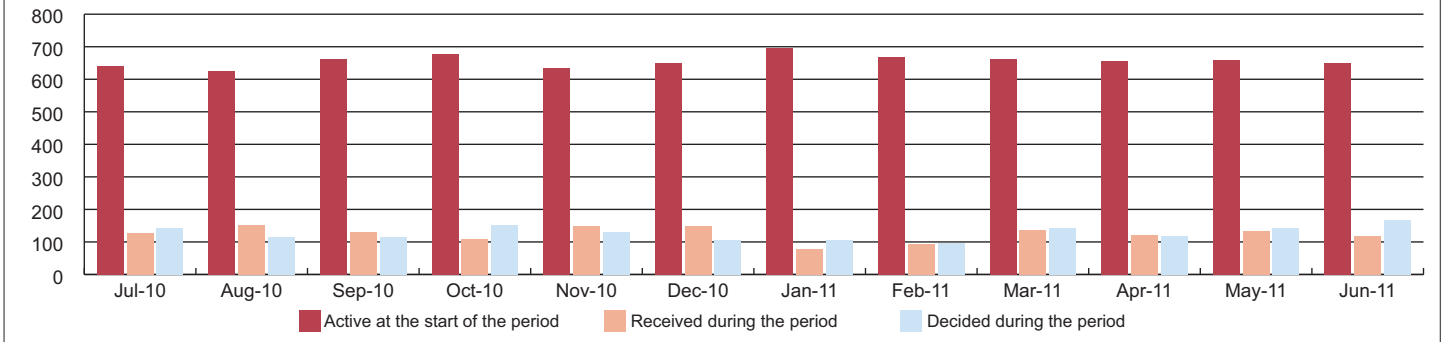


Planning scheme: Moreland
Location: 10 km north of Melbourne
Area: 51 sq. km
Population density: 2677 persons per sq. km
Major centres: Brunswick; Coburg; Glenroy

The city is a mix of residential and industrial areas, with a major retailing strip along Sydney Road. Other features include the Fawkner Crematorium and the former Pentridge Prison.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,271	1,494	1,498	0.3%
New applications	1,081 (85%)	1,258 (84%)	1,283 (86%)	2.0%
Amended permit applications	190 (15%)	236 (15%)	215 (14%)	-8.9%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,161	1,365	1,421	4.1%
Permit/NOD (includes amended permits)	1,090 (94%)	1,287 (94%)	1,348 (95%)	4.7%
Refusal	71 (6%)	78 (5%)	73 (5%)	-6.4%
Withdrawn, not required, lapsed	112	113	115	1.8%
Amended permits issued	152	212	178	-16.0%
Decisions made under delegation	1,121 (97%)	1,309 (95%)	1,388 (98%)	6.0%
Review lodged at VCAT	139 (11%)	152 (10%)	150 (11%)	-1.3%

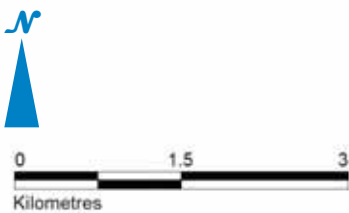
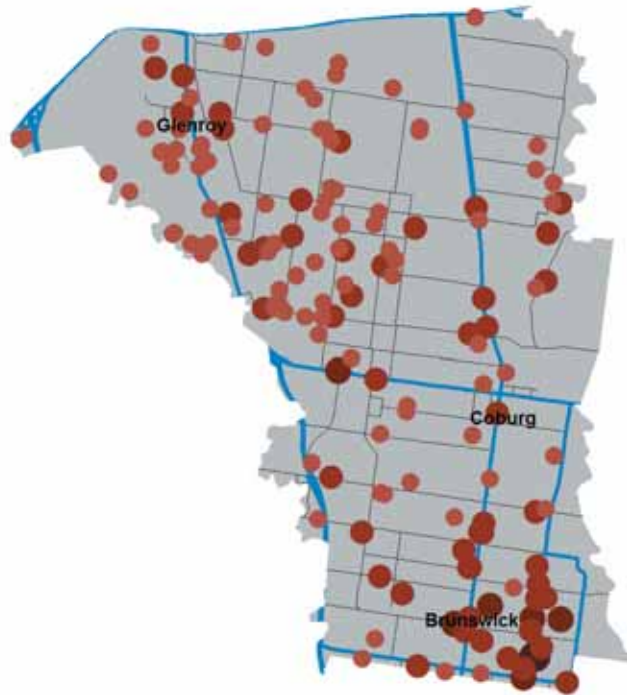
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (0)
- Between \$500k and \$1m (93)
- Between \$1m and \$10m (50)
- Between \$10m and \$50m (6)
- Greater than \$50m (1)



(1) 6 applications were received where the Minister was the Responsible Authority



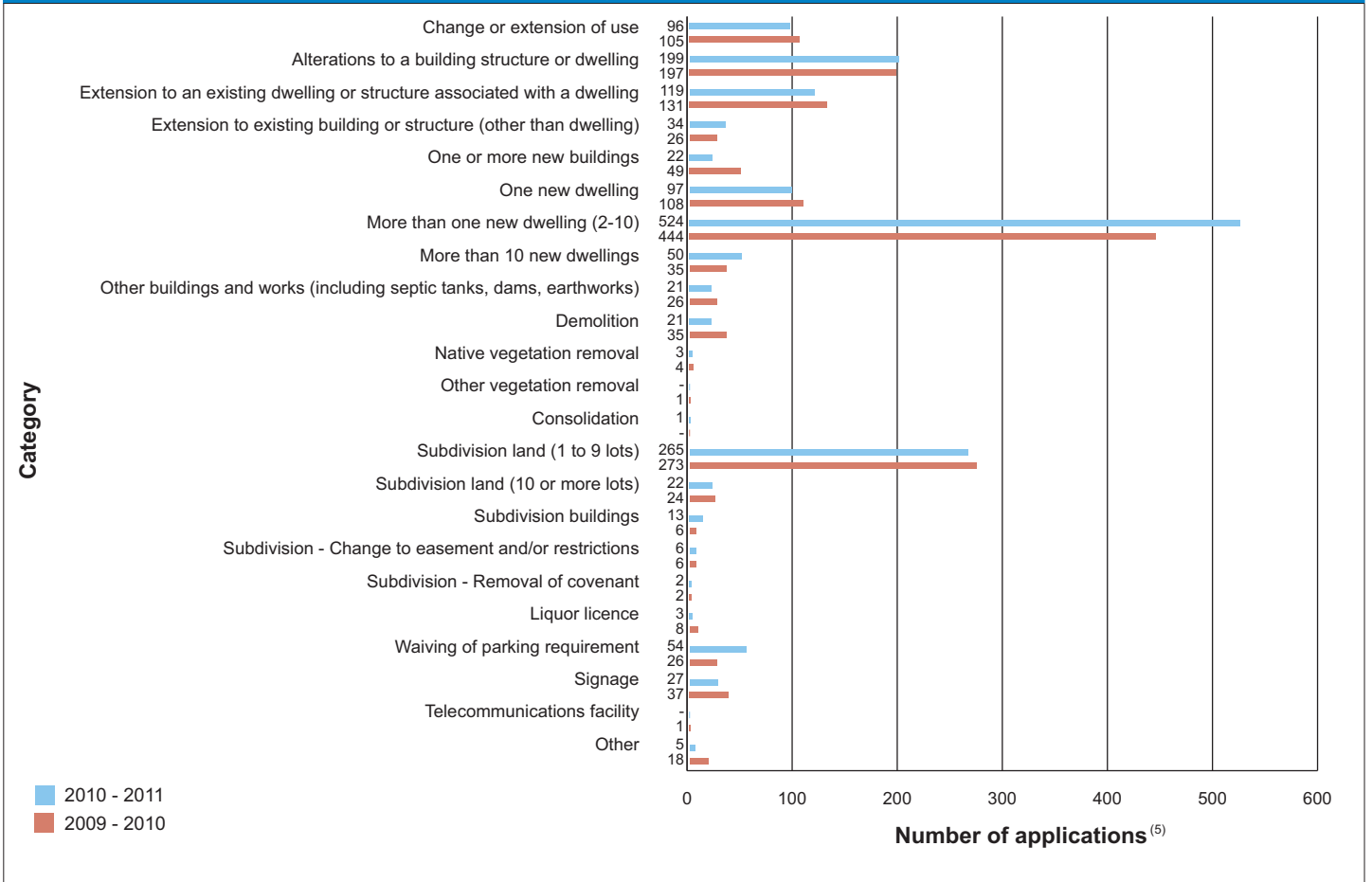
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$848,642	\$922,696	8.7%	\$337,729	\$335,638
Average fee per application	\$568	\$616	8.5%	\$412	\$420
Total estimated cost of works ⁽²⁾	\$482,135,095	\$1,121,863,937	132.7%	\$594,659,990	\$762,747,681
Average cost of works per application ⁽²⁾	\$374,619	\$789,489	110.7%	\$559,680	\$722,831
Average gross days to decision ⁽³⁾	156	159	1.9%	139	59
Median processing days ⁽³⁾	120	120	0.0%	84	91
Within statutory timeframe	45%	44%	-1.0%	59%	57%
Applications with:					
Further information	677 (45%)	725 (47%)	7.1%	510 (43%)	516 (44%)
Public notice	733 (49%)	818 (53%)	11.6%	490 (41%)	533 (46%)
Referrals ⁽⁴⁾	578 (39%)	133 (9%)	-77.0%	282 (24%)	202 (17%)
Objections	328 (24%)	407 (26%)	24.1%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 160 permits issued that included a change of land use



Application categories for applications received



(2) Large increase in cost of works due to significant development applications

(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Referrals in 2010-11 does not include all referrals for subdivision applications

(5) Applications can contain multiple categories



Planning Permit Activity Report

1 July 2010 - 30 June 2011

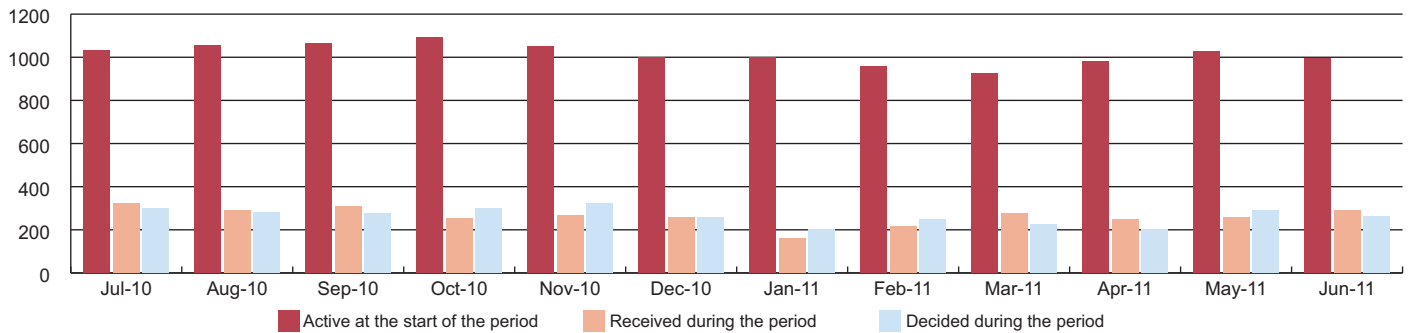


Planning scheme: Mornington Peninsula
Location: 80 km south of Melbourne
Area: 723 sq. km
Population density: 183 persons per sq. km
Major centres: Rosebud; Mornington; Hastings

The Mornington Peninsula is renowned as Melbourne's natural playground and holiday destination. It covers 10% of Victoria's coastline and is surrounded by Port Phillip Bay, Western Port Bay and Bass Strait. With a range of golf courses, wineries and other

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	3,315	3,174	3,149	-0.8%
New applications	2,863 (86%)	2,638 (83%)	2,559 (81%)	-3.0%
Amended permit applications	452 (14%)	536 (16%)	590 (19%)	10.1%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	3,148	2,720	2,894	6.4%
Permit/NOD (includes amended permits)	3,047 (97%)	2,602 (96%)	2,765 (96%)	6.3%
Refusal	101 (3%)	118 (3%)	129 (4%)	9.3%
Withdrawn, not required, lapsed	302	302	265	-12.3%
Amended permits issued	405	456	538	18.0%
Decisions made under delegation	3,130 (99%)	2,710 (99%)	2,849 (98%)	5.1%
Review lodged at VCAT	171 (5%)	194 (6%)	156 (5%)	-19.6%

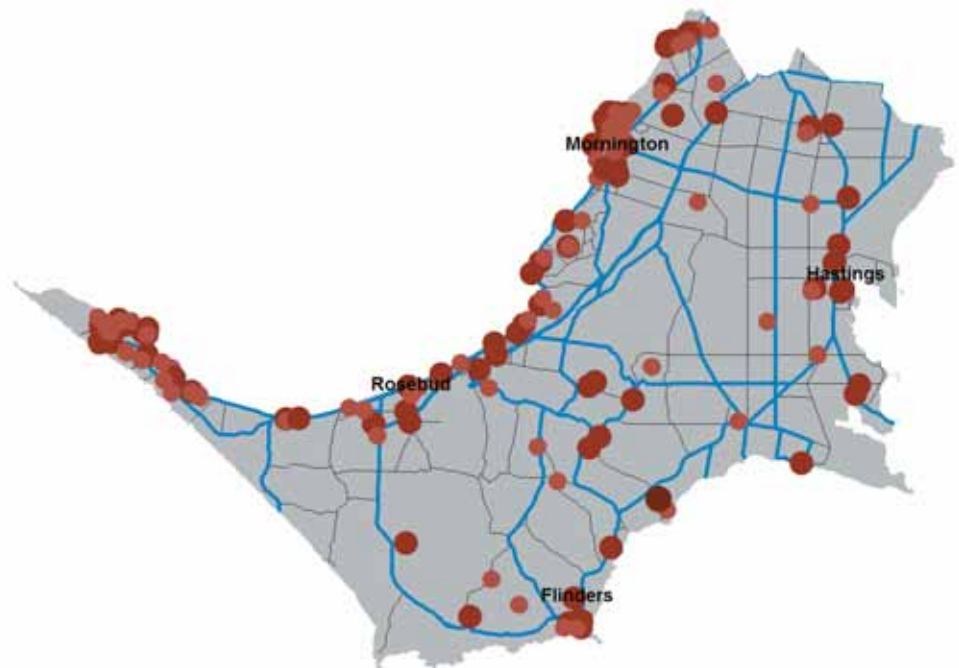
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (0)
- Between \$500k and \$1m (66)
- Between \$1m and \$10m (82)
- Between \$10m and \$50m (2)
- Greater than \$50m (0)





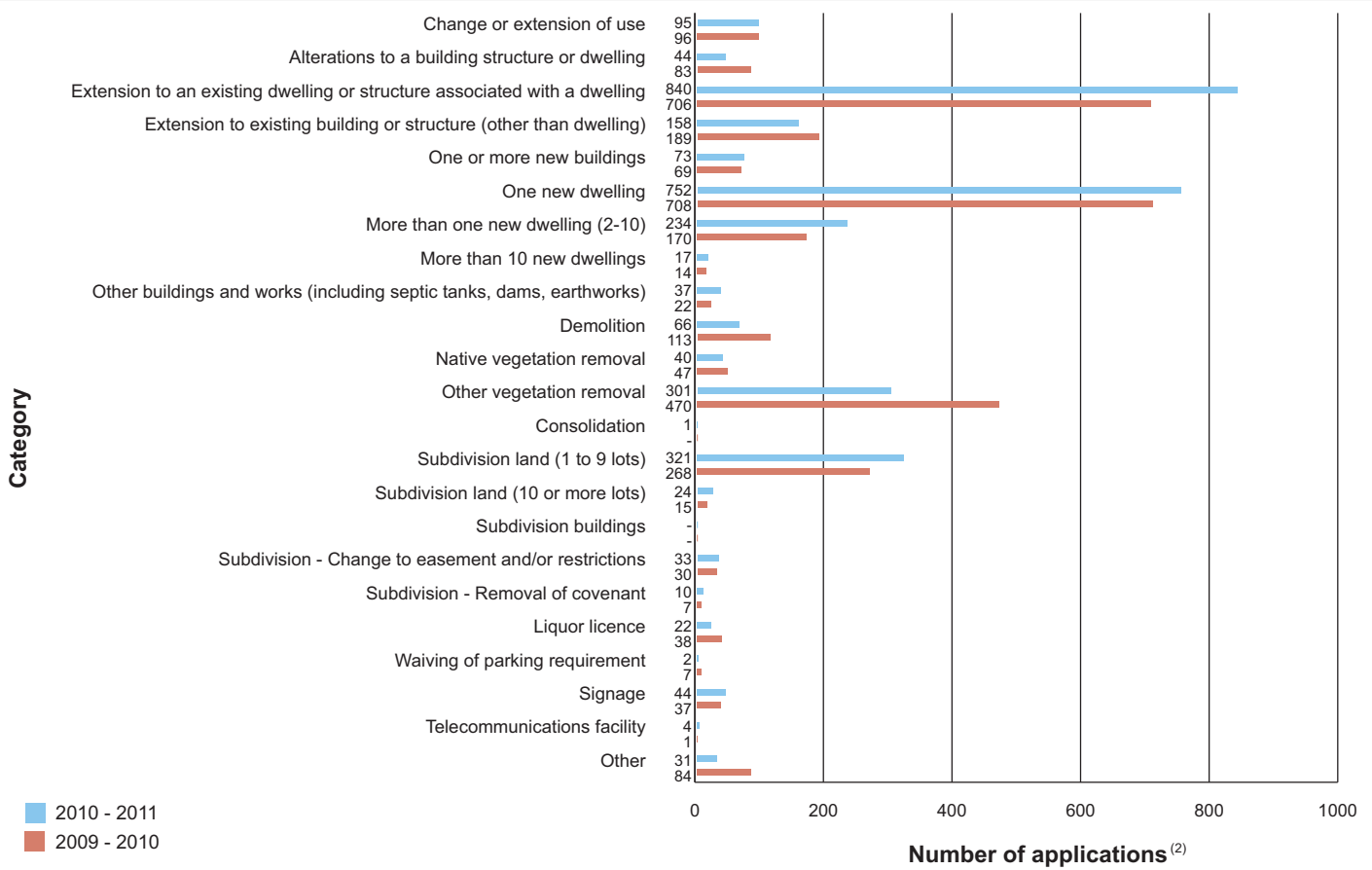
	2009/2010	2010/2011	% Change	Metropolitan average	OU Group average
Value of fees	\$1,074,178	\$1,173,449	9.2%	\$337,729	\$365,143
Average fee per application	\$338	\$373	10.4%	\$412	\$365
Total estimated cost of works	\$484,269,414	\$643,185,152	32.8%	\$594,659,990	\$360,945,983
Average cost of works per application	\$186,114	\$222,248	19.4%	\$559,680	\$285,502
Average gross days to decision ⁽¹⁾	97	115	18.6%	139	57
Median processing days ⁽¹⁾	70	77	10.0%	84	78
Within statutory timeframe	59%	55%	-4.0%	59%	63%
Applications with:					
Further information	451 (14%)	696 (22%)	54.3%	510 (43%)	566 (40%)
Public notice	948 (31%)	983 (31%)	3.7%	490 (41%)	511 (36%)
Referrals	456 (15%)	594 (19%)	30.3%	282 (24%)	371 (26%)
Objections	445 (16%)	490 (16%)	10.1%	227 (19%)	190 (13%)

Permits for change of land use

Based on the 1,054 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

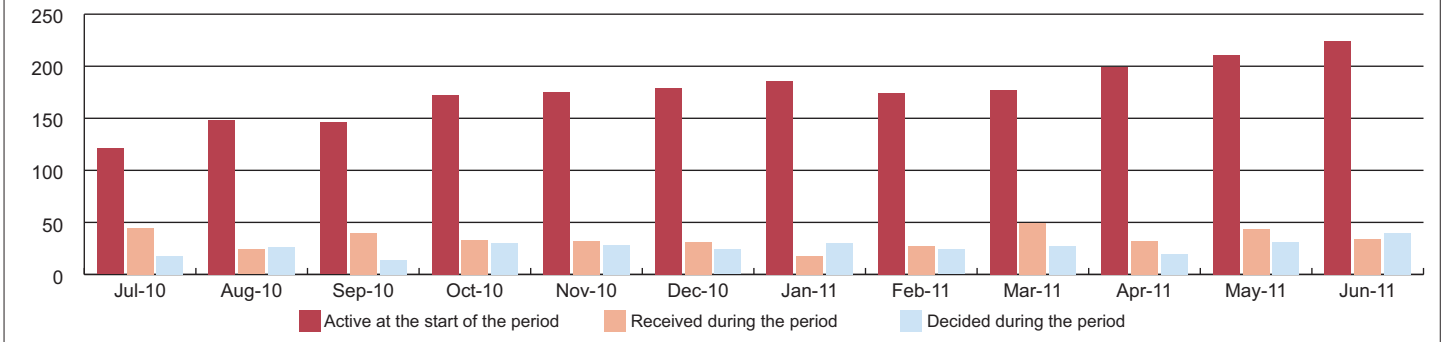


Planning scheme: Mount Alexander
Location: 120 km north-west of Melbourne
Area: 1529 sq. km
Population density: 11 persons per sq. km
Major centres: Castlemaine; Maldon; Newstead

Mount Alexander, centred on Castlemaine, has a strong manufacturing and engineering base. The main industries are food processing and steel fabrication. The shire also offers extensive health services for the elderly and is the location of two prisons.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	299	318	409	28.6%
New applications	271 (91%)	274 (86%)	353 (86%)	28.8%
Amended permit applications	28 (9%)	44 (13%)	56 (14%)	27.3%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	267	276	280	1.4%
Permit/NOD (includes amended permits)	263 (99%)	275 (100%)	280 (100%)	1.8%
Refusal	4 (1%)	1	0 (0%)	-100.0%
Withdrawn, not required, lapsed⁽²⁾	50	35	32	-8.6%
Amended permits issued	28	41	37	-9.8%
Decisions made under delegation	243 (91%)	268 (97%)	265 (95%)	-1.1%
Review lodged at VCAT	12 (4%)	4 (1%)	8 (3%)	100.0%

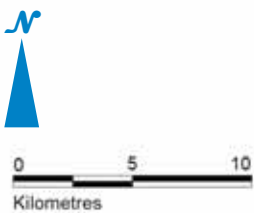
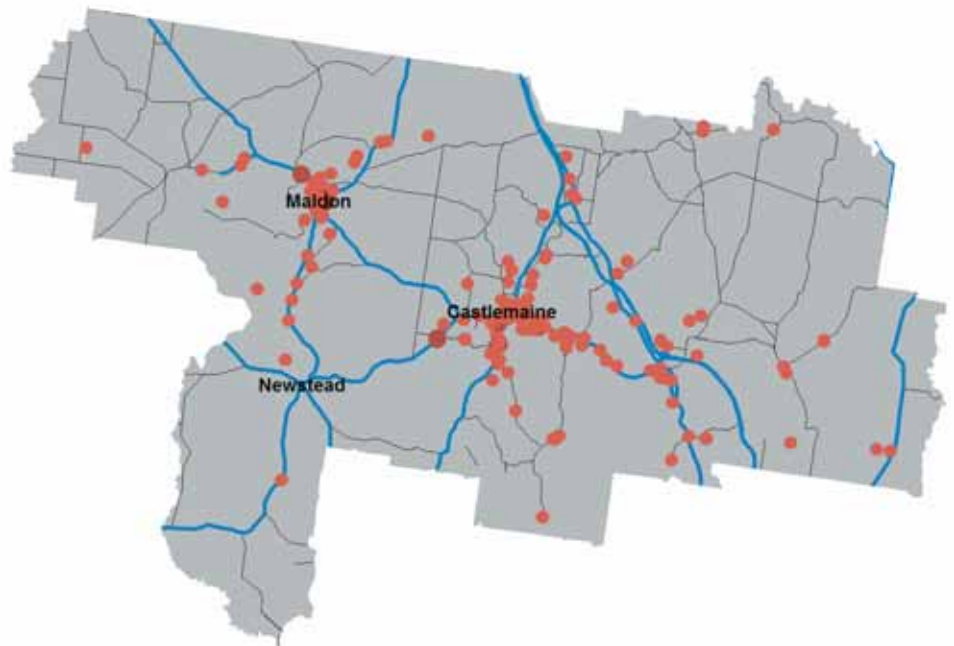
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (142)
- Between \$500k and \$1m (5)
- Between \$1m and \$10m (3)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)



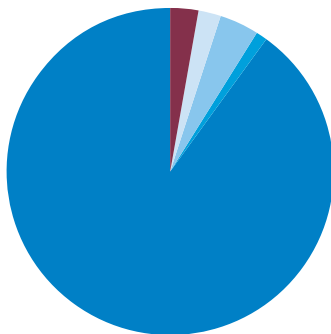
(1) Includes 1 application relating to bushfire affected properties
 (2) Includes 1 planning consent relating to bushfire affected properties



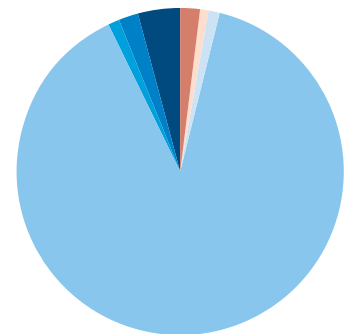
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$102,635	\$141,815	38.2%	\$100,916	\$61,490
Average fee per application	\$323	\$347	7.4%	\$361	\$338
Total estimated cost of works	\$20,450,180	\$27,861,271	36.2%	\$83,689,856	\$58,611,795
Average cost of works per application	\$74,364	\$99,505	33.8%	\$244,222	\$269,769
Average gross days to decision ⁽³⁾	112	123	9.8%	128	46
Median processing days ⁽³⁾	71	83	16.9%	60	54
Within statutory timeframe ⁽⁴⁾	97%	100%	3.0%	70%	75%
Applications with:					
Further information	81 (26%)	65 (21%)	-19.8%	130 (35%)	75 (32%)
Public notice	92 (29%)	105 (34%)	14.1%	145 (39%)	89 (38%)
Referrals	182 (58%)	196 (63%)	7.7%	180 (48%)	119 (51%)
Objections	20 (7%)	19 (6%)	-5.0%	32 (9%)	13 (6%)

Permits for change of land use

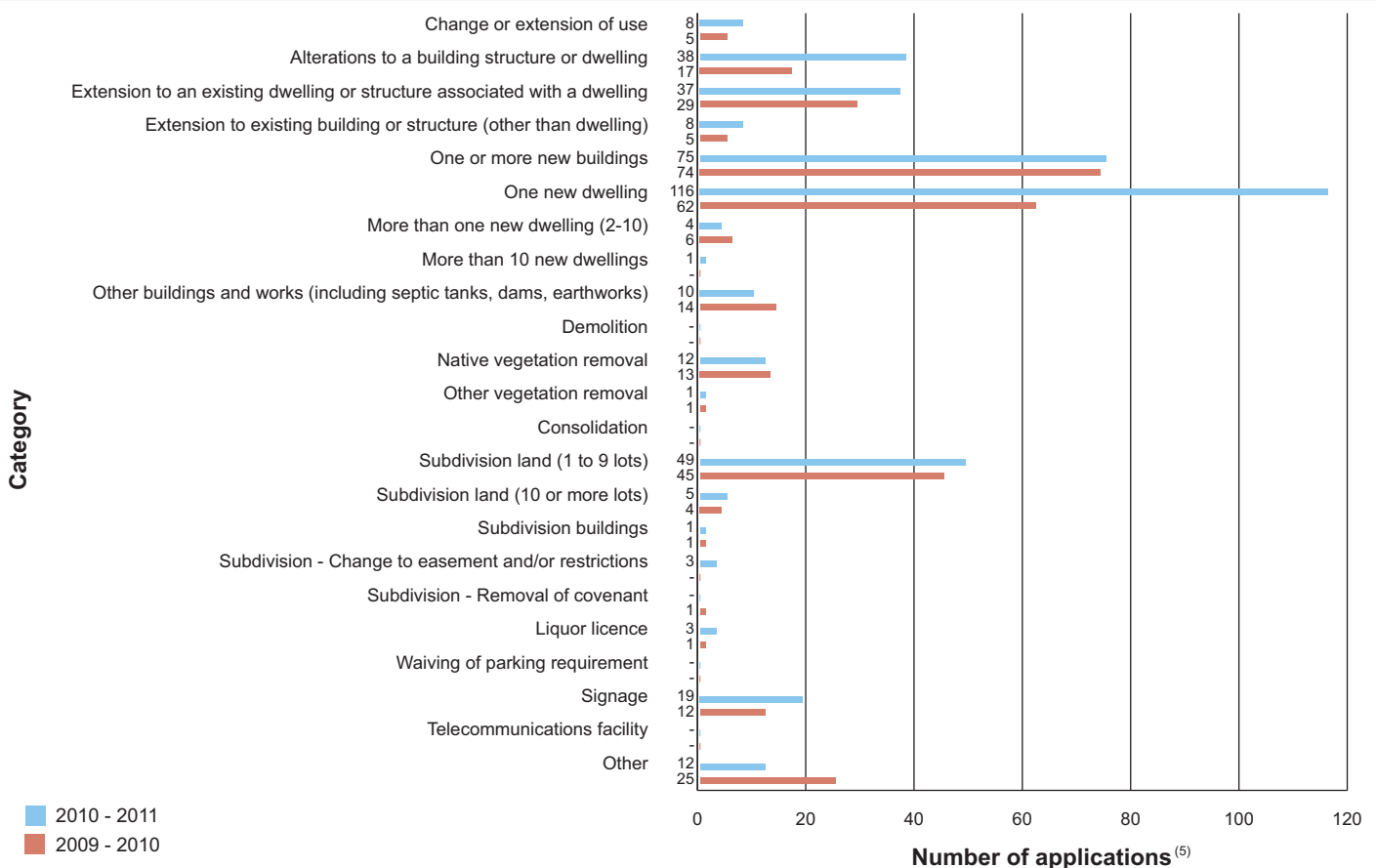
Based on the 103 permits issued that included a change of land use



Current land use	Permitted land use	
3%	Agriculture	0%
0%	Food and drink premises	0%
0%	Industry and warehouse	2%
0%	Leisure and recreation	0%
0%	Office	1%
2%	Place of assembly	1%
4%	Residence	89%
1%	Retail	1%
90%	Vacant	2%
0%	Other Land use	4%



Application categories for applications received



(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Due to data submission issues, Statutory Timeframes were not accurately reported

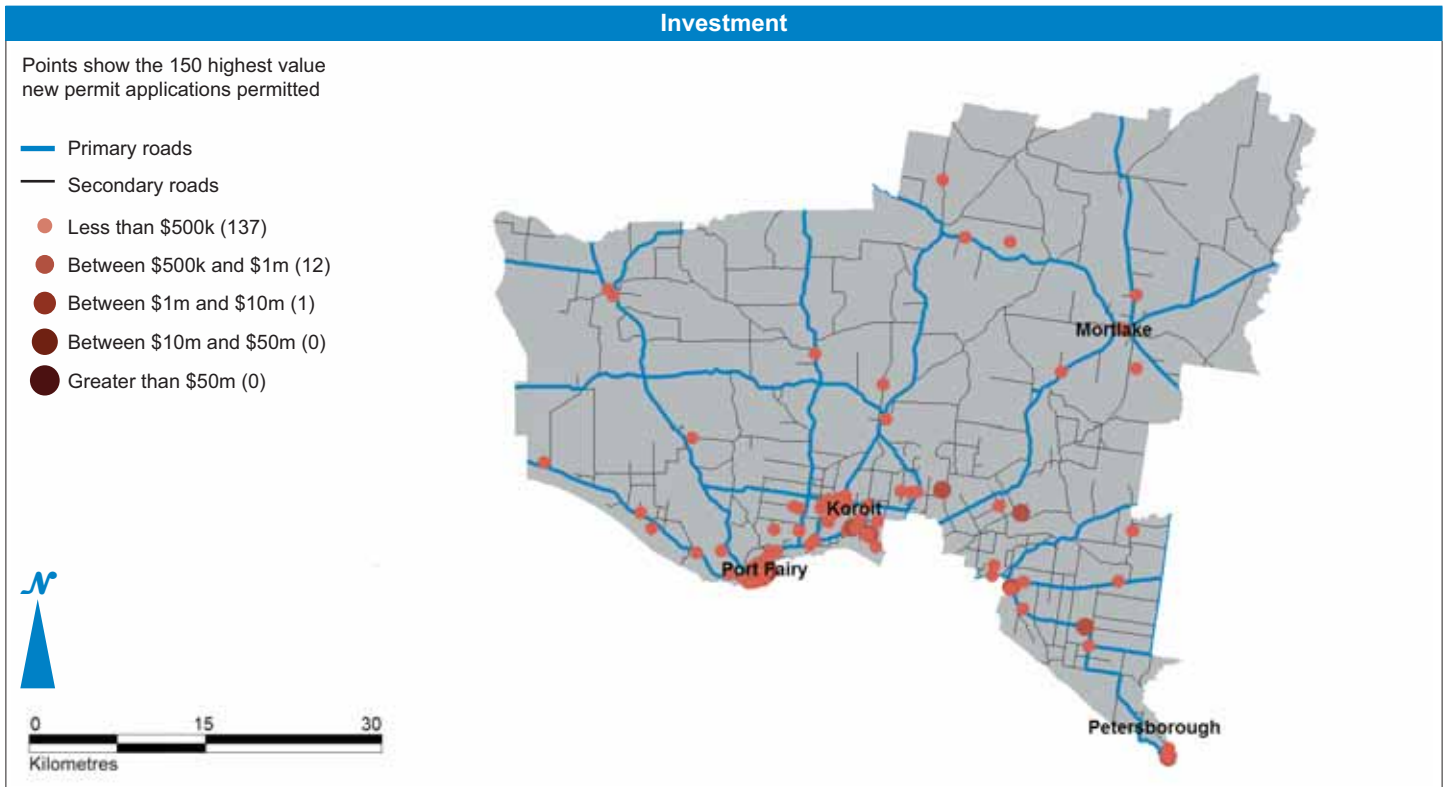
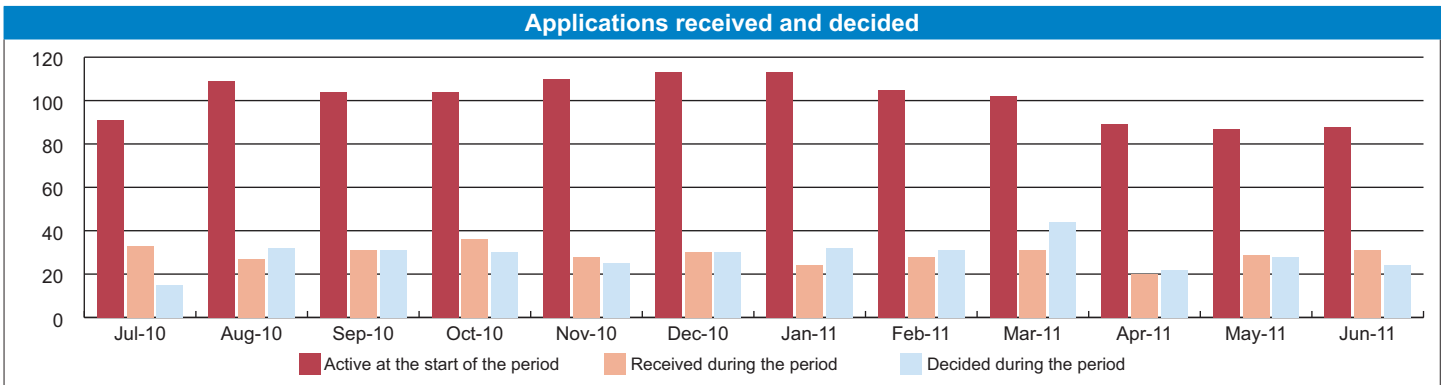
(5) Applications can contain multiple categories



Planning scheme: Moyne
Location: 250 km south-west of Melbourne
Area: 5478 sq. km
Population density: 3 persons per sq. km
Major centres: Port Fairy; Koroit; Mortlake; Peterborough

The shire is predominantly rural based with a focus on grazing, dairying and grain production. Coastal tourism is a predominant activity in Port Fairy and its vicinity. Port Fairy and Koroit are satellite towns to Warrnambool.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	332	382	348	-8.9%
New applications	314 (95%)	359 (93%)	307 (88%)	-14.5%
Amended permit applications	17 (5%)	23 (6%)	34 (10%)	47.8%
Combined applications	1	0	7 (2%)	
Total decisions	339	362	321	-11.3%
Permit/NOD (includes amended permits)	332 (98%)	352 (97%)	315 (98%)	-10.5%
Refusal	7 (2%)	10 (2%)	6 (2%)	-40.0%
Withdrawn, not required, lapsed	15	16	23	43.8%
Amended permits issued	14	22	32	45.5%
Decisions made under delegation	312 (92%)	352 (97%)	312 (97%)	-11.4%
Review lodged at VCAT	14 (4%)	4 (1%)	6 (2%)	50.0%

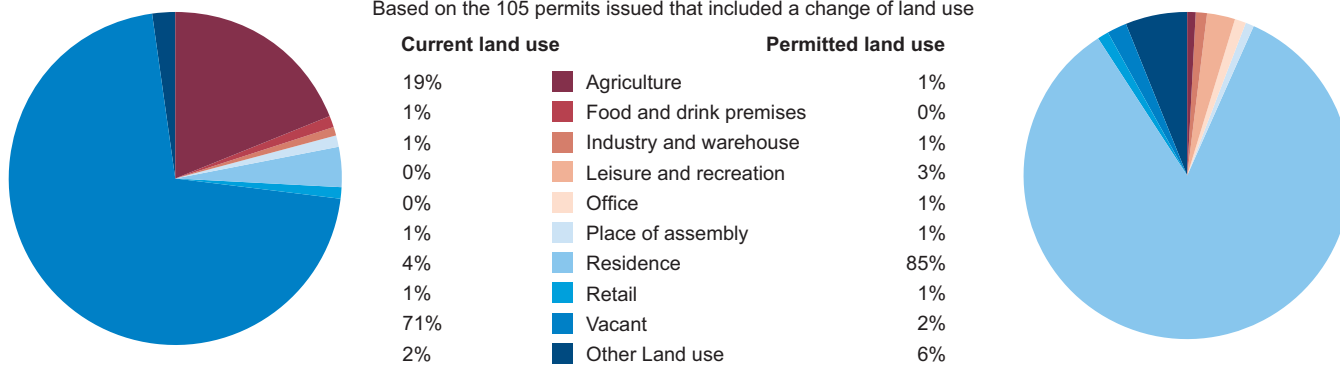


(1) 1 application was received where the Minister was the Responsible Authority

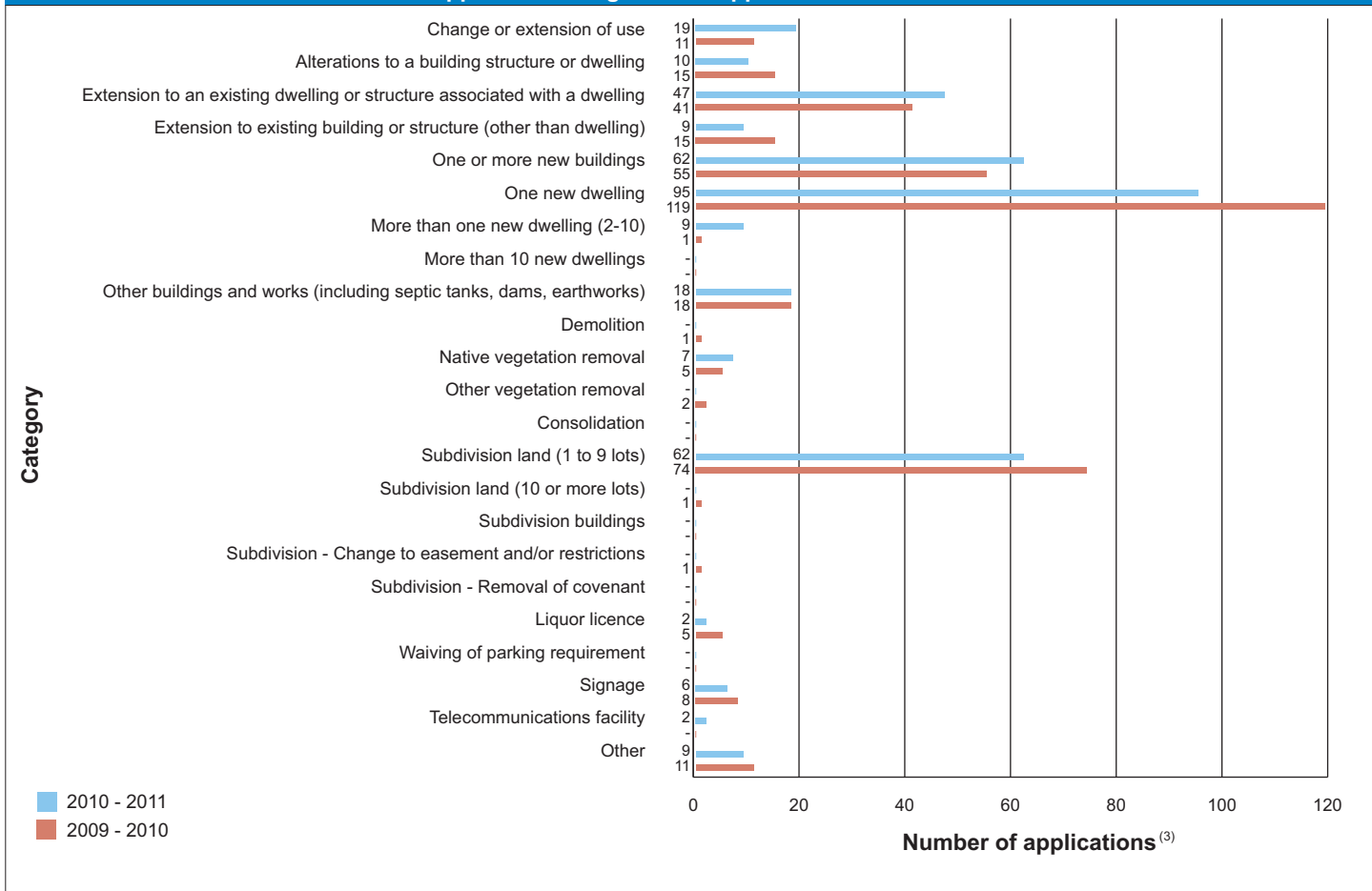
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$133,077	\$126,358	-5.0%	\$100,916	\$61,490
Average fee per application	\$348	\$363	4.3%	\$361	\$338
Total estimated cost of works	\$32,348,063	\$33,255,629	2.8%	\$83,689,856	\$58,611,795
Average cost of works per application	\$91,898	\$103,600	12.7%	\$244,222	\$269,769
Average gross days to decision ⁽²⁾	95	113	18.9%	128	46
Median processing days ⁽²⁾	61	65	6.6%	60	54
Within statutory timeframe	67%	69%	2.0%	70%	75%
Applications with:					
Further information	108 (28%)	151 (44%)	39.8%	130 (35%)	75 (32%)
Public notice	220 (58%)	206 (60%)	-6.4%	145 (39%)	89 (38%)
Referrals	175 (46%)	167 (49%)	-4.6%	180 (48%)	119 (51%)
Objections	25 (6%)	33 (10%)	32.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 105 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories



Planning Permit Activity Report

1 July 2010 - 30 June 2011

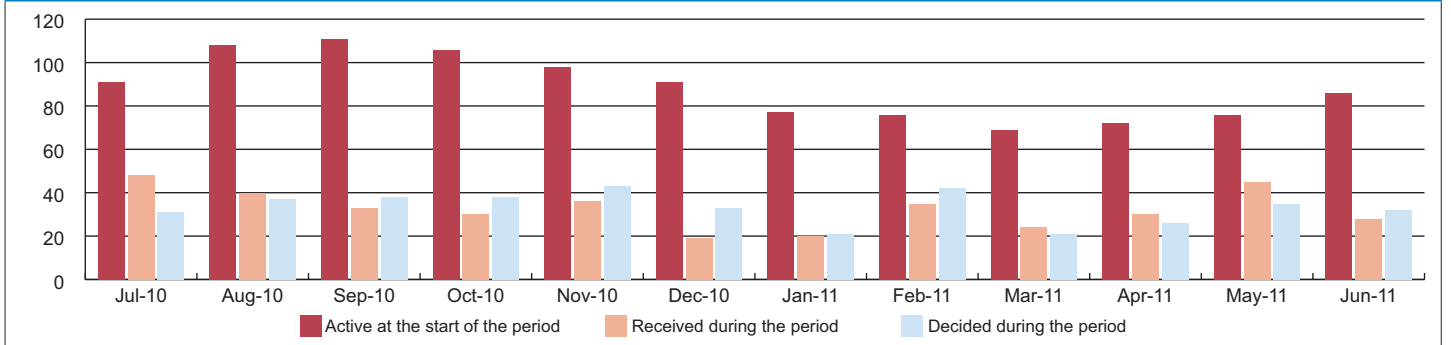


Planning scheme: Murrindindi
Location: 100 km north-east of Melbourne
Area: 3877 sq. km
Population density: 4 persons per sq. km
Major centres: Alexandra; Yea; Eildon; Kinglake

The shire of Murrindindi has a primarily rural economy revolving around agriculture and timber. Agricultural production in the shire is valued at about \$28 million a year. Tourism is also prominent in Murrindindi, particularly around Lake Eildon.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	374	676	388	-42.6%
New applications	362 (97%)	655 (96%)	362 (93%)	-44.7%
Amended permit applications	12 (3%)	14 (2%)	26 (7%)	85.7%
Combined applications	0	0	0 (0%)	0.0%
Total decisions⁽²⁾	226	222	246	10.8%
Permit/NOD (includes amended permits)	224 (99%)	219 (99%)	241 (98%)	10.0%
Refusal	2 (1%)	3	5 (2%)	66.7%
Withdrawn, not required, lapsed⁽³⁾	141	434	151	-65.2%
Amended permits issued	10	8	18	125.0%
Decisions made under delegation	217 (96%)	211 (95%)	225 (91%)	6.6%
Review lodged at VCAT	7 (2%)	6 (1%)	8 (3%)	33.3%

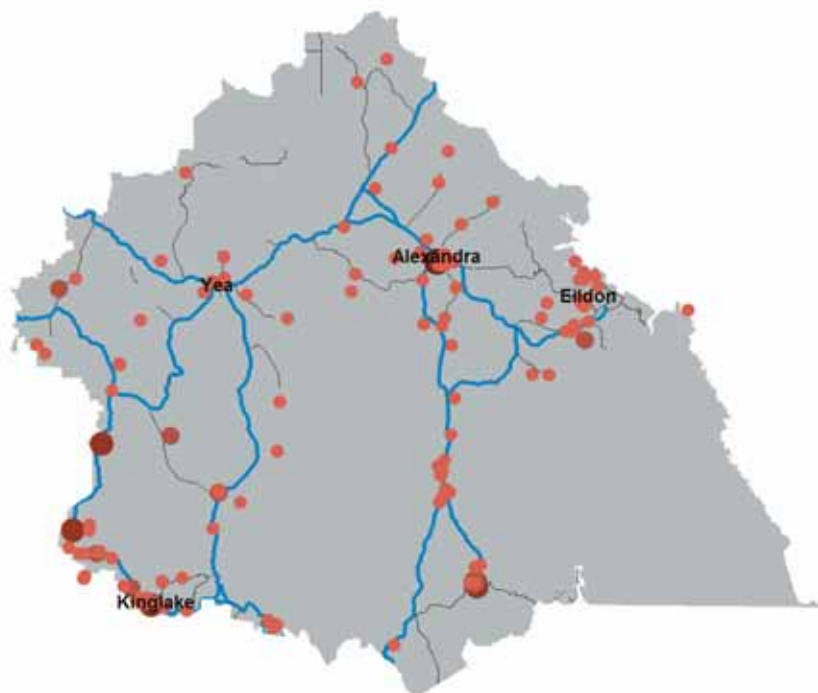
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (132)
- Between \$500k and \$1m (12)
- Between \$1m and \$10m (5)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)

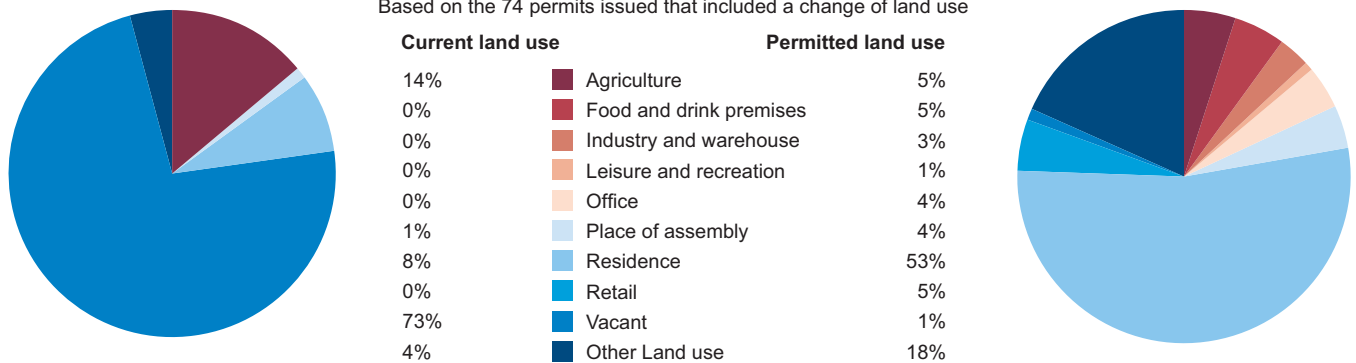


(1) Includes 114 applications relating to bushfire affected properties
 (2) Includes 7 planning permits issued relating to bushfire affected properties
 (3) Includes 111 planning consents relating to bushfire affected properties

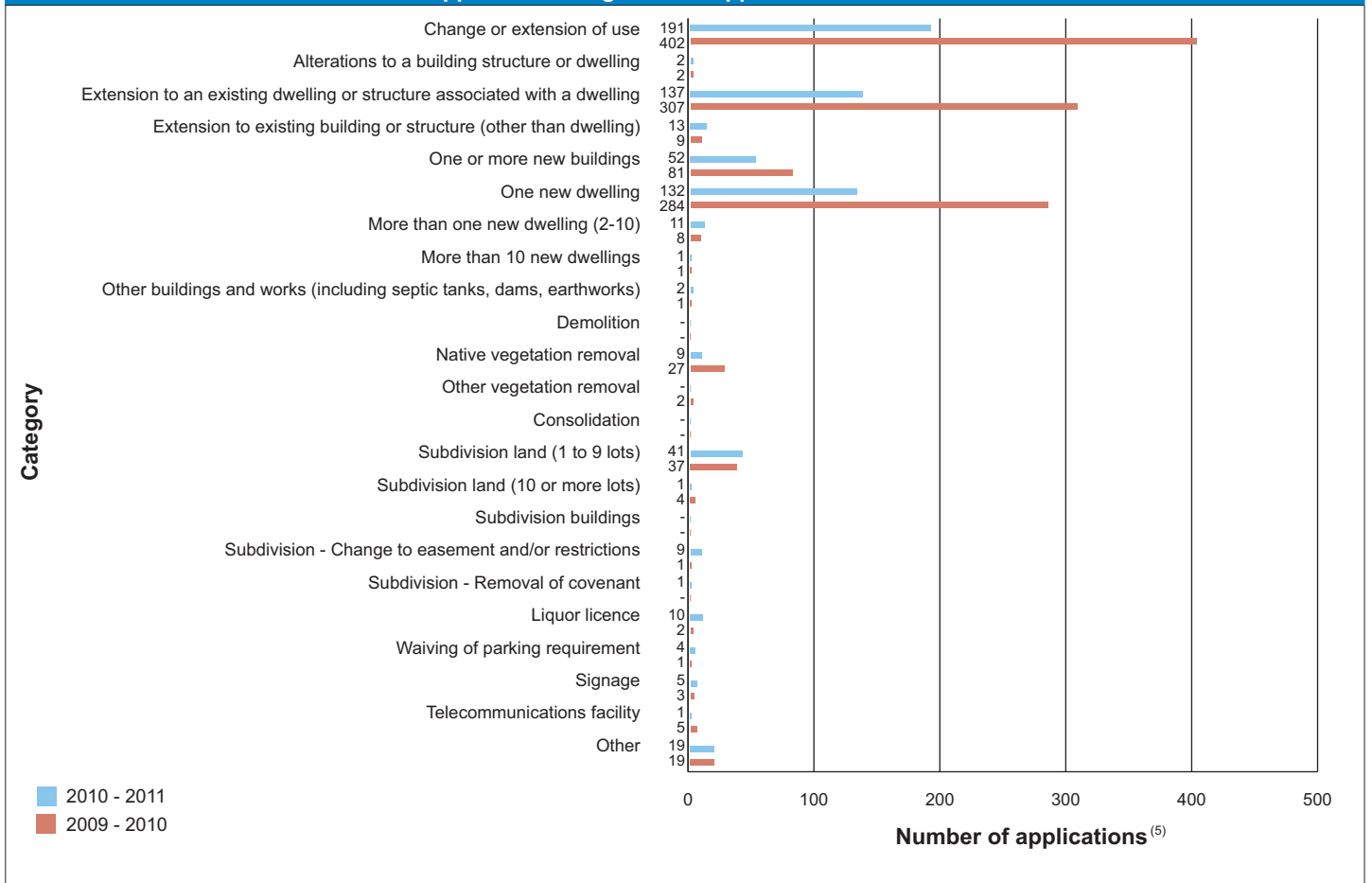
	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$76,585	\$92,523	20.8%	\$100,916	\$112,070
Average fee per application	\$113	\$238	110.6%	\$361	\$310
Total estimated cost of works	\$40,938,925	\$42,881,094	4.7%	\$83,689,856	\$81,216,217
Average cost of works per application	\$186,936	\$174,313	-6.8%	\$244,222	\$183,002
Average gross days to decision ⁽⁴⁾	79	76	-3.8%	128	48
Median processing days ⁽⁴⁾	56	18	-67.9%	60	65
Within statutory timeframe	90%	79%	-11.0%	70%	68%
Applications with:					
Further information	267 (40%)	215 (54%)	-19.5%	130 (35%)	186 (37%)
Public notice	112 (17%)	209 (53%)	86.6%	145 (39%)	172 (34%)
Referrals	157 (23%)	164 (41%)	4.5%	180 (48%)	200 (40%)
Objections	23 (10%)	32 (8%)	39.1%	32 (9%)	49 (10%)

Permits for change of land use

Based on the 74 permits issued that included a change of land use



Application categories for applications received



(4) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(5) Applications can contain multiple categories

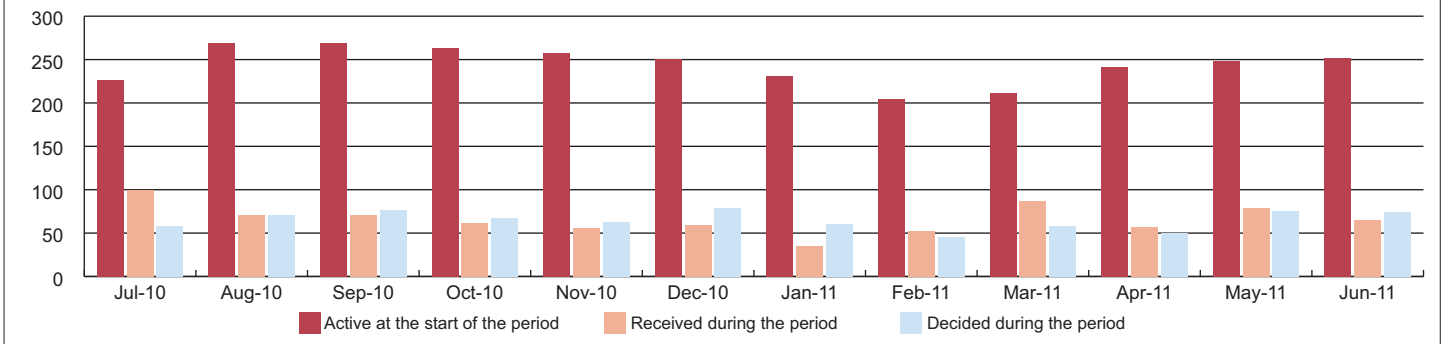


Planning scheme: Nillumbik
Location: 60 km north-east of Melbourne
Area: 433 sq. km
Population density: 140 persons per sq. km
Major centres: Eltham; Diamond Creek; Hurstbridge

The south of Nillumbik is predominantly urban, with commercial centres at Eltham and Diamond Creek. The north of the municipality is home to some significant natural features such as Kinglake National Park and Sugarloaf Reservoir.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	759	836	794	-5.0%
New applications	668 (88%)	708 (84%)	621 (78%)	-12.3%
Amended permit applications	91 (12%)	128 (15%)	173 (22%)	35.2%
Combined applications	0	0	0 (0%)	0.0%
Total decisions⁽²⁾	715	746	660	-11.5%
Permit/NOD (includes amended permits)	697 (97%)	722 (97%)	639 (97%)	-11.5%
Refusal	18 (3%)	24 (2%)	21 (3%)	-12.5%
Withdrawn, not required, lapsed⁽³⁾	126	147	118	-19.7%
Amended permits issued	67	118	151	28.0%
Decisions made under delegation	664 (93%)	705 (94%)	610 (92%)	-13.5%
Review lodged at VCAT	48 (6%)	48 (5%)	48 (7%)	0.0%

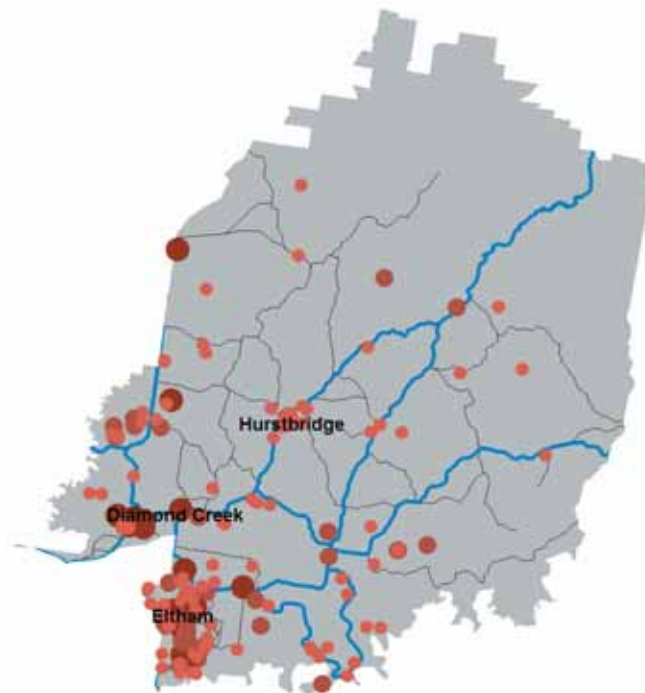
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (104)
- Between \$500k and \$1m (30)
- Between \$1m and \$10m (15)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)

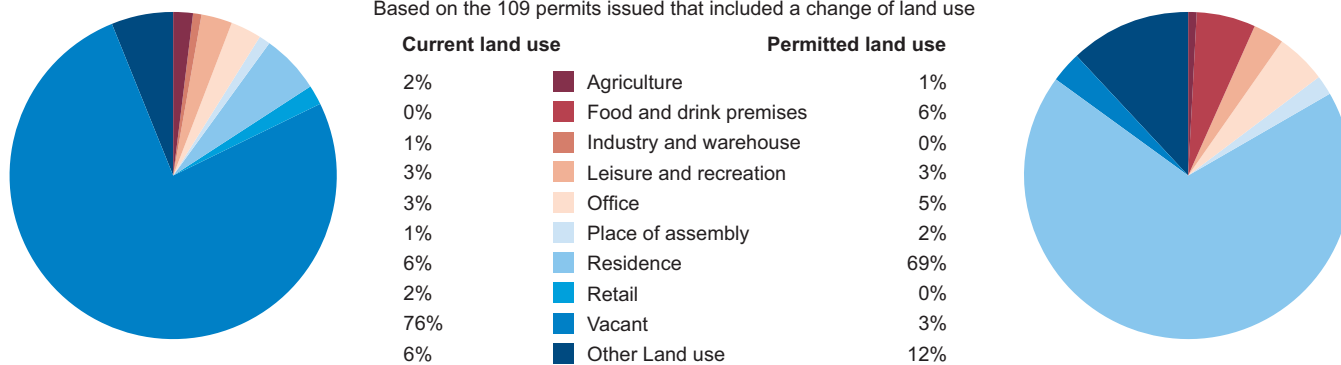


(1) Includes 31 applications relating to bushfire affected properties
 (2) Includes 3 planning permits issued relating to bushfire affected properties
 (3) Includes 25 planning consents relating to bushfire affected properties

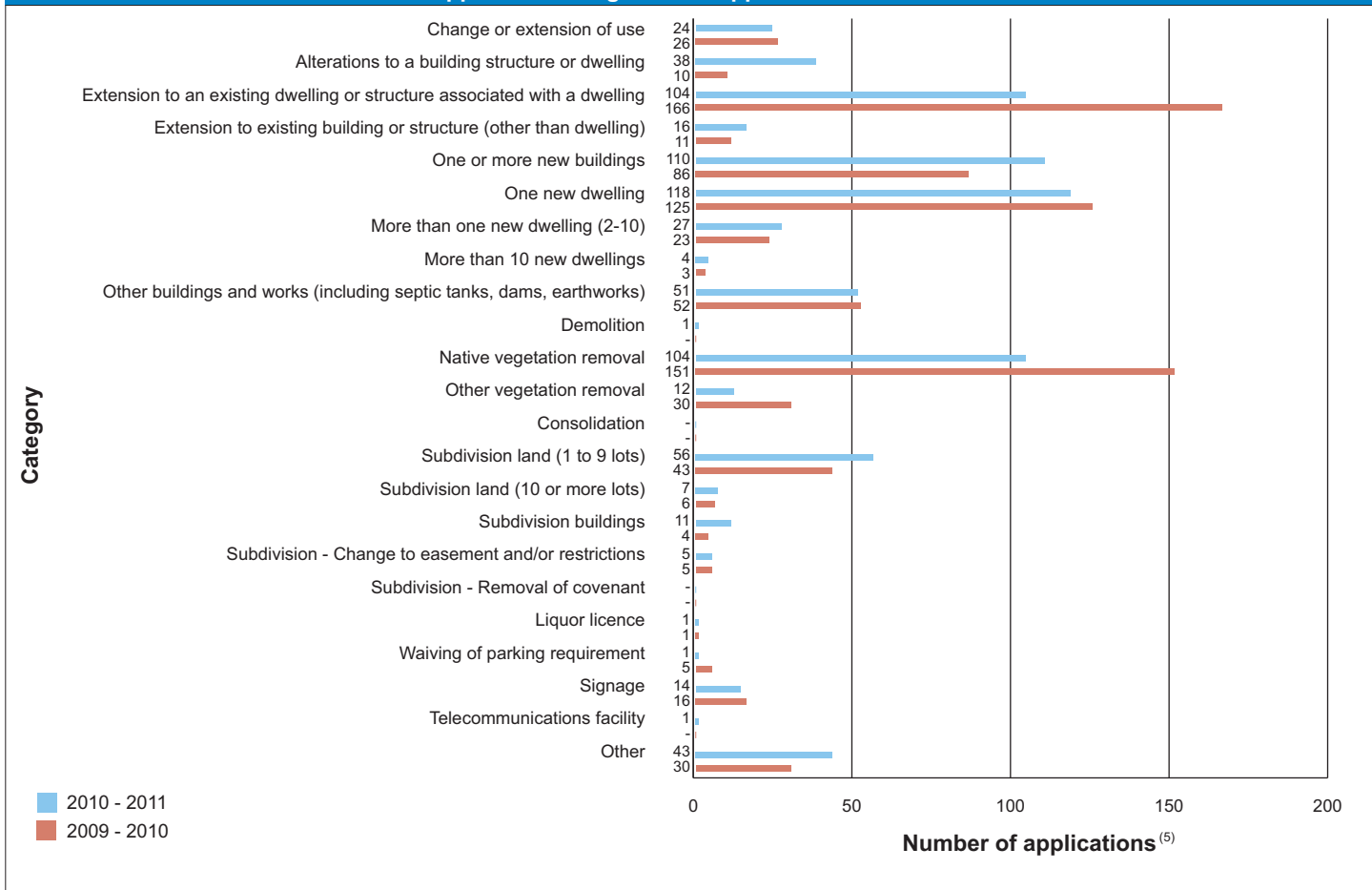
	2009/2010	2010/2011	% Change	Metropolitan average	OU Group average
Value of fees	\$219,453	\$220,717	0.6%	\$337,729	\$365,143
Average fee per application	\$263	\$278	5.7%	\$412	\$365
Total estimated cost of works	\$138,558,925	\$125,890,563	-9.1%	\$594,659,990	\$360,945,983
Average cost of works per application	\$191,910	\$190,743	-0.6%	\$559,680	\$285,502
Average gross days to decision ⁽⁴⁾	122	111	-9.0%	139	57
Median processing days ⁽⁴⁾	69	65	-5.8%	84	78
Within statutory timeframe	67%	62%	-5.0%	59%	63%
Applications with:					
Further information	361 (40%)	363 (47%)	0.6%	510 (43%)	566 (40%)
Public notice	369 (41%)	300 (39%)	-18.7%	490 (41%)	511 (36%)
Referrals	122 (13%)	156 (20%)	27.9%	282 (24%)	371 (26%)
Objections	139 (18%)	100 (13%)	-28.1%	227 (19%)	190 (13%)

Permits for change of land use

Based on the 109 permits issued that included a change of land use



Application categories for applications received



(4) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(5) Applications can contain multiple categories

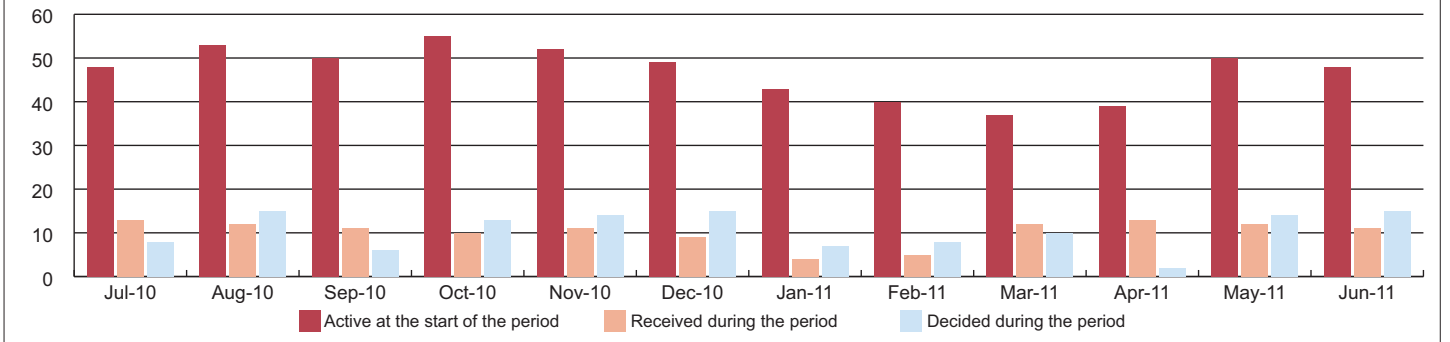


Planning scheme: Northern Grampians
Location: 230 km north-west of Melbourne
Area: 5728 sq. km
Population density: 2 persons per sq. km
Major centres: Stawell; St Arnaud; Halls Gap

Northern Grampians has a strong economic base derived from agriculture, goldmining, manufacturing and tourism. Stawell, the major centre, is home to brick, textiles and meat production, while the Grampians area is a popular holiday destination.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	130	119	123	3.4%
New applications	96 (74%)	103 (86%)	119 (97%)	15.5%
Amended permit applications	4 (3%)	1	4 (3%)	300.0%
Combined applications	30 (23%)	15 (12%)	0 (0%)	-100.0%
Total decisions	123	101	122	20.8%
Permit/NOD (includes amended permits)	122 (99%)	101 (100%)	119 (98%)	17.8%
Refusal	1 (1%)	0	3 (2%)	
Withdrawn, not required, lapsed	8	7	5	-28.6%
Amended permits issued	3	0	5	
Decisions made under delegation	116 (94%)	100 (99%)	115 (94%)	15.0%
Review lodged at VCAT	0	0	4 (3%)	

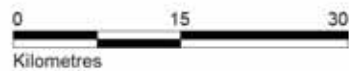
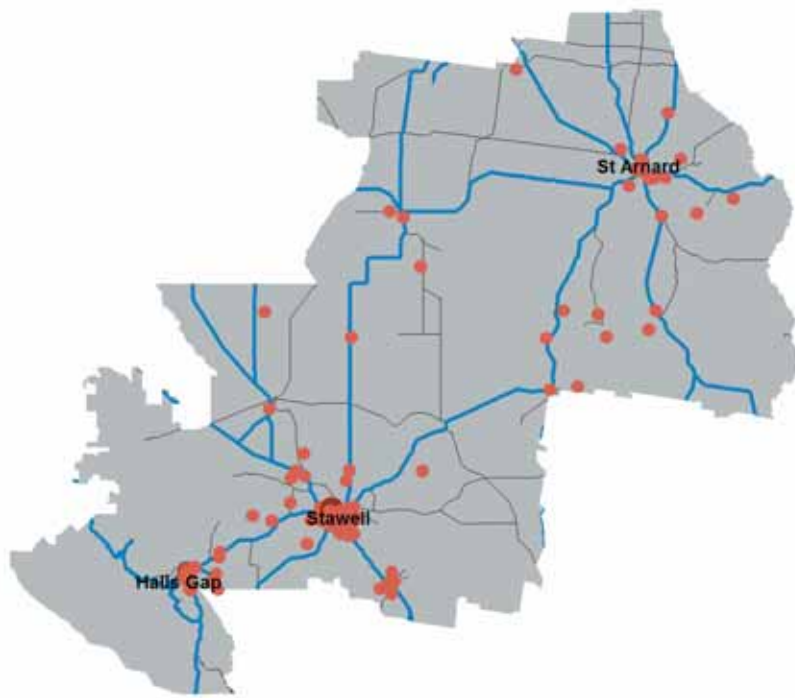
Applications received and decided



Investment

Points show all of the 114 new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (108)
- Between \$500k and \$1m (4)
- Between \$1m and \$10m (2)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)





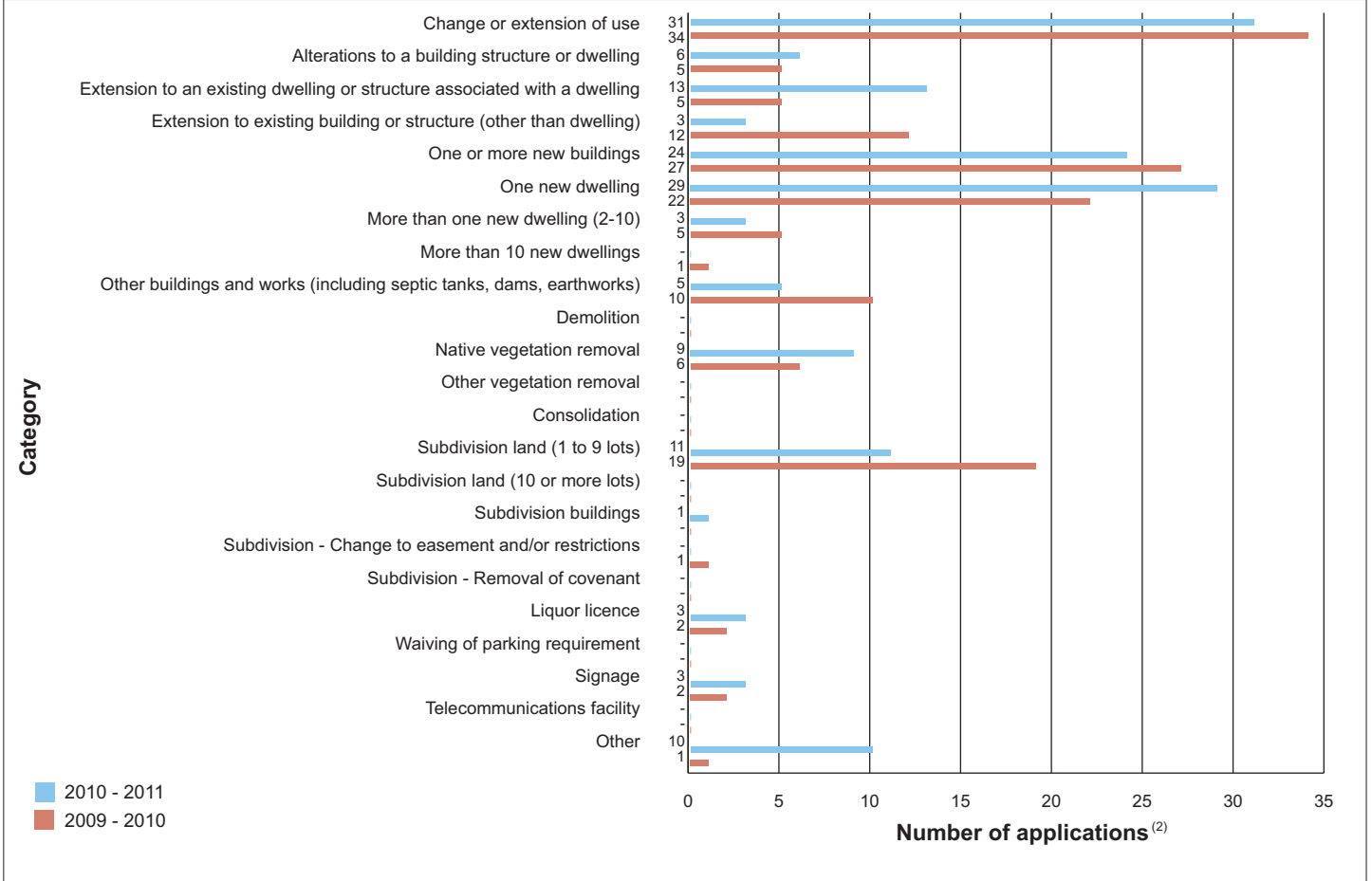
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$54,666	\$43,985	-19.5%	\$100,916	\$61,490
Average fee per application	\$459	\$358	-22.0%	\$361	\$338
Total estimated cost of works	\$13,882,495	\$13,736,275	-1.1%	\$83,689,856	\$58,611,795
Average cost of works per application	\$137,450	\$112,592	-18.1%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	104	111	6.7%	128	46
Median processing days ⁽¹⁾	61	68	11.5%	60	54
Within statutory timeframe	95%	70%	-25.0%	70%	75%
Applications with:					
Further information	42 (38%)	66 (52%)	57.1%	130 (35%)	75 (32%)
Public notice	28 (25%)	67 (53%)	139.3%	145 (39%)	89 (38%)
Referrals	15 (13%)	49 (39%)	226.7%	180 (48%)	119 (51%)
Objections	8 (7%)	4 (3%)	-50.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 35 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

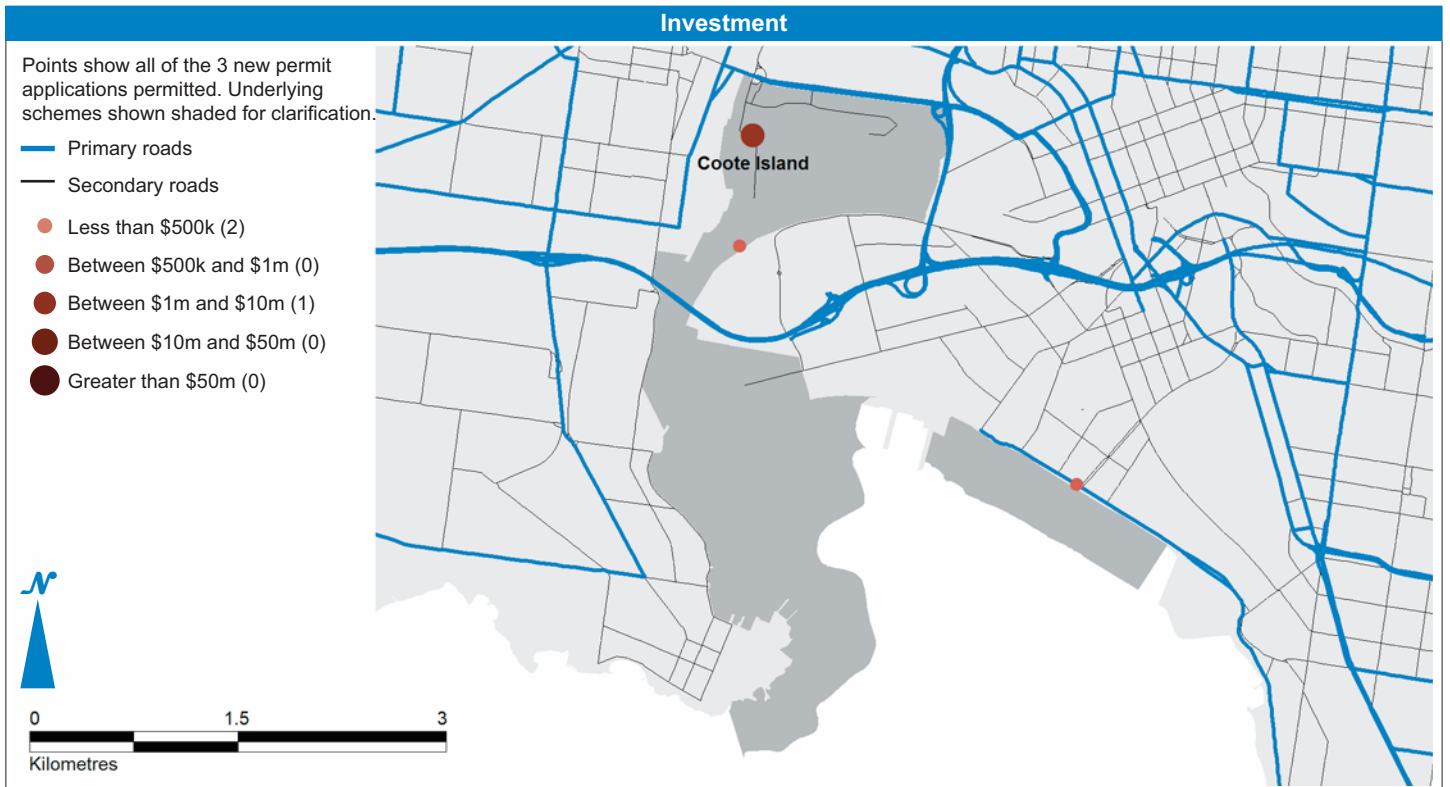
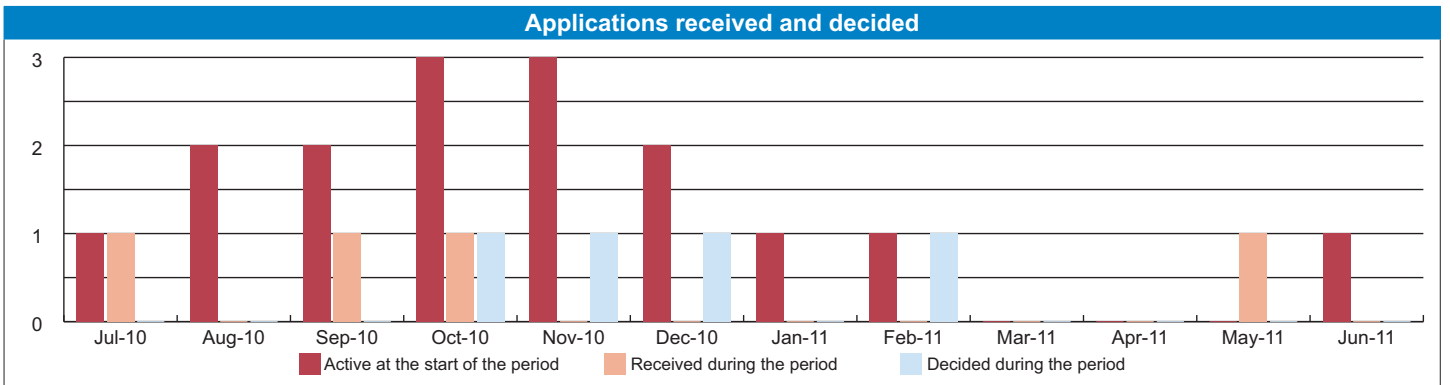
(2) Applications can contain multiple categories



Planning scheme: Port of Melbourne
Location: 6 km from Melbourne
Area: 14 sq. km
Population density: Less than 1 persons per sq. km
Major centres: N/A

The Port of Melbourne Planning Scheme includes land in the following municipalities: Melbourne, Port Phillip, Hobsons Bay and Maribyrnong. The Port of Melbourne is the largest container and one of the largest general cargo ports in Australia.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	6	3	4	33.3%
New applications	6 (100%)	3 (100%)	4 (100%)	33.3%
Amended permit applications	0	0	0 (0%)	0.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	3	4	3	-25.0%
Permit/NOD (includes amended permits)	3 (100%)	4 (100%)	3 (100%)	-25.0%
Refusal	0	0	0 (0%)	0.0%
Withdrawn, not required, lapsed	1	1	1	0.0%
Amended permits issued	0	0	0	0.0%
Decisions made under delegation	3 (100%)	4 (100%)	3 (100%)	-25.0%
Review lodged at VCAT	6 (100%)	0	0 (0%)	0.0%



(1) 4 applications were received where the Minister was the Responsible Authority



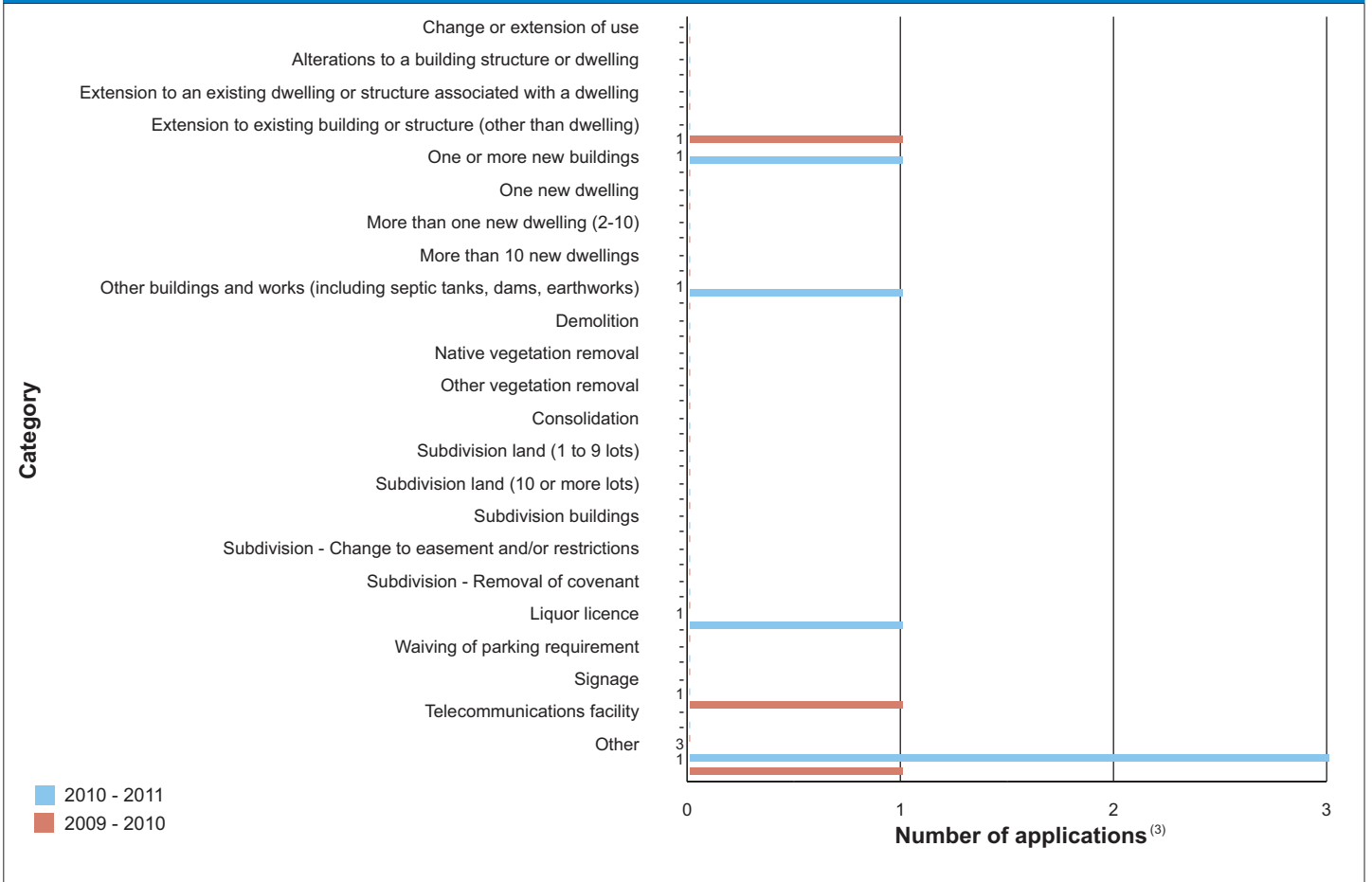
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$1,732	\$2,361	36.3%	\$337,729	\$335,638
Average fee per application	\$577	\$590	2.3%	\$412	\$420
Total estimated cost of works	\$1,686,565	\$3,000,000	77.9%	\$594,659,990	\$762,747,681
Average cost of works per application	\$421,641	\$1,000,000	137.2%	\$559,680	\$722,831
Average gross days to decision ⁽²⁾	51	430	743.1%	139	59
Median processing days ⁽²⁾	41	57	39.0%	84	91
Within statutory timeframe	100%	100%	0.0%	59%	57%
Applications with:					
Further information	2 (40%)	2 (50%)	0.0%	510 (43%)	516 (44%)
Public notice	0	0 (0%)	0.0%	490 (41%)	533 (46%)
Referrals	3 (60%)	4 (100%)	33.3%	282 (24%)	202 (17%)
Objections	1 (30%)	1 (25%)	0.0%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 1 permits issued that included a change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

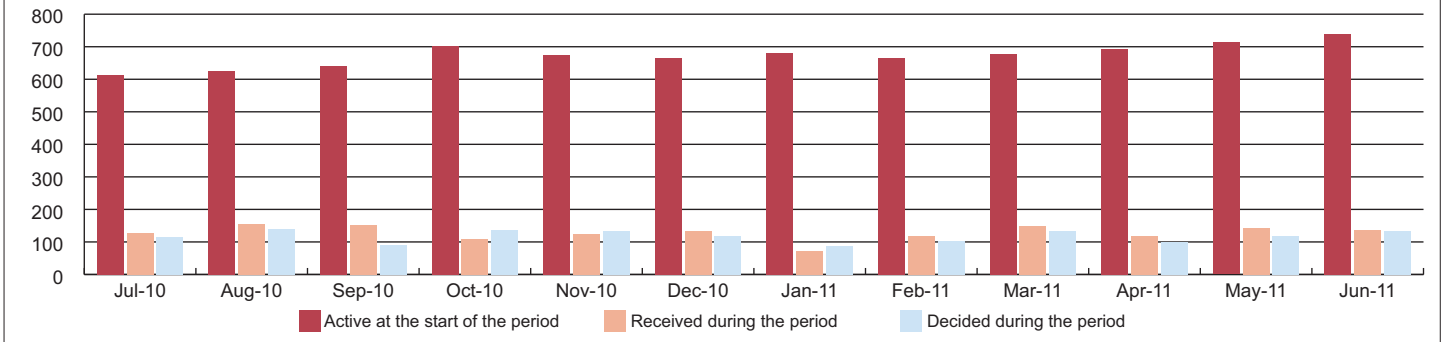


Planning scheme: Port Phillip
Location: 5 km south of Melbourne
Area: 21 sq. km
Population density: 3906 persons per sq. km
Major centres: St Kilda; Port Melbourne; South Melbourne

Port Phillip is located in inner Melbourne on Port Phillip Bay. There has been significant residential redevelopment in recent times, with people attracted by the inner city lifestyle and the city's many recreational and cultural facilities.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,252	1,399	1,538	9.9%
New applications	1,135 (91%)	1,227 (87%)	1,340 (87%)	9.2%
Amended permit applications	117 (9%)	172 (12%)	198 (13%)	15.1%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,107	1,276	1,311	2.7%
Permit/NOD (includes amended permits)	1,083 (98%)	1,244 (97%)	1,273 (97%)	2.3%
Refusal	24 (2%)	32 (2%)	38 (3%)	18.8%
Withdrawn, not required, lapsed	91	115	100	-13.0%
Amended permits issued	63	125	141	12.8%
Decisions made under delegation	1,041 (94%)	1,214 (95%)	1,252 (95%)	3.1%
Review lodged at VCAT	178	165 (12%)	187 (14%)	13.3%

Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (13)
- Between \$500k and \$1m (74)
- Between \$1m and \$10m (51)
- Between \$10m and \$50m (9)
- Greater than \$50m (3)



(1) 3 applications were received where the Minister was the Responsible Authority



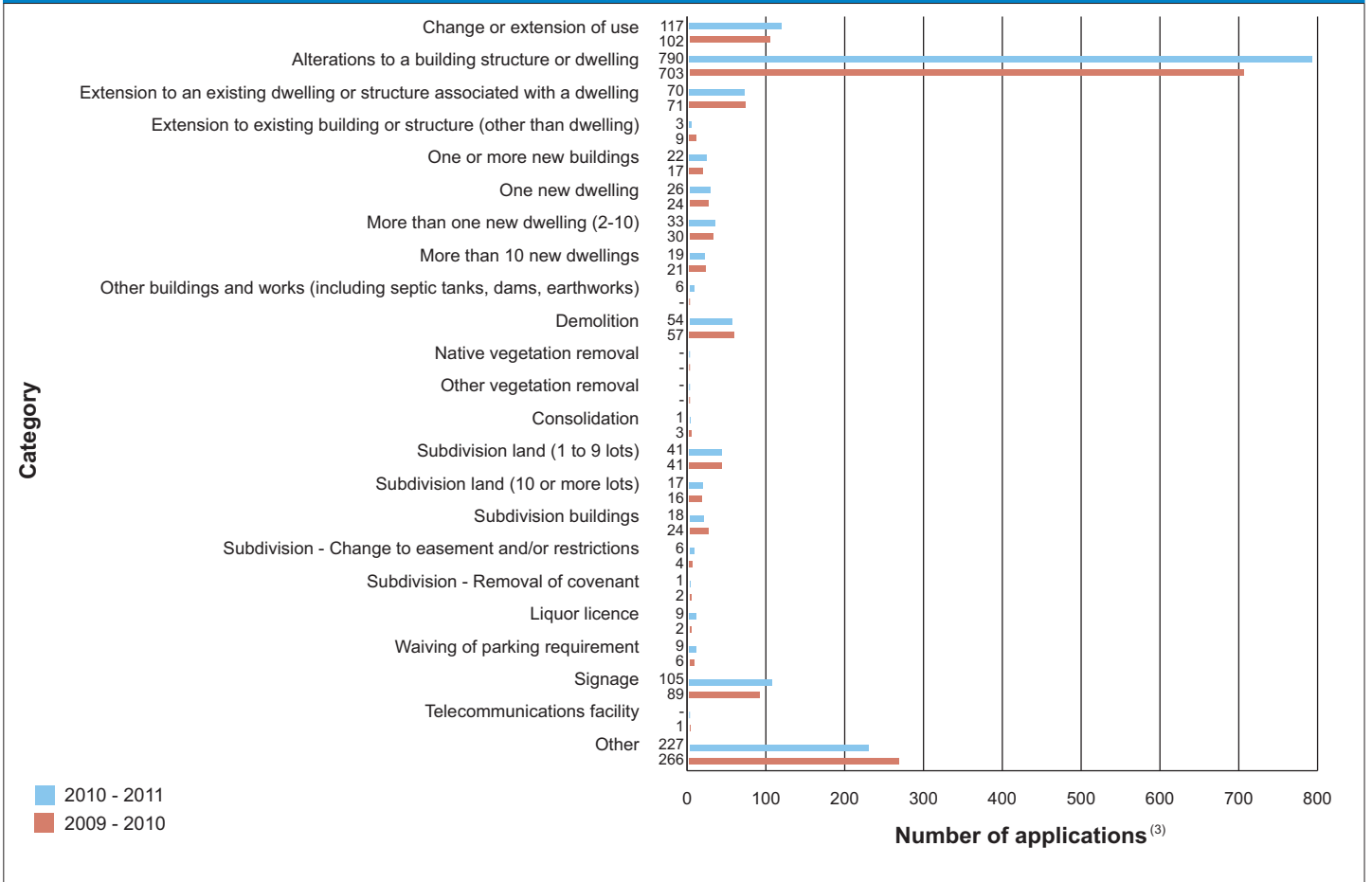
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$553,378	\$611,215	10.5%	\$337,729	\$335,638
Average fee per application	\$396	\$397	0.3%	\$412	\$420
Total estimated cost of works	\$508,813,258	\$766,439,176	50.6%	\$594,659,990	\$762,747,681
Average cost of works per application	\$409,014	\$584,622	42.9%	\$559,680	\$722,831
Average gross days to decision ⁽²⁾	110	116	5.5%	139	59
Median processing days ⁽²⁾	62	64	3.2%	84	91
Within statutory timeframe	62%	60%	-2.0%	59%	57%
Applications with:					
Further information	455 (32%)	396 (28%)	-13.0%	510 (43%)	516 (44%)
Public notice	664 (47%)	658 (47%)	-0.9%	490 (41%)	533 (46%)
Referrals	299 (21%)	277 (20%)	-7.4%	282 (24%)	202 (17%)
Objections	385 (25%)	338 (24%)	-12.2%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 82 permits issued that included a change of land use

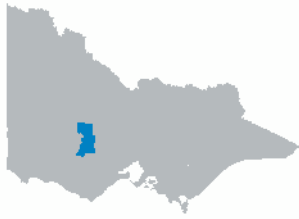


Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

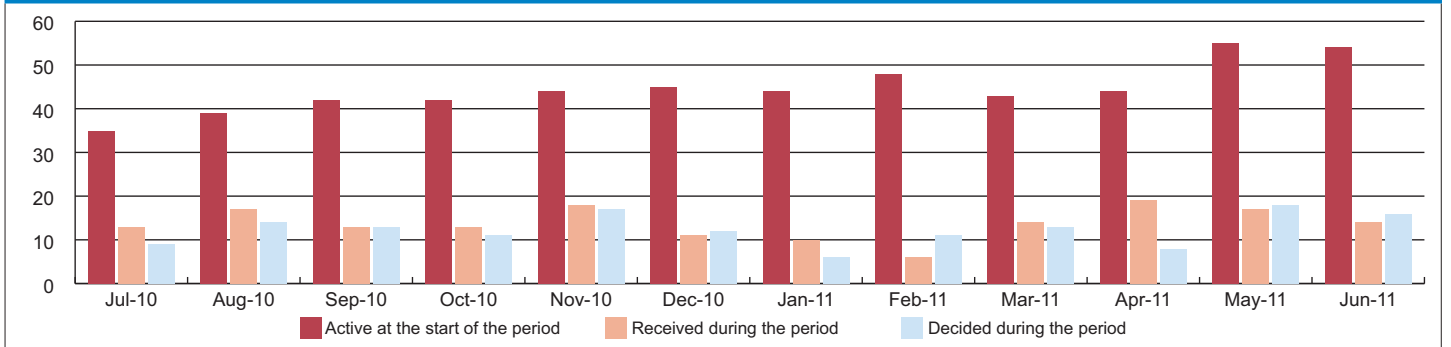


Planning scheme: Pyrenees
Location: 160 km west of Melbourne
Area: 3433 sq. km
Population density: 2 persons per sq. km
Major centres: Beaufort; Avoca

Pyrenees shire is heavily dependent on primary industry. Agriculture remains the major industry in the shire, and key areas of production are wool and meat. In recent times, however, grape and wine production has expanded significantly.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	127	127	165	29.9%
New applications	124 (98%)	124 (97%)	164 (99%)	32.3%
Amended permit applications	3 (2%)	3 (2%)	1 (1%)	-66.7%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	133	114	131	14.9%
Permit/NOD (includes amended permits)	130 (98%)	113 (99%)	130 (99%)	15.0%
Refusal	3 (2%)	1	1 (1%)	0.0%
Withdrawn, not required, lapsed	24	13	17	30.8%
Amended permits issued	4	3	2	-33.3%
Decisions made under delegation	128 (96%)	110 (96%)	124 (95%)	12.7%
Review lodged at VCAT	4 (3%)	2 (2%)	3 (2%)	50.0%

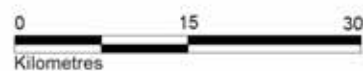
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (147)
- Between \$500k and \$1m (2)
- Between \$1m and \$10m (0)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)

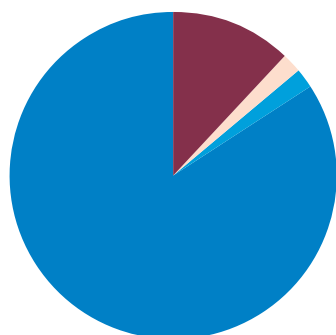




	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$43,965	\$22,495	-48.8%	\$100,916	\$61,490
Average fee per application	\$346	\$136	-60.7%	\$361	\$338
Total estimated cost of works	\$16,697,510	\$25,746,005	54.2%	\$83,689,856	\$58,611,795
Average cost of works per application	\$147,766	\$196,534	33.0%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	68	96	41.2%	128	46
Median processing days ⁽¹⁾	59	60	1.7%	60	54
Within statutory timeframe	86%	85%	-1.0%	70%	75%
Applications with:					
Further information	36 (28%)	56 (38%)	55.6%	130 (35%)	75 (32%)
Public notice	32 (25%)	41 (28%)	28.1%	145 (39%)	89 (38%)
Referrals	54 (42%)	64 (43%)	18.5%	180 (48%)	119 (51%)
Objections	3 (2%)	9 (6%)	200.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 51 permits issued that included a change of land use



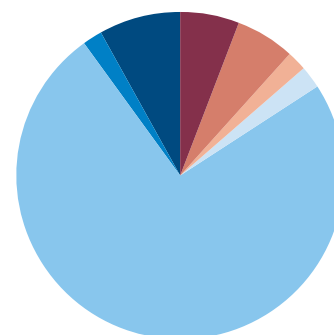
Current land use

12%
0%
0%
0%
2%
0%
0%
2%
84%
0%

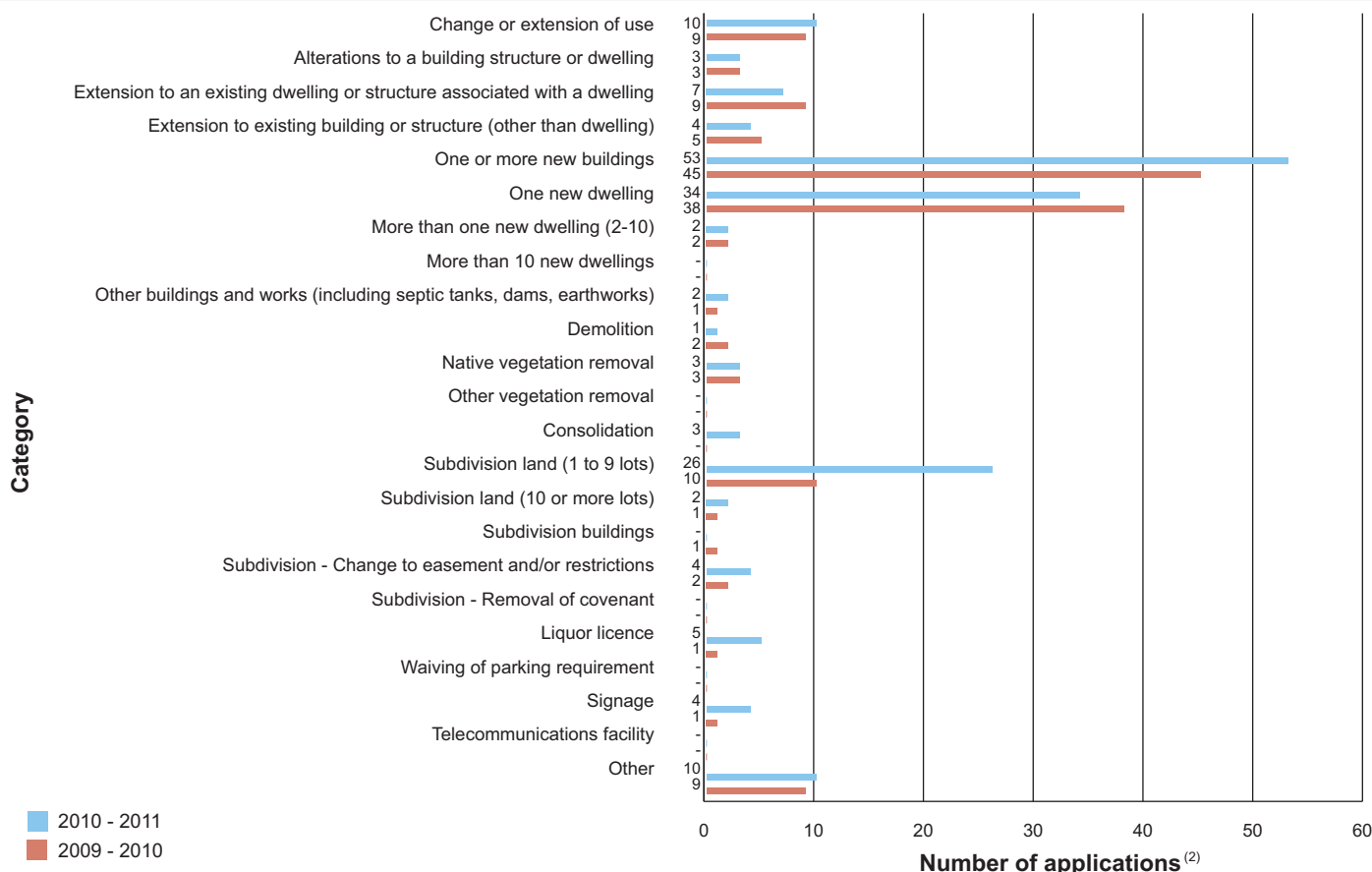
■ Agriculture
■ Food and drink premises
■ Industry and warehouse
■ Leisure and recreation
■ Office
■ Place of assembly
■ Residence
■ Retail
■ Vacant
■ Other Land use

Permitted land use

6%
0%
6%
2%
0%
2%
75%
0%
2%
8%



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required
 (2) Applications can contain multiple categories

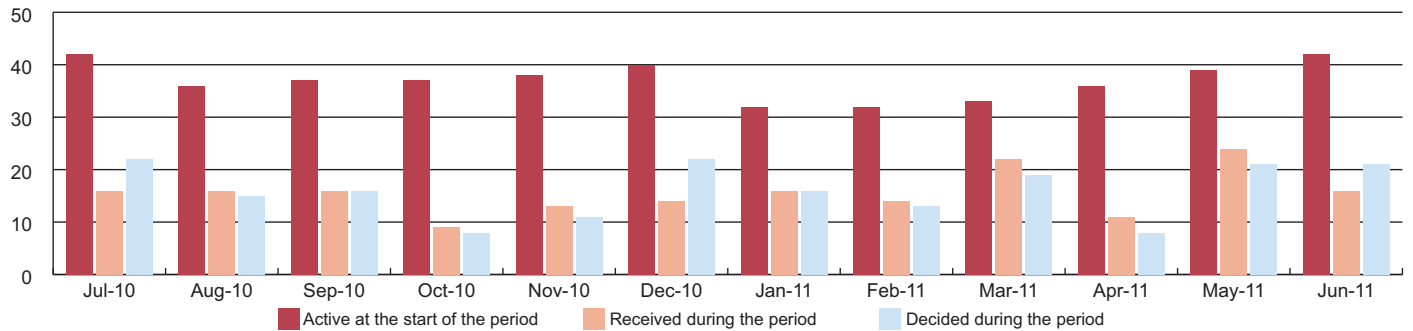


Planning scheme: Queenscliffe
Location: 100 km south of Melbourne
Area: 9 sq. km
Population density: 383 persons per sq. km
Major centres: Queenscliffe; Point Lonsdale

Tourism is the major economic activity of the Borough of Queenscliffe. As a result retail, commercial and service sectors are prominent. There are also a number of government and private institutions that are major employers.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	166	183	187	2.2%
New applications	137 (83%)	141 (77%)	131 (70%)	-7.1%
Amended permit applications	29 (17%)	42 (22%)	56 (30%)	33.3%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	161	177	173	-2.3%
Permit/NOD (includes amended permits)	155 (96%)	175 (99%)	173 (100%)	-1.1%
Refusal	6 (4%)	2 (1%)	0 (0%)	-100.0%
Withdrawn, not required, lapsed	14	14	19	35.7%
Amended permits issued	24	39	54	38.5%
Decisions made under delegation	155 (96%)	159 (89%)	157 (91%)	-1.3%
Review lodged at VCAT	12 (7%)	7 (4%)	2 (1%)	-71.4%

Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (139)
- Between \$500k and \$1m (10)
- Between \$1m and \$10m (1)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)





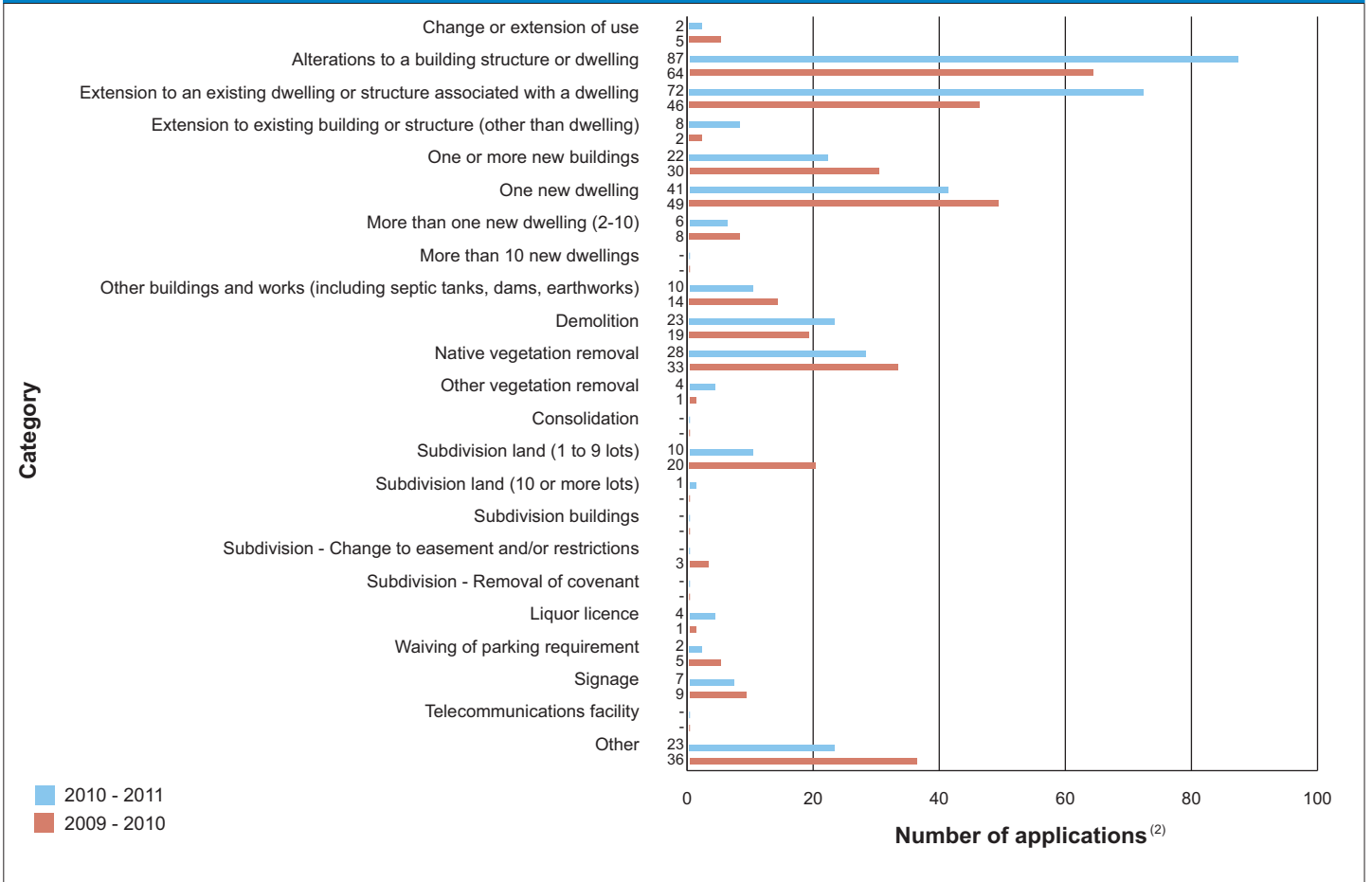
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$44,930	\$51,241	14.0%	\$100,916	\$61,490
Average fee per application	\$246	\$274	11.4%	\$361	\$338
Total estimated cost of works	\$30,066,747	\$19,394,121	-35.5%	\$83,689,856	\$58,611,795
Average cost of works per application	\$171,810	\$112,105	-34.8%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	85	80	-5.9%	128	46
Median processing days ⁽¹⁾	54	54	0.0%	60	54
Within statutory timeframe	87%	80%	-7.0%	70%	75%
Applications with:					
Further information	83 (43%)	106 (55%)	27.7%	130 (35%)	75 (32%)
Public notice	92 (48%)	94 (49%)	2.2%	145 (39%)	89 (38%)
Referrals	70 (36%)	61 (32%)	-12.9%	180 (48%)	119 (51%)
Objections	41 (23%)	51 (27%)	24.4%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 14 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

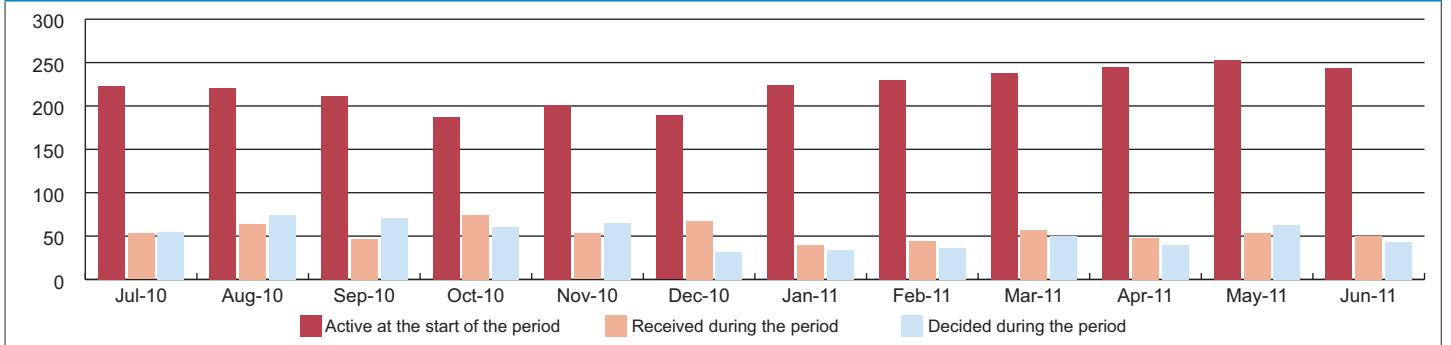


Planning scheme: South Gippsland
Location: 130 km south-east of Melbourne
Area: 3295 sq. km
Population density: 8 persons per sq. km
Major centres: Leongatha, Korumburra, Mirboo North

South Gippsland is an important beef production and dairying area. The western coast of the shire is also a popular holiday and retirement area. A major physical feature in South Gippsland is Wilson's Promontory with its natural habitat and scenery.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	658	634	651	2.7%
New applications	442 (67%)	412 (64%)	449 (69%)	9.0%
Amended permit applications	216 (33%)	222 (35%)	202 (31%)	-9.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions⁽²⁾	714	504	585	16.1%
Permit/NOD (includes amended permits)	637 (89%)	478 (95%)	556 (95%)	16.3%
Refusal	77 (11%)	26 (4%)	29 (5%)	11.5%
Withdrawn, not required, lapsed	49	34	38	11.8%
Amended permits issued	191	184	179	-2.7%
Decisions made under delegation	630 (88%)	484 (96%)	577 (99%)	19.2%
Review lodged at VCAT	24 (4%)	26 (5%)	19 (3%)	-26.9%

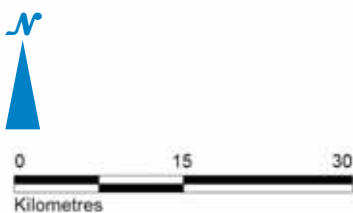
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (130)
- Between \$500k and \$1m (12)
- Between \$1m and \$10m (8)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)



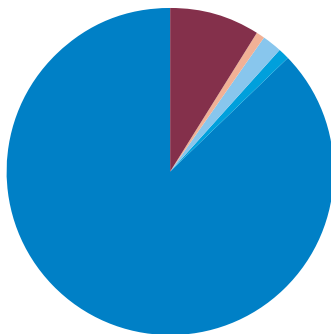
(1) Includes 1 application relating to bushfire affected properties
 (2) Includes 1 planning permit issued relating to bushfire affected properties



	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$196,875	\$228,303	16.0%	\$100,916	\$61,490
Average fee per application	\$311	\$351	12.9%	\$361	\$338
Total estimated cost of works	\$67,519,396	\$77,077,707	14.2%	\$83,689,856	\$58,611,795
Average cost of works per application	\$141,254	\$131,757	-6.7%	\$244,222	\$269,769
Average gross days to decision ⁽³⁾	91	118	29.7%	128	46
Median processing days ⁽³⁾	62	78	25.8%	60	65
Within statutory timeframe	76%	49%	-27.0%	70%	75%
Applications with:					
Further information	122 (22%)	298 (48%)	144.3%	130 (35%)	75 (32%)
Public notice	277 (51%)	392 (63%)	41.5%	145 (39%)	89 (38%)
Referrals	242 (44%)	328 (53%)	35.5%	180 (48%)	119 (51%)
Objections	36 (7%)	50 (8%)	38.9%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 310 permits issued that included a change of land use

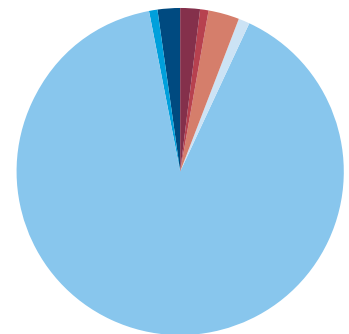


Current land use

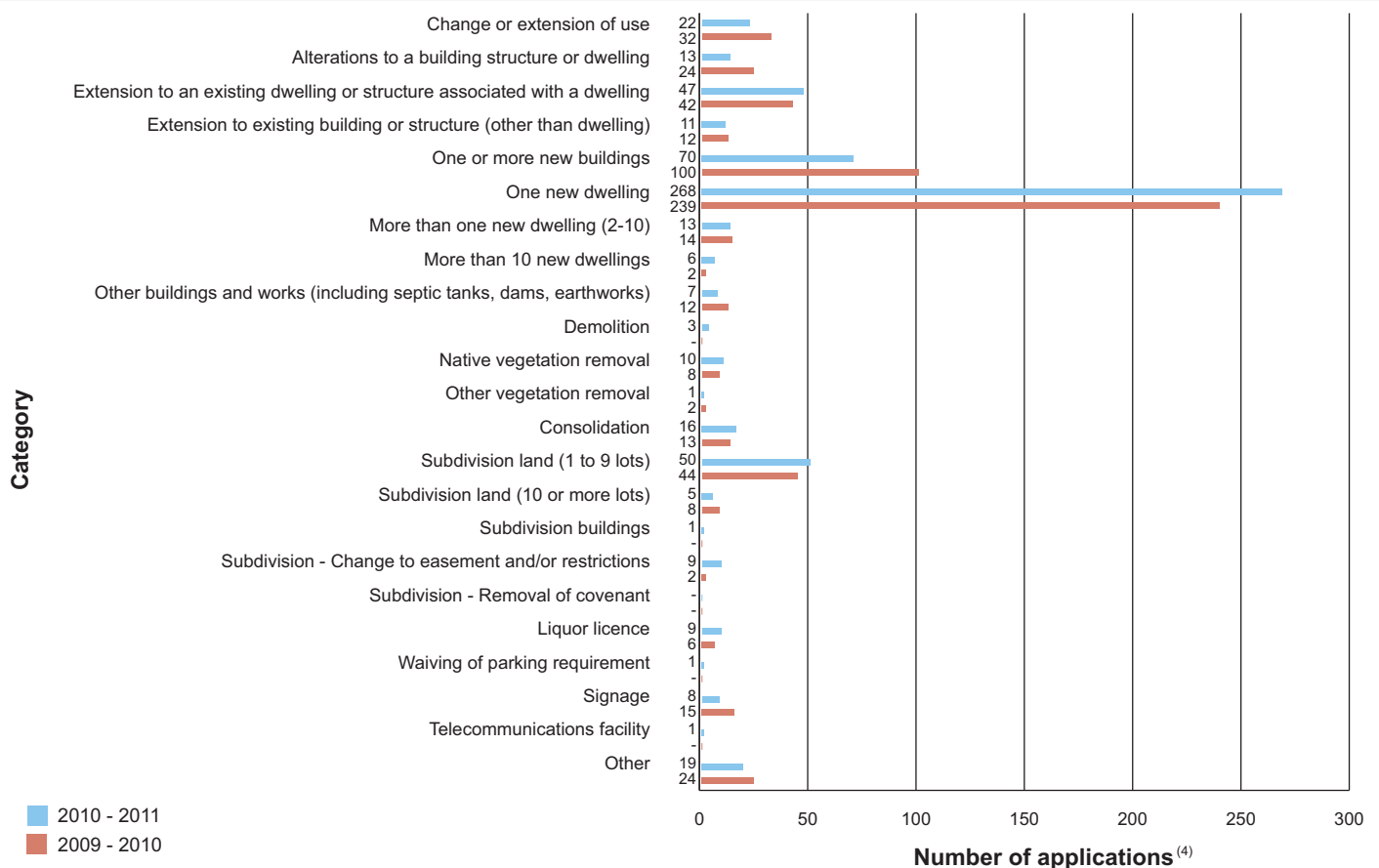
9%	Agriculture
0%	Food and drink premises
0%	Industry and warehouse
1%	Leisure and recreation
0%	Office
0%	Place of assembly
2%	Residence
1%	Retail
88%	Vacant
0%	Other Land use

Permitted land use

2%	Agriculture
1%	Food and drink premises
3%	Industry and warehouse
0%	Leisure and recreation
0%	Office
1%	Place of assembly
90%	Residence
1%	Retail
0%	Vacant
2%	Other Land use



Application categories for applications received



(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Applications can contain multiple categories

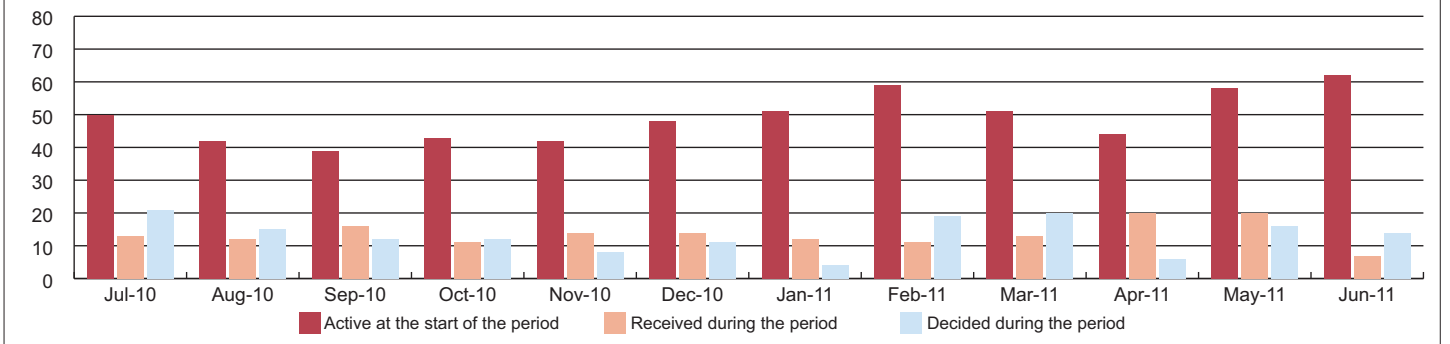


Planning scheme: Southern Grampians
Location: 300 km west of Melbourne
Area: 6652 sq. km
Population density: 3 persons per sq. km
Major centres: Hamilton; Coleraine; Penshurst

Agriculture and sheep grazing are the dominant industries in the shire. The region is a major wool growing area, producing 15% of Australia's wool clip. Hamilton, the major centre in the shire, is also an important centre for education and health.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	141	106	163	53.8%
New applications	129 (91%)	92 (86%)	141 (87%)	53.3%
Amended permit applications	12 (8%)	13 (12%)	22 (13%)	69.2%
Combined applications	0	1	0 (0%)	-100.0%
Total decisions	110	102	144	41.2%
Permit/NOD (includes amended permits)	88 (80%)	97 (95%)	138 (96%)	41.3%
Refusal	22 (20%)	5 (4%)	6 (4%)	20.0%
Withdrawn, not required, lapsed	6	13	14	7.7%
Amended permits issued	5	5	17	240.0%
Decisions made under delegation	95 (86%)	98 (96%)	142 (99%)	44.9%
Review lodged at VCAT	3 (2%)	1 (1%)	0 (0%)	-100.0%

Applications received and decided



Investment

Points show all of the 121 new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (118)
- Between \$500k and \$1m (2)
- Between \$1m and \$10m (1)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)

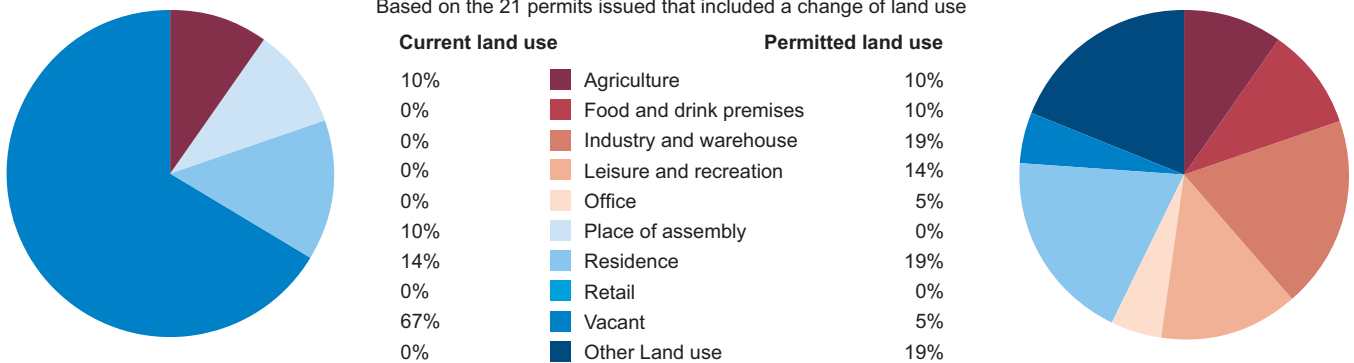




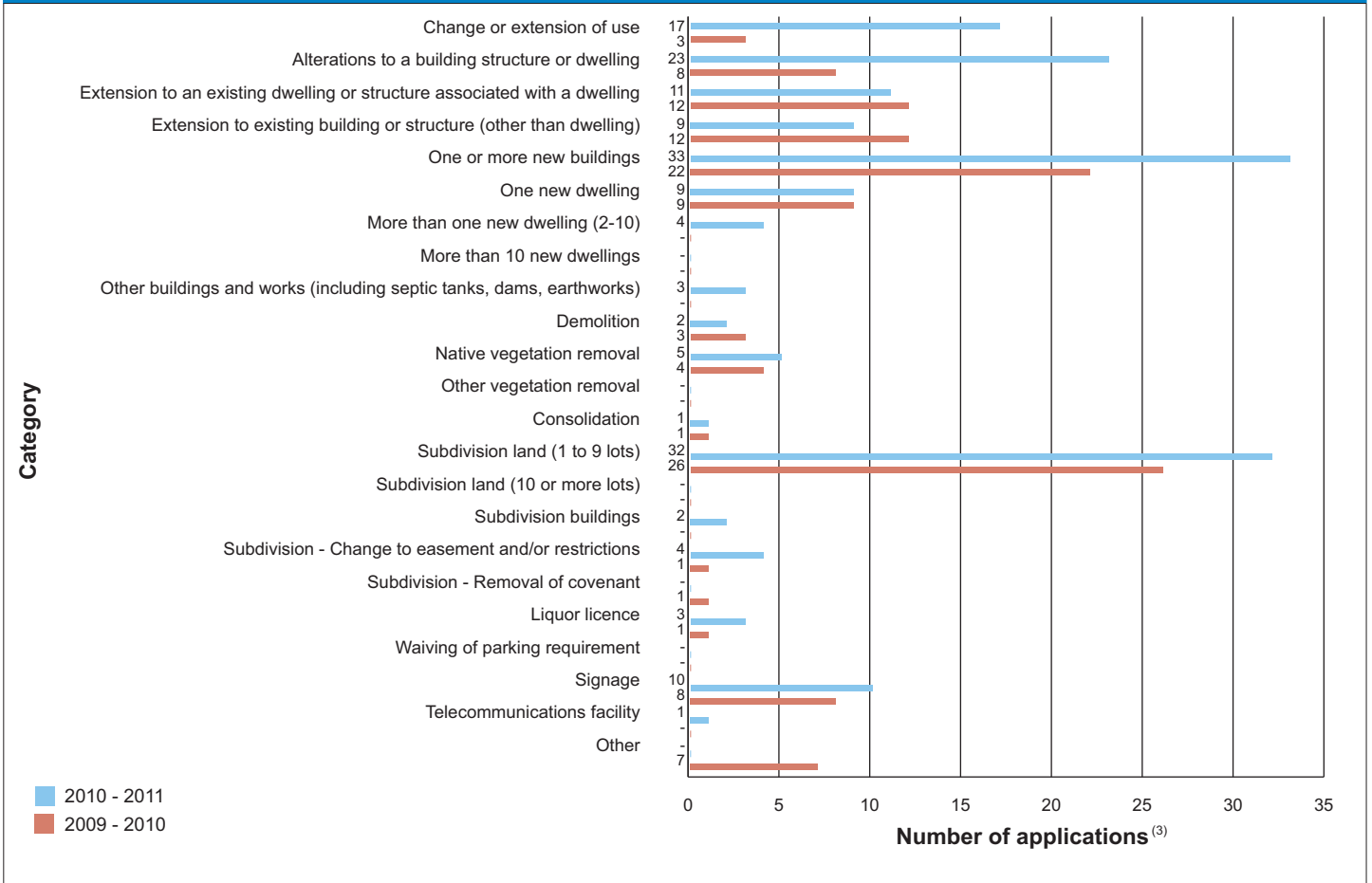
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$22,187	\$49,286	122.1%	\$100,916	\$61,490
Average fee per application	\$209	\$302	44.5%	\$361	\$338
Total estimated cost of works ⁽¹⁾	\$63,411,709	\$6,035,120	-90.5%	\$83,689,856	\$58,611,795
Average cost of works per application ⁽¹⁾	\$653,729	\$41,911	-93.6%	\$244,222	\$269,769
Average gross days to decision ⁽²⁾	217	139	-35.9%	128	46
Median processing days ⁽²⁾	118	94	-20.3%	60	54
Within statutory timeframe	68%	79%	11.0%	70%	75%
Applications with:					
Further information	21 (18%)	20 (13%)	-4.8%	130 (35%)	75 (32%)
Public notice	18 (15%)	27 (17%)	50.0%	145 (39%)	89 (38%)
Referrals	30 (26%)	10 (6%)	-66.7%	180 (48%)	119 (51%)
Objections	5 (4%)	2 (1%)	-60.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 21 permits issued that included a change of land use



Application categories for applications received



(1) Large decrease in cost of works due to significant development applications in 2009/2010

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

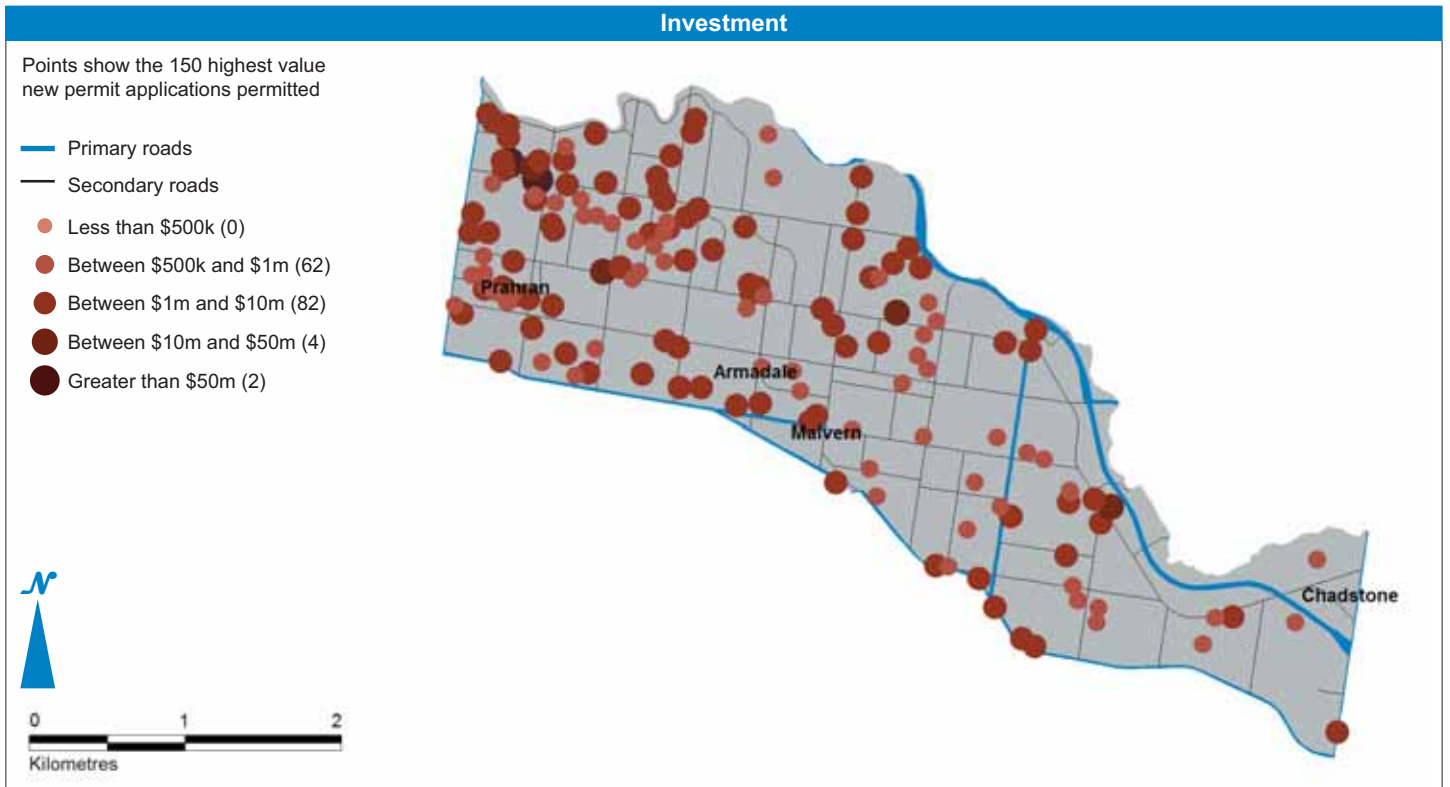
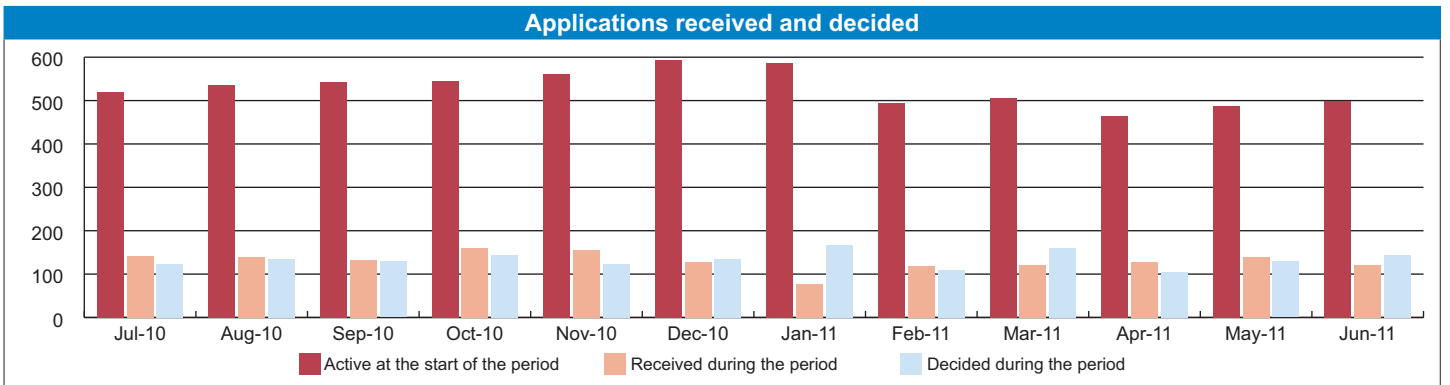
(3) Applications can contain multiple categories



Planning scheme: Stonnington
Location: 10 km east of Melbourne
Area: 26 sq. km
Population density: 3510 persons per sq. km
Major centres: Prahran; Malvern; Armadale; Chadstone

Stonnington incorporates residential and commercial areas in the inner south-east of Melbourne. Retailing is the major land use, with several precincts at Chapel Street, Toorak Road, High Street and Glenferrie Road as well as the Chadstone Shopping Centre

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,469	1,328	1,560	17.5%
New applications	1,000 (68%)	1,047 (78%)	1,066 (68%)	1.8%
Amended permit applications	469 (32%)	281 (21%)	494 (32%)	75.8%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,453	1,128	1,471	30.4%
Permit/NOD (includes amended permits)	1,345 (93%)	1,069 (95%)	1,388 (94%)	29.8%
Refusal	108 (7%)	59 (4%)	83 (6%)	40.7%
Withdrawn, not required, lapsed	114	100	130	30.0%
Amended permits issued	411	207	440	112.6%
Decisions made under delegation	1,244 (86%)	969 (85%)	1,267 (86%)	30.8%
Review lodged at VCAT	217 (15%)	205 (17%)	211 (14%)	2.9%

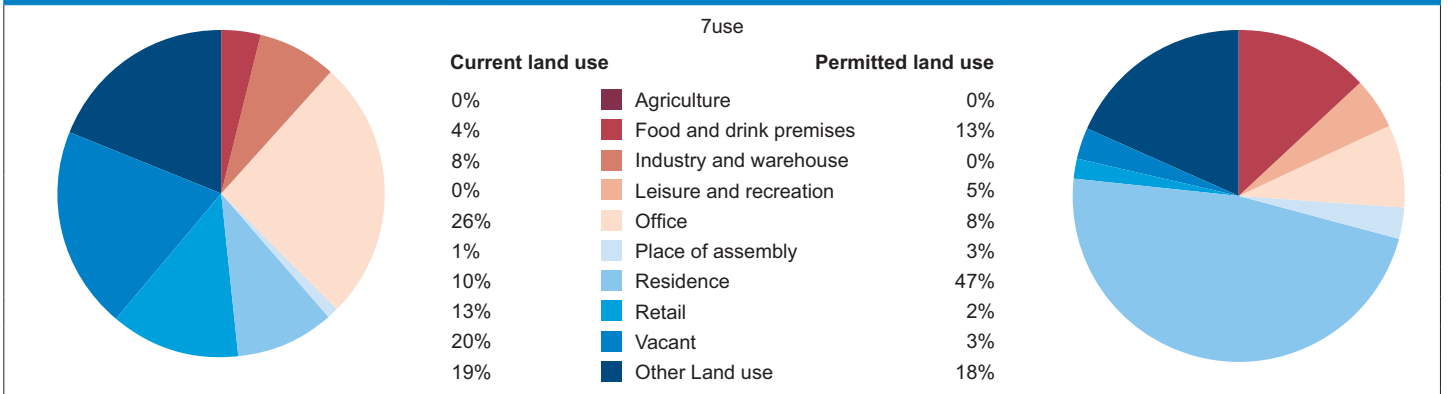


(1) 5 applications were received where the Minister was the Responsible Authority

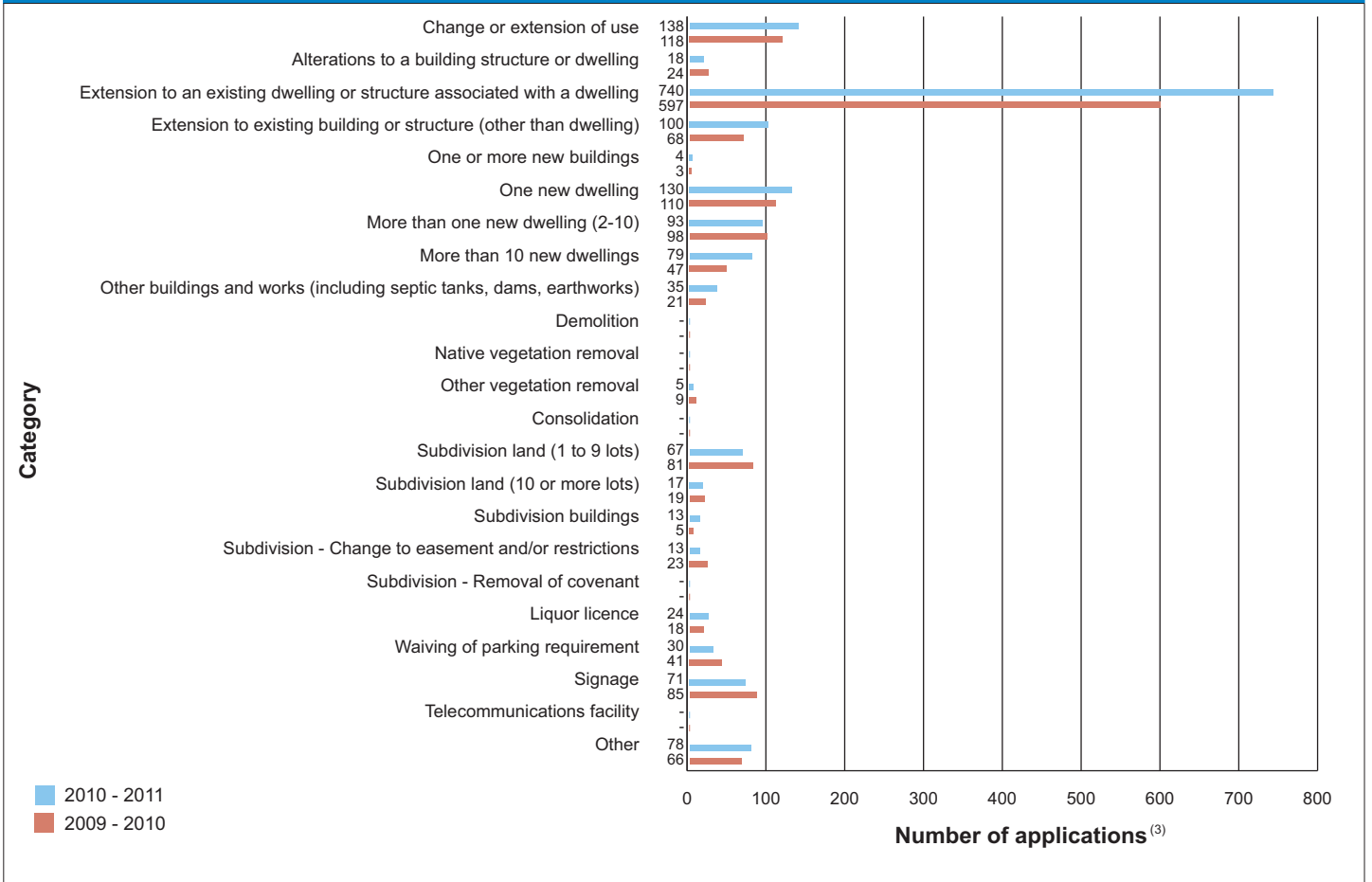


	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$605,546	\$631,749	4.3%	\$337,729	\$335,638
Average fee per application	\$456	\$405	-11.2%	\$412	\$420
Total estimated cost of works	\$812,361,295	\$918,687,819	13.1%	\$594,659,990	\$762,747,681
Average cost of works per application	\$759,926	\$624,533	-17.8%	\$559,680	\$722,831
Average gross days to decision ⁽²⁾	128	135	5.5%	139	59
Median processing days ⁽²⁾	93	88	-5.4%	84	91
Within statutory timeframe	65%	63%	-2.0%	59%	57%
Applications with:					
Further information	662 (53%)	834 (52%)	26.0%	510 (43%)	516 (44%)
Public notice	544 (44%)	651 (41%)	19.7%	490 (41%)	533 (46%)
Referrals	94 (7%)	151 (9%)	60.6%	282 (24%)	202 (17%)
Objections	417 (36%)	634 (40%)	52.0%	227 (19%)	286 (25%)

Permits for change of land use



Application categories for applications received



(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

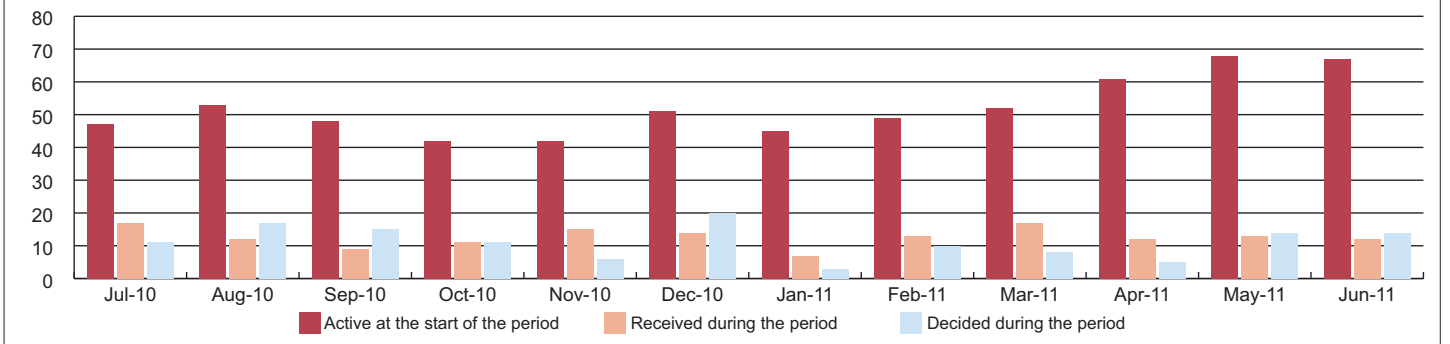


Planning scheme: Strathbogie
Location: 150 km north of Melbourne
Area: 3302 sq. km
Population density: 3 persons per sq. km
Major centres: Euroa; Nagambie; Violet Town; Avenel

Strathbogie shire is a rural municipality in north central Victoria. The Strathbogie Ranges are located to the east, the Goulburn River to the south and the Hume Freeway runs through the middle of the municipality.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	131	138	152	10.1%
New applications	130 (99%)	131 (94%)	151 (99%)	15.3%
Amended permit applications	1 (1%)	7 (5%)	1 (1%)	-85.7%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	132	112	124	10.7%
Permit/NOD (includes amended permits)	129 (98%)	110 (98%)	121 (98%)	10.0%
Refusal	3 (2%)	2 (1%)	3 (2%)	50.0%
Withdrawn, not required, lapsed	11	7	10	42.9%
Amended permits issued	2	3	2	-33.3%
Decisions made under delegation	100 (76%)	74 (66%)	92 (74%)	24.3%
Review lodged at VCAT	5 (4%)	8 (7%)	9 (7%)	12.5%

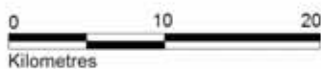
Applications received and decided



Investment

Points show all of the 119 new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (111)
- Between \$500k and \$1m (6)
- Between \$1m and \$10m (2)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)





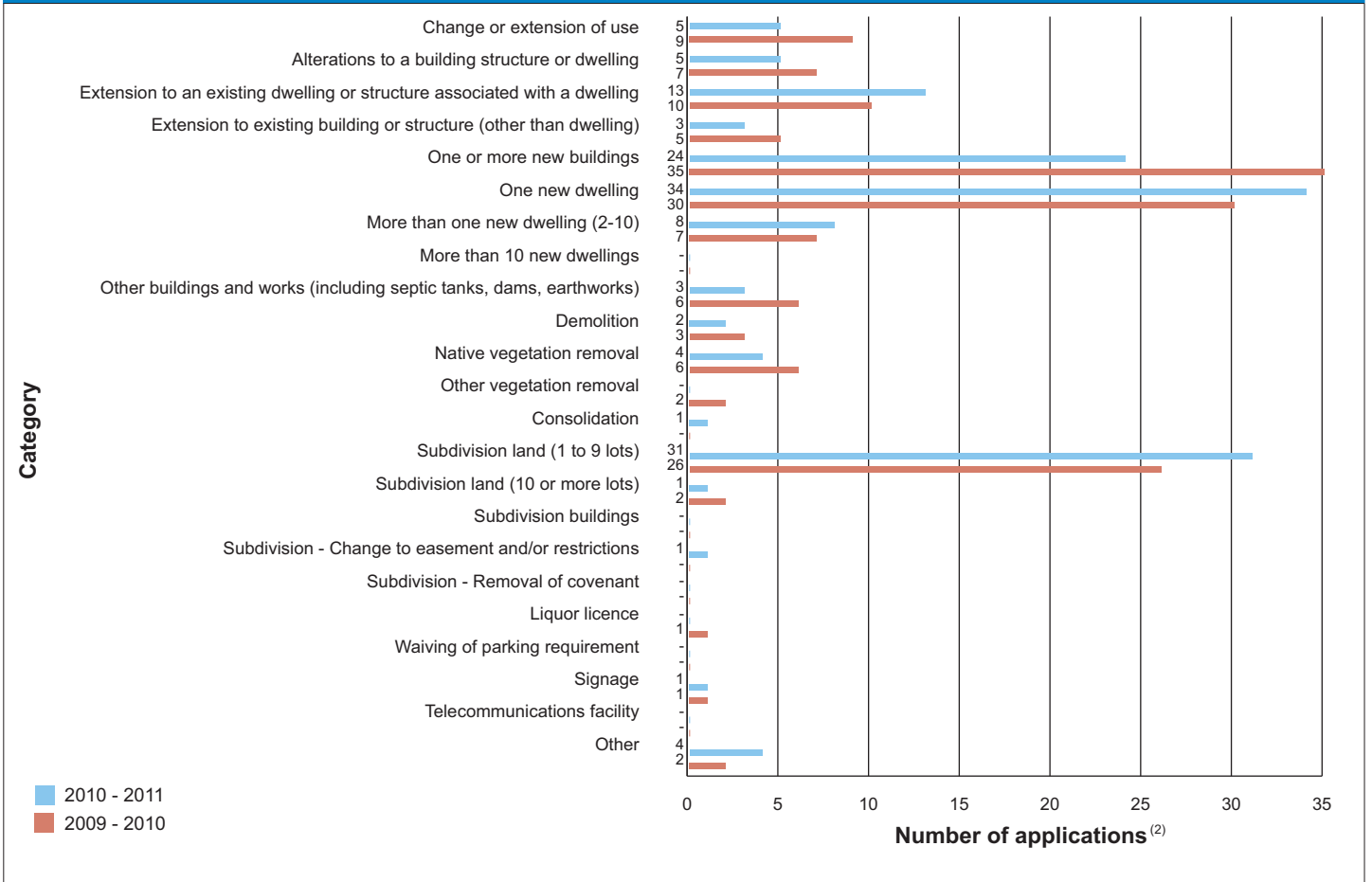
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$58,285	\$63,004	8.1%	\$100,916	\$61,490
Average fee per application	\$422	\$415	-1.7%	\$361	\$338
Total estimated cost of works	\$20,912,382	\$24,569,517	17.5%	\$83,689,856	\$58,611,795
Average cost of works per application	\$190,113	\$198,141	4.2%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	85	109	28.2%	128	46
Median processing days ⁽¹⁾	65	71	9.2%	60	54
Within statutory timeframe	76%	80%	4.0%	70%	75%
Applications with:					
Further information	44 (36%)	46 (34%)	4.5%	130 (35%)	75 (32%)
Public notice	84 (71%)	85 (63%)	1.2%	145 (39%)	89 (38%)
Referrals	115 (97%)	122 (91%)	6.1%	180 (48%)	119 (51%)
Objections	15 (13%)	21 (16%)	40.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 47 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories



Planning Permit Activity Report

1 July 2010 - 30 June 2011

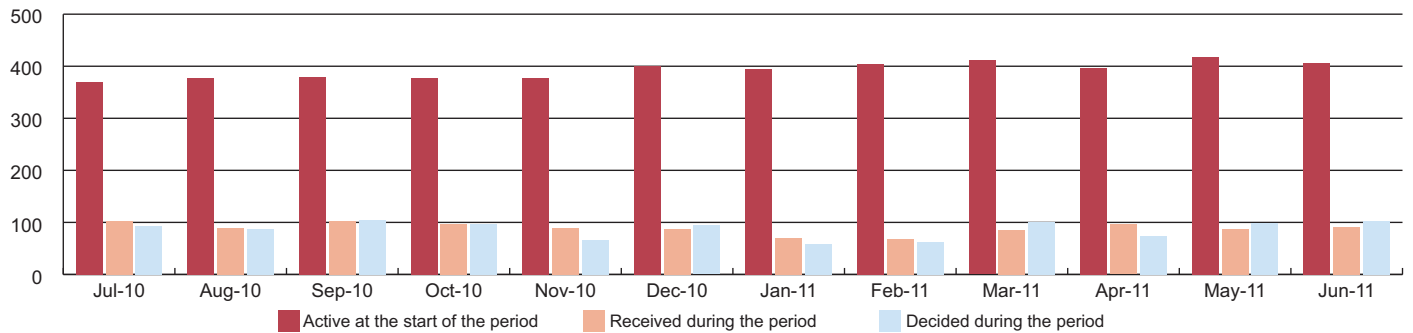


Planning scheme: Surf Coast
Location: 100 km south west of Melbourne
Area: 1553 sq. km
Population density: 13 persons per sq. km
Major centres: Torquay; Anglesea; Lorne; Winchelsea

Surf Coast is a popular tourist and surfing area with strong connections to Geelong. These service industries make a substantial contribution to the local economy, and the popular Great Ocean Road attracts many visitors.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	1,089	1,101	1,066	-3.2%
New applications	591 (54%)	599 (54%)	555 (52%)	-7.3%
Amended permit applications	498 (46%)	502 (45%)	511 (48%)	1.8%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	971	996	970	-2.6%
Permit/NOD (includes amended permits)	946 (97%)	976 (98%)	938 (97%)	-3.9%
Refusal	25 (3%)	20 (1%)	32 (3%)	60.0%
Withdrawn, not required, lapsed	76	93	68	-26.9%
Amended permits issued	423	421	435	3.3%
Decisions made under delegation	931 (96%)	968 (97%)	944 (97%)	-2.5%
Review lodged at VCAT	59 (5%)	31 (3%)	20 (2%)	-35.5%

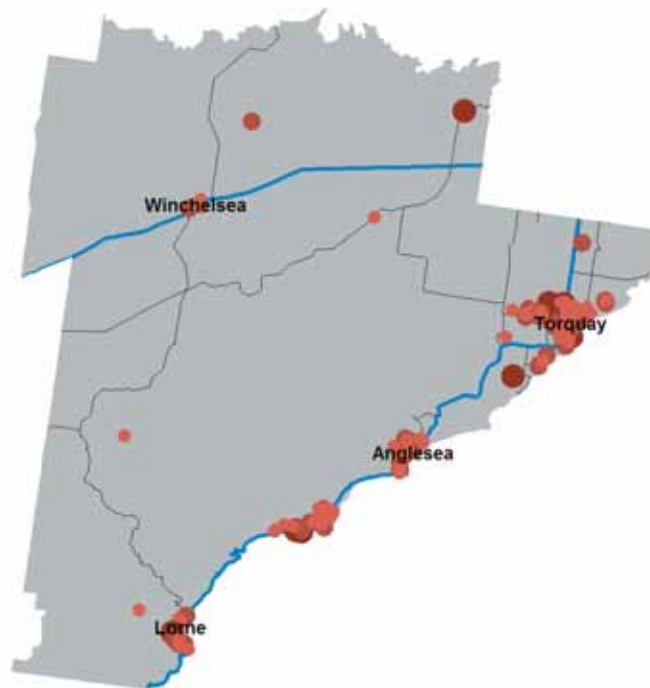
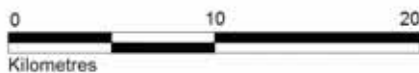
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (95)
- Between \$500k and \$1m (44)
- Between \$1m and \$10m (11)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)



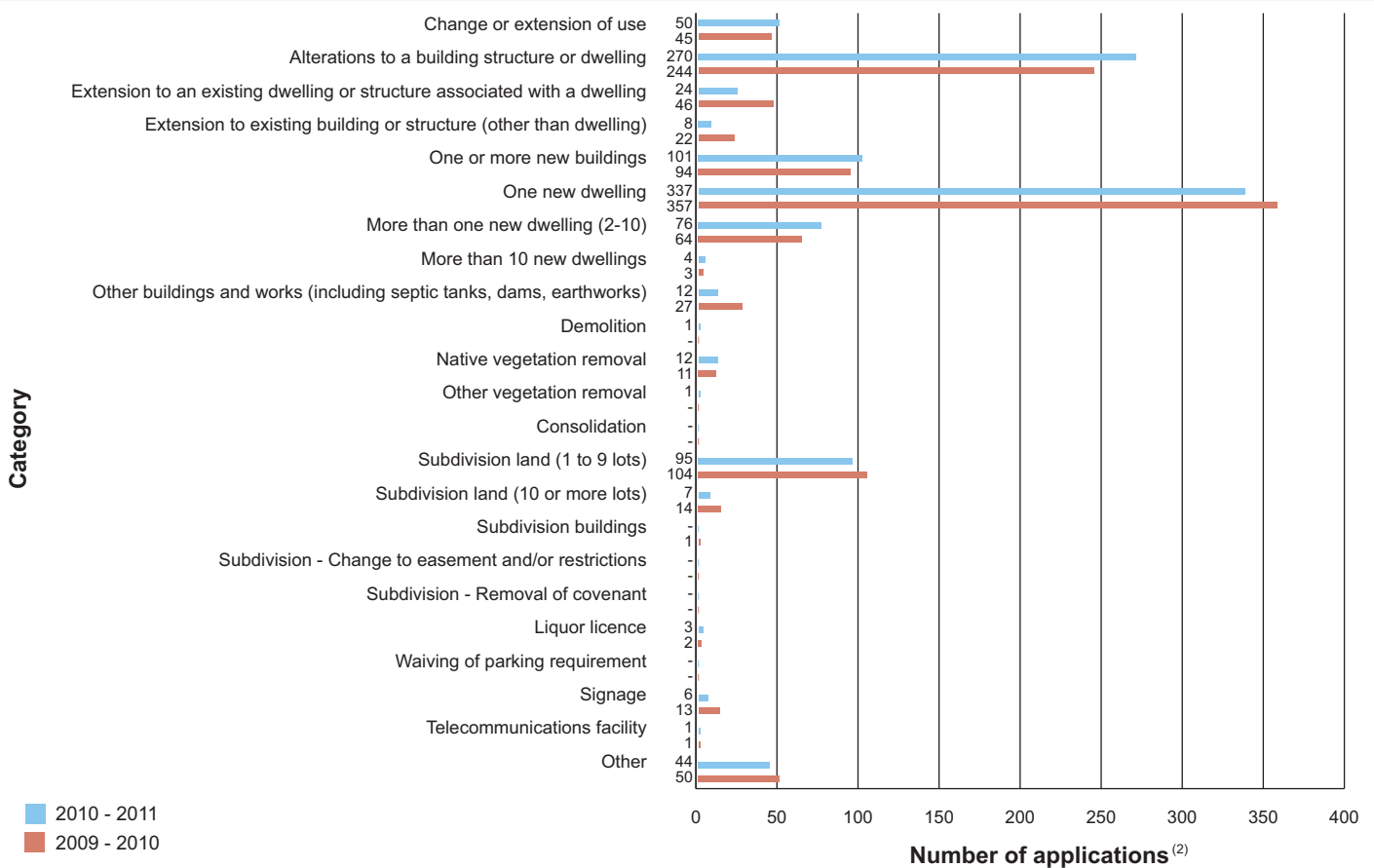
	2009/2010	2010/2011	% Change	Rural average	PU Group average
Value of fees	\$236,301	\$196,472	-16.9%	\$100,916	\$112,070
Average fee per application	\$215	\$184	-14.4%	\$361	\$310
Total estimated cost of works	\$190,016,717	\$126,091,631	-33.6%	\$83,689,856	\$81,216,217
Average cost of works per application	\$194,689	\$129,991	-33.2%	\$244,222	\$183,002
Average gross days to decision ⁽¹⁾	102	123	20.6%	128	48
Median processing days ⁽¹⁾	49	56	14.3%	60	65
Within statutory timeframe	57%	56%	-1.0%	70%	68%
Applications with:					
Further information	403 (37%)	367 (35%)	-8.9%	130 (35%)	186 (37%)
Public notice	337 (30%)	350 (34%)	3.9%	145 (39%)	172 (34%)
Referrals	337 (30%)	374 (36%)	11.0%	180 (48%)	200 (40%)
Objections	152 (15%)	128 (12%)	-15.8%	32 (9%)	49 (10%)

Permits for change of land use

Based on the 33 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

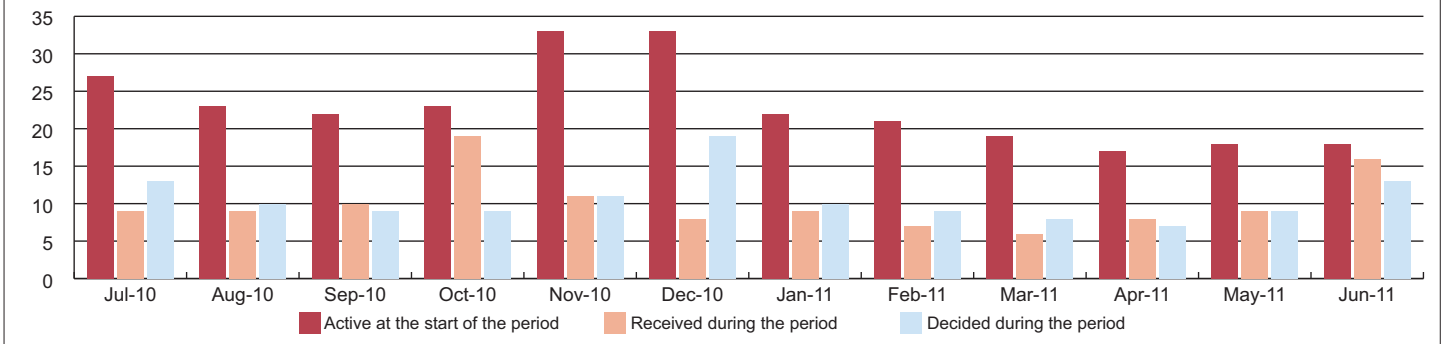


Planning scheme: Swan Hill
Location: 320 km north-west of Melbourne
Area: 6116 sq. km
Population density: 3 persons per sq. km
Major centres: Swan Hill; Robinvale; Nyah West

Swan Hill is an agricultural area, which includes both dryland farming areas in the west and irrigated areas in the east. The Swan Hill township services a wide catchment, including areas into New South Wales. It is also a popular tourist destination.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	132	139	121	-12.9%
New applications	132 (100%)	136 (97%)	111 (92%)	-18.4%
Amended permit applications	0	3 (2%)	10 (8%)	233.3%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	132	130	124	-4.6%
Permit/NOD (includes amended permits)	132 (100%)	129 (99%)	122 (98%)	-5.4%
Refusal	0	1	2 (2%)	100%
Withdrawn, not required, lapsed	6	9	3	-66.7%
Amended permits issued	0	3	11	266.7%
Decisions made under delegation	127 (96%)	126 (96%)	120 (97%)	-4.8%
Review lodged at VCAT	1 (1%)	2 (1%)	2 (2%)	0.0%

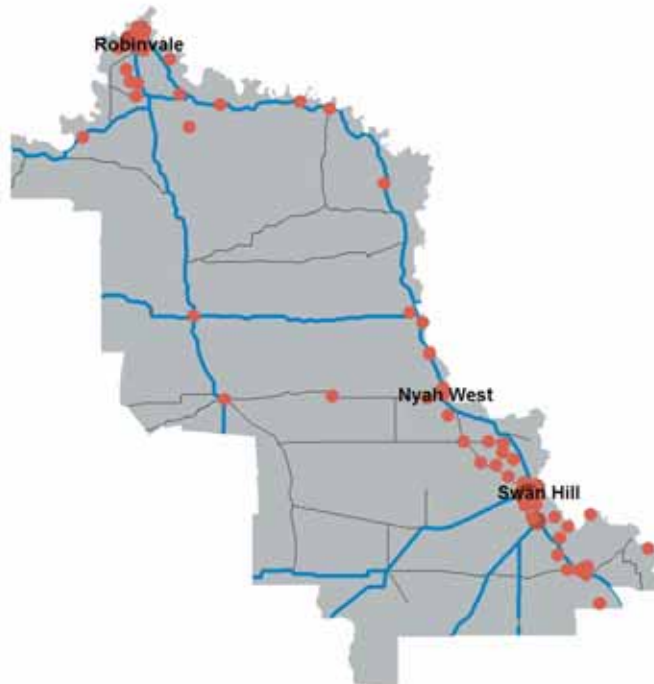
Applications received and decided



Investment

Points show all of the 111 new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (106)
- Between \$500k and \$1m (4)
- Between \$1m and \$10m (1)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)





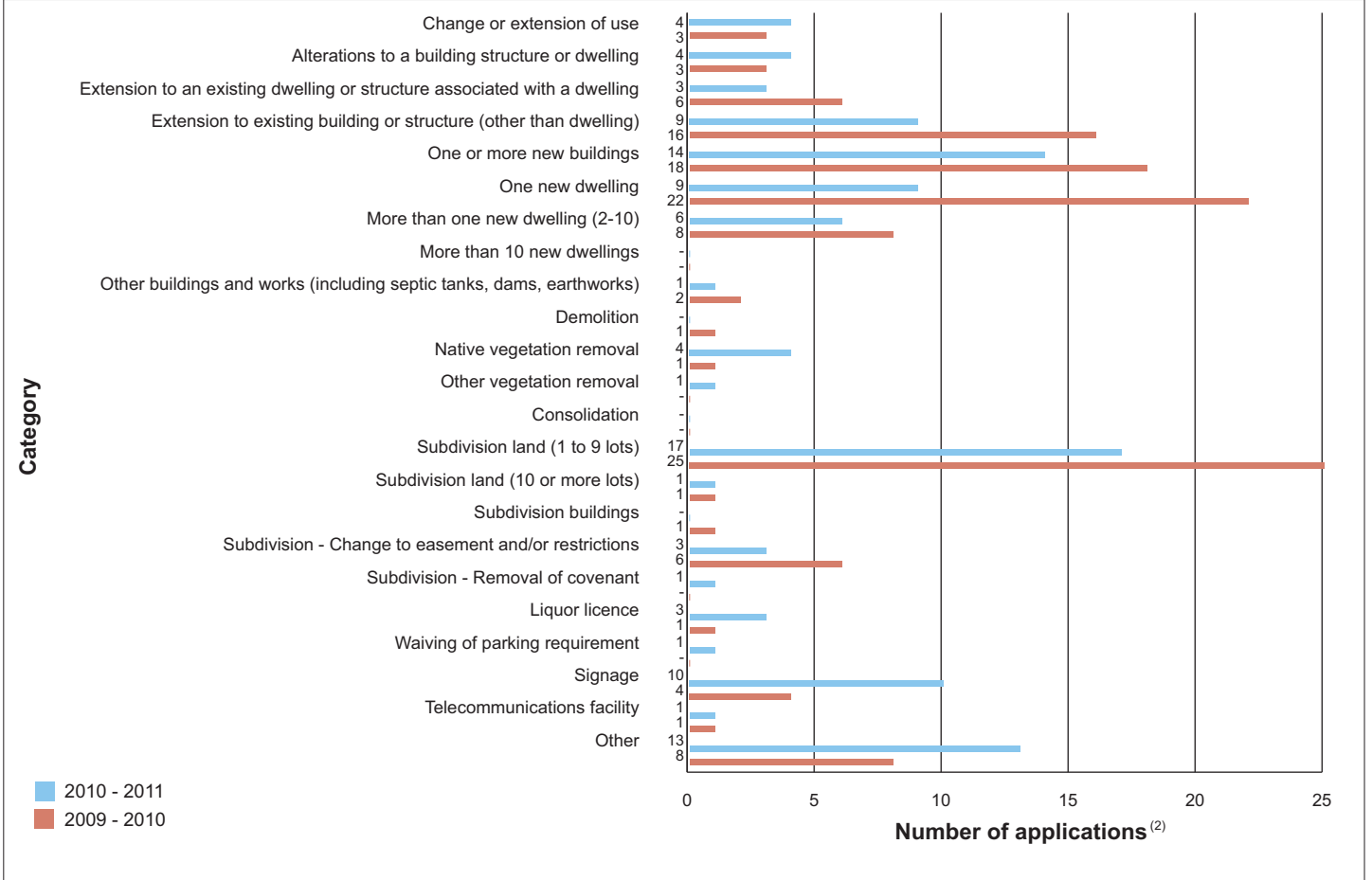
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$68,435	\$48,105	-29.7%	\$100,916	\$61,490
Average fee per application	\$492	\$398	-19.1%	\$361	\$338
Total estimated cost of works	\$25,193,278	\$13,746,946	-45.4%	\$83,689,856	\$58,611,795
Average cost of works per application	\$195,297	\$110,862	-43.2%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	54	73	35.2%	128	46
Median processing days ⁽¹⁾	45	48	6.7%	60	54
Within statutory timeframe	98%	88%	-10.0%	70%	75%
Applications with:					
Further information	46 (33%)	40 (31%)	-13.0%	130 (35%)	75 (32%)
Public notice	30 (21%)	39 (31%)	30.0%	145 (39%)	89 (38%)
Referrals	53 (38%)	51 (40%)	-3.8%	180 (48%)	119 (51%)
Objections	1	4 (3%)	300.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 26 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

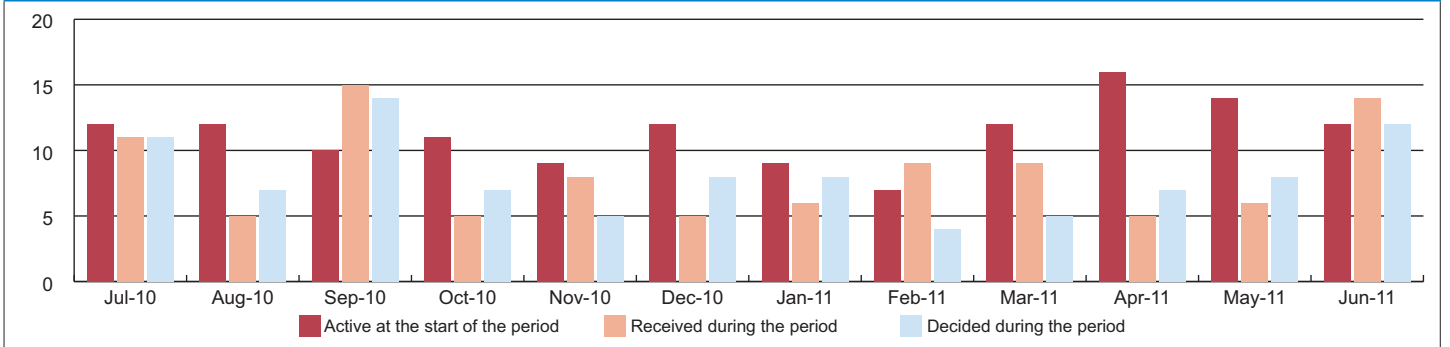


Planning scheme: Towong
Location: 350 km north-east of Melbourne
Area: 6673 sq. km
Population density: 1 persons per sq. km
Major centres: Corryong; Tallangatta

The economy of the shire is based around primary production, particularly agriculture and forestry. There are many small towns in the municipality, such as Corryong and Tallangatta, that service these industries.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	108	117	98	-16.2%
New applications	106 (98%)	108 (92%)	93 (95%)	-13.9%
Amended permit applications	2 (2%)	9 (7%)	5 (5%)	-44.4%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	115	104	90	-13.5%
Permit/NOD (includes amended permits)	115 (100%)	104 (100%)	89 (99%)	-14.4%
Refusal	0	0	1 (1%)	
Withdrawn, not required, lapsed	7	4	6	50.0%
Amended permits issued	6	9	4	-55.6%
Decisions made under delegation	112 (97%)	103 (99%)	86 (96%)	-16.5%
Review lodged at VCAT	2 (2%)	2 (2%)	1 (1%)	-50.0%

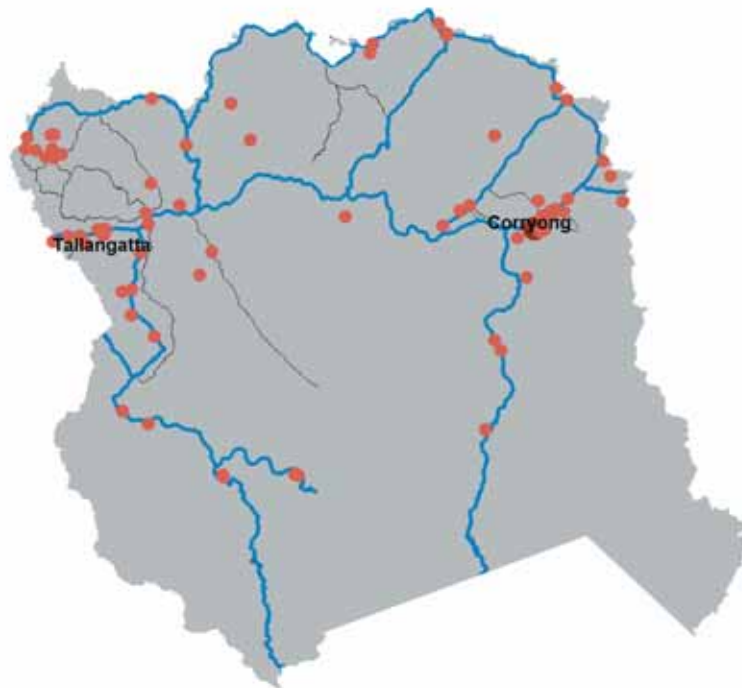
Applications received and decided



Investment

Points show all of the 85 new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (84)
- Between \$500k and \$1m (0)
- Between \$1m and \$10m (1)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)

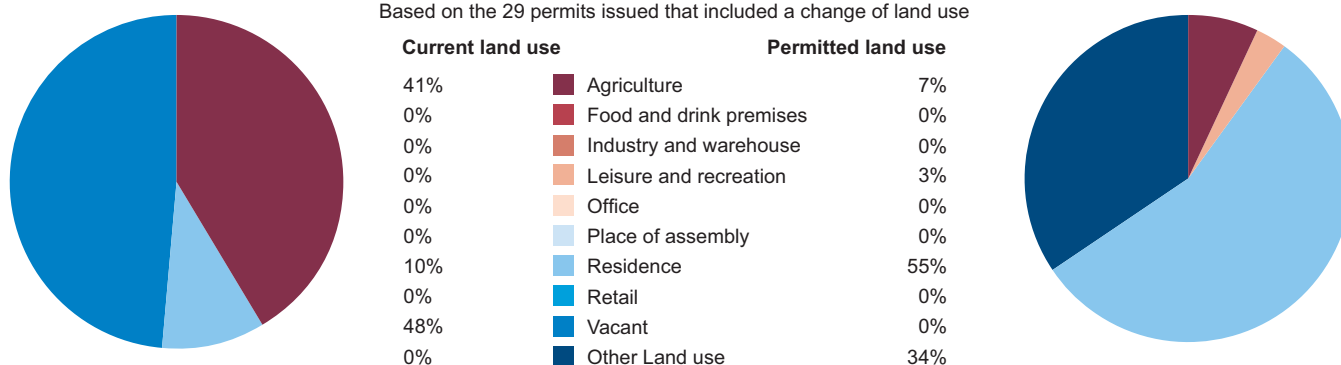




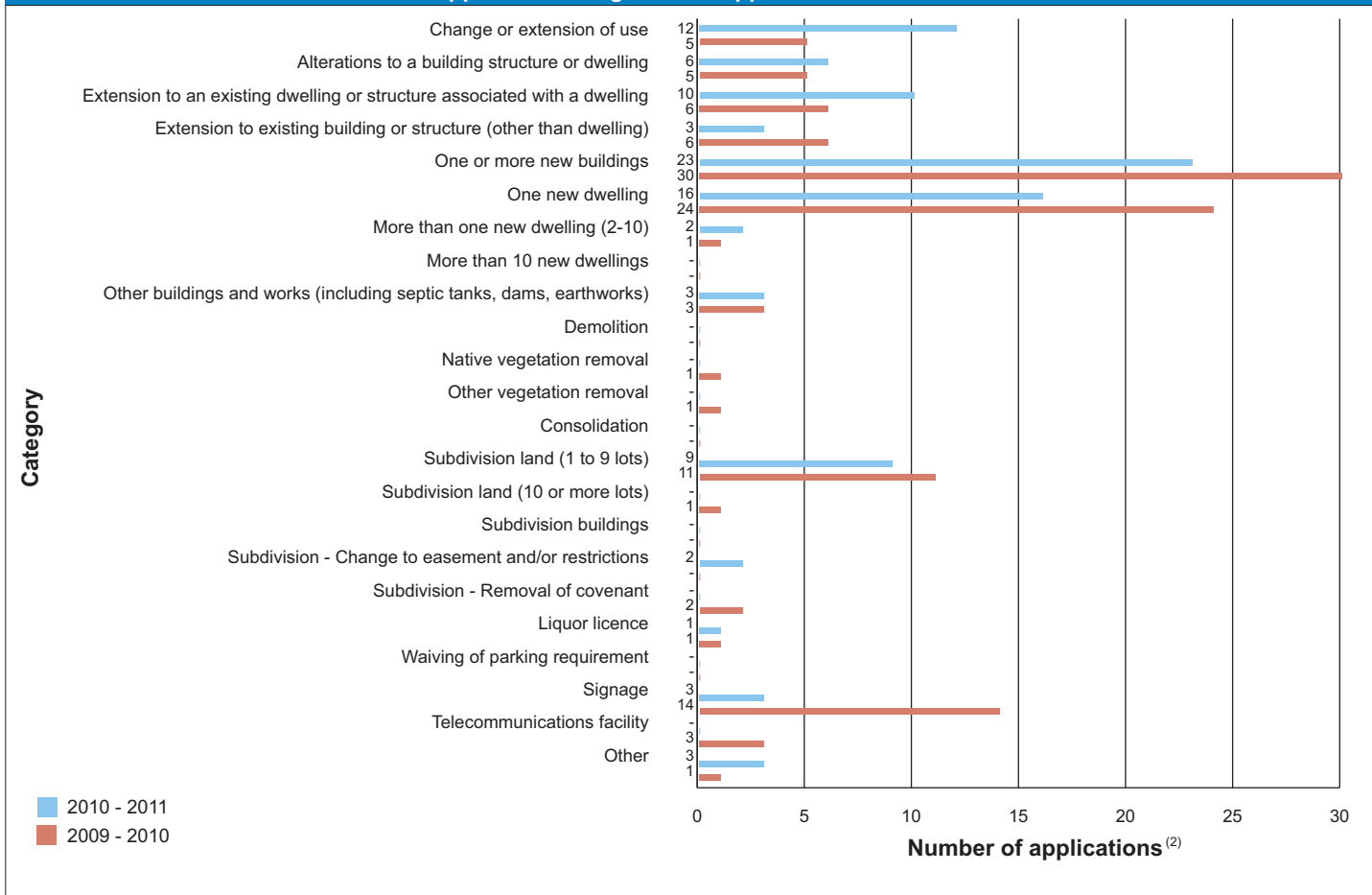
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$29,571	\$33,255	12.5%	\$100,916	\$61,490
Average fee per application	\$253	\$339	34.0%	\$361	\$338
Total estimated cost of works	\$6,760,881	\$8,578,577	26.9%	\$83,689,856	\$58,611,795
Average cost of works per application	\$65,008	\$95,318	46.6%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	28	34	21.4%	128	46
Median processing days ⁽¹⁾	24	27	12.5%	60	54
Within statutory timeframe	99%	96%	-3.0%	70%	75%
Applications with:					
Further information	9 (8%)	7 (7%)	-22.2%	130 (35%)	75 (32%)
Public notice	51 (47%)	64 (67%)	25.5%	145 (39%)	89 (38%)
Referrals	77 (71%)	66 (69%)	-14.3%	180 (48%)	119 (51%)
Objections	1	2 (2%)	100.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 29 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories



Planning Permit Activity Report

1 July 2010 - 30 June 2011

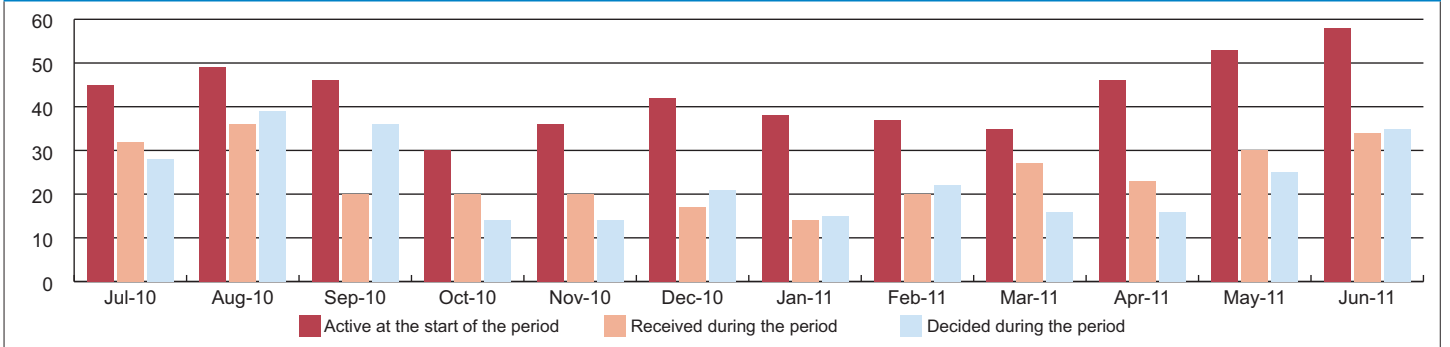


Planning scheme: Wangaratta
Location: 250 km north-east of Melbourne
Area: 3639 sq. km
Population density: 7 persons per sq. km
Major centres: Wangaratta; Glenrowan

Wangaratta is a manufacturing and commercial centre in north-east Victoria. The rural city's traditional strengths of clothing and textile production have been supplemented in recent years by the manufacturing of wine and wood products.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	339	373	293	-21.4%
New applications	338 (100%)	356 (95%)	291 (99%)	-18.3%
Amended permit applications	1	16 (4%)	2 (1%)	-87.5%
Combined applications	0	1	0 (0%)	-100.0%
Total decisions	301	323	252	-22.0%
Permit/NOD (includes amended permits)	288 (96%)	319 (99%)	250 (99%)	-21.6%
Refusal	13 (4%)	4 (1%)	2 (1%)	-50.0%
Withdrawn, not required, lapsed	54	68	29	-57.4%
Amended permits issued	2	4	0	-100.0%
Decisions made under delegation	276 (92%)	303 (93%)	242 (96%)	-20.1%
Review lodged at VCAT	13 (4%)	8 (2%)	5 (2%)	-37.5%

Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (140)
- Between \$500k and \$1m (5)
- Between \$1m and \$10m (5)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)



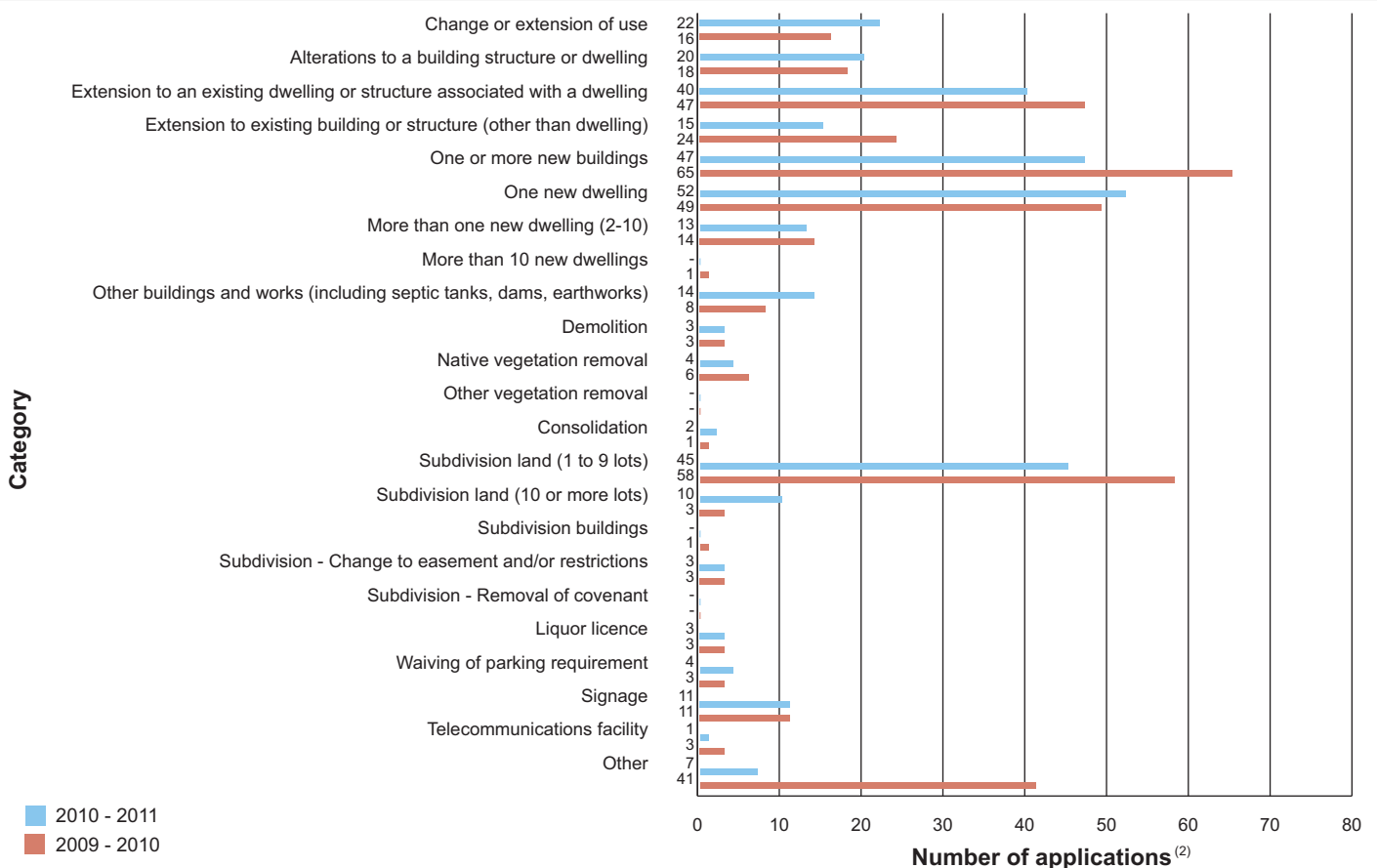
	2009/2010	2010/2011	% Change	Rural average	RC Group average
Value of fees	\$99,467	\$97,261	-2.2%	\$100,916	\$208,042
Average fee per application	\$267	\$332	24.3%	\$361	\$424
Total estimated cost of works	\$23,895,212	\$32,640,313	36.6%	\$83,689,856	\$161,397,678
Average cost of works per application	\$74,907	\$129,525	72.9%	\$244,222	\$261,246
Average gross days to decision ⁽¹⁾	55	56	1.8%	128	47
Median processing days ⁽¹⁾	34	32	-5.9%	60	64
Within statutory timeframe	84%	89%	5.0%	70%	66%
Applications with:					
Further information	78 (19%)	111 (40%)	42.3%	130 (35%)	241 (36%)
Public notice	129 (32%)	106 (38%)	-17.8%	145 (39%)	288 (43%)
Referrals	210 (53%)	189 (67%)	-10.0%	180 (48%)	342 (51%)
Objections	20 (6%)	15 (5%)	-25.0%	32 (9%)	73 (11%)

Permits for change of land use

Based on the 73 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

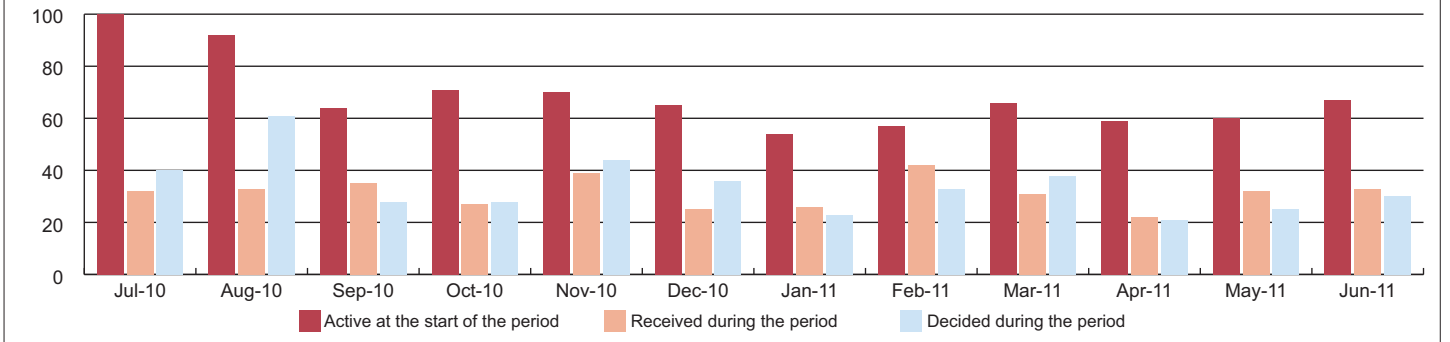


Planning scheme: Warrnambool
Location: 260 km south-west of Melbourne
Area: 121 sq. km
Population density: 245 persons per sq. km
Major centres: Warrnambool; Dennington

Warrnambool is the principal service centre for south-western Victoria, as well as being a popular retirement and tourist destination. The city boasts the campus of Deakin University and contains a significant health-care sector.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	360	401	377	-6.0%
New applications	291 (81%)	343 (85%)	317 (84%)	-7.6%
Amended permit applications	69 (19%)	58 (14%)	60 (16%)	3.4%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	335	368	382	3.8%
Permit/NOD (includes amended permits)	325 (97%)	362 (98%)	375 (98%)	3.6%
Refusal	10 (3%)	6 (1%)	7 (2%)	16.7%
Withdrawn, not required, lapsed	23	39	25	-35.9%
Amended permits issued	60	58	55	-5.2%
Decisions made under delegation	294 (88%)	350 (95%)	372 (97%)	6.3%
Review lodged at VCAT	17 (5%)	6 (1%)	6 (2%)	0.0%

Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (128)
- Between \$500k and \$1m (9)
- Between \$1m and \$10m (12)
- Between \$10m and \$50m (1)
- Greater than \$50m (0)





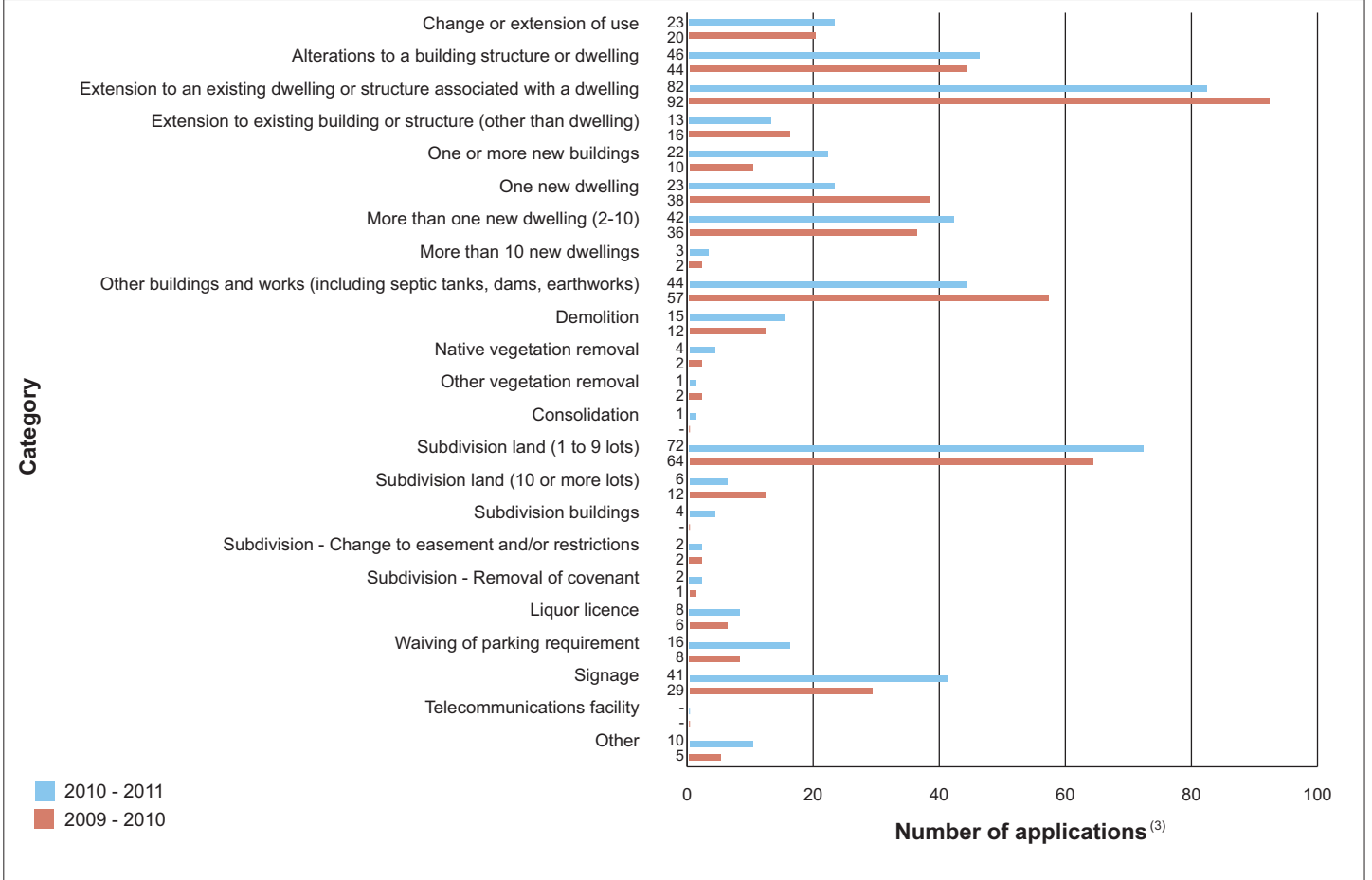
	2009/2010	2010/2011	% Change	Rural average	RC Group average
Value of fees	\$140,777	\$139,484	-0.9%	\$100,916	\$208,042
Average fee per application	\$351	\$370	5.4%	\$361	\$424
Total estimated cost of works ⁽¹⁾	\$52,018,572	\$124,988,985	140.3%	\$83,689,856	\$161,397,678
Average cost of works per application ⁽¹⁾	\$143,698	\$327,196	127.7%	\$244,222	\$261,246
Average gross days to decision ⁽²⁾	72	77	6.9%	128	47
Median processing days ⁽²⁾	37	36	-2.7%	60	64
Within statutory timeframe	82%	82%	0.0%	70%	66%
Applications with:					
Further information	105 (25%)	113 (28%)	7.6%	130 (35%)	241 (36%)
Public notice	110 (27%)	123 (30%)	11.8%	145 (39%)	288 (43%)
Referrals	165 (40%)	156 (38%)	-5.5%	180 (48%)	342 (51%)
Objections	32 (8%)	50 (12%)	56.3%	32 (9%)	73 (11%)

Permits for change of land use

Based on the 95 permits issued that included a change of land use



Application categories for applications received



(1) Large increase in cost of works due to significant development applications

(2) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(3) Applications can contain multiple categories

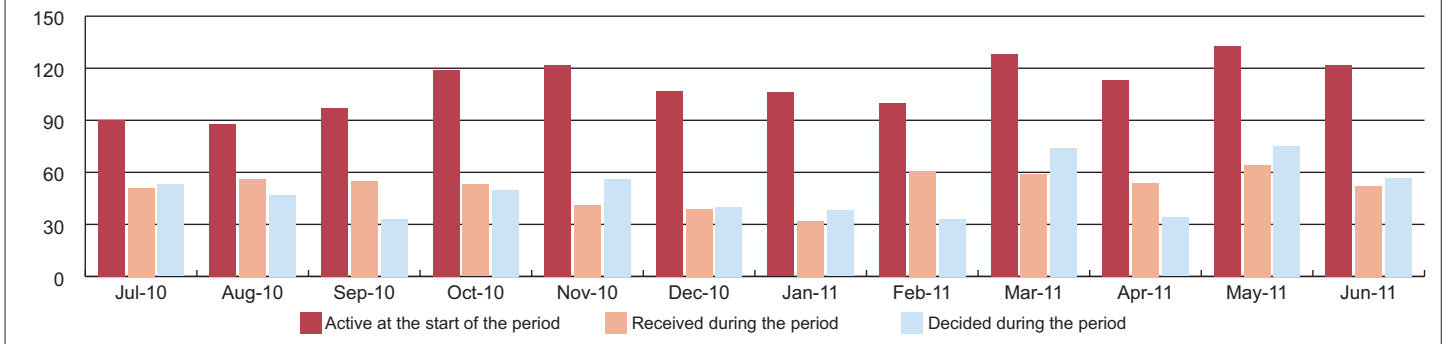


Planning scheme: Wellington
Location: 200 km east of Melbourne
Area: 10989 sq. km
Population density: 4 persons per sq. km
Major centres: Sale; Maffra; Yarram; Heyfield

Wellington is a large shire which includes a strong agricultural base and important secondary and tertiary industries, notably in the largest centre, Sale. Wellington is home to a major prison, the Longford gas plant, an RAAF base and the Ninety Mile Beac

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	611	553	617	11.6%
New applications	448 (73%)	410 (74%)	482 (78%)	17.6%
Amended permit applications	110 (18%)	114 (20%)	90 (15%)	-21.1%
Combined applications	53 (9%)	29 (5%)	45 (7%)	55.2%
Total decisions	599	527	561	6.5%
Permit/NOD (includes amended permits)	587 (98%)	516 (98%)	552 (98%)	7.0%
Refusal	12 (2%)	11 (1%)	9 (2%)	-18.2%
Withdrawn, not required, lapsed	38	31	29	-6.5%
Amended permits issued	108	109	86	-21.1%
Decisions made under delegation	599 (100%)	526 (99%)	561 (100%)	6.7%
Review lodged at VCAT	11 (2%)	14 (3%)	3 (1%)	-78.6%

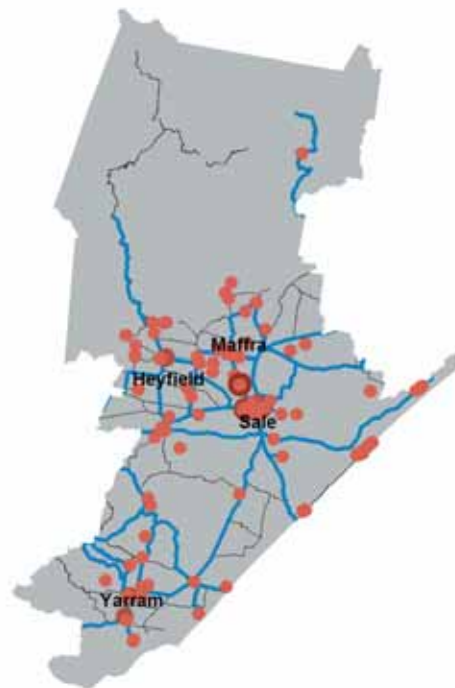
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (137)
- Between \$500k and \$1m (9)
- Between \$1m and \$10m (4)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)

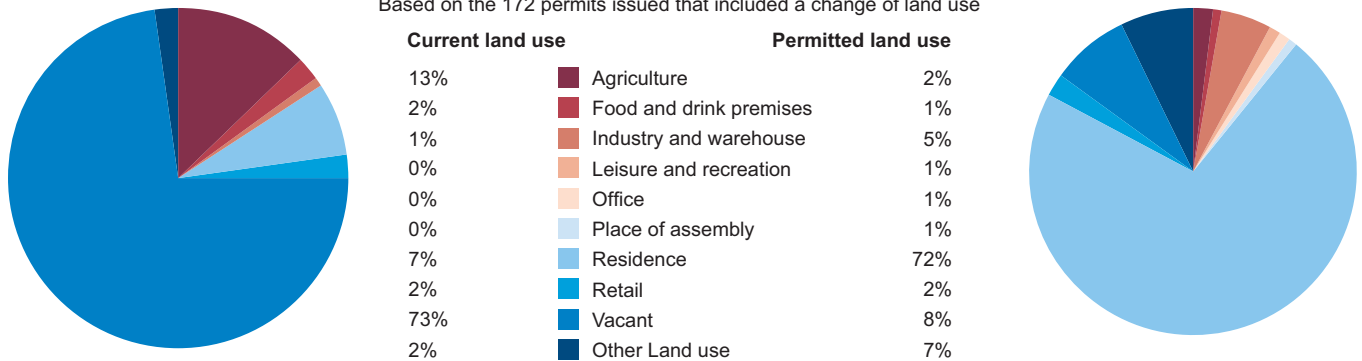




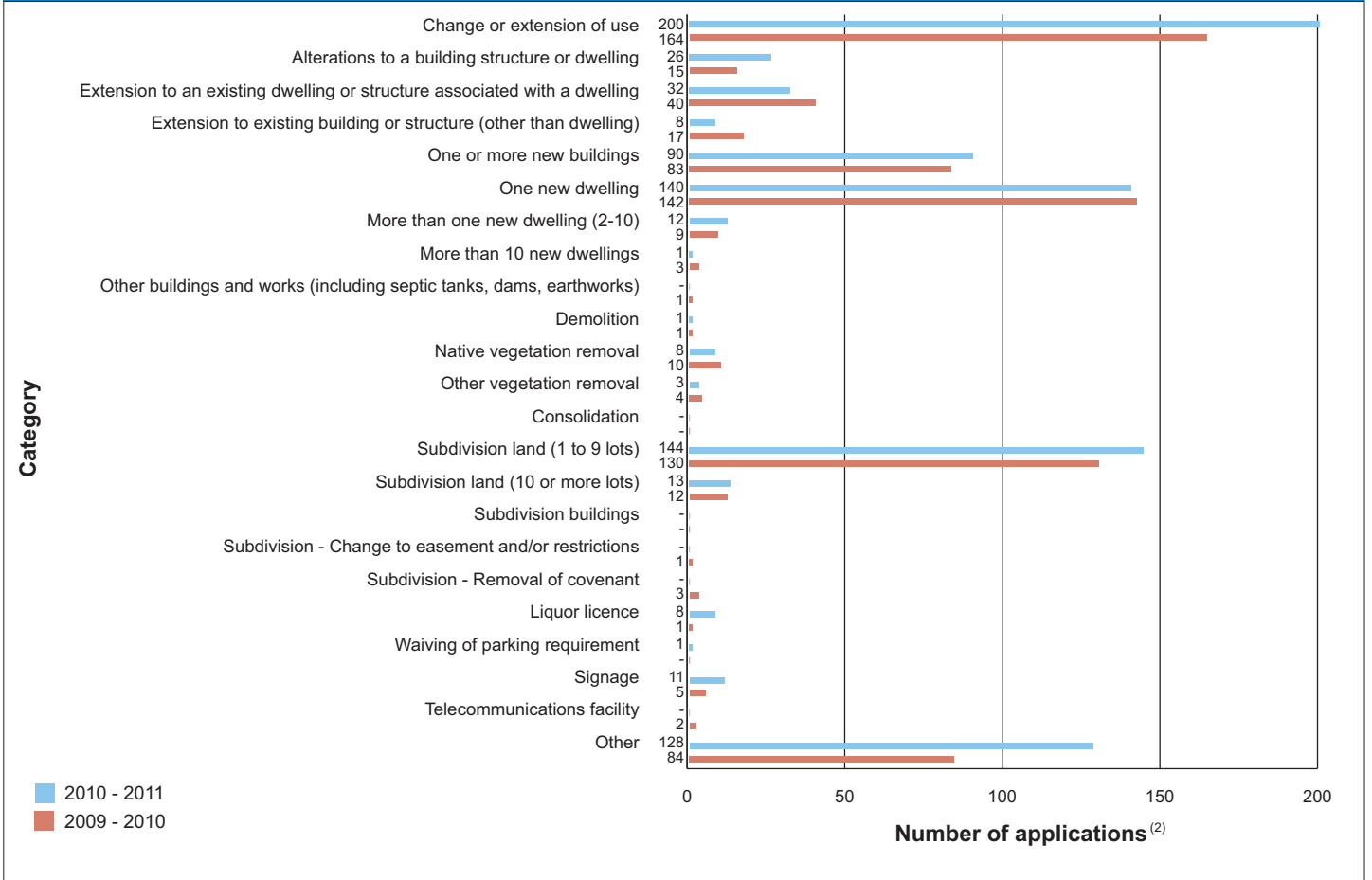
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$172,635	\$217,409	25.9%	\$100,916	\$61,490
Average fee per application	\$312	\$352	12.8%	\$361	\$338
Total estimated cost of works	\$103,646,457	\$81,227,012	-21.6%	\$83,689,856	\$58,611,795
Average cost of works per application	\$200,865	\$144,790	-27.9%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	79	65	-17.7%	128	46
Median processing days ⁽¹⁾	43	42	-2.3%	60	54
Within statutory timeframe	78%	81%	3.0%	70%	75%
Applications with:					
Further information	136 (24%)	112 (19%)	-17.6%	130 (35%)	75 (32%)
Public notice	136 (24%)	136 (23%)	0.0%	145 (39%)	89 (38%)
Referrals	375 (67%)	414 (70%)	10.4%	180 (48%)	119 (51%)
Objections	0	0 (0%)	0.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 172 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories



Planning Permit Activity Report

1 July 2010 - 30 June 2011

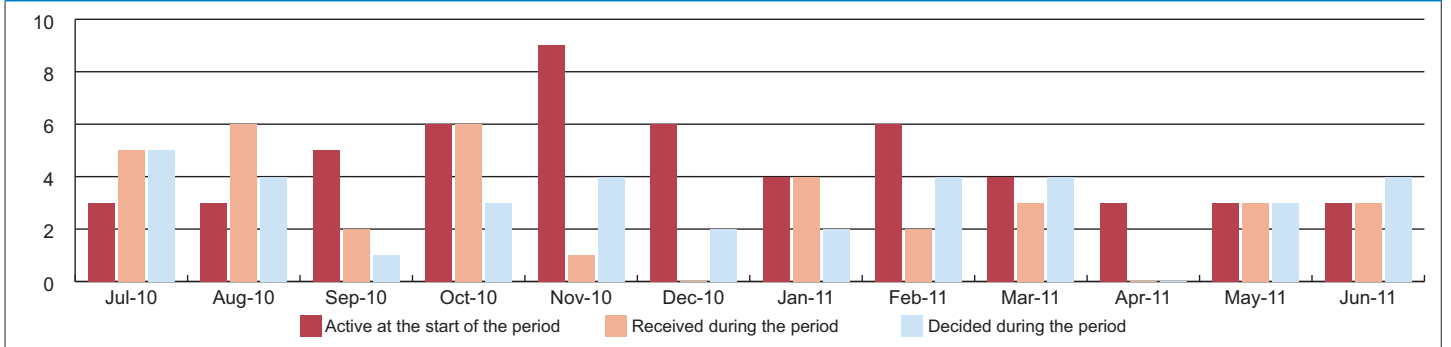


Planning scheme: West Wimmera
Location: 400 km west of Melbourne
Area: 9107 sq. km
Population density: 1 persons per sq. km
Major centres: Edenhope; Kaniva

West Wimmera lies in western Victoria on the South Australian border. The economy of the shire is dominated by agricultural production, particularly wheat, sheep and vegetables.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	34	34	35	2.9%
New applications	33 (97%)	33 (97%)	34 (97%)	3.0%
Amended permit applications	1 (3%)	1 (2%)	1 (3%)	0.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	26	39	32	-17.9%
Permit/NOD (includes amended permits)	26 (100%)	39 (100%)	31 (97%)	-20.5%
Refusal	0	0	1 (3%)	
Withdrawn, not required, lapsed	0	1	4	300.0%
Amended permits issued	0	2	1	-50.0%
Decisions made under delegation	22 (85%)	38 (97%)	31 (97%)	-18.4%
Review lodged at VCAT	0	1 (3%)	0 (0%)	-100.0%

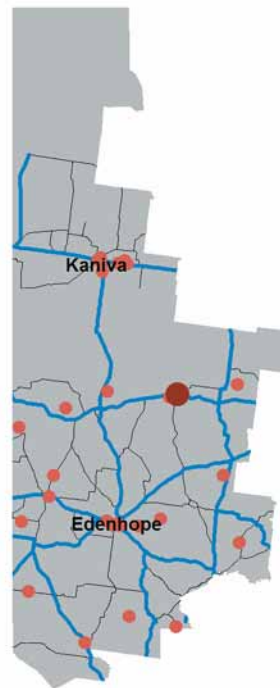
Applications received and decided



Investment

Points show all of the 30 new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (29)
- Between \$500k and \$1m (0)
- Between \$1m and \$10m (1)
- Between \$10m and \$50m (0)
- Greater than \$50m (0)

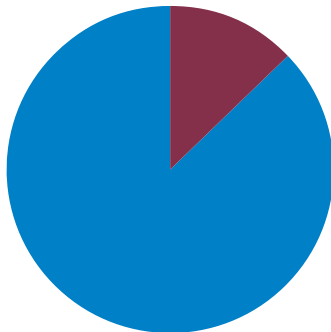




	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$12,426	\$13,504	8.7%	\$100,916	\$61,490
Average fee per application	\$365	\$386	5.8%	\$361	\$338
Total estimated cost of works	\$3,026,678	\$2,449,068	-19.1%	\$83,689,856	\$58,611,795
Average cost of works per application	\$77,607	\$76,533	-1.4%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	28	68	142.9%	128	46
Median processing days ⁽¹⁾	21	21	0.0%	60	54
Within statutory timeframe	100%	94%	-6.0%	70%	75%
Applications with:					
Further information	3 (7%)	6 (17%)	100.0%	130 (35%)	75 (32%)
Public notice	37 (92%)	35 (97%)	-5.4%	145 (39%)	89 (38%)
Referrals	23 (57%)	23 (64%)	0.0%	180 (48%)	119 (51%)
Objections ⁽²⁾	1 (2%)	4 (11%)	300.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 8 permits issued that included a change of land use



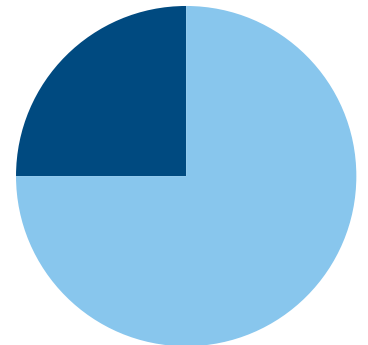
Current land use

13%
0%
0%
0%
0%
0%
0%
0%
0%
88%
0%

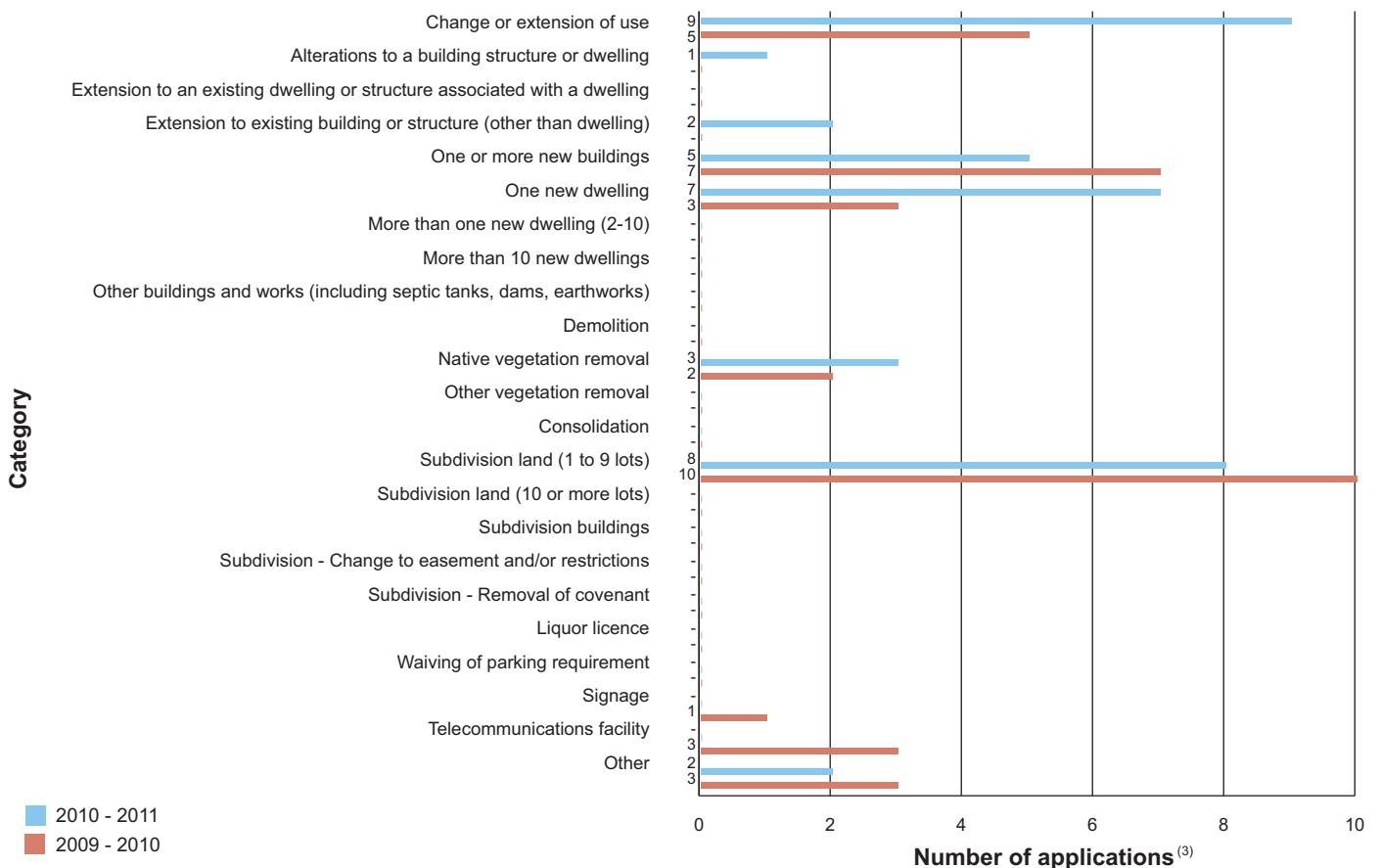
■ Agriculture
■ Food and drink premises
■ Industry and warehouse
■ Leisure and recreation
■ Office
■ Place of assembly
■ Residence
■ Retail
■ Vacant
■ Other Land use

Permitted land use

0%
0%
0%
0%
0%
0%
75%
0%
0%
0%
25%



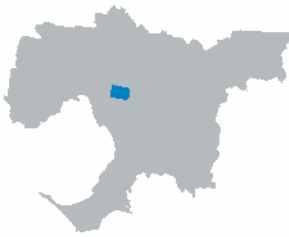
Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Due to system configuration issue, no objections were reported

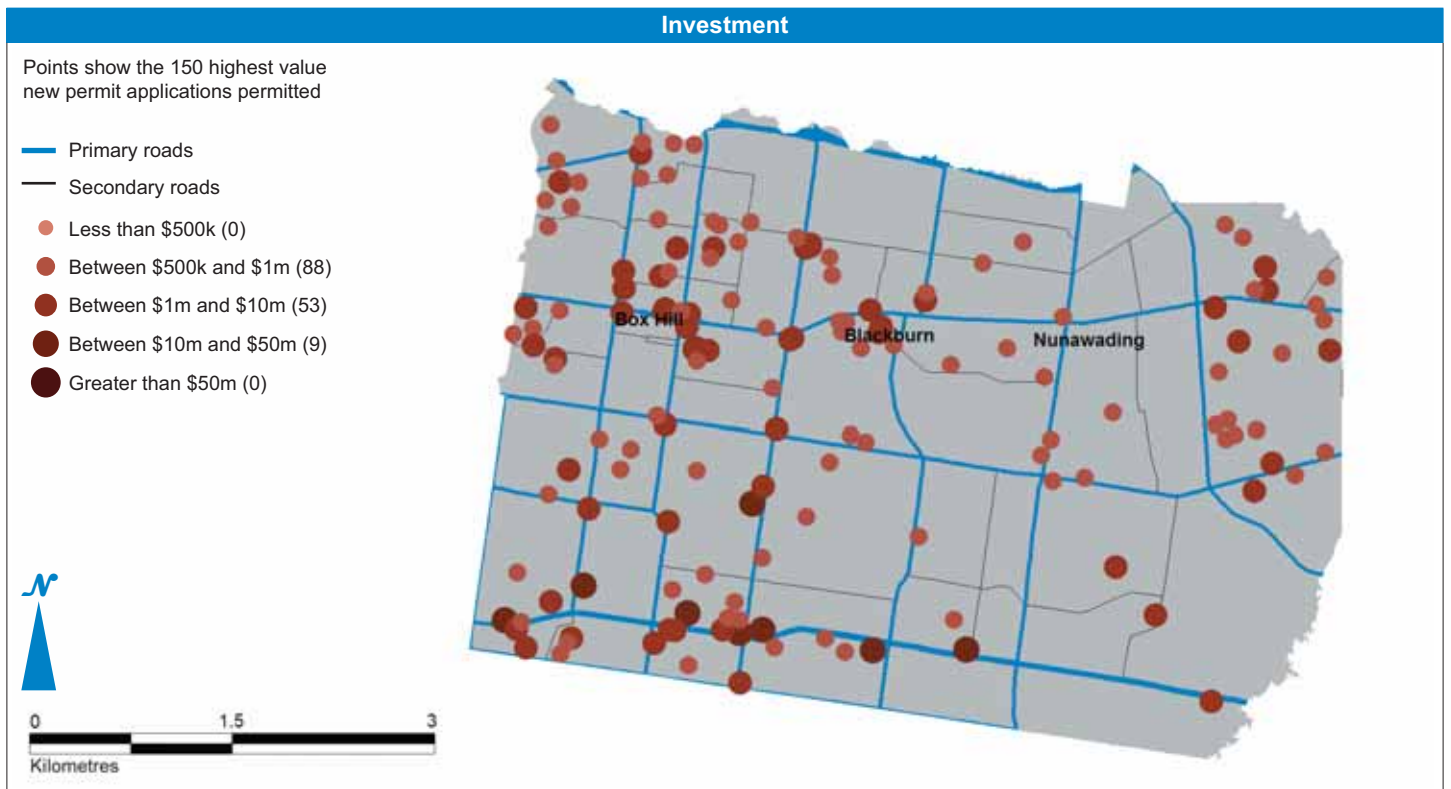
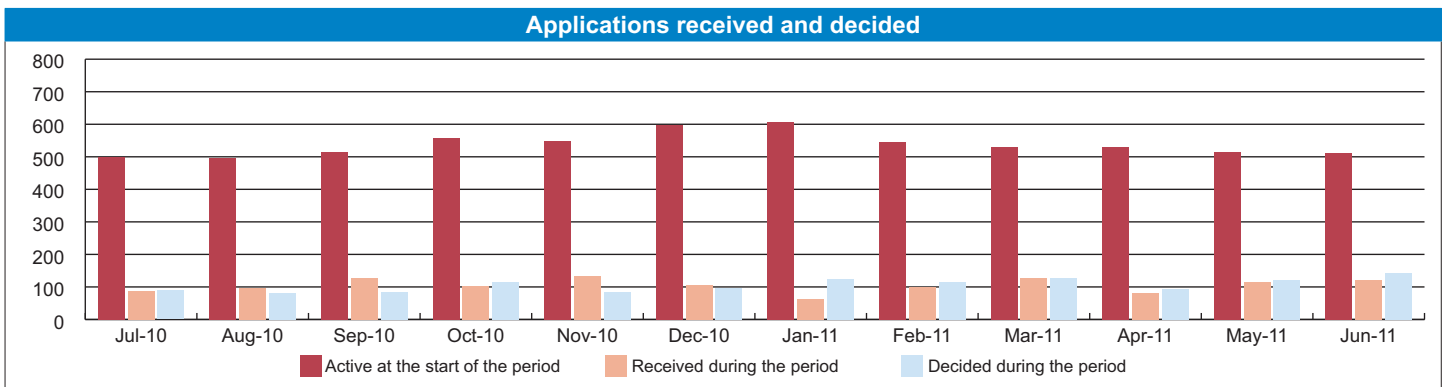
(3) Applications can contain multiple categories



Planning scheme: Whitehorse
Location: 20 km east of Melbourne
Area: 64 sq. km
Population density: 2289 persons per sq. km
Major centres: Box Hill; Blackburn; Nunawading

Whitehorse is a major commercial and residential municipality in Melbourne's east. It has important retail centres at Box Hill and Forest Hill, as well as educational institutions such as Box Hill TAFE and Deakin University.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	870	1,066	1,265	18.7%
New applications	760 (87%)	885 (83%)	1,059 (84%)	19.7%
Amended permit applications	107 (12%)	176 (16%)	199 (16%)	13.1%
Combined applications	3	5	7 (1%)	40.0%
Total decisions	838	941	1,143	21.5%
Permit/NOD (includes amended permits)	795 (95%)	860 (91%)	1,070 (94%)	24.4%
Refusal	43 (5%)	81 (7%)	73 (6%)	-9.9%
Withdrawn, not required, lapsed	91	118	131	11.0%
Amended permits issued	96	123	174	41.5%
Decisions made under delegation	793 (95%)	869 (92%)	1,043 (91%)	20.0%
Review lodged at VCAT	75 (9%)	96 (9%)	83 (7%)	-13.5%



(1) 1 application was received where the Minister was the Responsible Authority



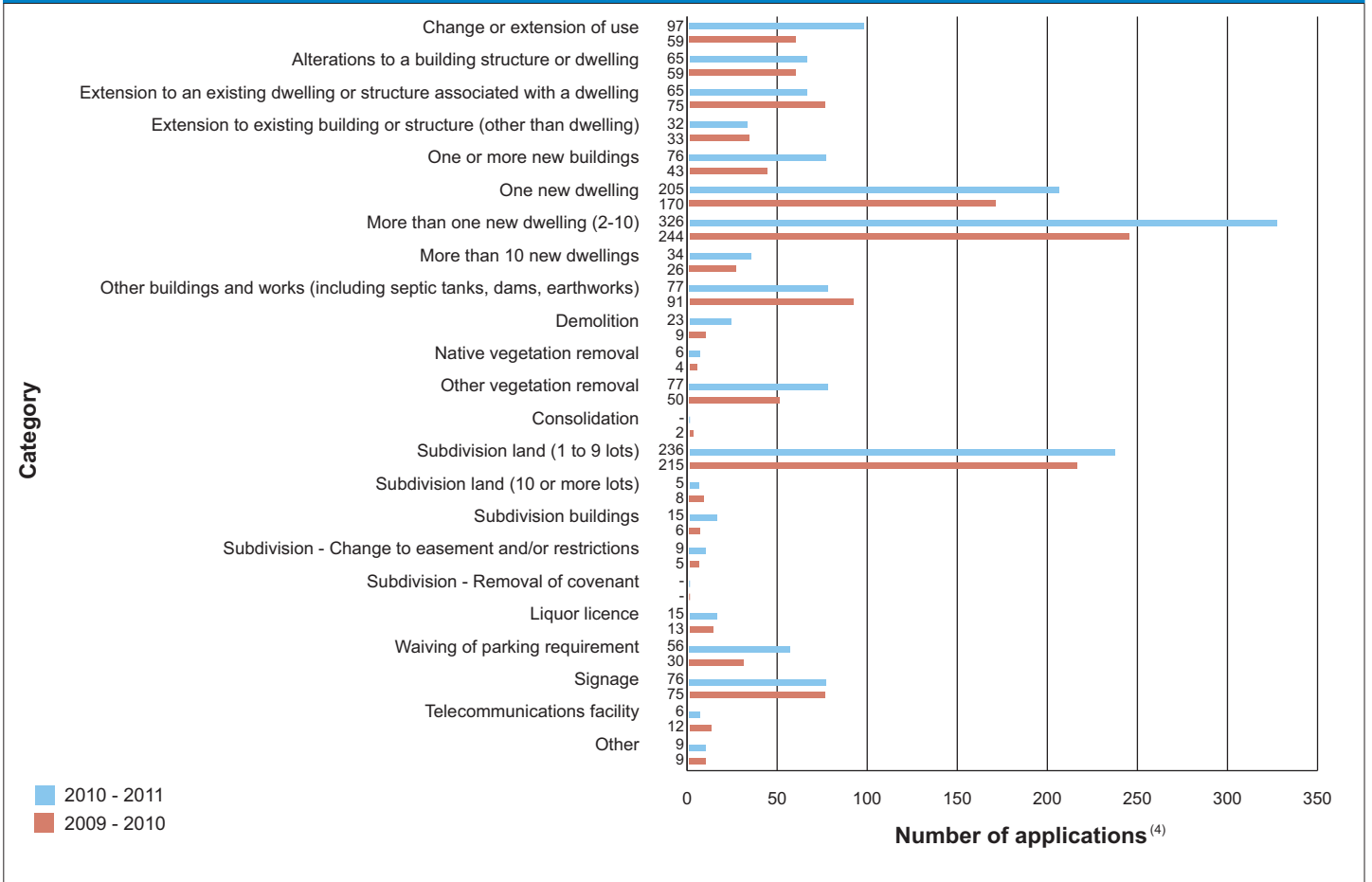
	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$615,985	\$693,681	12.6%	\$337,729	\$335,638
Average fee per application	\$547	\$548	0.2%	\$412	\$420
Total estimated cost of works ⁽²⁾	\$403,993,289	\$638,119,109	58.0%	\$594,659,990	\$762,747,681
Average cost of works per application ⁽²⁾	\$469,760	\$558,284	18.8%	\$559,680	\$722,831
Average gross days to decision ⁽³⁾	186	174	-6.5%	139	59
Median processing days ⁽³⁾	143	125	-12.6%	84	91
Within statutory timeframe	34%	41%	7.0%	59%	57%
Applications with:					
Further information	501 (47%)	547 (43%)	9.2%	510 (43%)	516 (44%)
Public notice	482 (45%)	598 (47%)	24.1%	490 (41%)	533 (46%)
Referrals	70 (6%)	76 (6%)	8.6%	282 (24%)	202 (17%)
Objections	278 (29%)	341 (27%)	22.7%	227 (19%)	286 (25%)

Permits for change of land use

Based on the 79 permits issued that included a change of land use



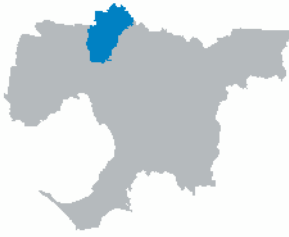
Application categories for applications received



(2) Large increase in cost of works due to significant development applications

(3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(4) Applications can contain multiple categories

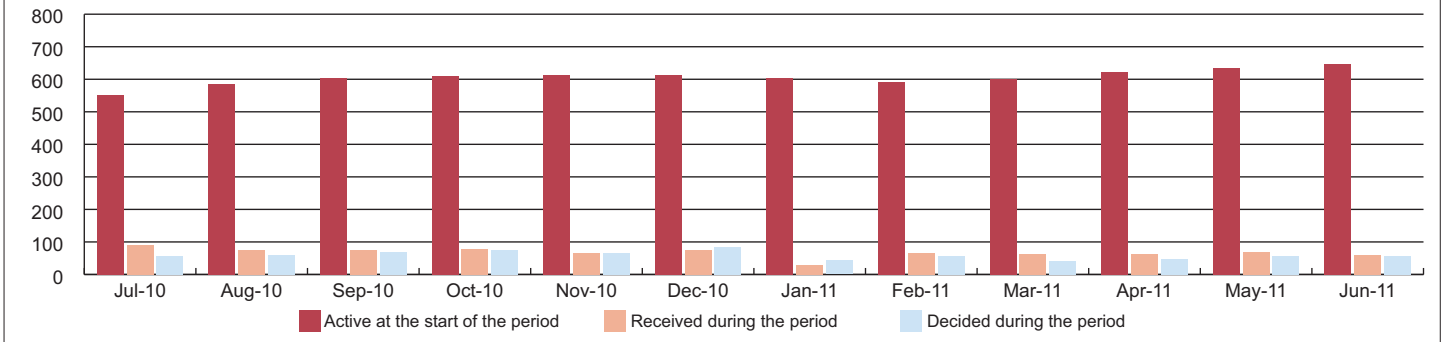


Planning scheme: Whittlesea
Location: 22 km north of Melbourne
Area: 490 sq. km
Population density: 241 persons per sq. km
Major centres: Bundoora; Thomastown; Epping; Mill Park; Lalor

The southern parts of the city of Whittlesea are well established urban areas, while the north remains rural in character. The city incorporates important features such as the RMIT campus at Bundoora, the Epping Hospital and Epping Plaza Shopping Centre.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾⁽²⁾	751	932	810	-13.1%
New applications	632 (84%)	822 (88%)	686 (85%)	-16.5%
Amended permit applications	119 (16%)	110 (11%)	124 (15%)	12.7%
Combined applications	0	0	0 (0%)	0.0%
Total decisions⁽³⁾	597	665	621	-6.6%
Permit/NOD (includes amended permits)	556 (93%)	638 (96%)	562 (90%)	-11.9%
Refusal	41 (7%)	27 (3%)	59 (10%)	118.5%
Withdrawn, not required, lapsed⁽⁴⁾	99	128	92	-28.1%
Amended permits issued	82	81	83	2.5%
Decisions made under delegation	463 (78%)	526 (79%)	434 (70%)	-17.5%
Review lodged at VCAT	41 (5%)	31 (4%)	63 (10%)	103.2%

Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (77)
- Between \$500k and \$1m (35)
- Between \$1m and \$10m (33)
- Between \$10m and \$50m (5)
- Greater than \$50m (0)



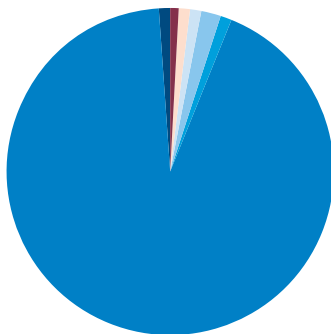
(1) 3 applications were received where the Minister was the Responsible Authority
 (2) Includes 15 applications relating to bushfire affected properties
 (3) Includes 1 planning permit issued relating to bushfire affected properties
 (4) Includes 14 planning consents relating to bushfire affected properties



	2009/2010	2010/2011	% Change	Metropolitan average	GA Group average
Value of fees	\$556,268	\$530,420	-4.6%	\$337,729	\$307,452
Average fee per application	\$597	\$655	9.7%	\$412	\$478
Total estimated cost of works	\$446,041,394	\$409,916,063	-8.1%	\$594,659,990	\$402,015,591
Average cost of works per application	\$699,124	\$660,090	-5.6%	\$559,680	\$493,069
Average gross days to decision ⁽⁵⁾	115	143	24.3%	139	59
Median processing days ⁽⁵⁾	89	95	6.7%	84	79
Within statutory timeframe	53%	41%	-12.0%	59%	61%
Applications with:					
Further information	241 (30%)	303 (42%)	25.7%	510 (43%)	417 (47%)
Public notice	192 (24%)	228 (32%)	18.8%	490 (41%)	326 (36%)
Referrals	338 (42%)	395 (55%)	16.9%	282 (24%)	399 (45%)
Objections	69 (10%)	101 (14%)	46.4%	227 (19%)	93 (10%)

Permits for change of land use

Based on the 204 permits issued that included a change of land use

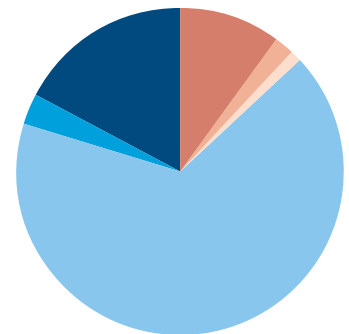


Current land use

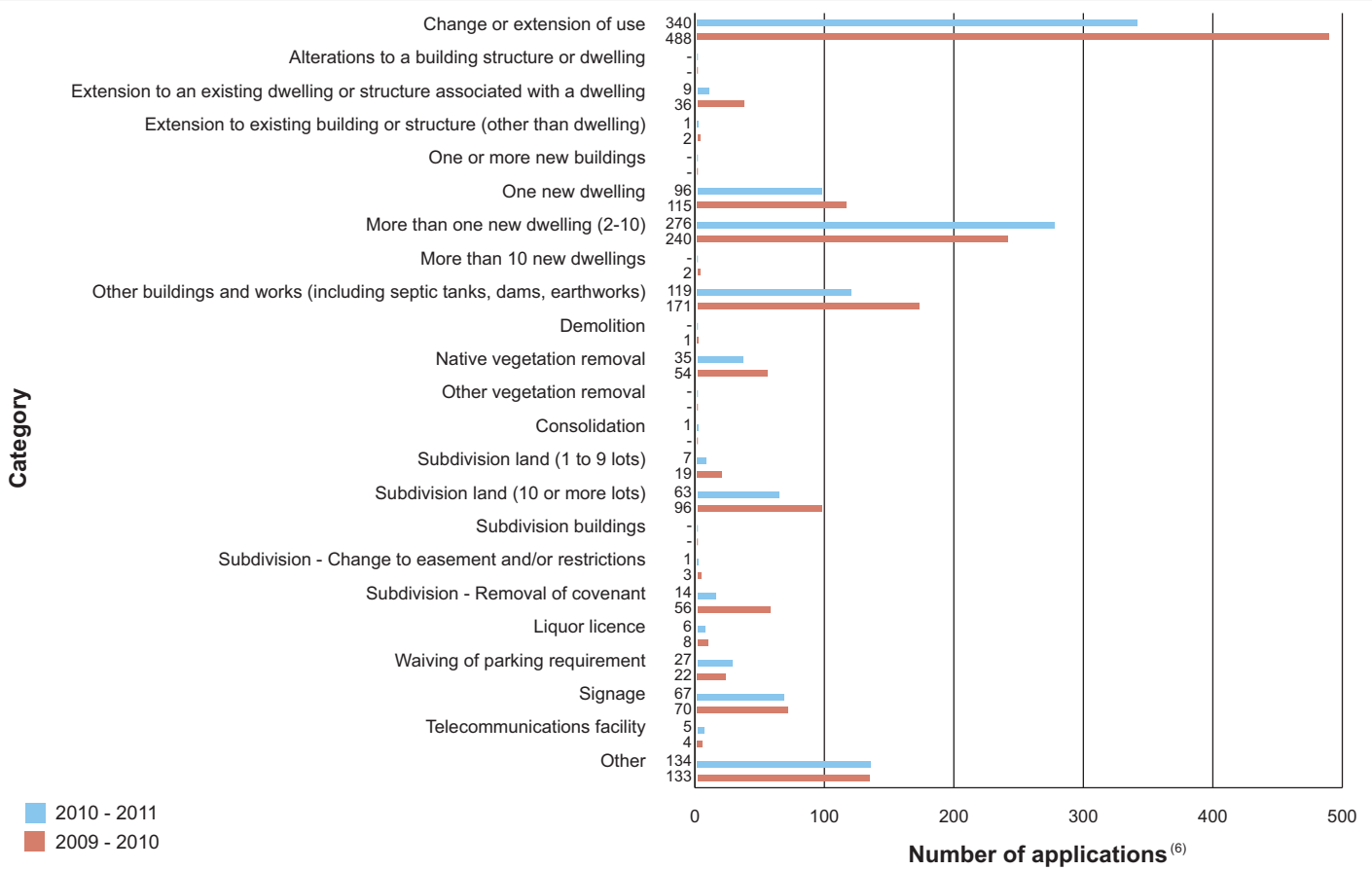
1%	Agriculture
0%	Food and drink premises
0%	Industry and warehouse
0%	Leisure and recreation
1%	Office
1%	Place of assembly
2%	Residence
1%	Retail
91%	Vacant
1%	Other Land use

Permitted land use

0%	Agriculture
0%	Food and drink premises
10%	Industry and warehouse
2%	Leisure and recreation
1%	Office
0%	Place of assembly
66%	Residence
3%	Retail
0%	Vacant
17%	Other Land use



Application categories for applications received



(5) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(6) Applications can contain multiple categories

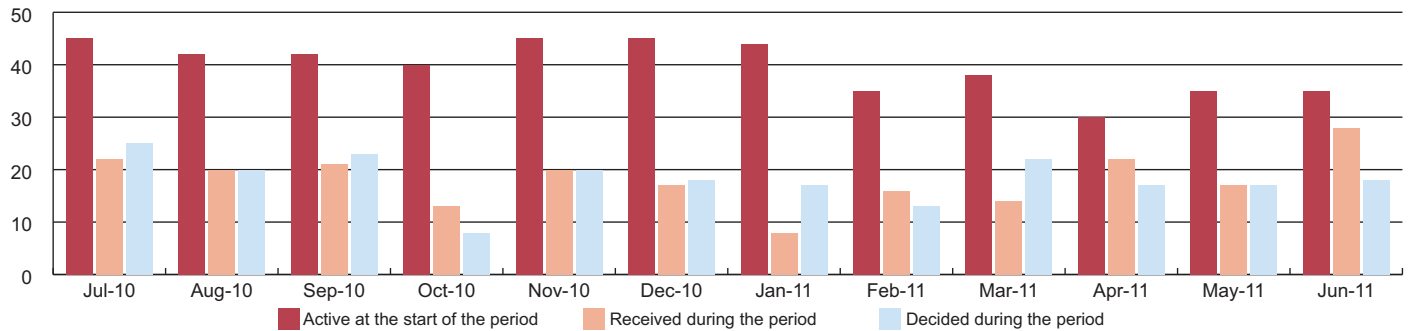


Planning scheme: Wodonga
Location: 300 km north-east of Melbourne
Area: 433 sq. km
Population density: 75 persons per sq. km
Major centres: Wodonga; Baranduda

Wodonga is the twin city to Albury in New South Wales. The cities together form a major growth centre which services a wide rural hinterland in both Victoria and New South Wales. Wodonga's major residential growth complements Albury's retail and commercial

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	247	302	218	-27.8%
New applications	192 (78%)	244 (80%)	166 (76%)	-32.0%
Amended permit applications	55 (22%)	58 (19%)	52 (24%)	-10.3%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	245	280	197	-29.6%
Permit/NOD (includes amended permits)	235 (96%)	276 (99%)	194 (98%)	-29.7%
Refusal	10 (4%)	4 (1%)	3 (2%)	-25.0%
Withdrawn, not required, lapsed	23	17	21	23.5%
Amended permits issued	50	50	44	-12.0%
Decisions made under delegation	240 (98%)	279 (99%)	195 (99%)	-30.1%
Review lodged at VCAT	6 (2%)	5 (2%)	2 (1%)	-60.0%

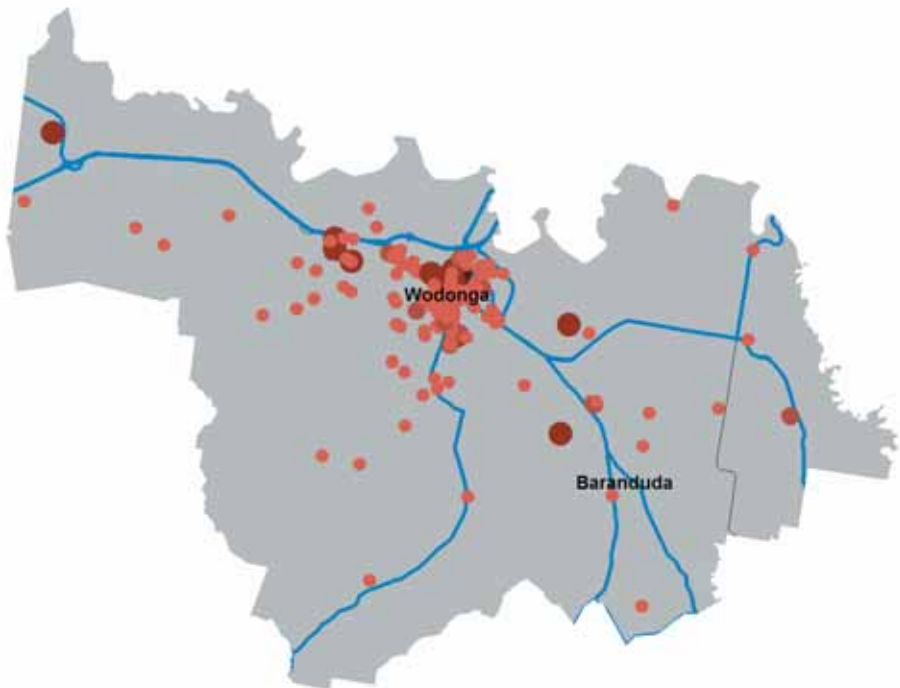
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (128)
- Between \$500k and \$1m (10)
- Between \$1m and \$10m (11)
- Between \$10m and \$50m (0)
- Greater than \$50m (1)

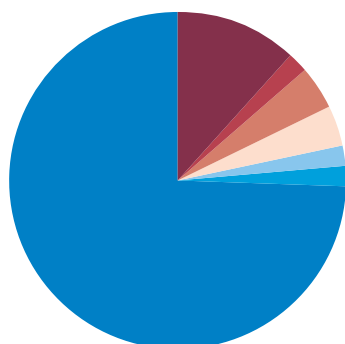




	2009/2010	2010/2011	% Change	Rural average	RC Group average
Value of fees	\$147,971	\$148,261	0.2%	\$100,916	\$208,042
Average fee per application	\$490	\$680	38.8%	\$361	\$424
Total estimated cost of works	\$80,175,659	\$114,194,372	42.4%	\$83,689,856	\$161,397,678
Average cost of works per application	\$290,492	\$579,667	99.5%	\$244,222	\$261,246
Average gross days to decision ⁽¹⁾	71	77	8.5%	128	47
Median processing days ⁽¹⁾	43	43	0.0%	60	64
Within statutory timeframe	97%	96%	-1.0%	70%	66%
Applications with:					
Further information	110 (37%)	81 (37%)	-26.4%	130 (35%)	241 (36%)
Public notice	59 (19%)	37 (17%)	-37.3%	145 (39%)	288 (43%)
Referrals	39 (13%)	33 (15%)	-15.4%	180 (48%)	342 (51%)
Objections	14 (5%)	7 (3%)	-50.0%	32 (9%)	73 (11%)

Permits for change of land use

Based on the 51 permits issued that included a change of land use

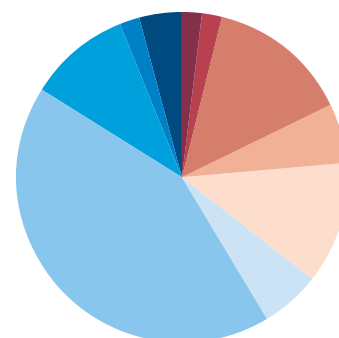


Current land use

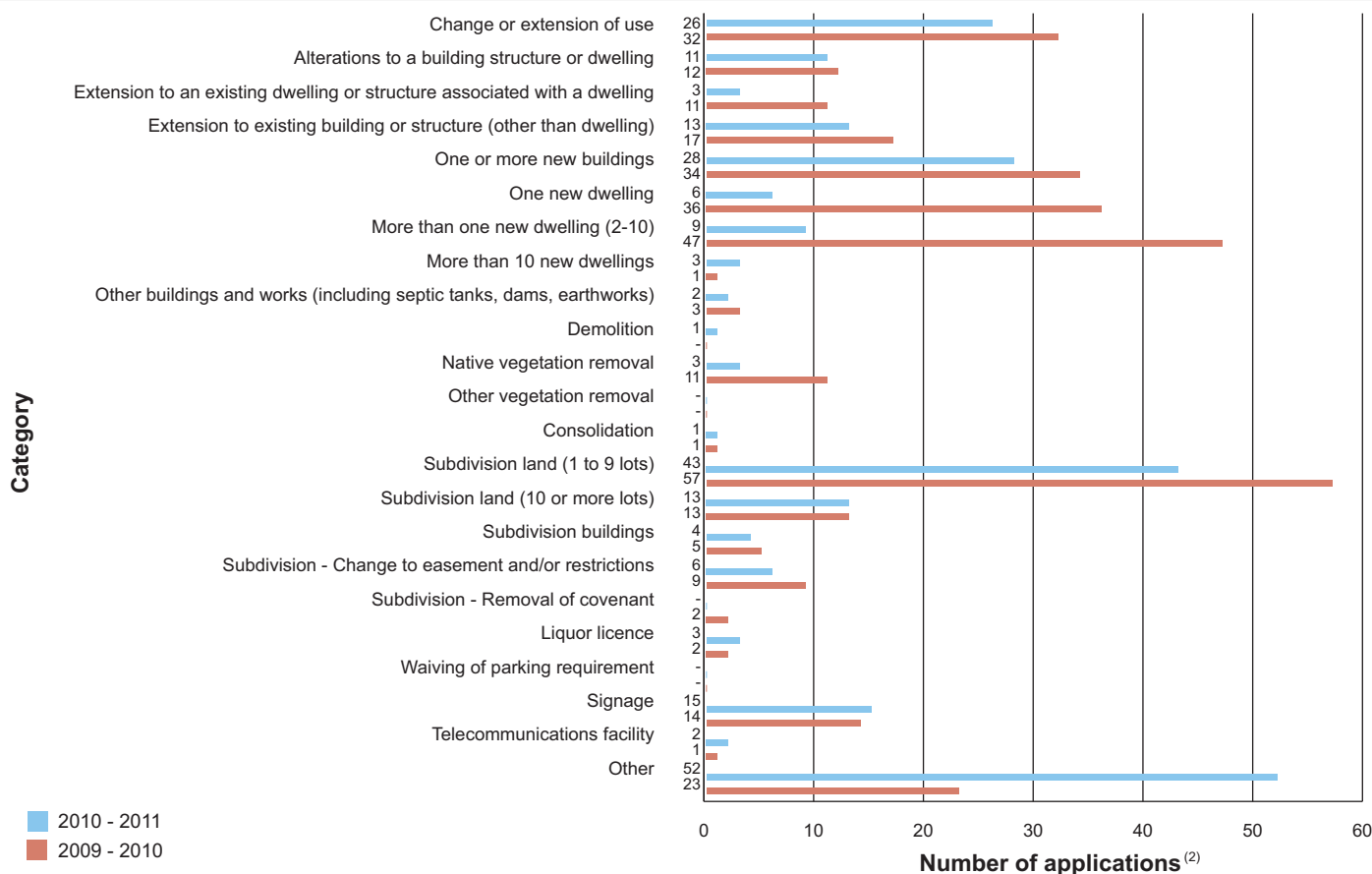
- 12%
- 2%
- 4%
- 0%
- 4%
- 0%
- 2%
- 2%
- 75%
- 0%

Permitted land use

- 2%
- 2%
- 14%
- 6%
- 12%
- 6%
- 43%
- 10%
- 2%
- 4%



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

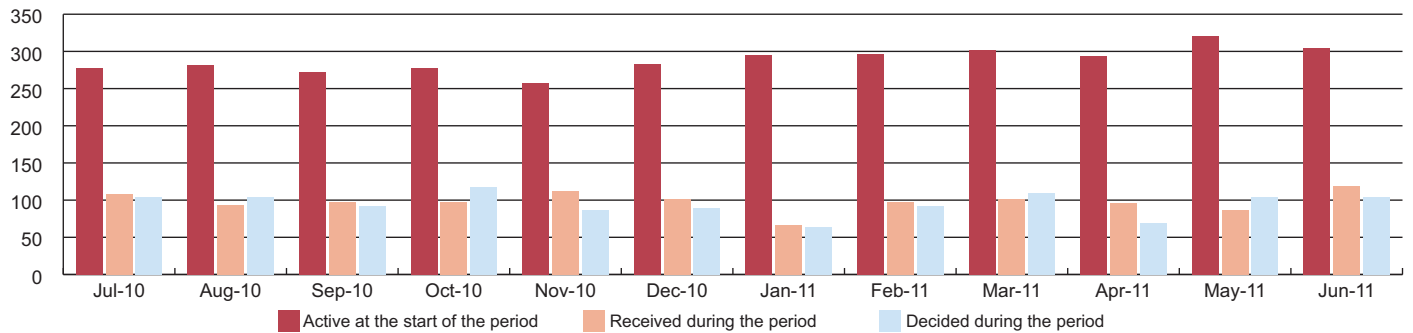


Planning scheme: Wyndham
Location: 40 km south-west of Melbourne
Area: 542 sq. km
Population density: 161 persons per sq. km
Major centres: Werribee; Hoppers Crossing

Wyndham is located on the south-western fringe of Melbourne, with Werribee as its commercial heart. The city features the Western Treatment Plant, and the Laverton and Point Cook air bases, as well as a major horticultural area for Melbourne.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	1,095	1,137	1,178	3.6%
New applications	800 (73%)	883 (77%)	865 (73%)	-2.0%
Amended permit applications	281 (26%)	253 (22%)	310 (26%)	22.5%
Combined applications	14 (1%)	1	1 (0%)	0.0%
Total decisions	1,121	1,079	1,074	-0.5%
Permit/NOD (includes amended permits)	1,101 (98%)	1,057 (98%)	1,049 (98%)	-0.8%
Refusal	20 (2%)	22 (1%)	25 (2%)	13.6%
Withdrawn, not required, lapsed	54	58	63	8.6%
Amended permits issued	269	225	275	22.2%
Decisions made under delegation	1,004 (90%)	1,033 (95%)	1,059 (99%)	2.5%
Review lodged at VCAT	36 (3%)	21 (2%)	34 (3%)	61.9%

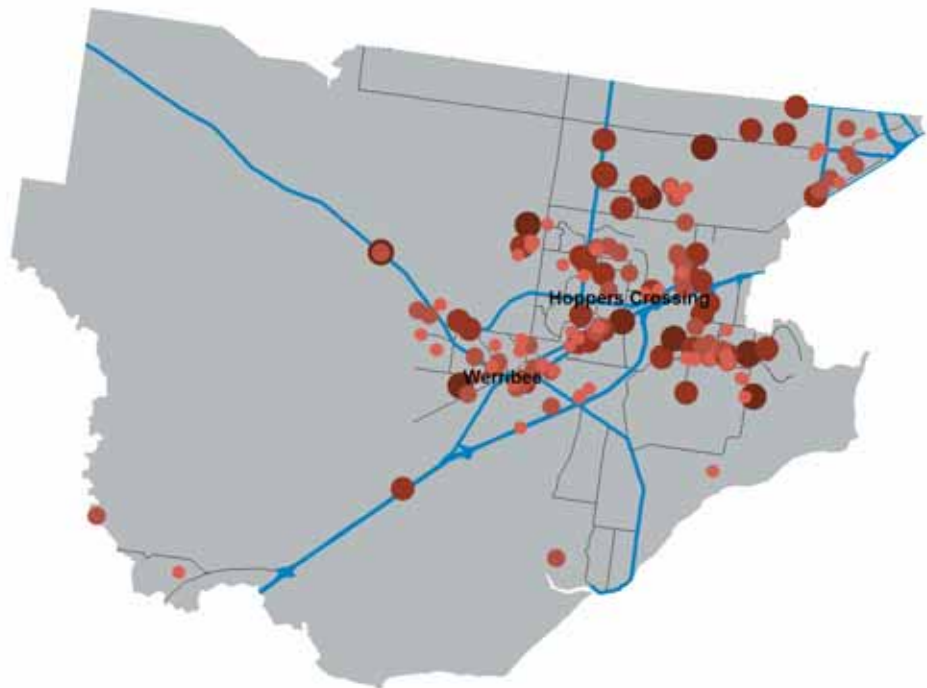
Applications received and decided



Investment

Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (59)
- Between \$500k and \$1m (44)
- Between \$1m and \$10m (36)
- Between \$10m and \$50m (11)
- Greater than \$50m (0)

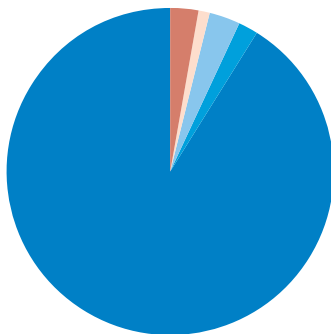




	2009/2010	2010/2011	% Change	Metropolitan average	GA Group average
Value of fees	\$584,101	\$623,637	6.8%	\$337,729	\$307,452
Average fee per application	\$514	\$529	2.9%	\$412	\$478
Total estimated cost of works	\$426,421,509	\$476,284,469	11.7%	\$594,659,990	\$402,015,591
Average cost of works per application	\$403,426	\$443,468	9.9%	\$559,680	\$493,069
Average gross days to decision ⁽¹⁾	77	97	26.0%	139	59
Median processing days ⁽¹⁾	57	59	3.5%	84	79
Within statutory timeframe	72%	67%	-5.0%	59%	61%
Applications with:					
Further information	347 (30%)	328 (29%)	-5.5%	510 (43%)	417 (47%)
Public notice	307 (27%)	371 (33%)	20.8%	490 (41%)	326 (36%)
Referrals	541 (47%)	434 (38%)	-19.8%	282 (24%)	399 (45%)
Objections	71 (6%)	81 (7%)	14.1%	227 (19%)	93 (10%)

Permits for change of land use

Based on the 402 permits issued that included a change of land use



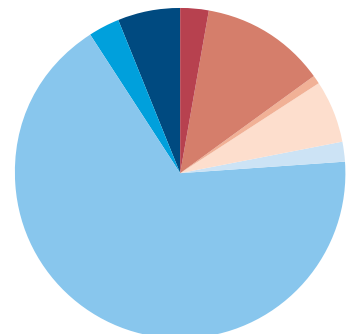
Current land use

0%
0%
3%
0%
1%
0%
3%
2%
90%
0%

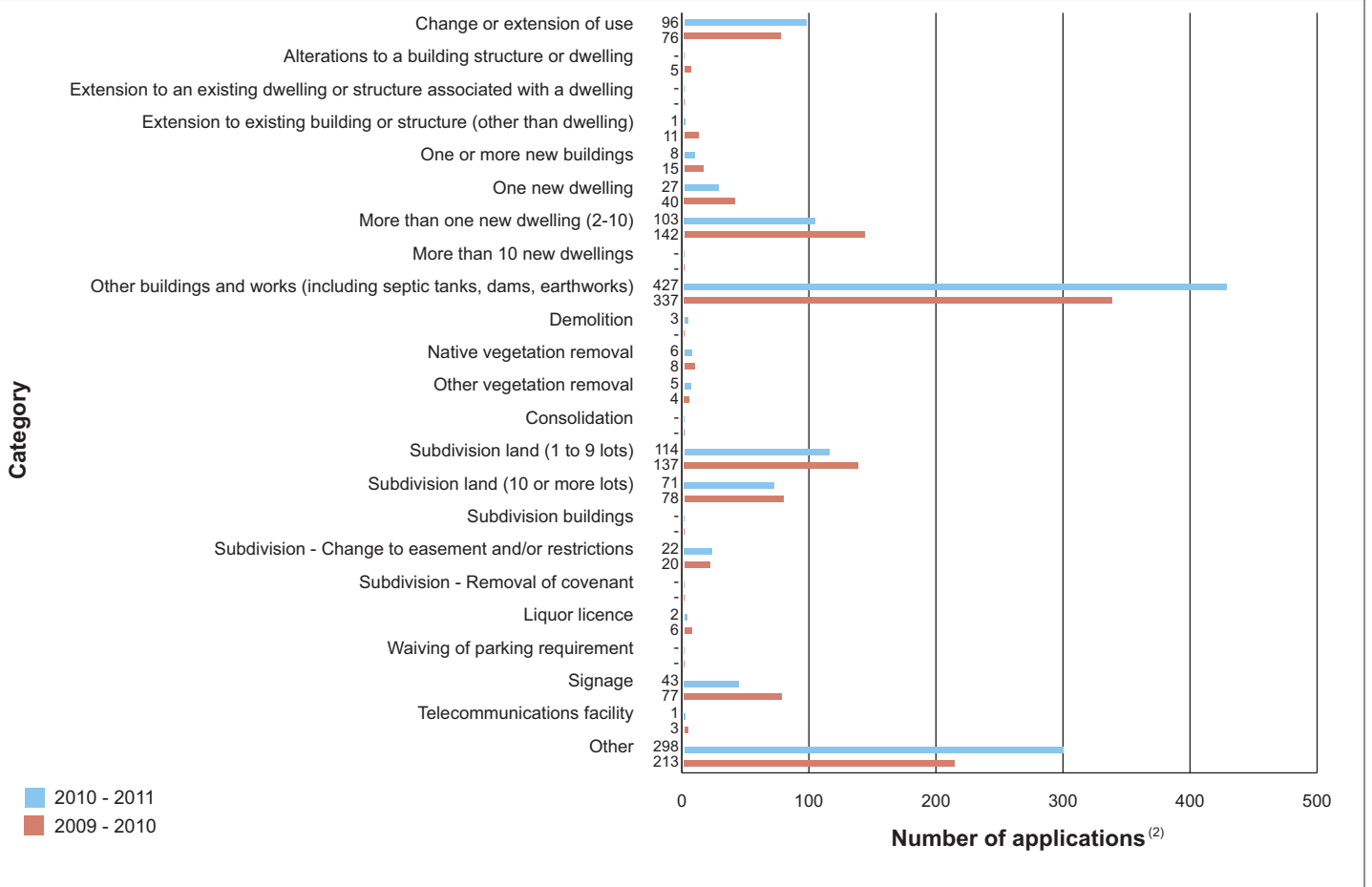
■ Agriculture
■ Food and drink premises
■ Industry and warehouse
■ Leisure and recreation
■ Office
■ Place of assembly
■ Residence
■ Retail
■ Vacant
■ Other Land use

Permitted land use

0%
3%
12%
1%
6%
2%
67%
3%
0%
6%



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories

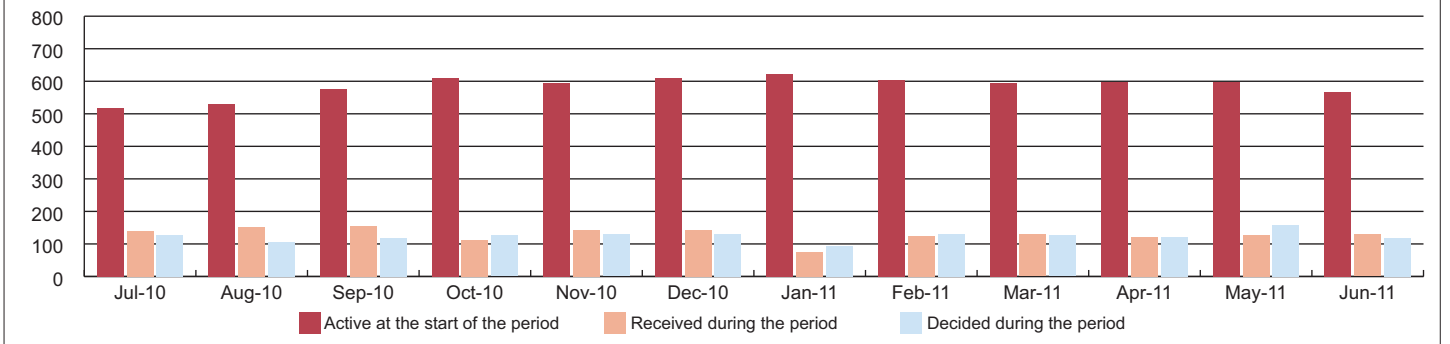


Planning scheme: Yarra
Location: 6 km west of Melbourne
Area: 20 sq. km
Population density: 3530 persons per sq. km
Major centres: Richmond; Collingwood; Fitzroy

Yarra is located in the inner east of Melbourne and features a mixture of residential, industrial and commercial activity. Major landmarks include St Vincent's Hospital, Victoria Park Football Ground and Yarra Bend Park.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾	1,430	1,433	1,549	8.1%
New applications	1,119 (78%)	1,147 (80%)	1,239 (80%)	8.0%
Amended permit applications	311 (22%)	285 (19%)	309 (20%)	8.4%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	1,331	1,213	1,316	8.5%
Permit/NOD (includes amended permits)	1,289 (97%)	1,167 (96%)	1,275 (97%)	9.3%
Refusal	42 (3%)	46 (3%)	41 (3%)	-10.9%
Withdrawn, not required, lapsed	176	164	172	4.9%
Amended permits issued	237	249	228	-8.4%
Decisions made under delegation	1,267 (95%)	1,165 (96%)	1,259 (96%)	8.1%
Review lodged at VCAT	160 (11%)	186 (14%)	178 (14%)	-4.3%

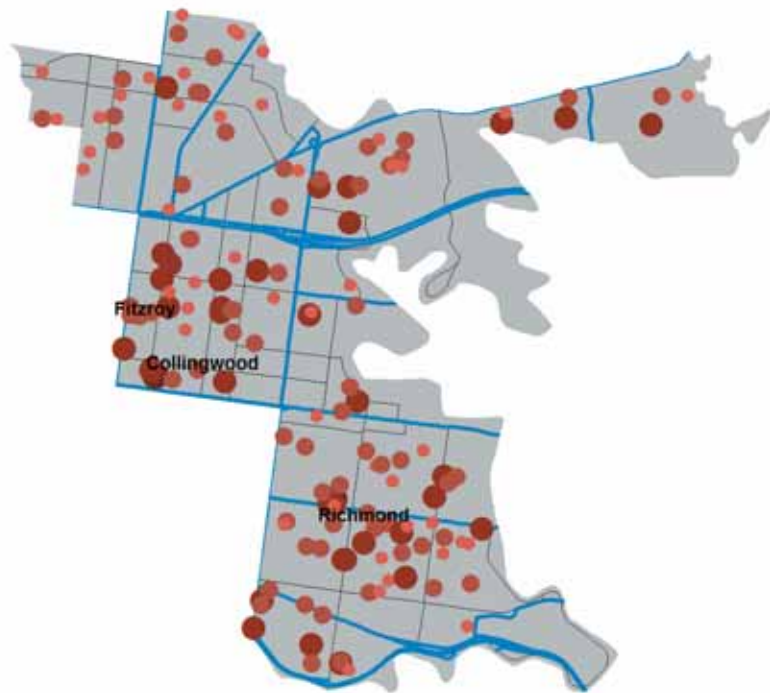
Applications received and decided



Investment

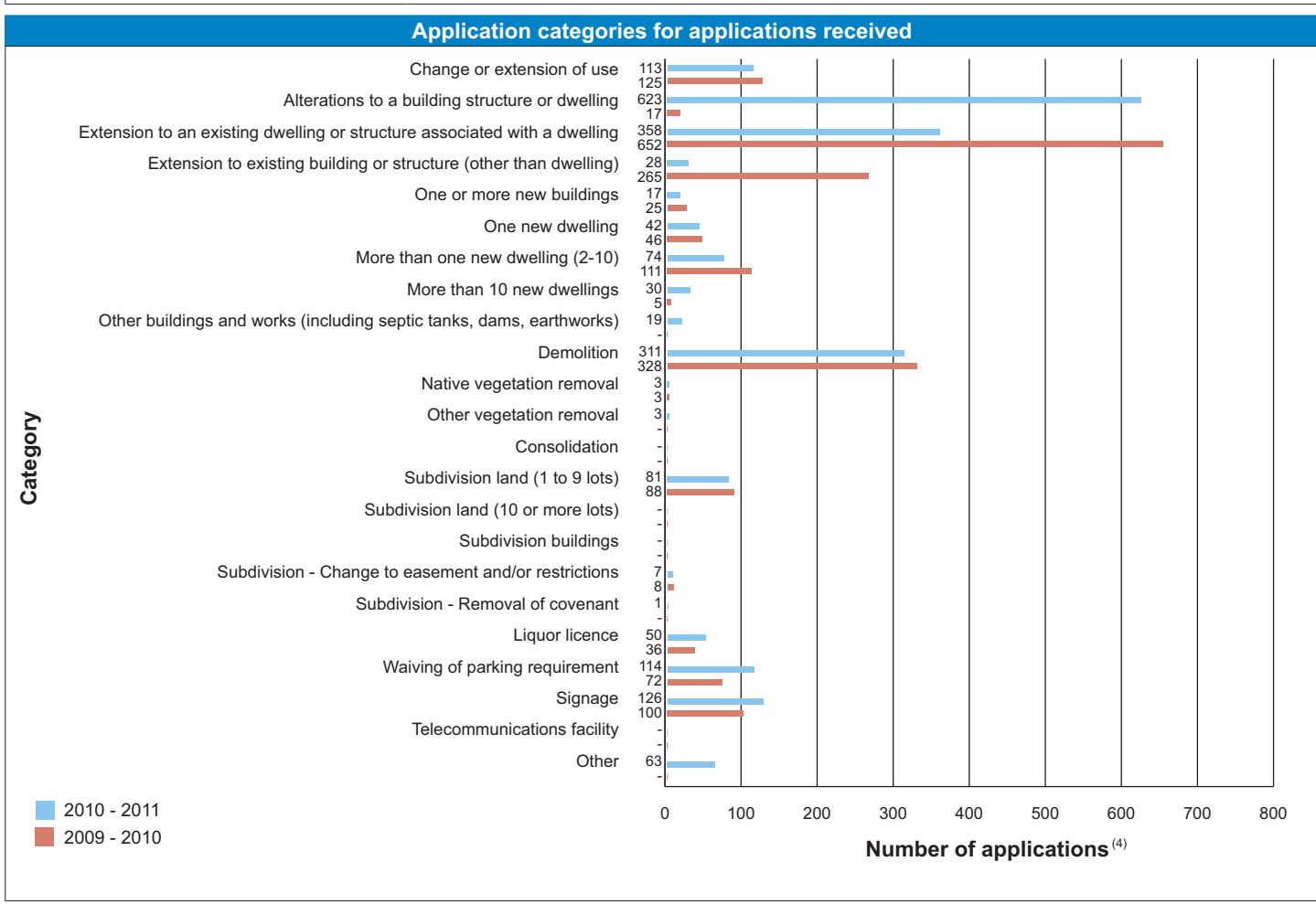
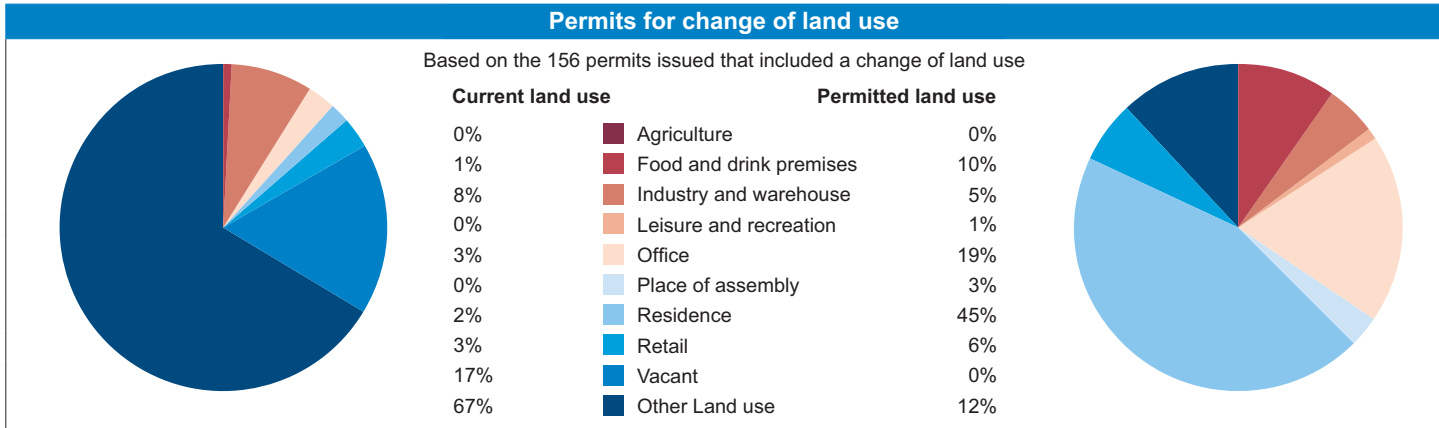
Points show the 150 highest value new permit applications permitted

- Primary roads
- Secondary roads
- Less than \$500k (48)
- Between \$500k and \$1m (66)
- Between \$1m and \$10m (34)
- Between \$10m and \$50m (2)
- Greater than \$50m (0)



(1) 4 applications were received where the Minister was the Responsible Authority

	2009/2010	2010/2011	% Change	Metropolitan average	IMU Group average
Value of fees	\$556,809	\$665,622	19.5%	\$337,729	\$335,638
Average fee per application	\$389	\$430	10.5%	\$412	\$420
Total estimated cost of works ⁽²⁾	\$1,030,000,000	\$390,544,261	-62.1%	\$594,659,990	\$762,747,681
Average cost of works per application ⁽²⁾	\$890,411	\$296,766	-66.7%	\$559,680	\$722,831
Average gross days to decision ⁽³⁾	143	130	-9.1%	139	59
Median processing days ⁽³⁾	116	112	-3.4%	84	91
Within statutory timeframe	43%	42%	-1.0%	59%	57%
Applications with:					
Further information	837 (61%)	962 (65%)	14.9%	510 (43%)	516 (44%)
Public notice	639 (50%)	745 (50%)	16.6%	490 (41%)	533 (46%)
Referrals	208 (16%)	225 (15%)	8.2%	282 (24%)	202 (17%)
Objections	331 (27%)	370 (25%)	11.8%	227 (19%)	286 (25%)



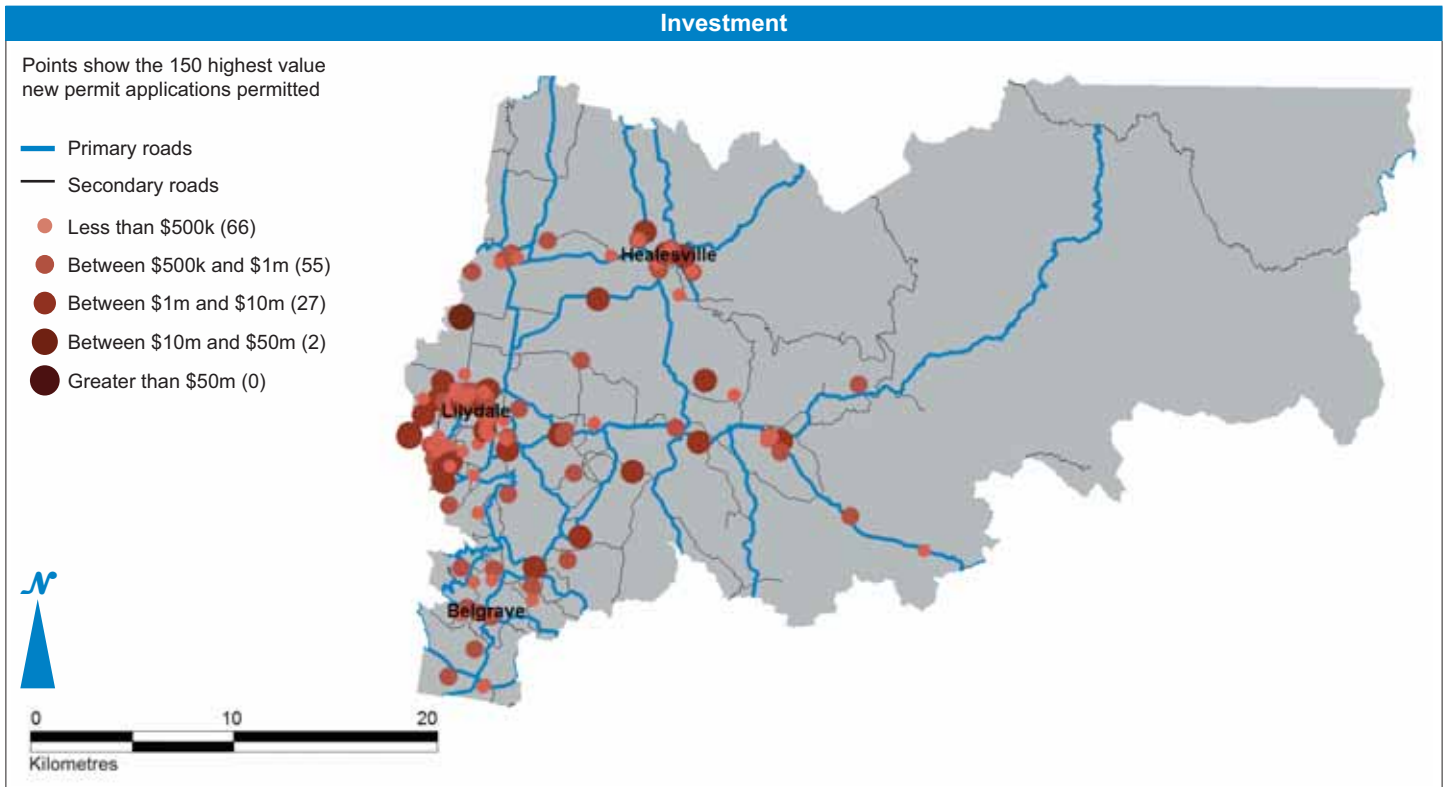
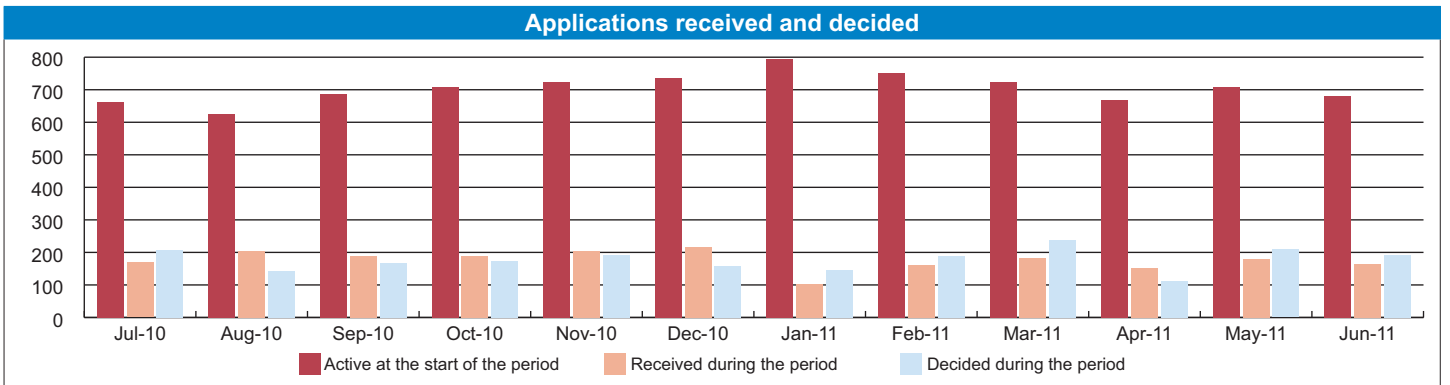
(2) Large decrease in cost of works due to significant development application in 2009/2010
 (3) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required
 (4) Applications can contain multiple categories



Planning scheme: Yarra Ranges
Location: 60 km east of Melbourne
Area: 2470 sq. km
Population density: 58 persons per sq. km
Major centres: Lilydale; Healesville; Belgrave

Yarra Ranges is differentiated by the urban areas in the west of the shire, while the central and eastern parts are more rural. The municipality is home to significant natural reserves and boasts popular areas such as the Dandenong Ranges and the Upper Ya

	2008/2009	2009/2010	2010/2011	% Change
Total applications received⁽¹⁾⁽²⁾	1,989	2,090	2,116	1.2%
New applications	1,659 (83%)	1,671 (79%)	1,713 (81%)	2.5%
Amended permit applications	330 (17%)	419 (20%)	403 (19%)	-3.8%
Combined applications	0	0	0 (0%)	0.0%
Total decisions⁽³⁾	1,915	1,874	1,857	-0.9%
Permit/NOD (includes amended permits)	1,832 (96%)	1,780 (95%)	1,715 (92%)	-3.7%
Refusal	83 (4%)	94 (4%)	142 (8%)	51.1%
Withdrawn, not required, lapsed⁽⁴⁾	245	308	269	-12.7%
Amended permits issued	294	391	373	-4.6%
Decisions made under delegation	1,593 (83%)	1,372 (73%)	1,565 (84%)	14.1%
Review lodged at VCAT	110 (6%)	96 (4%)	118 (6%)	22.9%



(1) 2 applications were received where the Minister was the Responsible Authority
 (2) Includes 24 applications relating to bushfire affected properties
 (3) Includes 18 planning permits issued relating to bushfire affected properties
 (4) Includes 10 planning consents relating to bushfire affected properties



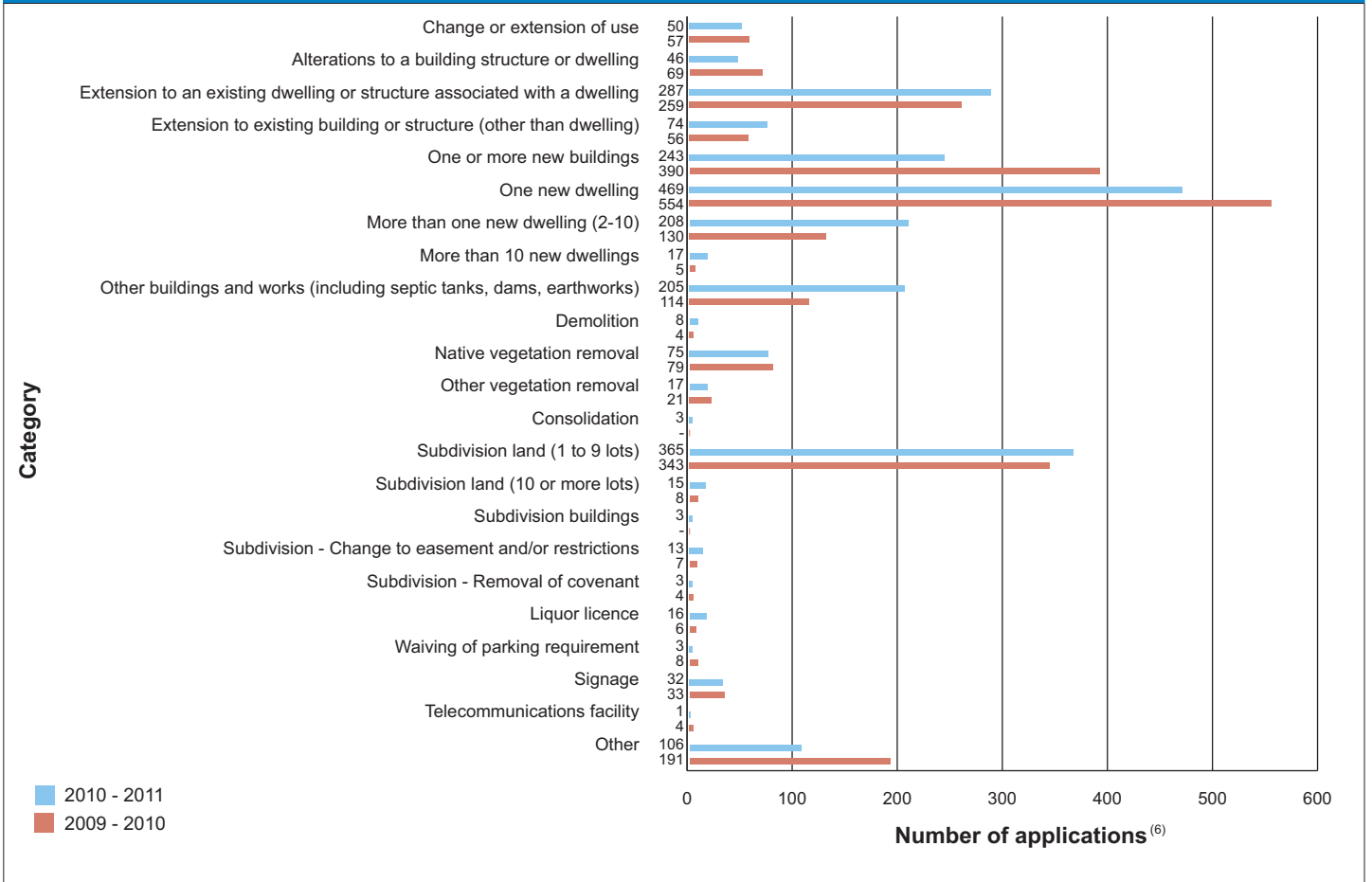
	2009/2010	2010/2011	% Change	Metropolitan average	OU Group average
Value of fees	\$723,557	\$837,064	15.7%	\$337,729	\$365,143
Average fee per application	\$346	\$396	14.5%	\$412	\$365
Total estimated cost of works	\$315,671,754	\$377,595,060	19.6%	\$594,659,990	\$360,945,983
Average cost of works per application	\$177,344	\$203,336	14.7%	\$559,680	\$285,502
Average gross days to decision ⁽⁵⁾	131	115	-12.2%	139	57
Median processing days ⁽⁵⁾	93	87	-6.5%	84	78
Within statutory timeframe	63%	70%	7.0%	59%	63%
Applications with:					
Further information	1,054 (48%)	1,191 (56%)	13.0%	510 (43%)	566 (40%)
Public notice	1,130 (51%)	1,177 (55%)	4.2%	490 (41%)	511 (36%)
Referrals	552 (25%)	622 (29%)	12.7%	282 (24%)	371 (26%)
Objections	292 (15%)	304 (14%)	4.1%	227 (19%)	190 (13%)

Permits for change of land use

Based on the 298 permits issued that included a change of land use

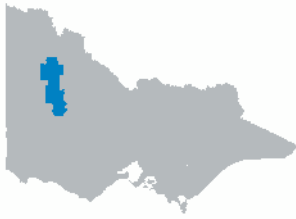


Application categories for applications received



(5) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

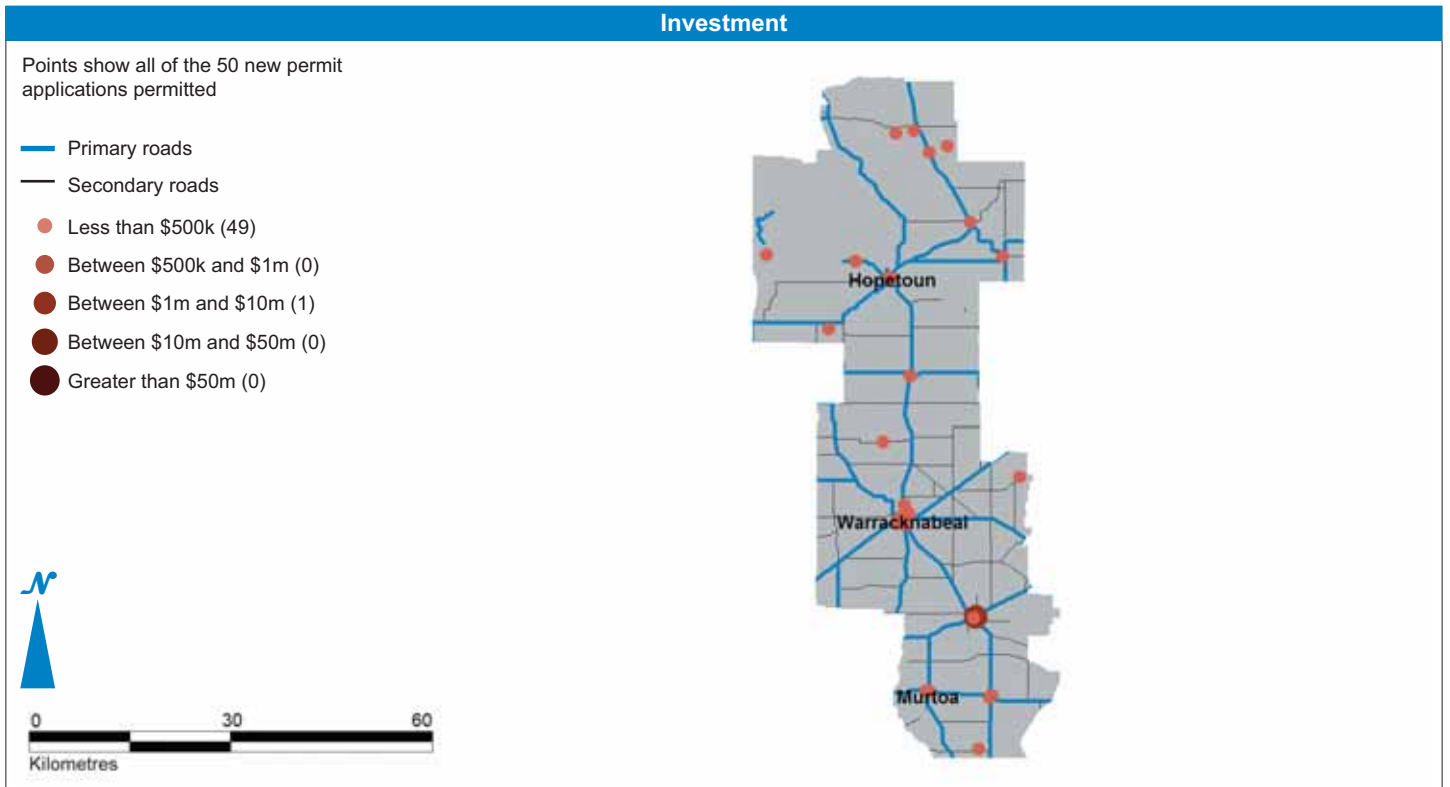
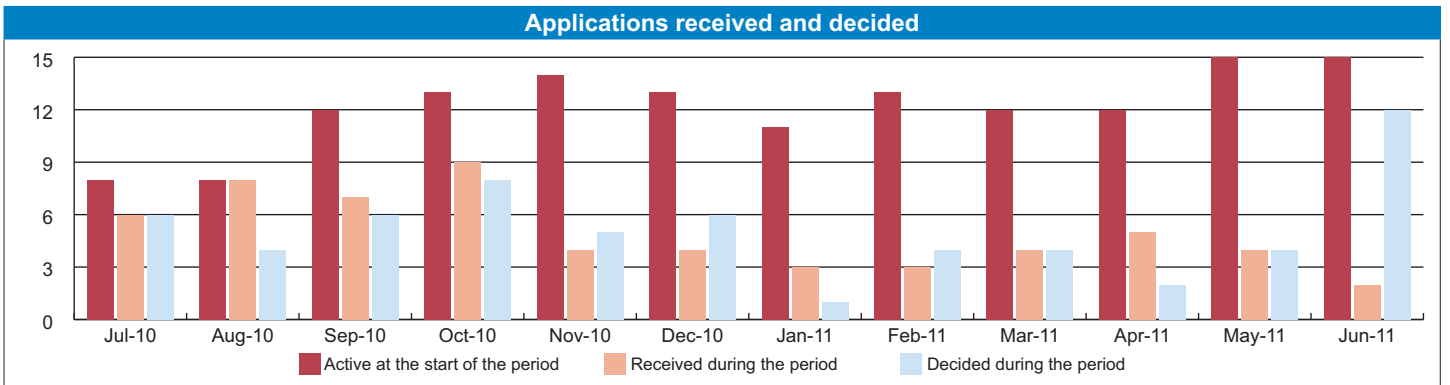
(6) Applications can contain multiple categories



Planning scheme: Yarriambiack
Location: 350 km west of Melbourne
Area: 7310 sq. km
Population density: 1 persons per sq. km
Major centres: Warracknabeal; Murtoa; Hopetoun

The shire of Yarriambiack is situated in north-western Victoria, in the heart of the State's wheat belt. The population is concentrated in a number of small towns which service the surrounding broadacre farming properties.

	2008/2009	2009/2010	2010/2011	% Change
Total applications received	59	47	59	25.5%
New applications	52 (88%)	44 (93%)	59 (100%)	34.1%
Amended permit applications	7 (12%)	3 (6%)	0 (0%)	-100.0%
Combined applications	0	0	0 (0%)	0.0%
Total decisions	58	44	50	13.6%
Permit/NOD (includes amended permits)	58 (100%)	44 (100%)	50 (100%)	13.6%
Refusal	0	0	0 (0%)	0.0%
Withdrawn, not required, lapsed	7	2	12	500.0%
Amended permits issued	7	3	0	-100.0%
Decisions made under delegation	55 (95%)	44 (100%)	50 (100%)	13.6%
Review lodged at VCAT	3 (5%)	0	1 (2%)	

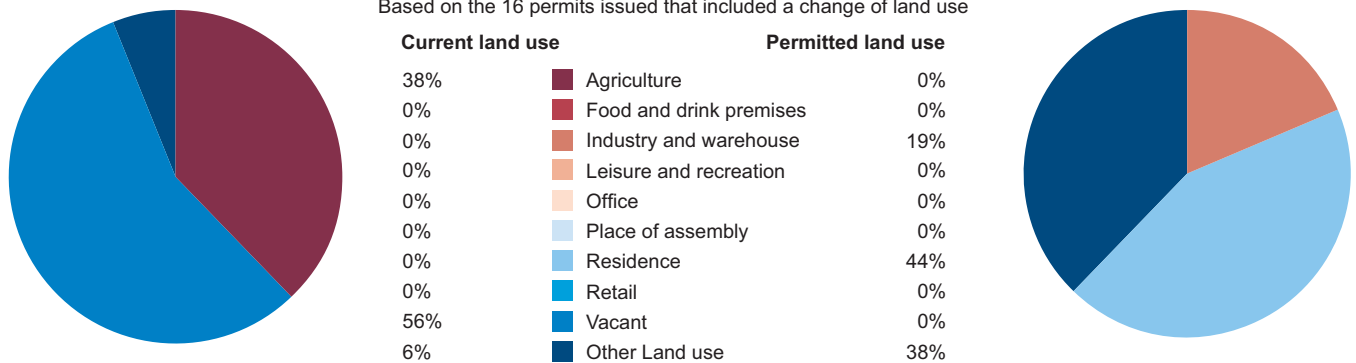




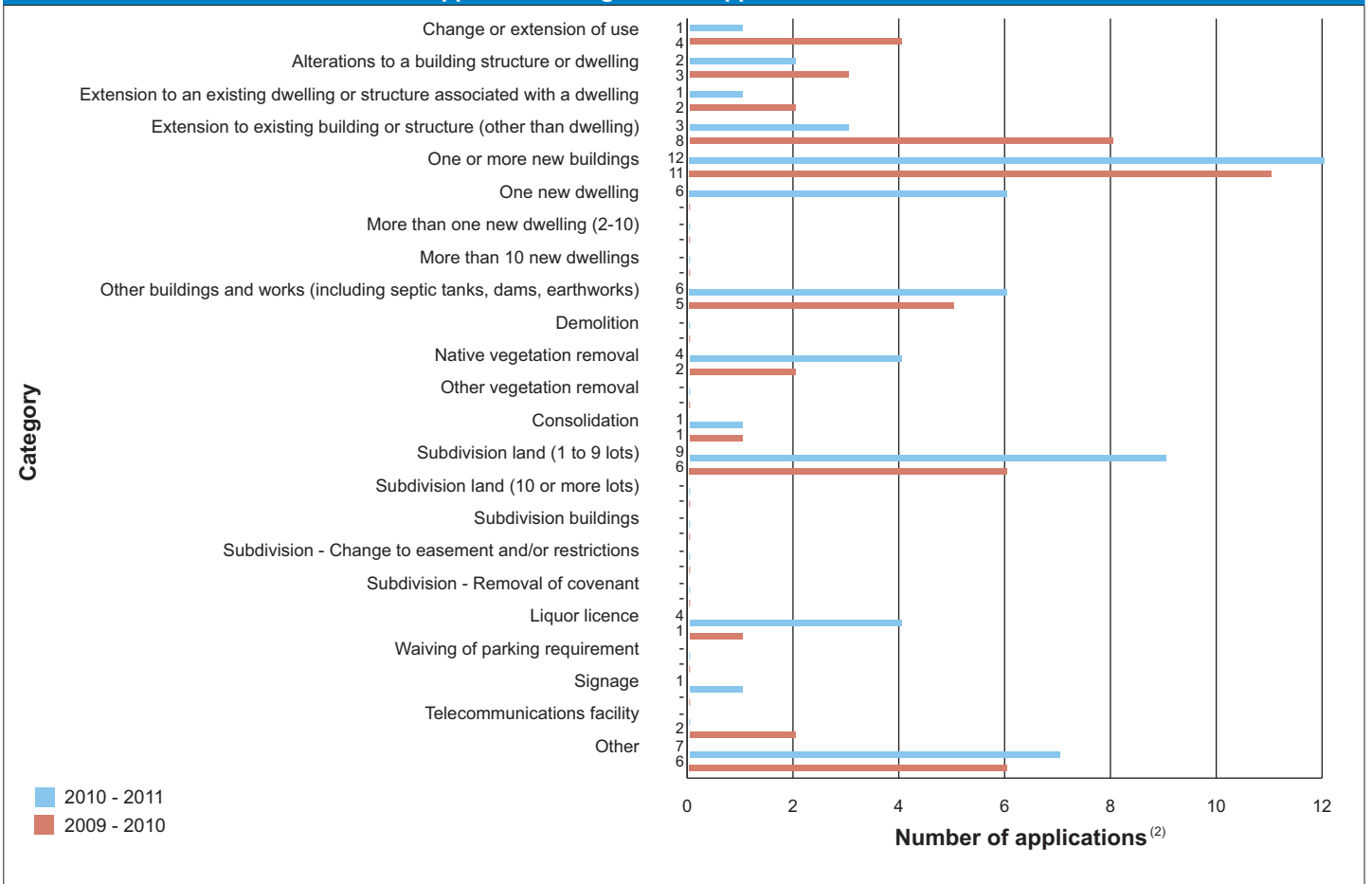
	2009/2010	2010/2011	% Change	Rural average	SMR Group average
Value of fees	\$16,603	\$22,518	35.6%	\$100,916	\$61,490
Average fee per application	\$353	\$382	8.2%	\$361	\$338
Total estimated cost of works	\$2,849,648	\$4,495,740	57.8%	\$83,689,856	\$58,611,795
Average cost of works per application	\$64,765	\$89,915	38.8%	\$244,222	\$269,769
Average gross days to decision ⁽¹⁾	42	66	57.1%	128	46
Median processing days ⁽¹⁾	33	39	18.2%	60	54
Within statutory timeframe	100%	100%	0.0%	70%	75%
Applications with:					
Further information	9 (19%)	21 (34%)	133.3%	130 (35%)	75 (32%)
Public notice	18 (39%)	18 (29%)	0.0%	145 (39%)	89 (38%)
Referrals	13 (28%)	24 (39%)	84.6%	180 (48%)	119 (51%)
Objections	1 (2%)	0 (0%)	-100.0%	32 (9%)	13 (6%)

Permits for change of land use

Based on the 16 permits issued that included a change of land use



Application categories for applications received



(1) Average and median processing days are gross and include applications with outcomes of withdrawn, lapsed and permit not required

(2) Applications can contain multiple categories



4 Planning Scheme Groupings

Permit activity information is provided in the following groupings of like/comparable planning scheme areas. Traditionally collected into two groups of 32 metropolitan and 50 regional/rural planning schemes, these six distinct groups provide more meaningful 'group' averages for key data reported.

Metro

Inner and Middle Urban (IMU)

These regions are highly populated, and are seeing the conversion of vacant land and some shift from industrial land for residential and commercial use, as well as properties of 10 or more dwellings.



Planning schemes:

Banyule, Bayside, Boroondara, Darebin, Glen Eira, Hobsons Bay, Kingston, Manningham, Maribyrnong, Melbourne, Monash, Moonee Valley, Moreland, Port of Melbourne, Port Phillip, Stonnington, Whitehorse, Yarra

Outer Urban (OU)

These suburban regions are moderately populated, with issues relating to transport, industrial development, vegetation management and heritage protection.



Planning schemes:

Brimbank, Frankston, Greater Dandenong, Knox, Maroondah, Mornington Peninsula, Nillumbik, Yarra Ranges

Growth Area (GA)

These areas are the focus of new residential development along with relevant facilities such as commercial districts, schools and other community amenities and services.



Planning schemes:

Cardinia, Casey, Hume, Melton, Whittlesea, Wyndham

Rural

PeriUrban (PU)

On the rural/urban fringe, these regions are seeing increases in subdivision of land, primarily for residential purposes.



Planning schemes:

Bass Coast, BawBaw, Golden Plains, Macedon Ranges, Mitchell, Moorabool, Murrindindi, South Gippsland, Surf Coast

Regional Cities (RC)

These regions are rural hubs, providing administrative and commercial services for the surrounding communities, and are the focus of increased residential development.

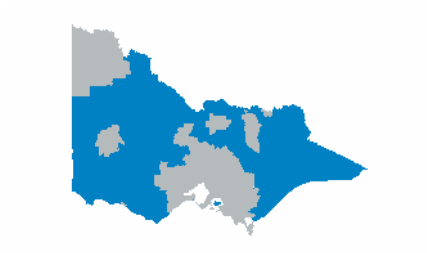


Planning schemes:

Ballarat, Greater Bendigo, Greater Geelong, Greater Shepparton, Horsham, Latrobe, Mildura, Wangaratta, Warrnambool, Wodonga

Small and Medium Regionals (SMR)

Agriculture and/or tourism form the primary focus of these areas, while manufacturing and resource production and refinement are also important industries.



Planning schemes:

Alpine, Alpine Resorts, Ararat, Benalla, Buloke, Campaspe, Central Goldfields, Colac Otway, Corangamite, East Gippsland, French and Sandstone islands, Gannawarra, Glenelg, Hepburn, Hindmarsh, Indigo, Loddon, Mount Alexander, Mansfield, Moira, Moyne, Northern Grampians, Pyrenees, Queenscliffe, Southern Grampians, Strathbogie, Swan Hill, Towong, Wellington, West Wimmera, Yarriambiack



5 Glossary of terms

Outcome types

Permit issued by a delegate of the Responsible

Authority: Any permit issued by a Responsible Authority in accordance with Section 63 of the *Planning and Environment Act 1987*, by instrument of delegation pursuant to Section 98 of the *Local Government Act 1989*.

Permit issued by the Responsible Authority:

Any permit issued by a Responsible Authority under Section 63 of the *Planning and Environment Act 1987*.

Notice of Decision issued by a delegate of the Responsible Authority:

Any notice of decision to grant a permit issued by a Responsible Authority in accordance with Section 64 of the *Planning and Environment Act 1987*, by instrument of delegation pursuant to Section 98 of the *Local Government Act 1989*.

Notice of Decision issued by the Responsible

Authority: Any notice of decision to grant a permit issued by a Responsible Authority under Section 64 of the *Planning and Environment Act 1987*.

Refusal issued by a delegate of the Responsible

Authority: Any refusal of permit issued by a Responsible Authority in accordance with Section 65 of the *Planning and Environment Act 1987*, by instrument of delegation pursuant to Section 98 of the *Local Government Act 1989*.

Refusal issued by the Responsible Authority:

Any refusal of permit issued by a Responsible Authority under Section 65 of the *Planning and Environment Act 1987*.

No permit required: The Responsible Authority registers the application but on further analysis by the Responsible Authority planner it is determined that no permit is required for that use or purpose.

NB: This includes applications received for bushfire recovery planning consents under the conditional clause 52.39 of the Victorian Planning Provisions.

Withdrawn: The applicant decides not to proceed with the application and advises the Responsible Authority in writing of that decision.

Lapsed: The Responsible Authority determines that the application for a permit lapsed within the prescribed time under section 54(1) of the *Planning and Environment (General Amendment) Act 2004*.

In progress: Any application where a Responsible Authority is still considering the issuing of a permit.

Application categories

Change or extension of use: An application which proposes a change to the use of the land eg office to retail, industrial to warehouse, residential to restaurant or an application which proposes an intensification or increases in the way land is used eg expanding an office, increasing retail floor space.

Alterations to existing building or structure: An application proposing generally minor physical alterations to an existing building, other than an extension, for example, new painting, new fence, new windows.

Extension to existing dwelling or structure associated with a dwelling: An application to extend or increase the physical size of an existing dwelling or to construct or extend a building associated with an existing dwelling including a garage, carport, tennis court, swimming pool, pergola.

Extension to existing building or structure (other than dwelling): An application to extend a building or structure such as a shop, office, warehouse, factory.

One new building: An application which involves the construction of a new building, such as a new office, factory or shop.

One new dwelling: An application which involves the construction of one new dwelling.

More than one new dwelling (2-10): An application that involves the construction of more than one new dwelling but less than ten new dwellings.

More than 10 new dwellings: An application that involves the construction of more than ten new dwellings.

Other buildings and works: An application that involves any other buildings and works such as road works, bus shelters, landscaping and including dams, septic tanks.

Demolition: An application that involves demolition of a building or structure.

Native vegetation removal: An application to remove, lop or destroy native vegetation including trees, shrubs, herbs and grasses”.

Other vegetation removal: An application involving the removal of vegetation, other than native vegetation.

Consolidation: An application that involves the consolidation of one or more existing lots.

Subdivision land (2 –9 Lots): An application that proposes the subdivision of land into two and up to nine lots.

Subdivision land (10 or more Lots): An application that proposes the subdivision of land into ten or more lots.

Subdivision buildings: An application that involves the subdivision of an existing building.

Subdivision - Change to easement: An application that involves a change t an existing easement that applies to the land.

Subdivision - Removal of covenant: An application that proposes the removal of an existing covenant that applies to the land.

Subdivision – Realignment of boundary: An application that proposes to change or re-align the property boundary through subdivision or consolidation of land.

Liquor License: An application that proposes a new liquor license or change in the terms of an existing liquor license.

Waiving of parking requirement: An application which requires consent for a waiver or reduction in car parking requirements.

Signage: An application to build a new or alter an existing sign.

Other: Any other application.



6 Limitations

The information in this report is affected by some limitations that need to be considered when it is used.

While councils have given their best efforts to ensure their data is accurate and up to date, there are some situations where data collection may affect reported figures

These include inaccuracies in application records that may cause minor statistical anomalies.

The percentage value of the change to the number of applications received and decided in some instances are the subject of rounding to the mathematical calculations.

Note that the 2010-11 report uses VCAT planning permit data, while the 2009-10 report used data provided by councils. The percentage change figures may in some cases reflect variations due to different data collection methods.