

## Appendix 3

**Table 1: DBCDE Summary of Six Stage Generic Development Pipeline for Greenfield Development and Major Brownfield Redevelopment**

Stage	What happens	Time for stage	Time elapsed since start	Time to premises construction
1. Identification and designation of new land release areas	Inclusion in urban zoning or master planning. Initiated by local or state government or private proponent.	2–4 years	2–4 years	6.25–15 years
2. Gazettal of rezoning or change of land use	Rezoning under local planning instruments. Initiated by proponent.	1–3 years	3–7 years	4.25–11 years
3. Negotiation of infrastructure levies and detailed structure planning	More detailed site planning, possibly determination of developer contributions. Done by developer. Involves many agencies e.g. roads, water, electricity, sewer and public transport; also schools etc.	1–3 years	4–10 years	3.25–8 years
4. Statutory subdivision and development approval	Approval of developer-initiated applications on a stage by stage basis – road layouts, sometimes integrated housing projects.	0.5–2 years	4.5–12 years	2.25–5 years
5. Major civil works, servicing of allotments, and issue of new titles	Engineering designs, building, and certification of civil works. Construction done by the developer, certification by state utilities.	1–2 years	5.5–14 years	1.75–3 years
6. Development approvals and dwelling construction	Housing design, approval and construction including placement of house on block.	9–12 months	6.25–15 years	0.75–1 year