

## **AGENDA**

---

### **Environment and Planning Committee**

**Tuesday, 11 June 2024**

**7:00 PM**

**Waratah Room**

**Georges River Civic Centre,**

**Hurstville**



### **OATH OF OFFICE OR AFFIRMATION OF OFFICE**

All Georges River Councillors are reminded of their Oath of Office or Affirmation of Office made at the time of their swearing into the role of Councillor.

All Councillors are to undertake the duties of the office of Councillor in the best interests of the people of the Georges River Council area and are to act faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act to the best of their ability and judgement.

### **DISCLOSURES OF INTEREST**

All Georges River Councillors are reminded of their obligation to declare any conflict of interest (perceived or otherwise) in a matter being considered by Council or at any meeting of Council.

## ENVIRONMENT AND PLANNING COMMITTEE MEETING

### ORDER OF BUSINESS

#### OPENING

#### ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. I pay my respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.

#### APOLOGIES / LEAVE OF ABSENCE

#### REQUEST TO JOIN VIA AUDIO VISUAL LINK

#### NOTICE OF WEBCASTING

#### DISCLOSURES OF INTEREST

#### PUBLIC FORUM

#### CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

<b>ENV022-24</b>	<b>Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 13 May 2024</b>	
	(Report by Executive Services Officer) .....	4

#### COMMITTEE REPORTS

<b>ENV023-24</b>	<b>Development and Building Q3 Metrics Report</b>	
	(Report by Manager Development and Building) .....	14

## CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

**Item:** ENV022-24 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 13 May 2024

**Author:** Executive Services Officer

**Directorate:** Office of the General Manager


**Matter Type:** Previous Minutes

ENV022-24

### RECOMMENDATION:

That the Minutes of the Environment and Planning Committee Meeting held on 13 May 2024, be confirmed.

### ATTACHMENTS

Attachment [↓](#)1  Minutes of the Environment and Planning Committee Meeting held on 13 May 2024

# MINUTES

---

## Environment and Planning Committee

Monday, 13 May 2024

7:00 PM

Waratah Room  
Georges River Civic Centre,  
Hurstville



**GEORGES RIVER COUNCIL**

UNCONFIRMED MINUTES

**UNCONFIRMED MINUTES**

## **PRESENT**

### **COUNCIL MEMBERS**

Mayor , Councillor Elmir, Deputy Mayor, Councillor Borg (Chairperson) Councillor Ashvini Ambihaipahar, Councillor Christina Jamieson, Councillor Kathryn Landsberry, and Councillor Benjamin Wang.

### **COUNCIL STAFF**

Acting Director Environment and Planning – Andrew Spooner, Manager Strategic Planning - Catherine McMahon, Principal Strategic Planner - Anne Qin, Manager Office of the General Manager – Vicki McKinley, Executive Assistant to the Director, Environment and Planning - Leanne Allen (Minutes), Executive Services Officer –Marisa Severino, IT Representative - TBC

## **PROCEDURAL MOTION**

### **ELECTION OF CHAIRPERSON**

**MOTION:** Mayor, Councillor Elmir

That as the Environment and Planning Committee Chairperson, Councillor Mahoney is an apology for tonight's meeting, a vote be taken of the Councillors present, appointed to the Environment and Planning Committee, to elect a Chairperson for this meeting.

That Councillor Borg assume the position of Chairperson for the Environment and Planning Committee meeting of 13 May 2024.

### **Record of Voting**

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

## **OPENING**

The Chairperson, Councillor Borg, opened the meeting at 7.02pm.

### **ACKNOWLEDGEMENT OF COUNTRY**

The Chairperson, Councillor Borg acknowledged the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. I pay my respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.

### **REQUEST TO ATTEND VIA AUDIO VISUAL LINK**

There were no requests to attend via Audio Visual Link.

## **APOLOGIES/LEAVE OF ABSENCE**

**MOTION:** Councillor Landsberry, Jamieson

That an apology be accepted for Councillor Mahoney and Councillor Katris.

### **Record of Voting**

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

## **NOTICE OF WEBCASTING**

The Chairperson, Councillor Borg advised staff and the public that the meeting is being recorded for minute-taking purposes and is also webcast live on Council's website, in accordance with section 5 of Council's Code of Meeting Practice. This recording will be made available on Council's Website.

## **CODE OF MEETING PRACTICE**

Council's Code of Meeting Practice prohibits the electronic recording of meetings without the express permission of Council.

## **DISCLOSURES OF INTEREST**

**Special Interest Disclosure - Councillor Borg** submitted a Special Disclosure of Pecuniary Interest in item **ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA** for the reason that she has an interest in R2 zone land area. Councillor Borg will partake in any deliberations on this matter and will remain the meeting and participate in the consideration and voting on this item.

**Special Interest Disclosure - Councillor Borg** submitted a Special Disclosure of Pecuniary Interest in item **ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA** for the reason that she has an associated person with an interest in R2 zone land area. Councillor Borg will partake in any deliberations on this matter and will remain the meeting and participate in the consideration and voting on this item.

**Councillor Ambihaipahar** declared a Pecuniary Interest in item **ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA** for the reason she is employed as the Regional Director - Operations Metro at St Vincent de Paul Society NSW (Society) and she oversees Vinnies Support Centres (VSC) and Vans operations in the metropolitan area. The Hurstville VSC is currently operating at 183C Forest Rd, Hurstville, NSW, 2220 and the site is owned by the Society. Councillor Ambihaipahar will not partake in any deliberations on this matter and she will leave the meeting and not participate in the consideration and voting on this item.

**Special Interest Disclosure - Councillor Jamieson** submitted a Special Disclosure of Pecuniary Interest in item **ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA** for the reason that she has an interest in R2 zone land area. Councillor Jamieson will partake in any deliberations on this matter and will remain the meeting and participate in the consideration and voting on this item.



**Councillor Jamieson** declared a Non-Significant Non-Pecuniary Interest in item **ENV020-24 Mortdale and Beverly Hills Masterplan Update** for the reason that her owner occupied property is within the Masterplan area. However, there is no pecuniary interest in the update. . Councillor Jamieson will remain in the meeting and take part in consideration and voting on this item.

**Special Interest Disclosure – Mayor, Councillor Elmir** submitted a Special Disclosure of Pecuniary Interest in item **ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA** for the reason that he has an interest in R2 zone land area. The Mayor, Councillor Elmir will partake in any deliberations on this matter and will remain the meeting and participate in the consideration and voting on this item.

**PUBLIC FORUM**

There was one registered speaker.

Name	Report No.	Report Title
Graeme Cartwright (In person)	ENV019-24	Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA

Note: Documents were tabled for distribution to all Councillors and the Mayor, Councillor Elmir requested the speaker’s previous report “*Future Transport Strategy 2056 for St George and Sutherland Areas Summary*” also be distributed to Councillors.

**CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

**ENV017-24 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 8 April 2024**  
(Report by Integrated Planning and Reporting Officer)

**RECOMMENDATION:** Councillor Landsberry, Councillor Jamieson

That the Minutes of the Environment and Planning Committee Meeting held on 8 April 2024, be confirmed.

**Record of Voting**

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

**COMMITTEE REPORTS**

**ENV018-24 Outcomes of Exhibition - Adoption of Revised Tree Management Policy and Amendment No.6 to the GRDCP 2021**  
(Report by Principal Strategic Planner)

**RECOMMENDATION:** Councillor Landsberry, Councillor Ambihaipahar

- (a) That Council note the submissions received during the public exhibition of the Draft Revised Tree Management Policy, the amendment to the Georges River Council 2023/24

Schedule of Fees and Charges and draft Amendment No. 6 to the Georges River Development Control Plan 2021 (GRDCP).

- (b) That Council amend the exhibited Draft Revised Tree Management Policy as outlined in **Table 5 of Attachment 8**.
- (c) That Council adopt the Tree Management Policy as amended and contained in **Attachment 2**, which includes an offset fee which will be levied through the execution of a deed of agreement, in response to submissions.
- (d) That Council give public notice of the decision to adopt the revised Tree Management Policy on its website in accordance with Section 166 of the *Local Government Act 1993*.
- (e) That Council adopt the proposed changes to the Fees and Charges relating to Street Tree Removal, Tree Management Inspections (private land) and Tree Removal, Replacement and Pruning as exhibited and include them in the FY24/25 Schedule of Fees and Charges.
- (f) That Council amend the exhibited Amendment No. 6 to the GRDCP as outlined in **Table 6 of Attachment 8**.
- (g) That Council adopt Amendment No. 6 of GRDCP as amended and contained in **Attachments 5-7** in response to submissions pursuant to Section 3.43 of the *Environmental Planning and Assessment Act 1979* and Clause 14 of the *Environmental Planning and Assessment Regulation 2021*.
- (h) That Council endorse the Acting Director Environment and Planning to make minor modifications to any numerical, typographical, interpretation and formatting errors, if required, in preparation for the commencement of Amendment No. 6 of the GRDCP.
- (i) That Council give public notice of the decision to adopt the amended GRDCP on its website within 28 days in accordance with Clause 14 of the *Environmental Planning and Assessment Regulation 2021*.
- (j) That Council notes the existing savings provision within the GRDCP and accordingly all applications submitted before the effective date of Amendment No. 6 of the GRDCP will be determined as if Amendment No. 6 had not commenced.
- (k) That the effective date for the revised Tree Management Policy and the amended GRDCP to be the same.
- (l) That all persons who made a submission be advised of Council's decision.
- (m) That the Department of Planning, Housing and Infrastructure (DPHI) be given a copy of the amended GRDCP in accordance with Clause 20 the *Environmental Planning and Assessment Regulation 2021*.
- (n) That Council writes to the Hon. Chris Minns, Premier of NSW requesting that a guide for building amongst trees be incorporated into the pattern book which is currently being developed by the NSW Government Architect for low-rise and mid-rise (up to six storeys) buildings.
- (o) That Council writes to the Minister for Emergency Services, the Hon. Jihad Dib MP requesting the NSW Rural Fire Services to implement a notification system for nearby residents when private landowners carry out vegetation clearing under the *10/50 Vegetation Clearing Code of Practice* on bushfire prone land.

### Record of Voting

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihapahar, Councillor Jamieson, Councillor Landsberry, Councillor

Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

**ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA**  
(Report by Principal Strategic Planner)

Note: It was noted that Councillor Ambihaipahar left the Chambers at 07:21pm

**RECOMMENDATION:** Councillor Landsberry, Mayor, Councillor Elmir

That Council endorses the preparation of the Additional and Diverse Housing Planning Proposal to amend the *Georges River Local Environmental Plan 2021*, comprising of the following components:

- i. In the R2 zone, reduce the minimum lot size for dual occupancies from 650sqm to 600sqm with the exception of land located within the existing Foreshore Scenic Protection Area (FSPA), proposed FSPA and the proposed Unique Character Area (UCA),
- ii. In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 300sqm to 325sqm for land located within the existing Heritage Conservation Areas (HCAs),
- iii. In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 430sqm to 500sqm for land located within the existing FSPA, proposed FSPA and the proposed UCA,
- iv. In the R2 zone, introduce multi dwelling housing and terraces as permissible land uses with the exception of land located within the existing HCA's, existing FSPA, proposed FSPA and the proposed UCA,
- v. In the R2 zone, request continued prohibition of manor houses,
- vi. In the R2 zone, introduce minimum density control of 300sqm per dwelling for multi dwelling housing, terraces and manor houses (if prohibition of manor houses is not supported by the DPHI),
- vii. In the R2 zone, retain existing maximum FSR of 0.55:1 to 0.6:1 for multi dwelling housing and terraces,
- viii. In the R3 zone, reduce the minimum lot size for dual occupancies from 650sqm to 500sqm,
- ix. In the R3 zone, reduce the subdivision minimum lot size for dual occupancies from 300sqm to 250sqm,
- x. In the R3 zone, introduce residential flat buildings (RFBs) as a permissible land use to facilitate greater development take up,
- xi. In the R3 zone, introduce minimum lot size of 800sqm and minimum lot width of 24m for RFBs to ensure appropriate development outcomes,
- xii. In the R3 zone, increase the maximum building height from 9m to 10.5m to offer greater development yield and design flexibility,
- xiii. In the R3 zone, increase the maximum floor space ratio (FSR) from 0.7:1 to 0.8:1 to

- offer greater development yield and by extension greater development incentive,
- xiv. In the R3 zone, apply a bonus FSR of 0.2:1 (total 1:1 FSR) for multi dwelling housing to incentivise the provision of townhouses, and
- xv. Implement the recommendations of the *Hurstville City Centre Urban Design Strategy 2018 (HCCUDS)* in relation to land within the Hurstville City Centre and residential zoned land located in the Additional Capacity Investigation Areas.

### Record of Voting

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

Note: It was noted that Councillor Ambihaipahar returned to the Chambers at 07:40pm

### ENV020-24 Update on Mortdale and Beverly Hills Local Centre Master Plans (Report by Manager Strategic Planning)

Note: It was noted that The Mayor, Councillor Elmir left the Chambers at 07:45pm

**RECOMMENDATION:** Councillor Wang, Councillor Landsberry

That the update on the Beverly Hills and Mortdale Local Centre Master Plans be received.

### Record of Voting

For the Motion: Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

### ENV021-24 Revised Employment Projections for the Georges River LGA (Report by Principal Strategic Planner)

**RECOMMENDATION:** Councillor Ambihaipahar, Councillor Landsberry

- (a) That Council endorse the *Georges River Revised Employment Projections (June 2023)* as a strategic planning document that will inform the development of policies and planning directions.
- (b) That Council place the *Georges River Revised Employment Projections (June 2023)* on Council's website.
- (c) That Council discontinue any further work on the draft Activating Our Centres Policy and that any future planning proposals in the LGA's commercial centres be assessed in accordance with Council's adopted strategic planning documents.

### Record of Voting

For the Motion: Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor

Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

**CONCLUSION**

The Meeting was closed at 7.55pm.

---

Chairperson

UNCONFIRMED MINUTES



**COMMITTEE REPORTS****Item:** ENV023-24 Development and Building Q3 Metrics Report**Author:** Manager Development and Building**Directorate:** Environment and Planning**Matter Type:** Committee Reports

ENV023-24

**RECOMMENDATION:**

That Council receive and note the Development and Building Section Functions and Services Metrics Report for the reporting period being January to March 2024.

**EXECUTIVE SUMMARY**

1. This report provides Development and Building Section Functions and Services Metrics for the reporting period of Q3 of the 2023/2024 financial year being January to March 2024 with relevant comparative data.
2. In order to consider trends and performance associated with Development and Building application assessment, information provided within the report includes:
  - Applications Received for Processing and Determination;
  - Applications Considered by the Local Planning Panel;
  - Applications Considered by the Sydney South Planning Panel;
  - Total Application Processing Times;
  - Estimated Value of Development Applications Determined;
  - Information pertaining to the Development Advisory Service; and
  - Other Service Related Matters.

**BACKGROUND**

3. This report provides Development and Building Section Metrics for the reporting period of Q3 of the 2023/2024 financial year covering the period between January to March 2024 with relevant comparative data.

**REPORT*****DEVELOPMENT APPLICATIONS, MODIFICATIONS AND REVIEWS*****Determining Authority**

4. As Councillors would be aware, under NSW Planning legislation, the Elected Council no longer have any involvement in determining Development Applications, Modifications to Consents, Review of Determinations or Building Information Certificates under the Environmental Planning and Assessment Act 1979 and the provisions of Council's Code of Conduct.
5. As a result, most applications are now determined under Delegated Authority by Council's Senior Development and Building Staff, unless they are required to be referred to the Georges River Local Planning Panel or the Sydney South Planning Panel for determination.

6. In making a determination, Council uses a peer review process. This ensures that all recommendations made by our assessment officers are reviewed by a senior officer and where required by the relevant planning panel. This ensures transparency and consistency within the recommendations and decisions made by our staff.

All Applications (DAs, Modifications and Reviews)

## 7. Metrics associated with the application processing is detailed in Table 1:

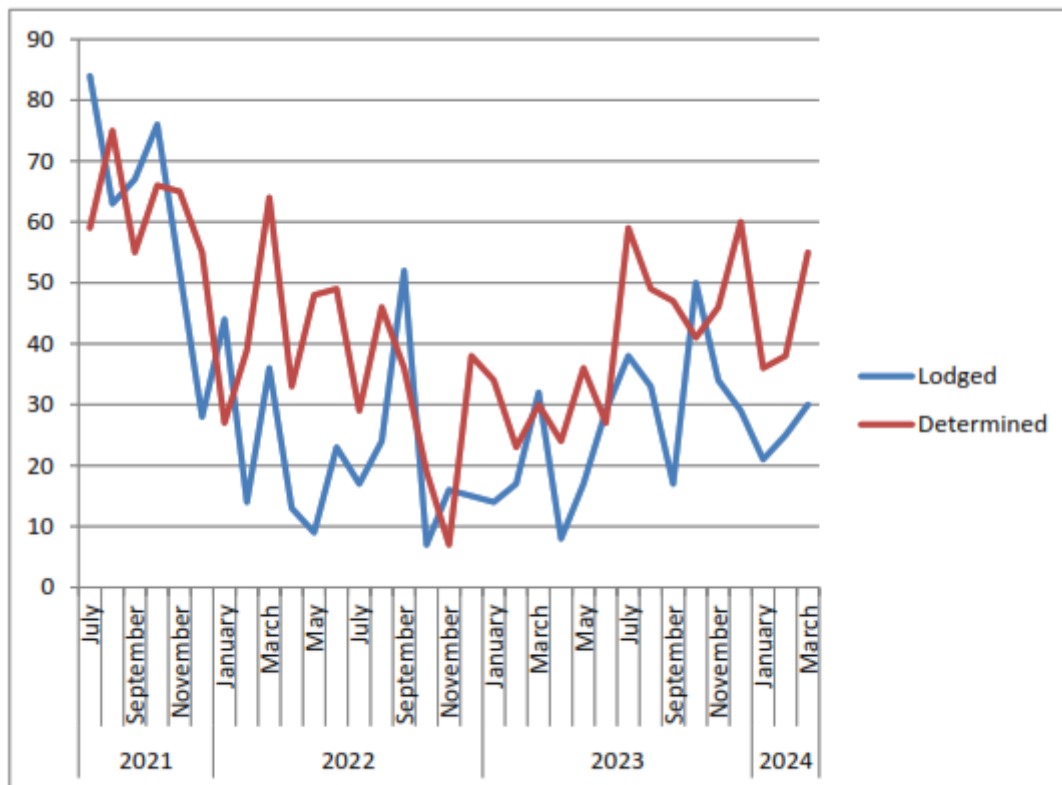
<b>FY2021/2022</b>	<b>DA (‘L’)</b>	<b>DA (‘D’)</b>	<b>MOD (‘L’)</b>	<b>MOD (‘D’)</b>	<b>REV (‘L’)</b>	<b>REV (‘D’)</b>	<b>TOTAL (‘L’)</b>	<b>TOTAL (‘D’)</b>
July	53	41	31	18	0	0	84	59
August	45	52	17	20	1	3	63	75
September	40	41	27	11	0	3	67	55
October	56	42	19	23	1	1	76	66
November	32	50	20	15	0	0	52	65
December	24	33	4	21	0	1	28	55
January	30	19	14	7	0	1	44	27
February	9	33	5	6	0	0	14	39
March	24	47	12	17	0	0	36	64
April	7	24	6	9	0	0	13	33
May	3	36	6	11	0	1	9	48
June	17	32	6	17	0	0	23	49
<b>FY2022/2023</b>	<b>DA (‘L’)</b>	<b>DA (‘D’)</b>	<b>MOD (‘L’)</b>	<b>MOD (‘D’)</b>	<b>REV (‘L’)</b>	<b>REV (‘D’)</b>	<b>TOTAL (‘L’)</b>	<b>TOTAL (‘D’)</b>
July	14	15	3	14	0	0	17	29
August	14	38	10	8	0	0	24	46
September	28	25	24	9	0	2	52	36
October	6	13	1	6	0	0	7	19
November	16	5	0	2	0	0	16	7
December	10	26	5	11	0	1	15	38
January	12	20	2	14	0	0	14	34
February	13	20	4	3	0	0	17	23
March	23	23	9	7	0	0	32	30
April	8	18	0	6	0	0	8	24
May	13	25	4	12	0	0	17	37
June	22	19	7	7	0	1	29	26
<b>FY2023/2024</b>	<b>DA (‘L’)</b>	<b>DA (‘D’)</b>	<b>MOD (‘L’)</b>	<b>MOD (‘D’)</b>	<b>REV (‘L’)</b>	<b>REV (‘D’)</b>	<b>TOTAL (‘L’)</b>	<b>TOTAL (‘D’)</b>
July	31	41	7	17	0	1	38	59
August	24	46	7	3	2	0	33	49
September	14	34	2	12	1	1	17	47
October	44	28	6	10	0	3	50	41
November	27	36	6	9	1	1	34	46
December	21	48	7	10	1	2	29	60
January	15	25	6	11	0	0	21	36
February	19	21	6	15	0	2	25	38
March	24	42	5	10	1	3	30	55

Table 1 – Monthly applications lodged and determined comparison Financial Year 2021/2022 to current (L = Lodged, D = Determined)

8. It is noted from Table 1 that in Q3 2023/2024 quarter that 76 applications were lodged, while 129 were determined. This result is assisted by the securing of additional assessment resources in September, which aided in increasing the number of applications determined.

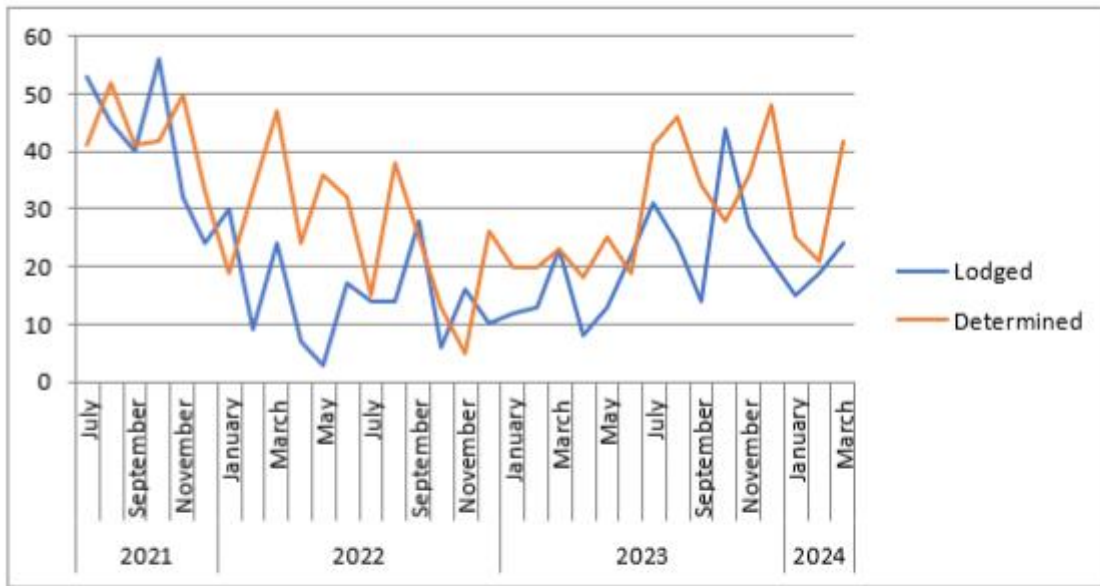


9. For ease of reference and comparative purposes all applications (DA's, Modifications and Reviews) from July 2021 to the Q3 2023/2024 reporting period is outlined in Graph 1:



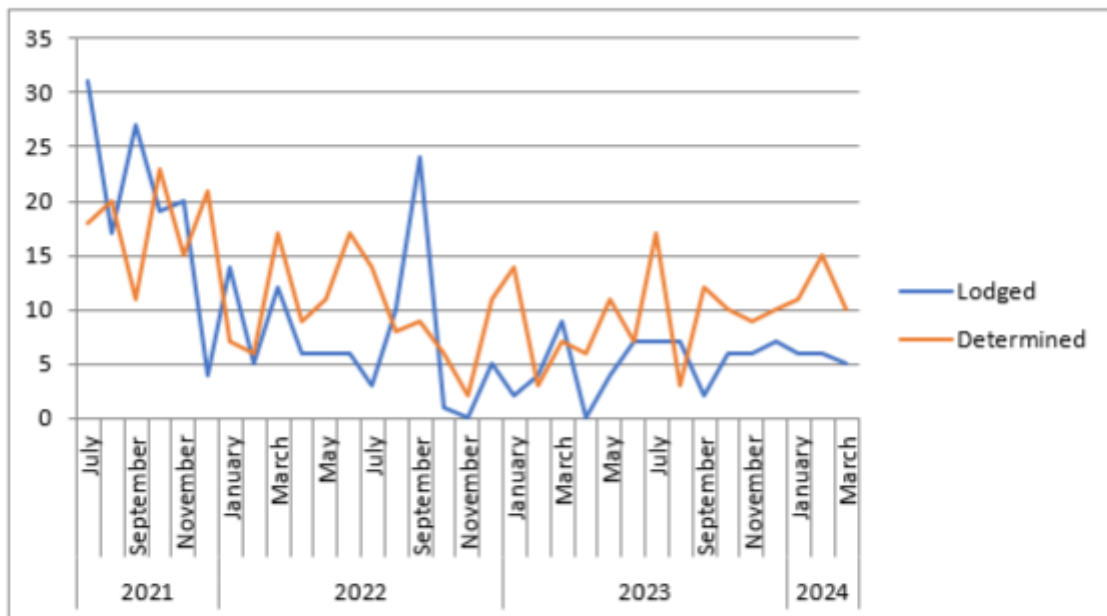
Graph 1 – Time link between lodgement and determination all applications July 2021 to current.

Development Applications



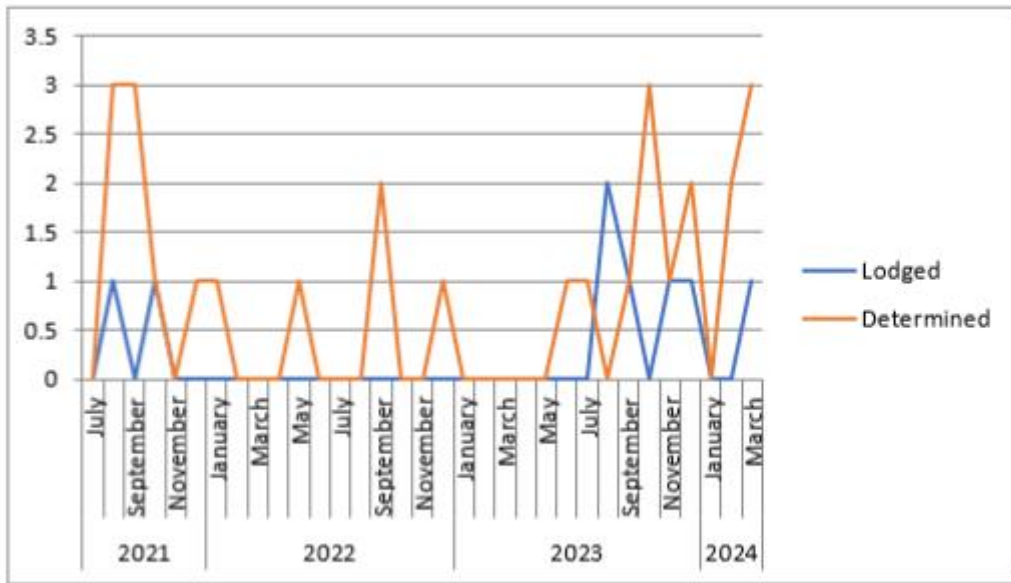
Graph 2 – Time link between lodgement and determination – Development Applications - July 2021 to current.

Modification Applications



Graph 3 – Time link between lodgement and determination – modifications – July 2021 to current.

Review Applications



Graph 4 – Time link between lodgement and determination – Review applications – July 2021 to current.

Processing Times – Determined Applications

10. The median determination times of all applications (DAs, Modifications and Reviews), processed in FY2021/2022 was 138 days and in FY2022/2023 was 118 days.
11. The median determination times of all applications (DAs, Modifications and Reviews) processed in Q3 2023/2024 period was 127 days.
12. Due to persistent labour market challenges, there remains a high dependency on temporary and agency staff. Provided current staffing levels can be maintained, and Principal Planners, Senior Development Assessment Planner, positions are filled, a sustainable and predictable assessment system is within reach, with the associated aim to reach the target of 85 median days to determine an application.

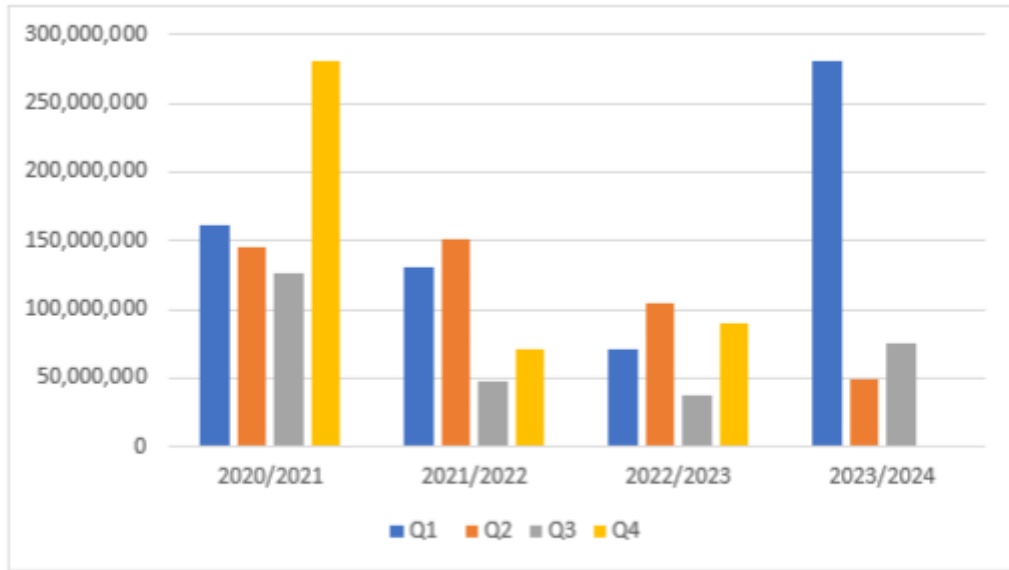
Current Number of Undetermined Applications (DAs, Modifications and Reviews)

13. The number of undetermined applications (DAs, Modifications and Reviews) at the time of finalising this report was 203 (163 DA’s, 37 Modifications and 3 Reviews). In addition, there are 22 applications currently undertaking preliminary review in the Planning Portal, compared with 37 in the previous quarter.

Value of Development

**Estimated Value of Development Applications Determined**

14. The total estimated value of applications determined by Council in the Financial years 2020/2021, 2021/2022, 2022/2023 and 2023/2024 financial years are detailed in Graph 5:



**Graph 5 – Estimated value of Determined Development Applications – Financial year comparison FY2021/2022 to current**

- 15. The total estimated value of all Development Applications and Reviews determined by Council in the reporting period is: \$75,977,591.

Local Planning Panel

- 16. The Georges River Local Planning Panel was established in March 2018.
- 17. The total number of applications (DAs, Modifications, Reviews, Building Information Certificates and Planning Proposals) considered by the Georges River Local Planning Panel in the Q3 2023/2024 reporting period is 10.
- 18. A breakdown of this data is provided in Table 2:

<b><u>FY2020/2021</u></b>	<b>DA / Mod / Review / BIC</b>	<b>PP</b>	<b>TOTAL</b>
July	5	0	5
August	9	0	9
September	8	1	9
October	7	2	9
November	7	1	8
December	6	0	6
January	0	0	0
February	1	0	1
March	3	4	7
April	4	0	4
May	10	1	11
June	8	1	9

<b>FY2021/2022</b>			
July	4	0	4
August	9	1	10
September	7	0	7
October	5	0	0
November	9	0	1
December	9	0	0
January	0	0	0
February	6	1	7
March	6	0	6
April	6	0	6
May	8	0	8
June	7	1	8
<b>FY2022/2023</b>			
July	2	0	2
August	8	0	8
September	8	0	8
October	3	0	3
November	5	0	5
December	3	0	3
January	0	0	0
February	1	0	1
March	2	0	2
April	2	0	2
May	2	1	3
June	4	0	4
<b>FY2023/2024</b>			
July	5	0	5
August	5	1	6
September	4	0	4
October	2	0	2
November	5	0	5
December	4	0	4
January	0	0	0
February	5	0	5
March	5	0	5

Table 2 – Determinations by Local Planning Panels – July 2021 to current.

19. A list of the applications (DAs, Modifications, Reviews, Building Information Certificates and Planning Proposals) considered by the Georges River Local Planning Panel in the Q3 2023/2024 reporting period is outlined in Table 3:

<b>Application No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Recommendation</b>	<b>LPP Decision</b>
DA2023/0115	46A Russell Street Oatley	Alterations & Additions to Dwelling House	Approval	Approval
DA2023/0186	31 Ocean Street Penshurst	Alterations to RFB	Approval	Approval
MOD2023/0005	2-12 Lime Kiln Road Lugarno	Modification to amalgamation of 3 lots	Approval	Approval
MOD2022/0148	198-200 Princes Highway Kogarah Bay	Modification to RFB	Refusal	Refusal
MOD2023/0076	2-10 Palmerston Street Kogarah	Modification to car parking of RFB	Approval	Approval
DA2023/0017	58A Algernon Street Oatley	Dwelling house and pool	Approval	Deferred for amended plans
MOD2022/0100	206 Railway Parade Kogarah	Modification to mixed use development	Approval	Approval
DA2023/0346	37 Endeavour Street Sans Souci	Reinstatement of pitched roof external façade and fenestration	Approval	Approval
MOD2023/0086	34 Montgomery Street Kogarah	Modification to mixed use development	Approval	Approval
DA2023/0156	219 Terry Street Connells Point	Alterations and additions to heritage dwelling	Refusal	Refusal

**Table 3 – Table detailing recent Planning Panel Applications and decisions.  
Sydney Regional Planning Panel**

20. The Sydney South Planning Panel was established by the NSW Government to consider and determine regionally significant development.
21. The total number of applications (DAs, Modifications, Reviews, and Planning Proposals) considered by the SSPP in the Q3 2023/2024 reporting period is nil however 2 SSPP applications remain under assessment.

### **BUILDING INFORMATION CERTIFICATES**

22. Information on metrics of processing Building Information Certificate (BIC) for Q3 2023/2024 is provided in Table 4:

#### Lodged and Determined

	<b>BIC ('L')</b>	<b>BIC ('D')</b>
<b><u>FY2021/2022</u></b>		
July	2	4
August	6	5
September	0	8
October	2	3
November	2	7
December	1	1
January	3	5
February	4	17
March	7	4
April	1	6
May	8	7
June	3	10
<b><u>FY2022/2023</u></b>		
July	4	4
August	5	0
September	9	2
October	4	1
November	4	6
December	7	8
January	7	4
February	9	5
March	5	11
April	1	2

	BIC ('L')	BIC ('D')
May	3	2
June	14	4
<b><u>FY2023/2024</u></b>		
July	12	5
August	7	2
September	7	0
October	5	1
November	6	4
December	10	1
January	6	3
February	11	10
March	8	10

Table 4 – Building Information Certificates – Lodged and Determined – July 2021 to current (L = Lodged, D = Determined)

#### Processing Times – Determined BIC Applications

23. The median determination times of all BIC applications, processed in FY2022/2023 was 557 days.
24. The Director and Manager are working with the Certification Unit to reduce the backlog of BIC applications and reduce determination times.
25. The median determination times of all BIC applications processed in Q3 2023/2024 reporting period was 123 days.

#### Current Number of Undetermined Applications

26. The number of undetermined BIC applications at the time of finalising this report is 26 active, and 21 pending resolutions of other applications. Accordingly, a total of 47 BIC applications are undetermined. A further 36 BIC applications are undergoing initial submission quality reviews prior to lodgement.
27. It is noted that, as a consequence of the Land and Environment Court decision of *Ku-ring-gai Council vs Buyozo Pty Ltd [2021] NSWCA 117* there has been an increase in BIC applications given modifications to development applications can no longer be accepted if works have been carried out retrospectively. That is the unauthorised building work is required to be assessed via a BIC and not a DA.

#### **BUILDING CERTIFICATION WORK - Complying Development Certificates and Construction Certificates**

28. Information metrics on processing Comply Development Certificates (CDC) and Construction Certificates (CC) is detailed in Table 5 and Graph 6:

#### Applications Lodged



**Complying Development Certificates**

	<b>Private Certifier CDC (following determination)</b>	<b>Council CDC (lodged)</b>	<b>Council CDC (determined)</b>	<b>% Council Market Share ((Council Issued/Total) x 100 = % Market Share))</b>
<b><u>FY2021/2022</u></b>				
July	45	1	7	2.2
August	32	0	0	0.0
September	40	0	3	0.0
October	63	1	2	1.6
November	20	1	0	4.8
December	71	3	5	4.1
January	15	4	3	21.1
February	51	4	4	7.3
March	35	1	3	2.8
April	35	0	2	0.0
May	29	3	1	9.3
June	86	4	4	4.4
<b><u>FY2022/2023</u></b>				
July	12	0	1	0.0
August	55	2	1	3.6
September	38	0	2	0.0
October	41	5	1	10.9
November	68	1	0	1.4
December	51	0	0	0.0
January	36	0	0	0.0
February	28	1	1	3.5
March	63	0	1	0.0
April	28	1	2	3.5
May	66	1	0	1.5
June	68	3	3	4.4
<b><u>FY2023/2024</u></b>				
July	57	3	0	0.5
August	51	0	3	0.0
September*	35	0	1	0.0
October	62	3	1	4.8
November	56	2	0	3.5
December	32	0	2	0.0
January	36	1	0	0.0
February	46	1	1	2.1
March	34	1	1	2.9

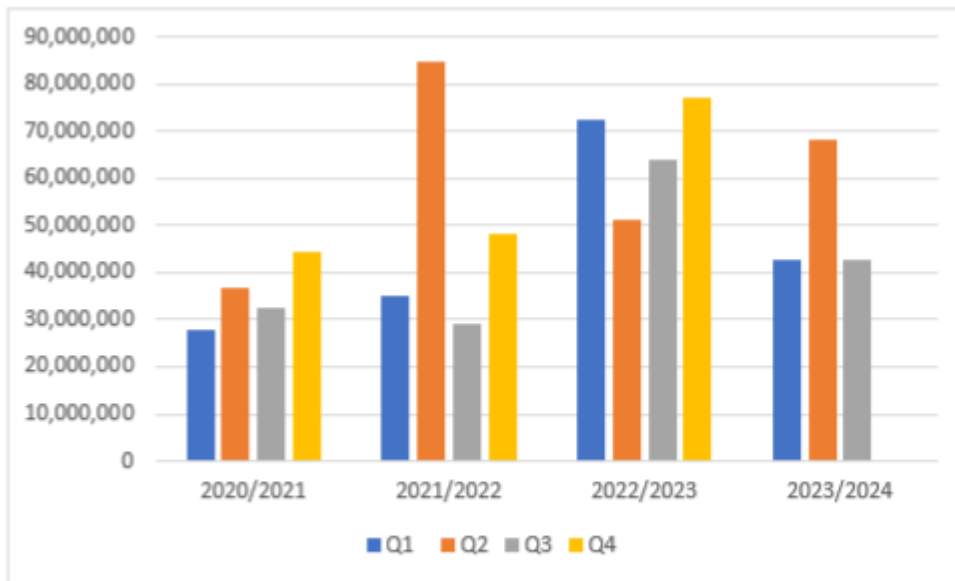
Table 5 – Private vs Council CDC assessment and market share July 2021 to current.

29. There are currently no CDCs under assessment by Council.

Value of Development under CDC for LGA

**Estimated Value of Complying Development Certificates Determined**

30. The total estimated value of applications determined through CDCs for the GRC LGA in the 2022/2023 financial year is \$265,021,608 this is shown in Graph 6:



**Graph 6 – Value of Complying Development Certificates issued relating to GRC LGA (Council and Private)**

Applications Lodged

**Construction Certificates**

	Private Certifier CC (once issued)	Council CC (Lodged)	Council CC (Issued)	% Council Market Share ((Council Issued/Total) x 100 = % Market Share))
<b><u>FY2021/2022</u></b>				
July	29	2	1	6.5
August	12	3	1	20.0
September	29	0	0	0.0
October	27	1	2	3.6
November	15	0	4	0.0
December	30	7	4	18.9
January	14	0	0	0.0
February	21	1	2	4.5
March	20	0	1	0.0
April	19	2	2	9.5
May	8	1	3	11.1
June	19	2	2	9.5
<b><u>FY2022/2023</u></b>				

	Private Certifier CC (once issued)	Council CC (Lodged)	Council CC (Issued)	% Council Market Share ((Council Issued/Total) x 100 = % Market Share))
July	21	1	3	4.7
August	28	0	1	0.0
September	16	1	2	6.2
October	33	4	1	12.1
November	6	2	2	33.3
December	16	2	2	12.5
January	1	0	0	0.0
February	37	2	1	5.1
March	27	3	3	10.0
April	33	3	3	9.0
May	11	0	7	0.0
June	32	0	1	0.0
<b>FY2023/2024</b>				
July	18	4	1	18.0
August	13	0	0	0.0
September	10	0	0	0.0
October	20	1	2	5.0
November	17	0	0	0.0
December	11	0	0	0.0
January	13	0	0	0.0
February	10	3	0	0.0
March	16	0	0	0.0

Table 6 – Construction Certificates - lodged and determined – broken down by Council and Private issued, and market share.

31. There are currently 19 Construction Certificates under assessment by Council.  
**Advisory Service**

32. The Development Advisory Service (DAS) commenced in July 2020.

33. It was introduced to help streamline the development assessment process and make it easier for community members and building professionals to access planning and development advice. Services provided comparative to other similar sized Councils include:

- The Duty Planner Service;

- Evening Development Information Sessions for community members and building professionals (recommenced in March 2024);
- Expanded Pre-lodgement Advisory Service; and
- Complying Development Consultation Service.

34. For comparative purposes of pre-lodgements held, the graph for July 2021 financial years to date is provided in Table 7:

<b><u>FY2020/2021</u></b>	<b>PRE DA ('R')</b>	<b>PRE DA ('C')</b>
July	16	5
August	13	8
September	9	11
October	6	6
November	6	12
December	8	12
January	3	5
February	8	8
March	15	2
April	11	11
May	8	8
June	8	4
<b><u>FY2021/2022</u></b>		
July	9	5
August	12	5
September	9	19
October	12	7
November	7	8
December	3	12
January	5	1
February	4	3
March	8	5
April	6	6
May	8	5
June	7	8
<b><u>FY2022/2023</u></b>		
July	0	8
August	4	6
September	3	12

October	3	3
November	4	0
December	6	5
January	0	3
February	2	2
March	5	7
April	5	2
May	7	7
June	5	10
<b><u>FY2023/2024</u></b>		
July	5	6
August	3	8
September	2	5
October	1	4
November	2	8
December	1	5
January	4	5
February	7	3
March	2	5

Table 7 – Prelodgements received (R) and completed (C) July 2021 to current.

Other Matters**Current Staffing situation**

35. As of 31 January 2024, the Development Assessment Teams and the Development Advisory Team are fully staffed (consisting of a mixture of agency staff backfilling vacancies and on-structure permanent staff). There is still a heavy reliance on Agency and temporary staffing in the Development Assessment Teams.
36. The vacant roles within the Unit are the Senior Development Advisory Officer, 2 x Principal Planner positions, a Senior Planner position, Coordinator Building Assessment and a Building Surveyor. All except the Coordinator Building Assessment are presently filled by equivalent agency and temporary staff.
37. A 6-month recruitment strategy was developed in Q42023/2024 with Council's People and Culture team and is underway. To date, two vacant positions have been filled (Senior Building Surveyor and Development Assessment Officer – Fast Track), two are in the recruitment process (Coordinator Building Assessments and Student Planner) and the remainder of the recruitment is being successively timed to provide Council the best opportunity to recruit for the roles.

**Process Refinement**

38. The Department of Planning, Housing and Infrastructure is aware of Council wide delays in the processing of Development Applications resulting from persistent labour market conditions for development professionals including engineers and town planners.
39. In response, through its Planning Delivery Unit, it has developed the Metro Assessment Relief program to assist the most affected Councils in the Sydney Region. Georges River was identified as eligible for this program.
40. Following the signing of a Deed between Council and the Department, the Department's team is currently assisting Council with the processing part of the application backlog. As part of this assistance package, Council has committed to develop and implement a performance improvement plan. As part of this process, the present operational methods will be reviewed, and improvements identified to ensure that an ongoing legacy results from the program.
41. Key to this is improving the ability of Council's Development and Building Section to deliver an operationally resilient, reliable and consistent service to the community which has been an ongoing challenge since the inception of Georges River Council.
42. The Program was due to cease at the end of February 2024. On 19 January 2024, letters were written to the Minister of Planning and Secretary of the Department of Planning, Housing and Infrastructure seeking a 6 month extension to this program to ensure that its impact is lasting. This was approved and the Program is now due to finish at the end of May 2024.

## **CONCLUSION**

43. The Development and Building Section continues to implement actions that assist in improving processing times and customer service, and operationally continues to reduce outstanding applications on hand despite labour sourcing challenges.
44. The latest quarterly data demonstrates the improvements in performance that started in Q1 2023/2024 have continued in Q2 and Q3 and the trend remains positive.
45. Ongoing improvement will be dependent upon maintaining staffing levels for the remainder of the financial year and moving towards filling the persistent vacancies in the unit.

## **FINANCIAL IMPLICATIONS**

46. Within budget allocation.

## **RISK IMPLICATIONS**

47. No risks identified.

## **FILE REFERENCE**

D24/105685

## **ATTACHMENTS**

Nil