

AGENDA

Environment and Planning Committee

Monday, 11 May 2026

Committee Meetings commence at 6.00pm and run consecutively

**Dragon 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****CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

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COMMITTEE REPORTS

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CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: ENV017-26 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 13 April 2026

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Previous Minutes

RECOMMENDATION:

That the Minutes of the Environment and Planning Committee Meeting held on 13 April 2026, be confirmed.

ATTACHMENTS

Attachment [↓](#)1 Minutes of the Environment and Planning Committee Meeting held on 13 April 2026

MINUTES

Environment and Planning Committee

Monday, 13 April 2026

Dragon Room
Georges River Civic Centre,
Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

The Mayor, Councillor Elise Borg, Councillor Peter Mahoney (Chair), Councillor Matthew Allison, Councillor Elaina Anzellotti, Councillor Tom Arthur, Councillor Oliver Dimoski, Councillor Thomas Gao, Councillor Gerard Hayes, Councillor Christina Jamieson, Councillor Kathryn Landsberry, Councillor Nancy Liu, Councillor Peter Mahoney, Councillor Natalie Mort, Councillor Leon Pun, Deputy Mayor, Councillor Sam Stratikopoulos, and Councillor Ben Wang.

COUNCIL STAFF

General Manager – David Tuxford, Director Assets and Infrastructure – Bryce Spelta, Director Environment and Planning – Joseph Hill, Director Community and Culture – Kristie Dodd, Director Business and Corporate Services – Danielle Parker, Manager, Office of the General Manager – Vicki McKinley, Executive Services Officer – Marisa Severino, Executive Services Officer – Nickie Paras, General Counsel - James Fan, Executive Manager City Futures – Kent Stroud, Head of Technology – Garuthman De Silva and Team Leader Technology Business Support – Mark Tadros, Technology Services Officer Chris Stojanovski or Lee Fermor.

OPENING

The Chairperson, Councillor Mahoney, opened the meeting at 7:28pm.

APOLOGIES/LEAVE OF ABSENCE

There were no apologies or requests for leave of absence.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

MOTION: Councillor Allison, Councillor Mort

That a request from Deputy Mayor, Councillor Stratikopoulos to attend the meeting remotely via audio visual link be accepted due to unforeseen medical reasons. Councillor Stratikopoulos provided a statutory declaration to support his request.

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, Councillor Wang

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

DISCLOSURES OF INTEREST

Non- Significant Non – Pecuniary Interest - Councillor Jamieson disclosed a Non-Significant, Non-Pecuniary interest in item **ENV013-26 Endorsement of Mortdale Local Centre Planning for Gateway Determination and DCP Amendment for Public Exhibition** for the reason she previously was required to disclose a special disclosure of interest. As there are no changes related to her property, there is no longer any pecuniary interest involved in endorsing the

Master Plan and/or the DCP. Councillor Jamieson will remain in the meeting and take part in the consideration of this item.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ENV011-26 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 9 March 2026
(Report by Executive Services Officer)

Note: It was noted that Councillor Liu left the Chambers at 07:30pm

RECOMMENDATION: Councillor Allison, Councillor Landsberry

That the Minutes of the Environment and Planning Committee Meeting held on 9 March 2026, be confirmed.

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Mort, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, Councillor Wang

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

COMMITTEE REPORTS

ENV012-26 Draft Riverwood Local Centre Master Plan - Endorsement for Public Exhibition
(Report by Senior Strategic Planner)

Note: It was noted that Councillor Liu returned to the Chambers at 07:32pm

Note: It was noted that Councillor Gao left the Chambers at 07:37pm

RECOMMENDATION: Councillor Allison, Councillor Landsberry

- (a) That Council endorse the Draft Riverwood Local Centre Master Plan, as included in **Attachment 1 and 2**, and the associated studies, as included in **Attachments 3 to 5** to this report, for the purposes of public exhibition for a minimum period of 28 days.
- (b) That Council authorise the Director Environment and Planning to make minor editorial amendments, if required, prior to the commencement of the public exhibition of the Draft Riverwood Local Centre Master Plan.
- (c) That a further report be provided to Council outlining submissions received during the public exhibition period and recommending any amendments to the Draft Riverwood Local Centre Master Plan in response to submissions received.

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, Councillor Wang

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

ENV013-26 Endorsement of Mortdale Local Centre Planning Proposal for Gateway Determination & DCP Amendment for Public Exhibition
(Report by Senior Strategic Planner)

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

RECOMMENDATION: Councillor Jamieson, Councillor Landsberry

- (a) That Council forward Planning Proposal PP2026/0001 (Mortdale Centre Master Plan Planning Proposal) enclosed in **Attachment 1** to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- (b) That Council endorse to publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination issued by the DPHI and the *Georges River Council Engagement Strategy*.
- (c) That Council authorise the Director Environment and Planning to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
- (d) That Council endorse draft Amendment No. 8 to the Georges River Development Control Plan 2021 (GRDCP), enclosed in **Attachment 2**, to be exhibited concurrently with the Planning Proposal.
- (e) That Council authorise the Director of Environment and Planning to make minor editorial amendments to the draft GRDCP, if required, in preparation for the public exhibition.
- (f) That a further report be provided to Council outlining submissions received during the public exhibition period of the Planning Proposal and draft Amendment No.8 to the GRDCP.

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, Councillor Wang

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

ENV014-26 Mortdale Village Parking - NM057-25
(Report by Manager Environment Health & Regulatory Services)

RECOMMENDATION: Councillor Jamieson, Councillor Allison

That Council receive and note the information contained within this report.

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, Councillor Wang

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

ENV015-26 Endorsement of Affordable Housing Contribution Scheme Planning Proposal for Gateway Determination
(Report by Strategic Planner)

Note: It was noted that Councillor Pun left the Chambers at 08:06pm

Note: It was noted that Councillor Pun returned to the Chambers at 08:07pm

RECOMMENDATION: Mayor, Councillor Borg, Councillor Jamieson

- (a) That Council forward the Affordable Housing Contribution Scheme Planning Proposal (PP2026/0003) enclosed in **Attachment 3** to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- (b) That Council endorse to publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination issued by the DPHI and the *Georges River Council Engagement Strategy*.
- (c) That Council authorise the Director Environment and Planning to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
- (d) That a further report be provided to Council outlining submissions received during the public exhibition period of the Planning Proposal.
- (e) That the Affordable Housing Contribution Scheme takes effect upon gazettal of the Planning Proposal and the proposal is amended as such.
- (f) That the confidentiality relating to Attachment 4 to ENV015-26 AHCS Feasibility Assessment Report be removed and the attachment published to Council's website".

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos

Against the Motion: Councillor Wang

On being PUT to the meeting, voting on this Motion was fourteen (14) votes FOR and one (1) vote AGAINST. The Motion was CARRIED.

ENV016-26 Adoption of Carss Bush Park and Todd Park Master Plan and Plan of Management
(Report by Senior Strategic Planner)

RECOMMENDATION: Mayor, Councillor Borg, Councillor Mort

- (a) That Council adopt the Carss Bush Park and Todd Park Master Plan (Attachment 1) and Plan of Management (Attachment 2) in accordance with section 40 of the Local Government Act 1993 and section 3.23(6) of the Crown Land Management Act 2016, subject to the following:-
adding an option (iv) on page 9 of the Master Plan which states 'Upgrade and retain the existing Men's Shed as a stand-alone facility at its current location.'
- (b) That Council authorise the Director Environment and Planning to make minor editorial modifications in the finalisation of the Carss Bush Park and Todd Park Master Plan and Plan of Management.
- (c) That the adopted Carss Bush Park and Todd Park Master Plan and Plan of Management

be forwarded to the NSW Department of Planning, Housing and Infrastructure (DPHI) Crown Lands.

- (d) That the Carss Bush Park and Todd Park Master Plan and Plan of Management be placed on Council's website following adoption by Council.
- (e) That all individuals who provided a submission during the public exhibition of the Carss Bush Park and Todd Park Master Plan and Plan of Management be notified of Council's decision.

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, Councillor Wang

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

CONCLUSION

The Meeting was closed at 8:19PM

Peter Mahoney

Chairperson

UNCONFIRMED

COMMITTEE REPORTS**Item:** ENV018-26 Development and Building Q3 Metrics Report**Author:** Manager Development and Building**Directorate:** Environment and Planning**Matter Type:** Committee Reports**RECOMMENDATION:**

That Council note the Quarterly Development and Building Team Functions and Services Metrics Report for the period January to March 2026.

EXECUTIVE SUMMARY

1. This report provides an overview of the Development and Building Team Services Metrics for Q3 of the 2025/2026 financial year being January to March 2026.
2. The total number of development applications (DAs only) determined was marginally lower this quarter, reducing from 103 in Q1, 87 in Q2 to 58 in Q3. However, the average determination time for development applications improved from 164 days in Q1, 151 days in Q2 to 137 days in Q3, approximately a 17% reduction in the quarter.
3. The total number of applications determined across all categories (development applications, modifications and reviews) also decreased from 136 in Q1, 128 in Q2 to 85 in Q3. Despite this reduction in volume, determination times improved notably. When considering all application types, average determination times reduced from 161 days in Q1, 133 days in Q2 to 132 days in Q3, a strong 15% improvement.
4. A total of 65 development applications (DA's only) were lodged in Q3 2025/2026, while 58 were determined. Across all application types (DAs, modifications and reviews), 96 applications were lodged in Q3 and 85 were determined.
5. Lodgement numbers in Q3 were broadly in line with Q2. For development applications (DAs only), 65 applications were lodged in Q3, slightly higher than the 64 lodged in Q2 2025/2026. Across all application types (DAs, modifications and reviews), lodgements increased marginally from 95 in Q2 to 96 in Q3, following the higher volume of 136 lodgements recorded in Q1.
6. The percentage of development applications (not including modifications or reviews) determined within the Minister's 105-day Statement of Expectation remained relatively stable over the quarter, with monthly results dipping to 14% in January 2026, 35% in February 2026 and 45% in March 2026. The lower January outcome reflects the impact of staff leave and a deliberate focus on finalising aged applications, with performance returning to more consistent levels in February and March.
7. When considering all application types, including development applications, modifications and reviews, performance against the Minister's 105-day Statement of Expectation was higher overall, with 26% determined within timeframe in January 2026, 28% in February 2026 and increasing to 53% in March 2026.

BACKGROUND

8. The Development Assessment Service Review was finalised in July 2025. At that time, the Department of Planning, Housing and Infrastructure (DPHI) directed Council to prepare an Action Plan to improve development application processing times, to be endorsed by Georges River Council and formalised as part of a Ministerial Statement of Expectations Order.
9. Council subsequently finalised and submitted the Action Plan, however, no response has been received from DPHI despite follow-up requests. Accordingly, this quarterly report will no longer provide updates on the Action Plan unless and until the Minister determines to respond to or finalise the matter.

DEVELOPMENT APPLICATIONS, MODIFICATIONS AND REVIEWS

10. The introduction of the Development Acceleration Panel (DAP) has played a key role in expediting decision-making and supporting staff to meet the Minister's expectations. As a structured internal advisory panel, the DAP brings together senior staff and technical specialists to provide timely direction on applications where progress has stalled, complex issues are present, or there is an increased risk of exceeding target determination timeframes.
11. Through weekly meetings, early identification of stalled or ageing applications, and a consistent process for presenting key issues, the DAP has strengthened decision pathways and removed blockages that previously slowed application progression. Its collaborative approach, supported by documented actions and agreed timeframes, enables officers to resolve minor delays within a week and establish clear strategies for advancing more complex applications.
12. This framework has supported staff confidence, clarified the critical matters that must be addressed for progression, and ensured applications move through the assessment process more efficiently. The impact is evident in the reduced age of older matters, increased determination volumes and more timely decisions overall, aligning strongly with the Minister's expectations for improved DA performance.
13. Council's correspondence project has also contributed to faster assessment times by ensuring emails and letters requesting further information are clearer, more succinct and consistent across the teams. Supported by timely follow-up phone calls and meetings, this approach has strengthened customer service and reduced complaints. These improvements have minimised unnecessary back-and-forth with applicants and increased the quality of information provided, allowing assessments to progress more efficiently.
14. In addition, strengthened quality control at lodgement has improved the overall completeness of applications entering the system. A greater number of incomplete applications are now being returned where essential information is missing and the application is not assessment-ready. This ensures that lodged applications can move through the assessment process without avoidable delays.
15. Together, these initiatives demonstrate Council's continued commitment to improving development assessment performance. The results achieved this quarter highlight the hard work of staff and the effectiveness of Council's focus on early intervention, clearer

processes and collaborative problem-solving- delivering more timely decisions for the community and aligning strongly with the Minister’s expectations.

All Applications (DAs, Modifications and Reviews)

- 16. The number of Development Applications, Modification Applications and Review applications determined are detailed in Table 1 which provides a monthly breakdown per application type.

Type	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
DA	29	26	44	22	24	41	15	23	20
MOD	10	14	8	8	12	16	4	10	10
REV	0	1	1	3	12	2	0	1	2
TOT	39	41	53	33	36	59	19	34	32
% <105 days	53%	31%	55%	57%	51%	38%	26%	38%	53%

Table 1 – Number of Applications Determined by Month

- 17. The total number of applications determined across all categories (development applications, modifications and reviews) reduced this quarter, decreasing from 137 in Q1 and 128 in Q2 to 85 in Q3. While overall volumes were lower, assessment efficiency continued to improve, with average determination times reducing from 165 days in Q1 to 133 days in Q2 and further to 132 days in Q3, representing an overall improvement of approximately 20% from Q1 to Q3.
- 18. Lodgement numbers also fell in Q3, shifting from 136 in Q1, 95 in Q2 to 96 in Q3. This reduction reflects strengthened quality controls at lodgement, with a higher proportion of incomplete applications being returned to applicants to ensure that only assessment-ready applications enter the system. This approach is improving workflow efficiency and contributing to faster overall processing times.
- 19. Importantly, timeliness against the Minister’s 105-day Statement of Expectation continues to trend upward. The percentage of applications determined within the benchmark improved again in Q3 to 53%.

Development Applications

- 20. The Minister’s expected average assessment time for development applications across NSW for this financial year is now 105 calendar days (previously 115 days last financial year) and the Department of Planning have released an interactive report available to the public which outlines the performance of all Councils across NSW. This table is publicly known as the Council League Table.
- 21. In Q3 2025/2026 a total of 65 development applications were lodged, while 58 were determined.
- 22. Of the 58 development applications determined in Q3, 11 were determined by the Georges River Local Planning Panel. The remaining 47 were determined by Council staff under officer delegation.

23. Tables 2 and 3 provide a comparative snapshot of the NSW Government’s Planning Portal League Table data for Q3 2024/2025 and Q3 2025/2026, focusing on development applications only (excluding modifications and reviews).

The data demonstrates a strong and measurable improvement in performance over the 12-month period. The average determination timeframe has reduced significantly from 252 days to 151 days - a decrease of approximately 40%. At the same time, the number of development applications determined has increased from 50 to 58.

Q3 2024/2025 Development Applications only (not including Modifications or Reviews)

Average days - Determination	252
Average days - Portal Lodgement	11
Number of DAs lodged	63
Number of DAs submitted	148
Number of DAs determined	50

Table 2 – Q3 2024/2025 FY– DAs only NSW Planning Portal League Table Data

Q3 2025/2026 Development Applications only (not including Modifications or Reviews)

Average days - Determination	151
Average days - Portal Lodgement	8
Number of DAs lodged	65
Number of DAs submitted	156
Number of DAs determined	58

Table 3 – Q3 2025/2026 FY - DAs only NSW Planning Portal League Table Data

24. Tables 4 and 5 provide a comparative snapshot of all application types (development applications, modifications and reviews) for Q3 2024/2025 and Q3 2025/2026. The results again demonstrate a significant improvement in performance. The average determination timeframe has reduced from 219 days to 132 days, a decrease of approximately 40%, while the number of applications determined has increased substantially from 68 to 85.

This represents a substantial efficiency gain, with faster assessment timeframes being achieved alongside an increase in the number of applications determined. The reduction in portal lodgement time, from 12 days to 8 days, further supports the improved efficiency of the overall process.

Q3 2024/2025 All applications (including DA’s, Modifications and Reviews)

Average days - Determination	219
Average days - Portal Lodgement	12
Number of applications lodged	93
Number of applications submitted	195
Number of applications determined	68

Table 4 – Q3 2024/2025 FY All applications (including DA’s, Modifications and Reviews) NSW Planning Portal League Table Data

Q3 2025/2026 All applications (including DA's, Modifications and Reviews)

Average days - Determination	132
Average days - Portal Lodgement	8
Number of applications lodged	96
Number of applications submitted	228
Number of applications determined	85

Table 5 – Q3 2025/2026 FY All applications (including DA's, Modifications and Reviews) NSW Planning Portal League Table Data

ENV018-26

Improvements and Recruitment

- 25. The targeted recruitment of senior leadership positions earlier in the financial year 2025/2026, including the Manager Building and Development and 2 x Coordinator Development Assessment roles, has provided greater clarity, consistency and oversight within the Development Assessment function. Strengthened leadership has contributed to greater confidence and consistency across the assessment team.
- 26. Building on this, Council has converted the existing unfilled advisory positions into assessment roles to better align with operational needs. Three Senior Assessment Planner positions were filled following an internal promotion, a resignation and the repurposing of a previously unfilled Senior Advisory Officer role.
- 27. In addition, three Development Assessment Planner positions have been advertised. Recruitment for these roles attracted strong candidate pools, enabling the appointment of competent and suitably experienced assessment staff.
- 28. With these positions now filled and/or approaching commencement, the Development Assessment team is better resourced and more resilient. The increased assessment capacity supports the management of complex and aged applications, strengthens mentoring, has enhanced the team culture and positions Council to sustain recent improvements in processing performance while continuing to deliver high-quality planning outcomes for the community.

Determinations

- 29. Performance against the Minister's Statement of Expectation continues to demonstrate strong and consistent improvement. Results have strengthened quarter-on-quarter, rising from 20% in Q3 2024/2025 to 31% in Q4, then 46% in Q1 2025/2026, 49% in Q2 to 53% in Q3. This steady upward trend reflects clearer processes, stronger case management and a more disciplined approach to decision-making, all of which are contributing to faster and more consistent outcomes.

Assessment Timeframe Development Applications (not including Modifications and Reviews)

- 30. The average determination timeframe has decreased 31% from 197 days (Q3 FY24/25) to 132 days (Q3 FY25/26).

	Q1 FY24/ 25	Q2 FY24/ 25	Q3 FY24/ 25	Q4 FY24/ 25	FY 24/25	Q1 FY25/ 26	Q2 FY25/ 26	Q3 FY2 5/26
Average Determination Time	227	219	197	188	208	164	151	132

Table 6 – Average Determination Time by Quarter (FY24/25 – Q1-Q3 FY25/26)
 Source: NSW Planning Portal League Table

The monthly breakdown of average determination times is:

	FY 24/25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26
All apps	189	127	197	159	121	137	137	140	142	117
DAs only	219	136	243	138	142	149	157	154	157	141

Table 7 – Average Determination Time by Month
 Source: NSW Planning Portal League Table

Q4 25/26 Predictions

31. The finalisation of older applications will continue to influence average determination times in Q4. Early Q4 figures indicate that overall application numbers, including those older than 180 days, are continuing to fall, and the average age of these older matters is also reducing. This reflects a sustained increase in determinations and demonstrates that the backlog is being reduced despite the legacy impact of aged applications.
32. Initiative 3(c) of the Action Plan requires the determination of the oldest applications in the system.
33. The number of applications more than 180 days old decreased from 13 at the end of December 2025 to 8 at the end of March 2026.
34. Applications over 180 days continue to show strong and consistent improvement in both age and volume. The average age of these applications has steadily reduced month-on-month. This sustained decline reflects faster case progression and more focused management of older matters.
35. Further details on the status of this group of applications at the end March are:

Determined since last month's report:	7
Added to list since last report:	3
On the next LPP agenda:	3
In Peer Review for determination:	4
Under assessment by staff:	5
Awaiting referrals:	0
Awaiting requested information from the applicant:	0
Total number of applications on the list:	8 (as at 30 March 2026)

Table 8 – Status of Applications over 180 Days

Housing Delivery

- 36. As at 7 April 2026 there were 97 applications on hand (including Modifications and Reviews), of which 76 were development applications. Approximately 21 of these applications (approximately 28%) relate to developments that would deliver additional housing – comprising 8 residential flat building, multi-dwelling or mixed-use projects, and 13 dual occupancies, semi-detached dwellings and/or secondary dwellings.
- 37. Table 9 outlines the number of pre-lodgements received and completed within Q3 of this financial year:

FY2024/2025	PRE DA (Received)	PRE DA (Completed)
July	7	4
August	7	6
September	5	3
October	5	3
November	3	2
December	7	3
January	1	2
February	2	7
March	0	6
April	5	0
May	2	1
June	7	2
FY2025/2026	PRE DA (Received)	PRE DA (Completed)
July	4	1
August	9	2
September	4	0
October	4	8
November	8	0
December	4	6
January	2	4
February	6	3
March	5	7

Table 9 – FY2024/2025 and 2025/2026 Pre-lodgements received and completed (Q1-Q3)

BUILDING CERTIFICATION WORK

- 38. Information metrics on processing Complying Development Certificates (CDC) and Construction Certificates (CC) is detailed in Tables 10 and 11 below:

Complying Development Certificates

FY2024/2025	Private Certifier CDC (following determination)	Council CDC (lodged)	Council CDC (determined)	% Council Market Share
July	47	1	0	0.0
August	54	0	0	0.0
September	47	3	2	4.2
October	49	1	1	2.0
November	44	0	0	0.0
December	33	1	0	0.0
January	48	1	1	2.0
February	51	0	0	0.0
March	56	0	0	0.0
April	35	2	2	5.7
May	60	1	1	1.6
June	34	0	2	0.0
<u>FY2025/2026</u>				
July	36	1	0	1.0
August	55	0	0	0.00
September	53	0	1	0.00
October	61	0	0	0.00
November	51	0	0	0.00
December	45	0	0	0.00
January	25	0	0	0.00
February	62	0	0	0.00
March	67	2	0	2.9

Table 10 – FY2024/2025 and Q1-Q3 Private vs Council CDC assessment and market share

Construction Certificates

39. Information on the lodgement and determination of Construction Certificates for Q3 2025/2026 is provided in Table 11.

FY2024/2025	Private Certifier CC (once issued)	Council CC (Lodged)	Council CC (Issued)	% Council Market Share
July	17	0	1	5.9
August	16	2	1	6.3
September	11	3	1	8.3
October	9	0	0	0.0
November	10	0	1	0.0
December	19	1	1	5.0
January	10	0	0	0.0
February	14	2	0	0.0
March	16	3	0	0.0
April	15	1	2	11.8
May	15	0	3	16.7
June	10	0	1	9.0
FY2025/2026				
July	30	0	0	0.0
August	7	5	2	2.3
September	17	2	1	5.9
October	29	0	3	0.00
November	22	0	1	0.00
December	24	2	1	8.3
January	8	3	1	37.5
February	19	0	0	0.00
March	12	2	3	16.6

Table 11 – FY2024/2025 and Q1-Q3 2025/2026 Construction Certificates - lodged and determined – broken down by Council and Private issued, and market share

40. There are currently 2 Construction Certificates under assessment by Council.

CONCLUSION

41. This report demonstrates sustained and measurable improvement in Development and Building performance across all key indicators. Average determination timeframes have reduced significantly, performance against the Minister's Statement of Expectation continues to strengthen and the volume and age of long-running applications is decreasing.
42. These results reflect stronger leadership, clearer processes, improved quality at lodgement and a more disciplined and collaborative approach to assessment and decision-making. With resourcing now stabilised and oversight and management frameworks embedded, Council is well positioned to maintain these gains and continue delivering timely, consistent and high-quality outcomes for the community.

FINANCIAL IMPLICATIONS

43. No budget impact for this report.

RISK IMPLICATIONS

44. **038-2025:** Negligence, fraud or corruption in relation to planning/development including: Fraud, corruption or inadequate due diligence in the assessment and determinations of development applications and certification or regulatory functions. (Moderate)
45. **045-2025:** Failure to provide assessment and certification services in a timely and comprehensive manner. (Moderate)

FILE REFERENCE

D26/113799

ATTACHMENTS

Nil

Item: ENV019-26 Endorsement of Council Submission to the draft Statewide Community Participation Plan

Author: Manager Strategic Planning and Coordinator Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

RECOMMENDATION:

- (a) That Council endorse the Georges River Council submission to the NSW Government on the draft Statewide Community Participation Plan (**Attachment 1**).
- (b) That Council authorise the Director, Planning & Environment to finalise and submit the endorsed submission, including any minor amendments that do not alter the substantive intent.

EXECUTIVE SUMMARY

1. The Department of Planning, Housing and Infrastructure (DPHI) has released the draft Statewide Community Participation Plan (CPP) which seeks to consolidate consultation requirements for planning matters across NSW.
2. The proposed approach does not limit councils from implementing tailored engagement strategies within their communities where they may be required. The draft CPP intends to set a baseline of consultation requirements on planning matters.
3. The draft Statewide CPP has been reviewed by Council officers and a submission has been prepared (see **Attachment 1**).
4. The submission supports the intent of a consistent, statewide approach to community participation for planning matters but raises concerns that the proposed blanket exemption of all development applications (DAs) from public exhibition is overly broad and will severely undermine transparency and community involvement for higher impact developments like residential flat buildings and shop top housing.
5. The purpose of this Report is to request Council's endorsement of the submission to the draft Statewide CPP.

BACKGROUND

6. The NSW Government is implementing a series of legislative reforms to the planning system. As part of these reforms, a single Community Participation Plan (CPP) is proposed to apply across the State with the intent of standardising public exhibition and notification requirements for planning matters.
7. Currently, each council within NSW has their own individual community engagement strategy. The *Community Engagement Strategy 2026-2036* was adopted by Council at its meeting held 23 March 2026 and sets out Council's commitment to engagement with the Georges River community across both statutory and non-statutory engagement activities. This includes consultation requirements for planning matters including development applications, local strategic planning statements, development control plans, contribution plans, planning proposals and master plans.
8. On 8 April 2026, the Department of Planning, Housing and Infrastructure (DPHI) has released the draft Statewide CPP which seeks to consolidate minimum consultation requirements for planning matters across NSW. The key changes proposed include:

- Extending minimum consultation timeframes on state-level strategic planning initiatives like Region Plans and the State Plan from 45 days to 60 days,
 - Introducing a recommended exhibition timeframe of 60 days for local strategic planning statements (LSPS) and 42 days for master plans,
 - Standardising the process for notification of Complying Development and giving neighbours 7 days' notice before any works begin, and
 - Standardising and reducing the number of local development application types that need to be exhibited by councils.
9. It should be noted that the draft Statewide CPP provides examples of best practice and minimum consultation requirements. Councils and NSW Government agencies can continue to update or prepare their own bespoke community engagement strategies which go beyond the requirements outlined in the draft Statewide CPP.

SUBMISSION TO THE STATEWIDE CPP

10. The draft Statewide CPP has been reviewed by Council officers and a submission has been prepared (see **Attachment 1**).
11. The submission supports the intent of a consistent, statewide approach to provide minimum consultation requirements for planning matters
12. However, what is concerning is that the proposed blanket exemptions for the vast majority of development applications (DAs) from public exhibition is overly broad and will severely undermine transparency and community involvement for higher impact developments like residential flat buildings and shop top housing.
13. In summary, the submission recommends the draft Statewide CPP be amended to:
- Introduce clear transitional / savings provisions when the Statewide CPP is finalised,
 - Require State Significant Development (SSD) applications with concurrent rezonings to be publicly notified for a minimum of 28 days, consistent with planning proposals,
 - Enforce neighbour notification for any DA that includes a Clause 4.6 variation or a development type that is not eligible for the complying development certificate (CDC) pathway,
 - Limit notification exemptions for change of use development in industrial zones to low-impact uses only,
 - Introduce a post-determination neighbour notification for CDCs to ensure neighbours are aware of future development projects that have received approval, and
 - Expand the commencement of works notification for CDCs from 7 to 14 working days so affected neighbours can have sufficient opportunity to understand the scope of the approved works about to be completed.

FINANCIAL IMPLICATIONS

14. No budget impact for this report.

RISK IMPLICATIONS

15. Strategic Risk 7: Ineffective governance identified. The submission has been prepared with consideration of the adopted *Community Engagement Strategy 2026-2036* and its commitment to community engagement and transparency. Council will need to ensure compliance with the minimum consultation requirements stipulated by the Statewide CPP once it is finalised.

COMMUNITY ENGAGEMENT

16. No community engagement is required as the public exhibition is being carried out by the DPHI.

FILE REFERENCE

D26/116433

ATTACHMENTS

Attachment [↓](#)1 Draft Statewide CPP - Georges River Council Submission



Draft Statewide Community Participation Plan

Georges River Council Submission

Overview

Thank you for the opportunity to provide feedback on the *Statewide Community Participation Plan* (CPP). Georges River Council supports the need to clarify the ways in which the communities can participate in planning processes, with consistency applied across NSW.

However, Council has identified several complexities and concerns in relation to the implementation of the proposed CPP as well as some of the departures from common practice in community consultation.

1. Existing Council CPPs

Council recently adopted its Community Engagement Strategy 2026–2036, which incorporates Council’s CPP. It is acknowledged that the Draft Statewide CPP proposes transitional arrangements and savings provisions to support implementation, including recognition of existing Community Engagement Strategies that combine Community Participation Plans. These arrangements should include the period and extent that recently adopted Community Engagement Strategies will be recognised as valid, and the circumstances that would trigger the need for update or re exhibition.

Recommendations:

- 1.1 Further detail and clear guidance on the savings and transitional arrangements is provided when the Statewide CPP is finalised.

2. Planning Proposals and Concurrent Rezonings

Currently, a State Significant Development (SSD) application accepted through the Housing Delivery Authority (HDA) program that includes a concurrent rezoning will be notified for 14 days. This is at odds with the draft statewide CPP that requires a 28 day notification period for Planning Proposals. Council supports the way the draft CPP “aligns with the object of proportionality by encouraging and strengthening early, meaningful community consultation at the strategic planning stage”. However, it will be inconsistently applied if implemented in its current form.

Any SSD that includes a concurrent rezoning must be notified in the same way that a Planning Proposal is as they are in effect the same process. Communities and councils must be given sufficient time to engage meaningfully with changes to the legislated planning framework embedded in LEPs and SEPPs.





Recommendations:

2.1 SSD applications with concurrent rezonings are notified for 28 days.

3. Development types exempt from notification and public exhibition

Council is generally supportive of the approach to remove notification requirements for certain development types and welcome the reduction in administrative burdens. However, the development types that are exempt should match those able to be delivered through a complying development certificate CDC pathway (which also would not be notified) or are of a lesser impact. Developments including RFB's, Shop Top Housing and Home Businesses should be notified as these are higher impact developments.

Commercial and industrial change of use should only be exempt from notification for low impact uses. Given the possible amenity and operational conflicts that occur in industrial areas, change of use proposals require a higher level of assessment and community consultation. It is acknowledged that many change of use proposals in industrial areas have minimal impact. However, more complex change of use proposals can have significant impacts to other industrial uses as well as adjoining residential or commercial areas.

This is especially true since the removal of the IN2 Light Industrial zone, limiting the ability of Councils to manage amenity impacts. As such, further guidance is required to ensure change of use DAs which are exempt from notification will have minimal environmental and social impacts within industrial areas and on adjoining areas. A part of this could include clear guidance on how DA's seeking changes to hours of operation are to be exempt or not exempt from notification. A time range or percentage increase or decrease would be beneficial to this end.

The draft statewide CPP states that "*exemptions apply for certain development types... where... the development meets the relevant planning controls in a local environmental plan, development control plan and/or state environmental planning policy.*" It is not possible to efficiently determine at lodgement and prior to when notifying a Development Application if a proposal complies with the LEP, DCP and SEPP without conducting a complete assessment. This recommended approach will slow assessment timeframes and adds unnecessary complexity to the broader determination process.

It is requested that this provision be revised so that if a Clause 4.6 is submitted with the DA that notification is required. DAs with variations to DCP and SEPP controls cannot be easily and efficiently identified, and as such this cannot be a metric to be utilised in determining if notification is required or not.

Recommendations:

- 3.1 Where a DA that includes a Clause 4.6 variation, notification is required.
- 3.2 DA development types that are not eligible for a CDC pathway should not be exempt from notification (RFBs, shop top housing, and Home Businesses).
- 3.3 Only low impact change of use DAs within industrial zones are exempt from notification.



4. Standard 7-day pre-commencement notice for complying development certificates

The pre-determination neighbour notification requirements for CDC development under s134 of the EP&A Regulation 2021 provides limited practical benefit while creating unnecessary administrative and postal costs for industry. It creates an unnecessary administrative burden on Council, with requests often coming in to receive information that Council can only access once determination has occurred (noting 90% of CDCs are issued by private certifiers).

A more helpful notification requirement would be upon determination of a CDC to ensure those within the immediate proximity are aware of future development projects that have received approval. It is suggested that a post approval notification to neighbouring properties is issued by the relevant certifier. This notification should include key documentation such as site and elevation plans as well as contact information for the appointed certifier.

Post determination requirements under Div 5 s149 only require notice of intention to commence work, without including certifier details. While site signage is required, it is not always effective, leading to increased enquiries to councils regarding certifier identification. Additionally, a notification period of only 7 days prior to commencement of works does not adequately support community confidence. The limited timeframe provides insufficient opportunity for affected property owners to understand the scope of the approved works.

It is suggested that the appointed certifier's contact details are provided in the commencement notice, along with key documentation such as site and elevation plans. Additionally, a 14-day notification period is requested. This would retain transparency for neighbours and minimise avoidable council enquiries.

Recommendations:

- 4.1 Replace pre-determination notification with a post-determination neighbour notification that includes key documentation such as site and elevation plans as well as contact information for the appointed certifier.
- 4.2 Expand the notification for intention to commence work to 14 working days and include key documentation such as site and elevation plans as well as contact information for the appointed certifier.

