

ORDINARY COUNCIL MEETING

ATTACHMENTS BOOKLET

Under Separate Cover

Tuesday, 19 May 2026

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XXX May 2026

The Secretary
Department of Planning, Housing and Infrastructure
GPO BOX 39
SYDNEY NSW 2001

Dear Ms Fishburn

City of Canada Bay submission – Draft Statewide Community Participation Plan

The attached submission is provided in response to the draft *Statewide Community Participation Plan* (SCPP), which is currently on public exhibition by the Department of Planning, Housing and Infrastructure (DPHI) until 3 June 2026.

The establishment of a consistent approach for community engagement is supported. However, the proposed SCPP does not represent best practice engagement and, in some cases, represents reduced engagement.

The attached submission outlines key concerns and provides recommendations to ensure that the SCPP does in fact ensure that “*public exhibition and engagement is proportionate to the impact and type of development proposed, and the scale of a strategic plan or planning instrument*”.

Should you wish to discuss any of the information in the submission please contact Helen Wilkins, Senior Strategic Planner on 9911 6292 or helen.wilkins@canadabay.nsw.gov.au.

Yours sincerely,

John Clark
General Manager

Draft Statewide Community Participation Plan (SCPP)

Council supports the concept of a Statewide Community Participation Plan (SCPP) that standardises consultation requirements for all councils in NSW. However, Council has significant concerns around the paring back of engagement on some significant strategic planning and development assessment functions, a failure to include criteria for exercising discretion and exemptions for consultation activities and the misalignment of the level of engagement with the scale and potential impacts of change.

General comments

Best practice community engagement

The SCPP moves away from the intent of the plan as a framework that enables community engagement commensurate with the impact of a proposal and fails to establish best practice in community and stakeholder participation. Examples of this are provided throughout this submission.

The International Association for Public Participation (IAP2) promotes core values that are predicated on the principle that people affected by a decision have a right to be involved in the decision-making process. IAP2's Public Participation Spectrum describes five stages of engagement: Inform, Consult, Involve, Collaborate, Empower ¹. The Office of Local Government's Handbook for NSW councils ² states that "*For effective community engagement, councils should aim for 'involvement' at a minimum and work with the community to ensure their concerns and ideas are reflected in the final CSP.*" This level of involvement is inconsistent with the requirements that underpin the SCPP, which largely constitutes either a '**consult**' or '**inform**' approach.

Additionally, research by the Planning Institute of Australia (PIA) has found that land use planning for productivity should be based on the principle that "*Community engagement is used strategically to build support for urban change.*" ³ That is; to be deemed to be best practice, exhibition timeframes need to be proportionate with the level of impact and risk, which is stated as an aim for the SCPP. Meaningful engagement should be viewed as an asset to the planning process, not minimised and seen as a hindrance that increases timeframes.

Recommendation

- Align the SCPP more closely with best practice frameworks, as per IAP2 and NSW Office of Local Government. This should include consultation periods that effectively involve stakeholders and build support for urban change.

Reduced transparency and accountability

Council objects to the increasing reliance on delegating important legislative requirements to planning instruments that are not subject to public exhibition or scrutiny. ie. from the *Environmental Planning and Assessment Act 1979* (EP&A Act) to the *Environmental Planning*

¹ <https://www.iap2.org/page/SpectrumEvolution>

² 2021. *Integrated Planning and Reporting Handbook for Local Councils in NSW*. Office of Local Government.

³ July 2025. *Planning for Productivity Submission prepared for the Australian Government's Economic Reform Roundtable*. Planning Institute of Australia.

and Assessment Regulation 2021 (the Regulations). The many current and potential exhibition requirements legislated in the Regulations are able to be amended without the need for public notification or exhibition.

This approach fails to establish a planning system that delivers certainty for the community and creates a multi-layered framework that is complex to understand and lacking transparency.

Further, this approach risks undermining community trust in both the planning system and Government. Maintaining community confidence is essential to achieving acceptance of the proposed risk-based planning approach proposed by the SCPP and of significant urban change more broadly. Without such acceptance, there is a significant risk that planning reform will result in broad community discontent and ultimately fail to achieve intended outcomes.

Recommendation

- Reduce the scope of amendments that can be made without public exhibition (e.g. limit to correct minor errors such as typos, etc). Ensure all amendments that are not of a minor nature are subject to public scrutiny through a public exhibition/consultation process.

Over reliance on community engagement at strategic planning stages

Council is regularly contacted by landowners and residents in areas affected by the Low and Mid-Rise Housing 'reforms', Transport-Oriented Development (TOD) precincts, and other state-led rezoning initiatives. In practice, many community members are unaware that strategic plans or State Environmental Planning Policies have been prepared or exhibited, or do not fully understand the implications of these instruments for their neighbourhood.

As a result, residents often only become aware of proposed changes when a development application is publicly notified. At this point, community concern is heightened, as residents are confronted with tangible development outcomes and impacts, rather than abstract policy settings that are difficult to interpret on the ground. Council consistently observes a strong expectation from the community to be proactively informed, to understand potential impacts on amenity and infrastructure, and to have a genuine opportunity to comment on proposals that directly affect where they live. The SCPP requires review to ensure this the ability for the community to influence local development applications remain embedded in consultation practice.

Recommendation

- Remove reliance on engagement with communities at the strategic planning stage to justify reduced engagement for significant development at the DA stage.
 - Ensure communities retain the ability to influence development applications through localised consultation practice.
- OR
- Assess the effectiveness of engagement at strategic planning stages in reaching individuals in communities, including how well individuals understand what is being proposed and how this will directly impact them. Develop amended engagement practices to address the findings of this review.

Potential for development to proceed with little or no public engagement at policy and DA stage

Council supports the intent articulated in the SCPP that planning authorities will commence community participation as early as possible, continue it for an appropriate period, and allow the community reasonable time to provide feedback.

However, the proposed reduction or absence of public exhibition requirements for significant development proposals, including HDA State Significant Development (SSD) and government-led proposals, creates a pathway whereby significant development could occur without public exhibition or scrutiny at any stage of the planning process.

For example, a SEPP may be amended without exhibition of an Explanation of Intended Effect due to 'urgency, scale or nature'. A subsequent development application that is deemed 'consistent' with that SEPP may then be approved without exhibition, despite SEPPs being high-level instruments that do not address site-specific or fine-grain planning considerations.

This concern is compounded by the proposal to allow a minimum 14-day exhibition period for Targeted Development, even where the development implements changes to a SEPP that was not exhibited due to 'urgency, scale or nature'.

The combined effect of non-exhibited SEPP amendments, limited or absent exhibition of subsequent development applications and abbreviated exhibition periods for Targeted Development creates a system with significant risks. These risks include development occurring without adequate strategic consideration, without alignment to State or local infrastructure planning, and with little or no public scrutiny at any point in the process. Such an approach heightens the risk of corruption and increases the likelihood of unintended economic, social and environmental consequences.

These concerns are particularly acute given the scale, intensity and profitability of development types which could be facilitated through these processes without appropriate community participation or oversight, such as residential flat buildings, shop top housing and targeted development.

Recommendation

- Review and amend community consultation pathways that have potential for planning changes to by-pass exhibition requirements across each stage of the process – eg, exempt SEPPs and LEPs, followed by development applications requiring little or no exhibition.

Strategic planning

Exhibition periods for major strategic planning projects

The proposed exhibition requirements in the SCPP will further exacerbate the current trend of avoiding public scrutiny of planning changes by permitting no or reduced exhibition periods on a discretionary basis “*based on the urgency, scale or nature of the proposal*”. This is proposed to apply to draft Explanations of Intended Effects (EIEs) for State Environmental Planning Policies (SEPPs); policies and guidelines; Departmental draft legislation, regulation, policies and guidelines; Departmental and council masterplans for urban renewal areas; and re-exhibition of any amended application or matter by the Department and councils.

Council strongly objects to these reductions to public exhibition of important planning matters, especially for reasons that are qualitative and currently undefined, and request these exemptions be removed from the SCPP.

There is no discussion in the SCPP of what constitutes ‘urgency, scale or nature of the proposal’. Hence there are no guardrails for when this provision can be used. Should this provision be retained, the SCPP should define the circumstances in which the relevant planning projects are permitted to proceed without exhibition. This would remove uncertainty for the public, local authorities and developers and hold the Minister/Secretary/plan making authority accountable in its reasoning and decision to not exhibit.

Any definition and criteria developed should apply only to matters of a minor nature and be developed in consultation with Councils and the community.

Recommendation

- Remove any exhibition or notification requirements that are qualitative and/or not quantitatively defined.
OR
- In consultation with Councils and the community, develop a definition and supporting criteria for matters where exhibition can be amended or by-passed due to ‘urgency, scale or nature of the proposal’ and limit this to matters of a minor nature.

Exhibition requirements for masterplans and significant renewal projects

Masterplans

The SCPP proposes a 42 day non-legislated exhibition period for Departmental and council masterplans for urban renewal areas “*unless decided otherwise due to the urgency, scale and nature of the proposal.*” These qualifying conditions appear to enable a masterplan to be finalised without community consultation. This is wholly contrary to the statement in the EIE

that “*Strategic land use plans [are] the single most important stage in the planning process as individuals and communities can have a say on where they think development should occur and where infrastructure is needed most.*” It is also contrary to the statement in the EIE that the SCPP pursues ‘best practice.’

It is impossible to envisage any circumstances in which a masterplan would need to be made so urgently that avoiding public exhibition would be necessary. Given the significant nature of a masterplan and the significant potential impacts to a region, the SCPP should require a minimum 42-day exhibition period, and remove flexibility for a reduction or exemption from public consultation

Given the shift to reducing consultation at development application stage, it is essential that the SCPP mandates studies and documents required to be produced to support a masterplan or renewal project and include a prescribed level of detail for these. This will ensure all stakeholders have all required information to assist with reviewing the extent of change and understand its implications to them individually. A draft Design Guide and draft Contributions Plan should be essential documents within this list, notably missing from the recent exhibition the Burwood North Metro Rezoning Proposal. Failure to include these documents for this project has left a clear gap in the information stakeholders needed to fully understand the impact of the masterplan on their individual circumstances and to prepare informed submissions.

Given the brevity and high-level nature of EIEs (and the hast in producing recent masterplans), exhibition of a draft Design Guide in conjunction with a masterplan is essential. Without these documents, there is inadequate information about how the intended objectives will be achieved (setbacks, built form, infrastructure and public domain, solar access, landscaping, heritage, car parking, waste management, materials etc). Additionally, Design Guides, especially those supporting State-led rezonings (whether master planned or site-specific) should be held to at least the same standard as DCPs, which are required under the EP&A Act to be publicly exhibited for 28 days.

Clarification of intent

The SCPP states that “*A submission will only be accepted if it is made directly to council or the relevant planning authority.*” However, this statement implies that, even where the Minister, Planning Secretary or a Local Planning Panel is the relevant planning authority, a submission can be made to council. The statement should be amended to remove reference to ‘council’ so that submissions are made to only the relevant planning authority.

Clarification is also sought regarding what is meant by ‘and/or’ in the statement that:

*“Exemptions apply for certain development types, listed in Table 6, where the development: meets the relevant planning controls in a local environmental plan, development control plan **and/or** state environmental planning policy”.*

It is unclear whether this statement refers to development that is consistent with either an LEP **or** a DCP **or** a SEPP For example, a development that is ‘consistent’ with the provisions for Low and Mid Rise Housing in the Housing SEPP is required to be assessed by councils against the provisions under the SEPP **and** the LEP **and** the DCP **and** the ADG. The wording should be revised to clarify that a development must be consistent with **all relevant planning**

instruments. Additionally this should include compliance with any Design Guide prepared to support State led rezonings as these often replace or complement DCPs.

Clarification is also needed on whether the exhibition timeframes cited in the SCPP are minimums or maximums or both. Councils may need to exhibit certain development applications or masterplans for longer periods of time if there is a concern that there will be significant impacts on the local area and/or community, which the community should have the opportunity to influence or comment on.

Recommendations

- Amend page 21 of the SCPP to clarify that submissions are to be made to the relevant planning authority, rather than council **or** the relevant planning authority.
- Amend wording of “*Exemptions apply for certain development types, listed in Table 6, where the development: ... meets the relevant planning controls in a local environmental plan, development control plan **and/or** state environmental planning policy*” to clarify that these developments must comply with planning controls in all relevant planning instruments, not one or the other. Include the need to comply with any relevant Design Guide.
- Include content to clarify if exhibition periods are minimums, maximums or both.

Infrastructure Contributions Plans

The SCPP states that draft Contribution Plans “will be typically exhibited for a minimum of 28 days” (page 15). It is recommended that page 23 be amended to remove reference to ‘typically’.

Recommendation

- Amend page 23 of the SCPP to remove reference to ‘typically’ for Contribution Plans.

Development Applications

SSDAs with concurrent amendments to strategic planning controls

Council supports the statement in the EIE that “*The Department is proposing to commit to a longer exhibition timeframe beyond the legislated minimum 45-day public exhibition timeframe in the plan to provide more time for the community and stakeholders to respond to strategic planning documents and proposals*”.

However, the SCPP’s stated emphasis on upfront strategic planning is not reflected in the consultation requirements applied to State Significant Development (SSD) applications involving concurrent rezonings. In practice, SSD applications that propose amendments to planning instruments, including zoning changes, variations to development standards, and the introduction of new controls, frequently function as de facto strategic planning processes. Despite this, such applications are often exhibited for only 14 days under HDA SSDA provisions, well below the 28 days required for LEP amendments. The SCPP fails to

acknowledge this inconsistency or address the implications for meaningful community engagement alongside amended strategic planning controls.

This concern is particularly acute where SSD applications with concurrent rezonings facilitate development outcomes of significant scale, including proposals that enable significant additional yield on a single development site, yet are publicly exhibited for as little as 14 days. Once such example is a HDA application with concurrent rezoning at 410 Concord Road, Rhodes which is seeking to facilitate 3,000 dwellings within a Business Park. Such an approach fundamentally undermines the stated rationale of placing greater weight on upfront strategic planning, as it deprives affected communities of a meaningful opportunity to understand, consider and respond to proposals that significantly and permanently reshape the built and natural environment.

State significant development applications that include a concurrent 'rezoning' are not limited to just amendments to the land use zone but overwhelmingly seek to significantly amend other planning provisions (height and floor space ratio). They also often seek to replace Council's Affordable Housing Contribution in perpetuity with affordable housing under the SEPP (Housing) 2021 where the contribution is for 15 years and is 'rewarded' with 30% bonus in height and density. This will ultimately result in an overall permanent loss of affordable housing.

Council strongly recommends that all proposals and applications involving changes to planning instruments, whether progressed through planning proposals, rezonings, or SSD applications with concurrent rezonings, be publicly exhibited for a minimum period of 28 days. Any lesser timeframe risks eroding transparency, diminishing community confidence, and rendering the intent of the SCPP ineffective in practice.

The Regulations and the SCPP should be amended to require a 28-day exhibition timeframe for development that includes concurrent instrument amendments and where the proposal is not wholly consistent with the relevant Design Guide in a TOD precinct, or Council DCP in all other areas.

Recommendations

- Amend the EP&A Regulations and the SCPP to require a 28-day exhibition timeframe for state significant development that includes concurrent instrument amendments.

SSDAs for in-fill affordable housing, build-to-rent, seniors housing, and development in a Transport Oriented Development precinct

Council objects to the 14-day exhibition timeframe for state significant development that is in-fill affordable housing, build-to-rent, seniors housing and development in a Transport-Oriented Development precinct. In the City of Canada Bay these types of developments can propose 30-40 storey towers containing over 1000 dwellings.

This approach is inconsistent with community expectations for large complex developments and significantly undermines meaningful engagement, particularly where proposals have substantial and long-term local impacts. Shortened exhibition periods limit the capacity of residents and stakeholders to understand proposals, seek independent advice and provide considered submissions, and are inconsistent with principles of transparency and procedural

fairness. The ability of Council's to consult technical specialists, prepare a submission and report to Council prior to lodgement is also impossible in a 14 day period.

Recommendation

- Amend the EP&A Regulations and the SCPP to require a 28 day exhibition timeframe for state significant development for in-fill affordable housing, build-to-rent, seniors housing, development in a TOD precinct, including those that include concurrent instrument amendments (rezoning/heights/FSRs etc) or that are not wholly consistent with the relevant Design Guide in a TOD precinct, or Council DCP in all other areas.

Development types exempt from notification and exhibition

Council objects to the exemption from exhibition for proposed residential flat buildings and shop top housing if the development:

- *"is permissible in the relevant zone; and*
- *meets the relevant planning controls in a local environmental plan, development control plan and/or state environmental planning policy; and*
- *does not include a 4.6 variation."*

Such an approach fails to acknowledge the need to balance assessment of a complex range of issues and impacts, risks placing an unreasonable burden on councils to determine consistency immediately following lodgement and undermines transparency in decision-making.

Meets the relevant planning controls

Council does not support the proposed exemption from public exhibition and notification where development is considered to "meet the relevant planning controls".

The proposed criterion is ambiguous and impractical to apply and is inconsistent with established assessment processes. It introduces a level of subjectivity and uncertainty that undermines both procedural integrity and the intended efficiency outcomes of the reform.

The expression "relevant planning controls" is not clearly defined. It is unclear what controls are to be considered "relevant", particularly where multiple instruments apply, including Local Environmental Plans (LEPs), Development Control Plans (DCPs) and State Environmental Planning Policies (SEPPs). These instruments operate at different levels of statutory weight and detail and do not function interchangeably.

SEPPs and LEPs are relatively high-level instruments and do not capture the full range of planning considerations necessary to assess development. By contrast, DCPs provide detailed and site-specific guidance relevant to built form, streetscape, amenity and interface with adjoining development. The proposed criterion does not appropriately recognise this distinction and risks relying on an incomplete assessment of compliance.

Further, the criterion assumes that compliance with planning controls can be readily and objectively determined. In practice, this is not the case. Compliance is often dependent on detailed and iterative assessment, including consideration of qualitative matters such as design response, amenity impacts and the relationship between multiple controls.

From our experience, proponents frequently misunderstand or misrepresent the distinction between development standards, objectives and controls, reinforcing the need for comprehensive assessment rather than reliance on simplified compliance thresholds.

Section 4.6 Variation

The exclusion of development involving Clause 4.6 variations does not resolve these issues. As outlined elsewhere in this submission, a Clause 4.6 request is not, of itself, sufficient to demonstrate compliance with all applicable planning controls, and the absence of such a variation does not equate to full compliance.

The proposed framework also assumes that compliance can be verified at, or prior to, lodgement. This is inconsistent with current assessment practice. Detailed compliance checking is typically undertaken during the assessment process and informed by specialist referrals and issues raised during public notification. Requiring this level of verification upfront is counter intuitive and is likely to introduce inefficiencies rather than streamline the process.

There is a significant risk that applications considered to “meet the relevant planning controls” at lodgement are subsequently identified as containing inconsistencies or non-compliances. This may necessitate notification at a later stage to meet statutory requirements, resulting in delays. Failure to follow mandatory procedures also creates a risk of legal challenge, including third party appeals overturning approvals.

In practice, the proposed criterion is likely to result in a precautionary approach by councils, with applications being notified to manage risk, thereby negating the intended administrative efficiencies.

Similarly, residential development under Low and Mid-Rise Housing in the SEPP (Housing) 2021 includes residential flat buildings of between 6 to 8 storeys. These are not low impact developments in the context of a low-rise neighbourhood and any exemption from exhibition under this provision does not allow affected neighbours to have a say in development that could significantly impact them and their property. A more appropriate approach is to require exhibition for these types of development, with a 21-day notification period.

Council supports consideration of a limited and clearly defined exemption from notification for development involving heritage listed trees. In such circumstances, the requirement for public exhibition is unlikely to result in any material change to the assessment outcome, provided that the proposal is supported by appropriate arboricultural and heritage documentation confirming that the health, structural integrity and significance of the tree will be retained. This reflects that heritage listed trees are already subject to a high level of statutory protection and technical assessment, and a blanket requirement for notification in these cases may not be proportionate to the nature and scale of the works.

Recommendation

- Remove the criterion requiring development to “meet the relevant planning controls”.
- Table 6 - Remove residential flat buildings and shop top housing developments from the proposed exemption from notification and exhibition provision.
- Require exhibition of all residential flat building and shoptop housing developments for a minimum of 21 days.
- Increase notification timeframe for mid-rise housing to 21 days.
- Limit any exemption from notification to genuinely low-impact development where there is a high degree of certainty that no material planning issues arise.
- Exclusion of exhibition requirements for applications for the removal of heritage listed trees.

Regionally significant development

Regional planning panels are being removed by the draft *Sydney Plan*. The SCPP should be amended to reflect this change. A 14-day exhibition period is insufficient for developments of this scale and should be 28 days, aligned with state significant development.

Recommendations

- Require a minimum 42-day exhibition period for Departmental and council masterplans for urban renewal areas and remove flexibility for a reduction or exemption from public consultation.
- Mandate required studies and documents to support a masterplan or renewal project and include a prescribed level of detail for each. Include a requirement for Design Guides and Contributions Plans for State-led rezonings, whether master planned or site-specific, and a minimum exhibition period of 28 days.
- Require a minimum 28-day exhibition period for regionally significant development and amend the SCPP to reflect the removal of regional planning panels.

Department of Planning, Housing and Infrastructure

Draft Community Participation Plan

April 2026





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Draft Community Participation Plan

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Secretary's foreword



A message from Kiersten Fishburn

We know that planning works best when it reflects what communities need and value. Local knowledge plays a vital role in shaping strategic plans and assessing development proposals.

The *Planning System Reforms Act 2025* lays the foundation for a modern planning system that is faster, fairer and focused on outcomes. One of its key commitments is creating a single statewide Community Participation Plan for all councils and planning authorities.

This plan brings consistency to consultation timeframes across NSW. It ensures communities have a strong voice in the planning system and sets clear expectations that engagement should match the scale and impact of a proposal or strategic plan.

We also understand that the planning system can seem complicated or daunting. That's why this plan aims to make participation easier. It explains the different ways you and your community can get involved at both the local and state level. It also encourages planning authorities to consult widely so decisions reflect your values, priorities and concerns.

Good participation must be accessible to everyone. The plan emphasises the importance of engaging respectfully with Aboriginal communities and people from culturally and linguistically diverse backgrounds. Everyone should be able to navigate a planning system that works for them.

Planning authorities will still develop their own engagement strategies. These strategies outline how they will work with their communities and ensure local context guides their approach.

This Community Participation Plan applies to the planning functions of the Minister for Planning and Public Spaces, the Department of Planning, Housing and Infrastructure and its Secretary, as well as all councils and relevant planning authorities across NSW.

Planning should be a partnership with people who know their communities best. The plan sets out how and when you can share your views, alongside the many other factors that inform planning decisions, and the development of plans and projects.

I hope you find this plan a useful and helpful guide to participate in planning in NSW.

A Statewide Community Participation Plan

What is a Community Participation Plan?

A Community Participation Plan (CPP) sets out how and when planning authorities will engage the community and stakeholders in decision-making processes related to planning decisions.

This plan will be used by multiple planning authorities including the Department of Planning Housing and Infrastructure (the Department), local councils and other planning authorities. It is designed to clearly outline how and when the community can participate in planning decisions and processes, and when planning authorities exercise their relevant planning functions.

The plan has been prepared by the Secretary of the Department of Planning, Housing and Infrastructure to meet the mandatory requirements outlined in Division 2.6 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for community participation which planning authorities must comply with.

Our commitment to community participation

Consistency and proportionality are key to the success of community participation. The new Community Participation Plan will standardise consultation timeframes across all planning authorities, ensuring that engagement is consistent and tailored to the scale and impact of proposals.

The Plan is intended to be used as a reference tool for people wanting to know how and when they can participate in planning matters. The community is broadly defined as anyone affected by, or interested in, NSW's planning system including individuals, groups, organisations and government bodies.

Public exhibition timeframes

The Community Participation Plan emphasises the importance of upfront consultation during the preparation of strategic plans, which set the direction and establish objectives to deliver a liveable, productive and sustainable planning framework in NSW. Input at the early strategic planning stage results in better community understanding of how their area will change over time. This means that when development is planned and occurs in an area there is less confusion and more consensus about what is changing.

Planning functions have different exhibition requirements depending on the scale and impact of a plan or development. These different functions often include planning framework matters such as amendments to planning legislation and policies, strategic planning matters such as creating or amending regional plans, and local and state development assessment matters. For example, low impact development listed in Table 6 that meets relevant planning controls will not be required to be exhibited.

Requirements in tables 5, 6, 7 and 8 are mandatory requirements for public participation.

Council and Agency Engagement Strategies

Further information on how different planning authorities such as councils and NSW Government agencies will specifically engage with their community and stakeholders on planning matters can be found in the relevant authority's engagement strategy.

This includes engagement strategies for determining authorities which are separate to this Community Participation Plan and can continue to outline specific mechanisms and tools for how that planning authority will engage with communities and stakeholders.

Importantly, this will ensure that harder-to-reach audiences, including young people, people living with disabilities, the elderly, those living in rural areas, Aboriginal and Torres Strait Islanders and culturally and linguistically diverse people, can engage effectively.

An engagement strategy prepared by a planning authority must be consistent with the Community Participation Plan, the community participation objectives and the requirements under any other Act or legislation. An engagement strategy must not specify timeframes for exhibition of planning functions.

Independent Planning Commission

The Independent Planning Commission is the declared consent authority for certain State Significant Development applications.

Unlike a typical consent authority, some of the ordinary consent authority functions of the Commission are carried out by the Planning Secretary (through the Department of Planning, Housing and Infrastructure) on behalf of the Commission. Among these functions are, at section 4.6(d) of the *Environmental Planning and Assessment Act 1979*, "carrying out the community participation requirements of Division 2.6 [of the EP&A Act]".

As part of its commitment to public engagement, the Commission will typically conduct further processes in addition to the formal statutory community participation requirements that are already carried out on its behalf by the Department. Some of these processes are mandatory – the Commission must conduct a public hearing when directed to do so by the Minister – while others are discretionary but standard practice. For example, the Commission will always accept written submissions on matters on which it is deliberating, and may, in certain circumstances, also conduct stakeholder meetings, public meeting or local meetings.

The Commission's Engagement Strategy sets out in more detail the public engagement undertaken by the Commission.

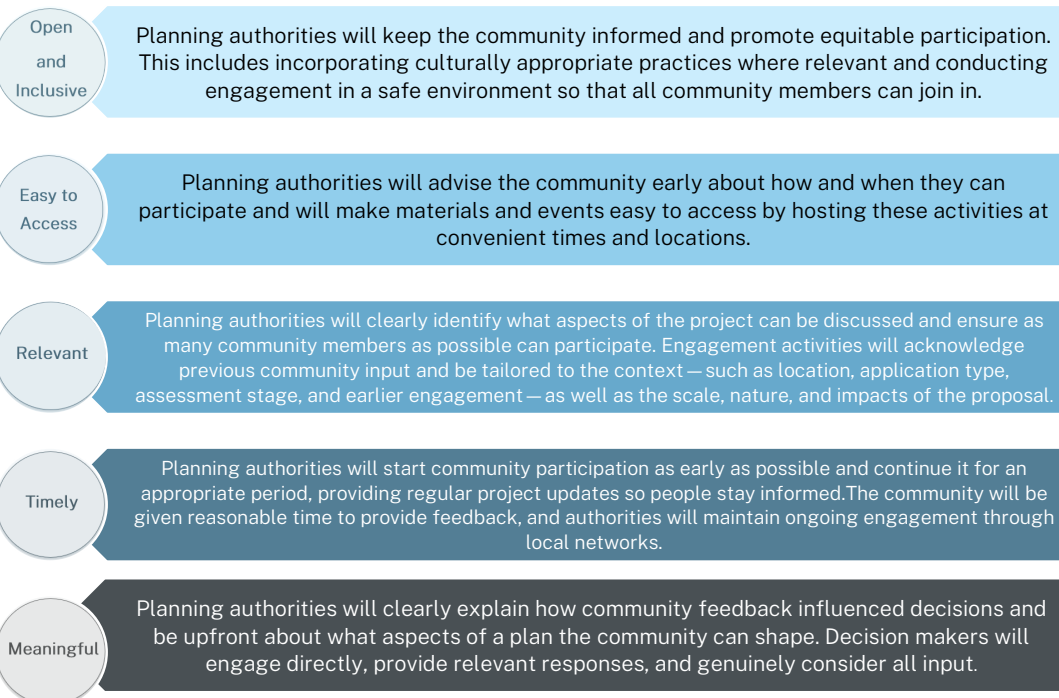
Community participation objectives

Community participation is an essential part in the planning process and is integral to improving the design of projects, promoting built and cultural heritage including Aboriginal cultural heritage, informing decision-making and building confidence in the planning system.

This can be achieved by:

- Facilitating discussion between stakeholders so they can hear each other's concerns and ideas
- Creating opportunities for upfront discussions that can reduce potential disputes
- Assisting decision makers identify community concerns
- Utilising local knowledge and expertise
- Empowering local communities in the planning process

Community participation principles in section 2.23(2) of the EP&A Act have been considered when developing the community participation objectives in this CPP. These objectives are included below and are used when engaging with the community and stakeholders on planning matters.



Participating in planning functions

Planning functions

Planning authorities use several participation methods to ensure communities are informed of planning functions and can have their say on planning matters that are relevant to them.

The planning functions are:

State Planning Framework

Setting the rules and regulations

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021
State Environmental Planning Policies (SEPPs)

Strategic Planning

How my region and community will change over time

Regional or District strategic plans
Local strategic planning statements (LSPSs)
Local Environmental Plans (LEPs) and Planning Proposals to amend or create a new LEP
Masterplans for urban renewal areas
Development Controls Plans (DCPs)
Contribution Plans
The Community Participation Plan

Development Assessment

Development that may impact where I live and work

State significant projects
Regionally significant development
Local development
Designated development
Nominated integrated development
Threatened species development
Division 5.1 Environmental impact assessment
Complying development

Further detail on how to participate for each planning function and the relevant exhibition timeframes are provided below.

State planning framework – setting the rules and regulations

Acts, regulations and policies set the structure for the NSW planning system, providing a regulatory framework for planning decisions, including the assessment of development applications, making planning instruments and strategic planning.

You may be asked to provide feedback on the following:








- the *Environmental Planning and Assessment Act 1979*
- the *Environmental Planning and Assessment Regulation 2021*, and
- State Environmental Planning Policies (SEPPs)





Case study – Providing feedback on a housing policy change

- Yao was reading the morning news when he came across an announcement from the NSW Government that it would soon be easier to build more types of housing in places with access to good infrastructure.
- Within the article was a link to the Department of Planning, Housing and Infrastructure’s website, which had further information on how different types of development would now be supported around well-established town centres and infrastructure.
- Yao was supportive of these changes, and happy he would get a chance to give his feedback on the policy, as he currently found himself living further from the parts of the city with services and jobs.
- He was worried that since he didn’t understand technical planning language, that he would not be able to contribute to the discussion, but he found helpful infographics, videos and plain-English guides on the webpage.
- The Department had prepared an Explanation of Intended Effect (EIE). This document outlined the proposed changes to what was now permissible, and indication of where the changes would apply across NSW.
- Yao submitted feedback through a guided form and subscribed to updates on the policy.
- When the policy was finalised, he was able to go back on the website and read a ‘What we heard’ document and see how everyone responded, and that he had the chance to contribute to an important change.

Participating in State planning framework changes

Table 1: Legislative amendments that you may be asked to provide feedback on

|  Stay informed |  Have your say |  Implementation |
|---|---|--|
| <p>NSW Government will undertake targeted stakeholder engagement in the development of framework changes.</p> <ul style="list-style-type: none"> Engage with the NSW Government about how and when you can provide feedback. | <p>NSW Government may release draft policy and planning changes for public feedback.</p> <ul style="list-style-type: none"> Visit the NSW Planning Portal to access and read the draft changes. Prepare your submission and lodge it via the NSW Planning Portal during the public exhibition period. | <p>NSW Government considers feedback and releases final changes following approval.</p> <ul style="list-style-type: none"> The final policy is adopted and posted on the NSW Legislation website. |
|  The Environmental Planning and Assessment Act 1979 (EP&A Act) | | |
| <p>The EP&A Act sets the structure for the NSW planning system. It is the principal legislation regulating land use in NSW and allows plans to be made to guide the process of development and regulate competing land uses.</p> | <p>The Department develops legislative changes as needed.</p> <p>The NSW Government determines if public exhibition is required and sets a timeframe. </p> | <p>Changes to the Act are enacted through a bill in Parliament.</p> <p>These changes are notified on the NSW Legislation website.</p> <p>Visit the NSW Planning website for supporting information.</p> |
|  The Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) | | |
| <p>The EP&A Regulation sets out how the procedural matters and requirements of the EP&A Act are carried out, including the provisions planning authorities must follow when assessing development applications.</p> | <p>The Department develops regulation changes as needed.</p> <p>The Minister determines if public exhibition is required and sets a timeframe. </p> | <p>Once finalised, the changes are made to the regulations</p> <p>These changes are notified on the NSW Legislation website.</p> <p>Visit the NSW Planning website for supporting information.</p> |

|  Stay informed |  Have your say |  Implementation |
|---|--|--|
|  State Environmental Planning Policies (SEPPs) | | |
| <p>Environmental planning policies for state significant or statewide planning matters. They inform how land can be developed and how natural resources can be used, managed and conserved in NSW.</p> <p>SEPPs are also the mechanism the NSW Government uses when undertaking state-led rezoning.</p> | <p>The Department will make SEPP changes as needed.</p> <p>A draft Explanation of Intended Effects may be exhibited unless decided otherwise due to the urgency, scale or nature of the proposal.</p> | <p>Once finalised a SEPP is made to give effect to the changes,</p> <p>These changes are notified on the NSW Legislation website.</p> <p>Visit the NSW Planning website to view supporting information and guidance.</p> |

Strategic planning - how my region and community will change over time

Strategic planning helps guide how places grow, change and are protected. It is the foundation for how governments influence the shape of communities, determine where homes are built, where jobs are located, and how services and infrastructure connect across the State and how the environment is conserved.

Early engagement builds community confidence in the planning system, provides greater transparency about how decisions are made and ensures that potential concerns and priorities are explored proactively.








The Community Participation Plan aligns with the object of proportionality by encouraging and strengthening early, meaningful community consultation at the strategic planning stage. This ensures the focus of engagement is targeted on identifying issues and priorities that can be addressed prior to development assessment.










Case study: Providing feedback on the Sydney Region Plan

- Myriam sees a post pop up on her social media account about a new plan called the Sydney Region Plan.
- The post says that the Government is looking for the community to have their say on how Sydney will grow and transform over the next 20 years.
- The post has a link to the NSW Planning website which has copies of the draft Sydney Region Plan as well as some simple survey questions to fill out.
- Myriam responds to the survey questions and then uses the statewide CPP linked on the website, to help her provide planning focused feedback about the draft Sydney Region Plan.
- Myriam would like to see more housing near the local train station as she has been renting but wants more opportunities to buy a home.

Participating in strategic planning

Table 2: Strategic plans that you may be asked to provide feedback on

|  Stay informed |  Have your say |  Implementation |
|---|--|---|
| <p>A planning authority will undertake targeted stakeholder engagement in the development of each plan.</p> <ul style="list-style-type: none"> Community participation may begin before exhibition. Sign up for mailing lists to stay informed once a draft plan is released, and project plan updates. | <p>A planning authority will exhibit a draft plan for feedback.</p> <ul style="list-style-type: none"> Visit the planning authority's website to access and read the draft plan. Prepare your submission and lodge it during the public exhibition period. | <p>A planning authority will consider feedback and releases a final plan following approval.</p> <ul style="list-style-type: none"> The final approved plan is posted on the planning authority's website. |
|  Draft regional and district strategic plans | | |
| <p>Plans developed to support future community needs in regions and districts across NSW. These include plans for homes, jobs, community infrastructure and a healthy environment.</p> | <p>These plans are developed by the NSW Government and updated every 5 years.</p> <p>A draft plan will be exhibited for a minimum of 60 days. </p> | <p>The Minister will make a final plan for publication on the NSW Planning website.</p> |
|  Draft local strategic planning statements (LSPS) | | |
| <p>Plans that detail the vision for land-use in a local area, special character values, and how change will be managed into the future.</p> | <p>These statements are developed by councils and updated every 7 years.</p> <p>A draft plan will be exhibited for a minimum of 60 days. </p> | <p>The Planning Secretary endorses an LSPS for publication on the NSW Planning website and the relevant council's website.</p> |

|  Stay informed |  Have your say |  Implementation |
|---|--|--|
|  Masterplans for urban renewal areas | | |
| <p>Plans that set a future direction for areas by creating new communities that build on local character and provide updated housing, work, recreation and business opportunities.</p> | <p>A planning authority develops a masterplan for a precinct, in response to strategic direction.</p> <p>A draft plan may be exhibited for 42 days, unless decided otherwise due to the urgency, scale and nature of the proposal. </p> | <p>A planning authority adopts the masterplan for publication on their website.</p> |
|  Planning Proposals to amend or create a new Local Environmental Plan (LEP) | | |
| <p>Planning proposals create and amend LEPs which guide planning decisions for local government areas.</p> <p>They do this through zoning and development controls, which informs how land can be used.</p> | <p>A planning authority or proponent can instigate changes to an LEP.</p> <p>A planning proposal will be exhibited for a minimum of 28 days or as specified by the gateway determination which may determine, due to the minor nature of the proposal, that no public exhibition is required. </p> | <p>The local plan-making authority undertakes assessment of the planning proposal.</p> <p>Once finalised, an LEP is made to give effect to the proposal.</p> |
|  Draft development control plans (DCP) | | |
| <p>Plans that provide detailed planning and design guidelines to support the planning controls in a LEP.</p> | <p>A council may draft or require a DCP to be prepared.</p> <p>A draft plan will be exhibited for a minimum of 28 days. </p> | <p>A planning authority finalises the plan for publication on the NSW Planning website and the relevant council's website.</p> |

|  Stay informed |  Have your say |  Implementation |
|---|--|---|
|  Draft contributions plans | | |
| <p>These plans enable consent authorities to levy contributions for public amenities and services required to support development.</p> | <p>A council prepares a draft contributions plan as needed.</p> <p>A draft plan will be typically exhibited for a minimum of 28 days. </p> | <p>Council approves and adopts the plan. They can be accessed on the NSW Planning website and the relevant council's website.</p> |
|  Draft Community Participation Plan (CPP) | | |
| <p>The plan outlines how and when community participation is undertaken when relevant planning authorities exercise their planning functions.</p> | <p>The Planning Secretary prepares a draft CPP as needed.</p> <p>A draft plan will be exhibited for a minimum of 28 days. </p> | <p>The Planning Secretary publishes the plan on the NSW Planning website.</p> |

Development assessment – development that may impact where I live and work

Development assessment functions are undertaken by several planning authorities who make decisions on proposals in accordance with the relevant development standards and controls. This includes both state significant development applications and development applications assessed by councils (local development).

Exhibition requirements for development assessment are proportionate to the level of impact a project will produce. Development specified in Table 6 will be exempt from exhibition requirements if the development complies with the controls set out in the relevant council's LEP and DCP. These set out the rules for a local area and have been consulted on with communities.

Case study: My neighbour is doing works under a complying development pathway

- Matt receives a letter in the mailbox from the next-door neighbour who is building a deck at the back of their house.
- The letter states that construction of the deck extension will begin in 7 days' time.
- Matt is concerned about noise at night during construction, so he contacted the local Council who showed him the conditions that required construction to be carried out during the day. This is a relief for Matt as he enjoys reading at night and cannot focus if there is noise.
- 7 days later Matt notices that construction has started, however by the time he comes home from work he does not hear any construction noise and is able to read peacefully without any distractions.

Case study: Learning about a solar farm in my local area

- There has been a post on a community social media group that a solar farm is proposed near Anne's local town, with many comments objecting to the idea.
- This is the first time she's heard of the project and is curious, so goes online to check if there are any project documents available for her review.
- Anne discovers that the energy company is intending to host webinars next week to introduce locals to their proposal. This is suitable for Anne as she has two young children and is glad, she can join in from home.
- Upon joining the webinar, she discovers that the project is still in early development and a formal application is yet to be lodged. This puts her mind at ease.
- It is also explained that for larger scale projects, such as renewable energy, the State Government assesses their environmental impact, as they are important to the State.
- The community is being engaged as part of preparing the application, and Anne is encouraged to sign up for project updates to find out when the project moves through different stages of the planning process.
- Anne will also be able to submit formal feedback when an environmental impact statement is lodged, and the formal exhibition process opens. It is important to be able to do this, as the submissions will be considered by the NSW Government as part of its assessment of the project.

Participating in development assessment

Table 3: Development types that you may be asked to provide feedback on

|  Say informed |  Have your say |  Implementation |
|---|--|---|
| <p>An applicant submits an application to the relevant planning authority.</p> <ul style="list-style-type: none"> Community participation may begin before exhibition. Sign up for mailing lists to stay informed when an application is submitted, and project plan updates. | <p>A planning authority may exhibit an application for feedback.</p> <ul style="list-style-type: none"> Visit the planning authority's website to access and read the proposal. Prepare your submission and lodge it during the public exhibition period. | <p>A planning authority will consider feedback and determine the application</p> <ul style="list-style-type: none"> The decision, final approved plans and supporting documents are published on the planning authority's website. |
|  State Significant Projects | | |
| <p>Development of a large scale and economic value, environmental sensitivity, or deemed significant by the Planning Minister.</p> <p>This includes state significant developments and state significant infrastructure.</p> | <p>Application is lodged with the NSW Government. Early engagement may occur before the formal exhibition period.</p> <p>Development will be exhibited for a minimum of 14 or 28 days (depending on the type of development). </p> | <p>The Planning Minister or the Independent Planning Commission will determine the application and publish a decision and assessment report on the NSW Planning Portal</p> |
|  Regionally Significant Development | | |
| <p>Certain development applications of a large economic value, scale and/or complexity. Regional planning panels are made up of independent experts that decide whether to approve a development.</p> | <p>Application is lodged with Council who refers the application to the NSW Government.</p> <p>Development will be exhibited for a minimum of 14 days. </p> | <p>The Council prepares a recommendation and assessment report for the Panel.</p> <p>The Panel determines the application and publishes the decision on the NSW Planning Portal.</p> |

|  Say informed |  Have your say |  Implementation |
|---|--|---|
|  Development exempt from notification and public exhibition | | |
| <p>Certain development in a locality that meets relevant planning controls.</p> <p><i>Table 6 lists these development types</i></p> | <p>Council undertakes a preliminary review to determine if the proposal is in this category.</p> <p>Application is exempt from exhibition. </p> | <p>The Council assesses and determines the application. The final decision is published on the Council website.</p> |
|  Local Development | | |
| <p>The most common type of development applications in NSW. Projects range from home extensions to medium sized commercial, retail, and industrial developments.</p> | <p>Application is lodged with Council.</p> <p>Development will be exhibited for a minimum of 14 days. </p> | <p>The Council assess and determines the application and publishes the decision on the Council website.</p> <p>Where the application is contentious or exceeds variations, the application may be determined by the local planning panel.</p> |
|  Council-related Development Applications where council is the consent authority | | |
| <p>Councils regularly lodge development applications as an applicant to complete their own projects and achieve outcomes for the community. This includes development such as parks, affordable housing and toilet blocks, as well as commercial proposals.</p> | <p>Council lodges the application and declares how the conflict will be managed.</p> <p>Development will be exhibited for a minimum of 28 days. </p> | <p>The Council assesses and determines the application and publishes the decision on the Council website.</p> |

|  Say informed |  Have your say |  Implementation |
|--|---|--|
|  Development Applications with additional environmental considerations | | |
| <p>Designated development is a category of development that involves a higher level of assessment and scrutiny due to the potential risk it poses to the environment.</p> <p>Nominated integrated development is development that requires certain approvals (such as a permit or license) from a NSW Government agency before it can be carried out.</p> <p>Threatened species development is a category of development that affects threatened species and requires a species impact statement.</p> <p>An Environmental Impact Statement is required if an activity will have a significant impact on the environment. The EIS assess the economic, environmental and social impacts of a project.</p> | | <p>Development will be exhibited for a minimum of 28 days. </p> |
|  Complying Development | | |
| <p>Complying development is a fast-tracked application process that combines planning and construction approval for straight forward residential, commercial and industrial development.</p> <p>These developments are assessed and determined by a council or a registered certifier without the need for a development application.</p> | | <p>Development is exempt from exhibition. </p> <p>Adjoining neighbours are notified 7 days prior to commencement of works being carried out.</p> |
|  Exempt Development | | |
| <p>Some minor building renovations or works don't need any planning or building approval. This is called exempt development. Exempt development is very low impact development that can be done for certain residential, commercial and industrial properties.</p> <p>Examples of exempt development include decks, garden sheds, carports, fences, repairing a window or painting a house.</p> | | <p>Development is exempt from exhibition. </p> |

Getting involved

Guidance on getting involved

Getting involved in the development of strategic plans or providing feedback on proposed developments is a great way for the community to have a meaningful say in how their local area changes over time.

It ensures future development reflects community needs, creates well designed neighbourhoods including public open space and raises ideas that may improve projects before they are approved.

Most importantly, it ensures a transparent and fair planning system so that communities across NSW feel heard and reflected in the spaces that they live and work in.

Notification

If you are directly impacted by a proposal, you may receive a notification during the public exhibition period that provides information on how to view a proposal and how to lodge a submission. This notification may include:

- a letter
- an email
- an on-site notice

For broader engagement, the following engagement tools may be used to inform of projects happening in your area including:

- drop in sessions
 - public meetings
 - reference groups
 - website content or, social media notification
 - community newsletters and emails
 - updates to subscribers via the NSW Planning Portal.
-

What is an exhibition period?

The *Environmental Planning and Assessment Act 1979* sets out minimum community participation requirements for the public exhibition of certain planning matters.

During a public exhibition period all relevant documentation is made publicly available, and the community is invited to make a submission outlining their views on the draft policy, plan or project.

Why should I make a submission?

When making a final decision, consideration is given to the points raised during the public exhibition period, which may result in changes to the project to protect amenity or environmental impacts. In some cases, the number of submissions on a development application determines who the final consent authority is.

The community will be informed about how submissions were considered in decision-making. A report will summarise issues raised during the public exhibition period and describe how community views influence decision making.

How to write a submission

To have your say on a project you must lodge a submission before the close of the exhibition period. Submissions may be made online through the relevant planning authority's website, or in some instances a letter may be accepted. When making a submission you will be required to include:

- your full name and address
- the name of the application and the application number
- whether you 'support', 'object to' the project, or if you are simply providing comment on the project
- the reasons why you support or object to the project

Ideally a submission should be specific to the type of project or development that is being publicly exhibited. The contents of a submission may be a general response to the project, and not technically detailed. You do not need to be a specialist to have your say. Table 4 provides guidance on how you may write an effective submission.

All persons who lodge a submission are required to declare any relevant political donations and/or gifts in accordance with Section 10.4 of the *Environmental Planning and Assessment (EP&A) Act 1979*.

A submission will only be accepted if it is made directly to council or the relevant planning authority. Submissions will not be accepted or acknowledged if received through third party websites.

Table 4: Guidance on writing an effective submission

| The consent authority will consider impacts, including: | An effective submission is: |
|---|--|
| <ul style="list-style-type: none"> • Consistency with planning controls • Any overshadowing Impacts • Obstruction of views • Privacy • Visual impacts • Traffic and access • Stormwater and runoff • Odour, noise and light pollution • Environmental impacts. | <ul style="list-style-type: none"> • Unique • Clear and concise • Captures local perspectives • Relevant, • Evidence based • Not disrespectful, and does not use abusive language. |

Staying up to date

There are many ways to subscribe to news and announcements about development in your local area. You can sign up for alerts on specific projects such as planning proposals or new major projects and state significant development in your local government area.

Draft plans and policies are included on the Department of Planning, Housing and Infrastructure's Have Your Say website. On this website you can filter the status of projects on exhibition and provide your feedback on these plans.

The Independent Planning Commission website provides details of any projects lodged with them and more information on how you can participate in any public meetings or hearing processes.

Councils provide details of development applications and planning proposals that have been lodged in their local government area via the applications trackers on their websites.

Planning alerts on the NSW Planning Portal

You can subscribe to receive email alerts and stay up to date about the progress of applications.

Planning Proposals – amendments to local environmental plans or large proposals

<https://www.planningportal.nsw.gov.au/news-alerts>

Major Projects – State significant projects

<https://www.planningportal.nsw.gov.au/major-projects/services/subscribe-notifications>

Exhibition timeframes

Mandatory minimum public exhibition timeframes in the EP&A Act

Requirements in tables 5, 6, 7 and 8 are mandatory requirements for public participation.

Table 5: Mandatory minimum public exhibition timeframes in the EP&A Act

| Strategic planning | |
|---|--|
| Planning function | Exhibition timeframe |
| Draft Community Participation Plan | 28 days |
| Planning proposals for local environmental plans subject to a gateway determination* | 28 days or as specified by the gateway determination which may determine, due to the minor nature of the proposal, that no public exhibition is required |
| Draft development control plan | 28 days |
| Draft contribution plans | 28 days |
| Draft local strategic planning statements | 28 days |
| Draft regional or district strategic plans | 45 days |
| Development assessment | |
| Planning function | Exhibition timeframe** |
| Application for development consent (other than for complying development certificate, for designated development, State significant development or a development type listed in Table 6, Table 7 and Table 8) | 14 days |
| Application for development consent for certain residential State significant development *** including: <ul style="list-style-type: none"> Housing development carried out by certain public authorities (Planning Systems SEPP Schedule 1, Section 26) In-fill affordable housing (Planning Systems SEPP Schedule 1, Section 26A) Build-to-rent housing (Planning Systems SEPP Schedule 1, Section 27) | 14 days |

23 | Draft Community Participation Plan

| | |
|---|--|
| <ul style="list-style-type: none"> Seniors housing (Planning Systems SEPP Schedule 1, Section 28) Development in accelerated TOD precincts (Planning Systems SEPP Schedule 2, Section 19) Development declared SSD under Section 4.36(3) of the EP&A Act that includes residential accommodation | |
| Application for development consent for targeted assessment development, including any amended application under the pathway | 14 days, unless a different period is specified in a state environmental planning policy |
| Application for modification of development consent required to be publicly exhibited by the regulations | 14 days |
| Application for the review of a determination or decision of a consent authority (Division 8.2 review) where the application has been amended pursuant to section 8.3(3) of the EP&A Act | Exhibition timeframe is the same as the original application |
| Application for development consent for all other State significant development**** | 28 days |
| Application for development consent for designated development | 28 days |
| Environmental impact statement for State significant infrastructure under Division 5.2 | 28 days |
| Application for development consent for nominated integrated development or threatened species development | 28 days |
| Application for development consent for category 1 remediation work under Chapter 4 of SEPP (Resilience and Hazards) 2021 | 28 days |
| Environmental impact statement obtained under Division 5.1 | 28 days |
| Council related development | 28 days |

*exhibition of planning proposals must be carried out in accordance with the Departments Local Environmental Plan Making Guideline

** minimum exhibition timeframes can be extended on a case-by-case basis.

*** for applications that rely on a rezoning exhibited by the Department, the details of the proposed amendments to the relevant planning instrument(s) will be publicly exhibited concurrently with the application.

**** exhibition of State significant development applications must be carried out in accordance with the Departments State Significant Development Guidelines

Development types exempt from notification and public exhibition

Exemptions apply for certain development types, listed in Table 6, where the development:

- is permissible in the relevant zone, and,
- meets the relevant planning controls in a local environmental plan, development control plan and/or state environmental planning policy and,
- does not include a 4.6 variation

A minimum 14-day exhibition period applies if the development type is not listed in Table 6, 7 or 8 and does not meet the criteria above.

Table 6: Development exempt from public exhibition and notification

| Residential and related uses | |
|---|---|
| <ul style="list-style-type: none"> • Alterations – Internal alterations • Alterations and additions existing dwellings • Ancillary development (such as pools, sheds, farm buildings) • Boundary adjustment • Demolition (excluding heritage items) • Exhibition Homes and Villages • Group homes • Heritage item – minor works that does not impact item and is located behind the front façade • Residential flat buildings* | <ul style="list-style-type: none"> • Moveable dwellings • New single and two storey dwellings, dual occupancies and attached dwellings • Temporary structures • Rural workers dwellings • Secondary dwellings • Strata and Stratum subdivision • Tree removal where they are not heritage items • Home business and/or home occupation • Shop top housing* |

*a pre-commencement of works notification to adjoining neighbours is required 7 days before works commence.

| Primary production and rural development | |
|---|--|
| <ul style="list-style-type: none"> • Agritourism • Commercial farm | <ul style="list-style-type: none"> • Extensive agriculture • Farm buildings |
| Commercial development | |
| <ul style="list-style-type: none"> • Alterations and additions • Change of use • Take away food and drink premises | <ul style="list-style-type: none"> • Kiosks • Roadside stalls • Signage |

| Industrial development | |
|---|--|
| <ul style="list-style-type: none"> Change of use | <ul style="list-style-type: none"> Industrial retail outlets |
| Community, health, education, recreational and other infrastructure | |
| <ul style="list-style-type: none"> Alterations – internal and external Environmental facility | <ul style="list-style-type: none"> Environmental protections works |
| Tourist and Visitor accommodation | |
| <ul style="list-style-type: none"> Bed and Breakfast accommodation | <ul style="list-style-type: none"> Farm stay accommodation |
| Other | |
| Modifications involving minimal environmental impact | <ul style="list-style-type: none"> Applications made under section 4.55(1) of the EP&A Act. Applications made under section 4.55(1A) of the EP&A Act. Applications made under section 4.56 of the EP&A Act with minimal environmental impact. |
| Application for the review of a determination or decision of a consent authority (Division 8.2 Reviews) | <ul style="list-style-type: none"> Reviews where the application has not been amended pursuant to section 8.3(3) of the EP&A Act. |

Development in the Activation Precincts and Alpine Region

Table 7 below lists the types of development that the Department are not likely to require to be publicly exhibited across the Activation Precincts and Alpine Region.

Table 7: Development in the activation precincts and alpine region

| Generally |
|---|
| <ul style="list-style-type: none"> Modification applications (excluding those required to be publicly exhibited by the EP&A Regulation) Internal and external building alterations and additions (including development applications requiring approval from the NSW Rural Fire Service under section 100B of the Rural Fires Act in accordance with Section 4.46 of the EP&A Act) Change of use of an existing building from a lawful use to another lawful use Signage Subdivision Demolition |

| |
|--|
| <ul style="list-style-type: none"> Infrastructure and servicing |
| Activation Precincts |
| <ul style="list-style-type: none"> Development demonstrating consistency with the Master Plan and Delivery Plan of the relevant Activation Precinct Development accompanied by a current Activation Precinct certificate issued under the Precincts-Regional SEPP, Chapter 3 that applies to the development (excluding those required to be publicly exhibited by the EP&A Regulation) Industrial building works |
| Alpine Region |
| <ul style="list-style-type: none"> Repair, maintenance, or replacement of recreation infrastructure, lifting facility, or snow-making infrastructure (excluding development impacting a biodiversity-mapped area) Development that is consistent with the planning framework, comprising the Snowy Mountains Activation Precinct Master Plan; Precincts-Regional SEPP and Alpine Region DCP. |

Non-legislative public exhibition timeframes

For several planning functions there is no legislative requirement for public exhibition. Consistent with community participation objectives, consent authorities typically publicly exhibit documents related to the exercise of these functions and proposals for the timeframes outlined in Table 8.

Table 8: Non-legislative public exhibition timeframes

| State planning framework | |
|---|---|
| Planning function | Recommended exhibition timeframe |
| Draft legislation, regulation, policies and guidelines (Department) | Discretionary based on the urgency, scale or nature of the proposal |
| Policies and guidelines | 28 days unless decided otherwise due to the urgency, scale and nature of the proposal |
| Strategic planning | |
| Planning function | Recommended exhibition timeframe |
| Draft regional or district strategic plans | 60 days* |
| Draft LSPS | 60 days* |
| Masterplan for urban renewal areas (Department and council) | 42 days unless decided otherwise due to the urgency, scale and nature of the proposal |

| Development assessment | |
|---|--|
| Planning function | Recommended exhibition timeframe |
| Re-exhibition of any amended application or matter (Department and council) | Discretionary based on the urgency, scale and nature of the proposal |

**There is a statutory public exhibition timeframe of 45 days and 28 days as per the EP&A Act, however the Department will exhibit draft strategic plans for 60 days.*

Additionally, the Department may exhibit other proposals consistent with community participation objectives. For these functions, there may also be occasions where a government priority or administrative requirement demands immediate action, and the usual community participation process may be truncated.

Key points to note about public exhibition

- Timeframes are measured in calendar days and include weekends.
- As outlined in Schedule 1 to the EP&A Act, the period between 20 December and 10 January (inclusive of each year) is excluded from the calculation of a period of public exhibition period.
- In certain circumstances there may be merit appeal rights for a person who makes a submission to object during the public exhibition of a development application for designated development and some state significant development projects.
- Public authorities are not required to make available for inspection any part of an environmental impact statement where this publication would, in the opinion of the public authority, be contrary to the public interest due to its confidential nature or for other reasons defined in relevant legislation, such as the Government Information (Public Access) Act 2009.
- As outlined in sections 287 and 287A of the EP&A Regulation, submissions on state significant projects and other development applications where the Minister for Planning and Public Spaces, Planning Secretary or Independent Planning Commission is the consent authority, must be made through the NSW Planning Portal.
- When receiving submissions, a planning authority will adhere to its Privacy Policy and ensure defamation and discrimination laws are not breached.
- The safety of community members, other stakeholders and staff must be considered. Everyone has the right to participate in a respectful environment and are expected to behave in a manner that supports everyone's right to present their point of view.

Glossary

| Planning terms and definitions | |
|--------------------------------------|---|
| Alpine region | means the Alpine Region identified on the <u>State Environmental Planning Policy (Precincts – Regional) 2021, Kosciuszko Alpine Region Land Application Map</u> |
| Activation precinct | A dedicated area within regional New South Wales which has been identified by the NSW Government to drive regional economic development and declared to be an Activation Precinct in a Schedule made under Chapter 3 of the State Environmental Planning Policy (Precincts – Regional) 2021 |
| Community participation plan | The community participation plan prepared and published under Division 2.6 of the EP&A Act |
| Contribution plans | A plan developed by councils for the purposes of imposing conditions requiring local infrastructure contributions to fund new and upgraded public amenities and/or services required to accommodate development |
| Delivery plan | for an Activation Precinct means a delivery plan for the Precinct that is approved by the Planning Secretary under section 3.7 of Chapter 3 of the State Environmental Planning Policy (Precincts – Regional) 2021 |
| Designated development | Designated development refers to high-impact developments (e.g. likely to generate pollution) or those located in or near an environmentally sensitive area |
| Development control plans (DCP) | A plan providing detailed planning and design guidelines to support LEP planning controls |
| Environmental Impact Statement (EIS) | An EIS provides information on the economic, environmental, and social impacts of the project. It helps the community; government agencies and the consent authority make informed submissions or decisions on the project. |
| Gateway determination | A gateway determination is issued following an assessment of the strategic merit of a proposal to amend or create an LEP and allows for the proposal to proceed to public exhibition |
| Local environmental plan (LEP) | An environmental planning instrument developed by a planning proposal authority, generally a council. An LEP sets the planning framework for a Local Government Area |

| | |
|---|---|
| Regional strategic plan | 20-year plans addressing community needs for housing, jobs, infrastructure and a healthy environment for a region |
| State environmental planning policy (SEPP) | An environmental planning instrument developed by the Department, relating to state significant or statewide planning matters |
| State significant development (SSD) | Developments may be declared to have State significance due to their size, location, economic value or potential impacts, for example new schools, hospitals and energy generating facilities |
| State significant infrastructure (SSI) | SSI includes major transport and services developments with significance and impact beyond the local area, for example rail infrastructure, road infrastructure and water storage or treatment facilities |
| Masterplan for urban renewal areas (Department and council) | <p>Growth centres: Land identified in SEPP (Precincts – Central River City) 2021 and SEPP (Precincts – Western Parkland City) 2021, earmarked for the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity</p> <p>Areas identified as having good access to existing or planned public transport connections, suitable for rejuvenation with new homes and jobs</p> <p>State significant precincts which are large areas of predominantly State-owned land within Greater Sydney, identified by the NSW Government as areas for growth because of their social, economic or environmental characteristics</p> |

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Department of Planning, Housing and Infrastructure

Community Participation Plan

Discussion Paper

April 2026





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Community Participation Plan

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Introduction

The NSW Government is implementing legislative reforms to make the planning system faster, fairer and more outcomes focused. As part of these reforms, a single Community Participation Plan is proposed to apply across the State, standardising public exhibition and notification requirements and, providing certainty for all stakeholders who interact with the planning system.

There are currently over 120 different Community Participation Plans and community engagement strategies implemented across NSW, leading to inconsistent consultation practices and timeframes for public exhibition of draft proposals. These inconsistencies mean that similar developments proposals can require different processes depending on location.

A new statewide Community Participation Plan will reduce unnecessary consultation for low-risk or strategically assessed projects while preserving meaningful community input on significant developments. The new plan encourages community participation during the consultation process, highlights ways that you can stay informed on strategic plans or developments in your local area and provides guidance on how to respond to developments or plans that affect you.

Purpose of this discussion paper

This discussion paper outlines the key changes proposed to community participation for local development applications, complying development certificates, and strategic planning and other planning matters.

This paper should be read alongside the draft statewide Community Participation Plan that is currently available for public feedback and the broader reforms to the NSW planning system introduced by the NSW Government.

Feedback on this discussion paper will be used to inform the final version of the statewide plan and possible further changes to the Environmental Planning and Assessment Act 1979 (EP&A Act) and *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) required to implement any final changes.

Have your say

The NSW Government invites feedback on the information outlined in this discussion paper including proposed consultation timeframes for development applications, changes to complying development certificates, strategic planning, and other planning matters.

Public exhibition period details are included in the draft statewide Community Participation Plan on the NSW Planning Portal. To give your feedback, you can:

- upload a submission via the NSW Planning Portal
- participate in the online survey on the NSW Planning Portal
- email questions about the discussion paper and draft statewide plan to the project team at CPP@dphi.nsw.gov.au

Background

Role of the Community Participation Plan

The plan provides detail on how planning authorities will engage with the community and other stakeholders in the decision-making process for planning decisions. The draft plan sets an expectation that public exhibition and engagement is proportionate to the impact and type of development proposed, and the scale of a strategic plan or planning instrument. The draft plan will provide a consistent approach across the state, making it easier for stakeholders and communities to understand the minimum and typical public exhibition timeframes.

The draft plan highlights the importance of using engagement strategies to outline specific mechanisms and tools for how councils and other planning authorities engage with communities and stakeholders on planning matters. This will ensure all audiences, including young people, people living with disabilities, the elderly, those living in rural areas, Aboriginal and Torres Strait Islanders and culturally and linguistically diverse people, can engage effectively.

Currently there are large differences in how councils notify the community and stakeholders of different development types.

Some councils rely on default public exhibition timeframes of 14 days for all development types, while other councils specify different public exhibition timeframes for different types of development, ranging from zero to 28 days.

This has created confusion and adds unnecessary time to the assessment of development application between different local government areas.

To encourage greater participation in the early stages of the planning process such as regional and district strategic plans, longer public exhibition timeframes are proposed. Community knowledge is critical in creating a shared vision for an area at this stage, and this approach will ensure more meaningful upfront engagement, accessibility and inclusion early in the decision-making process.

The draft plan brings together the strengths of current Community Participation Plans used by councils and other planning authorities into one applicable statewide document, that is simple to navigate.

Current public exhibition timeframes

A review of councils' existing Community Participation Plans found that they can vary significantly between councils, even adjoining councils. Differences include the information provided in the plan, timeframes for public exhibition of the same development types, and default public exhibition timeframes.

Table 1 highlights the current differences in public exhibition timeframes for the same development type found from a selection of metropolitan and regional council public exhibition timeframes for the same development type.

Councils should be applying consistent minimum public exhibition timeframes for low impact development types in the first instance and only increasing public exhibition timeframes to 14 days where development will result in higher impacts. Where a proposed development already meets the

agreed development controls which were informed by upfront strategic planning and community and stakeholder engagement, notification may not be necessary.

Key

Exempt
from
exhibition

Table 1: Public exhibition timeframes across a sample of 14 different councils

| Council | Development Type | | | | | | | Signa ge | Notes |
|----------------------|---------------------------------|------------|---------------------------------|-----------------------------------|-----------------------|---------------------|----------------------|-------------|--|
| | Internal building (residential) | Demolition | Dwelli ng - one storey | Alts / adds - one storey | Ancillary residential | Secondary dwellings | Boundary adjustments | | |
| Blacktown | 7 | 7 | 7 | 7 | 7 | 7* | | - | *up to two storeys |
| Canterbury-Bankstown | | | | | | 14 | | - | |
| Inner West | | * | 14 | 14 | 14 | 14 | 14 | | *ancillary structures |
| Fairfield | | 14 | 14 | 14 | 14 | 14 | 14 | | |
| Liverpool | | 14 | | | | 14 | 14 | | |
| Parramatta | | | 14 | 14 | 14 | 14 | | - | |
| Wollondilly | | | * | * | 7^ | 7^ | | 14* | *criteria applies for exemption (i.e setbacks, heritage) ^only exempt when in residential zones |
| Woollahra | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | exemptions only apply for emergency works |
| Kempsey | | 14 | | | | | | | |
| Narrabri | 14 | 14 | 14 | 14 | 14 | 14 | | - | |
| Shellharbour | | - | | | | 14 | | | In greenfield release area |
| Shoalhaven | | | | | | | | | |
| Dubbo | | 14 | | | | 14 | | 14 | |
| Wollongong | | | | | | 14 | * | ^ | *minor adjustments ^ business zones |

Proposed changes to notification and public exhibition of strategic planning

Public exhibition of strategic planning

As part of the suite of planning system reforms passed by the NSW Parliament in November 2025, the objects of the Act have been updated to better reflect today's planning priorities. The new objects embed proportionality into planning processes and decision-making, ensuring that assessment efforts respond to the scale and impact of development proposals.

Early engagement builds community confidence in the planning system, provides greater transparency about how decisions are made and ensures that potential concerns and priorities are explored proactively rather than reactively.

For example, public exhibition of the draft Sydney Plan was recently open for 58 days (Christmas period excluded) due to the significance of this strategic document.

The draft Community Participation Plan aligns with this intent by encouraging and strengthening meaningful upfront community consultation at the strategic planning stage, ensuring the focus is on engaging earlier in the process with individuals and communities so that issues and priorities are identified and addressed prior to development assessment.

The Department is proposing to commit to a longer exhibition timeframe beyond the legislated minimum 45-day public exhibition timeframe in the plan to provide more time for the community and stakeholders to respond to strategic planning documents and proposals.

Strategic land use plans set out a clear framework for areas of growth, infrastructure needs, environmental challenges and economic opportunities. It is the single most important stage in the planning process as individuals and communities can have a say on where they think development should occur and where infrastructure is needed most.

Extension to minimum public exhibition timeframes for regional strategic plans

In the draft plan, it is proposed to introduce:

- a minimum non-legislated 60-day public exhibition timeframe for draft regional or district strategic plans
- a minimum non-legislated 60-day public exhibition timeframe for local strategic planning statements

These changes will provide a greater opportunity to undertake targeted engagement with communities and allow additional time for stakeholders and the community to consider and provide meaningful submissions when it is most valuable. To facilitate the proposed changes, amendments to legislation will be considered.

Proposed changes to notification and exhibition of land-use planning

Public exhibition of planning proposals

Public exhibition period of a planning proposal

The *Environmental Planning and Assessment Act 1979* specifies that unless a public exhibition period for a planning proposal is specified in the gateway determination, a minimum public exhibition period of 28-days should apply.

The appropriate public exhibition period is guided by the *LEP Making Guideline – August 2023*, which includes recommendations based on the categorisation or perceived impact of the proposal. The current legislation allows for gateway determination to specify a shorter period, or no-exhibition if so specified. The planning proposal may be varied by a Planning Proposal Authority at any time and re-exhibition of the proposal may be required if the minister (or delegate) determines further consultation is required.

Local environmental plans are tools to implement the strategic planning priorities of the state and local government area, through changes to local zoning and development controls.

Planning proposals are the first step in the process of amending a local environmental plan which describe how statutory changes will link with strategic plans.

Planning proposals can be site-specific, apply to a precinct or make changes across a local government area.

Pre-rezoning: precinct plans, master plans, and structure plans

When councils or the Department propose changes to a precinct through rezoning, they prepare a master plan (or equivalent) which precedes the local environmental plan making process.

Precinct and master plans take a place-based approach to guiding growth, and detailing actions and objectives for specific areas based on broader strategic plans. They outline the future vision for development, infrastructure, land use and public spaces at a high-level.

Before adopting a master plan, councils or the Department undertake community engagement to seek feedback on the proposed framework. While public exhibition periods for master plans are not legislated, the draft statewide plan proposes:

- a standard 42-day public exhibition period for masterplans as best-practice (unless adjusted due to urgency, scale or the nature of the project).

Removing the requirement to re-exhibit master plans at the planning proposal stage

The draft plan proposes to:

- shorten or remove public exhibition requirements at the planning proposal stage, where consultation has already occurred as part of a recent masterplan or related strategic planning update. This would involve a change to the LEP making guidelines to outline that the

recommended period of public exhibition for a planning proposal where consultation has occurred and is consistent with an exhibited masterplan stage is zero to 14 days.

This approach avoids duplication, promotes early engagement at the strategic planning stage and shortens planning proposal timeframes so homes and infrastructure can be delivered faster.

Further updates to the *LEP Making Guideline – August 2023* will outline the process moving forward.

Proposed changes to notification and public exhibition of development applications and complying development certificates

Notification of a complying development certificate

Complying development does not require public exhibition like a development application, so public input is not considered by the certifier or council in determining a complying development certificate.

The certifier's role is to assess proposed development occurring on land where complying development is permitted and to determine whether it meets the relevant development standards of the *State Environmental Planning Policy (Exempt and Complying Development Code) 2008*.

There are currently inconsistencies in how CDCs are notified across NSW:

- in 34 metropolitan local government areas – certifiers cannot determine a complying development certificate for 14 days after notice is given for certain forms of complying development. 7-days' notice is also given to neighbours before works commence for certain new additions and demolition of existing buildings
- other local government areas – There is no requirement to notify neighbours before determining complying development certificates and two days' notice is also given to neighbours before works commence for certain new additions and demolition of existing buildings

This results in different complying development certificate determination timeframes and notice requirements across NSW, from 20 days for the 34 select metropolitan local government areas, 10 days for the other local government areas, and, 10 days for Pattern Book related development.

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

To provide consistency across NSW, the following changes to the *Environmental Planning and Assessment Regulation 2021* are proposed:

- removal of the 7 and 14 day written notice requirements before a complying development certificate is determined.
- retention of the notice to council advising the CDC determination.
- a 7-day pre-commencement of work notification for new buildings, additions and demolition in all local government areas.

These changes are proposed given submissions and objections cannot be made and the certifier or council's role is to determine whether the development is compliant with the existing relevant environmental planning instrument. Increasing and providing consistency for the pre-commencement of work notification across NSW will give greater notice to adjoining neighbours of proposed works before they commence.

Public exhibition of local development applications

Under the *Environmental Planning and Assessment Act 1979*, councils have discretion on how local development applications are notified. This has resulted in inconsistent public exhibition timeframes that currently range from zero to 28 days.

Currently, councils can specify shorter or longer public exhibition periods than the standard 14 days in their Community Participation Plans. Higher impact proposals – such as environmentally sensitive, designated, or nominated integrated development – require extended public exhibition periods of 28 days.

Councils also have discretion to choose certain types of low impact development. This typically includes internal residential alterations, new one or two storey dwellings, subdivisions, and ancillary structures such as pools, sheds, and garages.

Development exempt from public exhibition means that adjoining neighbours will not be notified by their council that a development application has been received for a site, allowing councils to complete their assessment of the application.

Development exempt from public exhibition and notification

The draft Community Participation Plan, proposes:

- certain development types will be exempt from public exhibition and notification, listed in Table 2, where the development:
 - is permissible in the relevant zone and,
 - meets the relevant planning controls in a local environmental plan, development control plan and/or state environmental planning policy and,
 - does not include a 4.6 variation

Development types exempt from public exhibition and notification will allow development to be assessed quickly, reducing the administrative burden on councils and supporting their alignment with the Minister’s Statement of Expectations and the NSW Government’s Faster Assessments program.

The proposed development types exempt from public exhibition and notification are identified in Table 2. These development types were informed by public exhibition exemptions from current council Community Participation Plans and development types that can be undertaken as complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* without public exhibition.

Table 2 Mandatory exhibition requirements - Development types exempt from public exhibition and notification

| Residential and related uses | |
|--|--|
| Alterations - Internal alterations | Moveable dwellings |
| Alterations and additions to existing dwellings | New single and two storey dwellings, dual occupancies and attached dwellings |
| Ancillary development (such as pools, sheds, farm buildings) | Temporary structures |

| | |
|---|--|
| Boundary adjustment | Rural workers dwellings |
| Demolition (excluding heritage items) | Secondary dwellings |
| Exhibition homes and villages | Strata and Stratum subdivision |
| Group homes | Tree removal where they are not heritage items |
| Heritage item – minor works that does not impact item and is located behind the front façade | Home business and/or home occupation |
| Residential flat buildings* | Shop top housing* |
| <i>*a pre-commencement of works notification to adjoining neighbours is required 7 days before works commence</i> | |
| Primary production and rural development | |
| Agritourism | Extensive agriculture |
| Commercial farm | Farm buildings |
| Commercial development | |
| Alterations and additions | Kiosks |
| Change of use | Roadside stalls |
| Take away food and drink premises | Signage |
| Industrial development | |
| Change of use | Industrial retail outlets |
| Community, health, education, recreational and other infrastructure | |
| Alterations – internal and external | Environmental protections works |
| Environmental facility | |
| Tourist and Visitor accommodation | |
| Bed and Breakfast accommodation | Farm stay accommodation |
| Other | |
| Modifications involving minimal environmental impact | Applications made under section 4.55(1) of the EP&A Act. Applications made under section 4.55(1A) of the EP&A Act. Applications made under section 4.56 of the EP&A Act with minimal environmental impact. |

| | |
|---|--|
| Application for the review of a determination or decision of a consent authority (Division 8.2 Reviews) | Reviews where the application has not been amended pursuant to section 8.3(3) of the EP&A Act. |
|---|--|

Public exhibition of division 8.2 reviews

To support the NSW Government's Planning Systems Reforms, and increase the uptake of internal reviews, the draft Community Participation Plan proposes changes to the public exhibition period of certain types of reviews. Currently, review applications are to be exhibited for 14 days unless the Community Participation Plan specifies otherwise.

To resolve unnecessary exhibition, in the draft Community Participation Plan the Department is proposing:

- that an application for review that has not been amended pursuant to section 8.3(3) will be exempt from public exhibition. The consent authority will consider submissions made on the original application in determining the review. Notification to previous submitters may still be made.
- where an application has been amended under section 8.3(3), the public exhibition period is to be the same as the original application.

Residential flat buildings and shop top housing

Residential flat buildings and shop top housing are development types which are proposed to be exempt from standard public exhibition and notification across NSW where:

- residential flat buildings or shop top housing are permissible in the relevant zone, and,
- the development meets the controls under a local environmental plan, development controls plan and/or a state environmental planning policy, and,
- does not include a 4.6 variation.

To ensure communities are still being informed, a new pre-commencement notification that requires written notice to adjoining neighbours 7 days prior to works commencing is proposed.

Targeted assessment

The targeted assessment pathway introduced as part of the planning system reforms allows certain steps in the development assessment process such as public exhibition to be turned off where those matters have already been addressed through earlier planning processes. This would be implemented through the introduction of a state environmental planning policy.

Public exhibition requirements for the targeted assessment pathway are detailed in the *Environmental Planning and Assessment Act 1979* and included in the draft Community Participation Plan.

Higher impact development

The current minimum 28-day public exhibition timeframe for high impact development such as development that requires an environmental impact statement, designated development, and nominated integrated development will remain unchanged to reflect their impact and proportionality in the planning system.

Using engagement strategies to specify how the community can engage on local planning matters

A council's Community Engagement Strategy (CES), required under the *Local Government Act 1993*, sets how council intends to engage the community for plans, policies, programs and key activities including Council's community strategic plan, plans of management, and council's planning and delivery of services and infrastructure.

When incorporating planning activities into their CES, the principles for engagement under the *Environmental Planning and Assessment Act 1979* and the statewide Community Participation Plan should be considered. Guidance is available to assist in preparing their engagement strategies through the Office of Local Government's Integrated Planning and Reporting Guidelines and Handbook

Savings and Transitional arrangements

A large number of councils and planning authorities currently have combined community participation plans and Community Engagement Strategies. Transitional arrangements will be in place to confirm that Community Engagement Strategies that are combined with community participation plans remain valid, while any timeframes referenced in community participation plans regarding planning processes have no effect on adoption of the proposed statewide plan.

Determining authorities under Part 5 of the *Environmental Planning and Assessment Act* 1979 and the Independent Planning Commission

Determining authorities

Several determining authorities can carry out development without consent as part of their everyday responsibilities, such as water supply infrastructure being constructed by a water utility provider.

Self- assessment of these activities is undertaken under Part 5 of the EP&A Act, which ensures determining authorities consider environmental issues before they undertake or approve an activity that does not require development consent from a council or the Minister.

These authorities were previously required to prepare their own community participation plan if an environmental impact statement was required.

The consultation requirements for these authorities will now be incorporated in the statewide plan. Agency specific engagement strategies will continue to sit alongside the statewide plan and continue to outline specific mechanisms and tools an agency will use to engage with communities and stakeholders.

Independent Planning Commission

The Independent Planning Commission is the declared consent authority for certain State significant development applications.

Unlike a typical consent authority, some of the ordinary consent authority functions of the Commission are carried out by the Planning Secretary (through the Department of Planning, Housing and Infrastructure) on behalf of the Commission. Among these functions are, at section 4.6(d) of EP&A Act, carrying out the community participation requirements of Division 2.6 (of the EP&A Act).

As part of its commitment to public engagement, the Commission will typically conduct further processes in addition to the formal statutory community participation requirements that are already carried out on its behalf by the Department. Some of these processes are mandatory – the Commission must conduct a public hearing when directed to do so by the minister – while others are discretionary but standard practice. For example, the Commission will always accept written submissions on matters on which it is deliberating, and may, in certain circumstances, also conduct stakeholder meetings, public or local meetings.

The Commission's Engagement Strategy, as updated from time to time, sets out in more detail the public engagement undertaken by the Commission.

Planning system reforms

Planning system reforms

The *Environmental Planning and Assessment Amendments (Planning System Reforms) Act 2025* was passed by both Houses of Parliament on 11 November 2025 and received assent on 24 November 2025. The first stage of the reforms commenced on 15 December 2025, introducing the new objects, establishing the Housing Delivery Authority (HDA) and Development Coordination Authority (DCA) in law, changes to the matters for consideration in determining a development application, and commencing initial changes to planning panels.

A second proclamation was made on 25 February 2026 to commence additional provisions including changes to appeals and reviews, a broadening of the scope of minor modifications, and the introduction of targeted assessment and proportionality into Part 5 assessments. These provisions commenced on 21 March 2026.

The remaining provisions will commence as part of a subsequent proclamation at a later date to allow for further consultation, system updates, and alignment with future regulatory changes, including the commencement of the new statewide Community Participation Plan.

Further changes

There are further changes that will need to occur associated with the introduction of the new statewide plan. These include:

- savings and transitional arrangements to confirm existing engagement strategies continue to apply following the making of the draft statewide plan, but the statewide plan prevails to the extent of any inconsistency in terms of any exhibition periods for development applications and modifications
 - savings and transitional arrangements so that existing development applications, strategic plans and planning proposals are not subject to any additional notification requirements.
 - an amendment to the *Environmental Planning and Assessment Regulation 2021* to deliver the complying development certificate notification changes and review other changes.
-

Monitoring the Community Participation Plan

The Department will monitor and evaluate its engagement activities by reference to the measurable actions outlined in the draft statewide plan.

A review of timeframes may be undertaken within 12 months of the publication of the final statewide plan.

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Attachment 1– Investment Report APRIL 2026



INVESTMENT
REPORT
APRIL 2026

INVESTMENT REPORT APRIL 2026

0BInvestment Report APRIL 2026

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OB Investment Report APRIL 2026

April 2026 Investment Report

Statement of Cash Investments as of 30 April 2026

| STATEMENT OF CASH INVESTMENTS | | | | | | | |
|-------------------------------|--|------------------|-------------------------|------|----------------|------------|---------------------|
| Maturity Date | Bank/Issuer | Long Term Rating | Fair Value | Term | Interest | Issue Date | Investment Type |
| 07/05/26 | ING | A | \$4,000,000.00 | 371 | 4.18% | 01/05/25 | Term Deposits |
| 20/05/26 | Suncorp Bank | AA- | \$2,000,000.00 | 251 | 4.19% | 11/09/25 | Term Deposits |
| 27/05/26 | National Australia Bank (NAB) | AA- | \$2,000,000.00 | 252 | 4.15% | 17/09/25 | Term Deposits |
| 03/06/26 | Bank of Queensland | A- | \$2,500,000.00 | 196 | 4.33% | 19/11/25 | Term Deposits |
| 10/06/26 | MyState Bank | BBB | \$3,000,000.00 | 152 | 4.50% | 09/01/26 | Term Deposits |
| 17/06/26 | MyState Bank | BBB | \$2,000,000.00 | 146 | 4.40% | 22/01/26 | Term Deposits |
| 24/06/26 | Bank of Queensland | A- | \$3,000,000.00 | 208 | 4.39% | 28/11/25 | Term Deposits |
| 25/06/26 | National Australia Bank (NAB) | AA- | \$3,000,000.00 | 365 | 4.15% | 25/06/25 | Term Deposits |
| 01/07/26 | Heartland Bank Australia | BBB | \$2,000,000.00 | 258 | 4.30% | 16/10/25 | Term Deposits |
| 01/07/26 | Bank of Queensland | A- | \$3,000,000.00 | 210 | 4.39% | 03/12/25 | Term Deposits |
| 08/07/26 | Australian Military Bank | BBB+ | \$2,000,000.00 | 182 | 4.61% | 07/01/26 | Term Deposits |
| 15/07/26 | Bank of Queensland | A- | \$2,000,000.00 | 161 | 4.56% | 04/02/26 | Term Deposits |
| 22/07/26 | Bank of Queensland | A- | \$2,000,000.00 | 166 | 4.63% | 06/02/26 | Term Deposits |
| 29/07/26 | Bank of Queensland | A- | \$2,500,000.00 | 168 | 4.72% | 11/02/26 | Term Deposits |
| 31/08/26 | ING | A | \$2,000,000.00 | 367 | 4.58% | 29/08/24 | Term Deposits |
| 10/09/26 | ING | A | \$2,000,000.00 | 374 | 4.63% | 30/08/24 | Term Deposits |
| 17/09/26 | National Australia Bank (NAB) | AA- | \$2,000,000.00 | 365 | 4.16% | 17/09/25 | Term Deposits |
| 23/09/26 | Heritage Bank | BBB+ | \$2,500,000.00 | 222 | 4.61% | 13/02/26 | Term Deposits |
| 07/10/26 | Heartland Bank Australia | BBB | \$2,500,000.00 | 229 | 4.85% | 20/02/26 | Term Deposits |
| 21/10/26 | Heartland Bank Australia | BBB | \$2,000,000.00 | 232 | 4.95% | 03/03/26 | Term Deposits |
| 28/10/26 | ING | A | \$2,000,000.00 | 372 | 4.74% | 21/10/24 | Term Deposits |
| 05/11/26 | ING | A | \$16,500,000.00 | 372 | 4.94% | 29/10/24 | Term Deposits |
| 16/12/26 | National Australia Bank (NAB) | AA- | \$2,000,000.00 | 328 | 4.55% | 22/01/26 | Term Deposits |
| 13/01/27 | ING | A | \$2,000,000.00 | 324 | 4.84% | 13/02/26 | Term Deposits |
| 20/01/27 | ING | A | \$2,000,000.00 | 345 | 4.79% | 06/02/26 | Term Deposits |
| 27/01/27 | ING | A | \$3,000,000.00 | 362 | 4.78% | 30/01/26 | Term Deposits |
| 04/02/27 | ING | A | \$4,000,000.00 | 644 | 4.10% | 01/05/25 | Term Deposits |
| 17/02/27 | Heartland Bank Australia | BBB | \$2,000,000.00 | 365 | 5.00% | 17/02/26 | Term Deposits |
| 03/03/27 | Heartland Bank Australia | BBB | \$2,500,000.00 | 369 | 5.00% | 27/02/26 | Term Deposits |
| 18/03/27 | National Australia Bank (NAB) | AA- | \$2,000,000.00 | 678 | 4.09% | 09/05/25 | Term Deposits |
| 01/04/27 | ING | A | \$4,000,000.00 | 700 | 4.08% | 01/05/25 | Term Deposits |
| 14/04/27 | Heartland Bank Australia | BBB | \$2,500,000.00 | 411 | 5.05% | 27/02/26 | Term Deposits |
| 21/04/27 | Heartland Bank Australia | BBB | \$2,000,000.00 | 414 | 5.10% | 03/03/26 | Term Deposits |
| 06/05/27 | ING | A | \$2,500,000.00 | 728 | 4.03% | 08/05/25 | Term Deposits |
| 12/05/27 | Rabobank Aus Limited | A | \$2,000,000.00 | 730 | 4.22% | 12/05/25 | Term Deposits |
| 20/05/27 | National Australia Bank (NAB) | AA- | \$2,000,000.00 | 741 | 4.07% | 09/05/25 | Term Deposits |
| 26/05/27 | Beyond Bank | BBB+ | \$2,500,000.00 | 447 | 5.10% | 05/03/26 | Term Deposits |
| 09/06/27 | Queensland Police Credit Union | BBB | \$2,000,000.00 | 454 | 5.30% | 12/03/26 | Term Deposits |
| 23/06/27 | Judo Bank | BBB | \$2,000,000.00 | 462 | 5.37% | 18/03/26 | Term Deposits |
| 30/06/27 | Beyond Bank | BBB+ | \$2,500,000.00 | 482 | 5.10% | 05/03/26 | Term Deposits |
| 07/07/27 | Judo Bank | BBB | \$2,000,000.00 | 476 | 5.37% | 18/03/26 | Term Deposits |
| 14/07/27 | Judo Bank | BBB | \$2,000,000.00 | 476 | 5.55% | 25/03/26 | Term Deposits |
| 21/07/27 | Unity Bank | BBB+ | \$2,000,000.00 | 476 | 5.65% | 01/04/26 | Term Deposits |
| 04/08/27 | Unity Bank | BBB+ | \$2,000,000.00 | 482 | 5.67% | 09/04/26 | Term Deposits |
| 01/09/27 | Unity Bank | BBB+ | \$2,000,000.00 | 510 | 5.67% | 09/04/26 | Term Deposits |
| 29/09/27 | Unity Bank | BBB+ | \$2,000,000.00 | 531 | 5.60% | 16/04/26 | Term Deposits |
| 29/10/27 | ING | A | \$2,000,000.00 | 729 | 4.25% | 30/10/25 | Term Deposits |
| 08/03/28 | Judo Bank | BBB | \$2,000,000.00 | 721 | 5.40% | 18/03/26 | Term Deposits |
| 11/05/28 | Rabobank Aus Limited | A | \$2,000,000.00 | 1095 | 4.37% | 12/05/25 | Term Deposits |
| 30/10/28 | ING | A | \$2,000,000.00 | 1096 | 4.33% | 30/10/25 | Term Deposits |
| 30/10/26 | Westpac | AA- | \$2,000,000.00 | 183 | 4.30% | 30/10/25 | Tailored Deposit |
| 15/05/26 | Bendigo Adelaide Bank | A | \$1,000,000.00 | 88 | 5.21% | 15/05/23 | Floating Rate Notes |
| 15/06/26 | Teachers Mutual Bank | BBB+ | \$850,000.00 | 91 | 4.85% | 16/06/21 | Floating Rate Notes |
| 19/08/26 | ING Bank Covered | AAA | \$500,000.00 | 181 | 4.37% | 19/08/21 | Floating Rate Notes |
| 14/09/26 | Macquarie Bank | A+ | \$1,600,000.00 | 182 | 5.02% | 14/09/23 | Floating Rate Notes |
| 23/12/26 | Commonwealth Bank | AA- | \$2,000,000.00 | 275 | 4.72% | 23/09/21 | Floating Rate Notes |
| 22/03/27 | ING | A | \$1,000,000.00 | 364 | 5.26% | 22/03/24 | Floating Rate Notes |
| 14/05/27 | Bendigo Adelaide Bank | A- | \$800,000.00 | 452 | 4.96% | 14/05/24 | Floating Rate Notes |
| 18/08/27 | Commonwealth Bank | AA- | \$1,000,000.00 | 546 | 4.99% | 18/08/22 | Floating Rate Notes |
| 13/09/27 | AMP | BBB+ | \$1,300,000.00 | 549 | 5.45% | 11/09/24 | Floating Rate Notes |
| 01/11/27 | Great Southern Bank | BBB+ | \$1,150,000.00 | 637 | 4.88% | 01/11/24 | Floating Rate Notes |
| 13/01/28 | Commonwealth Bank | AA- | \$1,500,000.00 | 640 | 5.49% | 13/01/23 | Floating Rate Notes |
| 19/01/28 | Rabobank Aus Branch | A+ | \$1,000,000.00 | 639 | 5.51% | 19/01/23 | Floating Rate Notes |
| 16/02/28 | Westpac | AA- | \$1,000,000.00 | 729 | 4.94% | 16/02/23 | Floating Rate Notes |
| 09/05/28 | Bank of Queensland Covered | AAA | \$1,250,000.00 | 820 | 5.14% | 09/05/23 | Floating Rate Notes |
| 17/08/28 | Commonwealth Bank | AA- | \$1,250,000.00 | 912 | 4.91% | 17/08/23 | Floating Rate Notes |
| 03/10/28 | Teachers Mutual Bank | BBB+ | \$2,000,000.00 | 910 | 5.27% | 03/10/25 | Floating Rate Notes |
| 20/11/28 | Bank of Queensland | A- | \$1,500,000.00 | 1004 | 4.76% | 20/11/25 | Floating Rate Notes |
| 23/04/29 | Bendigo Adelaide Bank | A- | \$500,000.00 | 1096 | 5.16% | 23/04/26 | Floating Rate Notes |
| 20/08/29 | ING | A | \$1,800,000.00 | 1277 | 5.01% | 20/08/24 | Floating Rate Notes |
| 27/09/29 | Suncorp Bank | AA- | \$2,100,000.00 | 1280 | 5.22% | 27/09/24 | Floating Rate Notes |
| 18/03/30 | National Australia Bank (NAB) | AA- | \$1,600,000.00 | 1461 | 5.09% | 18/03/25 | Floating Rate Notes |
| 21/05/30 | Suncorp Bank | AA- | \$700,000.00 | 1548 | 4.92% | 21/05/25 | Floating Rate Notes |
| 19/06/30 | Westpac | AA- | \$1,200,000.00 | 1553 | 5.10% | 19/06/25 | Floating Rate Notes |
| 10/07/30 | Rabobank Aus Branch | A+ | \$1,000,000.00 | 1552 | 5.18% | 10/07/25 | Floating Rate Notes |
| 17/07/30 | Macquarie Bank | A+ | \$1,100,000.00 | 1552 | 5.15% | 17/07/25 | Floating Rate Notes |
| 15/08/30 | ING | A | \$500,000.00 | 1641 | 4.74% | 15/08/25 | Floating Rate Notes |
| 15/01/31 | Commonwealth Bank | AA- | \$1,500,000.00 | 1736 | 5.06% | 15/01/26 | Floating Rate Notes |
| 24/08/26 | Suncorp Covered | AAA | \$2,000,000.00 | 181 | 3.25% | 20/04/22 | Fixed Rate Bond |
| 21/01/30 | Westpac | AA- | \$1,800,000.00 | 1461 | 4.95% | 21/01/25 | Fixed Rate Bond |
| 21/05/30 | Suncorp Bank | AA- | \$500,000.00 | 1642 | 4.60% | 21/05/25 | Fixed Rate Bond |
| 17/07/30 | Macquarie Bank | A+ | \$1,000,000.00 | 1640 | 4.37% | 17/07/25 | Fixed Rate Bond |
| 15/08/30 | ING | A | \$500,000.00 | 1641 | 4.28% | 15/08/25 | Fixed Rate Bond |
| 15/01/31 | Commonwealth Bank | AA- | \$800,000.00 | 1826 | 5.03% | 15/01/26 | Fixed Rate Bond |
| | AMP | BBB+ | \$4,000,000.00 | | 4.75% | | AMP |
| | AMP | BBB+ | \$500,000.00 | | 2.25% | | AMP |
| | Macquarie Bank | A+ | \$301.29 | | 4.15% | | Macquarie Bank |
| | Commonwealth Bank | AA- | \$5,000,000.00 | | 4.10% | | CBA BOS |
| | 30/04/26 | | \$189,400,801.29 | | 4.7338% | | |
| | TOTAL INVESTMENTS at 31/03/2026 | | \$186,400,905.41 | | 4.6310% | | |
| | Net Increase/(Decrease) in Investments | | (\$6,000,104.12) | | 0.1028% | | |

Certificate of the Responsible Accounting Officer

I certify that as at the date of this report, the investments listed have been made and are held in compliance with Council's Investment Policy and applicable legislation.

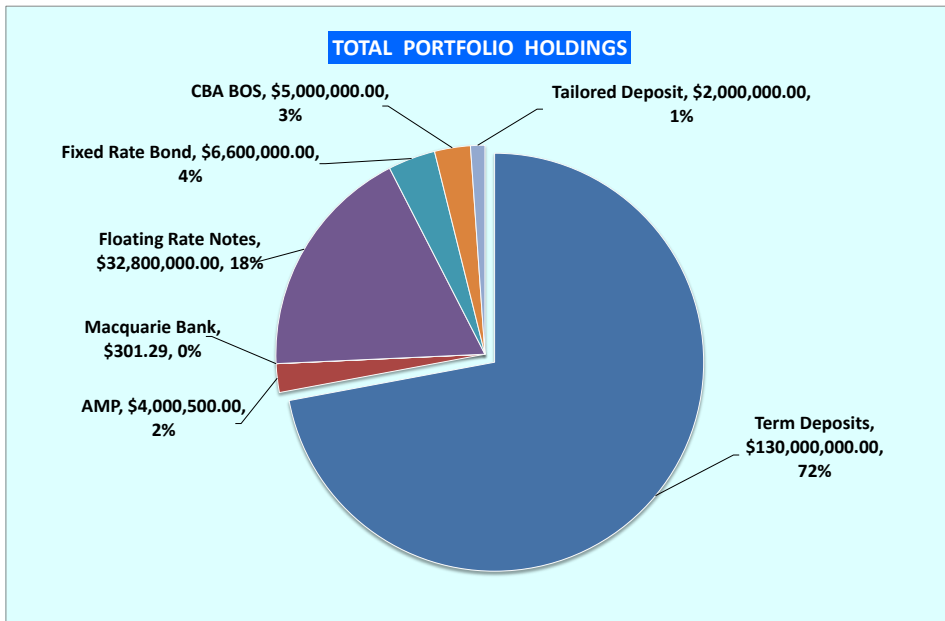
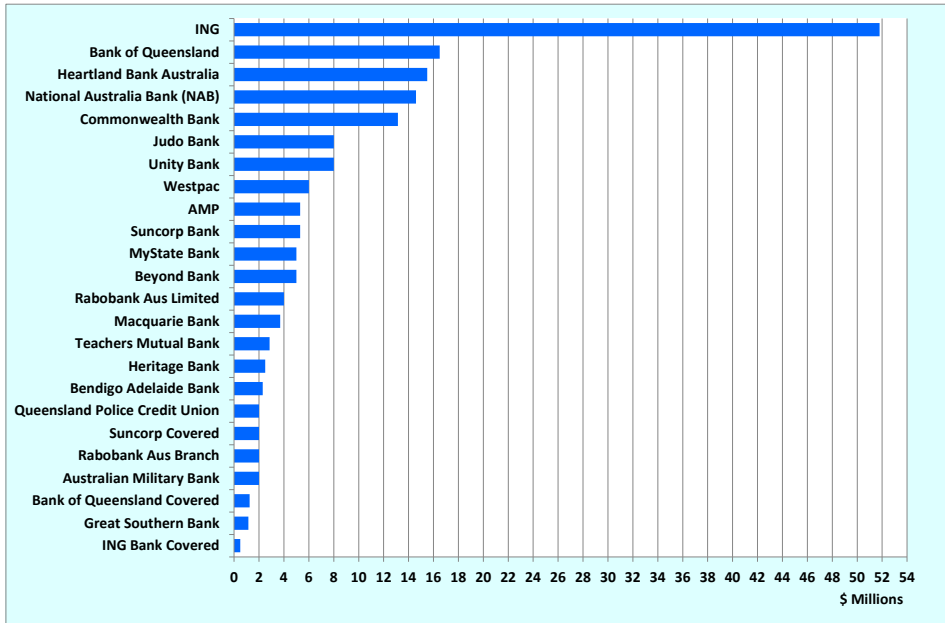
Jourdan Di Leo

Date: 05 May 2026

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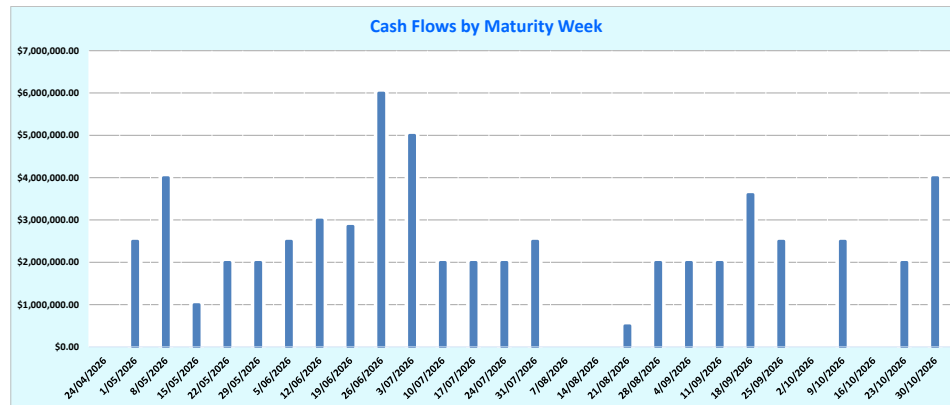
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Total Investment Deposits by Institution as of 30 April 2026



OB Investment Report APRIL 2026

Weekly cash flow forecast for 6 months as of 30 April 2026



Individual Counterparty Limits for Term Deposits, Fixed Rate Notes, Floating Rate TDs, and FRNs as per Council Investment Policy

| LT Ratings | ADI | Individual Limit | % of Portfolio |
|------------------------|--------------------------------|------------------|----------------|
| AAA | ING Bank Covered | 50% | 0.28% |
| | Bank of Queensland Covered | 50% | 0.69% |
| | Suncorp Covered | 50% | 1.11% |
| AA- | Suncorp Bank | 45% | 2.94% |
| | Westpac | 45% | 3.33% |
| | National Australia Bank (NAB) | 45% | 8.09% |
| | Commonwealth Bank | 45% | 7.29% |
| A+ | Rabobank Aus Branch | 30% | 1.11% |
| | Macquarie Bank | 30% | 2.05% |
| A | Rabobank Aus Limited | 30% | 2.22% |
| | ING | 30% | 28.71% |
| A- | Bank of Queensland | 30% | 9.15% |
| | Bendigo Adelaide Bank | 30% | 1.27% |
| BBB+ | Great Southern Bank | 10% | 0.64% |
| | Australian Military Bank | 10% | 1.11% |
| | Heritage Bank | 10% | 1.39% |
| | Unity Bank | 10% | 4.43% |
| | Beyond Bank | 10% | 2.77% |
| | AMP | 10% | 2.94% |
| | Teachers Mutual Bank | 10% | 1.58% |
| BBB | Heartland Bank Australia | 10% | 8.59% |
| | Queensland Police Credit Union | 10% | 1.11% |
| | Judo Bank | 10% | 4.43% |
| | MyState Bank | 10% | 2.77% |
| Total Portfolio | | | 100.00% |

OB Investment Report APRIL 2026

Counter Party Class Limits for Term Deposits, Fixed Rate Notes, Floating Rate TDs, and FRNs as per Council's Investment Policy (excluding At Call Deposits)

| LT Ratings | Holdings | Minimum Limit % | % Maximum Limit per category | % Maximum Limit Accumulated | % Invested per category | % Invested Accumulated | Variance % |
|------------------------|-------------------------|-----------------|------------------------------|-----------------------------|-------------------------|------------------------|------------|
| AAA, AA- | \$43,300,000.00 | 30% | 100% | 100% | 24.00% | 24.00% | -6.00% |
| A+, A, A- | \$79,800,301.29 | 0% | 70% | 70% | 44.24% | | |
| BBB+, BBB, BBB- | \$57,300,500.00 | 0% | 40% | | 31.76% | 76.00% | 6.00% |
| Unrated | \$0.00 | 0% | 0% | 0% | 0.00% | | |
| Total Portfolio | \$180,400,801.29 | | | | 100.00% | | |

Investment Transactions during April 2026

| Date | Transaction | Bank/Issuer | Type | Term | Int Rate | Amount | Interest Paid |
|-------------------|-------------|-------------------------------|---------------------|------|--------------|-------------------------|---------------------|
| 31/03/2026 | Balance | Investment Balance Fair Value | | | | \$186,400,905.41 | |
| 1/04/2026 | Maturity | National Australia Bank (NAB) | Term Deposits | 243 | 4.15% | (\$2,000,000.00) | \$55,257.54 |
| 1/04/2026 | Maturity | National Australia Bank (NAB) | Term Deposits | 209 | 4.13% | (\$2,500,000.00) | \$59,121.24 |
| 1/04/2026 | Purchase | Unity Bank | Term Deposits | 476 | 5.65% | \$2,000,000.00 | |
| 7/04/2026 | Reset | Teachers Mutual Bank | Floating Rate Notes | 1002 | 4.69% | (\$2,000,000.00) | \$23,646.27 |
| 7/04/2026 | Reset | Teachers Mutual Bank | Floating Rate Notes | 910 | 5.27% | \$2,000,000.00 | |
| 8/04/2026 | Maturity | National Australia Bank (NAB) | Term Deposits | 243 | 4.20% | (\$2,000,000.00) | \$55,923.29 |
| 9/04/2026 | Purchase | Unity Bank | Term Deposits | 482 | 5.67% | \$2,000,000.00 | |
| 9/04/2026 | Purchase | Unity Bank | Term Deposits | 510 | 5.67% | \$2,000,000.00 | |
| 10/04/2026 | Reset | Rabobank Aus Branch | Floating Rate Notes | 1640 | 4.60% | (\$1,000,000.00) | \$11,083.18 |
| 10/04/2026 | Reset | Rabobank Aus Branch | Floating Rate Notes | 1552 | 5.18% | \$1,000,000.00 | |
| 13/04/2026 | Reset | Commonwealth Bank | Floating Rate Notes | 730 | 4.89% | (\$1,500,000.00) | \$18,091.85 |
| 13/04/2026 | Reset | Commonwealth Bank | Floating Rate Notes | 640 | 5.49% | \$1,500,000.00 | |
| 15/04/2026 | Reset | Commonwealth Bank | Floating Rate Notes | 1826 | 4.47% | (\$1,500,000.00) | \$16,515.86 |
| 15/04/2026 | Reset | Commonwealth Bank | Floating Rate Notes | 1736 | 5.06% | \$1,500,000.00 | |
| 15/04/2026 | Maturity | Suncorp Bank | Term Deposits | 216 | 4.19% | (\$2,500,000.00) | \$61,989.04 |
| 16/04/2026 | Purchase | Unity Bank | Term Deposits | 531 | 5.60% | \$2,000,000.00 | |
| 17/04/2026 | Reset | Macquarie Bank | Floating Rate Notes | 1640 | 4.55% | (\$1,100,000.00) | \$12,058.10 |
| 17/04/2026 | Reset | Macquarie Bank | Floating Rate Notes | 1552 | 5.15% | \$1,100,000.00 | |
| 20/04/2026 | Reset | Rabobank Aus Branch | Floating Rate Notes | 730 | 4.91% | (\$1,000,000.00) | \$12,233.14 |
| 20/04/2026 | Reset | Rabobank Aus Branch | Floating Rate Notes | 639 | 5.51% | \$1,000,000.00 | |
| 22/04/2026 | Maturity | National Australia Bank (NAB) | Term Deposits | 268 | 4.20% | (\$2,000,000.00) | \$61,676.72 |
| 23/04/2026 | Purchase | Bendigo Adelaide Bank | Floating Rate Notes | 1096 | 5.16% | \$500,000.00 | |
| 30/04/2026 | Reset | Westpac | Tailored Deposit | 365 | 4.30% | (\$2,000,000.00) | \$42,882.19 |
| 30/04/2026 | Reset | Westpac | Tailored Deposit | 183 | 4.30% | \$2,000,000.00 | |
| 30/04/2026 | Maturity | Suncorp Bank | Term Deposits | 307 | 4.20% | (\$2,500,000.00) | \$88,315.07 |
| | Activity | Macquarie Bank | Macquarie CMA | | 4.15% | (\$104.12) | \$1.29 |
| | Activity | CBA Business Online Saver | CBA (BOS) | | 4.10% | \$1,000,000.00 | \$13,838.68 |
| | Activity | AMP Bank 31Day Notice | AMP Notice | | 4.75% | (\$2,000,000.00) | \$24,754.01 |
| | Activity | AMP Business Saver | AMP BSA | | 2.25% | (\$0.00) | \$531.27 |
| 30/04/2026 | | EOM Balance | | | Total | \$180,400,801.29 | \$557,918.74 |

Total Interest Received during April 2026

| Ledger Account | Type | April |
|-------------------|----------------------|---------------------|
| 102623-1465-40068 | Investments | \$518,793.49 |
| 102623-1465-40067 | At Call Accounts | \$39,125.25 |
| | Sub-Total | \$557,918.74 |
| 102623-1465-40066 | General Bank Account | \$9,046.60 |
| | Total | \$566,965.34 |

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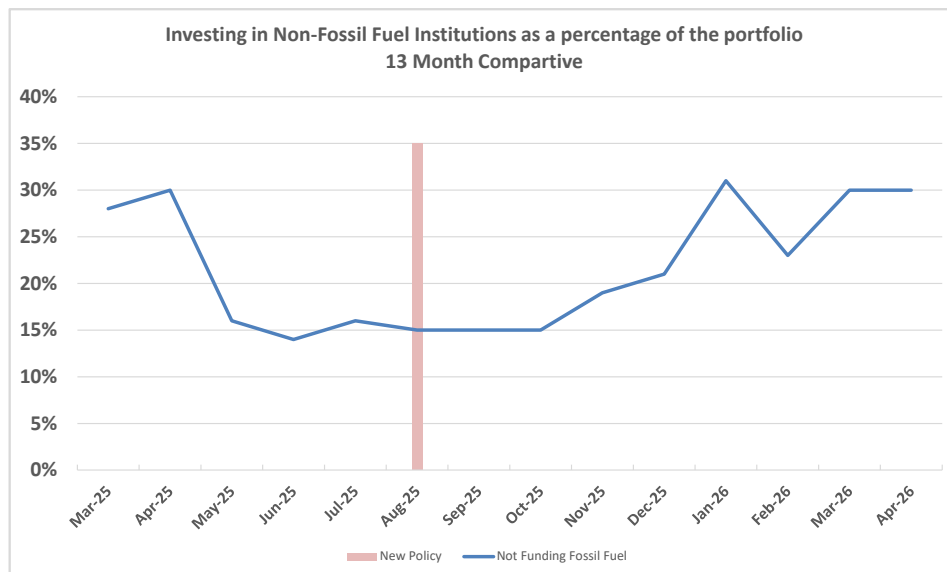
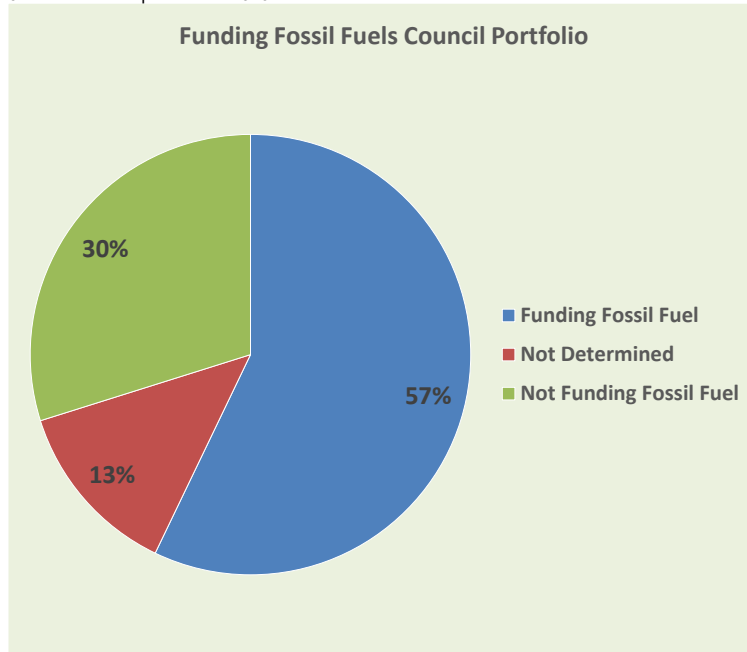
Fossil Fuel Allocation (Green Funding) as of 30 April 2026

| Sum of Fair Value | | |
|---|--------------------------------|-------------------------|
| Funding Fossil Fuel | Bank/Issuer | Total |
| <input checked="" type="checkbox"/> Funding Fossil Fuel | ING | \$51,800,000.00 |
| | National Australia Bank (NAB) | \$14,600,000.00 |
| | Commonwealth Bank | \$13,150,000.00 |
| | Westpac | \$6,000,000.00 |
| | Suncorp Bank | \$5,300,000.00 |
| | Rabobank Aus Limited | \$4,000,000.00 |
| | Macquarie Bank | \$3,700,301.29 |
| | Rabobank Aus Branch | \$2,000,000.00 |
| | Suncorp Covered | \$2,000,000.00 |
| | ING Bank Covered | \$500,000.00 |
| Funding Fossil Fuel Total | | \$103,050,301.29 |
| <input checked="" type="checkbox"/> Not Determined | Heartland Bank Australia | \$15,500,000.00 |
| | Unity Bank | \$8,000,000.00 |
| Not Determined Total | | \$23,500,000.00 |
| <input checked="" type="checkbox"/> Not Funding Fossil Fuel | Bank of Queensland | \$16,500,000.00 |
| | Judo Bank | \$8,000,000.00 |
| | AMP | \$5,300,500.00 |
| | Beyond Bank | \$5,000,000.00 |
| | MyState Bank | \$5,000,000.00 |
| | Teachers Mutual Bank | \$2,850,000.00 |
| | Heritage Bank | \$2,500,000.00 |
| | Bendigo Adelaide Bank | \$2,300,000.00 |
| | Queensland Police Credit Union | \$2,000,000.00 |
| | Australian Military Bank | \$2,000,000.00 |
| | Bank of Queensland Covered | \$1,250,000.00 |
| | Great Southern Bank | \$1,150,000.00 |
| Not Funding Fossil Fuel Total | | \$53,850,500.00 |
| Grand Total | | \$180,400,801.29 |

Council relies on information compiled by Market Forces to report on which banks invest in fossil fuels. The website is accessible from the following link.

<https://www.marketforces.org.au/info/compare-bank-table/>. Council's investment portfolio balance as at 30/04/2026 of \$180.4M, is comprised of approximately 57% of funds in institutions that have some form of exposure to the fossil fuel industry. Where the institution is not incorporated into the Market Forces database, a determination of n/a is applied. This analysis is based on the institution/counterparty's exposure and not the actual underlying investments purchased by Council.

OB Investment Report APRIL 2026



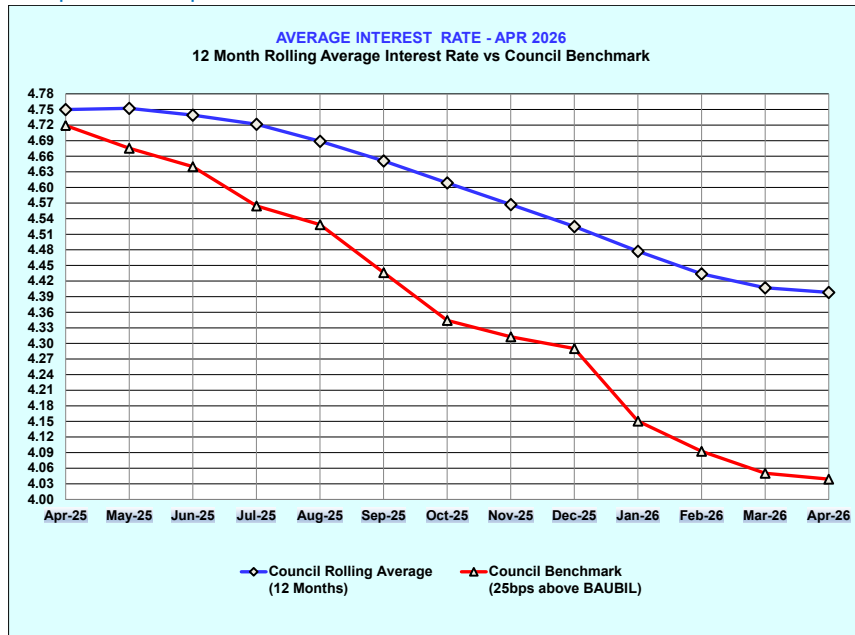
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Statement of Consolidated Cash and Investments as of 30 April 2026

| Consolidated Cash & Investments | |
|---|--------------------------------|
| Cash & Investments | |
| Cash At Bank as at 30 Apr 2026 | \$11,766,422.52 |
| Investments at Fair Value as at 30 Apr 2026 | \$180,400,801.29 |
| Total Cash & Investments | <u>\$192,167,223.81</u> |
| The above cash and investments are comprised of: | |
| Externally Restricted Reserves | |
| Externally restricted reserves refer to funds received that are restricted by externally | |
| Total External Restrictions | \$124,245,857.21 |
| Internally Restricted Reserves | |
| Internally restricted reserves are funds restricted in the use by resolution or policy of Council | |
| Total Internal Restrictions | <u>\$45,205,713.79</u> |
| Unrestricted Cash & Investments | |
| Total Unrestricted Cash & Investments | <u>\$22,715,652.81</u> |
| Total Cash & Investments | <u>\$192,167,223.81</u> |

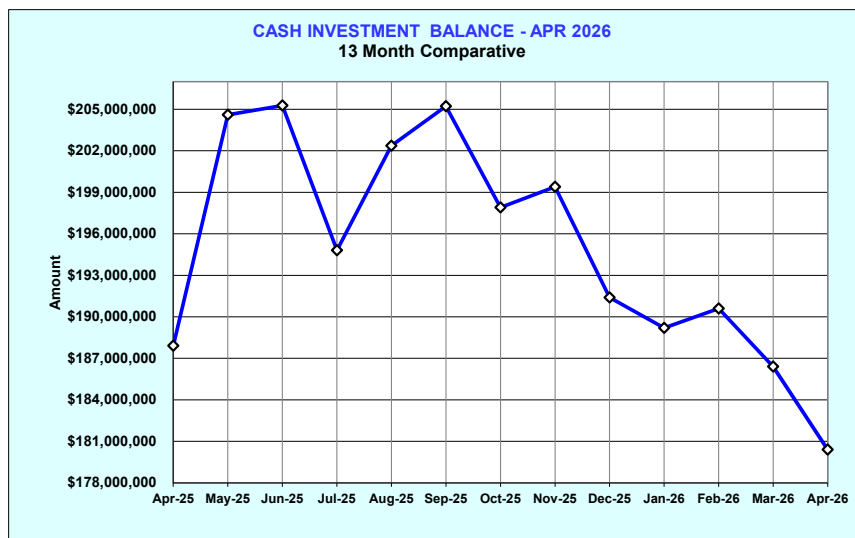
**Note: At the time of this report, reserve balances
have yet to be finalised for 30 Apr 2026**

OB Investment Report APRIL 2026
Comparative Graphs

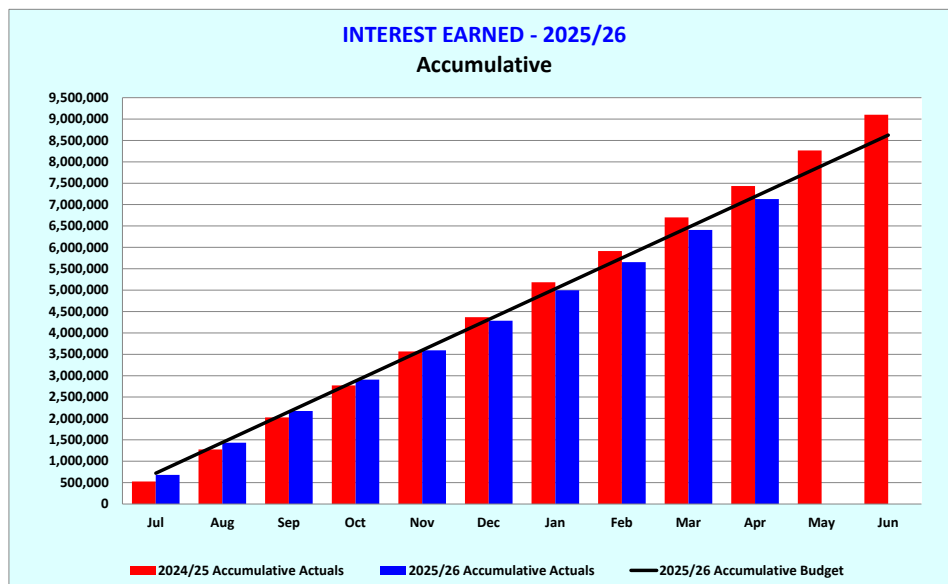
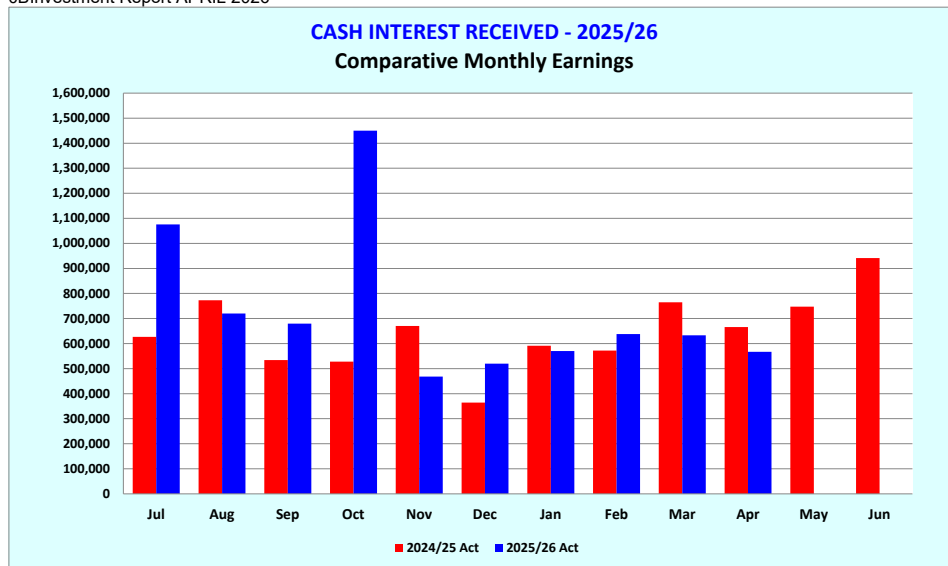


The rolling 12-month portfolio return relative to the index has out-performed benchmark. This is the result of investing in longer-term investments and locking in higher than current market rates.

Council's adopted budget for 2025-26 forecasts interest earnings of \$7.225M. The budget has been revised up by \$400k to \$7.625M in quarter one and to \$7.925M in quarter two and to \$8.725M in quarter three. Investment income earned for April 2026 amounted to \$723,813.36



OB Investment Report APRIL 2026



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Canada Bay Council**Budget Review Statements**

| | Pages |
|--|--------------|
| Detail | |
| Overview | 1 |
| Income Statement | 2-4 |
| Capital Statement | 5-7 |
| Cash and Investment and Reserve Statement | 8-10 |
| Developer Contributions Statement | 11 |
| Responsible Accounting Officer Statement | 12 |

| QBRS FINANCIAL OVERVIEW | | | | | | | | | | |
|---|---|----------------|----------------|----------------|--------------|----------------|---------------|----------------|--------------|----------------|
| Canada Bay Council | | | | | | | | | | |
| Budget review for the quarter ended:31/03/2026 | | | | | | | | | | |
| DESCRIPTION | | Previous Year | Current Year | Approved | Approved | Revised | Recommended | Projected | VARIANCE | ACTUAL |
| | | Actual | Original | Changes | Changes | Budget | changes | Year End (PYE) | | YTD |
| | | 2024/25 | 2025/26 | Review | Review | Budget | for council | Result | ORIGINAL | ACTUAL |
| | | \$000's | \$000's | Q 1 | Q 2 | \$000's | resolution | 2025/26 | budget v PYE | 2025/26 |
| | | | | \$000's | \$000's | | \$000's | \$000's | \$000's | \$000's |
| Net Operating Result before grants and contributions provided for capital purposes | General Fund | 3,408 | 88 | 2,623 | -49 | 2,662 | 22 | 2,684 | 2,596 | 24,659 |
| | Consolidated | 3,408 | 88 | 2,623 | -49 | 2,662 | 22 | 2,684 | 2,596 | 24,659 |
| Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial assets | Consolidated | 89,031 | 42,132 | 3,190 | 7,644 | 52,966 | -1,032 | 51,934 | 9,802 | 60,774 |
| Borrowings | Total borrowings - Balance | 12,724 | 11,898 | 0 | 0 | 11,898 | 0 | 11,898 | 0 | 12,108 |
| Liquidity | External restrictions | 142,807 | 130,104 | -38,246 | 1,292 | 93,150 | 16,648 | 109,798 | -20,306 | 125,306 |
| | Internal Allocations | 50,796 | 43,071 | 22,586 | 916 | 66,573 | 1,563 | 68,136 | 25,065 | 45,196 |
| | Unallocated | 15,299 | 11,281 | 0 | 0 | 11,281 | 0 | 11,281 | 0 | 18,923 |
| | Total Cash, Cash Equivalents and Investments | 208,902 | 184,456 | -15,660 | 2,208 | 171,004 | 18,211 | 189,215 | 4,759 | 189,425 |
| Capital | Capital Funding | 69,992 | 54,897 | 42,327 | 5,489 | 102,713 | -19,243 | 83,470 | 28,573 | 48,493 |
| | Capital Expenditure | 69,992 | 54,897 | 42,327 | 5,489 | 102,713 | -19,243 | 83,470 | 28,573 | 48,493 |
| | Net Capital | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | | Opening Balance | Total Cash Contributions Received | Total Interest Earned | Total Expended | Held as Restricted Asset | Cumulative balance of internal borrowings (to)/from |
|------------------------|-------------------------------|-------------------|-----------------------------------|-----------------------|----------------|--------------------------|---|
| | | As at 1 July 2025 | As at this Q | As at this Q | As at this Q | As at this Q | As at this Q |
| | | \$000's | \$000's | \$000's | \$000's | \$000's | \$000's |
| Developer Contribution | Total Developer Contributions | 104,355 | 9,347 | 2,663 | 25,187 | 91,178 | 0 |

| Income and Expenses Budget Review Statement | | | | | | | | |
|--|------------------------------|------------------------------|-------------------|--------------------------------------|--|--|--------------------|-------|
| Canada Bay Council | | | | | | | | |
| Budget review for the quarter ended:31/03/2026 | | | | | | | | |
| General Fund | | | | | | | | |
| Description | Previous Year | Current Year | Revised | Recommended | Projected | VARIANCE | ACTUAL | Notes |
| | Actual 2024/25 \$000's | Budget 2025/26 \$000's | Budget \$000's | for council resolution \$000's | Year End (PYE) Result 2025/26 \$000's | ORIGINAL budget v PYE 2025/26 \$000's | 2025/26 \$000's | |
| INCOME | | | | | | | | |
| Rates and Annual Charges | 71,585 | 75,689 | 75,689 | -141 | 75,548 | -141 | 75,540 | 1 |
| User Charges and Fees | 28,590 | 24,136 | 24,044 | 369 | 24,413 | 277 | 19,859 | 2 |
| Other Revenue | 7,744 | 7,564 | 7,812 | 127 | 7,939 | 375 | 6,099 | 3 |
| Grants and Contributions - Operating | 6,520 | 9,253 | 12,135 | 108 | 12,243 | 2,990 | 5,334 | 4 |
| Grants and Contributions - Capital | 66,670 | 21,581 | 29,841 | -1,204 | 28,637 | 7,056 | 20,358 | 5 |
| Interest and Investment Income | 9,385 | 7,500 | 8,200 | 815 | 9,015 | 1,515 | 6,632 | 6 |
| Other Income | 10,585 | 4,986 | 5,096 | -1 | 5,095 | 109 | 3,757 | |
| Net gain from disposal of assets | | 0 | 2,525 | | 2,525 | 2,525 | 0 | |
| Total Income from continuing operations | 201,079 | 150,709 | 165,342 | 73 | 165,415 | 14,706 | 137,580 | |
| EXPENSES | | | | | | | | |
| Employee benefits and on-costs | 51,227 | 56,259 | 56,194 | -834 | 55,360 | -899 | 38,153 | 7 |
| Materials & Services | 44,170 | 44,430 | 47,918 | 1,937 | 49,855 | 5,425 | 32,820 | 8 |
| Borrowing Costs | 588 | 552 | 552 | 0 | 552 | 0 | 418 | |
| Other Expenses | 12,379 | 7,336 | 7,200 | 1 | 7,201 | -135 | 4,901 | |
| Net Loss from Disposal of Assets | 3,684 | 0 | 512 | | 512 | 512 | 514 | |
| Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets | 112,048 | 108,577 | 112,376 | 1,105 | 113,481 | 4,904 | 76,806 | |
| Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets | 89,031 | 42,132 | 52,966 | -1,032 | 51,934 | 9,802 | 60,774 | |
| Depreciation, amortisation and impairment of non financial assets | 18,953 | 20,463 | 20,463 | 150 | 20,613 | 150 | 15,757 | 9 |
| Operating result from continuing Operations | 70,078 | 21,669 | 32,503 | -1,182 | 31,321 | 9,652 | 45,017 | |
| Net Operating Result before grants and contributions provided for capital purposes | 3,408 | 88 | 2,662 | 22 | 2,684 | 2,596 | 24,659 | |

| Canada Bay Council | | Quarterly Budget Review Statement for the period 01/01/2026 to 31/03/2026 |
|---|---|--|
| Income & expenses budget review statement | | |
| Recommended changes to revised budget | | |
| Budget Variations being recommended include the following material items: | | |
| Notes | Details | |
| 1 | Rates and Annual Charges DOWN \$141K | |
| | Domestic Waste Management charges levied greater than anticipated UP \$24k | |
| | Rates income less than anticipated, forecast number of rateable properties down by 160, DOWN \$165k | |
| 2 | User Charges and Fees UP \$369K | |
| | Recreation centre fees and charges reduced by \$729k | |
| | Venue hire income less than anticipated, DOWN \$15k | |
| | Road Restoration activity greater than anticipated, revenue UP \$1,100k | |
| | Planning certificate income UP \$30k | |
| | Other road administration fees UP \$46k | |
| | DA fees reduced by \$18k | |
| | Insurance claims income up \$11k | |
| | On-Street Parking meter income reduced by \$100k | |
| | Construction zone fees increased by \$100k | |
| 3 | Other Revenue UP \$127K | |
| | Veolia funding for Waste minimisation, UP \$120k | |
| | Sale of abandoned vehicles UP \$10k | |
| 4 | Grants and Contributions - Operating UP \$108K | |
| | Increase in the State Library NSW Grant, UP \$6k | |
| | Reduction in Inclusion Support Grant for Wellbank Children's Centre, DOWN \$24k | |
| | Five Dock Metro and town precinct brought to account, UP \$104k | |
| | Weed Action Program grant UP \$17k | |
| 5 | Grants and Contributions - Capital DOWN \$1,204K | |
| | Community Sports Facility Upgrade - St Lukes funding rephased to 26/27, DOWN \$831k | |
| | Upgrade - Howley Park East, funding rephased to 26/27, DOWN \$279k | |
| | Sydney Metro Five Dock Temp place making, funding rephased to 26/2, DOWN \$145k. | |
| | Five Dock Park multi-use court, funding rephased to 26/27, DOWN \$80k | |
| | Greening our City 2025 Round 5 - new funding, \$80K in 25/26 and total grant of \$600k to be utilised until 28/2, UP \$80k. | |
| | Seawall renewal - Sisters Bay to Birkenhead point, additional funding accessed UP \$60k | |
| 6 | Interest and Investment Income UP \$815K | |
| | Higher cash balances and interest rates paid to Council, anticipate additional \$800k | |
| | Interest on overdue rates higher than anticipated, UP \$15k | |

| Canada Bay Council | | Quarterly Budget Review Statement for the period 01/01/2026 to 31/03/2026 |
|---|---|--|
| Income & expenses budget review statement | | |
| Recommended changes to revised budget | | |
| Budget Variations being recommended include the following material items: | | |
| Notes | Details | |
| 7 | Employee benefits and on-costs DOWN \$834K | |
| | Reduction in the budget across the Leisure Centres, DOWN \$437k | |
| | Reduction in the budget across other operational areas, DOWN \$397k | |
| 8 | Materials & Services UP \$1,937K | |
| | Increase in recreation centre expenditure UP \$171k | |
| | Increase in agency staff engaged, as temporary replacements for permanent staff, UP \$239k | |
| | Increase in budget to offset increase in fees and charges from restorations, UP \$793k | |
| | Additional funding allocated to Footpath maintenance and road maintenance, UP \$343k | |
| | Additional funding allocated to condition data collection, for roads asset class UP \$43k | |
| | Stormwater levy funding transferred from capital budget to operational budget, for drainage maintenance, UP \$75k | |
| | Weeds Action plan, offset by a grant, UP \$17k | |
| | Insurance excesses greater than anticipated, number of golf ball claims at Barnwell Park, and personal injury matters. UP \$80k | |
| 9 | Depreciation, amortisation and impairment of non financial assets UP \$150K | |
| | Depreciation on intangible assets UP \$150K | |

| Capital Budget Review Statement Canada Bay Council Budget review for the quarter ended 31/03/2026 | | | | | | | | | | |
|---|---------------|-----------------------|------------------|------------------|----------------|------------------------|--------------------------|-----------------------|---------------|-------|
| Description | Previous Year | Current Year Original | Approved Changes | Approved Changes | Revised | Recommended changes | Projected Year End (PYE) | VARIANCE | ACTUAL YTD | Notes |
| | Actual | Budget | Review | Review | Budget | for council resolution | Result | ORIGINAL budget v PYE | | |
| | 2024/25 | 2025/26 | Q 1 | Q 2 | | | 2025/26 | 2025/26 | 2025/26 | |
| | \$000 's | \$000 's | \$000 's | \$000 's | \$000 's | \$000 's | \$000 's | \$000 's | \$000 's | |
| CAPITAL FUNDING | | | | | | | | | | |
| Rates & other untied funding | 11,166 | 17,004 | 514 | -764 | 16,754 | - 557 | 16,197 | -807 | 4,498 | |
| Capital Grants & Contributions | 6,737 | 9,681 | 577 | 7,693 | 17,951 | - 1,204 | 16,747 | 7,066 | 11,141 | |
| Reserves - External Restrictions | 43,672 | 18,439 | 38,182 | -1,431 | 55,190 | - 16,215 | 38,975 | 20,536 | 25,200 | |
| Reserves - Internally Allocated | 6,507 | 9,272 | -22,546 | -9 | -13,283 | - 1,267 | -14,550 | -23,822 | 7,456 | |
| New Loans | - | - | 0 | | 0 | | 0 | 0 | | |
| Proceeds from sale of assets | 1,910 | 501 | 25,600 | 0 | 26,101 | | 26,101 | 25,600 | 198 | |
| Total Capital Funding | 69,992 | 54,897 | 42,327 | 5,489 | 102,713 | -19,243 | 83,470 | 28,573 | 48,493 | |
| CAPITAL EXPENDITURE | | | | | | | | | | |
| WIP | 39,450 | | 0 | | 0 | | 0 | 0 | | |
| New Assets | 7,394 | 26,183 | 37,359 | 7,547 | 71,089 | - 17,086 | 54,003 | 27,820 | 35,949 | 1 |
| Asset Renewal | 21,097 | 26,083 | 4,133 | -1,999 | 28,217 | - 2,168 | 26,049 | -34 | 10,173 | |
| Intangible Assets | 1,259 | 1,805 | 835 | -59 | 2,581 | 11 | 2,592 | 787 | 1,755 | |
| Loan Repayments | 792 | 826 | 0 | | 826 | | 826 | 0 | 616 | |
| Total Capital Expenditure | 69,992 | 54,897 | 42,327 | 5,489 | 102,713 | -19,243 | 83,470 | 28,573 | 48,493 | |
| Net Capital Funding - Surplus /(Deficit) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

| City of Canada Bay | | Quarterly Budget Review Statement for the period 01/01/2026 to 31/03/2026 |
|---|--|--|
| Capital budget review statement | | |
| Recommended changes to revised budget | | |
| Budget variations being recommended include the following material items: | | |
| Notes | Details | |
| Capital Expenditure | | |
| | 1 Capital Works DOWN \$19,243K | |
| Open Space | Urban Canopy Street Tree Masterplan DOWN \$41k, rephase to 26/27 | |
| Open Space | Urban Canopy Tree Planting DOWN \$25k, rephase to 26/27 | |
| Open Space | Playground upgrade - Chiswick Park DOWN \$70k, rephase to 26/27 | |
| Open Space | Playground upgrade - Henry Lawson Park DOWN \$125k, rephase to 26/27 | |
| Open Space | Urban Canopy - Asset Management DOWN \$18k, savings | |
| Open Space | Upgrade - Howley Park East DOWN \$379k, rephase to 26/27 | |
| Open Space | Five Dock Park multi-use court DOWN \$80k, rephase to 26/27 | |
| Open Space | Greening our City 2025 Round 5 UP \$80k, new grant, anticipated expenditure in 25/26 | |
| Open Space | Design - Fred Kelly Place UP \$30k, additional funding required for project. | |
| Open Space | Rhodes Retaining Wall DOWN \$150k, rephase to 26/27. | |
| Open Space | Playground upgrade – Rhodes Foreshore Park DOWN \$11k, rephased to 26/27 | |
| Open Space | Concord Oval - Sportsfield Lighting Development Application UP \$50k, new project. | |
| Property Strategy | Affordable Housing - Acquisition DOWN \$14,800k, acquisitions rephased to 26/27 and 27/28 | |
| Street Tree Program | Trees - 8 Stamford Ave, Cabarita UP \$25k, camphor laurel tree removal and infrastructure renewal. | |
| Project Management Office | Drummoyne Precinct Public Pathways DOWN \$80k, rephase to 26/27 | |
| Project Management Office | Property Strategy DOWN \$616k, rephased to future year | |
| Project Management Office | Plans of Management - Generic DOWN \$20k, rephase to 26/27 | |
| Project Management Office | Infrastructure Strategic Plan DOWN \$155k, rephase to 26/27 | |
| Project Management Office | Cabarita Park Masterplan DOWN \$22k, rephase to 26/27 | |
| Project Management Office | Retaining Wall Renewal - Leeds Street to Concord Rd, Rhodes UP \$220k, new project | |
| Venue Management | Venue furniture DOWN \$10k, savings | |
| Other | Community Sports Facility - Queen Elizabeth Park UP \$55k, additional design and QA costs | |
| Roads and Traffic | Embankment Stabilisation - The Terrace DOWN \$52k, rephase to 26/27 | |
| Roads and Traffic | Bridge Renewal Program DOWN \$90k, savings | |
| Roads and Traffic | City of Canada Bay Active Transport Plan DOWN \$50k, rephase to 26/27 | |
| Roads and Traffic | Car Parking Upgrade - Five Dock Park DOWN \$63k, rephase to 26/27 | |
| Roads and Traffic | Brewer St Car Park Upgrade DOWN \$41k, savings | |
| Place Management | Rhodes Recreation Centre Public Art DOWN \$484k, rephase to 26/27 | |
| Place Management | Sydney Metro Five Dock Temp Placemaking DOWN \$145k, rephase to 26/27 | |
| Place Management | Rhodes Station Precinct Public Arts DOWN \$135k, rephase to 26/27 | |

| City of Canada Bay | | Quarterly Budget Review Statement for the period 01/01/2026 to 31/03/2026 |
|---|--|---|
| Capital budget review statement | | |
| Recommended changes to revised budget | | |
| Budget variations being recommended include the following material items: | | |
| Notes | Details | |
| Buildings | Buildings renewal program additional funding required to complete program, UP \$64K | |
| Buildings | Building accessibility program savings brought to account, DOWN \$71k | |
| Buildings | Community Sports Facility - Five Dock Park DOWN \$12k, rephase to 26/27 | |
| Buildings | Renovation - Five Dock Leisure Centre DOWN \$155k, rephase to 26/27 | |
| Buildings | Amenities Building Upgrades DOWN \$83k, savings | |
| Buildings | Buildings Innovation Program DOWN \$292k, savings | |
| Buildings | Community Sports Facility Upgrade - St Lukes Oval DOWN \$831k, rephase to 26/27 | |
| Buildings | Library Building Upgrades DOWN \$45k, savings revoted to quarantine reserve heritage conservation works in 26/27 | |
| Buildings | Quarantine Reserve - Heritage Conservation Works DOWN \$35k, rephase to 26/27 | |
| Buildings | Wellbank and Victoria Ave Childcare centre upgrades UP \$21k, additional costs | |
| Buildings | Property Strategy Program DOWN \$59k, savings | |
| Buildings | Sportsfield Storage Facilities DOWN \$300k, rephase to 26/27 | |
| Library and Community Services | Victoria Avenue Childrens Centre Renewals UP \$14k, purchase of equipment | |
| Strategic Assets and Innovation | Annual Stormwater Management Program DOWN \$75k, savings transferred to drainage maintenance. | |
| Strategic Assets and Innovation | Seawall Renewal - Sisters Bay to Birkenhead Point UP \$121k, additional costs. | |
| Strategic Assets and Innovation | Pedestrian Crossing Lighting Improvement Program DOWN \$96k, rephase to 26/27 | |
| Strategic Assets and Innovation | Canal and Bridge Renewal- Massey Park DOWN \$154k, savings. | |
| Strategic Assets and Innovation | Exile Bay Flood Study Initiatives DOWN \$100k, rephased to 26/27 | |
| Strategic Assets and Innovation | Mortlake Foreshore Pathway Link UP \$50k, new project | |
| Information Systems | IT System development project UP \$11k | |

| Cash and Investments Budget Review Statement | | | | | | | | | | |
|--|----------------|----------------|----------------|--------------|---------------|---------------|----------------|----------------|----------------|-------|
| Canada Bay Council | | | | | | | | | | |
| Budget review for the quarter ended 31/03/2026 | | | | | | | | | | |
| Description | Previous Year | Current Year | Approved | Approved | Revised | Recommended | Projected | VARIANCE | ACTUAL | Notes |
| | Actual | Budget | Review | Review | Budget | for council | Year End (PYE) | ORIGINAL | YTD | |
| | 2024/25 | 2025/26 | Q 1 | Q 2 | | Q2 | 2025/26 | 2025/26 | 2025/26 | |
| | \$000's | \$000's | \$000's | \$000's | \$000's | \$000's | \$000's | \$000's | \$000's | |
| Total Cash, Cash Equivalents & Investments | 208,902 | 184,456 | -15,660 | 2,208 | 171,004 | 18,211 | 189,215 | 4,759 | 189,425 | |
| EXTERNALLY RESTRICTED | | | | | 0 | | | | | |
| Unexpended Loans | 2,692 | 2,692 | 0 | 0 | 2,692 | 0 | 2,692 | 0 | 2,692 | |
| Contract Liabilities | 14,822 | 6,658 | 0 | 0 | 6,658 | 0 | 6,658 | 0 | 10,473 | |
| Affordable Housing SEPP | 54,200 | 59,200 | -26,000 | 0 | 33,200 | 14,800 | 48,000 | -11,200 | 50,143 | 1 |
| Section 7.4 | 10,530 | 8,968 | -5,798 | 0 | 3,170 | 619 | 3,789 | -5,179 | 6,548 | 2 |
| Section 7.11 & 7.12 | 39,626 | 32,483 | -6,396 | 780 | 26,867 | 1,075 | 27,942 | -4,541 | 34,487 | 3 |
| Community Enhancement Plan | -0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Unexpended Grants | 60 | 60 | -10 | -31 | 19 | 0 | 19 | -41 | 50 | |
| Domestic Waste Management | 20,368 | 19,568 | -42 | 550 | 20,076 | 154 | 20,230 | 662 | 20,355 | 4 |
| Stormwater Management Levy | 509 | 474 | 0 | -7 | 467 | 0 | 467 | -7 | 558 | |
| | | | | | 0 | | 0 | 0 | 0 | |
| Total Externally Restricted | 142,807 | 130,104 | -30,246 | 1,292 | 93,150 | 16,648 | 109,798 | -20,306 | 125,306 | |
| Cash, cash equivalents & investments not subject to external restrictions | 66,095 | 54,352 | 22,586 | 916 | 77,854 | 1,563 | 79,417 | 25,065 | 64,119 | |
| INTERNAL ALLOCATIONS | | | | | | | | | | |
| Plant & Vehicle Replacement | 1,824 | 976 | | 0 | 976 | | 976 | 0 | 1,381 | |
| Infrastructure Replacement | 0 | 0 | | 0 | 0 | | 0 | 0 | 0 | |
| CEEP | 32 | 32 | | 0 | 32 | | 32 | 0 | 32 | |
| Information Technology | 1,128 | 568 | | 0 | 568 | | 568 | 0 | 723 | |
| Bonds and Deposits | 14,008 | 14,008 | | 0 | 14,008 | | 14,008 | 0 | 13,989 | |
| Internal Loans | 0 | 0 | | 0 | 0 | | 0 | 0 | 0 | |
| Financial Sustainability | 855 | 1,125 | 481 | 0 | 1,606 | | 1,606 | 481 | 855 | |
| Employee Leave Entitlements | 2,206 | 2,206 | | 0 | 2,206 | | 2,206 | 0 | 2,206 | |
| Carry Over Works | 11,006 | 5,248 | -1,654 | 864 | 4,458 | 882 | 5,340 | 92 | 7,370 | 5 |
| Concord Oval | 90 | 90 | | 0 | 90 | | 90 | 0 | 90 | |
| Drummoyne Oval | 10 | 10 | | 0 | 10 | | 10 | 0 | 10 | |
| Investment Fund | 5,558 | 4,453 | 25,467 | 0 | 29,920 | 675 | 30,595 | 26,142 | 5,446 | 6 |
| Risk Management | 0 | 0 | | 0 | 0 | | 0 | 0 | 0 | |
| Massey Park | 65 | 65 | | 0 | 65 | | 65 | 0 | 65 | |
| Concord Library and Welbank Childcare | 920 | 852 | -22 | 0 | 830 | -21 | 809 | -43 | 889 | 7 |
| Victoria Ave Childrens | 236 | 211 | -19 | 0 | 192 | -14 | 178 | -33 | 271 | 8 |
| Parking Meters | 1,195 | 960 | -228 | 0 | 732 | 41 | 773 | -187 | 974 | 9 |
| Workers Comp | 125 | 125 | | 0 | 125 | | 125 | 0 | 125 | |
| Five Dock Leisure Centre | 0 | 0 | | 0 | 0 | | 0 | 0 | 0 | |
| Water For Community | 392 | 392 | | 0 | 392 | | 392 | 0 | 392 | |
| Election of Councillors | 0 | 158 | | 0 | 158 | | 158 | 0 | 118 | |
| Affordable Housing | 4,572 | 4,945 | -1,439 | 52 | 3,558 | | 3,558 | -1,387 | 4,867 | |
| Parramatta River Catchment Group | 0 | 0 | | 0 | 0 | | 0 | 0 | 0 | |
| Financial Assistance Grant Advance | 1,645 | 1,645 | | 0 | 1,645 | | 1,645 | 0 | 411 | |
| Majors Bay Reserve Synthetic Field | 0 | 75 | | 0 | 75 | | 75 | 0 | 56 | |
| Commercial Waste | 4,926 | 4,926 | | 0 | 4,926 | | 4,926 | 0 | 4,926 | |
| Total Internally Allocated | 50,796 | 43,071 | 22,586 | 916 | 66,573 | 1,563 | 68,136 | 25,065 | 45,196 | |
| Unallocated | 15,299 | 11,281 | 0 | 0 | 11,281 | 0 | 11,281 | -0 | 18,923 | |

| City of Canada Bay | | Quarterly Budget Review Statement for the period 01/01/2026 to 31/03/2026 |
|--|---|--|
| Cash & investments, Reserves budget review statement | | |
| Investments | | |
| Investments have been invested in accordance with Council's Investment Policy. | | |
| Cash | | |
| The Cash at Bank figure included in the Cash & Investment Statement totals: \$189,424,671.91 | | |
| Reconciliation status | | |
| The YTD cash & investment figure reconciles to the actual balances held as follows: | | |
| Cash at bank (as per bank statements) | | 3,024 |
| Investments on hand | | 186,401 |
| Reconciled cash at bank & investments | | 189,425 |
| Balance as per QBRS review statement: | | 189,425 |
| Difference: | | - |
| Recommended changes to revised budget | | |
| Budget variations being recommended include the following material items: | | |
| Notes | Details | |
| | External Restrictions | |
| | 1 Affordable Housing SEPP UP \$14,800k | |
| | Affordable Housing - Acquisition reserve balance increased UP \$14,800k, delay in purchase of affordable housing stock, rephased to 26/27 and 27/28 | |
| | 2 Section 7.4 UP \$619k | |
| rephased | Rhodes Recreation Centre Public Art reserve balance increased UP \$484k, project rephased to 26/27 | |
| rephased | Rhodes Station Precinct Public Arts reserve balance increased UP \$135k, project rephased to 26/27. | |
| | 3 Section 7.11 & 7.12 UP \$1,075k | |
| savings | Buildings Renewal Program reserve balance reduced by \$10k | |
| rephased | Drummoyne Precinct Public Pathways reserve balance increased UP \$80k | |
| additional interest | Developer Contributions reserve balance increased UP \$422k, additional interest revenue | |
| savings | Building Accessibility Program reserve balance increased UP \$71k | |
| rephased | Pedestrian Crossing Lighting Improvement Program reserve balance increased UP \$96k | |
| rephased | City of Canada Bay Active Transport Plan reserve balance increased UP \$50k | |
| rephased | Community Sports Facility - Five Dock Park reserve balance increased UP \$12k | |
| rephased | Urban Canopy Tree Planting reserve balance increased UP \$25k | |
| rephased | Playground upgrade - Chiswick Park reserve balance increased UP \$70k | |
| rephased | Playground upgrade - Central Park reserve balance increased UP \$5k | |
| rephased | Playground upgrade - Henry Lawson Park reserve balance increased UP \$125k | |
| rephased | Upgrade - Howley Park East reserve balance increased UP \$43k | |
| savings | Amenities Building Upgrades reserve balance increased UP \$83k | |
| rephased | Car Parking Upgrade - Five Dock Park reserve balance increased UP \$63k | |
| rephased | Rhodes Retaining Wall reserve balance increased UP \$150k | |
| rephased | Playground upgrade – Rhodes Foreshore Park reserve balance increased UP \$11k | |

| Recommended changes to revised budget | |
|---|---|
| Budget variations being recommended include the following material items: | |
| Notes | Details |
| new | Retaining Wall Renewal - Leeds Street to Concord Rd, Rhodes reserve balance reduced by \$220k |
| | 4 Domestic Waste Management UP \$154k |
| rephased | Canal and Bridge Renewal- Massey Park reserve balance increased UP \$154k |
| | Internal Restrictions |
| | 5 Carry Over Works UP \$882k |
| | Street Tree Replacement Program reserve balance reduced by \$19k |
| rephased | Embankment Stabilisation - The Terrace reserve balance increased UP \$52k |
| | Buildings Renewal Program reserve balance increased UP \$19k |
| rephased | Urban Canopy Street Tree Masterplan reserve balance increased UP \$41k |
| savings | Car Parking Upgrade - Greenlees Avenue and Wellbank reserve balance increased UP \$2k |
| | Road Condition Data Collection reserve balance reduced by \$43k |
| rephased | Playground upgrade - Central Park reserve balance reduced by \$5k |
| rephased | Upgrade - Howley Park East reserve balance increased UP \$58k |
| rephased | Renovation - Five Dock Leisure Centre reserve balance increased UP \$155k |
| revoted to quarantine reserve | Library Building Upgrades reserve balance increased UP \$45k |
| rephased | Quarantine Reserve - Heritage Conservation Works reserve balance increased UP \$35k |
| rephased | Campbell and Lysaght Park Masterplan reserve balance increased UP \$4k |
| rephased | Plans of Management - Generic reserve balance increased UP \$20k |
| rephased | Infrastructure Strategic Plan reserve balance increased UP \$155k |
| rephased | Cabarita Park Masterplan reserve balance increased UP \$13k |
| rephased | Exile Bay Flood Study Initiatives reserve balance increased UP \$100k |
| rephased | Sportsfield Storage Facilities reserve balance increased UP \$300k |
| | Mortlake Foreshore Pathway Link reserve balance reduced by \$50k |
| | 6 Investment Fund UP \$675k |
| rephased | Property Strategy reserve balance increased UP \$616k |
| savings | Property Strategy Program reserve balance increased UP \$59k |
| | 7 Concord Library and Wellbank Childcare DOWN \$21k |
| | Wellbank and Victoria Ave Childcare centre upgrades reserve balance reduced by \$21k, funds required to complete project. |
| | 8 Victoria Ave Childrens DOWN \$14k |
| | Victoria Avenue Childrens Centre Renewals reserve balance reduced by \$14k, funds required for minor building works |
| | 9 Parking Meters UP \$41k |
| savings | Brewer St Car Park Upgrade reserve balance increased UP \$41k |

| Developer Contributions Summary Canada Bay Council Budget review for the quarter ended 31/03/2026 | | | | | | | | | | | | | | | | | |
|---|---|----------------------------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|--------------------------|
| Purpose | Opening Balance As at 1 July 2025 \$000's | Developer Contributions Received | | | | | | | | | Interest Earned | Interest Earned | Interest Earned | Amounts Expended | Amounts Expended | Amounts Expended | Held as Restricted Asset |
| | | Cash | | | Non-Cash Land | | | Non-Cash Other | | | Q1 | Q2 | Q3 | Q1 | Q2 | Q3 | As at this Q |
| | | Q1 \$000's | Q2 \$000's | Q3 \$000's | Q1 \$000's | Q2 \$000's | Q3 \$000's | Q1 \$000's | Q2 \$000's | Q3 \$000's | Q1 \$000's | Q2 \$000's | Q3 \$000's | Q1 \$000's | Q2 \$000's | Q3 \$000's | \$000's |
| Roads | 2,871 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 2,871 |
| Open Space | 16,402 | 281 | 558 | 401 | | | | | | | 94 | 90 | 81 | 883 | 3,211 | 1,933 | 11,880 |
| Community Facilities | 2,675 | 76 | 152 | 108 | | | | | | | 25 | 25 | 22 | 146 | 232 | 251 | 2,454 |
| Community Infrastructure | 2,115 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 2,115 |
| Administration | 683 | 10 | 29 | 13 | | | | | | | 4 | 4 | 4 | 25 | 0 | 0 | 722 |
| Active Transport | -1,647 | 24 | 47 | 34 | | | | | | | 8 | 7 | 7 | 45 | 0 | 0 | -1,565 |
| Public Domain | 13,148 | 484 | 1,203 | 688 | | | | | | | 190 | 183 | 168 | 1,081 | 1,236 | 1,975 | 11,772 |
| Total S7.11 Under plans | 36,247 | 875 | 1,989 | 1,244 | 0 | 0 | 0 | 0 | 0 | 0 | 321 | 309 | 282 | 2,180 | 4,679 | 4,159 | 30,249 |
| S7.11 Not under plans | 0 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| S7.12 Levies | 3,378 | 490 | 549 | 554 | | | | | | | 31 | 33 | 38 | 275 | 411 | 149 | 4,238 |
| S7.4 Planning agreements | 10,530 | 0 | 0 | 0 | | 8,277 | | | | | 93 | 78 | 67 | 529 | 2,033 | 1,658 | 6,548 |
| Affordable Housing SEPP | 54,200 | 0 | 3,641 | 5 | | | | | | | 492 | 457 | 462 | 0 | 9,094 | 20 | 50,143 |
| Total Developer Contributions | 104,355 | 1,365 | 6,179 | 1,803 | 0 | 8,277 | 0 | 0 | 0 | 0 | 937 | 877 | 849 | 2,984 | 16,217 | 5,986 | 91,178 |

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/01/2026 to 31/03/2026

Report by responsible accounting officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

31 March 2026

It is my opinion that the Quarterly Budget Review Statement for Canada Bay Council for the quarter ended 31/03/2026 indicates that Council's projected financial position at 30/06/2026 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: _____

date:12/05/2026

Jourdan Di Leo
Responsible accounting officer

City of Canada Bay Council Capital Program
FINANCIAL YEAR: Period 9

| <i>Project No</i> | <i>Projects</i> | <i>Portfolio Manager</i> | <i>Original Budget - 26PJBD</i> | <i>Change in Quarter 1</i> | <i>Change in Quarter 2</i> | <i>Proposed Change in Quarter 3</i> | <i>Proposed Budget</i> | <i>Actuals</i> |
|-------------------|---|--------------------------|---------------------------------|----------------------------|----------------------------|-------------------------------------|------------------------|----------------|
| 100462 | Drummoyne Oval Score Board | Open Space | 0 | 0 | 28,003 | 0 | 28,003 | 28,003 |
| 100873 | Skateboard Park Renewal Program | Open Space | 0 | 2,173 | 0 | 0 | 2,173 | 0 |
| 100930 | Synthetic Cricket Wicket Renewal | Open Space | 30,000 | 0 | 0 | -3,222 | 26,778 | 26,778 |
| 102634 | Open Space Planning & Recreation | Open Space | 203,126 | -11 | 0 | 0 | 203,115 | 105,790 |
| 102734 | Outdoor Exercise Equipment Program | Open Space | 100,000 | 87,808 | 0 | 0 | 187,808 | 88,751 |
| 102743 | Off-Leash Dog Area Upgrades | Open Space | 45,000 | 0 | 0 | 0 | 45,000 | 29,747 |
| 102745 | Foreshore Access - Deakin Street | Open Space | 0 | 461,666 | 0 | 0 | 461,666 | 15,370 |
| 102761 | Urban Canopy Street Tree Masterplan | Open Space | 79,507 | 5,493 | -3,000 | -41,005 | 40,995 | 20,493 |
| 102907 | Urban Canopy Tree Planting | Open Space | 200,000 | 6,299 | 0 | -25,108 | 181,191 | 130,304 |
| 102911 | Parks Renewal Program | Open Space | 140,000 | 43,922 | 0 | 0 | 183,922 | 145,421 |
| 102914 | Upgrade - Timbrell Park Sportsfield | Open Space | 4,460,000 | 249,974 | 350,000 | 0 | 5,059,974 | 3,892,310 |
| 103022 | Playground Upgrade - Accessibility Improvements | Open Space | 150,000 | 20,000 | 0 | 0 | 170,000 | 23,608 |
| 103043 | Playground upgrade - Chiswick Park | Open Space | 230,000 | 929 | 0 | -70,000 | 160,929 | 0 |
| 103044 | Playground upgrade - Central Park | Open Space | 172,073 | -47,125 | 0 | 0 | 124,948 | 123,845 |
| 103045 | Playground Upgrade - Brett Park | Open Space | 0 | 10,000 | 0 | 0 | 10,000 | 9,748 |
| 103046 | Playground upgrade - Henry Lawson Park | Open Space | 280,000 | 2,304 | 0 | -124,682 | 157,622 | 247 |
| 103047 | Playground upgrade - McIlwaine Park | Open Space | 0 | 19,000 | 0 | 0 | 19,000 | 18,833 |
| 103048 | Playground upgrade - Coralie Reserve | Open Space | 20,186 | 75,000 | 0 | 0 | 95,186 | 85,168 |
| 103096 | Pedestrian Access Mobility Plan Program | Open Space | 0 | 60,000 | 0 | 0 | 60,000 | 60,000 |
| 103097 | Urban Canopy - Asset Management | Open Space | 100,000 | 0 | 0 | -18,000 | 82,000 | 1,409 |
| 103200 | Upgrade - Howley Park East | Open Space | 2,200,000 | 228,773 | 0 | -379,245 | 2,049,528 | 366,538 |
| 103376 | Golf Course Safety Screen Program | Open Space | 769,800 | 27,720 | 0 | 0 | 797,520 | 0 |
| 103379 | Playground Fence - Taplin Park | Open Space | 0 | 1,930 | 0 | 0 | 1,930 | 1,930 |
| 103383 | Upgrade - Utz Reserve | Open Space | 285,175 | 12,529 | 0 | 0 | 297,704 | 301,210 |
| 103389 | Commemorative Garden Restoration - Queen Elizabeth Park | Open Space | 0 | 30,977 | 15,000 | 0 | 45,977 | 23,637 |
| 103459 | Five Dock Park multi-use court | Open Space | 296,600 | -1,000 | 0 | -80,271 | 215,329 | 25,479 |

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City of Canada Bay Council Capital Program
FINANCIAL YEAR: Period 9

| Project No | Projects | Portfolio Manager | Original Budget - 26PJ/BUD | Change in Quarter 1 | Change in Quarter 2 | Proposed Change in Quarter 3 | Proposed Budget | Actuals |
|-------------------|---|--------------------------|-----------------------------------|----------------------------|----------------------------|-------------------------------------|------------------------|--------------------|
| 103460 | South Street Basketball Hoop | Open Space | 0 | 29,067 | 0 | 0 | 29,067 | 27,670 |
| 103464 | Greening our City 2025 Round 5 | Open Space | 0 | 0 | 0 | 80,000 | 80,000 | 0 |
| 103493 | Playground Design Strategy | Open Space | 0 | 50,000 | 0 | 0 | 50,000 | 0 |
| 103504 | Design - Fred Kelly Place | Open Space | 0 | 1,207 | 38,793 | 30,000 | 70,000 | 1,207 |
| 103505 | Upgrade - Lovedale Place | Open Space | 199,950 | 0 | 0 | 0 | 199,950 | 144,786 |
| 103544 | St Lukes Oval Water Refill Station | Open Space | 19,252 | -4,496 | 0 | 0 | 14,756 | 14,756 |
| 103547 | Chiswick Community Garden | Open Space | 0 | 42,346 | -6,344 | 0 | 36,002 | 36,003 |
| 103723 | Rhodes Retaining Wall | Open Space | 175,000 | 0 | 0 | -150,000 | 25,000 | 0 |
| 103725 | Powells Creek Reserve - Tennis Carpark Fencing | Open Space | 50,000 | 0 | 0 | 0 | 50,000 | 0 |
| 103727 | Open Space Accessibility Improvements | Open Space | 100,000 | 0 | 0 | 0 | 100,000 | 0 |
| 103755 | Playground upgrade – Rhodes Foreshore Park | Open Space | 25,000 | 0 | 0 | -10,752 | 14,248 | 14,995 |
| 103837 | Concord Oval - Sportsfield Lighting Development Application | Open Space | 0 | 0 | 0 | 50,000 | 50,000 | 0 |
| Subtotal | Open Space | | \$10,330,669 | \$1,416,485 | \$422,452 | -\$742,285 | \$11,427,321 | \$5,764,035 |
| 100523 | Fleet - Vehicles (Trucks, Utes, Trailers, Mowers) | Fleet Services | 1,000,000 | 0 | 0 | 0 | 1,000,000 | 528,596 |
| 100524 | Fleet - Lease Back Vehicles (Sedans and Wagons) | Fleet Services | 1,000,000 | 0 | 0 | 0 | 1,000,000 | 362,416 |
| 100875 | Small Plant - Engineering | Fleet Services | 33,000 | 0 | 0 | 0 | 33,000 | 9,295 |
| 100878 | Small Plant - Parks & Gardens | Fleet Services | 33,000 | 0 | 0 | 0 | 33,000 | 4,397 |
| Subtotal | Fleet Services | | \$2,066,000 | \$0 | \$0 | \$0 | \$2,066,000 | \$904,704 |
| 102587 | Finance | Finance | 826,456 | 0 | 0 | 0 | 826,456 | 616,486 |
| Subtotal | Finance | | \$826,456 | \$0 | \$0 | \$0 | \$826,456 | \$616,486 |
| 103212 | 10 Thornleigh Avenue Concord Divestment | Property Strategy | 0 | 25,000 | 0 | 0 | 25,000 | 23,683 |
| 103218 | Property Development | Property Strategy | 25,000 | 0 | -9,999 | 0 | 15,001 | 0 |
| 103268 | Affordable Housing - Acquisition | Property Strategy | 0 | 26,000,000 | 0 | -14,800,000 | 11,200,000 | 9,114,334 |
| 103382 | 1A Chapman Street, Strathfield | Property Strategy | 0 | 0 | 10,000 | 0 | 10,000 | 8,028 |
| 103766 | 14 Hills Road, Strathfield - Purchase | Property Strategy | 0 | 2,070,000 | 0 | 0 | 2,070,000 | 2,064,185 |

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City of Canada Bay Council Capital Program
FINANCIAL YEAR: Period 9

| Project No | Projects | Portfolio Manager | Original Budget - 26PJ/BUD | Change in Quarter 1 | Change in Quarter 2 | Proposed Change in Quarter 3 | Proposed Budget | Actuals |
|---|---|---------------------------|-----------------------------------|----------------------------|----------------------------|-------------------------------------|------------------------|---------------------|
| 103776 | 4-6 Beaconsfield Lane - Property Sale | Property Strategy | 0 | 50,000 | 0 | 0 | 50,000 | 37,206 |
| 103823 | Recognition of 6 Gauthorpe St - Rhodes Stratum | Property Strategy | 0 | 0 | 8,276,706 | 0 | 8,276,706 | 8,276,706 |
| Subtotal Property Strategy | | | \$25,000 | \$28,145,000 | \$8,276,707 | -\$14,800,000 | \$21,646,707 | \$19,524,142 |
| 100914 | Street Tree Replacement Program | Street Tree Program | 250,000 | 0 | -223,400 | -6,716 | 19,884 | 18,284 |
| 103781 | Trees - 8 Stamford Ave, Cabarita | Street Tree Program | 0 | 0 | 0 | 25,278 | 25,278 | 25,278 |
| Subtotal Street Tree Program | | | \$250,000 | \$0 | -\$223,400 | \$18,562 | \$45,162 | \$43,562 |
| 102499 | Drummoyne Precinct Public Pathways | Project Management Office | 100,000 | 0 | 0 | -80,000 | 20,000 | 0 |
| 102585 | Redevelopment of Concord Oval | Project Management Office | 0 | 20,000 | 0 | 0 | 20,000 | 19,731 |
| 102781 | Rhodes Recreation Centre | Project Management Office | 250,000 | 685,000 | 0 | 0 | 935,000 | 775,181 |
| 102802 | PMO Projects | Project Management Office | 1,568,136 | -26 | 0 | 0 | 1,568,110 | 976,230 |
| 102879 | Public Domain Construction Works - Rhodes Station | Project Management Office | 3,000,000 | 9,000,000 | 0 | 0 | 12,000,000 | 5,983,225 |
| 102958 | Project Management Office | Project Management Office | 1,168,122 | -106 | 0 | 0 | 1,168,016 | 558,388 |
| 103192 | Majors Bay Reserve Recreation Precinct | Project Management Office | 0 | 30,000 | 0 | 0 | 30,000 | 18,605 |
| 103236 | Property Strategy | Project Management Office | 837,489 | 58,054 | 0 | -616,463 | 279,080 | 49,499 |
| 103377 | Parramatta to Sydney Foreshore Link (PSFL) | Project Management Office | 305,115 | 116,521 | 0 | 0 | 421,636 | 175,425 |
| 103500 | PMO System | Project Management Office | 0 | 35,315 | 0 | 0 | 35,315 | 12,740 |
| 103566 | Campbell and Lysaght Park Masterplan | Project Management Office | 70,000 | 8,800 | 0 | -4,187 | 74,613 | 65,871 |
| 103567 | Plans of Management - Generic | Project Management Office | 20,000 | 0 | 0 | -20,000 | 0 | 0 |
| 103568 | Infrastructure Strategic Plan | Project Management Office | 150,000 | 5,000 | 0 | -155,000 | 0 | 0 |
| 103724 | Cabarita Park Masterplan | Project Management Office | 70,000 | 50,000 | -33,250 | -22,316 | 64,434 | 64,574 |
| 103778 | George Street Sag Point - design | Project Management Office | 0 | 0 | 200,000 | 0 | 200,000 | 0 |
| 103833 | Retaining Wall Renewal - Leeds Street to Concord Rd, Rhodes | Project Management Office | 0 | 0 | 0 | 220,000 | 220,000 | 0 |
| Subtotal Project Management Office | | | \$7,538,861 | \$10,008,559 | \$166,750 | -\$677,966 | \$17,036,204 | \$8,699,468 |
| 100996 | Venue Coordination | Venue Management | 56,000 | 0 | 0 | -10,487 | 45,513 | 3,513 |
| Subtotal Venue Management | | | \$56,000 | \$0 | -\$0 | -\$10,487 | \$45,513 | \$3,513 |

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City of Canada Bay Council Capital Program
FINANCIAL YEAR: Period 9

| Project No | Projects | Portfolio Manager | Original Budget - 26PJ/BUD | Change in Quarter 1 | Change in Quarter 2 | Proposed Change in Quarter 3 | Proposed Budget | Actuals |
|-----------------|---|--------------------------------------|----------------------------|---------------------|---------------------|------------------------------|--------------------|--------------------|
| 103573 | Rhodes Recreation Centre Operational Readiness | Leisure | 950,000 | 674,881 | -157,178 | 0 | 1,467,703 | 1,142,895 |
| Subtotal | Leisure | | \$950,000 | \$674,881 | -\$157,178 | -\$0 | \$1,467,703 | \$1,142,895 |
| 103707 | Installation of In-ground Parking Sensors | Health Building and Compliance | 75,000 | 61,999 | 0 | 0 | 136,999 | 66,667 |
| Subtotal | Health Building and Compliance | | \$75,000 | \$61,999 | \$0 | \$0 | \$136,999 | \$66,667 |
| 103167 | Community Sports Facility - Queen Elizabeth Park | Subject to grant funds being awarded | 41,759 | 163,241 | 0 | 55,301 | 260,301 | 130,530 |
| Subtotal | Subject to grant funds being awarded | | \$41,759 | \$163,241 | \$0 | \$55,301 | \$260,301 | \$130,530 |
| 100290 | Accessibility Works | Roads and Traffic | 200,000 | 0 | 0 | 0 | 200,000 | 46,943 |
| 100322 | Traffic Facilities Program | Roads and Traffic | 265,970 | 0 | 0 | 0 | 265,970 | 98,339 |
| 100529 | Footpath Renewal Program | Roads and Traffic | 560,000 | 0 | 0 | 0 | 560,000 | 137,861 |
| 100594 | Kerb and Gutter Renewal Program | Roads and Traffic | 357,931 | 0 | 0 | 0 | 357,931 | 224,096 |
| 100796 | Regional Roads Program | Roads and Traffic | 133,000 | 0 | 0 | 1,000 | 134,000 | 49,359 |
| 100832 | Road Pavement Renewal Program | Roads and Traffic | 1,717,892 | -52 | 0 | 0 | 1,717,840 | 318,295 |
| 100835 | Road Resurfacing Program | Roads and Traffic | 2,050,000 | 0 | 0 | 0 | 2,050,000 | 12,407 |
| 100839 | Roads To Recovery Program | Roads and Traffic | 645,754 | 256,353 | 0 | 0 | 902,107 | 58,364 |
| 100941 | Embankment Stabilisation - The Terrace | Roads and Traffic | 0 | 100,000 | 0 | -51,800 | 48,200 | 13,895 |
| 100949 | Traffic Committee Initiatives | Roads and Traffic | 70,000 | 0 | 0 | 0 | 70,000 | 0 |
| 102759 | Bridge Renewal Program | Roads and Traffic | 200,000 | 0 | 0 | -89,789 | 110,211 | 911 |
| 102882 | Regional Cycleway Upgrade - RMS Grant | Roads and Traffic | 4,989,782 | 38,335 | 0 | 0 | 5,028,116 | 1,194,265 |
| 102883 | City of Canada Bay Active Transport Plan | Roads and Traffic | 200,000 | 10,000 | -160,000 | -50,000 | 0 | 0 |
| 102900 | Pedestrian Access Mobility Plan (PAMP) | Roads and Traffic | 100,000 | 0 | 0 | 0 | 100,000 | 0 |
| 102994 | Local Roads Heavy Patching Program | Roads and Traffic | 725,234 | 0 | 0 | 0 | 725,234 | 19,232 |
| 102999 | Car Parking Upgrade - Greenlees Avenue and Wellbank | Roads and Traffic | 300,000 | 27,400 | 0 | -2,243 | 325,157 | 318,722 |
| 103260 | Mortlake LATM | Roads and Traffic | 200,000 | 217,468 | 0 | 0 | 417,468 | 13,690 |
| 103334 | Car Parking Upgrade - Five Dock Park | Roads and Traffic | 400,000 | 0 | 0 | -62,945 | 337,055 | 156,899 |

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City of Canada Bay Council Capital Program
FINANCIAL YEAR: Period 9

| Project No | Projects | Portfolio Manager | Original Budget - 26PJ/BUD | Change in Quarter 1 | Change in Quarter 2 | Proposed Change in Quarter 3 | Proposed Budget | Actuals |
|-----------------------------------|--|--------------------------|-----------------------------------|----------------------------|----------------------------|-------------------------------------|------------------------|--------------------|
| 103381 | Metered Parking Replacement and Upgrade | Roads and Traffic | 0 | 5,700 | 0 | 0 | 5,700 | 0 |
| 103388 | First Avenue - Arthur Street Roundabout Upgrade | Roads and Traffic | 0 | 0 | 0 | 0 | 0 | 0 |
| 103704 | Brewer St Car Park Upgrade | Roads and Traffic | 0 | 160,000 | 0 | -40,810 | 119,190 | 108,819 |
| 103733 | Five Dock Traffic Study | Roads and Traffic | 100,000 | 0 | 0 | 0 | 100,000 | 0 |
| 103734 | Concord Library (Flavelle St) - Disabled Car Parking Upgrade | Roads and Traffic | 50,000 | 0 | 0 | 0 | 50,000 | 0 |
| 103735 | Hamilton St East, North Strathfield - Refuge Island | Roads and Traffic | 150,000 | 0 | 0 | 0 | 150,000 | 13,100 |
| 103736 | Rhodes Traffic Safety Measures | Roads and Traffic | 100,000 | 0 | 0 | 0 | 100,000 | 0 |
| 103737 | Drummoyne Traffic Management initiatives | Roads and Traffic | 200,000 | 0 | 0 | 0 | 200,000 | 0 |
| 103738 | Timbrell Park - traffic study initiatives | Roads and Traffic | 250,000 | 0 | 0 | 0 | 250,000 | 48,199 |
| 103744 | Flavelle Street/Gipps Street Intersection Treatment | Roads and Traffic | 150,000 | 0 | 0 | 0 | 150,000 | 0 |
| Subtotal Roads and Traffic | | | \$14,115,563 | \$815,203 | -\$160,000 | -\$296,587 | \$14,474,179 | \$2,833,396 |
| 103549 | Plug and Play Canada Bay | Place Management | 0 | 210,500 | 0 | 0 | 210,500 | 134,649 |
| 103702 | Rhodes Recreation Centre Public Art | Place Management | 576,548 | 51,125 | 0 | -483,673 | 144,000 | 143,749 |
| 103703 | Sydney Metro Five Dock Temp Placemaking | Place Management | 195,000 | 0 | 0 | -145,000 | 50,000 | 0 |
| 103779 | Rhodes Station Precinct Public Arts | Place Management | 0 | 207,000 | 0 | -135,000 | 72,000 | 21,763 |
| Subtotal Place Management | | | \$771,548 | \$468,625 | -\$0 | -\$763,673 | \$476,500 | \$300,161 |
| 100287 | Buildings Renewal Program | Buildings | 1,305,788 | 99,606 | -425,435 | 87,929 | 1,067,888 | 568,098 |
| 101154 | Buildings Renewal Program | Buildings | 2,670,275 | 108,627 | 50,000 | -24,123 | 2,804,779 | 2,803,312 |
| 102813 | Building Accessibility Program | Buildings | 300,000 | 0 | 0 | -70,847 | 229,153 | 115,741 |
| 102885 | Community Sports Facility - Five Dock Park | Buildings | 1,036,000 | 11,979 | -742,419 | -11,828 | 293,732 | 90,043 |
| 103134 | Renewals - Drummoyne Swimming Centre | Buildings | 125,000 | 0 | 0 | 0 | 125,000 | 27,720 |
| 103135 | Renewals - Cabarita Swimming Centre | Buildings | 125,000 | 0 | 0 | 0 | 125,000 | 0 |
| 103231 | Sustainability Program - Buildings | Buildings | 200,000 | -20,000 | 0 | 0 | 180,000 | 113,729 |
| 103233 | Amenities Building (New) - Bayview Park | Buildings | 642,053 | 211,409 | 0 | 0 | 853,462 | 822,684 |
| 103237 | Renovation - Five Dock Leisure Centre | Buildings | 911,679 | 68,795 | 0 | -155,000 | 825,474 | 281,779 |

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City of Canada Bay Council Capital Program
FINANCIAL YEAR: Period 9

| Project No | Projects | Portfolio Manager | Original Budget - 26PJ/BUD | Change in Quarter 1 | Change in Quarter 2 | Proposed Change in Quarter 3 | Proposed Budget | Actuals |
|--|--|---------------------------------|-----------------------------------|----------------------------|----------------------------|-------------------------------------|------------------------|--------------------|
| 103269 | Amenities Building Upgrades | Buildings | 710,000 | -510,000 | -50,000 | -82,500 | 67,500 | 0 |
| 103276 | Buildings Innovation Program | Buildings | 560,000 | 0 | 0 | -291,536 | 268,464 | 0 |
| 103400 | Amenities Upgrade - Wangal Reserve | Buildings | 0 | 7,450 | 0 | 0 | 7,450 | 7,450 |
| 103435 | Community Sports Facility Upgrade - St Lukes Oval | Buildings | 1,720,000 | 0 | -708,449 | -831,133 | 180,418 | 90,918 |
| 103494 | Renewal - Town Centres | Buildings | 400,000 | 0 | 0 | 0 | 400,000 | 136,952 |
| 103495 | Shade Structure Renewals Program | Buildings | 100,000 | 17,222 | 0 | 0 | 117,222 | 64,928 |
| 103496 | Library Building Upgrades | Buildings | 285,000 | 6,750 | 0 | -44,665 | 247,085 | 67,750 |
| 103525 | Quarantine Reserve - Heritage Conservation Works | Buildings | 0 | 2,475 | 425,435 | -35,473 | 392,437 | 2,475 |
| 103584 | Rhodes Park BBQ shelter | Buildings | 60,250 | 29,375 | 0 | 0 | 89,625 | 89,625 |
| 103728 | Wellbank and Victoria Ave Childcare centre upgrades | Buildings | 220,000 | 0 | 0 | 20,500 | 240,500 | 96,417 |
| 103729 | Property Strategy Program | Buildings | 150,000 | 0 | 0 | -58,575 | 91,425 | 54,497 |
| 103730 | Property Strategy Program | Buildings | 93,150 | 0 | 0 | 0 | 93,150 | 0 |
| 103754 | Sportsfield Storage Facilities | Buildings | 300,000 | 0 | 0 | -300,000 | 0 | 0 |
| Subtotal Buildings | | | \$11,914,195 | \$33,688 | -\$1,450,868 | -\$1,797,251 | \$8,699,764 | \$5,434,117 |
| 100384 | Furniture and Fittings - Concord Library | Library and Community Services | 9,200 | 22,000 | 0 | 0 | 31,200 | 28,167 |
| 100512 | Furniture - Five Dock Library | Library and Community Services | 7,300 | 0 | 0 | 0 | 7,300 | 429 |
| 100614 | Library Audio/Visual | Library and Community Services | 44,100 | 0 | 0 | 0 | 44,100 | 18,317 |
| 100615 | Library Books | Library and Community Services | 340,000 | 0 | 0 | 0 | 340,000 | 224,693 |
| 100619 | Library Periodicals | Library and Community Services | 40,400 | 0 | 0 | 0 | 40,400 | 24,056 |
| 102038 | Library Cataloguing and Processing | Library and Community Services | 131,800 | 0 | 0 | 0 | 131,800 | 85,032 |
| 102841 | Furniture and Fittings - The Learning Space | Library and Community Services | 11,500 | 0 | 0 | 0 | 11,500 | 4,260 |
| 103307 | Making the Most of Five Dock Library for the Community | Library and Community Services | 0 | 36,015 | 0 | 0 | 36,015 | 0 |
| 103433 | Victoria Avenue Childrens Centre Renewals | Library and Community Services | 0 | 0 | 0 | 14,000 | 14,000 | 6,014 |
| Subtotal Library and Community Services | | | \$584,300 | \$58,015 | \$0 | \$14,000 | \$656,315 | \$390,968 |
| 100448 | Drainage Renewal and Relining Program | Strategic Assets and Innovation | 809,846 | 186,213 | -420,000 | 0 | 576,059 | 513,722 |

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City of Canada Bay Council Capital Program
FINANCIAL YEAR: Period 9

| Project No | Projects | Portfolio Manager | Original Budget - 26PJ/BUD | Change in Quarter 1 | Change in Quarter 2 | Proposed Change in Quarter 3 | Proposed Budget | Actuals |
|-------------------|--|---------------------------------|-----------------------------------|----------------------------|----------------------------|-------------------------------------|------------------------|---------------------|
| 100862 | Seawall Renewal Program | Strategic Assets and Innovation | 105,000 | 159,489 | 0 | 0 | 264,489 | 0 |
| 100903 | Annual Stormwater Management Program | Strategic Assets and Innovation | 503,000 | 31,044 | -200,000 | -74,599 | 259,445 | 222,152 |
| 102851 | Seawall Renewal - Sisters Bay to Birkenhead Point | Strategic Assets and Innovation | 450,000 | 28,754 | 0 | 121,246 | 600,000 | 589,022 |
| 102858 | Drainage Relining - Rothwell Park | Strategic Assets and Innovation | 494,000 | -337,650 | -43,800 | 0 | 112,550 | 112,550 |
| 102865 | Floodplains - Powells Creek East Catchment FS, FRMS, FRM | Strategic Assets and Innovation | 35,000 | 0 | 7,400 | 0 | 42,400 | 0 |
| 102867 | Exile Bay Flood Risk Management Study & Plan (FRMS&P) | Strategic Assets and Innovation | 0 | 8,692 | 17,733 | 0 | 26,425 | 20,850 |
| 102876 | Pedestrian Crossing Lighting Improvement Program | Strategic Assets and Innovation | 700,000 | 89,960 | -258,351 | -96,210 | 435,399 | 12,573 |
| 103006 | Canal and Bridge Renewal- Massey Park | Strategic Assets and Innovation | 800,000 | 0 | -550,000 | -154,000 | 96,000 | 13,180 |
| 103007 | Moala Concord Hospital Culvert Renewal | Strategic Assets and Innovation | 0 | 0 | 65,000 | 0 | 65,000 | 0 |
| 103156 | Lighting Renewal Program | Strategic Assets and Innovation | 0 | 15,072 | 10,956 | 0 | 26,028 | 26,028 |
| 103706 | Drummoyne Oval Lighting Upgrade | Strategic Assets and Innovation | 350,000 | 0 | -7,060 | 0 | 342,940 | 342,940 |
| 103745 | Exile Bay Flood Study Initiatives | Strategic Assets and Innovation | 250,000 | 0 | -120,000 | -99,872 | 30,128 | 0 |
| 103827 | Mortlake Foreshore Pathway Link | Strategic Assets and Innovation | 0 | 0 | 0 | 50,000 | 50,000 | 0 |
| | | | | | | | | |
| Subtotal | Strategic Assets and Innovation | | \$4,496,846 | \$181,574 | -\$1,498,122 | -\$253,435 | \$2,926,863 | \$1,853,018 |
| | | | | | | | | |
| 103262 | Information Technology Projects | Information Systems | 445,000 | -18,400 | 150,000 | 0 | 576,600 | 176,561 |
| 103322 | Laptop, Mobile, and Tablet Purchases | Information Systems | 0 | 0 | 15,000 | 0 | 15,000 | 10,576 |
| 103458 | HRIS Signature Project | Information Systems | 260,000 | 0 | 0 | 0 | 260,000 | 252,262 |
| 103705 | Server Room Upgrade | Information Systems | 0 | 174,385 | 0 | 0 | 174,385 | 176,111 |
| 103749 | Firewall replacement | Information Systems | 150,000 | 0 | 0 | 0 | 150,000 | 106,973 |
| 103768 | IT Project - Bill Smoothing | Information Systems | 0 | 18,400 | 0 | 0 | 18,400 | 18,400 |
| 103782 | NAR Cleansing Project | Information Systems | 0 | 125,000 | -51,994 | 11,245 | 84,251 | 44,723 |
| | | | | | | | | |
| Subtotal | Information Systems | | \$855,000 | \$299,385 | \$113,006 | \$11,245 | \$1,278,636 | \$785,606 |
| | | | | | | | | |
| Total | | | \$54,897,198 | \$42,326,654 | \$5,489,346 | -\$19,242,575 | \$83,470,624 | \$48,493,268 |