

Exhibition – Proposed changes to Community Participation Plan

Proposed changes to public exhibition timeframes for certain residential State Significant Development (SSD) applications

June 2025



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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Introduction

This document outlines proposed amendments to the [Department of Planning, Housing and Infrastructure's Community Participation Plan \(CPP\)](#) to change the minimum public exhibition period for certain residential State Significant Development (SSD) applications. The proposed amendments follow the assent of the Environment Planning and Assessment Amendment Bill on 22 May 2025.

The proposed amendments to the Community Participation Plan are being exhibited for a period of 28 days, as required under Schedule 1, Section 1 of the *Environmental Planning and Assessment Act 1979* (the Act).

The Department is seeking your feedback on the proposed changes. Visit the [Planning Portal](#) for details on how you can make a submission.

Community participation requirements

Public input on draft policies, strategic plans, and development applications helps to make sure all relevant issues are identified during assessments and leads to improved outcomes for local communities.

Role of Community Participation Plans

All planning authorities, such as councils and the Department, are required to prepare and publish a Community Participation Plan on the NSW Planning Portal. The Community Participation Plan explains how the planning authority will undertake community consultation.

When preparing a Community Participation Plan, planning authorities must have regard to the principles set out in Section 2.23(2) of the Act.

Public exhibition requirements

During a public exhibition, the community and other stakeholders are invited to make submissions to share their views on a policy, plan, or project.

Part 1 of Schedule 1 of the Act sets out the mandatory requirements for community participation for planning authorities in carrying out their planning functions.

Under Schedule 1, Section 9 of the Act, the minimum public exhibition period for State Significant Development applications is currently 28 days; or for certain residential State Significant Development applications, the period is set out in the Department's Community Participation Plan.

State agency advice

State agencies provide important advice as part of the whole-of-government assessment of State significant projects. The Department will continue to work with agencies to make sure that high-quality advice can be provided in a timely manner, in line with the relevant interagency engagement agreements.

Proposed changes

Rationale for changes to exhibition timeframes for certain residential State Significant Development applications

Responding to the housing challenge and achieving the targets set under the National Housing Accord are an important priority for the NSW Government.

Previously, all State Significant Development applications were required to be publicly exhibited for a minimum of 28 days. Recent legislative amendments to the Act now provide flexibility to change the minimum mandatory exhibition period for certain residential State Significant Development applications. This will assist in streamlining the assessment of housing projects.

Schedule 1, Section 9 of the Act provides that the Department's Community Participation Plan, as prepared by the Planning Secretary, can specify shorter exhibition periods of a minimum of 14 days for certain residential State Significant Development applications. The proposed changes to the Department's Community Participation Plan will bring the exhibition period for these residential State Significant Development applications, in line with what would typically apply for residential development applications progressing as local development.

The proposed changes retain meaningful opportunities for community input during the public exhibition of the Environmental Impact Statement (EIS), while helping to accelerate the delivery of essential housing projects

To learn more about the Act changes, please visit the [Department's website](#).

Detail of proposed changes

The Department is proposing to amend the Community Participation Plan to change the minimum public exhibition period for certain residential State Significant Development applications from 28 days to 14 days. The 28-day minimum exhibition period will continue to apply to all other State Significant Development applications (unless otherwise extended).

The Department will retain the ability to extend the 14-day period on a case-by-case basis, if appropriate. This ensures the level of public consultation reflects the potential impacts of each project. Longer exhibition periods will be retained for more complex applications that may require more detailed input or advice.

Where minimum public exhibition periods for State Significant Development projects are subject to other legislative requirements, these will continue to apply, for instance projects assessed under the [NSW and Australian Government Assessment Bilateral Agreement](#).

Excerpt of proposed changes to the Community Participation Plan

Table 1 below provides an excerpt of the proposed change to the mandatory requirements set out in Table 1 of the Department's Community Participation Plan.

Table 1: Proposed additions to Table 1 of the Department's Community Participation Plan specifying mandatory minimum public exhibition timeframes in the Act

Assessments	
Planning function	Exhibition timeframe
Application for development consent for certain residential State Significant Development applications 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)Seniors housing (Planning Systems SEPP Schedule 1, Section 28)Development in accelerated Transport Oriented Development precincts (Planning Systems SEPP Schedule 2, Section 19)Development declared State Significant Development under Section 4.36(3) of the Act that includes residential accommodation	14 days*

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