

Report Information - Annexure 2

Q3 - 2025/26 Financial Year - Performance Metrics & Development Overview Report.

Refer to **Annexure 1** for the full report content.

Performance Metrics - obligations of note

Planning and Development assessment functions operate in accordance with the Planning and Development Customer Service Commitment, which sets clear expectations regarding timeliness, transparency, and service quality. A core obligation under this Charter is compliance with prescribed statutory and non-statutory assessment timeframes.

Officers continue to actively prioritise and resource assessment activities to achieve these requirements.

Performance Metrics results of note

The following results are based on average percentage compliance with the statutory assessment timeframes across the full data set from Q1 of the 2023/24 to Q3 of the 2025/26 financial years.

Prime Planning Approvals (Items 2.1 & 2.2)

- Material Change of Use - 94%
- Reconfiguration of a Lot - 97%
- Operational Works - 94%
- Development Building Works - 100%

Plans of Survey & Minor Changes (Items 2.3)

- Plans of Survey - 97%
- Minor Changes - 83%

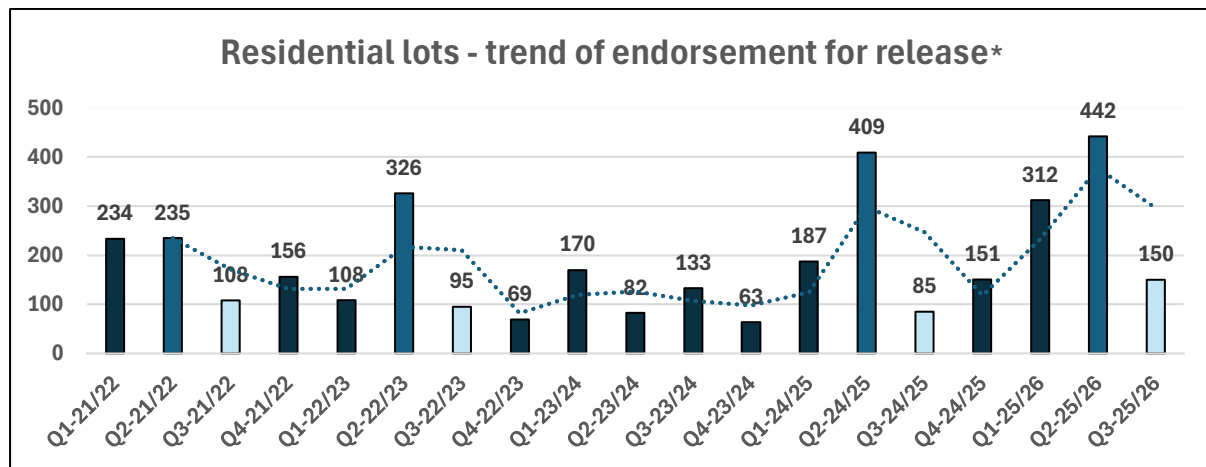
Referral Agency & Plumbing and Drainage (Items 2.4 & 2.5)

- Referral Agency - 89%
- Plumbing and Drainage (Non-fast Track) - 98%
- Plumbing and Drainage (Fast Tack) - 98%

Overall results demonstrate a consistently high level of compliance across most application types. Continued process improvements, proactive workload management, and an emphasis on constructive applicant engagement are contributing to sustained performance outcomes and ongoing efficiency gains.

Development Overview - activities of note

3.1 Residential lots endorsed by Council.



*Refer to 3.1 of Attachment 1 to view volumes and trends back to the 2017/18 financial year

The graph above depicts the historic volumes and trends of the endorsement of Plans of Survey associated with residential lots released to meet sales demands.

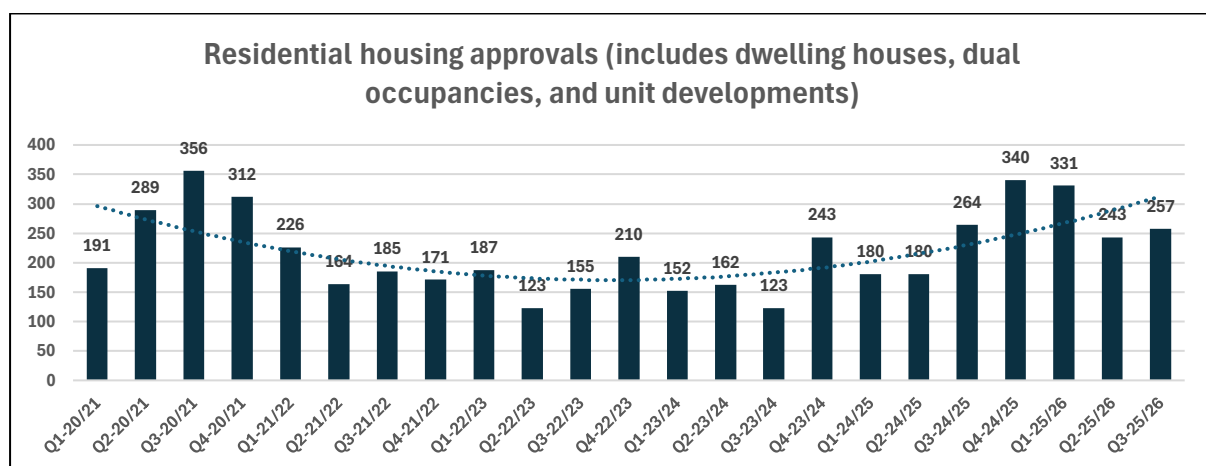
In summary, a total of 150 residential lots were endorsed by Council during Q3 of the 2025/26 financial year.

When viewed in the context of historic endorsement data, quarterly outcomes display a recurring cyclic pattern, with endorsement volumes typically peaking in Q2 ahead of anticipated end-of-year lot releases.

The subsequent reduction observed in Q3 is consistent with the established trend.

Seasonal factors, including weather conditions and softer land market activity during this period, are likely contributors to the moderation in endorsement volumes rather than a structural decline in development activity.

3.2 Residential housing approvals



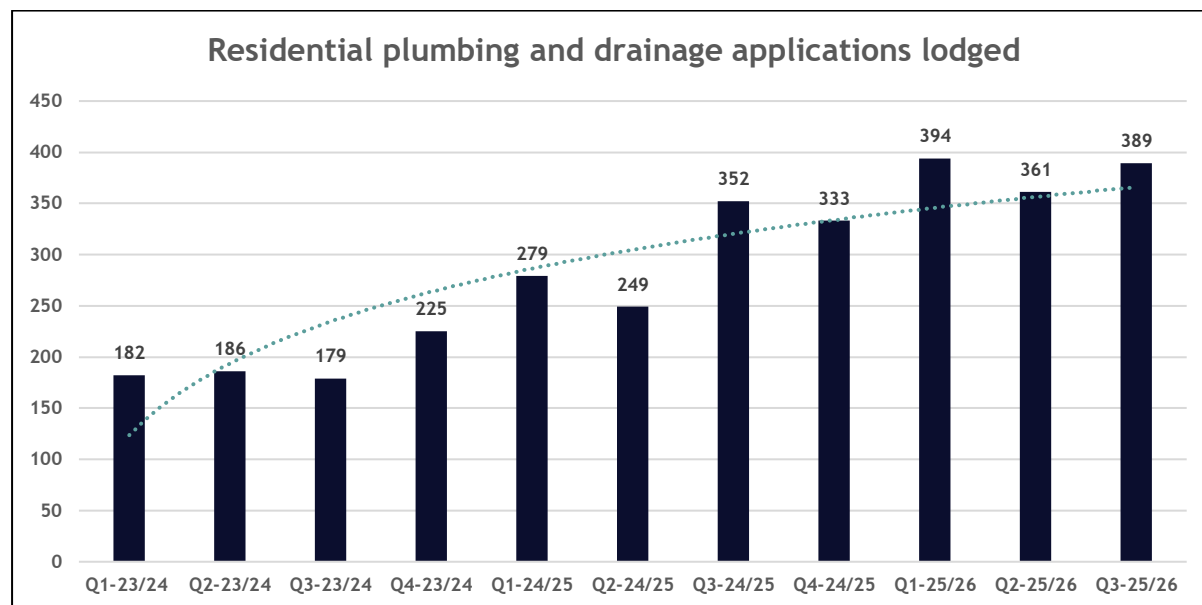
Historic residential approval data indicates a sustained upward trend in housing approvals across successive financial years, suggesting continued underlying demand within the residential construction sector.

The 2020/21 financial year represents a clear outlier, with approval volumes temporarily elevated by the influence of the Federal Government HomeBuilder Grant, which accelerated development activity during the COVID-19 period.

Excluding this anomaly, approval levels have since returned to a growth trajectory.

Based on approvals recorded to the end of Q3 2025/26, Q4 results will be a key determinant in confirming whether the current financial year continues this longer-term upward trend.

3.4 Residential plumbing and drainage applications



The volume of residential plumbing and drainage applications lodged for assessment remains consistent with the residential housing approvals.

Should the quarterly average lodgement volumes shown so far in the 2025/26 financial year continue into Q4, it is likely we will see >1500 residential applications received for the financial year.