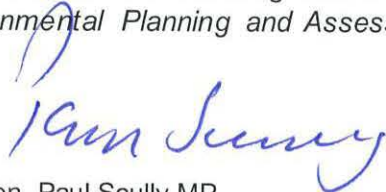


Environmental Planning and Assessment (Applications) Direction 2025

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Public Spaces, in pursuance of section 9.1 of the *Environmental Planning and Assessment Act 1979*, give the following direction.



The Hon. Paul Scully MP
Minister for Planning and Public Spaces

Dated: 3 December 2025

1. Name of Direction

This Direction is the *Environmental Planning and Assessment (Applications) Direction 2025*.

2. Commencement

This Direction has effect from and including 16 January 2026.

3. Interpretation

- (1) Words and expressions used in this Direction have the same meaning as in the Act including instruments made under the Act.
- (2) In this Direction:

Act means *Environmental Planning and Assessment Act 1979*.

Direction means *Environmental Planning and Assessment (Applications) Direction 2025*.

Regulation means *Environmental Planning and Assessment Regulation 2021*.

4. Object

The object of this Direction is to identify the applications that are to be determined on behalf of a council of an area by the local planning panel constituted for that area.

Note – Section 275(3C) of the Regulation provides that the functions of a council under section 275(1) and (3A) are declared to be functions of the council as consent authority.

5. Application

- (1) This Direction is given to the council of an area that has a local planning panel, other than the City of Sydney.
- (2) This Direction applies regardless of whether a local planning panel is constituted before or after the commencement of this Direction.

6. Direction

The determination of an application of the kind described in section 275(1) and (3A) of the Regulation must be exercised on behalf of the council of an area by the local planning panel that has been constituted for the area.

Note – Section 275(1) of the Regulation provides that the determination of an application to modify a development consent under section 4.55 of the Act is prescribed as a function of a Sydney district or regional planning panel that must be exercised on behalf of the panel by the council of the area, except as provided by section 275(2). Section 275(3A) of the Regulation provides that the determination of a development application is prescribed as a function of a Sydney district or regional planning panel that must be exercised on behalf of the panel by the council of the area if a local planning panel has been constituted for the area, except as provided by section 275(3B).