

**AUSTRALIA'S BEST PLANNING SYSTEM DELIVERS OVER 3,800 JOBS IN JUNE**

14 July 2009

More than \$3 billion of capital investment and 3,863 jobs will be generated as a result of 37 major projects approved by the NSW Government in June 2009.

Mr Rees said the June approval figures show that the planning system in NSW was delivering real results – investment that created jobs for NSW families.

“An effective planning system is one of the most useful tools the Government can deploy to stimulate jobs and economic investment,” Mr Rees said.

“This is about streamlining planning approvals and encouraging job-generating projects to NSW.

“Since September last year, the NSW Government has approved projects generating some \$17 billion in investment and nearly 60,000 jobs across the state.”

The Premier made the announcement while inspecting construction at the first of four stages of the Cochlear Limited headquarters at Macquarie University with Planning Minister Kristina Keneally.

“This project was approved under Part 3A in January 2009, generating up to 350 construction jobs over the life of the project,” Mr Rees said.

“The first stage of the Cochlear Limited headquarters is due to be completed in September 2010 and will house up to 1,500 staff.

“The remaining three stages will require further planning approval and have the potential to accommodate an additional 1,500 jobs.

“This is just one example of a proposal that was assessed through the NSW Government’s streamlined major project system and is now underway supporting jobs.

“And for each one of these construction workers, the Cochlear Limited development represents weekly wages for their families.”

Ms Keneally said the June Major Project update showed a clear difference between the NSW Government and the Opposition.

“The NSW Government is creating Australia’s best planning system. By using the Major Project Assessment System we are streamlining planning approvals and inviting job-generating projects to NSW,” Ms Keneally said.

“In contrast, the Opposition promises to abolish Part 3A and the Major Project system, replacing it with nothing – creating unnecessary red tape that will strangle investment in NSW.”

Ms Keneally said this was the third release of monthly figures since the Government launched the Major Project update in April.

“These monthly updates provide the community and investors with timely and accurate information about the performance of the NSW Planning System.”

During June 2009:

- 37 Major Projects had been approved creating 3,087 construction jobs, 776 operational jobs and over \$3.3 billion of capital investment in NSW.
- Of these, 13 were approved by the Minister under Part 3A of the Environmental Planning and Assessment Act.
- The remaining 24 were approved by the Department of Planning through different parts of the Environmental Planning and Assessment Act 1979
- The Planning Assessment Commission also provided advice to the Minister on 2 projects during June: The Metropolitan Coal Project and the Lizard Rock Concept Plan.
- As a result of advice received from the PAC, the Minister declined the request to consider the Lizard Rock site as a Part 3A Major Project or a potential State Significant Site and decided that it should not be included on the Metropolitan Development Program.

“There were several projects that contributed significantly to another great result in June 2009,” Ms Keneally said.

“Approval of the largest Wind Farm in Australia, the Silverton Wind Farm, contributed 700 construction jobs, 120 operational jobs and over \$2 billion of capital investment.

“After extensive public consultation and review by the PAC the Metropolitan Coal Project approval contributed more than 370 jobs and \$50 million of investment to NSW.”

Projects approved in June include:

- Silverton Wind Farm – 820 jobs
- Museum of Contemporary Art, Alterations and additions – 1,000 jobs
- Rosehill Recycled Water Scheme, Camellia – 135 jobs
- Port Kembla Coal Terminal Project – 119 jobs
- Royal North Shore Hospital – Acute Hospital and Community Health Facility – 500 jobs
- Metropolitan Coal Project, Helensburgh – 370 jobs
- Gullen Range Wind Farm – 195 jobs
- Mount Point Piper Power Station – Western Rail Coal Unloader – 110 jobs
- Pemulway Mixed Use Development (Concept Plan), Redfern – 300 jobs

Major Projects - State Wide Update - June 2009

1 to 30 June 2009					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	Capital Investment Value
Minister					
Part 3A					
Concept	1	200	100	300	\$60,000,000
Project	10	2,690	648	3,338	\$3,234,792,729
<i>Total Part 3A</i>	11	2,890	748	3,638	\$3,294,792,729
Part 3A Mod	2	0	0	0	\$180,000
Part 4	0	0	0	0	\$0
Part 4 Mod	0	0	0	0	\$0
Total	13	2,890	748	3,638	\$3,294,972,729
Department					
Part 3A					
Concept	1	0	0	0	\$0
Project	1	175	20	195	\$24,700,000
<i>Total Part 3A</i>	2	175	20	195	\$24,700,000
Part 3A Mod	12	10	8	18	\$9,990,000
Part 4	2	0	0	0	\$0
Part 4 Mod	8	12	0	12	\$700,000
Total	24	197	28	225	\$35,390,000
Planning Assessment Commission					
Part 3A					
Concept	0	0	0	0	\$0
Project	0	0	0	0	\$0
<i>Total Part 3A</i>	0	0	0	0	\$0
Part 3A Mod	0	0	0	0	\$0
Total	0	0	0	0	\$0
Grand total	37	3,087	776	3,863	\$3,330,362,729

NOTE: In the previous Months figures a project was mistakenly attributed to the Minister instead of the Department on Planning. This has been rectified and is reflected in the over all figures (8 September to 30 June 2009).

8 September 2008 to 30 June 2009					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	Capital Investment Value
Minister					
Part 3A					
Concept	17	7,383	11,401	18,784	\$5,347,818,630
Project	80	12,538	11,129	23,667	\$9,071,903,134
<i>Total Part 3A</i>	97	19,921	22,530	42,451	\$14,419,721,764
Part 3A Mod	6	2,500	12,087	14,587	\$2,536,594,000
Part 4	9	1	0	1	\$3,086,760
Part 4 Mod	6	0	0	0	\$6,885,858
Total	118	22,422	34,617	57,039	\$16,966,288,382
Department					
Part 3A					
Concept	1	0	0	0	\$0
Project	5	205	28	233	\$39,814,632
<i>Total Part 3A</i>	6	205	28	233	\$39,814,632
Part 3A Mod	85	113	31	144	\$31,296,500
Part 4	89	259	64	323	\$21,142,354
Part 4 Mod	73	16	42	58	\$28,385,000
Total	253	593	165	758	\$120,638,486
Planning Assessment Commission					
Part 3A					
Concept	1	550	600	1,150	\$120,000,000
Project	1	110	500	610	\$72,000,000
<i>Total Part 3A</i>	2	660	1,100	1,760	\$192,000,000
Part 3A Mod	0	0	0	0	\$0
Total	2	660	1,100	1,760	\$192,000,000
Grand total	373	23,675	35,882	59,557	\$17,278,926,868

Note: The Planning Assessment Commission has reviewed and provided independent advice to the Minister on 9 projects since 8 September 2008. Of these 9 projects, the PAC held public hearings on 2 of the projects, Metropolitan Coal Project and Lizard Rock Concept Plan.

Glossary of Terms

Major Projects

Major Projects are proposals that come to the State Government for assessment and determination under Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act). The Major Projects State Environmental Planning Policy (SEPP) provides a list of the types of development which can be considered major projects, along with relevant thresholds or location. If the Minister forms the opinion that a particular proposal meets the criteria outlined in the Major Projects SEPP, then it is declared a major project. This is sometimes referred to as a 'non-discretionary' project. The Minister also has the power to declare a proposal to be a Major Project by order in the Government Gazette should the Minister consider the project to be of State or regional environmental planning significance. This is sometimes referred to as a 'discretionary project.'

Part 3A

Part 3A of the Act sets out the steps which must be followed in the assessment of major projects such as public exhibition of the proposal and factors to be considered in the assessment of the project.

Concept plan

A concept plan provides a broad overview of the proposed development and establishes a planning framework for the site. Once a proposal has been declared a major project the Minister may also decide whether to authorise or require the proponent to lodge a concept plan for the project. If a concept plan is approved, further approvals may be required before the project can proceed to actual construction and future project applications for the site must be consistent with the approved concept plan.

Project application

While concept plans can be useful for some larger or more complex sites, the majority of proposals assessed as major projects are 'project applications'. Rather than providing a broad overview, a project application is an application to actually construct something, for example: a power station, tourist facility or hospital. Approval of a project application means that the proponent is able to proceed to the construction phase of the project, subject to the imposed conditions of approval.

Part 4

Part 4 of the Act is that part of the legislation under which the vast majority of development applications (DAs) are assessed across the State, including applications to local councils for matters such as residential unit blocks or commercial buildings. While most proposals dealt with by the State Government are handled under Part 3A of the Act, the Government continues to be the consent authority under Part 4 for certain types of development – most commonly in the alpine area of the State.

Part 3A & Part 4 Modifications

Proponents may apply to have their approval modified to allow for a project to be varied or to proceed in a different manner than originally approved. In order to have a proposal considered as a modification the proponent must demonstrate that the proposal, once modified, will remain substantially the same as the development that was originally approved. If this is not the case, the proponent is required to lodge an entirely new project application under 3A or DA under Part 4.