



NEWS RELEASE
The Hon. Kristina Keneally MP
Member for Heffron
Minister for Planning
Minister for Redfern Waterloo

Wednesday 21 October, 2009

MAJOR PROJECT SYSTEM SUPPORTS OVER 1,800 JOBS AND MORE THAN \$1.8 BILLION IN SEPTEMBER

Since September 2008 the NSW Government has approved 490 Major Projects supporting nearly 62,000 jobs and almost \$20 billion worth of investment in NSW.

Planning Minister, Kristina Keneally, said that an efficient and transparent Planning system is one of the most effective tools the Government can use to beat back the impact of the global economic downturn.

“In September alone, Major Project approvals are supporting 1,843 jobs and more than \$1.8 billion of investment.”

Ms Keneally said that during September 2009:

- **40 Major Projects had been approved, supporting 1,364 construction jobs, 479 operational jobs and over \$1.8 billion of capital investment in NSW. 1 project – the Ashington redevelopment at Double Bay – was assessed as a Major Project and refused.**
- **Of these 40 approvals, 13 were approved by the Minister under Part 3A and 5 were approved under Part 4 of the Environmental Planning and Assessment Act.**
- **The remaining 22 were approved by the Department of Planning under relevant Parts of the Environmental Planning and Assessment Act 1979.**
- **The Minister also refused to declare a proposed expansion of Parklea Markets as a Major Project.**

“One of the more significant approvals in September was for the \$800 million upgrade to Sydney’s electricity grid,” Ms Keneally said.

“That approval alone will support more than 300 jobs and make the city’s power supply one of the most secure in the country.”

Ms Keneally said the Major Project system provides a rigorous assessment process, which leads to projects being amended or refused.

“The Ashington development underwent a rigorous 52-day community consultation and two independent reviews, leading to my decision to refuse the proposal,” Ms Keneally said.

“Following a Planning Assessment Review of a proposal to significantly expand Parklea Markets as a retail and hotel precinct, I decided to refuse to declare the proposal a Major Project.

“The refusal means the State Government will not consider any concept plan application if it were lodged and any future proposal will be dealt with by the local council.”

A full breakdown of approvals is attached.



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Major Projects - State Wide Update - September 2009

1 to 30 September 2009					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	Capital Investment Value
Minister					
Part 3A					
Concept	4	810	60	870	\$134,630,000
Project	9	474	337	811	\$1,043,430,000
<i>Total Part 3A</i>	13	1,284	397	1,681	\$1,178,060,000
Part 3A Mod	0	0	0	0	\$0
Part 4	0	0	0	0	\$0
Part 4 Mod	5	20	0	20	\$8,000,000
Total	18	1,304	397	1,701	\$1,186,060,000
Department					
Part 3A					
Concept	0	0	0	0	\$0
Project	4	5	74	79	\$67,905,123
<i>Total Part 3A</i>	4	5	74	79	\$67,905,123
Part 3A Mod	7	0	0	0	\$0
Part 4	2	2	2	4	\$225,000
Part 4 Mod	9	53	6	59	\$550,000,000
Total	22	60	82	142	\$618,130,123
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	40	1,364	479	1,843	\$1,804,190,123

Note: Due to the recent Land & Environment Court hearing the Huntlee New Town proposal has been removed from the cumulative figures. Due to an administrative error the previous months figures did not include 2 Departmental Part 3A Modification and 2 Departmental Part 4 Modification approvals. These have been added to the cumulative figures.



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8 September 2008 to 30 September 2009					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	Capital Investment Value
Minister					
Part 3A					
Concept	22	8,193	9,461	17,654	\$5,582,448,630
Project	94	13,239	12,541	25,780	\$10,605,976,074
<i>Total Part 3A</i>	116	21,432	22,002	43,434	\$16,188,424,704
Part 3A Mod	7	2,500	12,087	14,587	\$2,536,594,000
Part 4	9	1	0	1	\$3,086,760
Part 4 Mod	13	23	0	23	\$14,885,858
Total	145	23,956	34,089	58,045	\$18,742,991,322
Department					
Part 3A					
Concept	1	0	0	0	\$0
Project	22	537	613	1,150	\$261,252,617
<i>Total Part 3A</i>	23	537	613	1,150	\$261,252,617
Part 3A Mod	111	123	81	204	\$38,996,500
Part 4	89	128	72	200	\$21,705,354
Part 4 Mod	118	241	51	292	\$638,300,181
Total	341	1,029	817	1,846	\$960,254,652
Planning Assessment Commission					
Part 3A					
Concept	1	550	600	1,150	\$120,000,000
Project	3	275	506	781	\$81,890,000
<i>Total Part 3A</i>	4	825	1,106	1,931	\$201,890,000
Part 3A Mod	0	0	0	0	\$0
Total	4	825	1,106	1,931	\$201,890,000
Grand total	490	25,810	36,012	61,822	\$19,905,135,974

Note: The Planning Assessment Commission has determined 4 projects and reviewed and provided independent advice to the Minister on 17 projects since 8 September 2008.



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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.

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