



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

Wednesday 3 June, 2009

PLANNING SYSTEM CONTINUING TO SUPPORT JOBS AND INVESTMENT IN NSW

More than 3,200 new jobs will be created and \$709 million of capital investment will be generated as the result of 42 major projects approved via the NSW planning system in May 2009.

Planning Minister, Kristina Keneally, today outlined the number and type of projects approved last month. This is the second release of figures of this type since the Government launched this initiative in April.

“These monthly reports are designed to provide councils, the community and developers with timely and accurate information about the performance of the planning system for major projects,” Ms Keneally said.

“What the figures show is that the approvals given in May have continued to provide a boost for jobs and investment in NSW.” During May 2009:

- **42 Major Projects had been approved creating 2,019 construction jobs, 1,194 operational jobs and over \$709 million of capital investment in NSW.**
- **Of these 42 approvals, 7 were approved by the Minister under Part 3A of the Environmental Planning and Assessment Act.**
- **The Planning Assessment Commission independently determined 1 proposal in May.**
- **The remaining 34 were approved by the Department of Planning through different parts of the *Environmental Planning and Assessment Act 1979***
- **2 Major Projects were rejected by the Minister, the Moruya East Village project application and the Currawong proposal.**

“There were a number of approvals which significantly contributed to this great result for May 2009,” Ms Keneally said.

“The Planning Assessment Commission’s approval of the Southern Hemisphere’s largest IKEA store and Australian Headquarters will create 1,150 jobs and \$120 million of investment in NSW.

“The Hunter Economic Zone, approved by the Government, will create 85 new operational jobs and 152 construction jobs for the Lower Hunter, and provide a \$68 million boost to the local economy.

“Approving the Hunter Economic Zone will not only create jobs and investment in the Hunter region, it also offers residents of the region greater access to jobs close to home, and close to their families.

“Both of these projects are examples of the NSW Government’s commitment to local job creation, more sustainable development, and delivering for the families of NSW.”

A full breakdown of approvals is attached.



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Major Projects - State Wide Update - May 2009

1 to 31 May 2009					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	Capital Investment Value
Minister					
Part 3A					
Concept	2	552	165	717	\$182,242,000
Project	5	706	340	1,046	\$394,327,248
<i>Total Part 3A</i>	7	1,258	505	1,763	\$576,569,248
Part 3A Mod	0	0	0	0	\$0
Part 4	0	0	0	0	\$0
Part 4 Mod	0	0	0	0	\$0
Total	7	1,258	505	1,763	\$576,569,248
Department					
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	3	0	0	0	\$1,200,000
Part 4	19	209	51	260	\$7,520,950
Part 4 Mod	12	2	38	40	\$4,050,000
Total	34	211	89	300	\$12,770,950
Planning Assessment Commission					
Part 3A					
Concept	1	550	600	1,150	\$120,000,000
Project	0	0	0	0	\$0
<i>Total Part 3A</i>	1	550	600	1,150	\$120,000,000
Part 3A Mod	0	0	0	0	\$0
Total	1	550	600	1,150	\$120,000,000
Grand total	42	2,019	1,194	3,213	\$709,340,198



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8 September 2008 to 31 May 2009					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	Capital Investment Value
Minister					
Part 3A					
Concept	16	7,183	11,301	18,484	\$5,287,818,630
Project	70	9,848	10,481	20,329	\$5,837,110,405
<i>Total Part 3A</i>	86	17,031	21,782	38,813	\$11,124,929,035
Part 3A Mod	5	2,500	12,087	14,587	\$2,536,414,000
Part 4	9	1	0	1	\$3,086,760
Part 4 Mod	6	0	0	0	\$6,885,858
Total	106	19,532	33,869	53,401	\$13,671,315,653
Department					
Part 3A					
Concept	0	0	0	0	\$0
Project	4	30	8	38	\$15,114,632
<i>Total Part 3A</i>	4	30	8	38	\$15,114,632
Part 3A Mod	73	103	23	126	\$21,306,500
Part 4	86	259	64	323	\$21,097,354
Part 4 Mod	65	4	42	46	\$27,685,000
Total	228	396	137	533	\$85,203,486
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	336	20,588	35,106	55,694	\$13,948,519,139

Note: The Planning Assessment Commission has reviewed and provided independent advice to the Minister on 7 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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