



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

Wednesday 5 May, 2009

MONTHLY PLANNING UPDATE

Over 1,750 new jobs were created and \$750 million of capital investment was generated in NSW in April 2009 as a result of the approval of 46 major projects.

The figures, released today by Planning Minister, Kristina Keneally, are part of a new monthly initiative that will outline the number of major project approvals per month in NSW.

Ms Keneally highlighted that in the month of April:

- **46 Major Projects had been approved creating 710 construction jobs, 1,046 operational jobs and over \$750 million of capital investment in NSW.**
- **Of these 46 approvals, 10 were approved under Part 3A of the Environmental Planning and Assessment Act.**
- **1 Major Project was rejected by the Minister.**

“The Planning system in NSW is one of the key drivers of job creation and economic activity, and it is important to provide regular information about the number and types of planning approvals,” Ms Keneally said.

“The Government is determined to create the best planning system in Australia, and that will be achieved through efficient decision making and openness and transparency about the results.

“That’s why I am issuing monthly figures on the decisions that I make, as well as those made by the Department of Planning and the independent Planning Assessment Commission.

“This new monthly update will include how many projects have been approved, what type, the number of jobs created and the amount of investment created.”

Ms Keneally said that updating the public every month will help increase understanding of the planning system.

“My monthly report will provide councils, community groups, Members of Parliament and developers with timely and accurate information about the performance of the planning system for major projects,” Ms Keneally said.

A full breakdown of approvals is attached.



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Major Projects - State Wide Update - April 2009

1 to 30 April 2009					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	Capital Investment Value
Minister					
Part 3A					
Concept	1	120	900	1,020	\$287,600,000
Project	5	410	108	518	\$424,764,998
<i>Total Part 3A</i>	6	530	1,008	1,538	\$712,364,998
Part 3A Mod	0	0	0	0	\$0
Part 4	1	0	0	0	\$1,761,760
Part 4 Mod	0	0	0	0	\$0
Total	7	530	1,008	1,538	\$714,126,758
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	9	100	20	120	\$20,050,000
Part 4	19	50	10	60	\$1,573,320
Part 4 Mod	7	0	0	0	\$0
Total	39	180	38	218	\$36,737,952
Planning Assessment Commission					
Part 3A (Project only)	0	0	0	0	\$0
Part 3A Mod	0	0	0	0	\$0
Total	0	0	0	0	\$0
Grand total	46	710	1,046	1,756	\$750,864,710

Note: The Planning Assessment Commission reviewed and provided independent advice to the Minister on 1 project in April.



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8 September 2008 to 30 April 2009					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	Capital Investment Value
Minister					
Part 3A					
Concept	14	6,631	11,136	17,767	\$5,105,576,630
Project	65	9,142	10,141	19,283	\$5,442,783,157
<i>Total Part 3A</i>	<i>79</i>	<i>15,773</i>	<i>21,277</i>	<i>37,050</i>	<i>\$10,548,359,787</i>
Part 3A Mod	5	2,500	12,087	14,587	\$2,536,414,000
Part 4	8	1	0	1	\$3,086,760
Part 4 Mod*	6	0	0	0	\$6,885,858
Total	98	18,274	33,364	51,638	\$13,094,746,405
Department					
Part 3A					
Concept	0	0	0	0	\$0
Project	4	30	8	38	\$15,114,632
<i>Total Part 3A</i>	<i>4</i>	<i>30</i>	<i>8</i>	<i>38</i>	<i>\$15,114,632</i>
Part 3A Mod	70	103	23	126	\$20,106,500
Part 4	67	50	13	63	\$13,106,404
Part 4 Mod	53	2	0	2	\$23,635,000
Total	194	185	44	229	\$71,962,536
Planning Assessment Commission					
Part 3A (Project only)	1	110	500	610	\$72,000,000
Part 3A Mod	0	0	0	0	\$0
Total	1	110	500	610	\$72,000,000
Grand total	293	18,569	33,908	52,477	\$13,238,708,941

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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