

Hi Lisa,

See a response from a Department of Planning spokesperson below,

Call me on 0439 931 098 for further clarification,

Mark

There has been some misunderstanding about application of the \$100 million threshold criteria.

Under the Major Development SEPP the NSW Government is the consent authority for residential, retail or commercial projects worth over \$100 million.

However where the proposal is not permitted in the relevant land-use zone, there is discretion as to whether the Government becomes the consent authority and each proposal is considered on its merits.

The Picton and Kembla Grange proposals were largely not permitted in the zone and were not, in the Department of Planning's view, appropriate land uses at this time as such we declined to assess them.

If there were no consideration of zoning issues the NSW Government would have no choice but to assess highly inappropriate projects in unsuitable locations or sensitive environmental lands just because they were worth more than \$100 million.

The Department also regularly advises proponents if it feels the application is excessive in height, floor space or has other outstanding planning issues in order to try to negotiate a more acceptable outcome before declaring the project. This process is underway at the Coogee Bay Hotel. No decision has yet been made on Coogee Bay.

No-one can deny the NSW Government's major projects assessment system is helping to create investment and jobs in NSW.

In February 2010, 27 major projects worth more than \$1 billion that will support more than 9,000 jobs were approved through the NSW planning system.

Since September 2008, the Government has made 657 approvals supporting over 87,300 jobs and more than \$32.7 billion worth of investment in NSW.

The process for declaring major projects is explained further in the Major Development Monitor 08-09 on pages 3 and 4 at <http://www.planning.nsw.gov.au/LinkClick.aspx?fileticket=m5JdjHdEHg4=&tabid=74&language=en-AU>