



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

23 February, 2011

MORE THAN 4,000 JOBS & \$900 MILLION INVESTMENT IN JANUARY

A total of **27 development proposals** worth more than **\$900 million** were approved through the NSW planning system last month.

Minister for Planning, Tony Kelly, said these projects will support in excess of **4,000 jobs**.

“This follows on from December’s near record figures which show the State’s major projects assessment system (Part 3A) is continuing to promote strong investment and employment,” the Minister said.

“It is also an encouraging sign for the ongoing health of the NSW economy and the State’s prosperity.

“Since September 2008, more than **\$46 billion** worth of development with the potential to generate **163,000 jobs** has been approved.”

During January:

- **27 approvals** were granted supporting **3,263 construction jobs, 701 operational jobs** and **\$900 million** worth of capital investment;
- Of the 27, six were approved by the independent Planning Assessment Commission; and
- A further 21 approvals were made by the Department of Planning.

Mr Kelly said one of the largest projects was a **\$276 million concept plan** for around **450 apartments in the Warriewood Valley**.

“The independent Planning Assessment Commission (PAC) approved this project after scaling back the plans from around 600 apartments,” the Minister said.

“A **\$150 million concept plan** was also approved which would provide up to **550 new residential apartments at Macquarie Park**.

“This project delivers on the Metropolitan Plan for Sydney 2036 aim to support additional housing and jobs close to services and public transport.

“In regional NSW, a **\$110 million expansion of the Rasp zinc, lead and silver mine in Broken Hill** will support around **250 local jobs**.”



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Major Projects – State Wide Update – January 2011

1 to 31 January 2011					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	CIV
Minister					
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
Part 4	0	0	0	0	\$0
Part 4 Mod	0	0	0	0	\$0
Total	0	0	0	0	\$0
Department					
Part 3A					
Concept	1	1,000	20	1,020	\$150,557,038
Project	8	612	545	1,157	\$323,257,000
<i>Total Part 3A</i>	9	1,612	565	2,177	\$473,814,038
Part 3A Mod	10	0	0	0	\$15,334,000
Part 4	2	1	1	2	\$35,000
Part 4 Mod	0	0	0	0	\$0
Total	21	1,613	566	2,179	\$489,183,038
Planning Assessment Commission					
Part 3A					
Concept	2	1,500	35	1,535	\$386,113,400
Project	4	150	100	250	\$43,000,000
<i>Total Part 3A</i>	6	1,650	135	1,785	\$429,113,400
Part 3A Mod	0	0	0	0	\$0
Total	6	1,650	135	1,785	\$429,113,400
Grand total	27	3,263	701	3,964	\$918,296,438



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8 September 2008 to 31 January 2011					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	CIV
Minister					
Part 3A					
Concept	41	34,255	32,756	67,011	\$15,652,221,261
Project	151	24,306	28,914	53,220	\$21,666,417,017
<i>Total Part 3A</i>	192	58,561	61,670	120,231	\$37,318,638,278
Part 3A Mod	17	2,560	12,542	15,102	\$2,636,614,000
Part 4	9	11	5	16	\$6,386,760
Part 4 Mod	15	23	15	38	\$14,885,858
Total	233	61,155	74,232	135,387	\$39,976,524,896
Department					
Part 3A					
Concept	7	2,025	538	2,563	\$979,373,874
Project	89	7,754	5,358	13,112	\$2,476,600,669
<i>Total Part 3A</i>	96	9,779	5,896	15,675	\$3,455,974,543
Part 3A Mod	317	896	1,058	1,954	\$1,122,441,433
Part 4	165	202	112	314	\$40,969,764
Part 4 Mod	209	380	135	515	\$225,378,181
Total	787	11,257	7,201	18,458	\$4,844,763,921
Planning Assessment Commission					
Part 3A					
Concept	5	3,630	1,790	5,420	\$817,378,400
Project	26	1,788	2,452	4,240	\$805,430,222
<i>Total Part 3A</i>	31	5,418	4,242	9,660	\$1,622,808,622
Part 3A Mod	0	0	0	0	\$0
Total	31	5,418	4,242	9,660	\$1,622,808,622
Grand total	1,051	77,830	85,675	163,505	\$46,444,097,439



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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.
