



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

28 January 2011

### **MORE THAN 14,300 JOBS & \$2.4 BILLION INVESTMENT IN DECEMBER**

A total of **45 development proposals** worth more than **\$2.4 billion** were approved through the NSW planning system last month.

Minister for Planning, Tony Kelly, said these projects will support in excess of **14,300 jobs**.

“This is **one of the highest figures we’ve ever seen in a single month**, which shows 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 **\$45 billion** worth of development with the potential to generate **160,000 jobs** has been approved.”

During December:

- 45 approvals were granted, supporting 5,648 construction jobs, 8,727 operational jobs and \$2.45 billion worth of capital investment;
- Of the 45, nine were approved by the Minister; and
- A further 36 approvals were made by the Department of Planning.

Mr Kelly said one of the largest projects approved was a concept plan for a \$416 million residential development in the Tweed Shire.

“The Cobaki project will provide for up to 5,500 new homes, conserve 200 hectares of environmental land and has the potential to employ some 150 people,” the Minister said.

Other approvals include:

- An amended concept plan for the \$6 billion Barangaroo development; and
  - A \$230 million cancer centre at Royal Prince Alfred Hospital which will create an estimated 295 full-time operational jobs, 400 construction jobs and become a landmark medical facility.
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## Major Projects – State Wide Update – December 2010

1 to 31 December 2010					
	Approvals	Jobs – Construction	Jobs – Operation	Jobs – Total	CIV
<b>Minister</b>					
Part 3A					
Concept	5	3,692	7,953	11,645	\$995,500,000
Project	4	1,000	30	1,030	\$990,000,000
<i>Total Part 3A</i>	9	4,692	7,983	12,675	\$1,985,500,000
Part 3A Mod	0	0	0	0	\$0
Part 4	0	0	0	0	\$0
Part 4 Mod	0	0	0	0	\$0
<b>Total</b>	<b>9</b>	<b>4,692</b>	<b>7,983</b>	<b>12,675</b>	<b>\$1,985,500,000</b>
<b>Department</b>					
Part 3A					
Concept	1	19	4	23	\$3,200,000
Project	8	922	303	1,225	\$446,210,444
<i>Total Part 3A</i>	9	941	307	1,248	\$449,410,444
Part 3A Mod	21	10	430	440	\$10,460,000
Part 4	5	5	7	12	\$275,000
Part 4 Mod	1	0	0	0	\$0
<b>Total</b>	<b>36</b>	<b>956</b>	<b>744</b>	<b>1,700</b>	<b>\$460,145,444</b>
<b>Planning Assessment Commission</b>					
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Grand total</b>	<b>45</b>	<b>5,648</b>	<b>8,727</b>	<b>14,375</b>	<b>\$2,445,645,444</b>



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8 September 2008 to 31 December 2010					
	Approvals	Jobs – Construction	Jobs – Operation	Jobs – Total	CIV
<b>Minister</b>					
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
<b>Total</b>	<b>233</b>	<b>61,155</b>	<b>74,232</b>	<b>135,387</b>	<b>\$39,976,524,896</b>
<b>Department</b>					
Part 3A					
Concept	6	1,025	518	1,543	\$828,816,836
Project	82	7,142	4,813	11,955	\$2,125,665,115
<i>Total Part 3A</i>	88	8,167	5,331	13,498	\$2,954,481,951
Part 3A Mod	306	896	1,058	1,954	\$1,107,107,433
Part 4	163	201	111	312	\$40,934,764
Part 4 Mod	209	380	135	515	\$225,378,181
<b>Total</b>	<b>766</b>	<b>9,644</b>	<b>6,635</b>	<b>16,279</b>	<b>\$4,327,902,329</b>
<b>Planning Assessment Commission</b>					
Part 3A					
Concept	3	2,130	1,755	3,885	\$431,265,000
Project	22	1,638	2,352	3,990	\$762,430,222
<i>Total Part 3A</i>	25	3,768	4,107	7,875	\$1,193,695,222
Part 3A Mod	0	0	0	0	\$0
<b>Total</b>	<b>25</b>	<b>3,768</b>	<b>4,107</b>	<b>7,875</b>	<b>\$1,193,695,222</b>
<b>Grand total</b>	<b>1,024</b>	<b>74,567</b>	<b>84,974</b>	<b>159,541</b>	<b>\$45,498,122,447</b>



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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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