



NEW SOUTH WALES
**MAJOR DEVELOPMENT
MONITOR 2007-08**

CONTENTS

Director-General's foreword.....	1	How proposals were determined	20
Executive Summary.....	2	DEPARTMENT'S ASSESSMENT ROLE.....	20
Major development proposals lodged during 2007–08	3	STATE PLAN.....	20
NON-DISCRETIONARY PROPOSALS	3	DELEGATIONS TO COUNCILS	20
DISCRETIONARY PROPOSALS	5	APPEALS AGAINST DEVELOPMENT DECISIONS	22
CRITICAL INFRASTRUCTURE.....	5	BILATERAL AGREEMENT WITH THE COMMONWEALTH	22
DELEGATION OF DETERMINATIONS TO LOCAL COUNCILS	6	Outcomes	24
Development decisions made during 2007–08	7	INFRASTRUCTURE PROJECTS	24
INFRASTRUCTURE	10	INDUSTRY	25
INDUSTRY	11	EDUCATION	26
STATE SIGNIFICANT SITES.....	13	RESIDENTIAL.....	26
SPECIFIED URBAN SITES.....	13	AUDIT AND COMPLIANCE ACTIVITY.....	28
COASTAL.....	13	Decisions on local environmental plans (LEPs)	29
TOURISM-RECREATION	16	Appendices	33
ALPINE	16	APPENDIX A – DISCRETIONARY PROPOSALS ACCEPTED 2007–08	33
OTHER RESIDENTIAL-COMMERCIAL.....	17	APPENDIX B – EXAMPLES OF PROJECTS WHICH THE DEPARTMENT DID NOT SUPPORT TO BE CALLED-IN AS DISCRETIONARY PROJECTS IN 2007–08	34
Public participation	18	APPENDIX C – APPROVALS WITH CAPITAL INVESTMENT VALUE OF MORE THAN \$30 MILLION	34
INDEPENDENT HEARING AND ASSESSMENT PANELS (IHAPS)	18	APPENDIX D – WITHDRAWALS 2007–08.....	36
STRATEGIC INQUIRIES.....	19		

New South Wales Major Development Monitor 2007–2008

ISBN 978 0 7347 5398 4

© NSW Government 2008

NSW Department of Planning

www.planning.nsw.gov.au

DP 08_40

Edited by Mark Skelsey, additional reporting by Tahria Sheather

Disclaimer: While every reasonable effort has been made to ensure that this document is correct at the time of publication, the State of New South Wales, its agencies and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

DIRECTOR-GENERAL'S FOREWORD



I am pleased to present the Major Development Monitor 2007–08.

This is the third annual Monitor to be published. As in previous years, this year's Monitor informs the community and stakeholders about decisions taken during the year by the

Department of Planning and the Minister in regard to major development projects and proposed local environmental plans (LEPs).

The Department had a continuing important workload providing an unbiased, independent assessment of the State's most significant development proposals during 2007–08. This year's report notes that a total of 296 projects, which had a capital investment value of more than \$8 billion and the potential to create more than 32,000 jobs, were determined.

The major projects assessment system predominantly used by the Department (covered by Part 3A of the Environmental Planning and Assessment Act) has been specifically designed for large and complex projects. Among the system's unique features is that it sets rigorous requirements for projects before they can be placed on public exhibition and specifically encourages developers to amend projects after exhibition in response to community feedback.

Community consultation is a cornerstone of the major projects assessment system. For instance, this year's Monitor reports more than 14,000 submissions were lodged, and nearly 167,000 hits made to the Department's website project information pages, during 2007–08. This document outlines several case studies where important changes were made to proposals as a result of community and stakeholder feedback.

As noted above, the Monitor also reports on decisions about LEPs. The Department's LEP Review Panel, along with its own staff, have a continuing role assessing LEPs proposed by local councils. This report provides evidence that the Department's long-term regional strategies are providing highly useful guidance to councils when preparing LEPs, which reduces wasted effort on 'dead-end' LEPs which are unlikely to receive NSW Government support.

I commend this report.

A handwritten signature in black ink that reads "SHaddad". The signature is written in a cursive, slightly stylized font. The name "SHaddad" is written in a larger, bolder script than the "ad" at the end.

Sam Haddad
Director-General
NSW Department of Planning

EXECUTIVE SUMMARY

The Major Development Monitor 2007–08 outlines the work of the NSW Department of Planning and Minister for Planning in assessing and determining development proposals and local environmental plans (LEPs).

It has a particular focus on the operation of the major projects assessment system. This system comprises Part 3A of the Environmental Planning and Assessment Act (EP&A Act) and the Major Projects State Environmental Planning Policy (Major Projects SEPP).

The major projects assessment system package:

- Engages the community by improving consultation and transparency;
- Ensures key environmental and planning issues are publicly identified and addressed early in the assessment process;
- Provides, for the first time, a tailor-made assessment system for projects of regional or State significance;

- Focuses on achieving the right integrated outcome, rather than simply relying on bureaucratic red tape.

The Department continues to assess some projects, mainly alpine projects, under Part 4 of the EP&A Act.

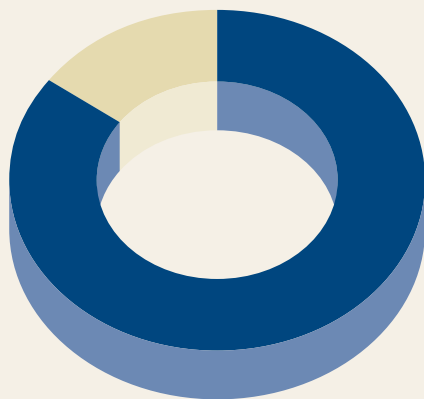
The Major Development Monitor 2007–08 also reports on the work of the Department and Minister in vetting and approving proposed LEPs. The Department's LEP Review Panel provides upfront advice to local councils about proposed LEPs.

KEY 2007–08 OUTCOMES INCLUDE:

- Determination of 296 projects, which have a capital investment value of more than \$8 billion and the potential to create more than 32,000 jobs. The NSW Government continued to focus on the State's most significant development proposals.
- The Department determined a similar number of infrastructure and industry projects as 2006–07, but fewer coastal projects. This is partly the result of changes to the Major Projects SEPP which came into effect during 2007–08 and contributed to the Minister delegating the determination of 20 coastal projects to local councils.
- The Department deemed environmental assessments for 47 projects as being inadequate and not able to proceed to public exhibition. Most of the proponents later lodged satisfactory environmental documentation after taking into account the Department's advice.
- A total of 138 new major development proposals automatically came to the Department for lodgement because they met the criteria of the Major Projects SEPP. Another 25 proposals were accepted for lodgement as discretionary proposals.
- The Department continued to delegate the assessment of some projects to local councils, with this happening for 11 projects. This reflects the NSW Government's ongoing policy to delegate assessments to local councils with the appropriate planning skills and capacity.
- The Department and Minister did not lose almost two-thirds of appeals.
- The Department's LEP Review Panel made decisions on 230 local environmental plans, compared to 426 in 2006–07. The reduced workload is largely due to an increased focus on the production of comprehensive LEPs in order to plan for council areas in a strategic way, rather than use resources on smaller 'ad hoc' or spot rezoning LEPs.
- During 2007–08, the panel supported 77 per cent of LEPs proceeding further, only marginally down on last year's 82 per cent support rate. Long-term regional and subregional planning strategies being produced by the Department are providing important guidance to councils when preparing new LEPs. More than three-quarters of LEPs not supported in 2007–08 were inconsistent with the relevant regional or subregional strategy. The number of gazetted LEPs also fell from 214 in 2006–07 to 132 in 2007–08.
- A total of more than 14,000 submissions were made on development proposals exhibited by the Department, up from 11,000 last year, while there was a total of nearly 167,000 website visits.

MAJOR DEVELOPMENT PROPOSALS LODGED DURING 2007–08

Figure 1 – Breakdown of proposals lodged under Part 3A of the EP&A Act and Major Projects SEPP 2007–08



- Discretionary proposals – 15%
- Non-discretionary proposals – 85%

NON-DISCRETIONARY PROPOSALS

The Major Projects State Environmental Planning Policy (Major Projects SEPP) defines what projects always come to the Department for assessment, rather than the local council. These non-discretionary proposals typically fall into the following categories:

- agriculture, timber, food and related industries
- mining, petroleum production, quarries and associated processing industries



Newcastle's Honeysuckle precinct is a regionally-significant planning site

- chemical, manufacturing and related industries
- general manufacturing, distribution and storage facilities
- tourism and recreational facilities
- health and public service facilities
- transport, energy and water infrastructure
- resource and waste-related industries.

The Major Projects SEPP sets a threshold, such as capital investment value or employment generation, above which a proposal in one of the categories listed above automatically comes to the Department as a major project. These thresholds reflect proposals which are likely to have wider regional or State significance and impacts.

As well, some proposals in regionally-important locations, such as the coastal zone and specified urban sites including Sydney Olympic Park and Newcastle's Honeysuckle precinct, come directly to the Department through the Major Projects SEPP.

During 2007–08, changes to the Major Projects SEPP allowed the Minister to hand back to the local council some coastal projects which came to the Department. These are discussed below.

NSW Government infrastructure projects which would have previously been dealt with by the Minister under Division 4 of Part 5 of the EP&A Act are also considered non-discretionary.

During 2007–08, a total of 138 non-discretionary proposals were declared as major projects. As in previous years, the vast majority of proposals automatically came to the Department because they met thresholds in the Major Projects SEPP, rather than being 'called-in' as discretionary projects.

As in previous years, the vast majority of proposals automatically came to the Department, rather than being 'called-in'

CASE STUDY

DISCRETIONARY PROJECTS



Port Kembla coal loader

The NSW Government had good reasons to deal with a range of discretionary projects during 2007–08. It also rejected a number of requests for projects to be subject to the major projects assessment system.

For instance, a number of sites identified as important because of their potential residential, employment and conservation outcomes in the Lower Hunter regional strategy began to be assessed as State significant sites. This includes a potential land release at North Cooranbong, the Hunter Economic Zone and Hexham redevelopment precinct. It also includes Coal and Allied sites at Minmi and Black Hill which were identified as potentially providing major conservation gains in the proposed Watagan to Stockton green corridor.

In December 2007, the Minister decided to accept for consideration a 200-hectare site at West Kingscliff in the Tweed which had been identified as significant in the Far North Coast regional strategy. Tweed Shire Council has requested this action, following protracted legal disputes between the council and landowner.

Following ongoing community debate about an existing curfew, the Minister declared a proposal from the Port Kembla coal terminal to increase road receipt hours to be a major project. This will allow a detailed public examination of the company's request to change an existing State environmental planning policy.

A range of western Sydney sites with potential major employment gains and issues

which could benefit from NSW Government resolution were accepted by the Department as discretionary projects. For instance, a proposal for a warehouse at a land-locked site with complex issues at Erskine Park was declared a major project. This action was taken to ensure the site was properly integrated with adjacent development approvals (which were subject to Ministerial determinations) and a nearby biodiversity conservation corridor.

In September 2007, the Minister agreed to consider the Currawong site as a State significant site. The proposal is considered to be of State significance because of its sensitive coastal location, position next to a national park and its proposed inclusion on the State Heritage Register.

The Minister decided to consider current and future development applications at Fame Cove in the Great Lakes council area as discretionary projects, after members of the community and the Department of Environment and Climate Change expressed concern about future development at the site. The local State MP also called for the Minister's intervention.

A number of large infrastructure projects, including a water supply pipeline between Goulburn and the Wingecarribee reservoir and the Sydney CityGrid electricity upgrade project were declared discretionary major projects.



Fame Cove in Great Lakes area

Appendix A gives a list of the discretionary proposals the Minister agreed to consider during 2007–08, while Appendix B details examples of discretionary projects not supported.

DISCRETIONARY PROPOSALS

The Minister does have the discretion under the major projects assessment system to 'call in' some proposals, which may have otherwise been dealt with by the local council, should the Minister consider them to be of State or regional significance. These projects are known as discretionary proposals.

Discretionary proposals may be major projects, such as commercial, retail or residential proposals valued at more than \$50 million outside locations specified in the Major Projects SEPP.

Other discretionary proposals include areas the Minister has agreed to consider as State significant sites, because of their environmental planning significance to the State.

Typically, the State significant site process allows a rezoning and development proposal to be considered at the same time which streamlines the planning process.

The Minister agreed to consider another 25 proposals during 2007–08, of which 12 were major projects and 13 were State significant sites. This compares to 27 discretionary proposals 'called in' during 2006–07.

The statistics above include projects lodged under the major projects assessment system (Part 3A of the EP&A Act and the Major Projects SEPP). In addition, 78 proposals such as alpine projects were lodged with the Department under Part 4 of the EP&A Act.

CRITICAL INFRASTRUCTURE

Some proposals which are declared major projects can also be declared as a critical infrastructure project. The critical infrastructure provisions:

- ensure the timely and efficient delivery of essential infrastructure projects
- allow the Government and the planning system to rapidly and readily respond to the changing needs of the State
- provide certainty in the delivery of these projects
- provide for rigorous scrutiny to ensure environmental outcomes are appropriate
- focus on delivering outcomes essential to the NSW community.

The environmental assessment process for critical infrastructure projects is the same as for any other major project. However, as the project has been declared essential to the State, there is no merit appeal available in relation to critical infrastructure and no procedural appeal without the Minister's support.

During 2007–08, the following projects were declared critical infrastructure:

- Electricity generation facilities with capacity above 250 megawatts
- Metro rail network

The Hume Highway duplication upgrade was a critical infrastructure project approved during 2007–08.



Major electricity generation facilities were declared critical infrastructure in 2007–08

DELEGATION OF DETERMINATIONS TO LOCAL COUNCILS

In July 2007, changes to the Major Projects SEPP allowed the Minister to delegate the determination of some coastal projects to local councils. The Minister can take this action in regard to some subdivisions, small-scale recreational or tourist facilities and tall buildings deemed to be of local environmental planning significance.

This allows planning powers to be returned to local councils for proposals which technically meet the criteria set in the Major Projects SEPP but are determined to be locally significant after an examination by the Department. The determination of 20 coastal projects was delegated to local councils in 2007–08.

The NSW Government also regularly delegates the assessment of major projects to local councils, but maintains the determination function. Further details about this are available on page 21.

Table 1 – Coastal projects delegated to local councils for determination 2007–08

Project	Local government area
24-lot subdivision, Yamba	Clarence Valley
Rural residential subdivision, Tullymorgan	Clarence Valley
6-lot rural residential subdivision, Korora	Coffs Harbour
40-lot residential subdivision, Korora	Coffs Harbour
11-lot residential subdivision, Moonee	Coffs Harbour
Concrete batching plant, Woolgoolga	Coffs Harbour
21-lot subdivision Dalmey Rd, Kianga	Eurobodalla
Mixed commercial, retail and motel, Terrigal Esplanade, Terrigal	Gosford
Commercial development, Pacific Highway, West Gosford	Gosford
Proposed 16-room addition to existing Mediterranean Hotel, Crescent Head	Kempsey
Coastal Village Precinct, North Wallarah Peninsula	Lake Macquarie
Residential Subdivision, Macksville	Nambucca
Frozen juice transfer facility, Carrington	Newcastle
Industrial filling and subdivision, Hexham	Newcastle
4-lot subdivision, Bonny Hills	Port Macquarie–Hastings
4 storey tourist facility, Port Macquarie	Port Macquarie–Hastings
2-lot subdivision, Broadwater	Richmond Valley
Tom Ugly's Marina, Sylvania	Sutherland
28-lot, 2 stage subdivision, South Kingscliff	Tweed
Motel, Tweed Heads South	Tweed

DEVELOPMENT DECISIONS MADE DURING 2007–08

FAST FACTS BOX

137

**NEW PROPOSALS
DETERMINED**

\$8.2

**BILLION CAPITAL
INVESTMENT
VALUE**

32,773

JOBS

159

MODIFICATIONS

Overall figures

During 2007–08, the Minister and Department determined 296 projects (295 approvals and one refusal) of which 137 were new proposals and 159 were modifications of existing approvals. A further six projects were withdrawn while the Department also rejected 47 environmental assessments as inadequate.

Approved projects had a capital investment value of \$8.25 billion and the potential to create 32,773 jobs.

Continuing drop in determination numbers

The overall number of State planning determinations continues to fall, from 350 in 2005–06 to 319 in 2006–07 to 296 in 2007–08. One key reason for the drop in determination numbers is the return of planning powers to local councils in areas such as the coastal zone and the Rhodes peninsula.

During 2007–08, the average value of determined projects (excluding modifications) was \$58 million, slightly down from last year's \$80 million figure but well up on 2005–06's \$30 million.

Metropolitan/regional split

As was the case in 2005–06 and 2006–07, during 2007–08 the Department conducted most of its assessments on projects in regional areas. A total of 196 out of 296 determinations in 2007–08 were in regional areas, mainly due to the number of coastal and alpine projects outside the metropolitan area.

However, despite comprising the minority of overall assessments, projects in the metropolitan area had a higher overall capital investment value.

Determined metropolitan projects had a capital investment value of \$6 billion, compared to \$2.2 billion for regional projects.



*Proposed University of NSW Campus Living
Development approved in 2007-08*

Table 2 – Number of determinations and capital expenditure by year

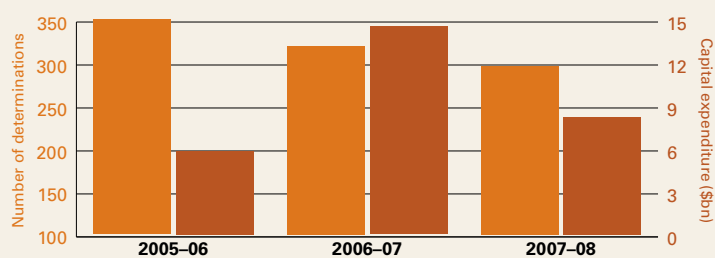


Table 3 – Percentage breakdown of determinations by location by year

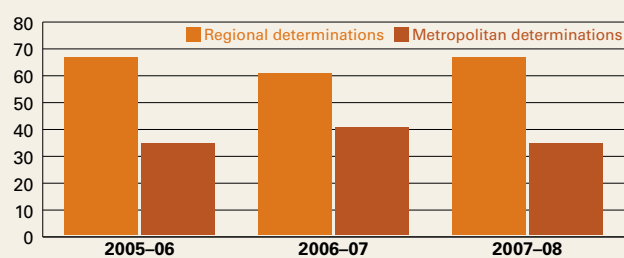


Table 4 – Determinations overall by application type 2007-08

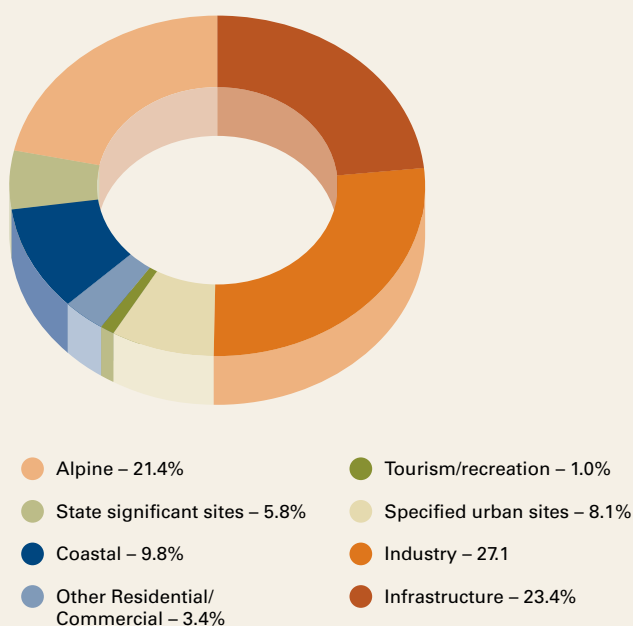
Application Type	Applications Determined	Jobs	Capital Value of Approvals
Minister			
Part 3A of the EP&A Act	82	31,203	\$7.8B
Part 4 and Part 5 of the EP&A Act	4	104	\$75.6M
Modifications	24	719	\$155M
Minister Total	110	32,026	\$8B
Department			
Part 3A of the EP&A Act	-	-	-
Part 4 and Part 5 of the EP&A Act	51	65	\$36M
Modifications	135	682	\$175M
Department Total	186	747	\$211M
TOTAL	296	32,773	\$8.2B

Table 5 – Determinations overall by category 2007-08

Summary Project Determined	Total	Capital Value	Jobs
Industry	80	\$2,911,397,000	9,663
Infrastructure	69	\$3,451,650,000	2,930
Specified urban sites	25	\$324,587,925	3,243
Tourism/Recreation	3	\$39,900,000	100
Other Residential/Commercial	10	\$831,300,000	5,636
Coastal	29	\$211,576,000	401
State Significant Sites	17	\$460,580,000	10,750
Alpine	63	\$25,696,437	50
TOTAL	296	\$8,256,687,362	32,773

* Other residential/commercial covers residential/commercial determinations outside State significant sites, specified urban sites, alpine or coastal areas

Figure 2 – Percentage breakdown of different project class determinations



Unsatisfactory project screening

Through the implementation of the major projects assessment system, the Department is able to successfully filter out both inappropriate development and development proposals with unsatisfactory supporting documentation before progressing to determination.

Unlike the Part 4 assessment system it largely replaced, the Part 3A system ensures that the key issues specific to every proposal are publicly outlined early in the assessment process. These key issues are listed in a statutory document known as the Director-General's requirements.

A developer when submitting a proposal must adequately address issues outlined in the requirements, before the proposal is allowed to proceed to public exhibition.

During 2007–08, the Department deemed that 47 projects had submitted inadequate environmental assessments. Most developers then submitted revised environmental assessments, taking into account the Department's comments. As of June 30, 2008, 12 of the 47 projects had yet to submit an adequate environmental assessment.

During 2007–08, the Department deemed that 47 projects had submitted inadequate environmental assessments

Furthermore, after the public exhibition period, the developer can be required to prepare a response to submissions or to amend its project to minimise

impacts on the environment through a preferred project report. During 2007–08, some 80 of these documents were lodged with the Department.

The early screening of unsatisfactory proposals through the use of the Director-General's requirements, along with the amendment of proposals later in the assessment process, helps explain why there is expected to be a comparatively lower number of refusals under the Part 3A system, compared to the Part 4 system it largely replaced.

CASE STUDY

INADEQUATE ENVIRONMENTAL ASSESSMENT

The Department regularly informs proponents that their environmental assessments are not adequate for exhibition.

For instance, in early May, the Department informed a wind farm proponent that further information and justification be provided in regards to the proposal's potential noise, flora and fauna, visual and Aboriginal heritage impacts, before the proposal could proceed to exhibition.

CASE STUDY

RESPONSE TO SUBMISSIONS

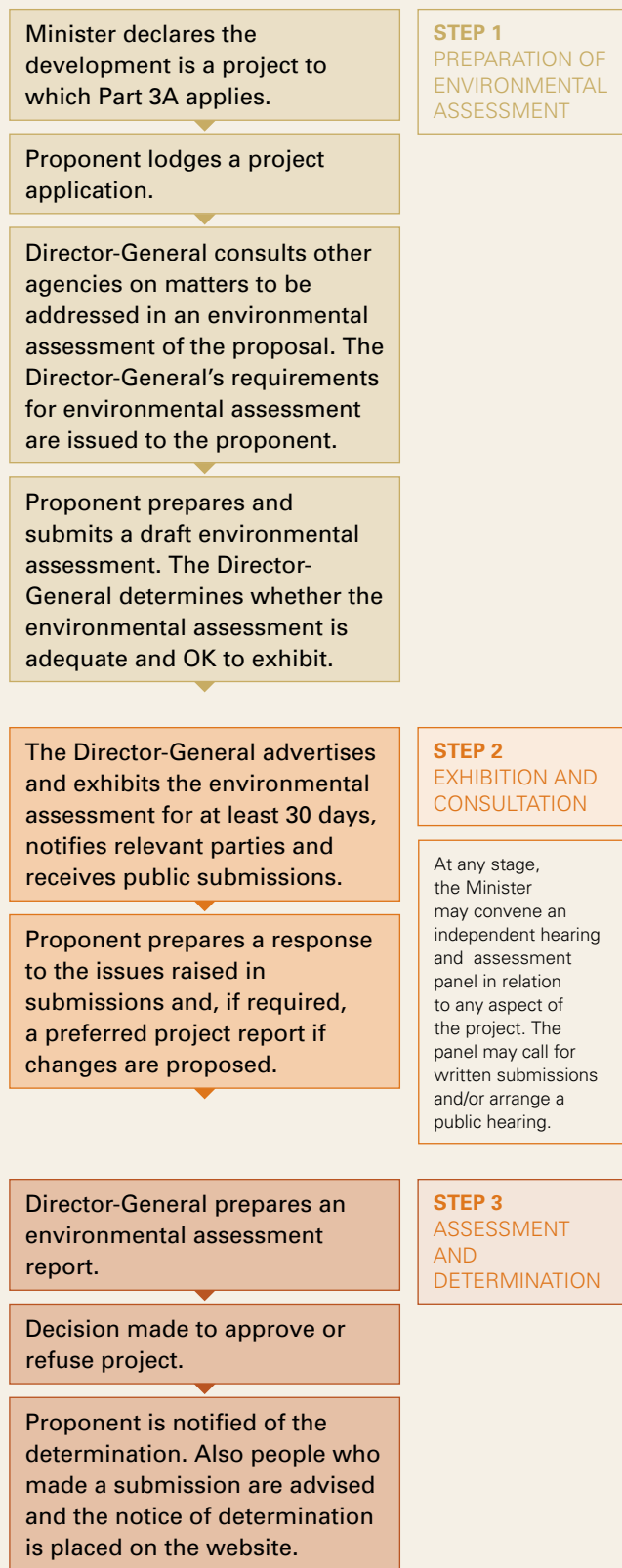
As noted above, another important feature of the major projects assessment system is that proponents are routinely asked to respond to issues raised in submissions.

For instance, EnergyAustralia responded to submissions raised during the public exhibition of a proposal to lay two 132 kilovolt cables across Botany Bay to assist inner Sydney energy reliability. EnergyAustralia increased burial depth of the cable to 12m in the main shipping channel, to address concerns of Sydney Ports Corporation and allow for possible future widening and deepening of the channel.

Furthermore, following concerns from the Department of Primary Industries, EnergyAustralia agreed to lay the cable for a distance of about 400m off Silver Beach, Kurnell using subsurface drilling, rather than open trenching. This will avoid damaging seagrass beds.

Further examples of the response to submissions process is outlined in the Moolarben coal mine study on page 12, the Blue Dolphin redevelopment on page 13 and the Southern Employment Lands case study on page 14.

Figure 3 – Typical steps in the assessment of major projects under Part 3A of the Environmental Planning and Assessment Act 1979



INFRASTRUCTURE

The Department assessed 69 infrastructure projects in 2007–08 (71 in 2006–07), with an overall capital investment value of \$3.4 billion (\$7.6 billion in 2006–07).

During 2007–08, the Department had a strong focus on assessing transport projects, including the Hume Highway duplication, South West rail link, western portion of the North West Metro line, Kingsgrove to Revesby rail line expansion and Pacific Highway Bulahdelah Bypass. Transport-related projects comprised more than half of all infrastructure-related determinations.

For instance, as part of the assessment process for the South West rail link, the Department supported the rail link's proposed northern alignment for a range of reasons, including limiting impacts on residents and existing land uses. As part of approval conditions, there must be ongoing community consultation, measures designed to minimise impacts on property and no net loss of existing parking allowed at Glenfield station during construction or operation. Furthermore, there must be no net loss of biodiversity.

Other infrastructure projects approved included the Justinian Melanoma Research Centre adjacent to the Mater Hospital, Wollstonecraft and the proposed Macquarie University library at North Ryde.

The \$22 million Justinian facility will consolidate activities of the Sydney Melanoma Unit into a single research-oriented clinical facility housing the world's largest biological bank of melanoma specimens for research purposes. The building is subject to several conditions seeking to ensure good urban design and landscaping and to maintain local amenity.

The proposed Macquarie University library was approved in April 2008. Having been the subject of a design competition, the Department was satisfied the winning design of the building made a positive contribution to the campus and is of high architectural standard.



Table 6 – Infrastructure project approvals by sector 2007–08

Infrastructure sectors	Total	\$	Jobs
Health & Education	11	\$245,500,000	273
Hospitals & Health Related	9	\$22,500,000	173
Education	1	\$66,000,000	N/A
Correctional	1	\$157,000,000	100
Transport	36	\$2,510,750,000	1,650
Port & Wharf Facilities	9	\$100,000,000	200
Rail & Related Transport	4	\$1,950,000,000	1,050
Roads	23	\$460,750,000	400
Utilities	13	\$600,000,000	874
Electricity Generation & Distribution	7	\$35,000,000	78
Water & Sewerage	3	\$107,000,000	174
Pipelines	2	\$348,000,000	600
Cables	1	\$110,000,000	22
Waste	9	\$95,400,000	133
Resource Recovery or Waste	9	\$95,400,000	133
Total	69	\$3,451,650,000	2,930

INDUSTRY

The Department assesses major industry projects, including manufacturing, mining and rural industries. Most of these proposals are considered major projects only after meeting a set capital investment value or operational job thresholds. These thresholds ensure that projects of regional or State significance – which often have environmental, amenity or economic implications across council boundaries – are assessed by the Department. Furthermore, the proposals are often highly complex and require specialist assessment skills and resources which are available through the Department but not necessarily at the local council level.

The Department assessed 80 industry projects (79 in 2006–07) with a capital investment value of \$2.9 billion (\$2.136 billion in 2006–07).

For instance, a \$75 million Aldi Supermarket distribution centre was approved in December 2007 at Prestons in Sydney's south-west. The facility will supplement the activities of Aldi's current distribution centre at Minchinbury that is about to reach capacity, and will offer over 500 construction and operational jobs. The building's roof water will be collected by two large rainwater tanks for use in toilet flushing and irrigation, whilst Departmental conditions require that 1.5ha of vegetation is protected on site.



Proposed Aldi supermarket distribution centre

Table 7 – Industry project approvals by sector 2007–08

Industry sectors	Total	Capital Value	Jobs
Rural Industries	4	\$220,000,000	660
Agricultural Produce & Processing	2	\$70,000,000	120
Timber & Paper	2	\$150,000,000	540
Mining & Related	49	\$888,022,000	2,565
Mines	34	\$776,447,000	2,122
Petroleum Extraction	8	*	*
Quarries	5	\$1,575,000	37
Metal & Mineral Processing	2	\$110,000,000	406
Manufacturing & Storage	27	\$1,803,375,000	6,438
Chemical Manufacturing	13	\$440,700,000	1,000
Other Manufacturing	5	\$1,600,000	10
Distribution & Storage	9	\$1,361,075,000	5,428
Total	80	\$2,911,397,000	9,663

* All petroleum extraction determinations were modifications and therefore had no additional capital investment value or new job numbers

CASE STUDY

MOOLARBEN COAL MINE

In September 2007, the Minister approved the Moolarben coal project about 40km northeast of Mudgee, which will contribute up to \$350 million a year to the State's economy and employ 320 people on an ongoing basis. The project's approval followed a detailed assessment and widespread community consultation by the Department and an independent hearing and assessment panel (IHAP).

The project submitted by Moolarben Coal Mines Pty Ltd was publicly exhibited for five weeks, while the panel received 500 individual submissions and 32 presentations during three days of hearings.

Several submissions during exhibition of the mine proposal raised concerns about the mine's impacts on The Drip, a well-known natural feature where spring waters run over a rock face. The Drip is also regarded as having significant Aboriginal cultural value.

The revised mine plan put forward by the proponent increased the distance between the underground long wall panels and The Drip to 500m. It also ensured the mine panels come no closer than 450m to another local landmark, the Corner Gorge on the Goulburn River.

The IHAP found the revised mine plan significantly reduced the level of risk of subsidence related

damage to The Drip and the Corner Gorge. The Department imposed a condition that the proponent ensure that these landmarks remain outside the zone of recorded subsidence damage for longwall mining in NSW.

Independent audits of subsidence and groundwater impacts of the underground longwall panels will be required during the mine's life and may lead to changes in mine layout to further protect the environment. Furthermore, the determination imposed conditions on the mine to identify options to capture and re-use methane emissions released during the underground mining extraction.



Natural rock formation The Drip

STATE SIGNIFICANT SITES

The Minister is able to determine that some sites are State significant because of their environmental planning significance to NSW. The State significant site process allows appropriate planning provisions applicable to the subject land, including zoning changes, to be considered at the same time as a specific development proposal.

Table 8 – State significant site approvals 2007–08

	Total	Capital Value	Jobs
Total	17	\$460,580,000	10,750

The table above includes project application approvals and modifications for State significant sites already listed in the Major Projects SEPP.

SPECIFIED URBAN SITES

The Major Projects SEPP outlines the Minister's role determining development in some regionally-significant sites. This includes sites listed in Schedule 2 of the Major Projects SEPP such as Sydney Olympic Park, Sydney Harbour foreshore sites and the Honeysuckle precinct in Newcastle. Control of these sites is typically returned to local councils when State planning objectives have been achieved.

Table 9 – Specified urban site determinations by site 2007–08

Specified urban sites	Total	Capital Value	Jobs
Honeysuckle	4	*	*
Rhodes	6	\$124,724,919	407
The Rocks	1	\$13,500,000	105
Taronga Zoo	1	\$5,155,375	34
Australian Museum	1	*	*
Sydney Olympic Park	3	\$96,200,000	2,650
Redfern Waterloo	4	\$74,807,631	N/A
Naval Stores Site, Ermington	4	\$10,200,000	47
Total	24	\$324,587,925	3,243
Refusals Total	1		

** Projects marked with an asterix are modifications and therefore recorded no new capital investment value or jobs*

COASTAL

Since 2002, the Department has assessed major projects along the State's coastline, including subdivisions, tall buildings and recreation and tourist projects. This allows the NSW Government to implement the objectives of its various coastal policies, including State Environmental Planning

Policy 71 (Coastal Protection), the NSW Coastal Policy and NSW Coastal Design Guidelines.

These policies support aims such as retaining and improving public access, encouraging high-quality design, preventing Gold Coast-style developments creeping south of the border and protecting sensitive areas such as wetlands and rainforests.

Before 2002, there was an inconsistent approach by councils to coastal development. Some councils approved inappropriate projects with limited foreshore access, excessive heights, little strategic value or which damaged environmental values, while others deferred projects for many years or effectively locked up suitable sites in the coastal area from any growth. The NSW Government's role is to ensure a more consistent approach to development along our prized 1,500km coastline, in line with the important policies mentioned above.

For instance, the Minister approved the Blue Dolphin redevelopment at Yamba after reductions in the height and scale of the buildings and the proponent agreed to provide permanent unimpeded access to the Clarence River foreshore, including a carpark. The changes produced an outcome in line with the aims of the NSW Coastal Design Guidelines and SEPP 71.

Coastal projects which come to the Department are outlined in Schedule 2 of the Major Projects SEPP.

Table 10 – Coastal approvals by coastal development type 2007–08

Coastal development type	Total	Capital Value	Jobs
Subdivisions	17	\$23,008,000	68
Tourist Developments	10	\$178,568,000	323
Tall Buildings	2	\$10,000,000	10
Total	29	\$211,576,000	401



Bombo beach near Kiama town centre

CASE STUDY

UTS KU-RING-GAI CONCEPT PLAN

The UTS Ku-ring-gai concept plan was approved in June 2008. The \$216 million project involves redevelopment of the 20.8ha State significant site into a mixed-use commercial, education and residential precinct whilst retaining the existing main building.

The Minister established a community reference group to get input from local residents and stakeholders. This community consultation process and the Department's assessment helped bring about some significant changes to the plans for the site.

For instance, the proponent agreed to change its plans to retain a full-size community oval for continued use by the public and reduce the maximum number of dwellings from 440 to 382.

However, the concept plan approval reduced overall dwellings numbers even further to 345.

Furthermore, the approval required that ten per cent of the new dwellings approved are one bedroom apartments, which will greatly help with housing affordability in the area.

This project will strengthen one of Sydney's key educational institutions and precincts and importantly boost housing supply in the Ku-ring-gai local government area. The proponent, CRI Australia on behalf of UTS, will be required to submit a detailed project application before construction can proceed.

As part of the project, the proponent is dedicating a 3.4 hectare parcel of bushland to the neighbouring Lane Cove National Park. The decision ended five years of uncertainty about the site's future.



Conceptual image of proposed village green at UTS Ku-ring-gai site

CASE STUDY

GREYSTANES SOUTHERN EMPLOYMENT LANDS

The proposal to decommission Prospect Quarry for conversion into the Greystanes Southern Employment Lands was approved in July 2007.

The \$348 million development for a business and retail precinct is expected to generate up to 8,000 permanent skilled jobs. The State significant site is located in the Western Sydney Employment Hub, where employment is being concentrated as part of the NSW Government's Metropolitan Strategy to provide jobs closer to Sydney's population heartland.

In response to issues raised during the exhibition, the proponent Boral submitted a preferred project report which scaled back the retail levels, density and carparking components of the project.

The approval allows the site to be divided into industrial and business park precincts, with

conditions on the approval allocating higher office space density near bus stops and lower density away from bus stops. These conditions are designed to reduce potential traffic generation by the project.

The site is well-served near the proposed Blacktown-Wetherill Park transitway corridor and the M4 and M7 motorways. The construction program to establish infrastructure at the site began in December 2007.



Employment lands proposed on former Prospect Quarry site

CASE STUDY

REDFERN PROJECTS

During 2007–08, four projects worth \$74 million were determined in the Redfern area, as part of the Redfern-Waterloo Authority’s ongoing urban renewal program.

The National Indigenous Development Centre (NIDC) was approved for construction. The \$30.6 million multipurpose facility will provide considerable social benefits offering sports training, numeracy and literacy training and affordable child care for indigenous youths.

The Minister approved the proposal which preserved existing heritage buildings and set a building height of three storeys, consistent with the surrounding area. The approval required that an experienced conservation architect be involved in all restoration and reconstruction of the existing buildings.

The decision also required the replanting of 100 trees lost due to construction and adequate measures to contain sediment and dust on the site.

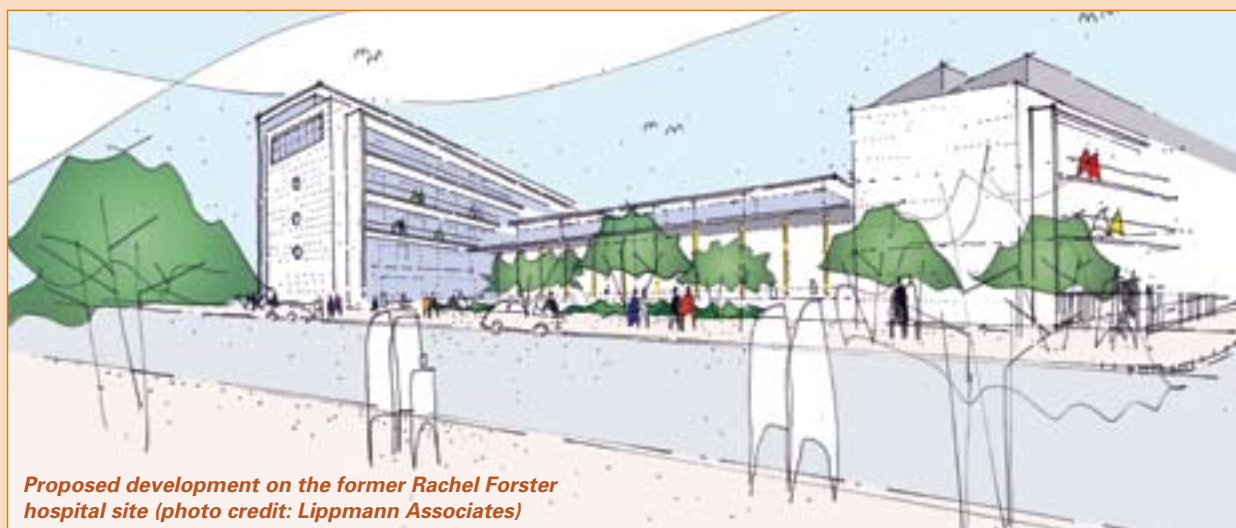
A concept plan was also approved in October 2007 for a \$44 million residential redevelopment of the former Rachel Forster Hospital site. The development will have substantial community benefits through 150 new residential dwellings and 1060m² of public open space.

Following submissions, the approval included 12 conditions including the dedication of the open space as a public park to the City of Sydney Council. The Department in its assessment was satisfied the development will result in considerably less local traffic impacts than in its previous use as a hospital.

The proponent, the Redfern-Waterloo Authority, will now be required to provide a detailed project analysis demonstrating design excellence in architecture, materials and detailing before construction may proceed.



Proposed National Indigenous Development Centre



Proposed development on the former Rachel Forster hospital site (photo credit: Lippmann Associates)

TOURISM-RECREATION

The major tourism/recreation project considered during 2007–08 was to allow public domain and infrastructure works at Randwick Racecourse, to assist World Youth Day 2008 events. This project was assessed for the Department by Randwick City Council.

Table 11 – Tourism/recreation approvals by development type 2007–08

Tourism/Recreation sectors	Total	Capital Value	Jobs
Major Sporting Facilities	2	\$39,900,000	100
Tourist or Convention facilities	1	*	*
Total	3	\$39,900,000	100

** As this project was a modification, no new capital investment value or job numbers were recorded*

ALPINE

The Minister is the consent authority for development in the alpine resorts located within the Kosciuszko National Park. The resorts include Thredbo, Perisher Valley, Smiggins Holes, Blue Cow, Guthega, Charlotte Pass, Selwyn Snowfields and other smaller accommodation facilities.

In 2007–08, the Department’s alpine resorts team (based in Jindabyne) approved 63 development applications including snowmaking infrastructure, redevelopment and refurbishment of ski lodges and other ski resort facilities, with a combined value of nearly \$22 million. The team also approved 36 construction certificate applications.

Three major snowmaking projects at Perisher and Thredbo alpine resorts were given conditional approval with a combined estimated cost of development totalling \$12.3 million. One of these projects is now complete with another partially completed and the remainder to be constructed over the 2008–09 summer. The Department placed environmental management conditions on the projects to minimise impacts on alpine flora and fauna from pipeline construction.

The route of two of the snowmaking projects was changed following a consultation process overseen by the Department and the Department of Environment and Climate Change (DECC).

These snowmaking projects are fully computerised using advanced technology which calculates the best time in which to make snow automatically 24 hours a day.

In August, consent was granted for a \$1.7 million redevelopment of Tiobunga Lodge at Guthega. The Department closely examined geotechnical issues as part of its assessment of this proposal, including commissioning an independent review. As a result of this investigation, the Department required additional groundwater management to ensure stability of the site.

Another major outcome for the alpine region was the gazettal of State Environmental Planning Policy (SEPP) (Kosciuszko National Park – Alpine Resorts) 2007. The SEPP was gazetted in December 2007 and reinforces the principles of environmentally sustainable development and recreational activities in the alpine resorts.

The new SEPP implements the NSW Government’s decision to prepare a comprehensive plan to guide development in the uniquely valuable and fragile environment of the Kosciuszko National Park. It facilitates sustainable development in the alpine resorts, reflecting both the sensitivity of the land and the need to provide ongoing support for an industry that contributes over \$800 million to the State and more than 10,000 jobs annually.

Table 12 – Alpine approvals 2007–08

Alpine	Total	Capital Value	Jobs
Total	63	\$25,696,437	50



OTHER RESIDENTIAL-COMMERCIAL

Under the Major Projects SEPP, the Minister can choose to determine some residential, retail or commercial projects if these are important for achieving regional or State planning objectives. The Minister also has had a historic role determining development on surplus government land sites. The Minister determined a small number of these projects during 2007–08.

In January 2008, the Minister approved the 1018-bed University of NSW (UNSW) Campus Living development that by completion in 2010 will constitute one third of all UNSW on-and-off campus student accommodation. Conditions require BASIX certification for all buildings demonstrating compliance with water, thermal and energy targets. In addition, a heritage/conservation architect must develop a schedule of conservation works that shall be implemented on the existing buildings in the Old Tote heritage conservation area, including weatherproofing and roof replacement.

The development offers retention of these historical buildings for student use. While the Minister had the final consent role, assessment of the proposal was delegated to Randwick City Council, which recommended the proposal be approved subject to conditions.

The Minister also approved a \$66 million mixed residential, commercial and retail development at West Ryde which is proposed to include two new

public squares and a child care centre. The approved project at Ryedale Road, near West Ryde station, had been subject to a design competition to ensure it had high architectural merit.

The project includes 195 residential dwellings contained in four buildings, two common basement parking levels and a two-storey 90 space commuter car park.

A total of 76 conditions were placed on the consent. These conditions included requiring the developer to:

- Set aside child care spaces for parents with high needs and children under two;
- Provide covered walkways from the new commuter carpark facility to the railway station entry;
- Paying development contributions to the local council in line with its contributions plan.

Following public consultation, the developer also agreed to ensure the building's materials and finishes were sympathetic with the adjacent conservation area. A further change ensured that the street level retail/commercial outlets could not be used for residential accommodation.

Table 13 – Other residential-commercial approvals 2007–08

Other Residential Commercial	Total	Capital Value	Jobs
Total	10	\$831,300,000	5,636



Proposed UNSW Campus Living development

PUBLIC PARTICIPATION

The major projects assessment system increases community consultation and transparency. Table 14 shows the increased number of documents which are required to be publicly available under Part 3A, compared to the Part 4 assessment system which it has largely replaced. In addition, community submissions are given a much higher status, with the proponents asked to respond to issues raised and if appropriate amend the project to reduce impacts.

During 2007–08, the Department received more than 14,600 submissions on projects placed on public exhibition. Projects which had a high level of community feedback included the now-withdrawn Herons Creek Distillate-Fired Power Station (5,000+ submissions), the Coal and Allied proposal for Gwandalan, Nords Wharf and Middle Camp (2,865 submissions), the revised Rosecorp proposal for Catherine Hill Bay and Gwandalan (2,755 submissions) and the UTS Ku-ring-gai Concept Plan proposal (1,412 submissions.)

During 2007–08, the Department received more than 14,600 submissions on projects placed on public exhibition

The Department's website remained an important source of information. During 2007–08, the Department maintained a:

- Projects register page showing active Part 3A projects before the Department (75,766 visits);
- Part 3A projects on exhibition page (58,151 visits)
- Part 4 and Part 5 projects on exhibition page (33,050 visits).

Overall, there was a total of 166,967 website visits to information on projects before the Department. The website allowed people to be aware of a project at a very early stage in the assessment process, even before the project was on exhibition.

The register also includes some historic projects which have been accepted as major projects by the Department however have not been advanced by the proponent, often because they have difficulty meeting the Director-General's requirements.

INDEPENDENT HEARING AND ASSESSMENT PANELS (IHAPS)

Independent hearing and assessment panels (IHAPs) may be convened by the Minister at any stage in the assessment of a project. The panel may be called on to provide independent technical advice on important issues of concern and related planning matters before the Minister makes a decision whether or not to approve a project. Such panels also typically provide an additional opportunity for community members to have their say about a proposal, often at public hearings.

There are two types of panels under the EP&A Act: a panel of experts and a panel of officers representing the Department or other relevant public authorities. One of the major benefits of the IHAP process is that chosen expert panel members often have long-standing experience and knowledge about particular complex issues to be examined.

A panel may receive or hear submissions from interested people and hold public hearings to provide input to the panel's assessment and recommendations.

During 2007–08, four panels were established. These panels were for the following projects:

- Somersby Fields quarry
- Currawong development, Pittwater
- Southern Highlands regional shooting facility
- Elsie St, Burwood development

IHAP reports are published on the Department's website, usually once the Director-General's assessment and Minister's decision have been finalised. There is no obligation under the EP&A Act to publish an IHAP report until this time.

In addition, the Department also supported several community reference groups. These groups allowed the community to more fully understand aspects of proposed developments. Such groups were established for proposals for sites including UTS Ku-ring-gai, Catherine Hill Bay and Gwandalan, Sanctuary Villages and the Sydney Adventist Hospital precinct.

STRATEGIC INQUIRIES

From time to time, strategic inquiries will also be established by the Department and Minister. These are not project-specific inquiries, like IHAPs, but nevertheless often help inform the assessment of major projects and development of broader NSW Government planning policies. While no new inquiries were established in 2007–08, the Central West rural lands panel published its report in August 2007.

Table 14 – Comparison of publication requirements between Part 3A and Part 4

Documents	Part 3A (Major projects assessment system)	Part 4 (Assessment system replaced by Part 3A for major projects but still used by local councils)
Director-General's requirements for environmental assessment for each project	Available on website	Not in Part 4 system
Detailed environmental assessment for public exhibition	Available on website and exhibited	Environmental impact statement for "designated development" and development application for "advertised development" exhibited Notification of other applications depends on council policy
Assessment of proposal by Department	Available on website after determination	No publication requirement, depends on council policy
Determination	Available on website	Notification depends on type of application and council policy

CASE STUDY

EXTENDED CONSULTATION PERIODS

The Department will, from time to time, extend exhibition periods or accept late submissions for proposals which have been subject to high public interest and to assist stakeholders and community members to have their say.

Under the EP&A Act, a proponent's environmental assessment must be made publicly-available for at least 30 days.

However, in May, the Department extended the exhibition time for a proposed new \$50 million distillate-fired power station on the State's mid-north coast, by nearly three weeks. The proposal had already been on exhibition for four weeks.

The environmental assessment for the power station had been on public exhibition since Wednesday 30 April 2008 and it was due to end on Monday 2 June 2008. It was then extended to 20 June 2008.

The Department extended the exhibition time because of the high public interest in the proposal and to ensure all interested parties had enough time to comment. More than 5,000 submissions were received and the proposal was later withdrawn.

Extended consultation periods were also put in place for several other proposals, including plans to establish a groundwater extraction and supply system on land near Kangaloon, within the Upper Nepean River system, and Coal and Allied's plans for development on the Wallarah Peninsula.

HOW PROPOSALS WERE DETERMINED

DEPARTMENT'S ASSESSMENT ROLE

The Department of Planning assesses proposals of State and regional planning significance. These proposals have implications for the broader community and are often highly complex requiring specialist assessment skills and resources available within the Department.

The Department has established assessment units skilled in particular development areas. These are as follows (in alphabetical order):

Coastal Assessments, which deals with coastal developments such as residential subdivisions, tall buildings, tourist resorts and marinas along the coastline north of Newcastle to the Queensland border and south of Wollongong to the Victorian border. It also covers coastal developments in Lake Macquarie.

Major Development Assessments, which deals with major industrial, agricultural, mining, extractive industry and waste developments.

Major Infrastructure Assessments, which deals with infrastructure projects such as road, rail and other transport facilities, energy generation and transmission and water and sewerage supply.

Strategic Assessments, which deals with proposed State significant sites and major projects involving social infrastructure, such as hospitals, universities and jails.

Urban Assessments, which deals with major projects (other than proposed State significant sites) in the greater metropolitan area including Sydney, Newcastle, Gosford, Wyong and Wollongong. These are typically retail, commercial and residential projects, including in regionally-significant sites such as Redfern-Waterloo and Newcastle's Honeysuckle. It also handles Crown development application referrals from local councils or applicants and oversees alpine assessments.

The Department's average assessment time was 82 days in 2007–08. This time was measured from:

- The end of the public exhibition period, or the date the proponent responded to submissions, or issued a preferred project report, whichever is later; to
- The date of determination.

STATE PLAN

The Department is the responsible agency for the State Plan priority E5 (Jobs closer to home) and E6 (Housing affordability). The Department is also a partner agency with responsibilities under:

- E3 (Cleaner air and progress on greenhouse gas emissions)
- E4 (Better environmental outcomes for native vegetation, biodiversity, land, rivers and coastal waterways)
- E8 (More people using parks, sporting and recreational facilities and participating in the arts and cultural activity)
- P1 (Increased business investment)
- P6 (Increased business investment in rural and regional NSW)
- S3 (Improved health through reduced obesity)

The Department's development assessment role plays an important part in achieving these priorities.

DELEGATIONS TO COUNCILS

The Department will from time-to-time delegate its assessment functions to local councils. This trend to utilise council's functions and work collaboratively with local government is expected to continue. In 2007–08 this happened for the following projects:

Table 15 – Assessment delegations to councils 2007–08

Project	Council to which assessment was delegated
8 lot rural residential subdivision, Jellat Jellat	Bega Valley
College of Fine Arts, Paddington	City of Sydney
35-lot Community Title subdivision, Moonee	Coffs Harbour
Bonnyrigg Living Communities project	Fairfield
Marina/Tourist/Residential development, Trinity Point	Lake Macquarie
Aldi Distribution Centre, Preston	Liverpool
Orange Private Hospital	Orange
Bloomfield Hospital modifications	Orange
Randwick Racecourse – World Youth Day	Randwick
3-lot rural residential subdivision	Shoalhaven
73-lot residential subdivision, Karuah	Taree

CASE STUDY

CHATSWOOD CHASE EXTENSION

In January 2008, a \$100 million redevelopment of Chatswood Chase Shopping Centre was approved after an assessment by Willoughby City Council (the assessment delegation was reported in last year’s Major Development Monitor).

The \$100 million expansion of the shopping centre to the adjacent block and the extension of the centre’s basement levels will generate almost 1000 jobs over the periods of construction and operation. Following the project’s public exhibition in June and July 2007, the council recommended

a number of conditions be imposed on the approval to maintain the amenity of the local area and adequately mitigate any potential environmental impacts.

In particular, the development’s façade which faces 1–3 Havilah Street will, from the first floor and above, be set back by an additional two metres from what was originally proposed. This increased setback will strike a balance between maintaining the residential amenity of the neighbouring properties while still providing a reasonable level of development potential on the site.



Proposed Chatswood Chase expansion

APPEALS AGAINST DEVELOPMENT DECISIONS

A proponent or in some cases an objector can appeal to the Land and Environment Court against a development decision by the Department or Minister. This could include an appeal against the validity of the procedures followed in the making of the decision or the merits of the decision.

The Department's Legal Services Branch manages appeals against decisions of the Department and Minister. During 2007–08, the Department and Minister did not lose about 66 per cent of appeals. External legal costs associated with these cases amounted to approximately \$921,269.12.

It should be noted that the results below include matters which, at the end of the financial year, were still subject to appeal to higher courts.

Table 16 – Legal results of appeals against development decisions 2007–08

Appeal Type	Won	Lost	Withdrawn/ settled/ discontinued/ consent orders	Appeals Pending as at 1 July 2008	Summary 2007–08
Consent authority (merit)	2	2	1		5
Procedural	7	3	3	2	13
Concurrence issue (merit)	1	3	1		5
Other			1		1
TOTAL	10	8	6		24

Appeal types definitions used in the table:

A **Consent Authority (Merit)** case refers to a case where the Minister or the Department is the approval authority and a proponent or objector takes issue with the merits of the decision

A **Procedural** case refers to a case where any person takes issue with the procedures followed in the making of a decision

A **Concurrence issue (Merit)** case refers to a case challenging a decision by the Director-General to either give or refuse concurrence for a proposed council decision

BILATERAL AGREEMENT WITH THE COMMONWEALTH

The Commonwealth Government has a role approving some development and other activities under its Environment Protection and Biodiversity Act (EPBC Act). Any development which needs Commonwealth approval is called a "controlled action". Developments which need Commonwealth approval include those that the Commonwealth determines are likely to have a significant impact on matters of national environmental significance,

such as World Heritage properties, wetlands of international importance, migratory species and threatened species and communities listed under the EPBC Act. It may also include some development by the Commonwealth, or which is on or affects Commonwealth land.

During 2006–07, a bilateral agreement was signed between the NSW Government and the Commonwealth. Under this agreement, the NSW assessment process – covering Parts 3A, 4 and 5 of the EP&A Act – was accredited to fulfill the Commonwealth's assessment requirements under the EPBC Act.

This means that the Commonwealth uses the Department's or a council's assessment of major projects to make its determination on "controlled actions". This agreement is recognition of the robust assessment procedures under NSW law. It also reduces red tape by removing the need for the NSW assessment system to be re-accredited for each new "controlled action" on a project by project basis, which was the case before the signing of the bilateral agreement.

Table 17 – Commonwealth-NSW bilateral agreement assessment projects 2007–08

Project name	Location	Proponent	Bilateral agreement notification	Assessment section of EP&A Act	Assessed by
9 lot rural residential subdivision	Devoncourt Road, Uralla	EA System P/L	26-Feb-08	Part 4	Uralla Council
Wallarah 2 Coal Project	near Wyong	Wyong Areas Coal Joint Venture	21-Dec-07	Part 3A	Department
Armidale Waste Facility	12km east of Armidale	Maunsell Australia P/L	16-Oct-07	Part 3A	Department
Aged Care Facility	Rex Road, Bankstown	Bankstown City Aged Care Facility	15-Feb-08	Part 4	Bankstown Council
Relocate and adjust electricity infrastructure	F3 to Branxton – New England Hwy	Energy Australia	07-Dec-08	Part 5	Energy Australia
Huntlee New Town Development	Branxton and North Rothbury	Huntlee Holdings P/L	30-Aug-08	Part 3A	Department
Pacific Pines – New urban settlement	Lennox Head	Cardno (Qld) P/L	26-Feb-08	Part 3A	Department
Pelaw Main Bypass	Hunter Economic Zone	HEZ Nominees P/L	01-Feb-08	Part 3A	Department
Cooranbong Residential Development	Cooranbong	Johnson Property Group	24-Dec-07	Part 3A	Department
Tomago Road Industrial Development	Tomago	Redlake Enterprises	22-Aug-07	Part 3A	Department

OUTCOMES

After about three years of operation, some of the key on-the-ground outcomes of the major projects assessment system are now beginning to be seen. This section provides information about these outcomes at the end of 2007–08.

INFRASTRUCTURE PROJECTS

After being approved by the Minister in April 2006, by the end of 2007–08 the inner harbour development at **Port Kembla** was well-advanced. Two out of three stages had been completed, offering a total of 420m of added berth length accommodating additional, larger car-carrying vessels and roll-on roll-off ramps especially designed for vehicle transport. Extensive dredging of 380,000 cubic metres of material in the inner harbour facilitated safe berthing of the carriers at the new berths.

Another major port milestone was the commencement in July 2008 of construction work on the \$1 billion, 60 hectare expansion of **Port Botany**. This expansion was subject to an approval

in late 2005. As part of the 113 Departmental conditions placed on the development, monitoring has commenced of groundwater quality, coastal processes as well as bird numbers and migration patterns. The establishment of a temporary bird roost constructed from dune sand was completed in July 2008 to provide the birds with a sheltered habitat. Meanwhile, construction of the **third coal export terminal** at Newcastle, approved in 2006–07, is now underway.

The **Tugun Bypass** project jointly undertaken by the Queensland Department of Main Roads and the NSW Roads and Traffic Authority opened for traffic six months ahead of schedule in June 2008. The four-lane motorway was approved during 2005–06.

The playing field constructed on the former Leichhardt tram depot site has now been completed and in use by **Sydney Secondary College (Leichhardt campus)** since October 2007. The Department in 2006 approved an application by the NSW State Rail Authority to remediate the



Inner harbour development at Port Kembla

land at Balmain Road, after the placement of 21 conditions to ensure full remediation of the site and to minimise surrounding environmental impacts. The oval now provides adequate physical space for the 720 students attending the College.

In December 2006, the Minister approved a proposal to upgrade a 22km section of the **Pacific Highway** between Moorland and Herons Creek on the NSW mid-north coast, through construction of a four-line divided road. Construction of this section is now proceeding in conjunction with the previously approved Cooperook to Moorland upgrade. The Department addressed biodiversity, cultural heritage, noise and vibration and social and economic impacts in its assessment of the project.

Preliminary construction work started in October 2007 with substantial construction beginning in January 2008. At the end of 2007-08, work underway included vegetation clearing, installing boundary fencing, major earthworks, pavement widening, installing drainage and constructing pavement and bridges.

The **Macarthur Resource Recovery Park** started operating in July 2008 after being approved by the Department in 2006. The \$50 million facility employed up to 50 workers during construction and provides full-time employment for 40 people. The proponent, WSN Environmental Solutions, believes the new waste park

will see household recycling rates increase from 50 to 85 per cent in south-west Sydney. It will receive eight per cent of Sydney's household waste streams and will cut greenhouse gas emissions, save water and generate renewable energy.

INDUSTRY

The **Western Sydney Employment Hub** is now starting to take shape, following a number of NSW Government approvals. The \$87 million Coles Myer Chilled Distribution Centre in the M7 Hub estate was completed in November 2007 following an approval in September 2006 and now plays a major role storing and supplying retail outlets along the eastern seaboard with chilled products and employing about 260 people.

Three separate developments at the nearby Interlink Estate received approval in December 2007, with construction for the \$22 million Linfox facility and \$8 million Ubecco facility are well-advanced at the end of 2007-08. The \$42 million Woolworths facility and \$31 million Kimberly Clark facility received approval in March 2007 and began operation at the end of 2007-08.

Preliminary works including the installation of irrigation and waste water treatment systems at the **De Bortoli Winery** in Bilbul near Griffith are near completion and major expansion works approved as part of the proposal are planned to begin in 2010.



Coles Chilled Distribution Centre (left) and



De Bortoli Winery site near Griffith

EDUCATION

Project approval was issued for the relocation of the **Australian Film, Television and Radio School** to Moore Park in November 2006. In May 2008, the doors to the \$35 million facility opened. The school offers state-of-the-art teaching, presentation and production facilities with close proximity to other media facilities at Fox Studios.

The **USYD Central Building**, to be known as the Jane Foss Russell Building, was approved by the Department in August 2006. Construction was well-advanced by the end of 2007–08. The building will constitute a focal point of the university by providing retail and food outlets, a combined sciences and technology library, support services and a large external plaza for the use of both students and surrounding residents.

Approval conditions required that one quarter of the plaza's paved area received shade coverage,

allowing the plaza to be enjoyed to its optimal potential.

Similarly, construction was also well underway on the University's \$95 million new **Faculty of Law Building** also at the Camperdown campus. The building is expected to be complete and ready for use for first semester (March) 2009.

RESIDENTIAL

In August 2005, the Minister declared the **Breakfast Point** development in Sydney's inner-west a discretionary major project. The project is one of Sydney's most important urban renewal projects, meeting housing demand. However, at the time of the declaration, unclear and contradictory local planning provisions were causing delays and job losses. At the end of 2007–08, construction at Country Club Precinct North and River Front Precinct was well underway while the Vineyards precinct had been completed and was beginning to be occupied.



Concept and project approvals overseen by the Department have helped maintain about 1,000 jobs at the development.

In February 2007, the Minister approved a concept plan for the redevelopment of the former **Carlton United Brewery site** (now known as Frasers Broadway) including a mix of residential, commercial, retail and public open space. The Minister had earlier declared the inner-Sydney site as State significant, because of its major urban renewal role and to ensure a timely resolution of planning issues.

In March 2008, the Minister approved demolition works to begin across the site, along with protection of heritage buildings. Demolition began at the site in April 2008 and is scheduled for completion in November 2008. Some 90 per cent of all demolition waste will be recycled – in what is claimed to be one of the largest recycling projects in Australia.

Following Ministerial approval in June 2006, Landcom commenced construction of stages

one and seven of the **Minto Renewal** project in May 2007. The project will deliver approximately 1150 lots over 13 development stages and will include a majority of 70 per cent private housing. New dwellings for Housing NSW will be 'salt and peppered' amongst the private housing. There is significant social benefit in rebuilding Minto, which previously existed as one of the city's four most disadvantaged metropolitan housing estates. Recently branded as "One Minto", nine display homes from a range of builders have opened. Construction of stages two and eight commenced in June 2008 and will be completed in early 2009.

Construction began in October 2007 on the 74 residential allotments that represent the first of twelve stages of the **Vincentia Coastal Village**. Parkland totalling 3.5 hectares containing two large water bodies were due for completion at the end of July 2008 with the eight home display village to be complete by October.

Breakfast Point's Vineyards Precinct



Construction at the Minto housing renewal project



AUDIT AND COMPLIANCE ACTIVITY

Table 18 – Compliance activities 2007–08

SECTOR	Compliance Audits	Follow-up Audits	Compliance Inspections	Follow-up Inspections	Enforcement Actions
Coal Mines			4		20
Quarries/extractive			1	2	2
Manufacturing/rural	1	1	4	3	27
Infrastructure	1		2		5
Commercial/residential			6	4	11
Marinas			1		2
Waste management				2	4
Contaminated land remediation				2	
TOTALS	2	1	18	13	71

Definitions of terms in the table:

Compliance audits are comprehensive audits of projects, whose findings are given in correspondence and a detailed written report. **Follow-up audits** evaluate whether the findings of the original audit have been addressed.

Compliance inspections are site inspections of projects, whose findings are given in correspondence. **Follow-up inspections** evaluate whether the findings of previous inspections have been addressed.

Enforcement actions are actions such as the issuing of statutory non-compliance orders, or statutory notices for information and records, or the issuing of penalty infringement notices, or the issuing of letters reporting on the outcomes of an inspection or audit, or court proceedings.

The Department monitors project compliance with approval conditions. The Department's compliance unit conducted 34 audits and inspections and initiated 71 enforcement actions during 2007–08.

The compliance unit maintained its focus on enforcement of conditions of development consents and approvals in 2007–08, utilising its order powers to rectify breaches, notice powers to require information and records to assist in the investigation of potential breaches and letters requiring undertakings to be made to cease or remedy non-compliant activities.

During the reporting period, the Department issued 10 penalty notices for minor alleged breaches of development consents and approvals. For moderately significant alleged breaches, the Department issued orders to rectify or remedy the breach within specified timeframes.

CASE STUDY

AUDITING WORK

Open cut coal mine

In 2006, the Minister for Planning granted a major project approval for the extension of an open cut coal mine. The mine commenced operations in late 2006.

A condition of approval required the provision of an annual environmental management report (AEMR) to be submitted to the Director-General after each year of the project's operation. The AEMR is required, among other things, to detail the results of environmental monitoring carried out during the reporting period.

In reviewing the first AEMR submitted by the mine covering the initial year of operation, the Department found that the reported amount of coal produced was 81 per cent greater than the amount allowed by the approval. In order to obtain verifiable evidence, the Department issued a notice to provide information and records to the mining company, and the company's response confirmed the production figures reported in the AEMR.

As a result the Minister brought prosecution proceedings in the Land and Environment Court, to which the company pleaded guilty.

Clay and shale extraction project

In 2004, the Minister granted development consent to the extraction of clay and shale from a site in western Sydney. The approval included conditions requiring certification of all conditions applicable prior to the commencement of development, and the production of environmental management and monitoring plans for air quality, noise management, site water management and site rehabilitation. An inspection of the site by Departmental officers in 2008 found evidence that the above conditions had not been met.

The Department wrote to the company indicating it would seek orders from the Land and Environment Court to restrain the development unless an undertaking was made to immediately cease development activity on the site. Such an undertaking was made and the company ceased work on the site until it could demonstrate compliance with the relevant requirements.

DECISIONS ON LOCAL ENVIRONMENTAL PLANS (LEPS)

LEPs are statutory instruments which include local planning rules such as zonings, heights, subdivision sizes and other development controls. Major changes to LEPs can have significant impacts on adjoining property owners and long-term local planning.

Since its introduction in 2006 the LEP Review Panel has effectively streamlined the plan-making process by providing upfront advice and direction to councils.

The panel includes the Director-General of the Department of Planning (or his nominee), senior Departmental executives and a nominee from the Local Government and Shires Associations. It also receives advice from the Department's regional teams on proposed LEPs and input from relevant

councils as necessary to clarify proposals as part of panel meetings.

During 2007–08, the panel made 230 decisions on LEPs, compared to 426 in 2006–07. This reduced workload is likely to be largely due to councils better managing their LEP processes and focussing on preparing comprehensive and other more extensive LEPs.

Overall, the number of spot rezoning LEPs coming to the panel has fallen from about 20 a month in 2005–06, to 18 a month in 2006–07 and about 13 a month in 2007–08

CASE STUDY

LEP REVIEW PANEL DECISIONS

Wallaga Lake

In October 2007, the Department did not support a proposed local environmental plan which would have allowed urban development in the Meads Bay area near Wallaga Lake on the NSW South Coast. This decision was in line with an independent review panel's report which found urban development on land which drains into the catchment was unsuitable because of the high level of environmental sensitivity of the receiving waters.

The Bermagui-Wallaga Lake Structure Plan incorporates the Wallaga Lake review site and identifies settlement opportunities consistent with the panel's recommendations.



Anna Bay

A draft LEP amendment to rezone land at Anna Bay from rural to tourist was not supported in November 2007 because the land was in the Watagan to Stockton 'green corridor' in the Lower Hunter regional strategy. The site is located near the Stockton Bight within an active sand drift area and a mapped coastal hazard zone. The Department is working with Port Stephens Council to determine an appropriate zoning for the land.

Cumbalum Ridge

The Cumbalum Ridge area, north-west of Ballina, has been identified in the Far North regional strategy as a proposed residential release area, which will eventually accommodate between 2,500 and 4,300 dwellings and associated village and neighbourhood centres. In September 2007, the Department advised Ballina Shire Council it could proceed with an LEP which rezones the first two precincts of the development becoming residential.

The council has been asked to provide a local environmental study with the rezoning plan, which examines issues such as visual amenity, Aboriginal cultural heritage and housing types and needs.

During 2007–08, the panel supported 77 per cent of LEPs proceeding further, only marginally down on last year’s 82 per cent support rate.

The LEP Review Panel has found that long-term regional and subregional planning strategies being produced by the Department are providing important guidance to councils when preparing new LEPs. New LEPs are routinely assessed against the aims and objectives of these strategies. About 77 per cent of LEPs not supported in 2007/08 were inconsistent with the relevant regional or subregional strategy. The Department has produced either final or draft 25-year strategies for the coastal region from the Queensland to Victorian border, along with a Sydney to Canberra corridor strategy. Such strategies plan for the housing, employment, environmental,

infrastructure and resource needs of these regions. In late 2005, Department also released the Sydney Metropolitan Strategy’s long-term blueprint and since released ten draft subregional strategies.

The Department aims for a timely response to LEP notifications by local councils. Between March 2006 and the end of May 2008 the response times achieved were:

- 54 per cent of LEPs responded to within 15 days
- 81 per cent of LEPs responded to within 25 days

During 2007–08, the panel no longer considered new comprehensive LEPs. Such LEPs are now sent directly to the Department’s relevant regional team for assessment, rather than the panel.

Table 19 – LEP Review Panel decisions 2007–08

Type of LEP	Panel recommendation to proceed with LEP	Not proceed	TOTAL	%
Comprehensive	2	1	3	1
Policy	15	7	22	10
Precinct	18	2	20	9
Reclassification	13	5	18	8
Section 73A	12	0	12	5
Spot Rezoning	116	39	155	67
Surplus Government Land	0	0	0	0
TOTAL	176	54	230	100

Definitions of the terms in the table are as follows:

Comprehensive LEPs – Local Government Area-wide LEPs.

Policy LEPs – Involving a change in general and specific planning policy and provisions across the LGA or part of it, e.g. adding prohibited uses to a number of zones, changing development standards, introducing provisions inconsistent with SEPPs, Ministerial directions or other policies.

Precinct LEPs – Involving part of a local government area (LGA), e.g. city centre, including a review of general and specific planning policy and provisions.

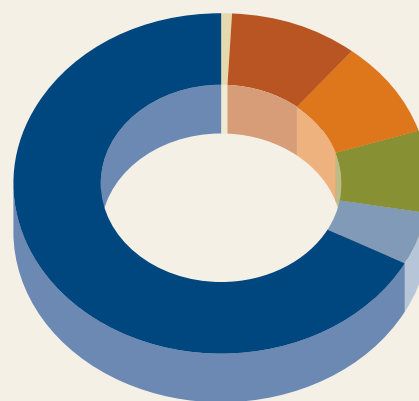
Reclassification LEPs – LEPs to reclassify council land from community to operational uses (or vice versa) under the Local Government Act.

Section 73A – Allows certain types of minor amendments to be made to environmental planning instruments without following the usual procedures for preparing an instrument (particularly public exhibition) under Part 3 of the EP&A Act.

Spot rezoning LEPs – Usually involve a change of zoning for a single site, or additional permitted uses and/or development controls that relate to the development of that site.

Surplus government land LEPs – Involving the rezoning of surplus State and local government sites

Figure 4 – Percentage breakdown of LEP types considered by the LEP Review Panel



- Spot rezoning – 67%
- Section 73A (Minor changes) – 5%
- Reclassification – 8%
- Precinct – 9%
- Policy – 10%
- Comprehensive – 1%

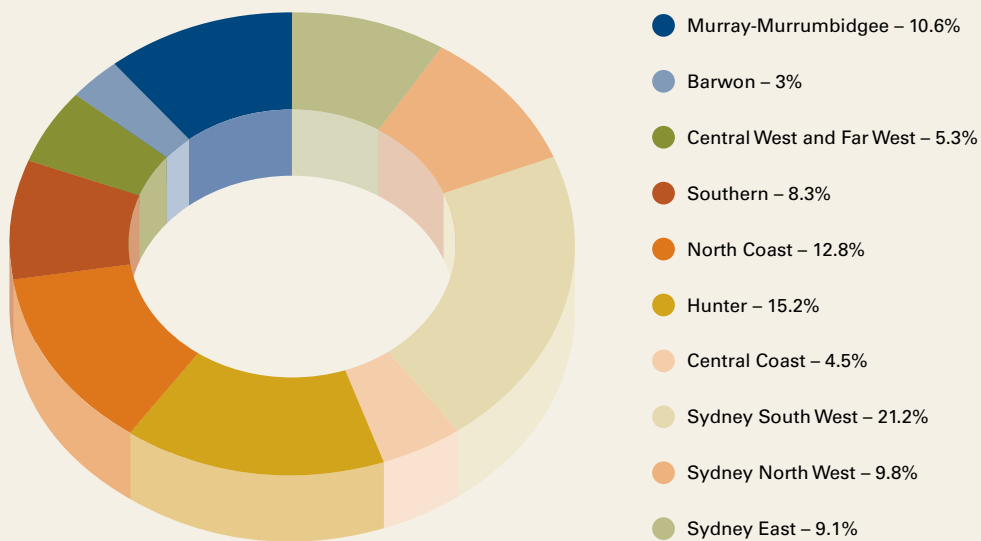
Table 20 – Number of LEPs submitted by individual councils in 2007–08

LGA	No of LEPs submitted 2007–08	Area	LGA	No of LEPs submitted 2007–08	Area
Albury	1	Regional	Leichhardt	1	Metropolitan
Ballina	5	Regional	Lismore	4	Regional
Bankstown	2	Metropolitan	Maitland	4	Regional
Baulkham Hills	9	Metropolitan	Manly	3	Metropolitan
Bega Valley	4	Regional	Marrickville	1	Metropolitan
Blacktown	4	Metropolitan	Mid-Western	3	Regional
Bland	1	Regional	Moree Plains	1	Regional
Blue Mountains	6	Metropolitan	Murray	1	Regional
Broken Hill	1	Regional	Nambucca	3	Regional
Byron	3	Regional	Newcastle	2	Regional
Camden	3	Metropolitan	North Sydney	4	Metropolitan
Campbelltown	2	Metropolitan	Palerang	1	Regional
Canterbury	4	Metropolitan	Penrith	3	Metropolitan
Cessnock	1	Regional	Pittwater	4	Metropolitan
City of Sydney	1	Metropolitan	Port Macquarie-Hastings	7	Regional
Clarence Valley	6	Regional	Port Stephens	15	Regional
Cobar	2	Regional	Queanbeyan	2	Regional
Coffs Harbour	3	Regional	Richmond River	2	Regional
Dubbo	1	Regional	Richmond Valley	2	Regional
Dungog	4	Regional	Rockdale	3	Metropolitan
Eurobodalla	1	Regional	Ryde	1	Metropolitan
Fairfield	4	Metropolitan	Shellharbour	1	Regional
Gosford	1	Metropolitan	Shoalhaven	11	Regional
Goulburn	1	Regional	Singleton	4	Regional
Great Lakes	6	Regional	Snowy River	3	Regional
Greater Taree	2	Regional	Sutherland	4	Metropolitan
Griffith	1	Regional	Tamworth	1	Regional
Gundagai	1	Regional	Tumut	1	Regional
Harden	1	Regional	Upper Hunter	1	Regional
Hawkesbury	1	Metropolitan	Wagga Wagga	1	Regional
Holroyd	2	Metropolitan	Warringah	1	Metropolitan
Hornsby	1	Metropolitan	Waverley	2	Metropolitan
Junee	1	Regional	Willoughby	1	Metropolitan
Kempsey	3	Regional	Wingecarribee	3	Regional
Kogarah	2	Metropolitan	Wollondilly	2	Metropolitan
Ku-ring-gai	4	Metropolitan	Wollongong	2	Regional
Kyogle	1	Regional	Woollahra	1	Metropolitan
Lachlan	1	Regional	Wyong	5	Metropolitan
Lake Macquarie	16	Regional	Young	1	Regional
Lane Cove	3	Metropolitan	TOTAL	230	
Leeton	2	Regional			

Table 21 – LEPs gazetted during 2007–08 by region and delegation

REGION	Referred to Minister direct from council	Referred to Minister through Department	Minor Changes (73A of the EP&A act)	Total
SYDNEY REGION EAST	7	4	1	12
SYDNEY NORTH/WEST REGION	10	3	0	13
SYDNEY SOUTH WEST REGION	19	7	2	28
CENTRAL COAST REGION	2	4	0	6
HUNTER REGION	10	9	1	20
NORTH COAST REGION	6	11	0	17
SOUTHERN REGION	5	6	0	11
CENTRAL WEST & FAR WEST REGION	2	4	1	7
BARWON REGION	3	1	0	4
MURRAY/MURRUMBIDGEE REGION	9	2	3	14
TOTAL LEPs =	73	51	8	132

Figure 5 – Percentage breakdown of LEPs gazetted by region



APPENDICES

APPENDIX A – DISCRETIONARY PROPOSALS ACCEPTED 2007–08

Major projects

Project	LGA	Potential capital investment value	Potential jobs
Horsley Park East and West	Fairfield	N/A	N/A
Elsie St, Burwood apartment buildings	Burwood	\$51.7m	350
Former Sunbeam Factory, Campsie	Canterbury	More than \$298m	More than 1,300
Former Marrickville Tip site, Tempe	Marrickville	\$120m	600
Australia Bay Lobster Facility pipeline	Tweed	N/A	N/A
Caltex refinery office relocation	Sutherland	\$28m	600 (relocated)
Port Kembla coal terminal operating hours	Wollongong	\$0	119
Warehouse at Templar Rd, Erskine Park	Penrith	\$13.1 million	N/A
Fame Cove, Great Lakes	Great Lakes	N/A	N/A
Pipeline to transfer water from Wingecarribee to Goulburn	Goulburn Mulwaree and Wingecarribee	\$50m	N/A
Victoria Rd upgrade	Canada Bay and Leichhardt	\$150m	310
Sydney CityGrid project	City of Sydney	\$800m	300

State significant sites

Potts Hill reservoir site	Bankstown	\$211m	N/A
Pitt Town residential precinct	Hawkesbury	\$209m	1,500
Railway Parade, Burwood	Burwood	N/A	N/A
Currawong development	Pittwater	\$33m	27
Huntingwood East and Prospect	Blacktown	N/A	N/A
West Kingscliff site	Tweed	N/A	N/A
Sydney Adventist Hospital precinct	Ku-ring-gai	\$797m	16,000
North Cooranbong land release	Lake Macquarie	\$587m	N/A
Orange Bloomfield site	Orange	N/A	N/A
Coal and Allied Minmi site	Lake Macquarie	N/A	N/A
Coal and Allied Black Hill site	Lake Macquarie	N/A	N/A
Hunter Economic Zone	Cessnock	\$2.2b	26,500
Hexham redevelopment project	Newcastle	\$350m	11,000

* Capital value and job numbers are preliminary only

APPENDIX B – EXAMPLES OF PROJECTS WHICH THE DEPARTMENT DID NOT SUPPORT TO BE CALLED-IN AS DISCRETIONARY PROJECTS IN 2007–08

Name of project	Type of discretionary project	LGA
Bonville golf course redevelopment	State significant site	Great Lakes
Development of 200 hectares of land at Charmhaven	State significant site	Wyong
Tweed Coast Rd, Cudgen residential and district centre	State significant site	Tweed
Wentworth Falls housing development	State significant site	Blue Mountains
Nightcap village, Kunghur	Major project (Clause 13 of Major Projects SEPP)	Tweed
Manufactured home estate at Falls Creek, Nowra	Major project (Clause 13 of Major Projects SEPP)	Shoalhaven
Charlestown Shopping Centre expansion	Major project (Clause 13 of Major Projects SEPP)	Lake Macquarie
Aged care and retirement facility at Morisset	Major project (Clause 13 of Major Projects SEPP)	Lake Macquarie

APPENDIX C – APPROVALS WITH CAPITAL INVESTMENT VALUE OF MORE THAN \$30 MILLION

Project	Capital Investment Value	Construction Jobs	Operational Jobs	Date Determined	Area of State
Port Kembla Steelworks – Sinter Plant Upgrade	\$100,000,000	200	N/A	03/07/2007	Regional
Staged Residential & Tourist Development – Blue Dolphin, Yamba Road, Yamba	\$175,000,000	228	40	06/07/2007	Regional
Pacific Highway Upgrade – Bulahdelah Bypass	\$122,750,000	N/A	N/A	09/07/2007	Regional
Toukley Desalination Plant	\$75,000,000	80	10	10/07/2007	Regional
Liddell Coal Mine	\$91,000,000	150	90	18/07/2007	Regional
Tooheys Brewery Upgrade	\$70,000,000	120	N/A	18/07/2007	Metro
Hume Highway Duplication – Concept Plan	\$338,000,000	400	N/A	20/07/2007	Regional
Western Sydney Employment Hub – Greystanes SEL	\$348,000,000	2700	8000	20/07/2007	Metro
Amcor Paper Mill, Matraville	\$150,000,000	400	140	20/07/2007	Metro
Snapper Mineral Sands Mine, Pooncarrie	\$105,000,000	250	110	28/08/2007	Regional
South West Rail Link	\$750,000,000	600	N/A	29/08/2007	Metro
Enfield Intermodal Logistics Centre	\$153,000,000	170	510	05/09/2007	Metro
Moolarben Coal Mine	\$405,000,000	220	320	06/09/2007	Regional
Coffs Harbour Water Treatment Works	\$32,000,000	80	4	26/09/2007	Regional
National Indigenous Development Centre, Redfern Public School site	\$30,677,631	N/A	N/A	04/10/2007	Metro

Project	Capital Investment Value	Construction Jobs	Operational Jobs	Date Determined	Area of State
Adaptive reuse and residential development, Former Rachel Foster Hospital	\$44,130,000	N/A	N/A	09/10/2007	Metro
Site 4B Commercial Development, Sydney Olympic park	\$76,900,000	300	2000	19/10/2007	Metro
Kurnell Desalination Plant – Supply Pipeline	\$348,000,000	600	N/A	22/10/2007	Metro
Narrabri Coal Mine	\$50,000,000	60	113	13/11/2007	Regional
Stage 1 Residential Development, Rhodes – Precinct B	\$63,470,000	200	5	13/11/2007	Metro
Vopak Bulk Liquids Facility – Port Botany	\$60,000,000	50	8	26/11/2007	Metro
Southern Distribution Hub	\$1,000,000,000	N/A	3000	30/11/2007	Metro
Botany Bay Cable Crossing	\$110,000,000	20	2	19/12/2007	Metro
Chatswood Chase – Shopping Centre Expansion	\$103,500,000	460	520	19/12/2007	Metro
Rhodes – Precinct B – Site 1B residential development	\$50,600,000	200	2	19/12/2007	Metro
Aldi Warehouse and Distribution Centre	\$75,000,000	424	110	20/12/2007	Metro
Goodman Interlink Industrial Estate	\$57,400,000	300	460	20/12/2007	Metro
Shell Clyde – Fluidised Catalytic Cracking Unit Reactor and Regenerator Rejuvenation	\$77,700,000	500	N/A	21/12/2007	Metro
Four Arrows Ethanol Plant	\$100,000,000	100	100	21/12/2007	Regional
Marstel Bulk Liquids Facility – Kooragang Island	\$47,000,000	50	3	21/12/2007	Regional
West Ryde Station – Mixed use development	\$66,000,000	1400	200	17/01/2008	Metro
Residential Development at 9 Hill Rd, Homebush Bay West	\$251,200,000	800	N/A	21/01/2008	Metro
UNSW Student Housing	\$85,000,000	145	10	23/01/2008	Metro
Drayton Coal Mine – Coal Mine Extension	\$35,219,000	12	388	01/02/2008	Regional
Royal Randwick Racecourse – Stage 1 Masterplan works	\$39,900,000	100	N/A	28/02/2008	Metro
Vopak Bulk Liquids Facility – Port Botany	\$70,000,000	40	5	20/03/2008	Metro
Belmont Coal Mine	\$35,000,000	20	68	15/04/2008	Regional
SITA Waste Facility	\$40,000,000	30	20	16/04/2008	Metro
Shell Refinery – Shell Hydrodesulphurisation Unit Upgrade	\$35,000,000	30	0	28/04/2008	Metro
Keira St, Wollongong – GPT retail/commercial/residential development	\$311,600,000	1190	871	28/04/2008	Metro

Project	Capital Investment Value	Construction Jobs	Operational Jobs	Date Determined	Area of State
Ering Power Station – Upgrade/ Expansion of Coal Combustion Product Management Facility	\$35,000,000	60	18	29/04/2008	Regional
Macquarie University – New Library Building	\$60,000,000	N/A	N/A	29/04/2008	Metro
Western portion of North West Metro (previously referred to as the North West Rail Link)	\$750,000,000	N/A	N/A	06/05/2008	Metro
Woy Woy Waste Facility	\$40,000,000	30	10	26/05/2008	Regional
Manildra Park Bulk Liquids Facility – Kooragang Island	\$32,000,000	23	37	02/06/2008	Regional
South Coast Correctional facility	\$157,000,000		100	10/06/2008	Regional
UTS Kuring-gai Concept Plan – Campus Redevelopment	\$100,000,000	250	N/A	11/06/2008	Metro
Kingsgrove to Revesby Quadruplication (Clearways 2010)	\$450,000,000	450	N/A	23/06/2008	Metro

APPENDIX D – WITHDRAWALS 2007–08

New child care centre – Serpentine Crescent North Balgowlah
Construction of a new sea wall and demolition of existing wharf, Honeysuckle
Lithgow Correctional Centre
4 lot rural subdivision – East Wardell
31 lot residential Subdivision – Gem Crescent, Narooma
Broulee Subdivision – Removal of tree



NSW GOVERNMENT
Department of Planning