

DEPARTMENT OF PLANNING AND INFRASTRUCTURE

ANNUAL REPORT 2011–12



Planning &
Infrastructure

Incorporating the annual report
of the Building Professionals Board

Annual Report 2011–12

To enhance the sustainability of the 2011–12 annual report, the department has produced it in electronic format, available at www.planning.nsw.gov.au

The total cost for external production, photography and printing was \$13,185

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^ Cover image: Breannan with her friend Christina and mother Melinda Kumar at Oran Park.

Letter to the Minister

Office of the Director-General

The Hon Brad Hazzard MP
Minister for Planning and Infrastructure
Minister Assisting the Premier
on Infrastructure NSW
Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000

31 October 2012

Dear Minister

I have pleasure in submitting the Annual Report of the Department of Planning and Infrastructure for the year ended 30 June 2012, for presentation to the Parliament of New South Wales in accordance with the *Annual Reports (Departments) Act 1985*.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'R. Pearson', written in a cursive style.

Richard Pearson
Acting Director-General

Minister's foreword



In the first full year since coming to office in March 2011, the NSW Government has made significant progress in delivering the kind of planning system this State deserves. A planning system for the 21st century. A planning system focussed on the public interest. A planning system that places people and their choices at the heart of planning decisions about their future.

At the start of the 2011–12 financial year, there were a number of systemic issues in the NSW planning system that required urgent attention, including the lowest housing starts in 50 years. The Government has set about comprehensively resolving these issues while also establishing and communicating a clear vision for the State's planning future.

I am pleased to report that NSW finished the 2011–12 financial year as the only State in the country to increase housing approvals – with Sydney approvals alone up nearly 20 per cent. This is an important indicator that the Government's initiatives are paying dividends, but there is much more work to be done. The Government's commitment of more than \$500 million in the 2012–13 budget to assist with housing delivery is set to further bolster housing supply in NSW.

Other significant achievements include:

- > Repealing the discredited former Part 3A assessment system and replacing it with a new, transparent system for the assessment of State significant projects;

- > Balancing the competing needs of agriculture, mining and coal seam gas – including added protection for millions of hectares of the State's most valuable farming land; and
- > Substantial progress on a comprehensive process to deliver an entirely new planning system for NSW.

The Government also placed great emphasis on improving the relationship with our partners in local government, who play a crucial role in the implementation of the State's planning system. Improved council and community consultation has delivered improved outcomes already and this will be even further enhanced under the proposed new planning system.

The financial year also brought improvements to the culture of planning, both at the department and across the profession. This has seen stronger focus on results and less on process. The department has also established dedicated teams to concentrate on other transformative ideas including online planning outcomes, code-assessable development and long-term planning for resource issues (such as coal and coal seam gas).

Importantly, politics has been removed from the decision-making process, with around 93 per cent of major approvals given by independent experts at the department or the Planning Assessment Commission (PAC). Assessments have also been subject to added transparency, with the department's recommendation and its assessment of the issues made available for public scrutiny before the final decision is made by the PAC.

We have taken great strides in 2011–12 but there is plenty of work left to be done. I look forward to continuing to work closely with the Department of Planning and Infrastructure and, most importantly, with the people of NSW to meet the challenge of creating a world-class planning system in NSW.

I would like to personally thank:

- > the Director-General Sam Haddad for his hard work and dedication to leading the delivery of the Government's planning agenda and for his assistance to me and my office over the course of the year; and
- > the staff of the Department of Planning and Infrastructure who have adapted to a more transparent, open and collaborative approach to planning as well as moving to a 'can do' culture.

A handwritten signature in black ink that reads "Brad Hazzard". The signature is fluid and cursive.

Brad Hazzard

Minister for Planning and Infrastructure

Contents

The role of the Department of Planning and Infrastructure is to deliver strategies and decisions to facilitate sustainable growth and employment in NSW.

The department is the lead agency in advising the Minister and government on strategic land use planning, major development and infrastructure projects, and diverse housing and employment opportunities.

Letter to the Minister	1
Minister's foreword	2
Director-General's introduction	4
Highlights	6
1 Housing outcomes	8
2 Employment outcomes	22
3 Infrastructure outcomes	30
4 State significant development decisions	38
5 Managing growth	52
6 Improving the planning system	62
7 Our people	70
8 Building Professionals Board	77
9 Appendices	85
10 Department of Planning and Infrastructure financial statements	117
11 Corporation Sole financial statements	156
12 Building Professionals Board financial statements	187
Contact details	205
Index	206

Director-General's introduction



Housing supply remains high on the planning agenda and has been a major challenge to the department. The Taskforce on Housing Supply chaired by the Minister for Planning and Infrastructure and comprising senior government Ministers delivered significant outcomes in resolving key policy and legal impediments to supply.

We worked with local government in particular to accelerate housing approvals resulting in higher approvals relative to past years. Significant releases and precinct planning work in greenfield and growth centres has been delivered.

The department will continue to focus its efforts in facilitating housing delivery. A dedicated new division is being established as the one stop shop for all housing activities in NSW.

The department's work on infrastructure planning and coordination has focussed on integrating infrastructure (particularly transport) and land use to achieve growth outcomes. Substantial funds have been dedicated to new infrastructure provisions to unlock housing and employment land opportunities under the newly developed Infrastructure Growth Management Plans being led by the department.

The transition from the now deleted Part 3A assessment system to the new State significant assessment system has been completed, with our efforts now being

focussed on finalising all transitional Part 3A projects by the end of 2012–13.

The delivery of the Strategic Land Use Regional Policy aimed at balancing the protection of prime agricultural land and appropriate mining activities is a major achievement which should be recognised.

There has also been significant progress in strategic planning activities, with the review of the Metropolitan Strategy and the completion of a substantial number of standard Local Environmental Plans (LEPs). Almost half the State's local councils now have strategically based standard local instruments. The department aims to complete the entire program by financial year end.

There are in particular two transformative achievements for this year worth highlighting.

The review of the planning system and the publication of the new planning system green paper heralded a new era for planning in NSW – a major refocussing of the entire system towards a strong community and stakeholder engagement and a strategic planning approach.

The department significantly strengthened its stakeholder engagement and consultation with local government. A significant shift is being demonstrated in that regard and I would like to thank our colleagues in local councils for their ongoing cooperation and support.

There are substantial challenges as we work towards a new planning system and a renewed culture for all its participants to deliver sustainable growth consistent with community aspirations.

The department's staff should be proud of their achievements this year. I would like to thank all our staff for their excellent dedication, support and commitment to advancing the planning system.

The department continued its close co-operation with other agencies in the government's planning cluster, in particular the Sydney Harbour Foreshore Authority, Landcom, the Sydney Metropolitan Development Authority and the Hunter and Central Coast Development Corporations.

On behalf of all staff in the department I would like to thank the Minister, the Hon Brad Hazzard for his leadership, guidance and support.

A handwritten signature in black ink that reads "SHaddad".

Sam Haddad
Director-General

← ORANGE Carpark

← YELLOW Carpark

← Food Terrace



Highlights

1 Housing outcomes Highlights

NSW was the only State to experience an increase in housing approvals – with Sydney approvals alone up by nearly 20 per cent.

Planning for more than 50,000 homes accelerated in Sydney's growth centres and benchmark for available zoned and serviced land exceeded by 40 per cent.

Land rezoned at five State significant sites with the potential to create 5,465 homes and \$930 million in capital investment.

Councils with updated and modern planning controls made a significant contribution to new housing approvals.

Online housing approval project launched – allowing new homes to be given the green light in just three days.

How we did it differently

Tackled unnecessary regulatory barriers to housing supply, in areas such as waterway corridors, biodiversity and bush fire management.

Took a lead role within government to prioritise infrastructure which can support housing growth, including \$181 million in initial major road and water upgrades.

Cabinet task force on housing supply established to deliver 'whole of government' solutions for housing supply.

Improved information exchanges with the housing industry through two roundtable meetings.

[Read more on page 8 >>](#)

2 Employment outcomes Highlights

Supported the Barangaroo review and approved two commercial buildings with 10,000 jobs at site.

More than 300 hectares of proposed new employment land exhibited in Western Sydney.

Construction underway on the vital Erskine Park Link Road to accelerate development in the Western Sydney Employment Area.

Approved development proposals will create up to 24,000 ongoing jobs.

How we did it differently

Held a forum on employment lands in Western Sydney to explain our work and seek input from stakeholders.

Commenced work on a structure plan for the broader Western Sydney Employment Area.

Began an employment lands audit to discover the blockages stopping new land coming to market.

Began working with other agencies to boost employment in the 'global economic arc' through Macquarie Park.

[Read more on page 22 >>](#)

3 Infrastructure outcomes Highlights

Established the department as a leader within the NSW Government coordinating infrastructure required to support growth.

Helped coordinate major upgrades of roads to boost growth in the North West and South West growth centres.

We worked to gain more than \$500 million in additional funding for infrastructure in the 2012–13 Budget.

Coordinated more than \$90 million worth of infrastructure and planning funding agreements with major developers.

How we did it differently

We worked closely with other agencies to progress infrastructure and policies which support housing and jobs.

We obtained additional funding for local councils that support growth via the Urban Activation Precinct Scheme.

We placed all voluntary planning agreements online for transparency.

[Read more on page 30 >>](#)

4 State significant development decisions Highlights

Repealed the Part3A system and implemented the new transparent State significant assessment system.

More than \$10 billion worth of approvals.

Benchmarks met for timely decisions on State significant development (SSD) proposals.

\$24 billion worth of development proposals lodged for new State significant assessment system.

More than 150 compliance actions against approved projects for consent condition breaches – an increase of nearly 30 per cent.

How we did it differently

Removed politics from the decision making process.

93 per cent of major approvals made by independent experts at the department or Planning Assessment Commission.

Returned planning powers to local government through regional planning panel and Part 3A reforms.

Allowed people to read the department's assessment reports before final decisions were made.

Required Agricultural Impact Statements for all mining and coal seam gas proposals with the potential to impact agricultural land and water resources.

Guidelines for wind farm assessments placed on public exhibition.

[Read more on page 38 >>](#)

5 Managing growth Highlights

Began consultation on a new Metropolitan Strategy which is integrated with transport and infrastructure planning.

Developed two regional land-use plans which protect high-quality farming land from inappropriate coal and coal seam gas production.

Updated and modernised the State's planning system by approving a record number of major new local environmental plans.

Acquired \$62 million worth of land, comprising land for North West and South West Rail corridors and regional open space land in metropolitan Sydney including for the Western Sydney Parklands.

How we did it differently

We took a lead role within government to resolve complex policy issues.

We used social media to engage well over 100,000 people in the review of our Metropolitan Strategy.

We held joint reviews with our partners in local government to investigate strategic planning for contentious sites.

We held a major public talk which attracted nearly 1,000 people to promote debate on city planning.

We went on the road to discuss our population projections work.

[Read more on page 52 >>](#)

6 Improving the Planning System Highlights

Began the most comprehensive review of the State's planning system in 30 years.

Independently-chaired panel appointed to review rollout of standard template local environmental plans.

Nearly \$20 billion worth of local development approved across the State, according to our report-card.

Returned planning powers to local government by disbanding council-specific planning panels.

How we did it differently

More flexible approach by the department to the rollout of local plans, helping speed-up outcomes.

Two major Ministerial planning forums held and more than 2,000 attend public forums to discuss a new planning system.

Dramatic increase in exhibitions by department of draft policies and plans.

Lobbyist contact transparency improved.

[Read more on page 62 >>](#)

1

Housing outcomes

Highlights 2011–12

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Cabinet Taskforce on Housing Supply established to deliver 'whole of government' solutions for housing supply.

Improved information exchanges with the housing industry through two roundtable meetings.



"I'm really looking forward to the community growing up around us and to seeing Oran Park develop into the hub of the South West."

Melinda Kumar, Oran Park resident

Find out how the department was able to accelerate housing growth in Sydney's South West >>



Housing outcomes

Case study Oran Park

Located some eight kilometres north-east of Camden, Oran Park is a fast-growing precinct in the South West growth centre. During 2011–12, some important announcements were made to provide infrastructure and employment to support Oran Park.

During 2011–12, the department assisted with plans to accelerate the upgrade of the Camden Valley Way from two to four lanes to help service the growth centre, including Oran Park. The department worked with Roads and Maritime Services and the Cabinet Taskforce on housing supply to bring forward the completion date to 2015.

Additionally, during 2011–12 the Sydney West Joint Regional Planning Panel approved stage one plans for the Oran Park town centre, which is set to provide 14,000 square metres of retail, commercial and office floor space. The South West Rail Link and M5 West widening will also provide important infrastructure to service the area.

Development in Oran Park town is proceeding rapidly. The first stages of land releases have experienced high demand, with the first residents moving into their new homes in early 2011.

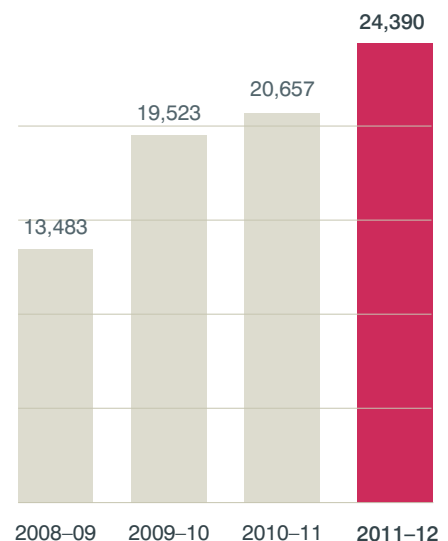
Oran Park resident Melinda Kumar said, “when we came back to Australia we wanted to find a family friendly and affordable place to live. The blocks of land were much more generous in size and reasonable in price than any of the other places we’d looked.

“I love that we live within five minutes drive of some beautiful rural areas and every weekend there are great local craft and produce markets if you know where to look.”

^ Melinda Kumar and her daughter Christina and friend Breannan at Oran Park.

NSW has significant housing supply challenges, particularly in the high-growth coastal and metropolitan regions. Sydney in particular requires more than 25,000 homes a year, with approvals in 2011–12 nearly reaching this amount. An efficient, coordinated and streamlined planning system can play a major role assisting housing supply. The department strongly focussed its attention on facilitating housing outcomes during 2011–12, although more work clearly needs to be done.

Figure 1.1: Dwelling approvals Sydney region 2008–09 to 2011–12



Housing statistics

The government's new approach to support housing supply was reflected by improved housing market statistical results. This is good news which will assist in forcing downward pressure on prices.

Approvals rose by 2.5 per cent across the State and by 18 per cent in the Sydney region. Sydney's approvals rose from 20,657 in 2010–11 to 24,390 in 2011–12 and have now increased for the third year in a row.

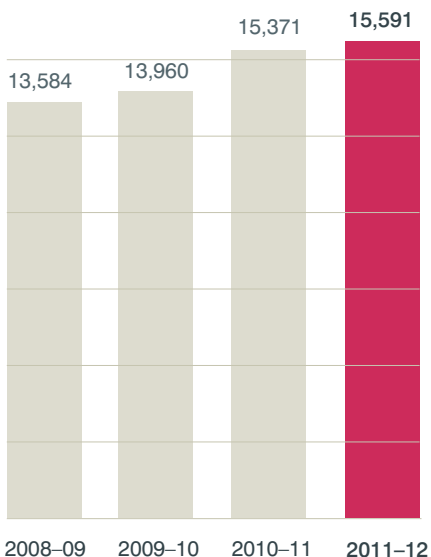
In Sydney's new release areas, 4,231 lots were produced in 2011–12, up from 4,166 in 2010–11. Greenfield lot production has been increasing over the last four years.

Furthermore, Sydney's dwelling completions rose marginally to 15,591 in 2011–12. The department will work to bring this completion figure to the target in the government's NSW 2021 plan (25,000 dwellings).

The department will be continuing to focus substantial effort to improving planning for housing supply, including researching the gap between approvals provided by the planning system and completions provided by the market.

In terms of long-term dwelling potential, the department has a NSW 2021 target to increase the stocks of greenfield land so that zoned and trunk serviced land with potential for 50,000 dwellings is always available. At the end of March 2012, this figure was exceeded by 40 per cent with land with the potential for 70,000 dwellings available.

Figure 1.2: Dwelling completions Sydney region 2008–09 to 2011–12



Major infrastructure funding

More than half a billion dollars will be invested in new infrastructure funding and resources to support housing development across NSW, as part of initiatives announced in the 2012–13 Budget.

The 'Building the State' package included \$481 million dedicated to a housing acceleration fund to be invested in infrastructure needed to support housing across the State, particularly in greenfield areas. An additional \$50 million for a new Urban Activation Precinct program will help to unlock infill development opportunities. More details are available in the Infrastructure Outcomes chapter on page 33.

The department will play a key role resourcing these initiatives during 2012–13 and beyond.

Cabinet housing supply Taskforce

During 2011–12, the NSW Government set up a Cabinet Taskforce to concentrate on boosting housing supply. This Taskforce brings together senior ministers to resolve whole-of-government issues in regard to housing supply. The department is the lead agency supporting this Taskforce.

Its initial focus was to find out what was holding up housing production on land already rezoned, but not yet developed. This originally concentrated on Sydney but is extending to the Hunter and other areas. The Taskforce achieved some important outcomes during 2011–12.

- > It endorsed a series of reforms to planning for riparian corridors, bush fires, biodiversity and Aboriginal cultural heritage. This removed unnecessary barriers for housing supply, while at the same time still ensuring important environmental and safety protections. These reforms were announced in June 2012, with some implemented immediately and others requiring longer term work.
- > It required more timely monitoring of housing production so decision making could be based on the best possible information available (see more information on page 12).

Table 1.1: State trends for dwelling approvals from 2010–11 to 2011–12

State	Increase
NSW	+2.5%
Victoria	-17.6%
Queensland	-3%
Western Australia	-9.2%
South Australia	-26%
Tasmania	-31%



Case study Riparian corridors

There has been internal debate within government for many years about how new housing developments should interact with nearby creeks, rivers and waterways (known as riparian corridors). In particular, there's been discussion about the level of setback required for these developments, which has created uncertainty for the housing industry.

The Cabinet Taskforce supported a new approach that sets clear rules and allows a greater number of uses in riparian corridors, which complement housing development (and therefore assisted housing supply) while still ensuring good environmental outcomes. These uses include roads, cycleways, recreational areas and detention basins in certain circumstances. These new principles commenced immediately upon announcement in June 2012 in Sydney's growth centres.

^ Warriewood Valley Creepline walking and cycling paths.

How we consulted Housing Industry Roundtable

During 2011–12, the department organised two housing industry roundtables to bring together the major housing developers to discuss broad policy issues directly with the Minister of Planning and Infrastructure, Brad Hazzard and senior departmental officials.

The roundtables provided important information for government about current housing planning issues, along with an update for the industry on government initiatives.

Taskforce on Housing Supply members

Minister for Planning and Infrastructure (Chair)
Minister for Roads and Ports
Minister for Finance and Services
Minister for Local Government
Minister for the Environment
Treasurer (from August 2012)

- > It facilitated the fast-tracking of the completion of Camden Valley Way four-lane upgrade work by 2015 to assist housing supply in the South West growth centre along with the Richmond Road upgrade works (see case studies in Infrastructure chapter).
- > It coordinated more than \$500 million in funding for housing supply initiatives announced in the 2012–13 Budget.

Fast-tracked housing data

During 2011–12, the department began to publish monthly and quarterly Sydney housing approval data to provide more timely housing information. Previously, data was only supplied on an annual basis through the Metropolitan Development Program (MDP) yearly report.

This monthly and quarterly information will allow planning to be more responsive to market conditions. The department's data is broken down by local government area to see where housing is, or is not, developing, and also includes a greenfield land delivery analysis. These updates are based on information and consultation with local councils, service agencies and industry.

During 2011–12, the department also published the 2010–11 MDP report for the Sydney region. It showed that while Sydney has a record level of land supply for new homes, more land needs to be connected to support development, water and other infrastructure.



< MDP quarterly monitor report.

Find out more >>
[www.planning.nsw.gov.au/
metropolitan-development-
program](http://www.planning.nsw.gov.au/metropolitan-development-program)



< Construction underway at CUB site.

Urban renewal and infill housing outcomes

Existing urban areas across the State are continuing to be a focus of new housing. This form of housing has many advantages, including placing people close to existing services, transport and employment.

During 2011–12, some 85 per cent of new dwelling approvals in the Sydney region were in existing areas, with 15 per cent in greenfield (also known as new release) areas. Additionally, the percentage of multi-dwelling housing in Sydney’s overall new dwelling approvals has been increasing for the past three years. This is an indicator of the ongoing importance of new apartments in assisting with housing supply in the Sydney market.

Over the last year, the department worked to provide infill housing in a number of ways, including regulatory improvements, place-based strategic planning and by assessing major individual proposals.

Major individual proposals

During 2011–12, there was a conscious effort to remove the assessment of major residential development applications from the department and return these to local councils. However, the department continued to assess some major residential proposals that were in identified important urban renewal precincts or well advanced in the assessment process. These precincts included the former Carlton United Breweries (CUB) site at Broadway, the former North Penrith army site, Sydney Olympic Park and the Redfern-Waterloo area.

Table 1.2: Percentage of multi-unit housing in Sydney approvals 2011–12

Year	Detached	Multi-Unit	Others
2011–12	35.2%	63.3%	1.5%
2010–11	40.1%	58.3%	1.6%
2009–10	41.2%	57.4%	1.4%

Examples of major infill housing outcomes included approvals for:

- > A 27-storey building with 413 residential apartments valued at \$117 million at the former CUB site
- > A seven-building complex of up to 430 units at Lewisham in Sydney’s inner-west
- > A 130-apartment complex at Wolli Creek with a value of \$52 million
- > The former North Penrith Army site (see case study on page 18).

Additionally, joint regional planning panels played an important role assessing major infill proposals.

Strategic and place-based planning

The department undertook some important strategic and place-based planning for new infill housing.

For instance, new council-wide Local Environmental Plans (LEPs) that set aside new locations for infill housing were finalised for councils including Rockdale, Parramatta, Marrickville, Maitland, Kiama and the Harold Park site at Glebe. These LEPs were approved using the standard template as part of a Statewide program to modernise planning controls. Further detail about these LEPs can be found in the Regional Round-Up at the end of this chapter.

A number of councils with LEPs approved during 2011–12, along with councils including Auburn, Liverpool, Ryde and Canada Bay that had council-wide LEPs approved in previous years, made a significant contribution to new housing approvals during 2011–12.

Additionally, joint reviews were initiated with councils for sites at Lane Cove, the Oxford Falls Valley and Warriewood. Further detail about these can be found in the Managing Growth chapter.

A plan to cater for 5,000 additional residents in a renewed Coffs Harbour city centre was finalised, while work was undertaken to progress an urban renewal strategy for the Newcastle city centre.

Table 1.3: Top 12 Sydney councils for housing approvals 2011–12

Council	Housing approvals
1 Sydney City	2,346
2 The Hills Shire	1,560
3 Blacktown	1,415
4 Auburn	1,381
5 Parramatta	1,174
6 Liverpool	1,039
7 Botany Bay	1,012
8 Ryde	1,003
9 Canada Bay	996
10 Camden	907
11 Penrith	893
12 Bankstown	874

Guidelines and regulation improvements

The department continues to progress guidelines and regulatory measures to better plan for new infill housing.

More than 200 submissions were received on a discussion paper about design quality of residential flat developments during an exhibition period that ran from November 2011 to February 2012. This was in addition to more than 200 stakeholders who attended five information sessions late in 2011.

Work was also undertaken to finalise the draft Centres Design Guidelines and draft Good Design for Medium Density Living Guidelines.

Accelerated growth centres activity

Sydney's North West and South West growth centres were established in 2005 with detailed planning beginning in 2006. They cover some 27,000 hectares across the local government areas of Baulkham Hills, Blacktown, Hawkesbury, Liverpool, Camden and Campbelltown. These centres are earmarked for 181,000 new homes and 2,500 hectares of employment space to accommodate up to 500,000 additional residents. The growth centres represent Sydney's priority greenfield land release areas.

They are divided into 34 precincts, that are being released and rezoned progressively, for urban development. Precinct plans are developed which cover a wide range of issues, including transport and other infrastructure, urban design, open space and biodiversity.

During 2011–12, planning for some 51,550 homes was progressed through the precinct planning process in the growth centres.

Figure 1.3: Typical growth centres planning steps

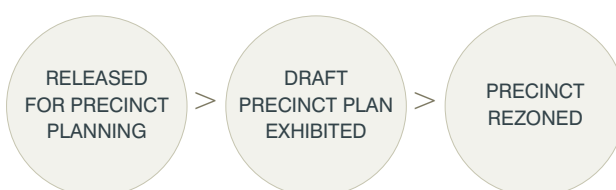


Table 1.4: Growth centres activity 2011–12

Precinct Name	Decision made	Current dwelling target	Current employment lands size target	Overall precinct size (ha)	When decision made
Area 20	Rezoned	2,500	6ha light industrial	245	21 October 2011
Schofields	Rezoned	2,950	19,800m.sq retail floor space	465	11 May 2012
Box Hill/Box Hill Industrial	Exhibited Draft Precinct Plan	9,500	60 ha Business Park 60 ha Light Industrial	974	12 October – 14 November 2011 (re-exhibited July 2012)
Marsden Park	Released	10,000	N/A	1,797	19 July 2011
North West total		24,950		3,481	
Edmondson Park	Zoning amended and concept plan approved	3,500	35,000 – 45,000 m ² Retail and Commercial	413	18 August 2011
Austral	Exhibited Draft Precinct Plan	8,500	36 ha Light Industrial	935	26 October – 2 December 2011
Leppington North	Exhibited Draft Precinct Plan	7,500	75 ha Business Park 25 ha Bulky Goods 55 ha Light Industrial	1,090	26 October – 2 December 2011
Catherine Fields (Part)	Released	3,000	N/A	323	19 July 2011
East Leppington	Released	4,100	N/A	463	5 November 2011
South West total		26,600		3,224	
Growth Centres total		51,550		6,705	



How we consulted Austral and Leppington North precincts

The Austral and Leppington North precincts are within the South West growth centre and will provide around 16,000 new dwellings for about 51,000 people within the next 20–30 years. These precincts straddle the South West Rail Link.

The draft precinct planning package was exhibited from 26 October 2011 until 2 December 2011. The usual four week exhibition period was extended to six weeks to cater for the larger than usual number of landowners (more than 900).

A significant proportion of landowners in the precinct did not speak English well (or at all). To maximise community awareness of the upcoming exhibition and proposed changes, a poster containing information about the exhibition period was translated into six key languages.

The translated poster was distributed to key organisations within the community, while the phone number for a translation service was published on all communications. About 800 people attended nine drop-in sessions held at a local venue for community members, which represented 50 per cent of all properties in the precincts.

Key agencies such as Transport for NSW, Sydney Water, Roads and Maritime Services and Camden and Liverpool Councils were also represented at the drop-in sessions, which gave landowners the unique opportunity to speak to a range of agencies at one time.

^ Consultation for Austral and Leppington North precincts.

Case study Edmondson Park South

Construction work is already underway at Edmondson Park South to provide new housing, following a planning approval supported by the department. Edmondson Park South covers 413 hectares within the South West growth centre. It will ultimately provide for 3,530 dwellings, a town centre, a regional park and infrastructure.

The department assessed a major concept plan application for housing within and around the Edmondson Park town centre (alongside the South West Rail Link currently under construction). The application also included 35–45,000 square metres of retail, business and commercial floor space and a 150 hectare regional park and associated infrastructure.

A project application to begin construction on the area's first residential subdivision for 232 lots was also approved.

The concept plan and project approval was granted by the Planning Assessment Commission on 18 August 2011.

^ Construction work under way at Edmondson Park.

About 800 people attended nine drop-in sessions held for community members

How we consulted Camden forum

The Camden development coordination forum, consisting of NSW Government agencies, Camden Council, landowners and developers aims to resolve impediments to housing supply across a range of areas.

The forum, which meets several times a year, facilitates discussion about major greenfield development issues in the Camden Council area. By involving the key players, the department has gained a broader perspective of the matters influencing the delivery of the government's objectives in this area has been gained.

Strategic assessment

In February 2012, the Federal Minister for Sustainability, Environment, Water, Population and Communities, Tony Burke and NSW Minister for Planning and Infrastructure, Brad Hazzard jointly endorsed the Sydney Growth Centres Strategic Assessment. This approval protects nationally listed threatened species in the growth centres and identifies the areas where urban development can take place. This removes the need for expensive and timely site by site assessments.

Streamlining approvals for at least 2,500 hectares of employment land and more than 180,000 new dwellings as well as identifying conservation outcomes up front is a win for the environment and housing delivery.

Find out more >>
www.growthcentres.nsw.gov.au

Electronic Housing Code

The department continues to lead the way in ensuring people can undertake online planning activities, rather than being forced to rely on a paper-based approach. We are achieving important outcomes in this area, although there is no doubt the amount of online planning activities will expand in coming years as part of the new planning system. An important part of our ePlanning work is the Electronic Housing Code (EHC) project.

The EHC system provides builders and home owners with the ability to investigate and undertake online lodgement of complying development applications under the NSW housing code. The tool allows the applicant to find out the relevant planning provisions to enable them to get a fast-tracked ten day approval.

In October 2011, the Minister formally launched the EHC, at the site of the first home to be approved using the system. The system can be accessed at www.electronichousingcode.com.au.

Other key EHC project outcomes for 2011–12 include:

- > In July 2011, the department was awarded \$4.33 million for the expansion of the EHC project to include additional councils and to incorporate commercial and industrial complying development applications over a two-year period. This follows nearly \$6 million in funding received from the Commonwealth government to pilot the EHC.
- > The inclusion of an additional eleven councils in February 2012 – bringing the total number of councils involved in the project at the end of this financial year to 22.
- > Holding an expression of interest process for additional accredited certifiers who want to partner with the project in early 2012, resulting in 25 additional certifiers being invited to join the project in March 2012. This brings the number of certifiers involved in the project to 32.
- > More than 4,000 investigations were made in the EHC portal – that is the EHC system was used to see whether a proposed development could be carried out without the need for an approval or be fast-tracked approval within the 10 local government areas operational on the system.

Find out more >>
www.ehc.nsw.gov.au

“We are proud to have been selected as one of the councils to pilot the Electronic Housing Code and to be the first council to process an actual complying development certificate.”

Dave Walker, General Manager, Hills Shire Council

Case study

Online approval in three days

When McDonald Jones Homes employees Chontelle Lewis and Steve Hearn attended an information session at the Hills Shire Council on 24 June 2011, they were greatly encouraged by the simplicity of the Electronic Housing Code (EHC).

“We were very pleased to be invited to the launch of the EHC portal and could immediately see the benefits to us as a business in streamlining a process that at times can become quite labour intensive and time consuming,” Ms Lewis said.

Following the session, Ms Lewis returned to the office, signed into the system, followed the on screen instructions and easily completed the first application under the EHC for her clients, Mr and Mrs Wade, at Kellyville.

“The portal itself is very easy to use and to understand. It’s a fast and effective way to gather and lodge information for a particular building site.”

And what was the end result? A three day approval for the complying development application from the Hills Certifiers which reduced the overall approval time and will contribute to Mr and Mrs Wade being in their home earlier.

∨ Left to right: Steve Hearn, Ann Wade, David Wade and Chontelle Lewis outside the site of the first home approved using the EHC.



Find out more >>
[www.planning.nsw.gov.au/
review-of-potential-housing-sites](http://www.planning.nsw.gov.au/review-of-potential-housing-sites)

Other initiatives

Paper subdivisions

In February, the department sought comment on a proposed regulation to assist unlocking the dwelling potential of ‘paper subdivisions’ across NSW. These estates are known as ‘paper subdivisions’ because the only recognition of the lots is on paper, as these estates were not supplied with water, roads or other services. They date back as far as the 1800s.

A proposed new process will help the landowners – some of whom have owned this land for generations – to finally build a home or sell their land. Once established, the process could be used by a developer such as Landcom to provide a subdivision layout to amalgamate smaller lots into more viable parcels, as well as allocate land for roads and infrastructure to enable development to proceed. The land’s zoning would need to be residential before subdivision could happen.

In regional areas, the department has continued to work with councils to resolve the planning issues associated with the fragmented land ownership and potentially conflicting environmental values of paper subdivisions.

Case study

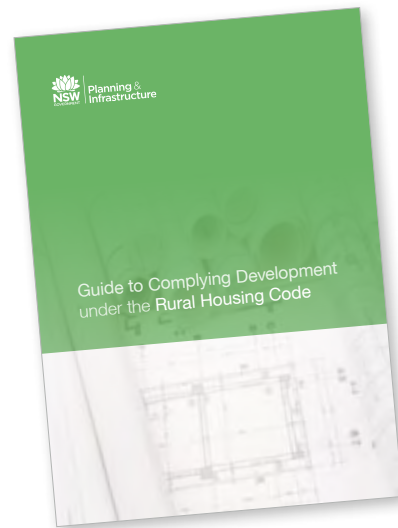
Jerberra Estate planning proposal

The Jerberra Estate is a paper subdivision of 152 urban sized lots in the Jervis Bay region. This was subdivided in 1922 and individual lots sold from 1986 without the ability to build a house.

Shoalhaven City Council has been seeking to resolve the planning for the Estate since 1992. The department has been working collaboratively with the council and the Office of Environment and Heritage to engage landowners and achieve a balanced outcome. The community has been involved through a number of ‘drop-in’ days to explain options available. A range of brochures have been also prepared to advise and seek feedback from all landowners on their preferred option, and to explain the key environmental and servicing issues.

The draft planning proposal for Jerberra Estate which has been placed on public exhibition will provide housing for up to 83 landholders while still protecting high value conservation areas. The rezoning will also provide significant social and economic benefits including the provision of certainty for landowners and the broader community on the future uses of the lands and resolution of the status of numerous unauthorised structures.

The final planning proposal will provide a model for the resolution of five other outstanding paper subdivisions in the Jervis Bay region.



Case study North Penrith approval

Construction work is underway on the former North Penrith army site which, in late 2011 received planning approval to support up to 1,000 new homes, more than seven hectares of open space and 2,500 construction and ongoing jobs.

The Minister approved a rezoning and concept plan submitted by Landcom for the 40 hectare site that adjoins the Penrith city centre.

The assessment was a good example of State and local government working closely together for good outcomes. Penrith City Council was keen for the department to assess the project, because of its ability to coordinate other State agencies with an interest in the site.

The site is surplus Commonwealth defence land that formerly housed an army base until 1994. The majority of structures present during the base's operation have already been demolished.

^ Construction work underway at North Penrith.

The North Penrith decision was a good example of State and local government working together.

State Significant Sites

During 2011–12, the department finalised rezonings for five State Significant Sites at Edmondson Park and North Penrith in Sydney's west and Middle Camp, Nords Wharf and Gwandalan in the Hunter-Central Coast regions.

These are major development sites with a combined capital investment value of \$930 million and the potential to create some 5,465 homes.

Rural Housing Code

In January 2012, the department published a user guide to assist owners of rural property to understand how they can get planning approval for a home, shed or farm building in as little as 10 days.

The Rural Housing Code user guide sets out the steps to follow and the criteria for an application to qualify as complying development, which helps to walk rural landowners through the process.

Eligible rural landowners have been able to apply for fast-tracked planning approvals from their local council or a private certifier, rather than the usual development application process, since the Rural Housing Code came into operation in February 2011.

^ Rural Housing Code brochure

Find out more >>
housingcode.planning.nsw.gov.au

Affordable Housing Forum

The State's first Affordable Housing Forum was held in November 2011. It brought together around 200 stakeholders including community housing advocates, financial institutions, developers, academics, federal, State and local government representatives to discuss how affordable housing can best be delivered in NSW. The feedback from the forums will help inform the work of the Affordable Housing Taskforce, which was set up to drive new planning policies to deliver affordable housing.

Following on from amendments made to the State Environmental Planning Policy (Affordable Rental Housing) 2009 in May 2011, the NSW Government



announced the establishment of the Affordable Housing Taskforce . This was set up to help drive new planning policies for delivering affordable housing, that meet community needs and respects local character.

The Taskforce is made up of experts with a range of backgrounds, including academics, planners, development groups, local government and the NSW Government. The Taskforce is supported by technical reference groups, made up of representatives from local councils, government agencies, social housing experts and the private sector.

The Taskforce is continuing to develop initiatives to encourage a wide range of housing types.

Potential home sites program

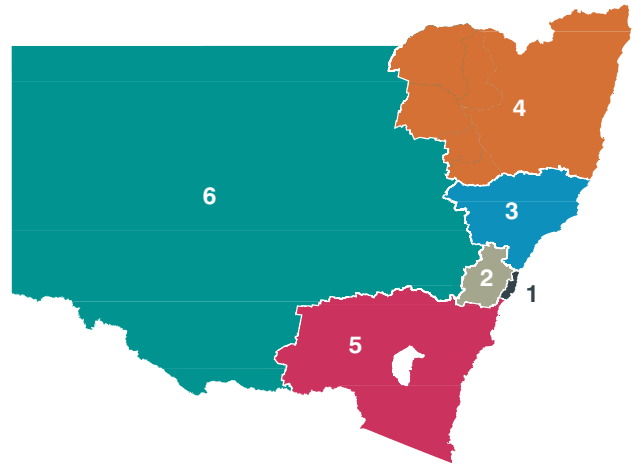
The department commenced a review of potential housing opportunities on sites nominated by landowners. This followed the Minister's general invitation to landowners to submit expressions of interest if they are interested in developing their land for housing.

The purpose of the review is to identify sites, in appropriate locations with adequate service and infrastructure provision, that will increase dwelling production in the short term at no additional cost to government. The program applies to greenfield sites of 100 hectares or more proposed predominantly for housing. Forty three submissions were received by the closing date. A further two sites outside the Sydney region that are over 100 hectares are being reviewed by the department under the same general terms as the review.

^ Affordable Housing Forum, November 2011.

"This is great news for councils and recognises the extensive planning and consultation with the community involved in creating the new Local Environmental Plan."

Morris Hanna, Marrickville mayor, on the release of the Marrickville LEP in December 2011



Regional round-up

The department's regional and other planning teams work closely with local councils to produce on-the-ground housing outcomes. A particular focus for the department is to approve new council-wide LEPs and planning proposals, to ensure they are consistent with State planning policies. Below is a summary of housing outcomes across the department's regions.

1 Sydney Region East

The Harold Park Paceway was approved in December 2011. The Local Environmental Plan (LEP) caters for about 1,250 new dwellings and some commercial development.

Rockdale's new council-wide LEP, which has the capacity to deliver about 5,900 dwellings, was approved in December 2011.

Marrickville's new council-wide LEP was approved in December 2011. The LEP provides for an additional 4,247 new dwellings. It targets new housing development around the council area's existing commercial centres.

▼ Marrickville Town Centre.



Exhibited plans for additional residential uses at Darling Island in the City of Sydney.

Commenced strategic reviews with local councils for potential housing growth sites at Lane Cove, Oxford Falls Valley and Warriewood (see more details in the strategic planning chapter on pages 58 and 59).

A total of 13 comprehensive LEPs exhibited during 2012 including for Ashfield, Botany, Burwood, Canterbury, City of Sydney, Hunters Hill, Hurstville, Kogarah, Randwick, Strathfield, Waverley, Woollahra and Willoughby.

2 Sydney West Region

Planning for 50,000 homes was accelerated in Sydney's growth centres (see more details at the start of this chapter).

Parramatta's new council-wide LEP, which will increase housing density and diversity around public transport hubs was approved in October 2011.

Began review of 43 landowner-nominated major housing sites which have the potential to supply more than 100,000 homes, with 31 of these sites in Western Sydney.

Released guidelines and a regulation to unlock potentially thousands of lots in century-old 'paper subdivisions' at Riverstone.

Secured approval from the Commonwealth to remove the need for case-by-case environmental approvals in Western Sydney's growth centres.

3 Hunter-Central Coast Region

About 18 additional infill sites were zoned for residential development, providing land for around 250 additional homes in the Maitland council-wide LEP approved in December 2011.

An amendment to the Maitland LEP which rezones around 650 hectares of rural land at Lochinvar to accommodate up to 5,000 new homes was approved in November 2011.

About 1,000 new homes supported by the Cessnock council-wide LEP, approved in December 2011. It zones land to provide more than 1,000 additional residential lots at eight sites across Cessnock.

New planning controls exhibited for the Warnervale town centre in November 2011.

A draft development control plan for the major Huntlee development site was exhibited for public comment. Four separate villages are proposed within the site.

In April 2012, two draft policies were exhibited for proposed residential release areas near Catherine Hill Bay, in the Lower Hunter. The policies were finalised in July 2012.

About 900 new dwellings supported as part of the rezoning of sites at Nords Wharf, Gwandalan and Middle Camp in April 2012.

4 Northern Region

A new vision and planning controls for the Coffs Harbour City Centre, which supports the provision of housing for 5,000 additional residents and the creation of 2,000 jobs, was approved in November 2011.

The Liverpool Plains LEP, which zones new residential land for around 500 homes near Quirindi, approved in December 2011.

Up to 150 hectares of land zoned for new rural residential housing in the Moree Plains Shire council-wide LEP, approved in November 2011.

Planning proposals and Local Environmental Plans were finalised for land releases totalling capacity for approximately 2,850 residential lots over nine local government areas (Clarence Valley, Port Macquarie, Coffs Harbour, Byron, Tweed, Richmond Valley, Gunnedah, Uralla and Nambucca).

The second Far North Coast Housing and Land Monitor (2011) was finalised. The monitor will inform local government and State agencies in the future planning of service provision and future infrastructure investment priorities in the region.

The department approved a local growth management strategy for the Maclean Urban Catchment (Clarence Valley), which provides an additional 1,200 dwellings.

5 Southern Region

The Kiama LEP was finalised, providing an additional capacity of 1,400 dwellings in and around the Kiama and Gerringong town centres.

New council-wide LEPs were approved for Gundagai, Boorowa and Bombala, which create greater certainty for these council areas and update and modernise their planning controls. In the case of Gundagai, the LEP represents the first set of comprehensive planning controls to apply to the LGA.

Planning proposals and LEPs were finalised for land releases in Wagga Wagga and Wollongong totalling just over 500 dwellings.

Gateway determinations were issued for planning proposals to allow for the potential rezoning of up to 3,000 dwellings, including significant release areas at Yallah-Marshall Mount in Wollongong and along the Riverina Highway in Albury.

The 2011 update of the Illawarra Urban Development Program was authorised for release.

The first South Coast Housing and Land Monitor (2011) was finalised.

Work commenced on a joint project with the ACT Government and councils in the region around the ACT on a Strategic Land Use and Infrastructure Plan. When complete, the plan will assist with the identification of appropriate land release, infrastructure management and cross-border service provision.

Local land use strategies were considered for Cootamundra, Kiama and Yass Valley.



Case study West Dapto

West Dapto is the priority land release in the Illawarra and while development of the initial stages has commenced, the fragmented land ownership (approximately 140 land owners across the release area) has made the resolution of planning outcomes and the coordination of infrastructure and servicing across multiple development fronts challenging to manage.

The department, in collaboration with Wollongong City Council, has established a new governance framework to ensure that specific outcomes are identified and progressed. This being done under the oversight of a project control group of senior officers from the council and regional agencies. This structure provides a project management approach to the individual tasks requiring resolution to deliver housing at West Dapto.

One of the main outcomes from the process so far has been the development of a new access strategy for West Dapto. A road network has been generally agreed to by council and the State. Work is now focussing on the timing and design of individual road projects that will be required as development progresses.

^ Construction underway at West Dapto.

“The assistance from the department [with our LEP] was very much appreciated”

Ray Smith, Bland shire general manager,
15 December 2011

6 Western Region

A new comprehensive planning framework for Dubbo was put in place in November 2011, which earmarks additional land for housing and employment in the medium to long term. The Dubbo LEP zones an additional 1,620 hectares for residential use.

The Coonamble LEP, which introduces residential, business and industrial zones in the Coonamble township, was approved in October 2011.

>> Looking forward

The new planning system (including new legislation) will have a stronger focus on facilitating orderly housing growth and removing unnecessary impediments to housing supply.

We will have a more prominent role in coordinating infrastructure to support housing, through new Growth Infrastructure Plans.

We will rollout a series of Urban Activation Precincts to provide housing easily accessible by public transport and serviced by infrastructure.

We will expand our regular monitor to include dwelling completions.

We will expand the use of ePlanning initiatives which make it easier to use the planning system to build new housing.

We will introduce an Urban Feasibility Model to test the financial feasibility of new planning controls.

2

Employment outcomes

Highlights 2011–12

Supported the Barangaroo review and approved two commercial buildings with 10,000 jobs at site.

More than 300 hectares of proposed new employment land exhibited in Western Sydney.

Construction underway on the vital Erskine Park Link Road to accelerate development in the Western Sydney Employment Area.

Approved development proposals will create up to 24,000 ongoing jobs.

How we did it differently

Held a forum on employment lands in Western Sydney to explain our work and seek input from stakeholders.

Commenced work on a structure plan for the broader Western Sydney Employment Area.

Began an employment lands audit to discover the blockages stopping new land coming to market.

Began working with other agencies to boost employment in the 'global economic arc' through Macquarie Park.

A man with a shaved head, wearing a dark pinstriped shirt and a bright yellow-green high-visibility vest with 'KIMBRIKI' written on it, is sitting on a large pile of broken concrete and rebar. He is looking off to the side with a slight smile. The background shows a clear blue sky and a sign that says 'Concrete Recyclers'.

“Our planning approval will generate 60 long term positions with over 100 short term construction jobs and help us build a local waste solution for the northern beaches.”

Aaron Hudson, CEO, Kimbriki resource recovery project

Find out how the department helped create new jobs in the northern beaches >>



Employment outcomes

Case study

Kimbriki resource recovery project

A concept plan and major project application for the Kimbriki Resource Recovery Project was approved in April 2012. The project included the construction and operation of two purpose-built advanced waste sorting and treatment facilities at the existing Kimbriki Resource Recovery Centre (the KRRC) in Warringah local government area.

The two facilities include:

- > a materials recovery facility which would process up to 60,000 tonnes per annum of dry recyclable materials collected as part of the municipal kerbside collection services
- > a resource recovery facility incorporating an alternative waste technology facility and a separate maturation building, which would process up to 100,000 tonnes per annum of source separated food and garden organics and mixed municipal wastes.

The \$70 million project is expected to generate 80–100 construction jobs and 59 operational jobs.

The project will increase resource recovery from municipal waste collected by Mosman, Manly, Warringah and Pittwater Councils and divert valuable materials from landfill. Further, the project will enable the Shore Regional Organisation of Councils to better manage their waste management costs, reduce greenhouse gas emissions associated with landfilling, and provide a regional solution for the disposal of residual putrescibles due to the pending closure of the landfill at the Belrose Waste and Recycling Centre.

^ Aaron Hudson, Kimbriki CEO at the Kimbriki landfill site.

While it is important to provide land for housing, it is equally important to ensure the planning system supports employment near this housing.

The department has an important role ensuring our cities and centres, and other employment land, can cater for the employment needs of our regions. We also have a particular role protecting employment areas which are vital for the State's economy, including Sydney Airport and the major ports of Sydney, Newcastle and the Illawarra.

Monitoring our employment lands

Employment Lands Development Program

The Employment Lands Development Program (ELDP) is the NSW Government's key program for managing the supply of employment lands for the Sydney Region and assisting associated infrastructure coordination. Employment lands are commonly defined as dedicated industrial areas, which support the economy's freight and industry needs. While these traditionally accommodate heavy and light industry, repair, service and utilities, business and freight and distribution terminals, many also now include office-based and knowledge-based industries.

The ELDP 2011 Update Report was released in June 2012. It showed stocks of zoned employment land in Sydney increased in net terms by over 205 hectares during 2010, which was largely due to the release of employment land at Marsden Park (North West growth centre). This brought the total stocks of zoned employment lands to 15,584 hectares at January 2011.

Of this total stock, 4,543 hectares was undeveloped and, of this, only 892 hectares was also serviced (in terms of water and sewer connections). Take-up of employment land by new development was 264 hectares in 2008, dropping to 205 hectares in 2009 and 153 hectares in 2010, following the impact of the global financial crisis.

Substantial stocks of employment land are available to meet future demand, including proposed employment land already identified in planning strategies and the plans for the growth centres. Further employment lands are also currently being investigated as an extension to the existing Western Sydney employment area.

The ELDP 2011 Update Report identified that the priority area for action was to increase the stocks of employment land which are both zoned and provided with key services and therefore more ready for development. The department is currently finalising the ELDP 2012 Update Report.

The big numbers for Sydney and the Central Coast

15,584 Hectares of existing employment land, both occupied and vacant

3,651 Hectares of undeveloped land without water and sewer services

892 Hectares of undeveloped land with water and sewer services

3 Years supply of available undeveloped and serviced land using a high take-up rate (300 ha pa)



How we consulted Employment Lands Taskforce

In February 2011, the NSW Government established an Employment Lands Taskforce to inform the work of the ELDP. It comprises senior representatives of government agencies, local government, industry stakeholders and independent experts.

The purpose of the Taskforce is to advise on strategies, policies and implementation actions to secure appropriate development of employment lands in NSW to underpin jobs and economic growth.

A report to the Minister for Planning and Infrastructure, Brad Hazzard was prepared by the Taskforce for 2011, outlining work undertaken and key issues for consideration in the future work program of the Taskforce. A copy of the Taskforce report, along with the department's response, is publicly available on the department's website.

The report makes suggestions to increase the supply of employment land, such as more flexibility for employment uses in industrial areas and progressing the structure plan for the broader Western Sydney Employment Area.

The Taskforce continues to meet quarterly and plays a valuable role in providing advice to the department in regard to planning for employment lands.

^ Sydney employment lands.

Audit of employment lands

The department is undertaking an audit of 20 key employment lands precincts which contain large amounts of undeveloped zoned land. Of this, 17 precincts are located in Western Sydney and three are on the Central Coast. Together, these precincts represent almost 80 per cent of all the undeveloped zoned employment lands in the Sydney region.

The purpose of the audit is to assist in developing an enhanced understanding of the constraints, impediments and opportunities for development of already zoned land.

Stage 1 of the audit was completed in 2011. This was a comprehensive Geographic Information System (GIS) mapping exercise which looked in detail at development and servicing status for each precinct. The results of this work have been published with the ELDP 2011 Update Report.

In the first half of 2012, the department carried out work on the Stage 2 of the audit, which is a significant qualitative research exercise involving consultation with key stakeholders and site visits. The Stage 2 audit will highlight key constraints and opportunities for take-up within each of the 20 precincts. Ultimately, it is intended that the findings of the audit will help to coordinate the servicing of these already zoned employment lands to enable the land to be developed.

Growth centres employment overview

The department worked to ensure that new housing in Sydney's growth centres was accompanied by new employment areas. In total, precinct plans which set aside more than 300 hectares of proposed new employment areas were exhibited for public comment during 2011–12.

In particular:

- > the Box Hill and Box Hill Industrial draft precinct plans catered for 60 hectares of business park land and 60 hectares of light industrial land
- > the Austral draft precinct plan included 36 hectares of light industrial land
- > the Leppington North draft precinct plan included 75 hectares of business park land, 25 hectares of bulky goods retail land and 55 hectares of light industrial land with access to be supported by the new Leppington rail station.



How we consulted

Employment lands in Western Sydney – forum

In May 2012, the department organised a forum on employment lands in Western Sydney, as a part of the series of consultation sessions with stakeholders held to inform the preparation of a new Metropolitan Strategy.

It also arose from discussions by the Employment Lands Taskforce on key issues for future employment land development and job generation.

The key purpose of the forum was to advise of the latest work being undertaken by the department on planning for employment lands, including the work in preparing a new Metropolitan Strategy and, to listen to key stakeholders about issues relevant to them concerning the ongoing development of employment lands in Western Sydney and ideas for how to move forward.

Case study

Homes next to jobs at Marsden Park

In July 2011, the NSW Government announced it was accelerating plans for the Marsden Park residential precinct, in the North West growth centre, which is next door to a major employment area.

The Marsden Park residential precinct adjoins a 551 hectare area where a business park is currently under development with capacity for 17,000 jobs.

Marsden Park is being brought forward for release under the Precinct Acceleration Protocol, which allows growth centre precincts to be considered for rezoning earlier than scheduled, provided there is no additional cost to taxpayers for planning and forward delivery of infrastructure.

^ Marsden Park Industrial rezoned.

Find out more >>

www.planning.nsw.gov.au/employment-lands

Find out more >>

www.growthcentres.nsw.gov.au



Case study Wet'n'Wild

The department has an important role in assessing many major employment-generating development types.

In total, approved proposals during 2011–12 have the potential to create 24,000 ongoing jobs.

For instance, during 2011–12 approvals were given to allow work to proceed on the Wet'n'Wild theme park in Western Sydney. The department gave major development approval for the park in late 2011 followed by approval of an accompanying complying development code in May 2012.

The code will allow construction of rides and attractions to be carried out without a separate development application. The department considered issues such as traffic and accessibility, noise and heritage in assessing the proposal.

The start of construction at the park was launched by NSW Premier Barry O'Farrell in September 2012. The park will create more than 300 construction and operational jobs and generate more than \$500 million for the State's economy.

^ Proposed Wet'n'Wild theme park development.



Barangaroo

During 2011–12 the department played an important role continuing planning for Barangaroo – arguably Sydney's most important new employment precinct.

Additionally, in May 2011, the Minister announced a 'short-sharp' review of planning processes relating to Barangaroo. The review report was submitted to the government on 1 August 2011, and concluded that the planning processes followed, and the planning outcomes approved to date, were appropriate.

Notwithstanding, the review recommended further review of the designs for major commercial buildings at the site. In response, the government agreed there must be a high-quality design for these buildings.

In April 2012, the department approved two of the main commercial towers known as C3 and C5 at Barangaroo South, which combined with commercial building C4 approved in 2010–11, paves the way forward for the site to become Sydney's newest financial services hub.

C3 is a 48-storey commercial building and C5 a 39-storey commercial building, which will create some 1,120 construction jobs and provide sufficient floor space for 10,300 workers. The department considered that the buildings exhibited design excellence, due to their high-quality materials and finishes and their high level of articulation.

^ Proposed Barangaroo developments.

How we consulted Macquarie Park corridor working group

In May 2012, NSW Government agencies and Ryde City Council formed a working group to plan for the future development of the Macquarie Park corridor.

Macquarie Park is expected to employ 56,000 people by 2036 and is serviced by the Epping to Chatswood rail link and Macquarie University. Department staff will join representatives from the council and Transport for NSW on the working group.



Other employment projects

Coffs Harbour city centre

In November a new vision for the Coffs Harbour city centre which will support 2,000 jobs and housing for 5,000 additional residents, was approved by the department.

The new Local Environmental Plan (LEP) for the CBD, Jetty Precinct and Park Beach areas will sit alongside a vision statement and development control plan to guide Coffs Harbour's future for the next 25 years. The vision statement is geared towards making Coffs Harbour a regional hub for education and employment, and incorporates the city's strengths in health, education, retail and tourism.

These plans were developed in close consultation with the local community, with more than 400 submissions received.

^ Proposed Coffs Harbour City Plan.

Erskine Park Link Road

The department has been the lead agency for the delivery of the seven kilometre Erskine Park Link Road. This road is vital to assist the orderly expansion of the Western Sydney employment area, which is strategically positioned near the corner of the M4 and M7 motorways and is expected to eventually accommodate some 40,000 jobs. The road will also guide employment area heavy traffic away from residential areas and towards the motorways.

The department has coordinated various aspects of the project, from design and approvals to construction as well as land acquisition.

"I am very happy the NSW Government has been able to work cooperatively with the council to develop these plans"

Coffs Harbour Mayor Keith Rhoades

The road has been funded through State infrastructure contributions. The department provided funding to the Roads and Maritime Service for the design, approval and construction processes.

In October 2011, construction of the road commenced and it is expected to open in mid-2013. As of August 2012, earthworks and drainage works were complete, with public utility and bridge works still to be completed.

^ Work underway on the Erskine Park Link Road.

Regional round-up

The department's regional and other planning teams work closely with local councils to produce on-the-ground employment outcomes. A particular focus for the department is to approve new council-wide LEPs and planning proposals, to ensure they are consistent with State planning policies. Below is a summary of employment outcomes across our regions.

1 Sydney Region East

Rockdale LEP, which has the capacity to deliver 15,500 jobs approved in December 2011. Growth will be targeted in Wolli Creek and in existing employment areas at Turrella, Rockdale, West Botany, Kogarah and Brighton-Le-Sands.

Small-scale live/work development opportunities and creative industries encouraged in some industrial areas in the Marrickville LEP.

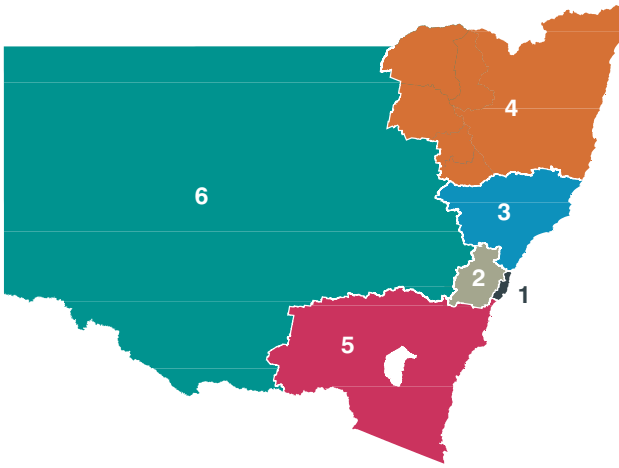
Rezoning of Gray Street industrial area at Kogarah for retail and commercial purposes, which could generate up to 740 jobs, supported in November 2011.

LEP, which creates a commercial core development zone for Hurstville City Centre, to help meet the local council's employment targets, approved in August 2011.

Establishment of Macquarie Park corridor working group.

Approval granted by the Planning Assessment Commission to expansion of the Marrickville Metro shopping centre.

Potential for 70 hectares of new employment land in plans exhibited for the West Menai area in December 2011.



2 Sydney Region West

Detailed plans were unveiled for the first stage of the Oran Park town centre, home to 5,000 jobs and 300 dwellings.

About 350 hectares of new employment areas in Sydney's growth centres outlined in exhibited precinct plans.

The department called for public input on plans for an 83 hectare intermodal terminal at Moorebank, which will have capacity for one million containers per year.

Approval of 14-storey commercial building at George Street, Parramatta, after an assessment by Parramatta City Council.

3 Hunter-Central Coast Region

New employment land, known as Cessnock Civic, approved as part of the new Cessnock council-wide LEP.

In November 2011, the department sought feedback on a proposed residential, hotel, commercial and retail precinct at The Landing site at Gosford.

A development control plan for the Huntlee site, where 200 hectares of employment land is proposed, was exhibited in June 2012.

4 Northern Region

About 2,000 jobs supported as part of approval of Coffs Harbour city centre plan.

Planning proposals have been finalised for several land releases supporting 124 hectares of employment land in two local government areas (Port Macquarie-Hastings and Nambucca).

Prepared a draft policy to better plan for marine-based industry in appropriate waterways for consultation.

A working waterfront zone introduced for sites of significant existing marine-based industries in the Clarence Valley LEP.

5 Southern Region

Department approved a planning proposal to allow the construction of the Shoalhaven Cancer Centre at Nowra, which will help create nearly 40 health professional jobs.

Continued to assist the Minister for Illawarra with the Illawarra Employment Lands Taskforce by maintaining the database of employment lands in the Illawarra and South Coast regions.

Endorsed the exhibition of the proposed rezoning of the 210 hectare 'Poplars' site in Jerrabomberra, Queanbeyan to establish a business park with associated neighbourhood shops, private recreation areas and the protection of significant native grasslands through an environmental conservation zone.

The business park zoning will refresh the nearly exhausted supply of employment lands in Queanbeyan and is consistent with the Queanbeyan Residential and Economic Strategy 2031.

Worked with Roads and Maritime Services and Wagga Wagga City Council to resolve the road infrastructure needed to allow the first employment land subdivisions of the 2,500 hectare Bomen Industrial area, which was rezoned as part of the Wagga Wagga Local Environmental Plan 2010.

Assisted Eurobodalla Shire Council through a Planning Reform Fund grant of \$40,000 to prepare the Eurobodalla economic development and employment lands strategy, which was endorsed by the Director-General in March 2012.

6 Western Region

575 hectares of new industrial land and 98 hectares of business land rezoned as part of approval of Dubbo LEP.

Identifying appropriate commercial and industrial zones for employment and economic growth in the new Bland shire LEP.

Tourism zoning supported around the famous Dog on the Tuckerbox at Gundagai as part of the shire's first comprehensive planning controls in its 122 year history.

>> Looking forward

Continue the work of the Employment Lands Development Program and Taskforce.

Complete the second stage of the audit of the 20 key employment lands precincts containing significant amounts of undeveloped zoned lands.

Further plan for employment lands as part of the review of Sydney's Metropolitan Strategy, particularly in Western Sydney.

Continue to work on the draft structure plan for the broader Western Sydney employment area.

Support planning which protects the ongoing operation of Sydney airport and the State's key ports.

Deliver a planning framework which supports jobs at Newcastle CBD, as the regional city of the Lower Hunter.

"The assistance from the department has... accelerated the preparation of our new LEP"

Weddin Mayor Maurice Simpson, 7 December 2011

3

Infrastructure outcomes

Highlights 2011–12

Established the department as a leader within the NSW Government coordinating infrastructure required to support growth.

Helped coordinate major upgrades of roads to boost growth in the North West and South West growth centres.

We worked to gain more than \$500 million in additional funding for infrastructure in the 2012–13 Budget.

Coordinated more than \$90 million worth of infrastructure and planning funding agreements with major developers.

How we did it differently

We worked closely with other agencies to progress infrastructure and policies which support housing and jobs.

We've obtained additional funding for local councils that support growth via the Urban Activation Precinct Scheme.

We placed all voluntary planning agreements online for transparency.

A photograph of two men at a construction site. The man on the left is older, with a grey beard, wearing a yellow hard hat and a blue and white checkered shirt. The man on the right is younger, wearing a yellow hard hat with the RTA logo and a high-visibility yellow safety vest over a white shirt. They are both looking down at a set of blueprints held by the younger man. In the background, there is a large pile of dirt and a yellow excavator under a clear blue sky with some clouds.

“More roads and transport mean more housing and jobs”

Noel Clipsham, Project Engineer,
Roads and Maritime Services

Find out how the department worked with other agencies to accelerate the Camden Valley Way upgrade >>



Infrastructure outcomes

Case study Camden Valley Way upgrade

During 2011–12, the department worked with Roads and Maritime Services and Transport for NSW to bring forward funding to achieve an earlier completion date for the Camden Valley Way upgrade.

In July 2011 Roads and Maritime Services (RMS) had begun upgrades to the Camden Valley Way from a two lane road to a four lane divided road however there was no end date for the works to complete the entire 25km length. In January 2012, the NSW Government announced the upgrade would be completed by 2016 and in June 2012 brought forward this completion date to 2015.

Project Engineer for Roads and Maritime Services, Noel Clipsham said, “Working with the department and Transport for NSW has ensured an early completion of the Camden Valley Way Upgrade, which will bring vital infrastructure to Sydney’s South West to align with the South West Rail Link. More roads and transport mean more housing and jobs.”

Previous delays associated with delivering this project had the potential to slow down the delivery of housing in the South West growth centre, in particular the early release precincts of Oran Park and Turner Road.

The road will now be completed to align with the completion (and first train) of the South West Rail Link, thus achieving broader public transport objectives for the South West of Sydney, and assist housing and employment land releases.

^ Noel Clipsham and Waal Asmar, Project Engineers at Roads and Maritime Services at the Camden Valley Way upgrade site.

During 2011–12, the department established itself as a leader within the NSW Government coordinating the infrastructure needed to support growth.

It prepares long-term plans which link proposed new housing and employment areas to new or existing infrastructure. It also oversees the planning system which makes decisions on proposals which may have infrastructure impacts, along with coordinating major infrastructure funding agreements with developers and State infrastructure contributions.

The department’s role in planning and coordinating infrastructure for growth precincts will increase following major initiatives in the 2012–13 NSW Budget.

Better linking infrastructure and growth

In the past, major infrastructure upgrades generally responded to the need to relieve congestion or increase capacity in a particular corridor or area without this necessarily being linked to expected growth. In other words, infrastructure funding often reacted to existing problems rather than supporting new communities. A key focus of the department's work in 2011–12 was to begin to work with other agencies to elevate housing and employment growth as drivers of infrastructure spending.

This process was assisted by the Cabinet Taskforce on Housing Supply, which was established in late 2011 to develop and coordinate a whole-of-government response to improve housing supply in NSW. The Taskforce comprises key Ministers with a direct portfolio responsibility for the delivery of zoned and serviced land to the market to facilitate the development of new housing and housing choices. Further details about its work are available in the Housing Outcomes chapter on page 11.

In 2011–12, the Taskforce oversaw major announcements which will result in accelerated upgrades to the Camden Valley Way and Richmond Road.

Major 2012–13 Budget initiatives

The department coordinated an important budget announcement which delivered major increased funding for growth infrastructure projects in the 2012–13 NSW Budget.

As part of the Budget, the government announced a \$481 million Housing Acceleration Fund (HAF) to be invested in infrastructure needed to support housing across the State, particularly in greenfield areas. It also announced a \$50 million fund for a new Urban Activation Precinct program to unlock infill development opportunities.

As part of the HAF, some \$181 million in funding for an initial list of 10 infrastructure projects was announced in major housing growth areas across NSW including Sydney, the Illawarra, Wyong and Port Macquarie. These projects will support the delivery of up to 76,000 new homes to boost housing supply across the state and are listed below.

The Urban Activation Precincts Support Scheme will offer councils infrastructure support payments linked to increased housing supply in key urban areas close to jobs and transport. The government's aim is to unlock housing supply in infill areas where they are needed most.

The Budget also includes \$5 million to improve infrastructure planning and delivery including implementing growth infrastructure plans, engaging release area delivery managers and reviewing development contributions.

Find out more >>
www.budget.nsw.gov.au



Case study Richmond Road

The NSW Government has decided to bring forward the upgrade of Richmond Road to support the release of new housing estates and the creation of around 10,000 jobs in North Western Sydney.

It was announced in June 2012 that the upgrade of Richmond Road between Townson Road and Grange Avenue had been brought forward by four years. Construction will start this year rather than 2016–17 as originally planned, and is expected to be completed by 2014.

This significant investment in western Sydney demonstrates the NSW Government's commitment to improving infrastructure. The upgrade of Richmond Road is critical to support the new housing and employment areas which are rapidly developing along Richmond Road. It is a crucial piece of supporting infrastructure for the Marsden Park employment area, which is already under construction and has the potential to accommodate 10,000 jobs.

Richmond Road passes through the North West growth centre and forms the main north south corridor connecting the proposed industrial and residential developments around Marsden Park to the M7 Motorway.

^ Current condition of Richmond Road.

The upgrade of Richmond Road is critical to support the new housing and employment areas which are rapidly developing along Richmond Road.

How we consulted

Interaction with other agencies

The department played a key role in the development of major infrastructure plans across government.

For instance, we worked closely with Transport for NSW in the creation of its Long-Term Transport Masterplan and with Infrastructure NSW as it developed its State Infrastructure Strategy.

The Director-General, Sam Haddad, is on the board of Infrastructure NSW and also was the co-chair of a Joint Study on Aviation Capacity in the Sydney Region presented to the Commonwealth and NSW Governments.



Collecting and organising infrastructure funding

Planning agreements

Planning agreements between the government and developers are used to deliver infrastructure to support development, usually in an urban release or growth area. Such infrastructure may include affordable housing, transport, roads, utilities, and can also include some town planning costs.

During 2011–12, the department prepared three standard planning agreements. These template agreements are suitable where the developer proposes to make a monetary contribution towards designated State public infrastructure. These templates have been successfully used in a number of instances and have reduced legal drafting costs and delays.

During 2011–12, seven agreements were executed and four further agreements were exhibited.

[Find out more >>](#)

vparegister.planning.nsw.gov.au

Special Infrastructure Contributions and works-in-kind agreements

The Special Infrastructure Contribution (SIC) is a financial payment made by the developer during the development process to help fund regional infrastructure, such as roads and open space.

In 2011–12 contributions were collected by the department's Infrastructure Planning and Coordination branch for the South West and North West growth centres, and the urban development areas of Elderslie, Spring Farm and Balmoral Road (Kellyville). For 2011–12 a total of \$4.2 million was collected in SIC contributions.

The dedication of land or construction of capital works or other services may be accepted in lieu of a monetary SIC (known as works-in-kind). In 2011–12 the department secured approximately \$42 million of works-in-kind within the growth centres alone. In this way, the private sector can provide essential infrastructure ahead of when the government may be able to.

Case study

Googong township, Queanbeyan

The Googong Urban Release Area is a new township to be built on 780 hectares of former grazing land. It is anticipated that the development will take approximately 20–25 years to create and include approximately 5,550 homes of varying types and sizes to house about 16,000 people. It is one of two development fronts identified in the Queanbeyan Residential and Economic Strategy 2031 to meet the housing needs of the rapidly growing Queanbeyan area.

On 15 September 2011, a planning agreement was entered into by the Minister for Planning and Infrastructure, Brad Hazzard and Googong Development Corporation Pty Ltd to secure developer contributions towards the delivery of State public infrastructure for the new Googong township.

The agreement confirms that the developer will make monetary contributions towards the costs of acquisition of land for the purposes of a fire station (2,000 square metre site), two primary schools (one site being 2.81 hectares and the other three hectares in size) and a high school (six hectare site). Alternatively, the developer may elect to dedicate all 12.01 hectares of land for the above sites.

The execution of this agreement marked a significant milestone in the progress and development of the new Googong township.

^ Club Googong will provide recreation facilities and a place to meet your neighbours.

Table 3.1: Initial projects funded via Housing Acceleration Fund

Project and location	Local government area	Homes
Camden Valley Way upgrade (various projects)	Camden/Liverpool	Up to 41,500
Richmond Road upgrade (Townson Road to Grange Avenue)	Blacktown	Up to 12,000
Schofields Road construction (Railway Terrace to Veron Road)	Blacktown	Up to 2,000
First Ponds Creek – construction of wastewater infrastructure	Blacktown	Up to 5,000
North Kellyville – construction of wastewater infrastructure	The Hills	Up to 2,000
Epping town centre – road/intersection upgrade	Hornsby/Parramatta	Up to 4,000
Land acquisition at Green Square town centre	City of Sydney	Up to 2,400
West Dapto Stages – wastewater extensions	Wollongong	Up to 1,000
Warnervale town centre – Sparks Road intersection upgrade	Wyong	Up to 1,600
Thrumster release area – water reservoir	Port Macquarie – Hastings	Up to 4,500

Table 3.2: Executed planning agreements

Location	Purpose	Value	Date executed
Camden Lakeside	Contributions towards designated State public infrastructure.	Estimated at \$9 million	26/4/2012
Shone Avenue, West Dapto	Contribution towards designated State public infrastructure in accordance with the draft determination for the Illawarra Special Infrastructure Contribution (SIC)	\$405,386	21/12/2011
Light Horse Interchange, Eastern Creek Waste Facility	Contributions for the provision of regional transport infrastructure and services (including the Erskine Park Link Road network), for land at Old Wallgrove Road, Eastern Creek	\$8,202,000	11/4/2012
North Cooranbong (amendment)	Payment of monetary contributions towards the cost of public facilities, conservation, and vegetation offsets, the dedication of land for education facilities and, if agreed, the carrying out and handing over of works for the purpose of public facilities	Estimated at \$25 million	22/12/2011
Radford Park, Branxton	The provision of designated State public infrastructure, in connection with a development application lodged with Singleton Council for residential subdivision	Estimated at \$1.2 million	17/5/2012
Kurri Kurri (Heddon Greta)	The provision of designated State public infrastructure within the meaning of clause 6.1 of the Cessnock City Local Environmental Plan 2011	\$130,659	25/6/2012
Googong	Costs of acquisition of land for the purpose of a fire station, two primary schools and a high school	\$3 million	15/9/2011
Total		\$46.9 million	

Disclaimer: the value of these agreements is very much indicative only, and in most cases, the total value of the PA will be based on the future actual development yield (as contributions are usually based on rates which are calculated against net developable area per subdivision as development progresses). Where there is land to be dedicated, the value of the PA is therefore based on land value which fluctuates.

Table 3.3: Notified planning agreements

Location	Purpose	Value	Notification period
Australand development, Western Sydney Employment Area	Designated State public infrastructure within the meaning of clause 29 of the State Environmental Planning Policy (SEPP) (Western Sydney Employment Area) 2009	\$2 million (rate of \$180,000 – based on net developable area and progressive subdivision plans)	25/7/2012 – 24/8/2012
Bellbird North (Tennant Street)	State designated infrastructure, in connection with a development application lodged with Cessnock Council for residential subdivision	Estimated \$462,000	7/3/2012 – 9/4/2012
Bingara Gorge (Wilton)	Replaces existing State Development Agreement	Estimated at \$40 million	24/7/2012 – 24/8/2012
East Leppington	Fund certain costs associated with precinct planning	Unknown until costs are incurred – max offset is \$3 million	25/7/2012 – 5/9/2012
Total		\$45.5 million	

Disclaimer: the value of the PAs is very much indicative only, and in most cases, the total value of the PA will be based on the future actual development yield (as contributions are usually based on rates which are calculated against net developable area per subdivision as development progresses). Where there is land to be dedicated, the value of the PA is therefore based on land value which fluctuates.

Table 3.4: Progress on Local Infrastructure Fund projects

Council	Project	LIF funding (million)	Completion date
Albury City Council	Hamilton Valley Urban growth area road network upgrade and rehabilitation	\$3.78	March 2012
Ballina Shire Council	Wollongbar urban expansion area link road	\$2.8	November 2011
Clarence Valley Council	Clarence Valley Stormwater management project	\$1.01	March 2012
Gloucester Shire Council	Reeve Subdivision – urban services	\$1.2	Confirmation of date of completion pending
Gosford City Council	Replace sewer pump station at Point Frederick, near Gosford CBD	\$1.5	January 2012
Goulburn Mulwaree Council	Upgrade of Marys Mount Road and stormwater	\$1.5	April 2012
Great Lakes Council	Myall Way upgrade	\$1.22	December 2011
Griffith City Council	Yambil Street drainage upgrade and diversion	\$1.8	June 2012
Guyra Shire Council	Manse Street subdivision urban services	\$1.6	December 2011
Hawkesbury City Council	Upgrade existing south Windsor sewer infrastructure	\$4.0	June 2012
Muswellbrook Shire Council	Traffic Infrastructure supporting urban development in Muswellbrook	\$1.56	December 2011
Narrabri Shire Council	Shannon Estate Subdivision – urban services	\$3.0	Confirmation of date of completion pending
Total		\$24.97	

Infrastructure funding schemes

Local Infrastructure Fund

The NSW Local Infrastructure Fund (LIF) was established in 2009 as an interest free loan scheme to facilitate local infrastructure projects which could assist growth, including housing and employment.

The program provided some \$179 million in funding for local roads, sewerage and drainage projects, as well as water supply projects. The LIF is separate to the Local Infrastructure Renewal Scheme, which is a fund to assist local councils with backlog infrastructure managed by the Division of Local Government.

In 2011–12, councils had confirmed that ten LIF projects were completed.

Priority Infrastructure Fund

The Priority Infrastructure Fund (PIF) is a temporary measure to fund councils where the cost of delivering essential infrastructure exceeded the amount they could collect from local developer contributions.

The Independent Pricing and Regulatory Tribunal (IPART) makes the decision if a council is eligible for the funding by determining if the cost of delivering the essential infrastructure is greater than the cap imposed on local contributions. IPART reviewed three development areas where the developer contribution was found to exceed the cap – the Riverstone development in the Blacktown Council area and the Balmoral Road and North Kellyville developments in Hills Shire Council.

In June 2012, The Hills Shire Council received \$17.4 million and Blacktown City Council received \$560,000 in funding. The program ran for a two year period over 2010–11 to 2011–12. The PIF is no longer active however councils are still able to receive funding under the Housing Acceleration Fund.

Precinct Acceleration Protocol

The Precinct Acceleration Protocol (PAP) allows developers to release a precinct within the growth centres, ahead of the government's planned land release program. This process is subject to a key condition being that there will be no additional cost to government as a result of accelerating a precinct

In the past year the department released two additional precincts through the PAP process – the Marsden Park precinct and part of the Catherine Field precinct. This decision will allow the release of approximately 10,000 future homes in the Marsden Park Precinct and 3,000 additional homes in the Catherine Field precinct. Approximately \$3.5 million in precinct planning was undertaken to support the release, which was funded through planning agreements with developers.

Assessments

During 2011–12, some 71 infrastructure projects were approved with a potential value of more than \$4.6 billion, following a departmental assessment. The department also established a new assessment system which specifically catered for State significant infrastructure proposals.

>> Looking forward

Coordinating the major 2012–13 NSW Budget initiatives to support the infrastructure needed for housing growth.

Examining a new regime for local and regional infrastructure funding as part of the creation of a planning system.

Rolling out Urban Activation Precincts in areas well-served by infrastructure.

Implementation of growth infrastructure plans to better coordinate infrastructure delivery in growth areas.



Case study Local Infrastructure Fund – Albury City Council

In March 2012, Albury City Council completed about 1.8km of road works funded by the LIF to assist growth in the Hamilton Valley residential area. Up until this funding was made available Albury City Council was not able to complete the upgrade due to lack of funds as it was required to upgrade other essential infrastructure in the area.

This lack of funds was delaying the delivery of new land for housing within the local market, however with the support of the NSW Government the local area is now able to provide land for further housing developments. The funding supports safe access and improved connectivity throughout the valley, which will in turn attract investment in residential development in this area.

^ Completed road works on Hanna Street in Hamilton Valley.

How we consulted Infrastructure consultation

The department liaises regularly with various agencies, both at State and federal level, and also with local councils throughout the State, regarding the planning and delivery of infrastructure.

The department also works closely with Infrastructure NSW (INSW), in order to ensure that the planning and provision of infrastructure is carried out in a well planned and prioritised manner.

The Director-General is a member of the board of INSW. The Infrastructure Planning and Coordination Branch of the department, supports the Director-General in his role with INSW.



Case study Pacific Highway upgrade – Oxley Highway to Kempsey

In February 2012, approval was granted for the Pacific Highway upgrade – Oxley Highway to Kempsey project. The project is to provide 37 kilometres of four-lane divided carriageway between the Oxley Highway at Port Macquarie and Stumpy Creek to the south of Kempsey.

The key components of the project include major bridge structures for the Hastings River and Wilson River crossings and a bypass of Telegraph Point. It also includes major cuttings through Cooperabung Hill and new light and heavy vehicle rest areas near Mingaletta Road.

The Oxley Highway to Kempsey project is one of a number of upgrade projects that together form the Pacific Highway upgrade program. The Pacific Highway upgrade program is a joint commitment of the federal and NSW Governments to upgrade the Pacific Highway between Hexham and the Queensland border to a four lane divided road.

The Roads and Maritime Services committed to prepare and implement a biodiversity offset strategy to offset the ecological impacts of the project, consistent with the offset requirements of other sections of the Pacific Highway Upgrade. The approval also requires Roads and Maritime Services to undertake operational noise monitoring within 12 months of the opening of the project and implement additional noise mitigation measures where required.

^ Cooperabung Hill.

4

State significant development decisions

Highlights 2011–12

Repealed the Part 3A system and implemented the new transparent State significant assessment system.

More than \$10 billion worth of approvals.

Benchmarks met for timely decisions on State significant development (SSD) proposals.

\$24 billion worth of development proposals lodged for new State significant assessment system.

More than 150 compliance actions against approved projects for consent condition breaches – an increase of nearly 30 per cent.

How we did it differently

Removed politics from the decision making process.


93 per cent of major approvals made by independent experts at the department or Planning Assessment Commission.

Returned planning powers to local government through regional planning panel and Part 3A reforms.

Allowed people to read the department's assessment reports before final decisions were made.

Required Agricultural Impact Statements for all mining and coal seam gas proposals with the potential to impact agricultural land and water resources.

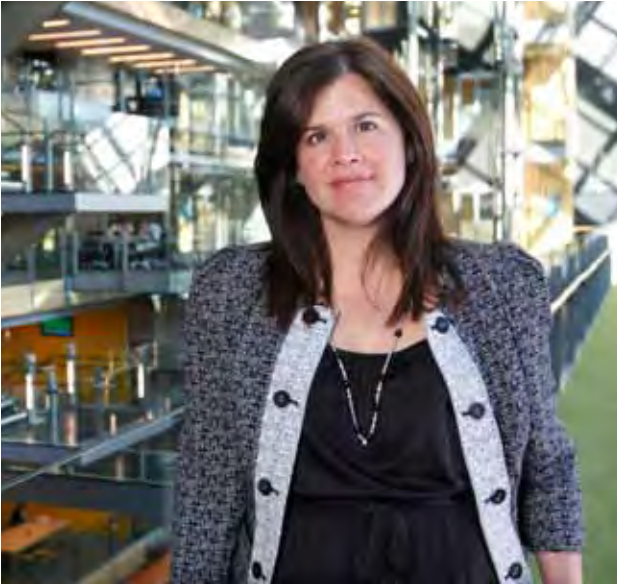
Guidelines for wind farm assessments placed on public exhibition.



"The thorough planning and execution... has delivered a world class precinct for our employees and the broader community."

Jennifer Saiz, Head of Group Property,
Commonwealth Bank

Find out how southern
Darling Harbour was
transformed into a jobs
and leisure hub >>



State significant development decisions

Case study Darling Quarter

In September 2011, Premier Barry O'Farrell officially opened the outdoor area of the \$500 million Darling Quarter development, at south Darling Harbour. This area includes a 4,000 square metre public playground (the largest in Sydney) and a community green.

The precinct also includes two eight-storey office buildings, bars and restaurants and a youth theatre. The Commonwealth Bank moved into the buildings in June 2011, while the theatre was opened by Deputy Premier Andrew Stoner in September 2012.

The department strongly supported moves to create a high-quality urban renewal outcome in this area. Buildings were carefully designed with a sloping roof to complement the nearby public domain and integrate with the city skyline.

A new pedestrian link through the site, referred to as the Civic Connector, creates a gateway to Darling Harbour that connects to Town Hall station, Chinatown and the Darling Harbour waterfront.

"The thorough planning and execution of the Darling Quarter development, and our new home at Commonwealth Bank Place, has delivered a world class precinct for our employees and the broader community," said Jennifer Saiz, Head of Group Property at Commonwealth Bank.

A major part of the project, Commonwealth Bank Place, comprises two commercial office buildings with around 58,000 square metres of office space. Some 6,300 employees have moved into the building as of early 2012.

^ Jennifer Saiz, Head of Group Property in the Atrium at Commonwealth Bank Place

The department has a long-standing role assessing the State's most significant and complex development proposals. These projects typically have potential major economic benefits but also potential environmental and amenity impacts and therefore need to be subjected to a rigorous decision-making process. 2011–12 was a year of major policy change in the department's assessment role, with the former Part 3A system closed for new projects and a new more transparent State significant assessment system introduced.

Assessment outcomes

Overview

In 2011–12, a total of 403 major development proposals were approved and nine were refused. Those approved had a combined capital investment value of approximately \$10.5 billion with the potential to generate more than 24,000 ongoing jobs and more than 34,000 construction jobs.

The 2011–12 refusal rate of 2.2 per cent is broadly in line with the refusal rate in the local development assessment system (2.8 per cent in 2010–11).

Assessment timeframe benchmarks

During 2011–12, the department completed its assessment of four State significant development (SSD) projects all within four months.

This outcome exceeded the benchmarks set in the NSW 2021 plan released in September 2011, which required 85 per cent of SSD and State significant infrastructure (SSI) projects to be assessed and determined within four months. This four month period includes a 30-day exhibition period and three months after the developer has responded to submissions. No SSI projects were determined in 2011–12.

A total of 106 Part 3A projects were determined during 2011–12. The department completed its assessment of 41 per cent of these projects within four months. In June 2012, the NSW Government announced \$13 million in additional funding to the department to accelerate the assessment of all outstanding Part 3A projects by June 30, 2013 (12 months earlier than scheduled).

Table 4.1: Approvals by assessment system 2011–12

	Approvals	¹ Construction jobs	Operational jobs	Capital investment value
Part 3A concept plans				
Minister	1	1,700	770	\$424,000,000
Department	8	3,521	7,995	\$1,058,822,791
Planning Assessment Commission	12	20,851	7,723	\$1,693,966,594
Sub total	21	26,072	16,488	\$3,176,789,385
State significant development applications				
Department	3	352	105	\$63,804,976
Planning Assessment Commission	1			\$2,354,000
Sub total	4	352	105	\$66,158,976
Part 3A project applications²				
Minister	6	2,790	22	\$3,320,000,000
Department	44	1,962	3,270	\$1,155,724,660
Planning Assessment Commission	29	2,993	3,898	\$2,540,766,772
Sub total	79	7,745	7,190	\$7,016,491,432
Part 4 developments				
Department	38	93	102	\$16,707,550
Planning Assessment Commission	1	9	104	\$1,000,000
Sub total	39	102	206	\$17,707,550
Modifications				
Part 3A modifications				
Minister	2	3	0	\$300,000
Department	184	242	30	\$312,442,125
Planning Assessment Commission	50	175	110	\$5,150,000
Sub total	236	420	140	\$317,892,125
Part 4 modifications				
Department	19	11	0	\$3,677,000
Planning Assessment Commission	5	7	2	\$5,700,000
Sub total	24	18	2	\$9,377,000
Grand total	403	34,709	24,131	\$10,604,416,468

¹ Full Time Equivalent resources. ² excludes Capital Investment Value and jobs for project application approvals where a previous or concurrent concept plan has been approved. Jobs/FTE Resources and Capital Investment Value provided by proponent.

De-politicising the system

During 2011–12, independent experts at the Planning Assessment Commission (PAC) had an increased role determining major development proposals. This followed the Minister of Planning and Infrastructure, Brad Hazzard, signing new development decision delegations in September 2011.

The PAC makes decisions on the most contentious proposals, including where 25 or more public objections have been lodged, a reportable political donation has been made or where the local council has objected to the project.

In 2011–12, the PAC was responsible for 40 per cent of approvals given to new Part 3A and State significant development projects (excluding modifications and relatively minor Part 4 projects). This compares to just 21 per cent of these major approvals in 2010–11.

The department was responsible for 53 per cent of major approvals in 2011–12, which was generally consistent with 2010–11.

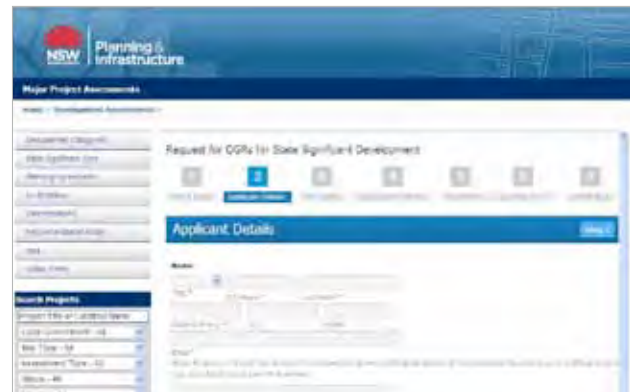
The increased workload by the department and PAC is part of an ongoing move to de-politicise the planning

system by having independent experts, rather than elected officials, determining applications.

The Minister's role determining projects has reduced from 31 per cent of major approvals in 2010–11 to just seven per cent in 2011–12. The Minister's determination role during 2011–12 covered projects lodged by a public authority other than a local council.

Find out more >>

www.planning.nsw.gov.au/delegated-decisions



How we consulted

Community and council consultation

The State significant assessment system generally deals with the largest and most complex development proposals in NSW. It is imperative, therefore, that the system enables local communities and councils to have their say.

At the start of the process, the department seeks council input on Director-General's Requirements (DGR) and will also require the developer to expressly consult with the local community and the relevant council in preparing its application.

The application is also referred to the relevant local council at a number of subsequent stages in the assessment, including prior to public exhibition and once the developer has responded to issues raised in submissions.

The views received from local councils and communities are given considerable weight in the department's assessment of any project.

If approval is being recommended, the department continues to seek the input of relevant local councils even at this final stage of the process through the preparation of draft approval conditions. And if a local council objects to a project, then it cannot be determined by departmental staff under delegation and must be determined by the Planning Assessment Commission.

How we consulted

Online lodgement and project delivery

The department has introduced an online lodgement system to streamline the processing of State significant development proposals.

Director-General's requirements (DGRs) outline the key issues which need to be addressed by the proponent in any plans to be placed on public exhibition.

During the calendar year of 2011, it took 79 days for the department to issue DGRs in response to newly lodged proposals.

The online system, along with monitoring and management by the department's project delivery unit, helped cut the average turnaround time to 23 days by the middle of 2012. It has also made it easier to publish information on the website in a timely manner.

The previous paper-based system was causing delays because of the administrative time spent sending the material to different stakeholders for comment.

The project delivery unit's project managers work with assessment teams to resolve conflicts and issues to enable delivery of projects within benchmark timeframes.

The next step is to expand the program to include online lodgements of environmental impact statements and preferred project reports.

^ Online lodgment for State significant assessments.

Table 4.2 Percentage of major approvals by determining authority in 2011–12

Decider	¹ 2008–09	¹ 2009–10	¹ 2010–11	¹ 2011–12
Minister	94%	53%	31%	7%
Department	5%	34%	48%	53%
Planning Assessment Commission	1%	13%	21%	40%

¹ Figures are based on new Part 3A and State significant development approvals but do not include modifications or the relatively minor Part 4 approvals

Table 4.3: Refused projects

Name of project	Date refused
Residential development, Allengrove Road, North Ryde	3 May 2012
Kemps Creek logistics project, Kemps Creek	5 June 2012
Dolans Bay marina	20 April 2012
Residential subdivision, Hastings Point	9 February 2012
Mixed use development, Crown Street, Wollongong	21 September 2011
Calderwood residential subdivision project application, Calderwood	17 April 2012
Proposed modification to approved Valla subdivision regarding dog and cat restriction	3 May 2012
Modification to amend condition regarding car parking at Killeaton Street, St Ives	1 December 2011
Proposed modification to Southern Highlands Regional Shooting Complex Hill Top	7 May 2012

Table 4.4: Approvals by region 2011–12

Region	Approvals	¹ Construction Jobs	Operational Jobs	Capital Investment Value
Sydney	237	29,544	20,035	\$4,829,412,569
Hunter	39	951	1,833	\$1,263,485,000
Illawarra	28	818	1,641	\$686,566,000
Mid-North Coast	13	1,997	124	\$2,542,090,702
Richmond-Tweed	15	15	115	\$12,820,797
North Western	2	0	0	\$21,000,000
Central West	9	195	92	\$93,189,000
Murrumbidgee	6	15	16	\$179,500,000
Murray	2	1	2	\$75,000
Far West	1	2	0	\$6,600,000
South Eastern	44	516	117	\$277,573,400
Northern	10	655	156	\$692,104,000
Grand Total	²403	34,709	24,131	\$10,604,416,468

¹ Excludes Capital Investment Value and jobs for project application approvals where a previous or concurrent concept plan has been approved. Jobs/FTE Resources and Capital Investment Value provided by proponent

² Includes three projects crossing regional boundaries – in these instances, the projects are counted in both regions, and the jobs and CIV are divided between the regions involved

Table 4.5: Approvals by sector 2011–12

Sector	Approvals	¹ Construction Jobs	Operational Jobs	Capital Investment Value
Industry	104	2,677	6,953	\$2,256,589,000
Tourism and recreation	26	289	307	\$226,708,157
Infrastructure	71	4,550	1,116	\$4,658,008,301
Coastal projects	31	347	264	\$327,352,702
Residential, commercial and retail	133	26,773	15,343	\$3,123,066,908
Other	38	73	148	\$12,691,400
Total project approvals	403	34,709	24,131	\$10,604,416,468

¹ Full Time Equivalent resources. Counts exclude Capital Investment Value and jobs for project application approvals where a previous or concurrent concept plan has been approved. Jobs/FTE Resources and Capital Investment Value provided by proponent.



Case study Frank Gehry building

In March 2012, the department approved a landmark new \$125 million educational building, designed by Pritzker Architecture Prize winning architect Frank Gehry for the University of Technology Sydney campus in Ultimo.

Based in Los Angeles, Mr Gehry is famous for designing many major projects including the Bilbao Guggenheim Museum in Spain, the Walt Disney Concert Hall in Los Angeles and the Dancing House in Prague.

Up to 1,256 students and 326 academic staff will study and work in the building once completed. The project was approved by the department after a comprehensive exhibition and consultation process, and rigorous assessment, which included working closely with the City of Sydney Council. The department was satisfied the new building would provide a new educational facility of the highest design standards.

The department's assessment concluded that the design and scale of the building is appropriate for the campus and demonstrates design excellence, making it likely to become an iconic building in the Ultimo-Pyrmont area. The approval of this project is also consistent with the implementation of the University's Campus Masterplan.

^ Proposed education building at the University of Technology Sydney campus.



Case study Shoalhaven cancer centre

In March 2012, a proposal for an integrated cancer care facility at Shoalhaven was approved. The facility will service the South Coast region and provide treatment for 580 radiotherapy patients and 220 chemotherapy patients annually.

It was the second project approved under the new State significant development assessment system. Additionally, the proposal included eighteen patient and carer units accommodation.

The \$33.9 million project is expected to generate 352 construction jobs and 452 flow-on jobs whilst the operational centre would directly accommodate 37 health professionals.

It was the second project approved under the new State significant development assessment system. Additionally, the proposal included eighteen patient and carer units accommodation.

The proposal will be a modern facility that replaces existing cancer care services provided at the Shoalhaven Base Hospital in Nowra, and will provide for two linear accelerators, two radiotherapy bunkers, eight additional chemotherapy chairs and medical diagnostic equipment.

The department considered the following key issues during its assessment: heritage conservation, traffic and parking, radio/chemical pollution and the retention of trees on site. It imposed a range of conditions to ensure the construction and operations of the facilities are appropriately managed.

^ Proposed Shoalhaven Cancer Centre

New State significant assessment system created

While the vast majority of development applications in NSW are assessed and determined by local councils, there are a small number of projects whose scale, significance or potential impacts mean they are of State significance.

On 1 October 2011, a new assessment system for projects of genuine State significance commenced. This system replaced the former Part 3A assessment system, which closed for new projects in April 2011.

The State significant assessment system established two separate assessment pathways, SSD and SSI. Projects that fall into these categories are assessed by the department, with most determined by the PAC or department. The Minister determines a small number of State public infrastructure projects.

The SSD assessment system generally deals with large-scale industrial, resource and other proposals in 24 different development classes and development in precincts identified as important for the State by the NSW Government.

The SSI assessment system has been established to allow planning decisions on major infrastructure proposals, in particular linear infrastructure (such as roads, railway lines or pipes which often cross a number of council boundaries) or development which doesn't require consent but which could have a significant environmental impact (such as a port facility).

These systems will be reviewed as part of the ongoing review of the NSW planning system. More than \$24 billion worth of projects were lodged during 2011–12 using the State significant assessment system.

State significant assessment system new features

- > No longer includes residential, commercial or retail projects outside of key urban renewal sites, nor marinas or coastal subdivisions.
- > De-politicised decision making with contentious private proposals referred to Planning Assessment Commission for final decision and less contentious proposals decided by departmental officers.
- > Limitations on Minister's power to call-in projects to be obtained including requirements for advice from the Planning Assessment Commission.

Find out more >>
www.planning.nsw.gov.au/development-assessment-systems

Table 4.6: Lodgements to State significant assessment system 2011–12

Application type	Number	CIV
State significant developments (SSD)	81	> \$11 bill
State significant infrastructure (SSI)	10	> \$13 bill
SSI modification	1	
Total	92	> \$24 bill

Part 3A system

The NSW Government has repealed the former Part 3A system. The system is only continuing to be used to finalise projects which were advanced in the assessment process at the time the State significant assessment process was introduced in October 2011.

Between April 2011 and October 2011, which is when the new State significant assessment system commenced, approximately 160 projects were removed from the Part 3A system. Many of these were residential, retail or commercial projects which had not significantly progressed in the assessment process.

In June 2012, the NSW Government announced its intention to finalise all remaining Part 3A projects by June 2013 and provided additional funds to the department to achieve this outcome.

Agricultural impact statements

As of March 2012, all State significant mining and coal seam gas proposals with the potential to impact agricultural land and water resources were required to submit an Agricultural Impact Statement as part of their development application. This requirement was introduced as part of moves to provide better protection for high-quality agricultural land.

The department issued a guideline for the preparation of Agricultural Impact Statements in March 2012.

How we consulted

Online reforms

During 2011–12, the department introduced a number of important online reforms to improve the transparency and efficiency of our assessment process. This includes:

- > allowing people to view our assessment reports, before the Planning Assessment Commission makes a decision (now extended to departmental and ministerial determinations)
- > a RSS feed to make it easier to get updates
- > a flowchart alongside each State significant application, which provides a visual indicator as to where the project is up to in the assessment process
- > publishing details of projects on the major projects website earlier in the assessment process
- > additional search functions
- > allowing applicants to lodge projects online.

Regional development overview

Joint regional planning panels determined 306 development applications (DAs) (270 approved and 36 refused) in 2011–12, with approved projects worth a total of \$6.096 billion. Notably, 93 per cent of determinations were in accordance with the council officer recommendation, reflecting consistency in decision making for regionally significant development.

The overall average assessment time for DAs determined by the regional panels was 222 days. The average time for DAs over \$20 million was 241 days. In 2008–09, the last year before the commencement of the regional panels, the statewide average for council determinations of DAs over \$20 million was 324 days.

Since regional panels commenced operation, determinations have been made by the regional panels for 101 councils out of a total of 151 councils. This includes all councils within the metropolitan area.

Find out more >>
www.jrpp.nsw.gov.au

Model conditions

During 2011–12 the department drafted standard and model conditions, by industry sector, to assist the development industry, community, councils and government agencies to understand the types of conditions that are likely to be applied to State significant development projects should they be approved. These are available on the department's website. These conditions will be reviewed and finalised during 2012–13 following consultation.

Find out more >>
www.planning.nsw.gov.au/standard-and-model-conditions

Table 4.7: Submissions by assessment system 2011–12

Assessment type	Total exhibitions	Total number of submissions ¹
State significant developments (SSD)	6	37
State significant infrastructure (SSI)	1	351
SSI modification	1	7
Part 3A	78	25,787
Part 3A modifications	72	515
Part 4	27	97
Part 4 modifications	9	119
State Significant Site	3	2,005
Total	197	28,918

¹ Submissions common to concurrent exhibitions of Concept Plans and Project Applications counted once only

Regional panels

The regional panels provide independent, merit-based decision making on regional development. Applications for regional development are notified and assessed by the local council and then determined by the relevant regional panel. Six panels operate throughout NSW: Northern, Western, Hunter and Central Coast, Southern, Sydney East and Sydney West. Each of the six regional panels is comprised of five members, three appointed by the Minister and two appointed by the relevant local council.

How we consulted

Regional panel users group

During the year the department established a regional panel 'users group'. The group consists of the six regional panel chairs, the Local Government and Shires Associations (LGSA) and key stakeholders who act as a reference group to advise on regional panel operations. The first regional panel users' group meeting was held on 18 April 2012 and the group provided input into the review of the operational procedures, code of conduct and complaints handling policy following the exhibition of those documents.

Table 4.8: Regional panel decisions and assessment times by capital investment value 2011–12

Capital Investment Value (CIV)	Approved	Refused	Average DA assessment (days)	Capital Investment Value of approvals
CIV < \$5M	33	1	198	\$18,338,354
CIV \$5–20M	125	23	211	\$1,541,878,028
CIV > \$20M	112	12	241	\$4,535,793,625
Total	270	36	222	\$6.096bn

Table 4.9: Regional panel decisions and assessment time by region 2011–12

Region	Approved	Refused	Average DA assessment (days)	Capital Investment Value of approvals
Hunter & Central Coast	24	8	244	\$480,521,614
Northern	21	1	189	\$328,212,800
Southern	22	1	238	\$298,500,000
Sydney East	91	15	166	\$2,732,080,035
Sydney West	105	11	270	\$2,236,016,558
Western	7	0	204	\$20,679,000
Total	270	36	222	\$6.096bn

Table 4.10: Compliance activities by sector 2011–12

Sector	Compliance inspections and audits			Enforcement actions		
	Sydney	Singleton	Jindabyne	Sydney	Singleton	Jindabyne
Coal mines	0	159	0	4	101	0
Quarries/extractive	5	0	0	3	0	0
Manufacturing/rural	5	0	0	8	0	0
Resources/waste	10	0	0	3	0	0
Infrastructure	4	0	0	6	0	0
Commercial/residential	2	0	9	10	0	22
Subtotal	45	159	9	34	101	22
Total			213			157

Amendment of regional development criteria

In October 2011, as part of the government's reform of the NSW planning system, the *Environmental Planning and Assessment Act 1979* (the Act) was amended and certain classes of development previously determined by regional panels were returned to councils for determination.

The Capital Investment Value (CIV) threshold for the general development category was increased from \$10 million to \$20 million. However, a new provision in the Act allows for the referral by the applicant or council of a DA with a CIV of \$10–20 million where that DA is not determined by the council within 120 days.

The department has provided guidance to councils and has developed a referral form for applicants and councils to keep the referral process simple and consistent.

Appointment of regional panel members

Amendments to the Act in October 2011 require the concurrence of the LGSA for the appointment of a chair from one of the members appointed by the government.

In June 2012, the State-appointed regional panel members, and alternate members, were reappointed by the Minister for a period of 12 months until the end of June 2013.

The reappointment of the panel chairs was made following the concurrence of the LGSA as required by the new provisions of the Act.

Review of operational procedures, code of conduct and complaints handling policy

In early 2012, the regional panels' operational procedures, code of conduct and complaints handling policy were reviewed and draft revisions of the policy documents were exhibited for public comment. These three guideline documents have been subsequently amended following the receipt of public submissions, and have since been finalised.

The amended operational procedures, code of conduct and complaints handling policy will provide better guidance to the regional panel members, council and the community.

Compliance

The department has an important role in monitoring and enforcing compliance with any conditions attached to State development approvals. It investigates potential breaches and takes enforcement action, if necessary.

To assist in its compliance functions, the department has specialist compliance teams based in its Sydney head office and Singleton office (for coal mining in the Hunter Valley). Additionally, the department's alpine resorts team at Jindabyne also carries out compliance functions.

The department's compliance teams conduct inspections and audits of approved projects, respond to reports and complaints received from other State agencies, local councils and the public, investigate potential breaches and carry out enforcement action where breaches are confirmed. Enforcement action may range from negotiated outcomes, warning letters, penalty notices and in the most significant cases, criminal prosecutions.

During 2011–12, the number of enforcement actions increased by 27 per cent, from 124 to 157.

The department has published a compliance policy and associated guidelines for breach management, prosecutions and penalty notices to assist authorised officers in exercising their powers in a fair, consistent and equitable manner. The documents also help the community and other stakeholders understand how the department goes about its work.

The department's compliance teams also:

- > review compliance reports and independent audits where they are required to be provided by proponents of approved projects, and take follow-up action in response to potential breaches
- > maintain effective working networks with all relevant stakeholders including other State regulatory agencies, local councils, communities in the vicinity of approved projects and proponents of approved projects
- > investigate broader policy responses to key emerging compliance issues.

Find out more >>
www.planning.nsw.gov.au/compliance



^ Excessive dust at Integra mine, Camberwell



^ Coal-sediment contaminated mud along Pikes Gully Road, Liddell

Significant actions

Singleton office

General activities

Following the opening of the Singleton compliance office in October 2010, the office completed its first full year of operations in 2011–12. The Singleton compliance office monitors the performance of 18 coal mines in the Hunter Valley for compliance against their approval conditions.

In the 2011–12 year it took one mining company to court over the construction of a waste rock dump that was up to 10m higher than allowed in its approval, issued seven penalty infringement notices (fines) and took 296 complaints from the public. It also met with all the open cut mines in its area to discuss better ways to reduce the incidence of blast fume resulting from blasting.

The office also oversaw a program of conservation works for the Wambo Homestead complex by Wambo Coal. On 19 April, the office inspected the homestead complex to confirm progress on the 2011–12 works program. It was found the works had been completed to a high standard and within the scheduled timeframe.

Being based in the coal fields the compliance officers are able to quickly survey the local mines or respond to complaints, and discuss issues face to face with mine operators. The officers conducted almost 500 compliance monitoring activities, including 159 site inspections, 106 off-site surveillances and 189 meetings with mines concerning potential compliance issues.

In March 2012 the office took over the reviewing a number of post-approval mine management plans formerly conducted by the Sydney office.

Fines and orders issued

- > A fine was issued to the Wambo Mine, near Warkworth, on 12 June 2012 following an investigation into significant dust emissions on Friday 4 May 2012. The department found that the mine had failed to minimise wheel-generated dust from haul trucks.
- > A fine was issued on 13 January 2012 to the Integra mine, near Camberwell, for a blast which exceeded the relevant decibel limits on 29 December 2011.
- > A fine was issued on 24 February 2012 to the Integra mine, near Camberwell, for excessive dust. The fine was in response to an incident on 18 January 2012 where the department observed the mine pushing soil over a wall, allowing it to fall some 100 metres to the ground below.
- > A fine was issued on 18 May 2012 to the Mount Thorley-Warkworth mine near Singleton following an investigation by the department into significant dust emissions on 13 May 2012.
- > On 6 September 2011, the department issued an order to Coal and Allied Operations, requiring the company to install measures to stop its trucks transporting coal sediment out of its coal loading point at Liddell, on to Pikes Gully Road.
- > A fine was issued to the Mangoola mine near Muswellbrook in November 2011 following a blast which recorded an excessive ground vibration, which had the potential to affect a nearby power line pylon.

During 2011–12, the number of enforcement actions increased by 27 per cent

Head office

Illawarra international health precinct

In May 2012, the Land and Environment Court ordered the developer of private medical precinct to remove a large stockpile of dirt and a rock retaining wall constructed directly behind homes in Penrose in the Illawarra region.

The dirt stockpile and retaining wall had been constructed without permission close to existing homes, raising concerns from residents about their aesthetic impact and dust and drainage impacts.

The outcome follows legal action by the department against La Vie Developments Pty Ltd, which is developing the Illawarra International Health Precinct.

Wind farm audits

The department is conducting compliance audits of the Cullerin Range, Capital and Woodlawn wind farms to measure the compliance of wind turbine operations against conditions of consent, with a particular focus on noise.

Specialist noise consultant Renzo Tonin & Associates Pty Ltd was engaged by the department in April 2012, following a tender process. The audit will be completed shortly.

Fines and orders issued

- > On 11 October 2011, the department issued Shoalhaven Starches with fines for breaching ethanol production levels, along with unauthorised building extensions. The company self-reported the issue and had installed the necessary odour controls.
- > A fine was issued to Pacific National in November 2011 after the department observed trucks entering and leaving its train support facility using an unauthorised road.
- > A fine was issued to one of the proponents of the Eastern Creek waste project on 22 December 2011, after buildings were installed at the project's construction site without obtaining required construction certificates.
- > A fine was issued on 24 February 2012 to the operator of the Wilpinjong coal mine, near Mudgee, for disturbing a known Aboriginal archaeological site during road construction.
- > An enforceable direction was issued to Ausgrid on 31 October 2011 to follow specified procedures for rehabilitation of seagrass beds and burial of the cables as part of the Botany Bay electricity cable project.
- > A fine was issued to Goulburn Mulwaree Council for breaches related to its Highlands Source project.



Jindabyne office

The department is responsible for all development assessment within the NSW Kosciuszko National Park alpine resorts. These areas are unique for their natural, cultural and recreational values. The Jindabyne office undertakes development assessment, performs a development certification role, and is continually monitoring development within these alpine resort areas. Over the 2011–2012 year, the Jindabyne office has conducted an audit of development within environmentally sensitive areas to monitor compliance with conditions of consent, issued a total of three penalty infringement notices (fines) for unauthorised development, and negotiated three outcomes for other compliance-related matters.

Examples of fines and orders issued

- > The department issued an order to the lessee of a Perisher ski lodge to ensure upgrades to building entries to comply with relevant standards are completed by 1 June 2013. The work will include installing structural awnings to prevent snow and ice falling from above and obstructing the building exits.
- > An order was issued on 30 March to the lessee of a Perisher ski lodge to direct that work to remove three redundant diesel fuel tanks and remediate the site is completed and validated by 30 December 2012.

Ski resort inspections

- > The department conducted inspections at a number of Thredbo, Perisher-Smiggins and Charlotte's Pass ski resorts for compliance matters. The Perisher-Smiggins and Charlotte's Pass resorts were found to be compliant. Further inspections of Thredbo resorts will be conducted at the end of the ski season.

^ Dirt and rock retaining walls near homes in Penrose



Draft wind farm guidelines released

In December 2011 the NSW Government released its draft Planning Guidelines for Wind Farms for public feedback. The draft guidelines offer a balance between providing opportunities for investment in renewable energy and ensuring local communities are protected from unreasonable impacts from wind farm developments.

A central feature of the draft guidelines is a rigorous gateway assessment for wind farms where proposed turbines are located within 2km of existing residences. The guidelines introduce an innovative assessment approach which ensures upfront consultation between wind farm developers and local communities.

The government recognises community concerns about visual amenity and noise and is proposing the most rigorous noise controls for wind farms in Australia.

The government is also proposing to strengthen auditing and compliance measures, giving neighbours the ability to seek an independent noise review if a wind farm is built.

The guidelines will be finalised in 2012–13.

^ Windfarm guidelines

>> Looking forward

- > Finalise wind farm planning guidelines and wind farm audit.
- > Determine remaining Part 3A projects by 30 June 2013.
- > Continue to improve online access to development proposal information.
- > Better align the assessment process with long-term strategic planning as emphasised under the new planning system.
- > Implement actions to reduce blast fume impacts in the Upper Hunter.

5

Managing growth

Highlights 2011–12

Began consultation on a new Metropolitan Strategy which is integrated with transport and infrastructure planning.

Developed two regional land-use plans which protect high-quality farming land from inappropriate coal and coal seam mining.

Updated and modernised the State's planning system by approving a record number of major new local plans.

Acquired \$62 million worth of land, comprising land for North West and South West Rail corridors and regional open space land in metropolitan Sydney including for the Western Sydney Parklands.

How we did it differently

We took a lead role within government to resolve complex policy issues.

We used social media to engage well over 100,000 people in the review of our Metropolitan Strategy.

We held joint reviews with our partners in local government to investigate strategic planning for contentious sites.

We held a major public talk which attracted nearly 1,000 people to promote debate on city planning.

We went on the road to discuss our population projections work.



"[The department] has been diligent in reviewing the project's key metrics and like us, are very excited and engaged with the new suburb we are building together"

Camille Abbott, Development Director, Landcom

Find out how the department has worked to deliver a new sustainable community >>



Managing growth

Case study Bunya development

The department's Office of Strategic Lands (OSL) is playing a key role in the delivery of Bunya, an 800 lot residential precinct in the suburb of Bungaribee adjacent to Western Sydney Parklands.

This site was acquired by the OSL in 2000 and then rezoned for residential uses.

The site represents good strategic planning in that it can take advantage of nearby established schools, shops, Doonside railway station and the Western Sydney Parklands.

The site also has a significant amount of open space and community facilities.

The site also includes cutting-edge water sensitive urban design with stormwater filtered to deliver cleaner water to Bungaribee Creek.

Construction commenced in 2010 including first stage roads, lots, heritage and parks. The OSL has engaged Landcom to develop the land and offer land to the market, with 97 lots sold during 2011–12.

The OSL is responsible for the sale of certain lands at the interface with Western Sydney Parklands. These include sites at Bunya at Bungaribee and West Huntingwood. Money earned by the OSL on these sales can be used to assist in further land purchases across the metropolitan area for good strategic planning reasons, such as new open space or infrastructure.

The OSL transfers 25 percent of net sales revenue to the Western Sydney Parklands Trust to assist with capital expenditure and operational expenses at Western Sydney Parklands.

A further 180 lots are expected to be offered for sale in financial year 2012–13.

^ Homestead Park over looking Bunya housing estate.

The department has an important role undertaking medium and long-term planning for our cities and regions. This planning creates certainty for investors and the community about where new development will be supported and how infrastructure will support this growth. Our role includes preparing over-arching NSW Government regional land-use plans along with assisting councils to create new local plans. This is broadly known as strategic planning.

The department's strategic planning function is expected to be substantially strengthened in coming years with the introduction of a new planning system.

1.35 million hectares
protected under draft
regional land use plans

Strategic Regional Land Use Plans

During 2011–12, the department took a lead role within government coordinating the preparation and release of draft Strategic Regional Land Use plans for the Upper Hunter and New England North West regions. These plans were part of a move to strengthen upfront, regional planning for major mining and coal seam gas proposals. Previously, individual mining development application decisions were being made in the absence of any broader regional planning framework.

Across both regions, some 1.35 million hectares of high-quality agricultural land was identified for protection, including the black soils of the Liverpool Plains, the horse breeding industry near Scone and vineyards near Cessnock. This mapping was a historic exercise which represented the first time that highly-fertile farming and other important agricultural land was given heightened protection from the resources industry.

Development of the plans was a complex exercise which involved close consultation with other NSW Government agencies, particularly the Department of Primary Industries, Office of Environment and Heritage, Trade and Investment NSW and the Office of Water.

Under the plans, major mining and coal seam gas production proposals on this high-quality land, would have to go through a stringent 'gateway' process.

In September 2012, the department released final plans which have identified and since protected a total of 2 million hectares of land in these regions.

Find out more >>
www.planning.nsw.gov.au/slurp



How we consulted Strategic Regional Land Use Plans

The department undertook extensive consultation in the preparation and exhibition of the Strategic Regional Land Use Plans.

A stakeholder reference group consisting of peak industry and conservation groups was established to partner with NSW Government agencies in the drafting process and ensure a comprehensive and balanced approach.

The plans were exhibited for more than two months from March 2012. Nearly 1,600 submissions were received, while around 1,000 people attended two public forums (one in Gunnedah and another in Singleton) and nine drop-in sessions across the Upper Hunter and New England North West regions. Online discussion forums received more than 5,700 page views.

^ Gunnedah consultation session on the Strategic Regional Land Use Plan.



Metropolitan planning

Metropolitan Strategy discussion paper

A new Metropolitan Strategy is in the process of being prepared. This new strategy will integrate with the Long Term Transport Master Plan, being developed by Transport for NSW, and the State Infrastructure Strategy, which is being prepared by Infrastructure NSW.

As a first step in the update process, a discussion paper titled Sydney Over the Next 20 Years was released in May 2012 for an eight week exhibition period.

To accompany this exhibition, some 16 community 'drop in' sessions were held across the metropolitan area which enabled members of the community to meet with department planners working on the strategy. Over 250 people visited these sessions, resulting in extensive community feedback which has been captured.

The sessions included a travelling discussion board where people could write a comment and read what other people have said. In particular, people were invited to provide comments on what they wanted for their home, job and lifestyle.

^ Marketing photo to support Metropolitan Strategy discussion paper.

Find out more >>
www.planning.nsw.gov.au/sydney-over-the-next-20-years

How we consulted

Metropolitan Strategy social media

The department used social media to promote community discussion about Sydney's future.

A YouTube video was published which involved 'on-the-street' community interviews and an animation that highlighted opportunities and challenges facing Sydney. This video received well over 100,000 views.

A Facebook page and Twitter account were developed to generate followers and feedback and these will continue to be updated throughout the strategy development period. Additionally, it was possible to take part in an online debate about Sydney's future using the NSW Government's Have Your Say site.

^ Metropolitan Strategy video viewed by over 100,000 people on YouTube and the internet.

"We've got a beautiful harbour... why don't we use it"

Speaker in Metropolitan Strategy video

The highest number of council-wide or precinct local plans approved in a single year

New local plans

Local environmental plans (LEPs) are the bedrock of the State's planning system. Through controls such as land-use zones and controls on subdivision size, height and building bulk, they guide decisions on tens of thousands of individual development proposals each year.

The department is working with all councils across the State and assisting them to update and modernise their LEPs, using a standard template. This updating program is helping create new areas for jobs and housing in these LEPs, as councils review their long-term planning goals and reference relevant NSW Government regional plans. The use of a standard template also means all councils are for the first time using the same development definitions and planning terminology, which makes the plans easier to access and understand.

During 2011–12, the NSW Government approved 32 council-wide and one major precinct LEP (for Coffs Harbour city centre) and supported another 36 to proceed to public exhibition. This represents the highest number of council-wide or precinct LEPs approved in any single year since a standard template was introduced in 2006. Almost half of the 152 local government areas in the State now have modern, contemporary LEPs in place.

At the end of the 2011–12 financial year, there were 16 metropolitan Sydney councils with contemporary council-wide planning controls and in the past year there have been five LEP approvals in Metropolitan Sydney for Marrickville, Mosman, Parramatta, Rockdale and Warringah.

Figure 5.1: Breakdown of SI LEPs finalised during 2011–12

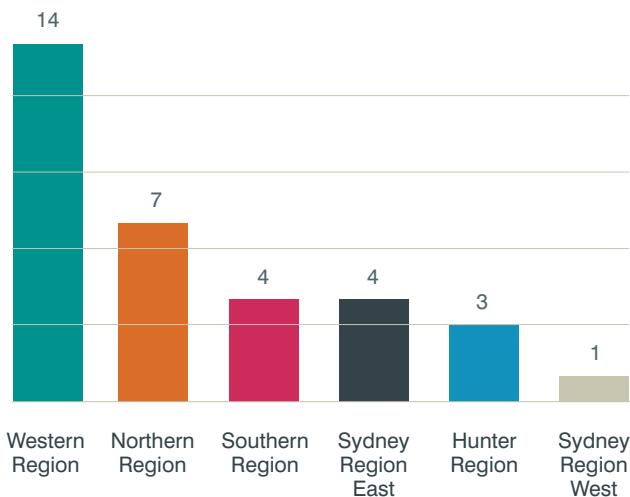
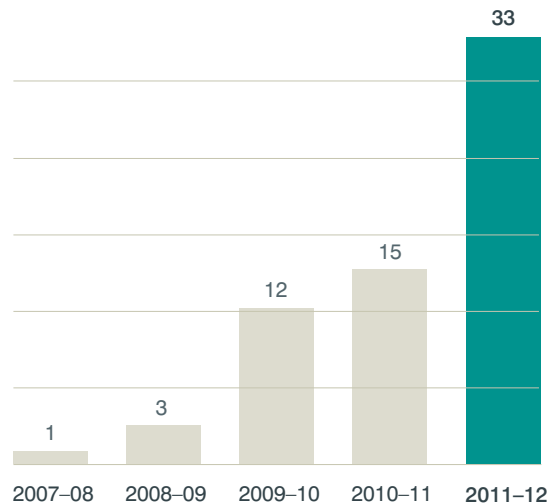


Figure 5.2: Number of council-wide or precinct LEPs approved 2007–08 to 2011–12



How we consulted

Local councils and LEPs

The department's head and regional offices have developed a close working relationship with local councils to assist the process of updating of the State's LEPs. For instance, over the reporting period the department produced the LEP maps for 12 councils that had no geographical information system resources.

How we consulted

Demography roadshow

Demographers from the department, in partnership with the Australian Bureau of Statistics, travelled to ten regional and metropolitan centres across the State to discuss population trends, demographic processes and the development of population estimates and projections. These trips helped build understanding about how the department went about its population projection work and also ensured the department's staff heard first-hand the views of council staff and other professionals.

The regional visits, which began in Wollongong on 29 March 2012 and continued in May, were held ahead of the release of the 2011 census data later this year. The census data will inform updated population projections to be used for local and regional planning.



Case study Gundagai

The iconic Dog on the Tuckerbox was protected and celebrated under the first set of comprehensive planning controls in Gundagai Council's 122-year history.

Gundagai, in south-western NSW, had been the only local council in NSW to not have any local planning controls or zones to guide future growth and development. However, during 2011–12, the council and department worked together to develop a planning framework for Gundagai as part of a State-wide program to update and modernise LEPs.

In recognition of the important tourism role of the Dog on the Tuckerbox, the LEP establishes the area surrounding this landmark with a tourism zoning.

^ The iconic Dog on the Tuckerbox of Gundagai.

There has also been significant work to update planning controls in rural and regional areas of the State, including some council areas that now have their first ever set of comprehensive council-wide planning controls, like Gundagai and Boorowa in the State's south.

Across NSW, at the end of 2011–12 financial year there were 47 regional councils with standard instrument LEPs, with 28 of those approved in the past year.

Amending Local Environmental Plans

The department continues to assess whether proposals to amend existing LEPs – known as planning proposals – can proceed past the initial 'gateway' stage (typically to public exhibition). The department (under delegation from the Minister for Planning and Infrastructure, Brad Hazzard) also typically makes the final decision on whether these amending LEPs should be approved.

During 2011–12, some 263 planning proposals were lodged with the department, 254 'gateway' notices issued and 184 LEPs approved. Moves are underway for the department to divest some of these amending LEP functions back to local government, particularly LEPs which are consistent with agreed government regional or subregional plans.

The department took on average 29 days to make these 'gateway' decisions in 2011–12.

Joint housing reviews with local councils

During 2011–12, the department took a new approach to planning for housing growth by forming joint expert reviews with local government. These reviews, all in the department's Sydney East region, have combined State and local planning expertise to resolve difficult local issues. To date, these reviews have proved successful and this model may be expanded to other parts of NSW.

Mowbray Road Strategic Review, Lane Cove

In 2011, the department and Lane Cove Council jointly undertook a strategic review of the Mowbray Road precinct, in particular to examine planning controls in the final Lane Cove LEP.

The process involved close collaboration between the department and council, who jointly commissioned expert advice on issues such as bushfire hazards, traffic impacts and best urban design solutions. This advice led to recommendations for amendments to the controls that applied to the area. The result will be reduction of development potential for areas likely to fall within a hazard protection area and new standards for the area suitable for redevelopment that could yield approximately 970 extra dwellings within this precinct.

This Strategic Review Report, and the consultant reports by JBA Planning Pty Ltd and SMEC Australia Pty Ltd, were considered by Lane Cove Council on Monday 5 December 2011. The council resolved to prepare a planning proposal to amend the zones across the precinct.



How we consulted Urban Conversations event

A world-renowned urban economist showed how well-planned cities can make us 'richer, smarter, greener, healthier and happier' in the department's inaugural Urban Conversations event.

Harvard University Professor Edward Glaeser addressed nearly 1,000 people at the City Recital Hall on June 20. Professor Glaeser was later joined on a discussion panel featuring senior department staff Norma Shankie-Williams and Giovanni Cirillo, NSW Government Architect Peter Poulet and Planning Institute of Australia NSW President Sarah Hill.

The event was designed to promote feedback on Sydney's Metropolitan Strategy review and further discussion about the role of urban renewal in city planning. A video of the event has been made available on the department's YouTube channel.

^ Ed Glaeser speaking at the Urban Conversations event.

Warriewood Valley Strategic Review

In May 2011, Pittwater Council and the department jointly undertook a review of potential residential development in Warriewood Valley. The review also looked at the potential for a new mixed use centre in the area. Independent reports on traffic and transport, urban design, water management, flooding and economic feasibility have now been completed. Over 250 submissions were received in response to the public exhibition undertaken in May 2012. A final report will be prepared for the consideration of the Director-General and the new Pittwater Council later this year.

The findings of the review will be used to determine the most appropriate form of residential development for the undeveloped land in Warriewood Valley. The findings may lead to council preparing a planning proposal to seek to change the zoning or development controls for some or all of this undeveloped land.

Oxford Falls Valley and Belrose North strategic review, Warringah

In July 2012 the department and Warringah Council began a strategic review to identify the most appropriate zoning and land use controls for Oxford Falls Valley and Belrose North.

The review will consider the range of existing land uses within Oxford Falls Valley and Belrose North. It will also focus on existing environmental constraints and infrastructure, in order to recommend the most appropriate land use, zoning and development controls to be applied to the area.

Office of Strategic Lands

General

The Office of Strategic Lands (OSL) operates on behalf of the Minister for Planning and Infrastructure to identify, acquire, manage (on an interim basis) and transfer to other government agencies, land required for planning purposes throughout the Sydney region.

The OSL acquires land for public purposes which are required for regional open space, public transport corridors and land for strategic planning projects such as the Rouse Hill regional centre.

The OSL administers the Ministerial Corporation (known as the Corporation Sole) which owns over \$1 billion worth of government land in Sydney. Using the Minister's delegated powers, it also operates the Sydney Region Development Fund (SRDF) which is the fund used to buy and sell land parcels to achieve good strategic planning outcomes.

Land purchases

In 2011–12, the SRDF acquired open space land to the value of \$43.9 million in Blacktown, Liverpool, Penrith, Pittwater and Sutherland. The majority of open space land (29 hectares) acquired was purchased for addition to the Western Sydney Parklands.

Some 68 other small parcels of land were purchased for environmental conservation purposes in Riverstone and Marsden Park in addition to small parcels of land adjoining coastal and riverine environments purchased in Pittwater and Sutherland local government areas.

Negotiations for purchase of further bridge and access construction lands in the South West Rail Link (SWRL) continued in 2011–12.

Acquisition responsibility for land in the North West Rail corridor has reduced with the creation of Transport for NSW and its increased role in land acquisition. By agreement with Transport for NSW, one parcel with a value of \$4.75 million was acquired in 2011–12 by the Corporation Sole.

Land sales

Land sales and development generated \$62.4 million for the SRDF in 2011–12, which includes project development agreement participation payments by development partners. A total of 189 residential lots were sold to the Sydney market, including 97 lots in Bunya at Bungaribee (Doonside), 85 lots and built houses at Rouse Hill town centre and seven lots across Seaforth, South Strathfield, Campsie, Earlwood, Hassall Grove and Macquarie Park. Some 14.5 hectares of employment/industrial land was also sold.

The OSL also provided grant funding to the Roads and Maritime Services of \$6.2 million to commence the construction of the Erskine Park Link Road to service the Erskine Park and Western Sydney employment areas (see more details in the Employment chapter).

[Find out more >>](#)

www.planning.nsw.gov.au/office-of-strategic-lands



Case study White's Creek Valley, Leichhardt

The White's Creek Valley park is an open space oasis among Sydney's densely populated inner-west subregion. The park forms a boundary between the suburbs of Lilyfield and Annandale. The Office of Strategic Lands has had a long-standing role acquiring some of the land parcels in the park which had been designated as regional open space.

During 2011–12, a total of 19 previously acquired parcels of land at Whites Creek Valley were transferred to Leichhardt Council. Funding of approximately \$400,000 accompanied the transfer to assist council with costs for council's demolition of several houses and minor remediation works to create additional regional open space.

^ White's Creek Valley Park.



Funding for open space

Metropolitan Greenspace Program

The Metropolitan Greenspace Program (MGP) is a partnership initiative between State and local government to support and enhance Sydney's trails, waterways and open space. The annual and administrative funding for the MGP is provided by the Sydney Region Development Fund.

Funding available through the MGP is open to all councils within the Greater Sydney region (including the Central Coast). The program's funding is currently focussed on projects which contribute to the concept of building a regional recreational trails network across Sydney.

In 2011–12, some \$2.5 million from the MGP was allocated to 23 projects. Examples of significant projects funded include the:

- > Mount Annan Botanic Garden Recreational Trail – which will contribute towards providing a new cross regional cycling connection between Campbelltown and Camden
- > Ettalong Beach Foreshore Reserve – providing public domain improvements and a new shared pathway between Town Beach and South Beach on the Central Coast
- > Great River Walk – Emu Plains section – the continuation of funding for a series of recreational pathway improvements along the banks of the Nepean River near Penrith.

^ Coal loader site is at Balls Head, Waverton on Sydney Harbour.

Find out more >>
www.planning.nsw.gov.au/funding-programs

Since 1989, the greenspace program has provided over \$32 million to 539 projects across the metropolitan area

Sharing Sydney Harbour Access Program

The Sharing Sydney Harbour Access Program (SSHAP) allocates grants to councils, registered clubs and State agencies to assist with the implementation of capital works projects that improve public access to and along the foreshores of Sydney Harbour and its tributaries for walking, cycling and recreational boating. The Sydney Region Development Fund makes a contribution to the SSHAP grants funding up to \$500,000 per year.

In 2011–12, grants worth over \$1.1 million were committed to 17 projects across the Sydney Harbour catchment to improve access around the harbour foreshore.

Examples of significant projects funded through the SSHAP in 2011–12 include:

- > Loop walking track, Goat Island, Sydney Harbour National Park
- > Harbour scenic walk upgrade and establishment – on the northern and southern sides of the harbour.
- > Lake Parramatta Reserve Education and Water Access Precinct.

^ Sharing Sydney Harbour Access Plan

>> Looking forward

Elevate the importance of strategic planning in the proposed new planning system.

Dramatically improve community feedback and engagement on strategic planning projects.

Undertake further development of an Urban Feasibility Model to assess the economic feasibility of development under proposed planning controls.

Seek to complete the updating of all councils' Local Environmental Plans.

Consider providing councils with greater delegations to process planning proposals.

6

Improving the planning system

Highlights 2011–12

Began the most comprehensive review of the State's planning system in 30 years.

Independently-chaired panel appointed to review rollout of standard template local plans.

Nearly \$20 billion worth of local development approved across the State, according to our report-card.

Returned planning powers to local government by disbanding council-specific planning panels.

How we did it differently

More flexible approach by department to rollout of local plans, helping speed-up outcomes.

Two major Ministerial planning forums held and more than 2,000 attend public forums to discuss a new planning system.

Dramatic increase in exhibitions by department of draft policies and plans.

Lobbyist contact transparency improved.



“Berala was a complex project and Woolworths recognised the important role of the [department] in helping resolve and facilitate solutions”

Aidan Murphy, Regional Development Manager, Woolworths Ltd

Find out how the department's new approach meant this supermarket could open for business >>



Improving the planning system

Case study Woolworths at Berala

On 8 August 2011, representatives from the department attended a sod-turning event on the site of the planned new Woolworths supermarket at Berala in Sydney's west. The site includes a supermarket, liquor store and five additional specialty shops.

Officers from the department's project delivery unit worked closely with other government agencies and Auburn Council to resolve issues in regard to the close proximity of the adjacent rail corridor and storm water easements.

Woolworths acquired the site from receivers appointed for the former owner/developer in January 2010. The site was an unsightly 'hole-in-the-ground' and residents were keen for a retail centre to be approved and constructed.

Given the complexity of developing the site, the department and Auburn City Council worked to provide approval for the development site after lengthy negotiations between Railcorp and Woolworths. An agreement was reached to allow a vehicular tunnel to be built under the pedestrian walkway owned by Railcorp.

Aidan Murphy, Regional Development Manager of Woolworths Ltd said, "Berala was a complex development project, and Woolworths recognised the important role of the Department of Planning and Infrastructure in helping resolve and facilitate solutions between other agencies including RailCorp to ensure the successful delivery of this important project for Berala and its local community."

The site opened for business in August 2012 and Woolworths has 108 staff currently employed.

^ Woolworths staff celebrating the opening of the new Berala store

Whether lodging an application for a new home extension, or making a submission to a neighbour's plans, most people have interaction with the planning system during their lifetime. The department has broad oversight over the State's planning system, although the majority of individual decisions are carried out by local councils or accredited certifiers.

Planning system overhaul begins

In July 2011, the Minister for Planning and Infrastructure, Brad Hazzard announced the most comprehensive review of the State's planning system in 31 years. This review was based on a number of concerns about the existing system, including that it was excessively confusing and legalistic, did not champion consultation particularly when planning for the 'big picture' and was focussed on prescriptive controls rather than enabling good outcomes.

Two independent planning review co-chairs, Tim Moore and Ron Dyer, were appointed to begin the review process. During the second half of 2011, the department helped organise public forums at regional and metropolitan locations for the co-chairs. These forums attracted about 2,000 people who provided suggestions about how the system could be improved. The co-chairs also held more than 70 stakeholder consultation meetings around the State along with nearly 20 meetings with members of Parliament.

The review co-chairs released an issues paper in December 2011. More than 600 submissions were received in response to this paper. The co-chairs then began assembling their review report.

In July 2012, outside of the reporting period after the completion of the independent report, the NSW Government released its green paper in response to the review report. The green paper includes 23 transformative ideas for the planning system and represented the first time the government had put forward its proposals. A comprehensive report on the outcomes of the green paper consultation and moves to create a new planning system will be outlined in the department's 2012–13 annual report.



How we consulted Planning forums

Two major planning forums were hosted by Minister for Planning and Infrastructure, Brad Hazzard, during 2011–12 to encourage feedback on the creation of a new planning system.

A forum held in July 2011 at Sydney Olympic Park launched the review process and attracted more than 220 people. Key themes raised at the forum included the need for more effective community and stakeholder engagement, a stronger focus on outcomes and improved governance and infrastructure arrangements in the planning system.

A second forum was held in February 2012 in Sydney's CBD and attracted more than 230 planning stakeholders. The feedback was an opportunity to workshop ideas on the issues paper released in December 2011 by the system review co-chairs.

^ Minister for Planning and Infrastructure Brad Hazzard at the July 2011 forum.



Local planning issues

Local Planning Panel

In October 2011, Tony McNamara from Canada Bay City Council was appointed to chair a new local planning panel, set up to engage with councils and industry groups about how the flexibility of the standard instrument Local Environmental Plan (LEP) could be improved. The standard instrument was first introduced in 2006 as a template to form the basis of all new comprehensive LEPs, however councils and other stakeholders had raised a number of concerns about its format and implementation.

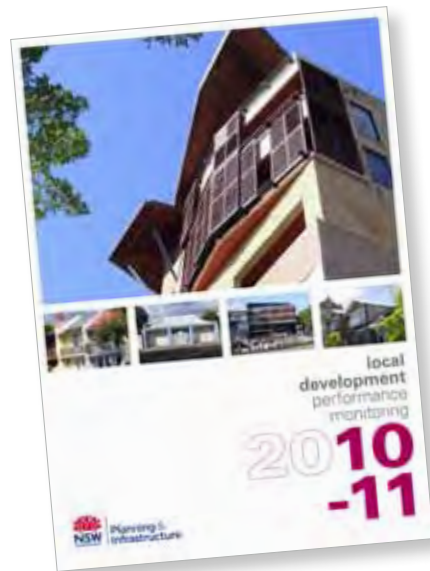
Glennys James, of Blacktown City Council, and Melissa Watkins, of Dubbo City Council, were also appointed to the panel, alongside the department's representatives Tom Gellibrand and Neil Selmon.

The panel held a stakeholder forum to seek feedback on the implementation of the standard instrument (also known as standard template), along with surveying local councils.

The panel made recommendations to the Director-General in relation to issues such as sex service premises, rural subdivision and environmental zones. The Director-General has responded to some of these recommendations and deferred a decision on others.

The panel's work has helped contribute to a more flexible approach by the department to the rollout of new standard instrument LEPs during 2011–12, which included the department being more receptive to local council recommendations. This has helped speed up the rollout of these LEPs.

^ L to R: Local Planning Panel members Neil Selmon, Glennys James, Tony McNamara, Tom Gellibrand and Melissa Watkins



Planning panels disbanded

In January 2012, the Minister disbanded the State's last government-appointed council-specific planning panel at Cessnock. This followed moves in 2010–11 to remove similar panels from Wagga Wagga and Ku-ring-gai.

These panels had been previously appointed to control some part of the council's planning functions. The termination of the Cessnock panel was part of a new approach to return planning powers to local government, where possible.

Reporting on local development

The department has an important role in monitoring the performance of the local development assessment system. This system is responsible for the processing of the vast majority of development proposals in NSW (about 100,000 per year) and is how most people come into contact with town planning. Either councils or accredited certifiers assess local development proposals.

In February 2012, the department released the 2010–11 Local Development Performance Monitoring report. It found development worth \$19.9 billion was approved by NSW councils during 2010–11, a seven per cent increase on the previous year, despite a fall in the number of approvals.

It took councils an average of 68 days to determine development applications during 2010–11, compared to 67 days in 2009–10. However, in 2010–11 for higher-valued developments, the average processing time was much higher – some 229 days in the case of development worth \$5–20 million. Murrumbidgee Shire Council had the lowest average determination time in NSW (11 days), while Ashfield had the lowest average determination time (38 days) in metropolitan Sydney.

The department will seek to continue reducing processing times for all forms of local development through the introduction of a new planning system.

^ Local development performance monitoring 2010–11

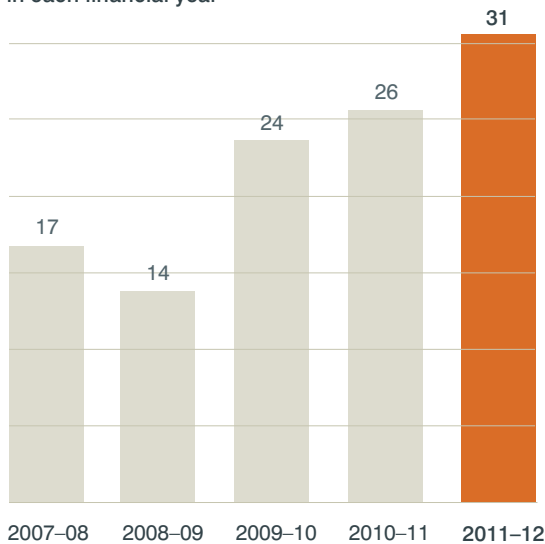
Consultation and communication

An increased focus on consultation and communication during 2011–12 helped build community confidence in the planning system.

During 2011–12, the department sought feedback on 31 draft policies and plans, including new proposed State planning policies or guidelines. This represented the highest number of exhibitions in at least five years. Additionally, the department began publishing submissions lodged in response to these draft policies and plans.



Figure 6.1: Number of Draft Policies and Plans exhibited in each financial year



How we consulted

Lobbyist contact

The department recognises the need for planning and development decisions to be made in an open and transparent manner. As such, during 2011–12, the department updated and strengthened its publication of lobbyist contact information.

Lobbyists were required to request all meetings with department officers in writing, using a new online form, to assist in record keeping.

Furthermore, records of contacts with lobbyists were published on a central website register within 10 days of the meeting, and again with the relevant assessment report.

Case Study

Davis Cup

In August 2011, the department assisted the Davis Cup tie against Switzerland to go ahead during September, by working closely with Woollahra Council, Tennis Australia and other NSW Government agencies to streamline planning approvals. This ensured smooth running of the event and minimised any potential impacts on local residents, including developing strategies to control traffic and parking.

Due to the short time frame available for the erection of temporary grandstands at Royal Sydney Golf Club, the department facilitated a minor, event-specific amendment to the Temporary Structures State Environmental Planning Policy (SEPP). This amendment ensured that the grandstands could qualify for a fast-tracked complying development approval.

The Rose Bay match held on 16–18 September 2011 attracted tennis superstar Roger Federer and put Sydney and its harbour on the world stage. The Royal Sydney Golf Club is the second oldest club in Australia and is home to 13 grass courts. The last time it played host to a major tennis event was in 2001 when Alicia Molik and Nicole Pratt led the Fed Cup to a 4–1 victory over Switzerland.

^ Temporary grandstands erected at the Royal Sydney Gold Club for 2011 Davis Cup.



Information delivery

During 2011–12, the information centre dealt with a total of 22,705 queries (that's phone calls and counter enquiries combined) for the financial year. Additionally, the media unit prepared responses to 957 media inquiries and issued 100 departmental media releases.

In July 2011 the department launched a new-look eNewsletter, which incorporated extra features including a list of major projects on exhibition, upcoming public events and an index of items in the edition. The department will continue to publish its Enews each month and news flashes for major announcements.

During 2011–12, a total of 24 monthly Enews bulletins or enewsflash messages were sent to subscribers. The department began sending enewsflash messages to subscribers to announce the start of exhibition periods for draft policies or plans, rather than relying solely on traditional newspaper advertisements or media releases.

Additionally, during 2011–12, there were some 602,727 visits to the main planning website, www.planning.nsw.gov.au.

^ New design of *Enews* launched in July 2011

v Old design of *Enews* in the previous reporting period.



Satisfaction with planning system

During 2011–12, the department invited stakeholders to record their satisfaction with the planning system and suggest improvements. This survey was undertaken in line with the NSW 2021 plan which requires the department to monitor system satisfaction.

Some 10.5 per cent of the 516 respondents stated they were satisfied with the existing planning system. Customers generally said they were unhappy with the planning system because it was inefficient and slow with complex policies and processes.

This feedback confirms the need to create a new planning system (see item at the start of this chapter). A green paper was released in July 2012 just outside the reporting period outlining a number of options for this new system. The above survey will provide a useful benchmark to track satisfaction levels over time.

Improved ranking

During 2011–12, NSW improved its ranking in a national report card on State-based development assessment systems.

The report card from the Residential Development Council, which represents major residential developers and investors, commented on the review of the NSW planning legislation, the roll-out of standard format planning schemes and the establishment of independent assessment panels.



How we consulted

Stakeholder engagement

The department increased its consultation with stakeholders during 2011–12, to help add value to the policy-making process. The department held dozens of events, forums and meetings throughout the year for stakeholders to discuss issues such as coal and coal seam gas mining, the planning system review, planning for urban renewal, affordable housing and Sydney's metropolitan plan. These events attracted over 6,600 attendees.

Key events included:

- > A State-wide forum to keep local councils informed of the latest plans by the department and to receive feedback from senior council staff.
- > Two major Ministerial planning forums to encourage feedback on the creation of a new planning system, along with 45 forums for the planning system review.
- > Two public meetings and nine community 'drop-in' sessions to support the release of draft Strategic Regional Land Use Plans.
- > Twenty-two Metropolitan Strategy community 'drop in' sessions from May to June 2012 to get feedback on the strategy discussion paper.
- > Two housing industry roundtable events that discussed impediments to housing supply in NSW and how they can be overcome.
- > An affordable housing forum about how to facilitate the development of more affordable housing in the right places in NSW.
- > Three environmental advisory group meetings with the Total Environment Centre, Nature Conservation Council and Environmental Defender's Office to advise the department on key environment issues in New South Wales.
- > An industry stakeholder group meeting that updated key industry groups about planning priorities.

^ Online lodgement launch, Tuesday 15 November 2011.

How we consulted

World Planning Schools Congress

Around 90 delegates participated in a planning forum and Sydney study tour sponsored by the Department in July 2011. The event was organised for delegates in Australia for the World Planning Schools Congress in Perth.

Leading academics from around the world spoke at the forum held at the Museum of Sydney. In the afternoon, the delegates were taken on a tour past key Sydney landmarks and urban renewal sites around Sydney Harbour and the Parramatta River.

Other changes

Rezoning reviews

Councils will be given greater powers to approve LEPs under a draft proposal released during 2011–12 to make the planning system more transparent and accountable.

Public comments were invited by Friday 4 May 2012 on the draft policy statement that proposed changes such as giving councils final approval of many LEPs, and providing opportunities to request an independent review into decisions on whether or not to progress a rezoning proposal.

Cost of development

The accuracy of cost estimates accompanying development applications (DAs) will be improved under a proposal by the department. The estimated cost of a development is typically used to calculate DA fees, and the department has prepared a draft guideline specifying which development activities and work must be included in the calculation. The public were invited to comment on the proposed guideline, also by Friday 4 May 2012.

>> Looking forward

- > Seek approval for new planning legislation from NSW Parliament.
- > Continue to seek to drive down processing times for local development proposals.
- > Complete review of rezoning processes.
- > Respond to all recommendations of the Local Planning Panel.

7

Our people

Highlights 2011–12

Bumper year for staff and department awards, including being named the most cycle-friendly workplace in NSW.

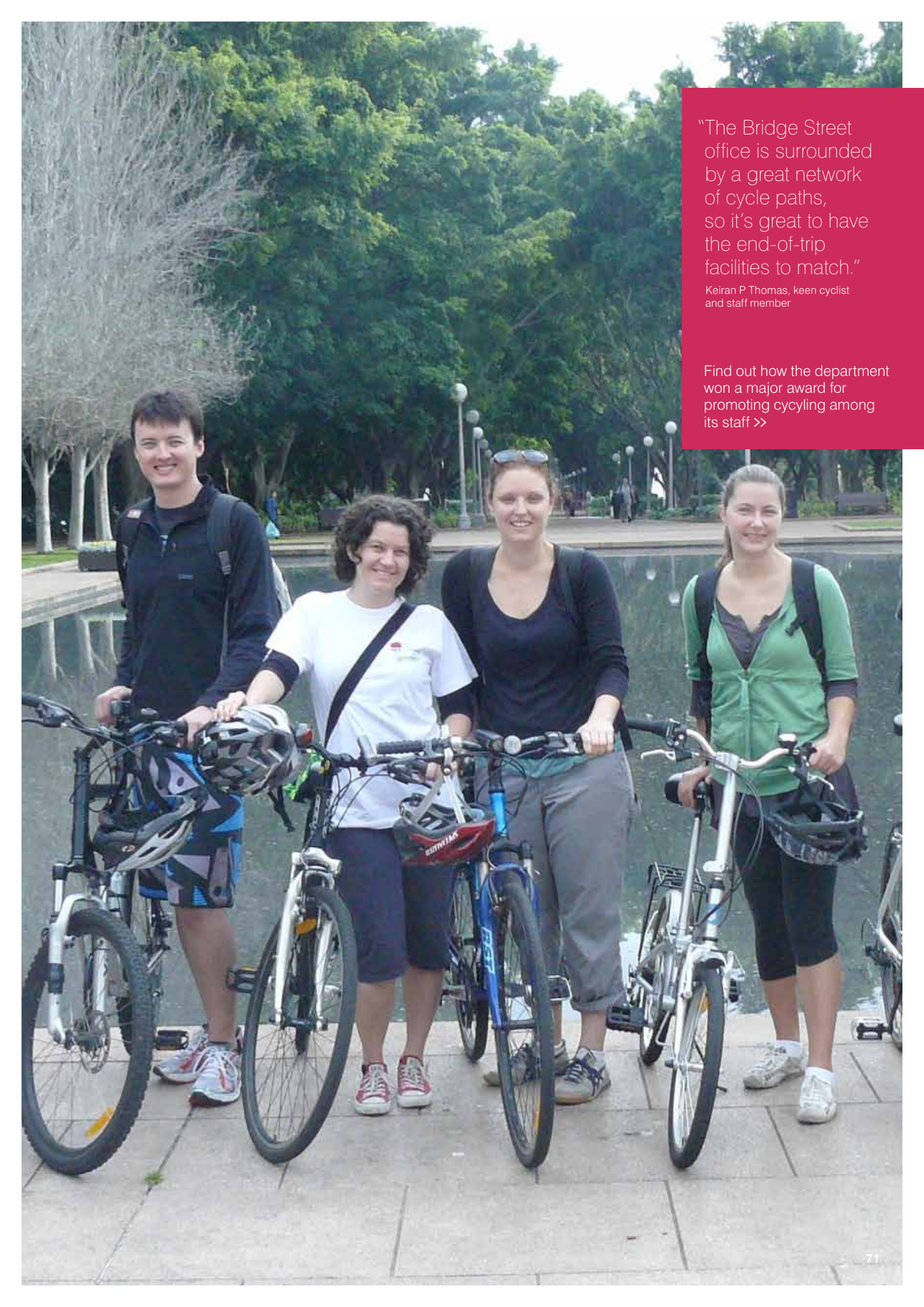
Staff mentoring program expanded.

Sustainability plan released which resulted in improved waste reduction results.

How we did it differently

Updated our secondary employment program followed ICAC advice.

We continued to improve our processes for interaction with lobbyists.

A photograph of four people standing with their bicycles on a paved path next to a pond. From left to right: a man in a black jacket and blue shorts, a woman in a white t-shirt and dark shorts, a woman in a black long-sleeved shirt and grey pants, and a woman in a green cardigan and black leggings. They are all smiling. The background features lush green trees and a clear sky.

“The Bridge Street office is surrounded by a great network of cycle paths, so it’s great to have the end-of-trip facilities to match.”

Keiran P Thomas, keen cyclist and staff member

Find out how the department won a major award for promoting cycling among its staff >>



Our people

Case study Wheelie Awards

In October 2011, Bicycle NSW named the department the most cycle-friendly workplace in NSW at the inaugural Wheelie Awards.

The Wheelies recognise individuals, groups, businesses and governments who have made a significant contribution to improving the opportunity for more people to make use of a bicycle in NSW.

"The Bridge Street office is surrounded by a great network of cycle paths, so it's great to have the end-of-trip facilities to match. The department is very supportive of cyclists and holds a number of cycling-related events throughout the year to encourage more staff to hop on a bike" said Keiran P Thomas, keen cyclist and staff member.

Danijela Karac, from the department's plan making and urban renewal office, appreciates the facilities the department offers. "We have special side entrance access to the building, which leads directly to the secure bicycle storage area. Combined with our locker and shower facilities mean that we can start the day fit and fresh."

The award acknowledged the department's efforts to promote cycling amongst its employees through initiatives like providing secure bike parking, changing rooms, lockers, showers, bike safety checks and cycling maps.

^ left to right: Nigel Riley, Chris Aston, Natalie Mitchell, Bianca Lewis, Danijela Karac, Matt Riley and Tom Fehon

The department aims to provide an environment where people are valued and developed, personal achievement is recognised, and employees understand how their work contributes to broader government and community goals. As at 30 June 2012, the department employed 577 full-time and part-time staff.

Awards

The department had a bumper year when it came to staff receiving awards.



To acknowledge excellent performance and significant contributions to the department, the Minister presented the annual staff awards in December 2011. Forty-one nominations were received and 25 awards presented for outstanding individual and team performances.

^ Minister Brad Hazzard presenting an award to Neil McGaffin



In October 2011, the department won an award as the most cycle-friendly workplace in NSW at the annual Wheelie Awards from Bicycle NSW. The award acknowledge the department's efforts to promote cycling amongst its employees through initiatives like providing secure bike parking, changing rooms, lockers, showers, bike safety checks and cycling maps.

^ Secure bike parking area at the Bridge Street office



In November 2011, the Sharing Sydney Harbour Access Program won the From Plan to Place award at the Planning Institute of Australia NSW awards for excellence. Since 2003, the program has committed more than \$10.5 million to deliver 42 km of walking/cycling paths and public domain improvements at more than 50 locations.

^ John Brockhoff, Principal Policy Advisor and Peter Rigg, Partner at Norton Rose



In September 2011, the department won a Public Sector Risk Management Association award for its Registered Lobbyist Contact Protocol. The online system, which guides staff in their communications with registered lobbyists on specific planning matters or development proposals, won the Innovation in Enterprise Risk Management award. The benefits of the system include improved transparency and mitigation of risks associated with lobbying activities.

^ Innovation award in Enterprise Risk Management from 2011 Treasury Managed Fund Risk Management Awards



In October 2011, the department finished in second place in a Sydney-wide cycling contest, with 20.7 per cent of the department's Sydney and Parramatta staff jumping on their bikes during the three-week Sydney Rides Challenge. The challenge, entered by more than 200 workplaces in the Sydney CBD and North Sydney CBD, ranked workplaces based on the percentage of staff that rode for at least 10 minutes. The department finished in 2nd place for the 500+ employees category, with 114 of the 550 staff across the two sites clocking up a total of 6352 km during the challenge.

^ L to R: Michael Andon, Chris Forrester, Sina Mavaddati, Yolande Miller and Natalie Mitchell



The Awards for Excellence Program recognises innovation, leadership and excellence in the planning profession, stimulates the public awareness of excellent projects and emphasises the importance of good planning in the community. A planner at the department, Sebastian Tauni, was also recognised at the awards, winning the award for 'Outstanding Achievement by a Young Planner'.

The BASIX five-year performance monitoring program was a finalist in the sustainability section of the NSW Premier's Public Sector Awards, presented earlier this month.

^ Sebastian Tauni with his 'Outstanding Achievement by a Young Planner' award



Our executives

The department has both a planning board and a planning executive. The board comprises the Director-General, Deputy Directors-General, Executive Director of Corporate Governance and Policy and the General Counsel (Marcus Ray).

Board meetings are held each month with the executive meeting scheduled for every third month. The Director-General invites all executives to attend Board meetings, where agenda items warrant consideration by the executive.

In September 2012, the department announced an executive position restructure, to better align our structure to proposed outcomes. This restructure will be reported for the 2012–13 annual report.

Planning executive as at 30 June 2012

Sam Haddad	Director-General
Ian Reynolds	Deputy Director-General Strategies and Land Release
Richard Pearson	Deputy Director-General Development Assessment and Systems Performance
Susan Budd	Acting Executive Director Corporate Governance and Policy
Marcus Ray	Executive Director Assessment Systems, General Counsel
Chris Wilson	Executive Director Major Projects Assessment
Andrew Jackson	Executive Director Strategy and Infrastructure Planning
Robert Black	Executive Director Land Release (Planning and Delivery)
Liam McKay	Director Community and Stakeholder Engagement
Neil McGaffin	Executive Director Planning Operations
Giovanni Cirillo	Executive Director Urban Renewal and Major Sites



^ left to right: Planning executive members Chris Wilson, Andrew Jackson, Robert Black, Susan Budd, Ian Reynolds, Sam Haddad, Richard Pearson, Marcus Ray, Neil McGaffin, Giovanni Cirillo.

< Liam McKay

People

Mentoring

The department has an ongoing mentoring program designed to support the personal and professional growth and development of staff. The program was expanded in March 2012 to 15 mentoring pairs. A wide range of staff enrolled in the program, including staff from the Sydney Harbour Foreshore Authority and the Central Coast Regional Development Corporation. Both mentees and mentors reported significant benefits from the program at the mid-point review workshop including confidence building, networking, sharing management challenges, and relationship building opportunities across the department.

Student planners

Ten students from the University of NSW succeeded in gaining places in the department's 12 month student planner program. Supported by a buddy (senior planners from across the department) the students undertook six month placements in two different areas and participated in a variety of professional development opportunities.

For the second year, the department hosted four students from Macquarie University on a six week voluntary work-experience placement program.

Corporate induction

Over 80 new staff attended this comprehensive program designed to welcome and orient new employees to the department. Held in the Bridge Street office, highlights of the one day program included meeting the executive team, presentations by senior staff on the department's structure, functions and governance, and the building tour, walking participants through the Bridge Street building's complexity and historical significance.

Professional development

The department's corporate learning and development calendar provided over 20 programs to 300 staff, including:

- > Plain English workshops
- > Planning for non-planners
- > Ethics in planning
- > Management/leadership essentials
- > Introduction to property development for planners
- > Cost-benefit analysis
- > Presentation skills.

Employee networks

Staff are encouraged to participate in a range of networking groups to promote information sharing, professional development and working relationships. Groups that were particularly active during the year include:

- > Young Planning Professionals Group
- > Green Group
- > Women in Planning
- > Work Health and Safety Committee
- > Joint Consultative Committee.

Waste reduction

The department published a Sustainability Plan in October 2011. The plan recognises that while the department has an important strategic and regulatory role to create a sustainable future for NSW, the department can also contribute to a sustainable future through the way we conduct our affairs.

Implementation of the plan has led to significant waste reduction outcomes at our Bridge Street head office. In the last financial year we have:

- > reduced our energy consumption from 5,826 gigajoules in 2010–11 to 5,492 gigajoules in 2011–12 at the Bridge Street office. This equates to a reduction of 95 tonnes in emissions. This is on top of the 127 tonnes reduction in emissions between 2009–10 and 2010–11.
- > continued to improve our waste management practices in Bridge Street leading a substantial increase in the amount of paper, cardboard and comingled containers recycled. During 2011–12, the Bridge Street office recycled 19.5 tonnes of paper (6.7 last year), 4.4 tonnes of cardboard (4.2 last year) and 1.6 tonnes of comingled containers (1.4 last year), effectively saving 340 trees (compared with 140 last year).

These outcomes have achieved a NABERS energy rating of five stars and water rating of 4.5 stars (out of a possible 6) for the Bridge Street office. This is an exceptional result for a heritage building. NABERS is the National Australian Built Environment Rating System which rates buildings on the basis of their measured operational impacts on the environment.

Governance

Governance, transparency and accountability have strengthened in the department through a number of policies, programs and initiatives including:

Secondary and Private Employment Policy

During 2011–12, the Secondary and Private Employment Policy was reviewed and updated. The review of the department's existing policy was influenced by the findings and recommendations of an ICAC report in September 2010. The policy and its incorporated procedures has significantly expanded, providing more detail, definitions and examples as a resource to more effectively support managers when assessing an application for secondary and private employment, in particular where a conflict of interest or potential for conflict is identified. Approvals of applications are for a maximum of 12 months only. Applicants must re-apply after 12 months.

Review of boards and committees

The Director-General requested an extensive review of significant external committee participation with a view to rationalising representation on these committees. This review was undertaken in February 2012 resulting in a 20 per cent reduction of departmental staff on external significant committees, including those the department chairs with external representatives and other agencies' committees with departmental representation.

Code of conduct and ethics

Work was undertaken to implement the Code of Conduct and Ethics released in late 2010–11. All staff have now signed the compliance declaration requirement.

>> Looking forward

- > Departmental restructure to realign the business and staff to meet future goals.
- > As part of the restructure, there will be a significant focus on learning, capability development and culture change to meet the challenges of creating a new planning system.
- > Increasing the strategic planning role of the department's regional offices.

Letter to the Minister

Office of the Director-General

The Hon Brad Hazzard MP
Minister for Planning and Infrastructure
Minister Assisting the Premier
on Infrastructure NSW
Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000

31 October 2012

Dear Minister

Subject: Annual Report of the Building Professionals Board

I have pleasure in submitting the Annual Report of the Building Professionals Board for the year ended 30 June 2012, for presentation to the Parliament of New South Wales in accordance with the *Annual Reports (Departments) Act 1985*.

This report is part of the Department of Planning and Infrastructure's Annual Report.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Pearson', written in a cursive style.

Richard Pearson
Acting Director-General

8

Building Professionals Board

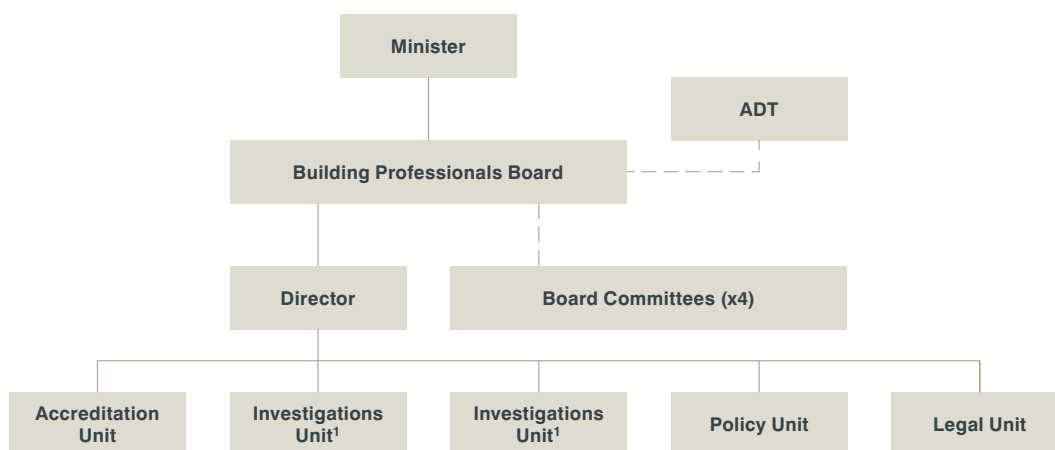
Annual report
2011–12

The Building Professionals Board works to improve the quality of building construction and subdivision in NSW.



^ Existing Board members: L to R: Margaret Hole, Michael Wynn-Jones, Robert Marinelli, Tone Wheeler, Geoffrey Douglass, Sue Holliday, Alison McCabe, Michael Whelan

Figure 8.1 Building Professionals Board organisational chart 2011–12



¹ The Board has two Investigations Units dealing with complaint and audit-type investigations

The Building Professionals Board (the Board) works to improve the quality of building construction and subdivision in NSW by regulating the activities of accredited certifiers under the *Building Professionals Act 2005* (BP Act) and the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Accredited certifiers comprise building surveyors, engineers in a range of specialist areas, and land surveyors. These certifiers issue complying development certificates, construction certificates, compliance certificates, occupation certificates and subdivision certificates for development under the EP&A Act, and strata certificates under the *Strata Schemes (Freehold Development) Act 1973* and the *Strata Schemes (Leasehold Development) Act 1986*.

Certification during the design and construction phases of a development helps to ensure that building and engineering works meet national building standards and codes, are fit to use and safe to occupy.

The Board is a NSW Government authority established in 2007 under the BP Act to:

- > promote and maintain standards of building and subdivision certification in NSW
- > provide information to the public about how projects are certified and help consumers find certifiers
- > facilitate education and training for accredited certifiers
- > investigate complaints about accredited certifiers and discipline certifiers for unsatisfactory professional conduct
- > audit accredited certifiers and councils in their building certification role
- > advise the Minister for Planning and Infrastructure on policy development relating to the administration of the BP Act.

Structure

Four committees assist the Board: the Disciplinary Committee, the Accreditation Committee, the Policy Committee, and the Access Advisory Committee. The committees comprise Board members and external members with specialist expertise in professions critical to the Board's operations.

The Board is also supported by an expert Technical Reference Group to advise on proposed legislative changes and policy proposals.

The organisational chart above shows the Board's structure.

Board members are appointed by the Minister for Planning and Infrastructure. Current Board members, appointed until November 2012, are:

- > Sue Holliday (President) – former Director-General of Planning NSW and former National President of the Planning Institute of Australia
- > Michael Wynn-Jones (Deputy President) – Conjoint Professor University of Newcastle and building regulation and fire safety expert
- > Geoffrey Douglass – an experienced building surveyor currently employed at Newcastle City Council
- > Margaret Hole – property law specialist and member of the Administrative Decisions Tribunal and Board of Surveying and Spatial Information
- > Alison McCabe – a town planner with extensive experience in local government
- > Tone Wheeler – award-winning architect specialising in environmental architecture and sustainable design
- > Michael Whelan – Acting Commissioner to the Land and Environment Court and qualified mediator and land surveyor
- > Robert Marinelli – a building surveyor and private accredited certifier, experienced in certifying all classes of buildings.

The Board is supported by staff seconded from the Department of Planning and Infrastructure to carry out its operational functions.

Key achievements 2011–12

Key milestones the board achieved in 2011–12:

- > determined 156 new applications for accreditation, 1052 applications for renewal of accreditation, and 35 new applications for accreditation under the *Mutual Recognition Act* (1243 in total)
- > conducted advisory reviews of 52 councils, mostly from country areas, and 17 private accredited certifiers, which included monitoring for potential conflicts of interest. Formal investigations of nine accredited certifiers were also conducted
- > determined 130 complaints lodged against accredited certifiers
- > embarked on a strategic review of the scope of the NSW building certification and accreditation systems to determine how to improve building compliance, accountability of key practitioners and consumer protection
- > contributed submissions to the NSW Planning System Review on issues pertaining to certification and building regulation
- > facilitated the establishment of an inter-agency working party, at the Minister's request, to consider existing policies, systems and responsibilities for building regulation in NSW
- > published new style practice advice on critical certification issues for practitioners, including advice on the interpretation of the Disability (Access to Premises – Buildings) Standards
- > published a suite of template certification forms for use by councils and individual private accredited certifiers
- > secured Strategic Skills Program funding for training places for 20 building surveyors to undertake Diploma Building Surveying
- > recognised the Bachelor of Construction Management (Building) at the University of Newcastle as a qualification recognised for accreditation in Categories of Accreditation A1-A4 (building surveying categories)
- > commenced the development of a competency based diagnostic assessment tool to test the knowledge, skills and experience of building certifiers
- > facilitated arrangements with apprenticeship centres and councils for building surveyors to enrol in traineeships
- > instigated steps toward national harmonisation in building certification as a member of the Australasian Building Certification Forum (the national building certifying regulators' group).

Relationship with the State Plan

The Board carries out its functions and sets its priorities so as to enable NSW to meet the objectives of the NSW State Plan. In analysing proposals for legislative change, the Board is conscious of minimising additional regulatory burden on building applicants and certifying authorities.



The Board facilitated increased access to knowledge and skills by recognising qualifications towards accreditation, working to develop a competency based diagnostic assessment tool to test knowledge, skills and experience of building certifiers, and facilitating arrangements for building surveyors to enrol in traineeships. This work will ensure a sound future for the building surveying profession in NSW.

The Board adopts an inclusive approach to consulting stakeholders on proposals for change to the NSW certification process, engaging with various industries, agencies, local government and the community.

The Board supports efficient planning decisions by offering advice on complying development and certification requirements and maintaining guides and checklists on the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

^ Glazing must comply with BASIX requirements.

"I would like to take this opportunity to congratulate you on the effort you have put into promoting the Access to Premises legislation into our industry. . . I believe the way you have presented in the various locations around the country will go a long way in achieving consistency with most building surveyors and certifiers. It is not often that seminars in our industry warrant positive acknowledgement, however I consider the effort put into yours is an exception."

Private accredited certifier

Performance

Policy

A strategic review of the scope of the NSW building certification and accreditation systems was undertaken to determine how to improve building compliance, accountability of key practitioners and consumer protection, encompassing:

- > 13 state-wide consultation sessions with nearly 500 attendees
- > 31 one-on-one meetings with representative stakeholder organisations
- > online surveys of issues arising from the consultation sessions and proposed responses.

An inter-agency working party was established at the Minister's request to consider existing policies, systems and responsibilities for building regulation in NSW, issues arising, options to improve building regulation outcomes and the potential benefits and costs of those options.

Several applications were considered by the Access Advisory Committee to assess unjustifiable hardship under the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) made under the *Disability Discrimination Act 1992* (Commonwealth).

A number of presentations on the Premises Standards were provided to certifiers, councils, building designers, access consultants and others.

A two year extension to the review of the *Building Professionals Act 2005* was obtained.

New information sheets were published on certification statistics and the status of the Bachelor of Construction Management (Building) at the University of Newcastle and six information sheets were updated.

Eight new practice notes were published on issues including component certificates, fire safety schedules, tenure of principal certifying authorities and site inspections. Five speciality practices notes on the interpretation of the Disability (Access to Premises – Buildings) Standards were also published.

A suite of certification forms was published for use by councils and individual private accredited certifiers as templates or to review existing forms.

An electronic fortnightly newsletter was published for all accredited certifiers and key stakeholders, providing updates on key legislative changes, industry news and lessons learned from the Board's auditing and complaints investigation programs.

Education and training

In 2011–12, the Board:

- > worked to recognise the Bachelor of Construction Management (Building) at the University of Newcastle as a qualification recognised for accreditation in Categories of Accreditation A1-A4 (building surveying categories).
- > secured Strategic Skills Program funding for training places for 20 building surveyors to undertake the Diploma of Building Surveying
- > facilitated the upgrade of building certifiers with unrecognised qualifications in the Board's Accreditation Scheme
- > commenced the development of a competency based diagnostic assessment tool to test knowledge, skills and experience of building certifiers
- > facilitated arrangements with Apprenticeship Centres and councils for building surveyors to enrol in traineeships
- > instigated steps toward national harmonisation in building certification as a member of the Australasian Building Certification Forum (the national building certifying regulators' group)
- > initiated discussion for the review of the national training package (CPC08) for building surveying
- > developed strategies to increase the supply of building surveyors in NSW.

"The building and certification industries are critical to the NSW and national economies, as well as to the business and personal lives of the members of its communities. Building certifiers delivered almost 59,000 [58,679] construction certificates and over 47,000 [47,114] occupation certificates last year, supporting \$18.6 billion worth of approvals across NSW."

Sue Holliday, President, Building Professionals Board, address to the annual conference of the Association of Accredited Certifiers, 16 September 2011.

Accreditation

The overall number of accredited certifiers in NSW increased by 39 to a total of 1380 in 2011–12, from 1341 at the end of 2010–11.

In 2011–12, the Board processed 1243 accreditation, renewal and mutual recognition applications.

Table 8.1: Number of certifiers accredited in each category of accreditation¹ 2007–08 to 2011–12

Category of accreditation	2007–08	2008–09	2009–10	2010–11	2011–12
A1 – Accredited certifier – building surveyor grade 1	119	128	150	629	633
A2 – Accredited certifier – building surveyor grade 2	112	94	100	292	288
A3 – Accredited certifier – building surveyor grade 3	11	17	27	155	174
A4 – Accredited certifier – building inspector			1	119	129
B1 – Accredited certifier – subdivision certification	23	18	13	17	18
C1 – Accredited certifier – private road and drainage design compliance	165	72	71	71	141
C2 – Accredited certifier – private road and drainage construction compliance	132	72	71	71	67
C3 – Accredited certifier – stormwater management facilities design compliance	132	76	76	75	72
C4 – Accredited certifier – stormwater management facilities construction compliance	132	76	77	76	73
C5 – Accredited certifier – subdivision and building (location of works as constructed)	132	44	26	22	19
C6 – Accredited certifier – subdivision road and drainage construction compliance	132	70	68	69	65
C7 – Accredited certifier – structural engineering compliance	181	85	81	78	75
C8 – Accredited certifier – electrical services compliance	8	4	3	3	4
C9 – Accredited certifier – mechanical services compliance	10	5	4	4	7
C10 – Accredited certifier – fire safety engineering compliance	27	39	43	51	64
C11 – Accredited certifier – energy management compliance (classes 3, 5 to 9)	6	3	3	3	3
C12 – Accredited certifier – geotechnical engineering compliance	127	60	54	50	46
C13 – Accredited certifier – acoustics compliance	7	3	2	2	2
C14 – Accredited certifier – building hydraulics compliance	133	43	23	18	16
C15 – Accredited certifier – stormwater compliance	132	76	76	75	72
C16 – Accredited certifier – specialty hydraulic services compliance	133	62	55	51	49
D1 – Accredited certifier – strata certification	19	19	20	24	24

¹ Accredited certifiers are often accredited in more than one category of accreditation

Table 8.2: Number of accreditation applications determined 2008–09 to 2011–12

Type of application	2008–09	2009–10	2010–11	2011–12
New applications	46	98	938	² 156
Standard renewal applications	270	275	579	1052
Renewal applications elect to be assessed against the core performance criteria in the Board's accreditation scheme and retain current conditions	27	80	69	0
Renewal applications elect to be assessed against the requirements of the Board's Accreditation Scheme	49	23	4	0
Mutual recognition applications	18	17	27	35
Total	410	493	1617	1243

² Of the 156 new applications determined in 2011–12: 101 were from council building surveyors; 55 were from private persons, including existing certifiers applying for a higher accreditation category.

Complaint investigations

In 2011–12, 103 complaints were received by the Board in relation to the conduct of 49 accredited certifiers.

In 2011–12, 130 complaints were determined.

At the end of the 2011–12 financial year, 34 complaints remained outstanding.

72 per cent of complaints were either dismissed, withdrawn or no further action was taken, mainly on grounds that the conduct complained of did not constitute unsatisfactory professional conduct.

The decisions that resulted in disciplinary actions related to the conduct of only 18 accredited certifiers.

The majority of the complaints that were determined in 2011–12 were received from councils (51 per cent), neighbours (24 per cent), owners (21 per cent), and others (4 per cent clients, owner's corporation and strata committee).

Figure 8.2: Complaint investigations 2002–03 to 2011–12

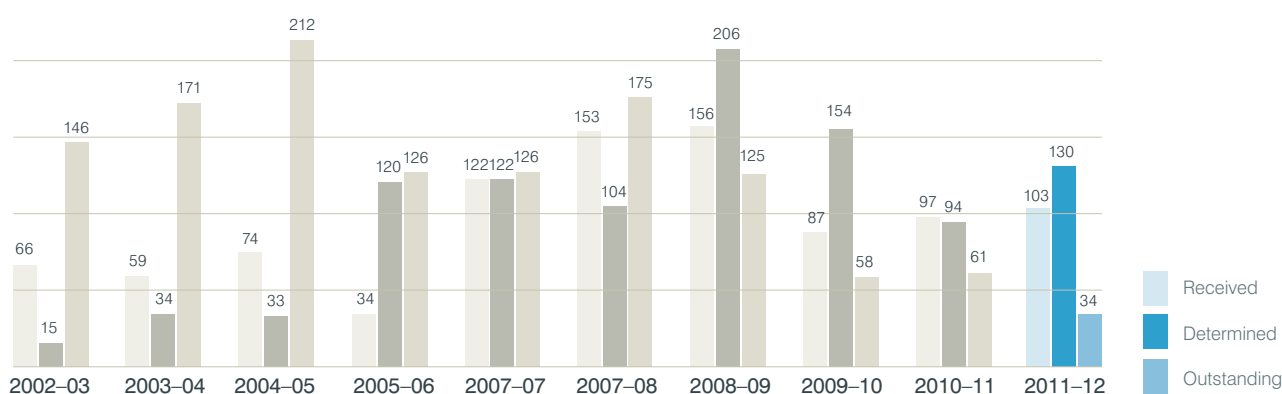


Table 8.3: Complaint determinations by decision type 2011–12

Type of decision	Number	%
Dismissed	76	72%
No further action (section 22 BP Act)	10	
Withdrawn	7	
Terminated complaint (certifier's current address unknown)	1	
Caution	7	28%
Reprimand	5	
Reprimand and fine	22	
Reprimand, fine and suspension of accreditation	1	
Penalty Infringement Notice	1	
Total	130	100%

Table 8.4: Complaint decision type by complainant 2011–12

Decision type	Neighbour	Owner	Council	Other
Dismissed	26	22	26	2
No further action (section 22 BP Act)			10	
Withdrawn	2	2	2	1
Terminated investigation			1	
Caution			7	
Reprimand	2		3	
Reprimand and fine	2	3	16	2
PIN			1	
Total	32	27	66	5

Investigations

In 2011–12, 69 Advisory Reviews were conducted of accredited certifiers and local councils, aimed at monitoring and improving the practices and procedures of accredited certifiers. This included 52 Advisory Reviews of regional councils and 17 accredited certifiers in building surveyor categories of accreditation A1, A2 and A3.

Nine formal investigations were also conducted of accredited certifiers.

The Board monitored accredited certifiers for potential conflicts of interest through the Advisory Review process.

Challenges and resolutions

One of the major challenges for the Board during 2011–12 was undertaking extensive consultation with industry, agencies and the community on the future of the NSW building certification system. A model to expand the system to include practitioners who undertake critical elements of building work, as well as proposals to improve regulatory requirements, has resulted from the consultation.

A single accreditation system is due to be introduced for all private and council certifiers in 2013. The Board is working with local government to streamline the transition to the requirements of this system.

The Board is also developing strategies to ensure the continuing viability of the building surveying industry, which makes up the majority of accredited certifiers and which is of ageing membership.

The Board resolved to develop insurance options for greater consumer protection.

Performance measures

Advisory Reviews of the work and activities of 69 certifying authorities were conducted, providing independent checks/validation of operations and direction for remedial action and clarity of issues to certifying authorities, as well as identifying to the Board education gaps and required improvements to legislated certification processes.

The Board worked closely with Newcastle University to have building surveying undergraduate courses recognised for accreditation in NSW.

The Board secured funding for the placement of 20 students in the Diploma of Building Surveying.

The Board worked closely with industry, local government, agencies and consumers to identify issues with building regulation and certification and proposed changes.

A comprehensive review of the Board's complaints investigation process was completed, resulting in a significant reduction in outstanding complaints.

The Board continued to provide advice to certifiers and councils on good certification practices through regular e-bulletins, practice advice and template forms. The Board switched to fortnightly delivery of its e-bulletin during 2011–12 and as at 30 June 2012, 2,347 people were subscribed to the bulletin.

The Board welcomed opportunities to address industry at annual conferences, Board meetings and public forums.

“Approximately 35 per cent of all building certifiers in NSW are over 50. In the next 10 years many [certifiers] will retire... The Board is concerned about these numbers for the long term sustainability of the industry. We need to do more to push the issue of available and properly qualified staff...Any action to improve the attraction of the certification industry and the attraction of working in regional areas fundamentally needs partnership between industry, the Board and others.”

Sue Holliday, President, Building Professionals Board, address to the annual conference of the Association of Accredited Certifiers, 16 September 2011

Case studies

Educating for good certification practices

In early 2012, four Board officers visited nearly 70 private certifiers and councils to conduct advisory reviews of their work and practices. The reviews provide certifying authorities with advice on good practices and how to achieve compliance with regulatory requirements. The outcomes of the reviews enable the Board to:

- > provide direction for training and advice needed to improve practices
- > establish baseline data for reviews, and
- > show how ensuing strategies result in improvement overtime.

Engaging with the community on certification and accreditation proposals

In early 2012, the Board conducted 13 consultation sessions around the state with a wide range of stakeholders to discuss the future of building certification in NSW. The sessions provided nearly 500 stakeholders with an opportunity to consider how to overcome building defects, how to ensure the better certification of construction before work commences and how to ensure the final building product complies with the approval granted and with the Building Code of Australia.

Following the sessions, the Board met one-on-one with 31 stakeholder organisations on the outcomes of the consultation and conducted four surveys on critical changes arising from the sessions. This important work will continue during 2012–13 in a move to an improved model of building regulation that will result in better practices, better accountability, better documentation and better buildings.

Electronic service delivery

Building Professionals Board website

The Building Professionals Board website (www.bpb.nsw.gov.au) provides information to certifying authorities on professional certification practice and the operation of the certification system, practitioners seeking to apply for accreditation and consumers looking to appoint certifiers for their developments.

The Board's website features an online register of all accredited certifiers in NSW as well as a disciplinary register. Publications for practitioners and the public are also provided, including dedicated pages on critical issues.

During 2011–12, the Board's website was used to complement the Board's consultation process, and included a dedicated webpage with links to background papers, feedback summaries, online surveys and issues papers.

In 2011–12, the website received 337,124 hits.

Work in progress

In addition to its daily activities of accreditation, education and investigations, the Board is continuing to:

- > finalise amendments to the Environmental Planning and Assessment Regulation 2000 to implement the Disability (Access to Buildings – Premises) Standards
- > consult on an expanded certification model for better buildings in NSW
- > seek amendments to the building certification system to address industry and consumer concerns
- > work with country certifiers and councils to assist in monitoring and improving their certification practices and procedures
- > work with universities and the vocational education and training (VET) sector to promote the provision of building surveying courses in NSW
- > review the Certification Short Course run by the University of Technology Sydney
- > review industry accreditation schemes for possible recognition in the Board's Accreditation Scheme.

Going forward

For 2012–13, the Board has identified the following priorities:

- > Introduce a single system of accreditation for all accredited certifiers.
- > Expand the accreditation system to include practitioners involved in the design and construction of buildings and critical building elements.
- > Improve insurance protection for consumers undertaking construction.
- > Develop an alternative assessment tool for accreditation, in partnership with the University of Newcastle.
- > Implement a revised continuing professional development program for all accredited certifiers.
- > Finalise the statutory review of the *Building Professionals Act 2005*.
- > Implement measures to increase the supply of accredited certifiers.
- > Increase public awareness of the role of building and subdivision certifiers.

"I would like to thank you for your presentation on Tuesday I feel it was beneficial to both certifiers and members of the BPB. I am very happy to hear that changes may be on the horizon in relation to accreditation which could largely benefit practicing certifiers like myself."

Private accredited certifier

9 Appendices

Information in this section represents a joint report for both the Department of Planning and Infrastructure and Building Professionals Board (BPB). The Board is serviced by staff from the department.

Contents

1	Charter, aims and objectives	87
2	Management, structure and organisational chart	88
3	Funds granted to non-government community organisations	88
4	Legal change	89
5	Economic or other factors	94
6	Management and activities	94
7	Research and development	94
8	Human resources	95
9	Consultants	95
10	Equal Employment Opportunity	96
11	Significant EEO initiatives	96
12	Disability plans	96
13	Major assets	97
14	International travel	97
15	Consumer response	97
16	Payment of accounts	98
17	Time for payment of accounts	99
18	Risk management and insurance activities	99
19	Internal audit and risk management policy attestation	100
20	Disclosure or controlled entities	102
21	Disclosure of subsidiaries	102
22	Multicultural Policies and Services Program	102
23	Agreements with the Community Relations Commission	102
24	Work health and safety	103
25	Waste	103
26	Privacy	104
27	After-balance events	105
28	Performance and numbers of executive officers	105
29	<i>Government Information (Public Access) Act 2009</i>	109
30	Public interest disclosure	115
31	Credit card certification	115
32	Requirements arising from employment arrangements	115

1 Charter, aims and objectives

Department of Planning and Infrastructure charter, aims and objectives

The Department of Planning and Infrastructure was created in April 2011 as a public sector division in the NSW Government. From 2005 to 2011, the department was known as the Department of Planning.

The department is Australia's premier planning agency. It facilitates and manages the State's sustainable growth and employment in New South Wales. Our values are:

- > Leadership – we will lead and deliver the best planning system in Australia.
- > Outcomes – we will achieve balanced and sustainable planning and development outcomes.
- > Integrity – we will be transparent, honest and accountable for our actions.
- > Professionalism – we will act professionally, efficiently and treat everyone with respect.
- > Delivery – we will deliver what we promise. We will seek to exceed expectations. We will foster a 'can do' service delivery culture.
- > Innovation – We will promote, nurture and value innovation, problem solving and an outcomes based culture.

The department's principal governing legislation is set out in the *Environmental Planning and Assessment Act 1979*.

The department is the lead government agency responsible for advising the Minister of Planning and Infrastructure, Brad Hazzard, and government on strategic land use planning, including increasing housing supply, state significant development and infrastructure projects and land for employment opportunities.

The department works in partnership with local government, other NSW Government agencies and the community to develop and deliver strategies and policies for local environment plans, land use planning, infrastructure projects and major developments, and assessments and approvals, increasing the involvement and consultation of local communities and stakeholders in local and regional decision making.

We continue to improve the planning system so that it is:

- > clear – easier to understand
- > transparent – open to scrutiny
- > rigorous – all relevant issues are considered and decisions are merit-based
- > efficient – decisions are made in a timely manner
- > accountable – the community can have confidence in the planning system.

Our objectives are:

- > sustainable growth in the right locations
- > improved investor and community confidence
- > efficient and effective management of natural and cultural resources
- > diverse, equitable and pleasant neighbourhoods that reflect community needs and aspirations

- > integrated delivery of regional infrastructure and government activities.

In September 2011, the NSW Government released the State Plan NSW 2021. The department has responsibility for two of the plan's goals, which are to:

- > build livable centers by encouraging jobs growth in centres close to where people live. Actions to support this goal are detailed in the metropolitan, regional and subregional strategic and
- > restore confidence and integrity in the planning system, including by developing a new planning system for introduction to parliament by November 2012.

The department will also have a role in other priority actions, such as:

- > the delivery of Strategic Regional Land Use Plans by 2014
- > restoring confidence in the planning system
- > increasing the availability of zoned and serviced greenfield residential lots and overall dwellings, for Sydney.

Building Professionals Board charter, aims and objectives

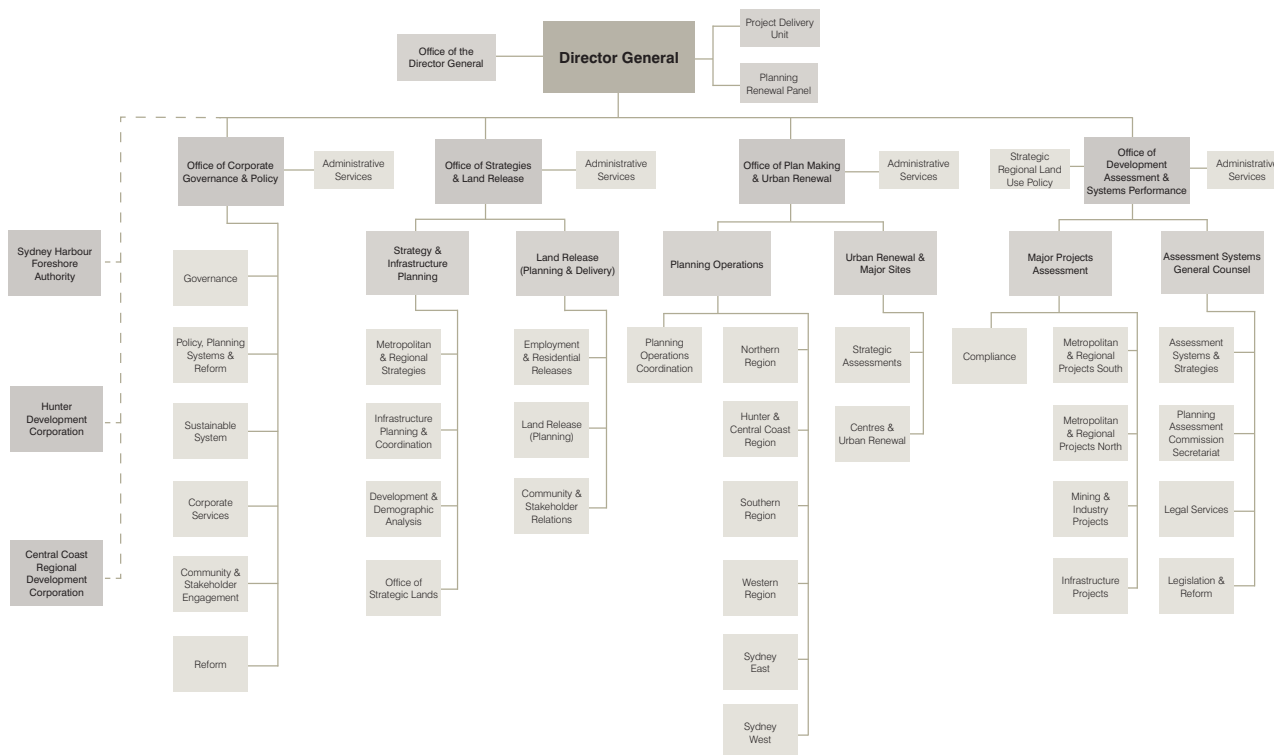
The Building Professionals Board is established under the *Building Professionals Act 2005* (BP Act) and works to improve the standard of building and subdivision certification in NSW by regulating the activities of accredited certifiers under the BP Act and the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Board's functions are set out in the BP Act, namely to:

- > accredit certifiers to issue construction, occupation, subdivision, strata, compliance and complying development certificates under relevant NSW legislation
- > promote and maintain standards of building and subdivision certification in NSW
- > facilitate education and training for accredited certifiers
- > provide information to the public about how projects are certified and assist consumers in locating a certifier
- > investigate complaints and audit accredited certifiers and councils in their certification role to help improve the system and assist the efficiency of certifiers' processes
- > advise the Minister for Planning and Infrastructure on policy development and review matters relating to the BP Act.

2 Management, structure and organisational chart

A description of the department's management and structure as at 30 June 2012 is outlined in the Our People chapter. The applicable organisational chart for this date is shown below.

A more detailed description of the Building Professionals Board's management and structure is outlined in the Building Professionals Board chapter.



3 Funds granted to non-government community organisations

Name of organisation	Amount	Program	Purpose	Funds granted by
Glebe Rowing Club	\$132,790 (funded by Roads and Maritime Services)	Sharing Sydney Harbour Access Program	Glebe Rowing Club received funds for a new pontoon facility. This will improve public access to Sydney Harbour	Department of Planning and Infrastructure
Concord and Ryde Sailing Club	\$10,000 (funded by Roads and Maritime Services)	Sharing Sydney Harbour Access Program	Funding provided to Concord and Ryde Sailing Club to investigate improved beach access at Bennelong Park, which is affected by severe erosion and is used by the club for launching small vessels	Department of Planning and Infrastructure
Nature Conservation Council	\$96,877	Planning System Review	Funding provided to support research and activities to support environmental and community consultation issues being integrated into a new planning system	Department of Planning and Infrastructure

4 Legal change

Department of Planning and Infrastructure legislative changes

Table of Legislative change

Acts

The following Acts were repealed by the *Statute Law (Miscellaneous Provisions) Act 2011*:

- › *Blue Mountains Land Development (Special Provisions) Act 1985*
- › *Botany and Randwick Sites Development Act 1982*
- › *Clyde Waste Transfer Terminal (Special Provisions) Act 2003*
- › *Kooragang Coal Terminal (Special Provisions) Act 1997*
- › *Port Kembla Development (Special Provisions) Act 1997*
- › *State Environmental Planning (Permissible Mining) Act 1996*.

The *Environmental Planning and Assessment Act 1979* was amended by:

- › *Environmental Planning and Assessment (Abolition of Wagga Wagga City Council Planning Panel) Order 2011*
- › *Environmental Planning and Assessment Amendment (Part 3A Repeal) Regulation 2011*
- › *Statute Law (Miscellaneous Provisions) Act (No 2) 2011*
- › *Environmental Planning and Assessment (Cessnock City Council Planning Panel Repeal) Order 2012*
- › *Environmental Planning and Assessment Amendment (North West Rail Link) Regulation 2012*.
- › *Statute Law (Miscellaneous Provisions) Act 2012*
- › *Environmental Planning and Assessment Amendment (Miscellaneous) Regulation 2012*.
- › *Redfern–Waterloo Authority Repeal Act 2011 No 61*.

Regulations

Environmental Planning and Assessment Act 1979 – Environmental Planning and Assessment Further Amendment (Part 3A Repeal) Regulation 2011

Environmental Planning and Assessment Amendment (Part 3A Repeal) Regulation 2011

Environmental Planning and Assessment Amendment (Transitional) Regulation 2011

Environmental Planning and Assessment Amendment (Wagga Wagga Relevant Planning Authority) Regulation 2011

Environmental Planning and Assessment Amendment (Existing Mining Leases) Regulation 2012

Environmental Planning and Assessment Amendment (Miscellaneous) Regulation 2012

Environmental Planning and Assessment Further Amendment (Existing Mining Leases) Regulation 2012

Environmental Planning and Assessment Act 1979 – Environmental Planning and Assessment Amendment (North West Rail Link) Regulation 2012

Statute Law (Miscellaneous Provisions) Act 2012 amended the Environmental Planning and Assessment Regulation 2000

Sydney Harbour Foreshore Authority Regulation 2011 (repealed Sydney Harbour Foreshore Regulation 2006)

State Environmental Planning Policies

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Miscellaneous) (No 2) 2011

State Environmental Planning Policy Amendment (North Penrith) 2011

State Environmental Planning Policy (Major Development) Amendment (Edmondson Park South) 2011

State Environmental Planning Policy (Major Development) Amendment (Edmondson Park South) (No 2) 2011

State Environmental Planning Policy (Major Development) Amendment (UTS Ku-ring-gai Campus) 2011

State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Repeal of Site Compatibility Provisions) 2011

State Environmental Planning Policy Amendment (Standard Instrument) 2011

State Environmental Planning Policy (Repeal of State Environmental Planning Policy 53 – Metropolitan Residential Development) 2011

State Environmental Planning Policy (Major Development) Amendment (Redfern and Waterloo Authority Sites 2012)

State Environmental Planning Policy Amendment (Miscellaneous) 2011

State Environmental Planning Policy Amendment (Middle Camp) 2012

State Environmental Planning Policy Amendment (Gwandalan) 2012

State Environmental Planning Policy (Nords Wharf) 2012

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Area 20 Precinct) 2011

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Marsden Park Industrial Precinct) 2011

State Environmental Planning Policy (Temporary Structures) Amendment (Davis Cup Play-off) 2011

State Environmental Planning Policy (Sydney Region Growth Centre) Amendment (Schofields Precinct) 2012

State Environmental Planning Policy (Major Development) Amendment (Vincentia Coastal Village Site) 2012

State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (General Housing Code) 2012

State Environmental Planning Policy (Infrastructure) Amendment (Educational Establishments) 2012

State Environmental Planning Policy Amendment (Penrith Lakes Scheme) 2012

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Schofields Precinct) 2012

State Environmental Planning Policy (Major Development) Amendment (Sydney Olympic Park) 2012

State Environmental Planning Policy (Major Development) Amendment (Vincentia Coastal Village Site) 2012

Local Environmental Plans

Albury Local Environmental Plan 2010 (Amendment No. 4)	Byron Local Environmental Plan 1988 (Amendment No. 145)	Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 38)
Albury Local Environmental Plan 2010 (Amendment No. 5)	Byron Local Environmental Plan 1988 (Amendment No. 146)	Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 46)
Auburn Local Environmental Plan 2010 (Amendment No. 2)	Byron Local Environmental Plan 1988 (Amendment No. 147)	Coffs Harbour City Centre Local Environmental Plan 2011
Bankstown Local Environmental Plan 2001 (Amendment No. 44)	Byron Local Environmental Plan 1988 (Amendment No. 148)	Coolamon Local Environmental Plan 2011
Bathurst Regional (Interim) Local Environmental Plan 2005 (Amendment No. 5)	Byron Local Environmental Plan 1988 (Amendment No. 149)	Coonamble Local Environmental Plan 2011
Bathurst Regional (Interim) Local Environmental Plan 2005 (Amendment No. 6)	Byron Local Environmental Plan 1988 (Amendment No. 150)	Coonamble Local Environmental Plan 2011 (Amendment No. 1)
Baulkham Hills Local Environmental Plan 2005 (Amendment No. 25)	Camden Local Environmental Plan 2010 No. 1	Culcairn Local Environmental Plan 1989 (Amendment No. 3)
Bellingen Local Environmental Plan 2010 (Amendment No. 1)	Camden Local Environmental Plan 2010 (Amendment No. 4)	Dubbo Local Environmental Plan 2011
Bellingen Local Environmental Plan 2010 (Amendment No. 2)	Camden Local Environmental Plan 2010 (Amendment No. 10)	Dungog Local Environmental Plan 2006 (Amendment No. 16)
Bankstown Local Environmental Plan 2001 (Amendment No 44)	Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No. 23)	Fairfield Local Environmental Plan 1994 (Amendment No. 126)
Blacktown Local Environmental Plan 1988 (Amendment No. 227)	Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No. 24)	Fairfield Local Environmental Plan 1994 (Amendment No. 127)
Blacktown Local Environmental Plan 1988 (Amendment No. 231)	Canterbury Local Environmental Plan No. 138 – Canterbury Precinct (Amendment No. 10)	Forbes Local Environmental Plan 1986 (Amendment No. 16)
Blacktown Local Environmental Plan 1988 (Amendment No. 228)	Canterbury Local Environmental Plan No. 210	Gilgandra Local Environmental Plan 2011
Blacktown Local Environmental Plan 1988 (Amendment No. 230)	Canterbury Local Environmental Plan No. 211	Gloucester Local Environmental Plan 2010 (Amendment No. 1)
Bland Local Environmental Plan 2011	Cessnock Local Environmental Plan 1989 (Amendment No. 131)	Gosford Local Environmental Plan No. 468
Blue Mountains Local Environmental Plan 2005 (Amendment No. 21)	Cessnock Local Environmental Plan 1989 (Amendment No. 126)	Gosford Local Environment Plan No. 470
Blue Mountains Local Environmental Plan 2005 (Amendment No. 23)	Cessnock Local Environmental Plan 2011	Gosford Local Environmental Plan No. 471
Blue Mountains Local Environmental Plan 2005 (Amendment No. 24)	Clarence Valley Local Environmental Plan 2011	Grafton Local Environmental Plan 1988 (Amendment No. 50)
Bogan Local Environmental Plan 2011	Clarence Valley Local Environmental Plan 2011 (Amendment No. 2)	Great Lakes Local Environmental Plan 1996 (Amendment No. 46)
Bombala Local Environmental Plan 2012	Cooma-Monaro Local Environmental Plan 1999 – (Rural) (Amendment No. 7)	Great Lakes Local Environmental Plan 1996 (Amendment No. 70)
Boorowa Local Environmental Plan 2012	Cooma-Monaro Local Environmental Plan 1993 – (Urban) (Amendment No. 8)	Great Lakes Local Environmental Plan 1996 (Amendment No. 81)
Burwood Local Environmental Plan No. 73	Corowa Local Environmental Plan 2012	Gundagai Local Environmental Plan 2011
Byron Local Environmental Plan 1988 (Amendment No. 50)	Coffs Harbour Local Environmental Plan 2000 (Amendment No. 48)	Gundagai Local Environmental Plan 2011 (Amendment No. 1)
Byron Local Environmental Plan 1988 (Amendment No. 152)	Coffs Harbour Local Environmental Plan 2000 (Amendment No. 49)	Gunnedah Local Environmental Plan 1998 (Amendment No. 21)
Byron Local Environmental Plan 1988 (Amendment No. 142)	Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 34)	Gunnedah Local Environmental Plan 2012
Byron Local Environmental Plan 1988 (Amendment No. 143)	Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 46)	Gunnedah Local Environmental Plan 1998 (Amendment No. 23)
Byron Local Environmental Plan 1988 (Amendment No. 144)		Hawkesbury Local Environmental Plan 1989 (Amendment No. 158)
		Hay Local Environmental Plan 2011

Hornsby Shire Local Environmental Plan 1994 (Amendment No. 99)	Liverpool Local Environmental Plan 2008 (Amendment No. 21)	Newcastle Local Environmental Plan 2012
Hornsby Shire Local Environmental Plan 1994 (Amendment No. 102)	Liverpool Plains Local Environmental Plan 2011	Newcastle City Centre Local Environmental Plan 2008 (Amendment No. 3)
Hurstville Local Environmental Plan 1994 (Amendment No. 70)	Liverpool Plains Local Environmental Plan 2011 (Amendment No. 1)	North Sydney Local Environmental Plan 2001 (Amendment No. 44)
Jerilderie Local Environmental Plan 2012	Maclean Local Environmental Plan 2001 (Amendment No. 24)	North Sydney Local Environmental Plan 2001 (Amendment No. 45)
Kempsey Local Environmental Plan 1987 (Amendment No. 108)	Maitland Local Environmental Plan 1993 (Amendment No. 110)	North Sydney Local Environmental Plan 2001 (Amendment No. 46)
Kempsey Local Environmental Plan 1987 (Amendment No. 117)	Maitland Local Environmental Plan 1993 (Amendment No. 111)	North Sydney Local Environmental Plan 2001 (Amendment No. 47)
Kiama Local Environmental Plan 2011	Maitland Local Environmental Plan 1993 (Amendment No. 112)	North Sydney Local Environmental Plan 2001 (Amendment No. 48)
Kogarah Local Environmental Plan 1998 (Amendment No. 49)	Maitland Local Environmental Plan 1993 (Amendment No. 113)	Orange Local Environmental Plan 2011
Ku-ring-gai Local Environmental Plan No. 216	Maitland Local Environmental Plan 1993 (Amendment No. 114)	Parramatta City Centre Local Environmental Plan 2007 (Amendment No. 4)
Ku-ring-gai Local Environmental Plan No. 217	Maitland Local Environmental Plan 1993 (Amendment No. 115)	Parramatta Local Environmental Plan 2011
Kyogle Local Environmental Plan No. 18	Maitland Local Environmental Plan 2011	Pittwater Local Environmental Plan 1993 (Amendment No. 95)
Lake Macquarie Local Environmental Plan 2004 (Amendment No. 46)	Manly Local Environmental Plan 1988 (Amendment No. 82)	Port Macquarie-Hastings Local Environmental Plan 2011 (Amendment No. 2)
Lake Macquarie Local Environmental Plan 2004 (Amendment No. 47)	Marrickville Local Environmental Plan 2011	Port Macquarie-Hastings Local Environmental Plan 2011 (Amendment No. 3)
Lake Macquarie Local Environmental Plan 2004 (Amendment No. 52)	Mid-Western Regional Interim Local Environmental Plan 2008 (Amendment No. 1)	Port Macquarie-Hastings Local Environmental Plan 2011 (Amendment No. 5)
Lake Macquarie Local Environmental Plan 2004 (Amendment No. 53)	Moree Plains Local Environmental Plan 2011	Port Macquarie-Hastings Local Environmental Plan 2011 (Amendment No. 6)
Lake Macquarie Local Environmental Plan 2004 (Amendment No. 54)	Mosman Local Environmental Plan 2012	Port Macquarie-Hastings Local Environmental Plan 2011 (Amendment No. 7)
Lake Macquarie Local Environmental Plan 2004 (Amendment No. 56)	Mosman Local Environmental Plan 2012 (Amendment No. 1)	Port Macquarie Hastings Local Environmental Plan 2011 (Amendment No. 8)
Lake Macquarie Local Environmental Plan 2004 (Amendment No. 57)	Murray Local Environmental Plan 2011	Port Macquarie Hastings Local Environmental Plan 2011 (Amendment No. 9)
Lake Macquarie Local Environmental Plan 2004 (Amendment No. 62)	Muswellbrook Local Environmental Plan 2009 (Amendment No. 5)	Port Macquarie Hastings Local Environmental Plan 2011 (Amendment No. 13)
Leeton Local Environmental Plan No. 50	Muswellbrook Local Environmental Plan 2009 (Amendment No. 7)	Port Stephens Local Environmental Plan 2000 (Amendment No. 34)
Leichhardt Local Environmental Plan 2000 (Amendment No. 18)	Nambucca Local Environmental Plan 2010 (Amendment No. 1)	Port Stephens Local Environmental Plan 2000 (Amendment No. 35)
Liverpool Local Environmental Plan 2008 (Amendment No. 8)	Nambucca Local Environmental Plan 2010 (Amendment No. 2)	Port Stephens Local Environmental Plan 2000 (Amendment No. 36)
Liverpool Local Environmental Plan 2008 (Amendment No. 9)	Nambucca Local Environmental Plan 2010 (Amendment No. 3)	Port Stephens Local Environmental Plan 2000 (Amendment No. 37)
Liverpool Local Environmental Plan 2008 (Amendment No. 11)	Nambucca Local Environmental Plan 2010 (Amendment No. 9)	Queanbeyan Local Environmental Plan 1998 (Amendment No. 48)
Liverpool Local Environmental Plan 2008 (Amendment No. 12)	Narrabri Local Environmental Plan Amendment (Land Uses 2012)	
Liverpool Local Environmental Plan 2008 (Amendment No. 15)	Narrabri Local Environmental Plan No. 51	
Liverpool Local Environmental Plan 2008 (Amendment No. 16)	Narrabri Local Environmental Plan No. 52	
Liverpool Local Environmental Plan 2008 (Amendment No. 18)	Narramine Local Environmental Plan 2011	
Liverpool Local Environmental Plan 2008 (Amendment No. 19)		

Randwick Local Environmental Plan 1998 (Consolidation) (Amendment No. 43)

Randwick Local Environmental Plan 1998 (Consolidation) (Amendment No. 44)

Richmond Valley Local Environmental Plan 2012

Rockdale Local Environmental Plan 2011

Ryde Local Environmental Plan 2010 (Amendment No. 2)

Ryde Local Environmental Plan 2010 (Amendment No. 3)

Shellharbour Local Environmental Plan 2000 (Amendment No. 15)

Shoalhaven Local Environmental Plan 1985 (Amendment No. 191)

Shoalhaven Local Environmental Plan 1985 (Amendment No. 239)

Shoalhaven Local Environmental Plan 1985 (Amendment No. 240)

Singleton Local Environmental Plan 1996 (Amendment No. 43)

Singleton Local Environmental Plan 1996 (Amendment No. 68)

Singleton Local Environmental Plan 1996 (Amendment No. 72)

Singleton Local Environmental Plan 1996 (Amendment No. 74)

Singleton Local Environmental Plan 1996 (Amendment No. 80)

Singleton Local Environmental Plan 1996 (Amendment No. 81)

Snowy River Rural Local Environmental Plan 2007 (Amendment No. 2)

South Sydney Local Environmental Plan 1998 (Amendment No. 21)

Sutherland Shire Local Environmental Plan 2006 (Amendment No. 9)

Sutherland Shire Local Environmental Plan 2006 (Amendment No. 11)

Sydney Local Environmental Plan (Glebe Affordable Housing Project) 2011

Sydney Local Environmental Plan (Harold Park) 2011

Temora Local Environmental Plan 2010 (Amendment No. 1)

Tweed Local Environmental Plan 2000 (Amendment No. 88)

Uralla Local Environmental Plan 2012

Urana Local Environmental Plan 2011 (Amendment No. 1)

Wagga Wagga Local Environmental Plan 2010 (Amendment No. 1)

Wakool Local Environmental Plan 1992 (Amendment No. 6) (East Barham, Part Lot 1 DP 1094360)

Wakool Local Environmental Plan 1992 (Amendment No. 7)

Wakool Local Environmental Plan 1992 (Amendment No. 8)

Warringah Local Environmental Plan 2011

Waverley Local Environmental Plan (Bondi Junction Centre) 2010 (Amendment No. 2)

Waverley Local Environmental Plan (Bondi Junction Centre) 2010 (Amendment No. 3)

Waverley Local Environmental Plan 1996 (Amendment No. 33)

Waverley Local Environmental Plan 1996 (Amendment No. 34)

Weddin Local Environmental Plan 2011

Wentworth Local Environmental Plan 1993 (Amendment No. 27)

Wentworth Local Environmental Plan 1993 (Amendment No. 28)

Wentworth Local Environmental Plan 2011

Wingecarribee Local Environmental Plan 2010 (Amendment No. 3)

Wingecarribee Local Environmental Plan 2010 (Amendment No. 4)

Wollondilly Local Environmental Plan 2011 (Amendment No. 2)

Wollongong Local Environmental Plan 2009 (Amendment No. 7)

Wollongong Local Environmental Plan 2009 (Amendment No. 9)

Wollongong Local Environmental Plan 2009 (Amendment No. 10)

Wollongong Local Environmental Plan 2009 (Amendment No. 11)

Woollahra Local Environmental Plan 1995 (Amendment No. 66)

Woollahra Local Environmental Plan 1995 (Amendment No. 69)

Wyong Local Environmental Plan 1991 (Amendment No. 178)

Wyong Local Environmental Plan 1991 (Amendment No. 180)

Urana Local Environmental Plan 2011

Young Local Environmental Plan 2010 (Amendment No. 2)

Young Local Environmental Plan 2010 (Amendment No. 3)

Orders

Environmental Planning and Assessment Act 1979 – Joint Regional Planning Panels Amendment (Wagga Wagga City) Order 2011 (2011-498) Gazette No. 90 of 16 September 2011, page 5511

Environmental Planning and Assessment Amendment (Canterbury Planning Scheme Ordinance) Order 2011 (2011-436) LW 19 August 2011

Environmental Planning and Assessment Amendment (Marrickville Local Environmental Plan 2001) Order 2011 (2011-178) LW 4 March 2011

Environmental Planning and Assessment Amendment (State Environmental Planning Policy (Major Development) 2005) Order 2011 (2011-406) LW 5 August 2011

Environmental Planning and Assessment Act 1979 – Environmental Planning and Assessment (Cessnock City Council Planning Panel Repeal) Order 2012 (2012-26) LW 27 January 2012

Building Professionals Board legislative changes

Notices of amendment of the Building Professionals Board Accreditation Scheme under section 4(7) of the *Building Professionals Act 2005* (gazetted 2 September 2011 and 13 December 2011)

Department of Planning and Infrastructure summary of significant judicial decisions

Huntlee Pty Ltd v Sweetwater Action Group & Ors; Minister for Planning and Infrastructure v Sweetwater Action Group Inc [2011] – Huntlee New Town Site – SEPP Amendment – Court of Appeal

This is an appeal from a judgment of the Land and Environment Court which held that a zoning of approximately 1702 hectares of the Huntlee New Town site, near Branxton, for housing and employment lands under the Major Development State Environmental Planning Policy (SEPP) by the former Minister was invalid on two procedural grounds.

The owners of the land and the Minister successfully overturned the Land and Environment Court's judgment in the Court of Appeal. As a result, the zoning of the Huntlee New Town site was held to be valid. The judgment provides important guidance for the making of other SEPPs and also for the type of security the Minister may require for voluntary planning agreements.

Haughton v Minister for Planning and Delta Electricity; Haughton v Minister for Planning and Macquarie Generation [2011] – Bayswater B and Mount Piper Power Stations – Land and Environment Court

This case involved a challenge to the validity of two concept plan approvals granted for the Bayswater B Power Station and the Mount Piper Power Station Extension. The proposals are to develop new 2000 megawatt capacity power stations fuelled by either gas or coal, adjacent to existing power stations in the Hunter Valley and Lithgow.

The validity of the critical infrastructure declaration for facilities generating more than 250MW of electricity per year was challenged and it was asserted that the Minister failed to consider the principles of ecologically sustainable development and anthropogenic climate change when granting the approvals.

Justice Craig of the Land and Environment Court held that Mr Haughton did not need the Minister's approval before commencing the challenge and then dismissed all grounds of challenge.

Hunter Environment Lobby v Minister for Planning & Ulan Coal Mines Ltd [2011] – Land and Environment Court

This was a merit appeal by a community group challenging the validity of a project approval for the Ulan Coal Continued Operations Project. The approval allowed Ulan Coal Mines to expand its existing underground mining operations, recommence open cut mining operations and increase its production rate to 20 million tonnes of coal a year (from 10 million tonnes per annum). The proposal has a capital investment value of \$881 million.

The issues on appeal included the impacts on groundwater, biodiversity and greenhouse gas emissions, as well as consistency with the principles of ecologically sustainable development.

The court held that impacts on climate change, biodiversity and groundwater did not warrant refusal of the project, subject to further refinement of conditions

of approval. The court held that it was unnecessary to impose a condition to offset greenhouse gas impacts as the national carbon pricing scheme passed by the Commonwealth in November 2011 addresses emissions from individual large emitters of greenhouse gas.

Mansfield v Minister for Planning and Hanson Construction Materials Pty Ltd [2012] – Easy Guyong Quarry – Land and Environment Court

These were merit appeals commenced by an objector against the project approval for a basalt quarry in East Guyong. The applicant contended that the project should be refused on the basis that the full extent of the possible naturally occurring asbestos on the site is not known and that the project is inconsistent with the principles of ecologically sustainable development (particularly the precautionary principle).

The court concluded that the project should be approved, subject to amendments to the proposed Asbestos Management Plan and related conditions of approval.

Coffs Harbour City Council v Minister for Planning and Infrastructure, Sandy Shores Developments Pty Ltd and Director-General of the Department of Planning and Infrastructure – Court of Appeal

Coffs Harbour City Council is challenging the validity of the Minister's concept plan approval for a residential subdivision at Sandy Beach North near Woolgoolga. The Land and Environment Court dismissed the challenge in January 2012 and council has appealed that decision in the Court of Appeal.

The issues on appeal include whether a valid environmental assessment was lodged for the project, whether the concept plan approval is uncertain and whether it was granted to a non-legal entity or an entity other than the proponent.

The matter is listed for hearing on 7 November 2012.

Robert Lester v Minister for Planning and Infrastructure and Ashton Coal Operations Ltd – Court of Appeal

This case involved a challenge to a modification to an approval for the Ashton Coal Mining Project. The challenge related to the approval for installation of 15 gas drainage wells facilitating the venting of gas.

A number of grounds of challenge to the validity of the approval were raised including failure to comply with s.75W of the Environmental Planning and Assessment Act and the Environmental Planning and Assessment Regulation, failure to consider aboriginal heritage and to make the appendices to the Environmental Assessment publicly available and failure to consider the public interest having regard to the quantity of greenhouse gases resulting from the approval.

Acting Justice Moore dismissed all the grounds of the appeal. An appeal in the Court of Appeal is listed for hearing on 20 February 2013.

Building Professionals Board summary of significant judicial decisions

Dix v Building Professionals Board [2011] NSWSC 926 (15 August 2011) NSW Supreme Court review of a Board finding – procedural fairness

An accredited certifier, who was the subject of adverse findings by the Building Professionals Board, sought a declaration, and consequential relief, from the NSW Supreme Court that the certifier was not afforded procedural fairness. The Board had imposed a reprimand, suspension for six months and a fine of \$10,000 on the certifier.

Details

The complaints against the accredited certifier involved the issue of an interim occupation certificate (OC) without ensuring compliance with the BCA, principally in respect to the provision of ventilation, fire safety, egress, balustrades in fire stairs, and the provision of toilet facilities, including those for people with a disability.

The certifier was advised by the Board about the complaints and that these were under investigation. The certifier provided further information to the Board in relation to the complaints and the Board subsequently prepared a report detailing the findings of its investigator in relation to the complaint. The report was sent to the certifier for response to any matters contained therein. The certifier sent a submission to the Board in response to the report on the day the Board made a decision on the matter.

The Board considered the allegations proven and found the certifier guilty of professional misconduct.

Findings and outcome

The court established that the findings by the Board of professional misconduct on the part of the certifier were based on the investigator's report but that the investigator did not seek response from the certifier concerning material allegations contained in the report.

There was also nothing in the statement of decision given by the Board that suggested the submission made by the certifier was actually considered, although it was available to the Board at the time of its meeting. It was considered not satisfactory for the Board to omit giving at least some explanation for rejecting a submission, either of fact or law, made by a person under investigation.

Further, it was declared that the Board did not afford the certifier reasonable opportunity to be heard on whether the certifier's conduct constituted unsatisfactory professional conduct or professional misconduct and on the appropriate orders to be made. The court ruled that the collapsing of the process that occurred in the case effectively denied the certifier procedural fairness.

The court voided the orders of the Board and quashed the decision that the certifier was guilty of professional misconduct. The matter was remitted to the Board to be determined according to law and for the Board to consider allowing the certifier to make further submissions on its findings of fact in relation to the complaints in the interest of fairness. The Board was also directed to pay the certifier costs.

5 Economic or other factors

The department and the Building Professionals Board are not aware of any economic or other factors affecting the achievement of operational objectives.

6 Management and activities

The department and Building Professionals Board did not undertake any reviews which were completed by the end of the 2011–12 reporting period.

7 Research and development

Department of Planning and Infrastructure research and development

The department from time-to-time undertakes or commissions research to assist its work.

Centre for Water Sensitive Cities – cities as water supply catchments

This is a five year initiative that commenced in 2010 in cooperation with Monash University, the University of Queensland and University of Melbourne. It focuses on examining how water sensitive urban design can be used to improve the liveability of urban environments.

The department has committed \$60,250 cash over five years and approximately ten hours every three months of staff time. In 2012 the program will become a Commonwealth funded Cooperative Research Centre.

Centre for International Economics

This research project is examining the cost and benefits of alternative growth paths for Sydney's existing urban areas. This project (and resulting evidence) will underpin aspects of the new Metropolitan Strategy.

Research for a new planning system

The department provided funding assistance (mentioned above) to support research by the Nature Conservation of Council of NSW, Total Environment Centre and Environmental Defenders' Office into how environmental and community consultation issues should be best integrated into a new planning system. This resulted in the publication of a report *Our Environment, Our Communities* which is available at www.nccnsw.org.au. The report includes a number of case studies and suggestions, which were incorporated into the planning system review green paper released in July 2012.

The department also commissioned a Review of International Best Practice in Planning Law to inform, and provide a reference for, the preparation of the green paper. The review was conducted by Leslie Stein, Scholar in Residence, Centre for Environmental Legal Studies, Pace University School of Law, New York.

Building Professionals Board research and development

The Building Professionals Board occasionally commissions research to assist its work.

Continual leading research and development is being conducted with the University of Newcastle in the

development of an online diagnostic tool to test the knowledge, skills and experience of certifiers.

Review of continuing professional development requirements for accredited certifiers to lift professionalism and align requirements of council and private certifiers has commenced.

8 Human resources

For administrative purposes the 2011–12 data below includes the staff of the department and the Hunter Development Corporation and the Central Coast Regional Development Corporation.

The department provides 244.6 full time equivalent employees to:

- > Sydney Harbour Foreshore Authority – 199.4
- > Hunter Development Corporation – 18.0
- > Central Coast Regional Development Corporation – 7.0.

Exceptional movements in salaries and wages 2011–12

The Crown Employees (Public Sector – Salaries 2008) Award was varied to provide a salary increase of 2.5 per cent effective from the first full pay period on or after 1 July 2011. A determination in November 2011 by the Statutory and Other Offices Remuneration Tribunal awarded a 2.5 per cent increase to officers of the senior executive service and statutory office position holders.

Flowing on from the introduction of the NSW Public Sector Wages Policy 2011, the Industrial Relations (Public Sector Conditions of Employment) Regulation 2011 No. 294, was enacted guaranteeing minimum conditions of employment and equal remuneration for men and women doing work of equal or comparable value in the NSW Public Service.

Industrial relations policies and practices 2011–12

The department and the Public Service Association (PSA) continued their strong commitment to consultation throughout the year with five (5) meetings held over the year. The Joint Consultative Committee (JCC) ensures any workplace issues that arise are resolved quickly, effectively and discussion on how to avert or prevent future concerns is ongoing.

JCC Employee Representatives:

Jim Clark (Chair), Jonathon Lynch, Louise Wells, Marilyn Fuazadeen, Brook Scarlett, Geo Papas and Paul James (PSA Industrial Officers), Gary O'Rourke, Jason Saunders and Latu Sailosi (PSA Organisers).

JCC Management Representatives:

Sam Haddad, Donna Rygate, Tim North, Damian Furlong, Barrie Green and Gloria Nicol.

This year saw the introduction of PSA organisers invited to present to new staff on the benefits of union membership.

		2008–09			2009–10			2010–11			2011–12		
		Men	Women	Total	Men	Women	Total	Men	Women	Total	Men	Women	Total
Permanent	Full-time	217	219	436	208	200	408	216	216	432	235	207	442
	Part-time	6	50	56	8	57	65	8	49	57	12	55	67
Temporary	Full-time	23	36	59	26	27	53	26	25	51	24	23	47
	Part-time	5	13	18	3	8	11	2	5	7	4	6	10
	Non-SES	0	0	0	0	0	0	0	0	0	0	0	0
Trainee					2	1	3	2	1	3			1
SES		13	2	15	11	1	12*	11	1	12	10		10
Total		264	320	584	258	294	552	265	297	562	285	292	577

9 Consultants

Consultants over \$50,000

Consultant	Nature of work undertaken	Amount
Nous Group	Organisational review – the Nous Group has been engaged to undertake a review of the current organisational structure and to recommend implementation principles that will build an understanding of the strategic priorities, organisational structure and challenges in the future.	\$52,525
Department of Finance and Services	Project management – expansion of the Electronic Housing Code.	\$54,672
MG Planning	Legal – review of Environmental Planning and Assessment Act. Provision of Planning advice and drafting services.	\$50,352
Sub total		\$157,549
Consultants under \$50,000 – total number of minor consultancies (26)		\$216,623
Total for all consultancies		\$374,172

10 Equal Employment Opportunity

For administrative reasons, the data covers the staff of the department as well as the Hunter Development Corporation and Central Coast Regional Development Corporation.

Trends in the representation of EEO groups

EEO group	2009–10	2010–11	2011–12	Benchmark
Women	53%	53%	50.6%	50%
Aboriginal People and Torres Strait Islanders	2.3%	0.5%	0.2%	2.6%
People whose language first spoken as a child was not English	32.5%	27.6%	26.1%	19%
People with a disability	6.6%	5.8%	6.4%	NA
People with a disability requiring a work related adjustment	1.6%	1.8%	2%	1.1% (2011) 1.3% (2012) 1.5% (2013)

Trends in the distribution of EEO groups

EEO group	2009–10	2010–11	2011–12	Benchmark
Women	92	93	93	100
Aboriginal People and Torres Strait Islanders	NA	NA	NA	100
People whose language first spoken as a child was not English	93	93	94	100
People with a disability	99	97	97	100
People with a disability requiring a work related adjustment	NA	NA	NA	100

Note 1: A Distribution Index of 100 indicates that the centre of the distribution of the EEO group across salary levels is equivalent to that of other staff. Values less than 100 mean that the EEO group tends to be more concentrated at lower salary levels than is the case for other staff. The more pronounced this tendency is, the lower the index will be. In some cases the index may be more than 100, indicating that the EEO group is less concentrated at lower salary levels. Note 2: The Distribution Index is not calculated where EEO group or non-EEO group numbers are less than 20.

11 Significant EEO initiatives

The department strongly supports and is dedicated to the principles of equal employment opportunity.

During 2011–12 the following outcomes were achieved:

- > Attendance of 11 staff at a merit selection techniques course.
- > Sponsorship of 10 female staff to attend the UNIFEM breakfast as part of the International Women's Day activities.
- > Women in planning group organised an event attended by 80 staff celebrating 100 years of International Women's Day.
- > Continued support provided to network of Young Planning Professionals Group (for staff 35 years and under).
- > Employment of 10 student planners.
- > Mentoring program commenced to assist the development of minority groups to aspire to management roles.
- > Utilisation of lactation room in two office locations.

Work/life balance

The department aims to provide assistance to staff in balancing their personal and work commitments.

A number of flexible work arrangements were granted to staff to assist them with balancing work and family commitments. These arrangements were in the form of either working from home on a short-term basis and/or to reduce their full-time work status to temporary part-time. In addition, 139 staff took a total of 265 days of family and community service (FACS) leave and 138 staff took a total of 410 days of carers' leave.

12 Disability plans

The department is committed to implementing the actions of the Disability Action Plan which identifies and seeks to minimise barriers that prevent people with a disability from accessing information, services and employment.

The department has been actively working with staff members to make any adjustments to the workplace where possible to accommodate any disabilities.

The department undertook 25 workplace assessments for staff with disabilities and implemented appropriate adjustments.

13 Major assets

The only major acquisition during the year was \$1.048 million for the Electronic Housing Code database. Other asset additions for the year totalled \$54,000.

Non-land asset holdings

Carrying value as at 30 June	This year \$'000	Last year \$'000
Leasehold improvements – Newcastle	119	149
Leasehold improvements – Valentine Ave, Parramatta	–	167
Leasehold improvements – make good (various locations)	29	185
Computers	15	29
Plant and equipment	700	848
Software	1,093	190
Total assets	1,956	1,568

Land disposal

With the exception of Corporation Sole (see the Managing Growth chapter), the department has not disposed of any land, or acquired any major assets (nor has the Building Professionals Board).

14 International travel

Department of Planning and Infrastructure international travel

Stephanie Schofield, of the department's Plan Making and Urban Renewal Division, and Lihua Zhao of the Corporate Governance and Policy Division, travelled from Sydney to Wellington, New Zealand, 12–17 June 2012 to attend a residential course on 'Designing Public Policies and Programs', as part of the ANZSOG Executive Masters of Public Administration program.

Building Professionals Board international travel

Members and staff of the Building Professionals Board did not undertake any international travel for 2011–2012.

15 Consumer response

Department of Planning and Infrastructure consumer response

13 complaints about the department were registered in the 2011–12 year. Six related to customer service (availability of helplines, timeliness, lack of response) and the remaining seven to decisions (compulsory acquisition), inaccuracies (mapping error), inappropriate action or inaction (entry onto property, inadequacies in a submission process), corruption (declaration of a project as critical infrastructure, rezoning of land) and bias (by department in role of landlord).

The allegations of corruption were referred to the Independent Commission Against Corruption, which decided in one case that there was no evidence of corrupt conduct. The other matter remains open at time of writing.

Each completed complaint (10 of the 13, the remaining three carried forward) was resolved by provision of explanation over the phone and/or by letter and, where relevant, by problems being solved and undertakings of systems review being given. For example, a Helpline log-in and verification problem was solved so that a client could use the BASIX system and, in another matter, the department undertook to work towards improving the level of consultation and information sharing surrounding changes to Standard Instrument Local Environment Plans. In other matters, issues of complaint were not upheld and letters to complainants gave detailed explanations for those findings.

Three of the 13 complaints were received from the NSW Ombudsman. In each case the Ombudsman accepted the department's explanations or resolution actions.

Building Professionals Board consumer response

Three complaints were received about the timeliness of complaints investigations against accredited certifiers. The matters were resolved by the provision of an explanation over the phone and/or by letter. The Board's complaints management system was reviewed during 2011–12 and changes have been made to the initial assessment process of complaints to ensure they are streamed, with simple matters being dealt with more quickly.

The review of the Building Professionals Act in 2012/13 provides an opportunity to address the process through legislative change where necessary.

16 Payment of accounts

Quarterly schedule of accounts payable – aged analysis at the end of each quarter (\$)

Quarter	Current (by within 30 days of receipt)	< 30 days overdue	30–60 days overdue	61–90 days overdue	90 + days overdue
All suppliers					
September	307,64	76	7,864	25,670	26,552
December	869,084	37,897	67,067	1,313	16,068
March	407,433	241	32,890	41	7,979
June	1,001,992	14,262	43,922	0	1,344
Small Business suppliers					
September	0	0	0	0	202
December	0	0	0	0	202
March	389	0	0	0	202
June	0	0	0	0	0

Calculations for the aged analysis table above are based on the date of receipt of a correctly rendered invoice received by ServiceFirst from either the Department of Planning and Infrastructure or the vendor directly.

Accounts paid or due within each quarter

Measure	September	December	March	June
All suppliers				
Number of accounts due for payment	2,667	2,479	2,802	2,511
Number of accounts paid on time	2,632	2,438	2,722	2,477
Actual percentage of accounts paid on time (based on a number of accounts)	98.7%	98.3%	97.1%	98.6%
Dollar amount of accounts due for payment	\$36,478,632	\$13,131,387	\$13,726,687	\$41,703,856
Dollar amount of accounts paid on time	\$36,427,789	\$12,966,471	\$13,622,277	\$41,632,049
Actual percentage of accounts paid on time (based on \$)	99.9%	98.7%	99.2%	99.8%
Number of payments for interest on overdue accounts	0	0	0	0
Interest paid on overdue accounts	0	0	0	0
Small business suppliers				
Number of accounts due for payment	0	5	4	5
Number of accounts paid on time	0	5	4	5
Actual percentage of accounts paid on time (based on a number of accounts)	...	100.0%	100.0%	100.0%
Dollar amount of accounts due for payment	0	\$982	\$3,699	\$4,095
Dollar amount of accounts paid on time	0	\$982	\$3,699	\$4,095
Actual percentage of accounts paid on time (based on \$)	...	100.0%	100.0%	100.0%
Number of payments for interest on overdue accounts	0	0	0	0
Interest paid on overdue accounts	0	0	0	0

Due date is calculated base on Government Terms payment made by the end of the month following the month in which an invoice is received excluding Small Business Vendors.

17 Time for payment of account

There was no penalty interest paid during the financial year 2011–12.

18 Risk management and insurance activities

The department participates in the NSW Treasury Managed Fund, a government self insurance arrangement that provides workers' compensation, comprehensive motor vehicle, property, public liability and miscellaneous cover. The department places a high priority on the implementation of sound risk management practices. This is expressed through the links between risk management, premium monitoring and claims management.

The Audit and Risk Committee has a majority of independent members and complies with the other requirements of the Internal Audit and Risk Management Policy for the NSW Public Sector.

19 Internal audit and risk management policy attestation

Internal Audit and Risk Management Statement for the 2011–12 Financial Year for the Building Professionals Board

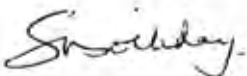
I, Sue Holliday, am of the opinion that the Building Professionals Board has internal audit and risk management processes in operation that are, in all material respects, compliant with the core requirements set out in Treasury Circular NSW TC 09/08 *Internal Audit and Risk Management Policy*.

I, Sue Holliday, am of the opinion that the Audit and Risk Committee for the Building Professionals Board is constituted and operates in accordance with the independence and governance requirements of Treasury Circular NSW TC 09/08. The Chair and Members of the Audit and Risk Committee are:

- Carol Holley, independent Chair (term of appointment: four years starting 1 December 2009)
- Dr Elizabeth Coombs, independent member (term of appointment : three years starting 1 December 2009)
- Alan Zammit, independent member (term of appointment: three years starting 27 February 2012)
- Brett Whitworth, non-independent staff member of the Department of Planning and Infrastructure (term of appointment: two years starting on 27 January 2012)
- Michael Leavey, non-independent staff member of the Department of Planning and Infrastructure (two year term of appointment expired on 15 January 2012)

These processes provide a level of assurance that enables the senior management of the Building Professionals Board to understand, manage and satisfactorily control risk exposures.

As required by the policy, I have submitted an Attestation Statement outlining compliance with the policy to Treasury.



Sue Holliday
President
Building Professionals Board
20 August 2012

Internal Audit and Risk Management Statement for the 2011–12 Financial Year for the Department of Planning and Infrastructure

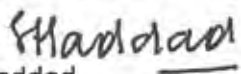
I, Sam Haddad, Director General of the Department of Planning and Infrastructure, am of the opinion that the Department of Planning and Infrastructure has internal audit and risk management processes in operation that are, in all material respects, compliant with the core requirements set out in Treasury Circular NSW TC 09/08 *Internal Audit and Risk Management Policy*.

I am of the opinion that the Audit and Risk Committee for the Department of Planning and Infrastructure is constituted and operates in accordance with the independence and governance requirements of Treasury Circular NSW TC 09/08. The Chair and Members of the Audit and Risk Committee are:

- Carol Holley, independent Chair (term of appointment: four years starting 1 December 2009)
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These processes provide a level of assurance that enables the senior management of the Department of Planning and Infrastructure to understand, manage and satisfactorily control risk exposures.

As required by the policy, I have submitted an Attestation Statement outlining compliance with the policy to Treasury.



Sam Haddad
Director General

(Sign and Date) 3rd September 2012 .

20 Disclosure of controlled entities

The department does not have any controlled entities.

21 Disclosure of subsidiaries

The department does not have any subsidiaries.

22 Multicultural Policies and Services Program

The Multicultural Policies and Services Program outlines how all NSW Government departments are to establish supportive policy, legal and planning frameworks to promote a culturally-diverse society.

The Community Relations Commission monitors and assesses the performance of government agencies under this program. The department remains sensitive to the cultural, racial, religious and linguistic traditions of communities in NSW.

Effective communication and consultation strategies ensure that all people in NSW are able to be considered in the policy process, have full access to appropriate information and services and are able to contribute to planning outcomes that affect their lives.

Department of Planning and Infrastructure multicultural policies and services program

Growth centres outreach to culturally diverse community

The Austral and Leppington North Precincts are two of the second release precincts within the South West growth centre. The rezoning of these precincts will provide capacity for around 16,000 new dwellings for approximately 51,000 people within the next 20-30 years as Sydney's population grows.

The draft precinct planning package for the Austral and Leppington North Precincts was on public exhibition from 26 October 2011 until 2 December 2011. It was identified that a significant proportion of landowners in the precinct did not speak English well if at all. To maximise community awareness of the upcoming exhibition and proposed changes, a poster containing information about the exhibition period was translated into six key languages.

The translated poster was distributed to key organisations within the community, which included the Leppington Primary School, Out of Liverpool Community Services, Liverpool and at Camden Council facilities. The phone number for the Translating and Interpreting Service (TIS) National was published on all communications and was also available at the drop-in sessions should it be required.

Additional information was also made available to the Leppington Public School to include in their newsletter and a presentation was given to the P&C as the school has many families from CALD communities.

Other

The department has actively worked with the NSW Department of Aboriginal Affairs to develop fact sheets for developers to encourage the employment of Aboriginal people in their projects. This initiative is nearing completion in support of the NSW State Plan's objective of Fostering Opportunity and Partnership with Aboriginal People – Support Aboriginal Culture, Country and Identity (Goal 26).

Additionally, interpreters are used as required, including for community events, the community information phone line and the department's Information Centre.

Strategy proposed for following year

The department is currently in the process of creating a new planning system. A key aim of this system is expected to be improving community consultation, in particular for broad scale strategic planning. An important part of this work will be to ensure systems are in place to allow multi-cultural communities to easily access the planning system.

Building Professionals Board multicultural policies and services program

For the delivery of documents, assistance provided by inquiry lines, and the presentation and format of publications on its website, the Board refers persons whose first language is not English to the Translation and Interpreting Service.

The Board engages a number of staff who speak languages in addition to English who can use their skills to assist persons from varied cultural and linguistic backgrounds.

The Board will consider options to improve advice and assistance to community members in multiple languages.

23 Agreements with the Community Relations Commission

The department and the Building Professionals Board do not have any agreements with the Community Relations Commission

24 Work health and safety

The department continued its commitment to ensure a safe and healthy work environment for staff, contractors, clients and visitors. Education of all staff on responsibilities continued to be a focus.

During 2011–12, 219 staff were trained to increase their awareness of WHS responsibilities, how to ergonomically set a workstation and how it assesses and manages risks. This resulted in a total of 539 staff being trained within 14 months on these matters.

In addition WorkCover was invited and conducted an information session to the Planning Executive on their roles and responsibilities in relation to WHS.

This training led to a sharp increase in the number of incidents notified, however did not proportionally increase the number of workers compensation claims lodged. This is a positive step as matters are being raised and addressed before they lead to an injury to a staff member, contractor, client or visitor.

Fifteen staff received ergonomic assessments by a professional occupational therapist to assist with workplace adjustments, with numerous other ergonomic assessments undertaken with the skills obtained through the in-house WHS training.

Of the 31 incidents reported, 19 related to journey claims that occurred whilst travelling to or from work. With a change in workers compensation legislation with effect from 19 June 2012, coverage for journey claims will be reduced therefore it is anticipated that there will be a reduction in claims for 2012–13.

The WHS Committee met on a quarterly basis and consolidated the results of a hazard identification exercise and presented the findings to the Executive for their information and appropriate action.

WHS Committee employee representatives

Graeme Gandy (Chairperson), Allan Dernee, Ramani Warusevitane, Lin Wrona, Keiran Thomas, Margaret Kirton, Wayne Garnsey, Nerida Ashby.

WHS Committee management representatives

Tanya Stephens (Secretary), Tony Sauchella, Maria Whipp, Juliet Grant, Barrie Green.

25 Waste

Waste and consumption

The department is committed to the high level goals stated in its Sustainability Policy:

- > Reducing waste
- > Promoting recycling and re-use
- > Increasing efficient use of energy and water.

At this point in time it is difficult for the organisation to measure its performance across many of its locations because they (a) are multi-tenanted, thus making it difficult to measure our performance independent of other tenants (b) due to the absence of systems or processes which capture the necessary information. The latter is especially problematic in our smaller offices.

However, the department's Bridge Street head office, which houses a large percentage of the organisation's staff, continues to deliver outstanding results against high level goals. In the last financial year, we have:

- > reduced our energy consumption from 5,826 gigajoules in 2010–11 to 5,492 gigajoules in 2011–12. This equates to a reductions of 95 tonnes in emissions. This is on top of the 127 tonnes reduction in emissions between 2009–10 and 2010–11
- > continued to improve our waste management practices in Bridge Street leading a substantial increase in the amount of paper, cardboard and comingled containers recycled. During the 2011–12 financial year the department's head office has recycled 19.5 tonnes of paper (6.7 last year), 4.4 tonnes of cardboard (4.2 last year) and 1.6 tonnes of comingled containers (1.4 last year), effectively saving the equivalent of:
 - > 340 trees (compared with 140 last year); or
 - > 67 barrels of oil (compared with 27 last year); or
 - > 842 kilolitres of water (compared with 348 last year); or
 - > 67 tonnes of carbon dioxide equivalent (compared with 27 last year).
- > Achieving a NABERS Energy rating of 5 stars and Water rating of 4.5 stars (out of a possible 6) for our head office. This is an exceptional result for a heritage building. NABERS is the National Australian Built Environment Rating System which rates buildings on the basis of their measured operational impacts on the environment.

Green group

The department has an active Green Group employee network that promotes sustainable activity among employees. For example the Green Group:

- > maintains a collection box for Mobile Muster, the mobile phone industry's recycling initiative, and a battery recycling box. In 2011–12 we sent 15 phones and chargers for recycling, which saved valuable resources including plastics, aluminum and gold.
- > Used its bulk order powers to subsidise the costs of KeepCups available to Bridge St staff to reduce throwaway coffee cup waste.
- > Runs three worm farms in the southern courtyard of the Bridge Street building to divert this waste from our rubbish bins.
- > Conducted a surprise 'switchoff audit' in March 2012. At the end of the business day, all rooms on all floors were checked to see how many computers, monitors and printers were switched off. Green Group tracks the results of these audits, which shows a clear drop in switch off rates compared to the previous year.

The Building Professionals Board supports the department's policies on reducing waste and employing measures to reuse and recycle waste. Electronic management of files is conducted and all staff participates in recycling recyclable materials.

26 Privacy

Under the *Privacy and Personal Information Protection Act* (the Act), in the 2011–12 reporting period, there were:

- > no requests for access to documents
- > one complaint about privacy breaches made by a third party
- > two internal reviews about breaches of privacy relating to the same matter.

The department investigated the third party complaint. The investigative report found the department had published the personal details of some submitters who had requested confidentiality and had thus breached the privacy of those submitters. The report's recommendations, which the Director-General and the department's Board adopted, included informing all submitters whose privacy had been breached of their rights under the Act, strengthening privacy disclaimers, resolving speed and consistency issues in the submissions upload application, and encouraging submitters wherever possible to lodge submissions online.

Two internal review requests were made as a result of submitters taking up their rights under the Act. In relation to the personal information of the two review applicants, the internal reviewer confirmed the findings of the investigative report that the department had breached their privacy, and found the department had since taken extensive actions in relation to that conduct.

The department is committed to ensuring the protection of the right to privacy of its staff and clients and has a designated privacy officer. There is a privacy page on the department's website and an internal site on the department's intranet, containing privacy guidelines for staff. Privacy notices are required on all compliance documentation. The department has a Privacy Management Plan as required under section 33 of the Act.

The Privacy Manager can be contacted at:

23–33 Bridge Street Sydney NSW
Phone 02 9228 6116
Fax 02 9228 6120

27 After-balance events

The department is not aware of any circumstances that occurred after balance date that would render particulars included in the financial statements to be misleading.

28 Performance and numbers of executive officers

CES/SES level	Total 2010–11	Total 2011–12
8	1	1
7	–	–
6	3	3
5	3	3
4	4	4
3	–	–
2	–	–
1	–	–
Total	11	11
Total females	1	1

Sam Haddad

Director-General, SES Level 8

Master of Business Administration; Master of Applied (Environmental Services; Bachelor of Science

Period in position: whole of reporting period

Remuneration: \$464,581

Key achievements:

- > Led the third stage of the review of the state's planning system, with the release of the NSW Government's Green Paper – A New Planning System for New South Wales.
- > Oversaw the implementation of specific assessment systems in the Environmental Planning and Assessment Act to make planning decisions on projects classed as State Significant Development or State Significant Infrastructure.
- > Oversaw the key delivery of the planning initiatives coming out of the Cabinet Taskforce on Housing Supply and key involvement with the housing committee of Cabinet.
- > Established the role of the department on the Board of Infrastructure NSW, to ensure the Metropolitan Strategy – Sydney 2036 aligns with the State Infrastructure Strategy and the Long Term Transport Master Plan.
- > Continued to improve the working relationship between the department and local government.
- > Secured additional funding and positioned the department at the heart of the State government's approach to improving the economy.
- > Continued working relationship with Commonwealth Government (Department of Sustainability, Environment, Population and Communities) on strategic assessments to reduce duplication, in particular for the Western Sydney growth centres.
- > Coordinating a review of the organisational structure of the department to ensure this reflects the priorities of the government
- > Implemented policies to actively improve the culture of the department, provide a greater strategic focus and encourage 'outcome oriented' delivery.
- > Launched and expanded the electronic housing code and launched an online lodgement system for State Significant Development.

Mr Haddad met the requirements of his performance agreement with the Minister for Planning and with the Premier in his role as a lead executive for State Plan targets.

Tom Gellibrand

Deputy Director-General, Plan Making and Urban Renewal, SES Level 6

Graduate Diploma in Public Administration; Master of Town and Country Planning; Bachelor of Applied Science (Applied Geography)

Period in position: 1 July 2011 – 16 February 2012

Remuneration: \$334,490

Key achievements:

- > Made recommendations on two State Significant Site applications with an estimated capital investment of \$697 million, generating capacity for 4,530 dwellings.
- > Coordinated the PAC to provide advice on three State Significant Site applications with an estimated capital investment of \$233 million, with potential to generate capacity for 1,235 dwellings and conserving approximately 850ha of land for conservation purposes.
- > Made recommendations on 5 Part 3A projects with an estimated capital investment of \$995 million.
- > Issued grants to the value of \$8.6m to assist 79 councils to accelerate their Standard Instrument Local Environmental Plan (LEP)s.
- > The Standard Instrument LEP program has delivered a total of 65 LEPs, 34 of which were completed in 2011–12.

The Director-General has expressed satisfaction with Mr Gellibrand's performance. Mr Gellibrand has successfully met the performance criteria in his performance agreement.

Richard Pearson

Deputy Director-General, Development Assessment and Systems Performance, SES Level 6

Master of Environmental Studies; Bachelor of Town Planning (Hons)

Period in position: Whole of reporting period

Remuneration: \$311,831

Key achievements:

- > Oversaw the preparation of draft Strategic Regional Land Use Plans for the Upper Hunter and New England North West Regions of the State to protect high value agricultural land from increasing activity in the coal and coal seam gas industries. Undertook extensive consultation on the draft plans including regional forums in Gunnedah and Singleton, as well as drop in sessions throughout both regions.
- > Oversaw the preparation and commencement of the new State Environmental Planning Policy (State and Regional Development) 2011 to clearly and transparently define the classes of development and infrastructure which are of State and regional significance.
- > Managed the assessment and determination of 403 major projects and other projects for infrastructure, mining, manufacturing, residential, commercial and retail development worth \$10.6 billion and with the potential to generate over 58,000 jobs.
- > Achieved assessment benchmarks (following the establishment of new benchmarks in State Plan 2021) of 100 per cent of State significant development projects assessed and determined within four months
- > Improved the efficiency and transparency of the department's environmental assessment systems by implementing an online lodgement system, and a range of search and notification facilities on the department's Major Projects Register.
- > Managed the system of joint regional planning panels throughout NSW which determined 308 projects of regional significance worth \$6.05 billion.
- > Released discussion papers for the next stages of expansion to the complying development codes in State Environmental Planning Policy (Exempt and Complying Development Codes).

The Director-General has expressed satisfaction with Mr Pearson's performance. Mr Pearson has successfully met the performance criteria in his performance agreement.

Ian Reynolds

Deputy Director-General, Strategies and Land Release, SES Level 6

Diploma in Urban and Regional Planning; Master of Economics; Bachelor of Natural Resources (Hons)

Period in position: whole of reporting period

Remuneration: \$320,650 plus retention allowance of \$15,940

Key achievements:

- > Executive direction for ongoing Greenfield release and planning program in Sydney's growth centres including:
 - > Rezoning of Schofields and Area 20 precincts
 - > Exhibition of draft plans for rezoning of Box Hill, Box Hill Industrial, Austral and Leppington North precincts
 - > Release of Marsden Park, Catherine Field, East Leppington and Leppington precincts to commence planning.
- > Executive direction for program culminating in granting of approval under the Commonwealth Environment Protection and Biodiversity Conservation Act of the Strategic Assessment Program for Sydney's growth centres leading to improved environmental and streamlined development outcomes.
- > Executive direction for program to identify and resolve systemic statutory impediments to housing supply.
- > Executive direction for a targeted program to identify and resolve short term impediments to housing development on rezoned land.
- > Executive direction for a revised consultation program for demographic projections for NSW involving upgraded, face to face contact with Local Government to enable incorporation of local factors into local area population projections.
- > Executive direction for implementation of upgraded monitoring of housing and employment land development in Sydney to provide better evidence for decision making.
- > Executive direction for program to prepare new Metropolitan Plan for Sydney and revised Regional Strategies for Lower Hunter, Illawarra, South Coast and Far North Coast.
- > Executive direction for continued acquisition program for North West and South West Rail projects.
- > Executive direction of program to secure government endorsement of new structures and processes to coordinate delivery of infrastructure essential to support growth in NSW.

The Director-General has expressed satisfaction with Mr Reynold's performance. Mr Reynolds has successfully met the performance criteria in his performance agreement.

Giovanni Cirillo

Executive Director, Urban Renewal and Major Sites, SES Level 5

Master of International Studies; Graduate Diploma in Economics; Bachelor of Urban and Regional Planning (Hons)

Period in position: whole of reporting period

Remuneration: \$285,300 plus retention allowance of \$15,000

Key achievements:

- > Conducted the review of SEPP 65 and the Residential Flat Design Code including public exhibition of a Discussion Paper, consideration of submissions, public information sessions, industry briefings, and working groups with key stakeholders.
- > Preparation of a major urban renewal strategy for the Newcastle City Centre including extensive research and testing, consultation and coordination expert studies in the areas of transport, economics and public domain.
- > Commenced structure planning for new town centres at all eight North West Rail Link Station Precincts as a joint initiative with Transport for NSW and in partnership with each of the local Councils.
- > Completed five State Significant Site rezonings for precincts at Edmondson Park (3,500 dwellings, 1,000 jobs), North Penrith (1,000 dwellings and 2,500 jobs), Middle Camp (200 dwellings), Nords Wharf and Gwandalan (700 dwellings).
- > Facilitated the transfer of approximately 1000 hectares of high priority conservation lands into the NSW national parks system.
- > Completed assessments for 11 major development applications (valued at \$1.29 billion, and creating 9,000 jobs), including:
 - > North Penrith concept plan and Stage 1 project application
 - > Edmondson Park concept plan and Stage 1 project application
 - > Middle Camp, Nords Wharf and Gwandalan concept plans
 - > University of Technology Broadway – Project applications for the Faculty of Engineering and IT Building and Faculty of Science Building
 - > Calderwood Stage 1 project application
 - > Royal North Shore Hospital – Clinical Services Building.

Prepared draft Development Controls Plans for Catherine Hill Bay and Huntlee to guide the future development of these major sites.

The Director-General has expressed satisfaction with Mr Cirillo's performance. Mr Cirillo has successfully met the performance criteria in his performance agreement.

Donna Rygate

Executive Director, Corporate Governance and Policy,
SES Level 5

Master of Planning; Bachelor of Economics
(Hons-Government and Public Administration)

Period in position: 1 July 2011 to 1 June 2012

Remuneration: \$285,300 plus recruitment allowance
of \$20,000

Key achievements:

- > Delivered a strong planning policy and reform agenda with ongoing work to achieve more affordable housing in NSW; exhibition of draft wind farm planning guidelines, a new approach to the issue of paper subdivisions, and a draft guideline on estimating the cost of development; and finalisation of an innovative self regulatory approach to holiday letting with industry.
- > Led the NSW Government response to the sensitive issue of fire safety in nursing homes; drove the development of community education material around child falls from buildings; improved performance data reporting through the publication of the 2010–11 Local Development Performance Monitoring (LDPM) Report;
- > Delivered the groundbreaking Electronic Housing Code (EHC) pilot; drove BASIX technical upgrades; achieved re-certification to ISO 9001 – Data Quality in March 2012 for the department's Standard Instrument Local Environmental Plan Spatial Data Quality Program; and secured funding for the expansion of both the LDPM and EHC programs, and ePlanning as part of the Planning System Review.
- > Strengthened governance, transparency and accountability by release of a new Code of Conduct and Ethics with an annual staff compliance declaration requirement; commencement of a new Fraud and Corruption Control Plan and award-winning protocols for managing contacts with registered lobbyists and others; conduct of a rigorous audit program; development of an innovative Secondary and Private Employment Policy; investigations; and a review of committee participation across the department.
- > Conducted numerous events and forums with departmental stakeholders; improved transparency by publishing material on the department's website; formulated a new approach to advertising; and developed and implemented communication strategies around a wide range of corporate priorities like Strategic Regional Land Use Plans and the Planning System Review.
- > In the corporate area, secured additional funding for the department in both the 2011 and 2012 Expenditure Review Committee processes; met savings targets; strengthened learning and development; worked to improve the department's electronic records and document management system; achieved savings through office accommodation change strategies; and got excellent scores for energy and water efficiency in building sustainability rating frameworks.

- > Drove corporate and shared services reform, including the transition of sub cluster entities into the shared services environment.
- > Facilitated the integration of the Sydney Harbour Foreshore Authority, Hunter Development Corporation, and the Central Coast Regional Development Corporation into the Planning and Infrastructure sub cluster.
- > Supported ongoing policy and compliance work around building certification.

The Director-General has expressed satisfaction with Ms Rygate's performance. Ms Rygate has successfully met the performance criteria in her performance agreement.

Christopher Wilson

Executive Director, Major Projects Assessment,
SES Level 5

Master of Urban and Regional Planning; Bachelor
of Arts (Hons)

Period in position: whole of reporting period

Remuneration: \$275,799

Key achievements:

Development Assessment

- > Initiated the implementation of the new development assessment regime for State significant infrastructure and State significant development.
- > Coordinated and delivered comprehensive environmental impact assessments and sound planning outcomes for 306 major development decisions with economic, environmental and social significance to NSW.
- > Developments approved had a combined capital investment value (CIV) of approximately \$9.7 billion with the potential to generate in excess of 52,200 jobs.
- > This included the delivery of environmental planning approvals for key public infrastructure including the widening of the M5 West, key upgrades to the Pacific Highway at Urunga and Kempsey, and several major medical facilities at the Prince of Wales, Nowra, Liverpool, Wagga Wagga, and Shoalhaven hospitals.
- > Continued to make recommendations relevant to the development of Barangaroo including the approval of commercial towers C3 and C5.

Litigation

- > Achieved successful outcomes for 16 of the 17 major project matters (Class 1 and 4) determined by the Land and Environment Court (L&E Court) with 10 matters upheld and 6 discontinued, settled or mediated. One decision to refuse an application was reversed by the Court.

Compliance

- > Undertook a range of compliance activities including:
 - > 213 inspections and audits across a wide range of industry sectors
 - > 106 off site surveillances of approved projects – up from 39 in 2010–11
 - > 157 enforcement actions, ranging from negotiated outcomes through to warning letters, orders, penalty notices and prosecutions – up from 124 in 2010–11
 - > successfully sought Class 4 Orders in the L&E Court to rectify non-compliant earthworks at a major construction site in the Illawarra.

The Director-General has expressed satisfaction with Mr Wilson's performance. Mr Wilson has successfully met the performance criteria in his performance agreement.

29 Government Information (Public Access) Act 2009

The 2011–12 financial year saw the second year of operation of the *Government Information (Public Access) Act 2009* (the GIPA Act), which replaced the Freedom of Information Act 1989. The GIPA Act and Regulation introduced a new annual reporting regime. The information required to be included in the GIPA annual report is numbered and described and in bold below.

1. Review of proactive release program – GIPA Regulation Clause 7(a)

The department's proactive release program for the coming year is compiled during the department's review under section 7 of the GIPA Act of its program of the previous year.

The department's review of its proactive release program involved specific communication with every branch of the department in June 2012 to:

- > obtain a progress report on the past year's proactive release program, and
- > build a new program for the coming year.

Each branch provided the names or descriptions of information that it had proactively released in 2011–12, and listed the information it intended to release proactively in the coming year.

The lists of information intended for release were compiled to become the department's proactive disclosure program for the coming year.

As a result of the review the branches listed the following information which they proactively disclosed in the 2011–12 year:

Policy, Planning Systems and Reform

Draft NSW Wind Farm Planning Guidelines were released for public consultation in December 2011.

Policy Coordination/Sustainable Systems

BASIX Cogeneration Implementation Study

BASIX eNews (various)

SEPP71 – Coastal Protection

SEPP 14 Coastal wetlands Digital Data

SEPP 26 Littoral rainforest State Heritage Register – Curtilage

State Heritage Register – Centroid

SEPP(Major Development) 2005

Standard Instrument(LEP) Order 2006 Map Template Grids

Standard Requirements for GIS data for SEPP (Exempt and Complying Development Codes) 2008 (version 1.4).

Standard requirements for LEP GIS data – updated November 2008

Standard Technical Requirements for LEP Maps March 2009, version 1.2

(Sydney Harbour Catchment) 2005

Non-Standard LEP & SI LEP (Gazetted) – Digital GIS Data

Local Development Performance Monitoring Report 2010–11

Local Development Performance Monitoring 2010–11 Data Template Guide

Local Development Performance Monitoring 2011–12 Data Template Overview

Local Development Performance Monitoring 2011–12 Extranet Guide

Local Development Performance Monitoring 2011–12 Answers to Frequently Asked Questions

Local Development Performance Monitoring 2011–12 Final Data Checklist

Local Development Performance Monitoring 2011–12 Feedback file instructions

BASIX eNews – Fee FAQ (25/7/11)

BASIX eNews – Introducing Alts & Adds fee (29/7/11)

BASIX eNews – Transition period for BERS Pro and FirstRate 5 (14/10/11)

BASIX eNews – Status of BDAV accreditation (31/10/11)

BASIX eNews – Launch of Electronic Housing Code (7/11/11)

BASIX eNews – Manual Payment availability for Alts & Adds (15/12/11)

BASIX eNews – New recycled water schemes (Thrumster and Oran Park) (30/4/12)

Assessment Policy

Rural Housing Code User Guide

Assessment Systems and Strategies

State Significant Development / State Significant Infrastructure assessment systems

- > Planning Circular and Fact Sheets on new SSD/SSI system
- > Planning Circular on Planning Assessment Commission
- > Planning Assessment Commission – Meeting Procedures
- > Proponent's Guideline for State Significant Development
- > Proponent's Guideline for State Significant Infrastructure
- > Community Guideline for State Significant Development and State Significant Infrastructure

Regional Panels

Planning Circular on changes to Regional Panel systems (PS11-020, 30 September 2011)

Revised Regional Panel Operational Procedures (exhibition version January 2012)

Revised Regional Panel Code of Conduct (exhibited version January 2012)

Revised Regional Panels Complaint Handling Policy (exhibited version 2012)

Submissions received from exhibition of revised regional panel guidelines

Requests for advice from the Minister to the regional panels (Moreton Park, Menangle; Old Bathurst Road, Emu Plains)

Regional Panel Advice Report to Minister for Old Bathurst Road, Emu Plains (dated March 2012)

Regional Panels Instrument of Delegations

Regional Panel 120 Referral Form

Independent Peer Review Reports Commissioned by Regional Panel (for Cedar Point quarry, Kyogle)

Compliance

Management of dust from coal mines

Environmental Compliance and Performance Report

Wind Farm Audits

Wind Farm Audits Media Release

Wind Farm Audit Outline

Professional Services Brief for Noise Monitoring Tender

Frequently Asked Questions

Survey of nearby landowners: covering letter and survey documents for Cullerin Range, Woodlawn and capital wind farms

Notifications to proponents for Cullerin Range, Woodlawn and Capital wind farms

Compliance Activity Reports

Monthly reports from July 2011 to June 2012

Metro and Regional Strategy

Sydney over the next 20 years – A Discussion Paper May 2012

Development and Demographic Analysis

Metropolitan Development Program (MDP) 2009–10 Report

Metropolitan Development Program (MDP) 2010–11 Report

MDP Six Monthly Monitor July-December 2010

MDP Six Monthly Monitor January-June 2011

Employment Lands Development Program (ELDP) 2011 Update Report

Population NSW Bulletin No. 15 (November 2011)

MDP Monthly Monitor – one for each month:
July 2011 – June 2012

MDP Six Monthly Monitor July – December 2011

MDP March Quarter Monitoring Report 2012

Section on Website on Review of Potential Housing
Sites, under 'Housing Delivery Overview'

Employment Lands Taskforce Report

Fact Sheet – NSW Government Response
to the Employment Lands Taskforce Report

Land Release (Planning and Delivery)

Draft Precinct Plans on exhibition for Box Hill
and Box Hill Industrial, Austral and Leppington North
and Schofields Precinct. This included the following
documents:

Draft Indicative Layout Plan

Explanation of Intended Effect

Development Control Map

Floor Space Ratio Map

Height of Buildings Map

Heritage Map

Land Acquisition Map

Land Reservation Acquisition Map

Land Zoning Map

Lot Size Map

Native Vegetation Protection Map

Residential Density Map

Riparian Protection Area Map

Indigenous Heritage Report

Biodiversity Assessment

Biodiversity Consistency Assessment

Non-Indigenous Heritage Report

Odour Assessment

Retail and Employment Assessment

Riparian Assessment

Traffic and Transport Report

Water Cycle Management Report

Demographics and Social Infrastructure Assessment

Bushfire Assessment

Infrastructure Delivery Plan

Leppington Town Centre Masterplan Report

Noise Assessment

Salinity and Geotechnical Assessment

Precinct Planning Report

Guide to Precinct Planning Exhibition Brochure

Leppington Major Centre Brochure

Contour and Aerial Maps

Other documents released by Land Release (Planning and Delivery)

Western Sydney Employment Area Southern Link Road
Network Strategic Assessment

Combined Alignment Options (WSEA)

FAQs – Southern Link Road Network Strategic Transport
Assessment

Area 20 Gazettal Brochure

Schofields Gazettal Brochure

Box Hill Land Ownership Map

Variation to Edmondson Park Precinct Conservation
Agreement (September 2011)

Community Update Catherine Fields Part
(February and April 2012)

Community Update Austral and Leppington North
(April 2012)

Community Update Leppington (February 2012)

Community Update East Leppington (February 2012)

Community Update Marsden Park (February
and March 2012)

Community Update Box Hill and Box Hill Industrial
(July 2011 and April 2012)

Community Update Area 20 (July 2011)

FAQs Catherine Fields Part

Catherine Fields Part Precinct Voluntary Planning
Agreement and Explanatory Note

Marsden Park Precinct Voluntary Planning Agreement
and Explanatory Note

Guide to Precinct Planning Brochure

Guide to Sydney's Growth Centres Brochure

Sydney Growth Centres Strategic Assessment Program
Endorsement Letter

Sydney Growth Centres Strategic Assessment Program
Notification of Decision to Endorse the Program

Strategic Assessment Approval Decisions

Strategic Assessment Notification of Decision
to Approve Development Action

Strategic Assessment Final Program Report

Strategic Assessment Supplementary Report

Special Infrastructure Contribution Rates Update

North West and South West Growth Centre Maps
– Updated

Guide to Submission Writing

Guidelines for Landowner Input into Precinct Planning

Strategic assessments

Submissions received in relation to the public exhibition
of studies relating to potential listing of State Significant
Sites

Submissions received in relation to the public exhibition
of the Development Control Plan for Catherine Hill Bay

Draft Urban Activation Precincts Guideline and
associated fact sheets and planning circular

Centres and urban renewal

SEPP 65 and Residential Flat Design Code Review Discussion Paper

Southern Region

Documents on the 2002 listing of Sandon Point as a State Significant Development Site

Department Letter to Yass Valley Council concerning a proposed rural residential development at East Tallagandra Lane, Sutton

Department Letter and Planning Report concerning Wollongong LEP 2009 Amendment 5

Department Planning Report on a Site Compatibility Certificate for land at Old Saddleback Road, Kiama

Ministerial Briefing Note and letter to Southern JRPP concerning the revocation of Relevant Planning Authority status for a planning proposal to allow a Discount Factory Outlet in Kembla Grange

Department Planning Report on a Site Compatibility Certificate for land at Headlands Avenue, Austinmer

Ministerial Briefing Note on potential appointment of an alternate Relevant Planning Authority for a proposal known as Lake Jindabyne Village

Sydney East Region

Mowbray Road Strategic Review (November 2011)

Warriewood Valley Strategic review documents – Traffic and Transport (study and brief); Urban Design (study and brief); water management and flooding (study and brief); economic feasibility (study and brief); Interim Probity Report for exhibition; and draft Strategic Review Report for exhibition

Planning operations coordination

Local Environmental Plan Tracking System – on-going

Local Planning Panel – meeting minutes

LEP Review Panel – Planning Team Reports and Panel recommendations

Public exhibition of draft policy – ‘More local, more accountable plan making’

Northern Region

Certain correspondence related to Ballina draft comprehensive LEP Section 65 Certificate

Department Planning Reports for Gateway Determination of Glen Artney and Longyard Trails Planning Proposals, Tamworth Regional LGA

Certain correspondence, planning reports and draft LEP associated with Port Macquarie Hastings LEP 2011 Amendment No. 8 (Area 15), Camden Haven

2. The number of access applications the department received during the reporting year was 98. (GIPA Regulation Clause 7(b)).

This number includes withdrawn applications and applications which were invalid when initially received but subsequently became valid. The number does not

include transferred applications (four) or applications which remained invalid (four). Neither does it include the 15 applications brought forward from 2010–11, which were decided (13), transferred (one) or were invalid (one).

A total of 11 applications received in 2011–12 were carried forward to the 2012–13 year. Thus, 87 2011–12 applications were decided. Including those decided brought forward from 2010–11 there were 100 applications about which decisions were made in 2011–12. Of these, three applications each had two decisions made, so 103 initial decisions were made (not including transferred applications and applications which remained invalid).

Two review applications were brought forward from the 2010–11 year.

3. The total number of access applications received by the department during the reporting year that the department refused because the application was for the disclosure of information referred to in Schedule 1 to the Act was three. Of these none were refused in full and three were refused in part.

(Information for which there is conclusive presumption of overriding public interest against disclosure – GIPA Regulation Clause 7(c))

4. Information, as set out in the form required by the tables in Schedule 2, relating to the access applications (if any) made to the department during the reporting year (GIPA Regulation Clause 7(d))

Overriding public interest against disclosure

The total number of access applications received by the department during the reporting year that the department refused because the application was for the disclosure of information referred to in Schedule 1 to the Act was three. Of these none were refused in full and three were refused in part.

(Information for which there is conclusive presumption of overriding public interest against disclosure – GIPA Regulation Clause 7(c))

Schedule 2 Tables

Departmental note: These tables include information about 15 applications brought forward from the 2010–11 year.

Table A: Number of applications by type of applicant and outcome*

	Access granted in full	Access granted in part	Access refused in full	Information not held	Information already available	Refuse to deal with application	Refuse to confirm / deny whether information is held	Application withdrawn
Media	1	2	0	0	0	0	0	0
Members of Parliament	1	0	0	1	0	0	0	0
Private sector business	10	2	1	4	3	2	0	1
Not for profit organisations or community groups	3	0	0	1	0	0	0	0
Members of the public (application by legal representative)	17	7	0	4	0	2	0	3
Members of the public (other)	28	0	0	6	2	2	0	0

*More than one decision can be made in respect of a particular access application. If so, a recording must be made in relation to each such decision.

Table B: Number of applications by type of application and outcome

	Access granted in full	Access granted in part	Access refused in full	Information not held	Information already available	Refuse to deal with application	Refuse to confirm / deny whether information is held	Application withdrawn
Personal information applications*	0	0	0	0	0	0	0	0
Access applications (other than personal information applications)	60	11	1	16	5	6	0	4
Access applications that are partly personal information applications and partly other	0	0	0	0	0	0	0	0

*More than one decision can be made in respect of a particular access application. If so, a recording must be made in relation to each such decision.

Table C: Invalid applications

Reason for invalidity	Number of applications
Application does not comply with formal requirements (section 41 of the Act)	12
Application is for excluded information of the agency (section 43 of the Act)	0
Application contravenes restraint order (section 110 of the Act)	0
Total number of invalid applications received	12
Invalid applications that subsequently became valid applications	7

Table D: Conclusive presumption of overriding public interest against disclosure: matters listed in Schedule 1 to Act

	*Number of times consideration used
Overriding secrecy laws	0
Cabinet information	1
Executive Council information	0
Contempt	0
Legal professional privilege	2
Excluded information	0
Documents affecting law enforcement and public safety	0
Transport safety	0
Adoption	0
Care and protection of children	0
Ministerial code of conduct	0
Aboriginal and environmental heritage	0

* More than one public interest consideration may apply in relation to a particular access application and, if so, each such consideration is to be recorded (but only once per application). This also applies in relation to Table E.

Table E: Other public interest considerations against disclosure: matters listed in table to section 14 of Act

	Number of occasions when application not successful
Responsible and effective government	1
Law enforcement and security	0
Individual rights, judicial processes and natural justice	6
Business interests of agencies and other persons	8
Environment, culture, economy and general matters	0
Secrecy provisions	0
Exempt documents under interstate Freedom of Information legislation	0

Table F: Timeliness

	Number of applications
Decided within the statutory timeframe (20 days plus any extensions)	87
Decided after 35 days (by agreement with applicant)	12
*Not decided within time (deemed refusal)	1
Total	100

* Decision to grant in full made late.

Table G: Number of applications reviewed under Part 5 of the Act (by type of review and outcome)

	Decision varied	Decision upheld	Total
Internal review	4	2	6
Review by Information Commissioner*	0	2	2
Internal review following recommendation under section 93 of Act	0	0	0
Review by ADT	0	0	0
Total	4	4	8

* The Information Commissioner does not have the authority to vary decisions, but can make recommendations to the original decision-maker. The data in this case indicates that a recommendation to vary or uphold the original decision has been made by the Information Commissioner. This table only lists the number of applications with completed reviews.

Table H: Applications for review under Part 5 of the Act (by type of applicant)*

	*Number of applications for review
Applications by access applicants	7
Applications by persons to whom information the subject of access application relates (see section 54 of the Act)	2

*This table lists the number of review applications decided. One initial decision of a GIPA application was subject to two review applications, from the applicant and a third party. Thus there was one more review application than there were GIPA applications reviewed.

30 Public interest disclosure

The Public Interest Disclosures Act and Regulation requires the following information to be reported annually:

Public interest disclosure

The number of public officials who have made a public interest disclosure to the public authority	none
The number of public interest disclosures received by the public authority in total and the number of public interest disclosures received by the public authority relating to each of the following	–
Corrupt conduct	none
Maladministration	none
Serious and substantial waste of public money or local government money (as appropriate)	none
Government information contraventions	none
Local government pecuniary interest contraventions	none
The number of public interest disclosures finalised by the public authority	none
Whether the public authority has a public interest disclosures policy in place	Yes
What actions the head of the public authority has taken to ensure that his or her staff awareness responsibilities under section 6E (1) (b) of the Act have been met?	A detailed information email was sent to all staff about the Act and amendments, a link to the policy has been provided on the department's intranet, and training on public interest disclosures is delivered at all inductions of new staff.

Here a reference to a public interest disclosure is a reference to a public interest disclosure received by a public authority on or after 1 January 2012.

31 Credit card certification

The department's corporate card policies are in accordance with Treasury's and the Auditor-General's guidelines. The department's corporate credit card policies and procedures satisfy the requirements of the Treasurer's Directions. Corporate card expenditures are monitored for compliance and usage was considered to comply with best practice guidelines.

32 Requirements arising from employment arrangements

The department provides personnel services to Hunter Development Corporation, Central Coast Regional Development Corporation and Sydney Harbour Foreshore Authority.

Financial statements

10

Department of Planning and Infrastructure financial statements



INDEPENDENT AUDITOR'S REPORT

Department of Planning and Infrastructure

To Members of the New South Wales Parliament

I have audited the accompanying financial statements of the Department of Planning and Infrastructure (the Department), which comprise the statement of financial position as at 30 June 2012, the statement of comprehensive income, statement of changes in equity and statement of cash flows, service group statements and a summary of compliance with financial directives for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information.

Opinion

In my opinion, the financial statements:

- give a true and fair view of the financial position of the Department as at 30 June 2012, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- are in accordance with section 45E of the *Public Finance and Audit Act 1983* (the PF&A Act) and the Public Finance and Audit Regulation 2010

My opinion should be read in conjunction with the rest of this report.

Department Head's Responsibility for the Financial Statements

The Department Head is responsible for the preparation of the financial statements that give a true and fair view in accordance with Australian Accounting Standards and the PF&A Act, and for such internal control as the Department Head determines is necessary to enable the preparation of the financial statements that give a true and fair view and that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on the financial statements based on my audit. I conducted my audit in accordance with Australian Auditing Standards. Those standards require that I comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Department's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Department's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Department Head, as well as evaluating the overall presentation of the financial statements.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

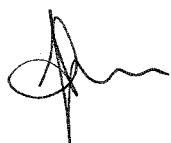
My opinion does *not* provide assurance:

- about the future viability of the Department
- that it has carried out its activities effectively, efficiently and economically
- about the effectiveness of its internal control
- about the assumptions used in formulating the budget figures disclosed in the financial statements
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about other information that may have been hyperlinked to or from the financial statements.

Independence

In conducting my audit, I have complied with the independence requirements of the Australian Auditing Standards and relevant ethical pronouncements. The PF&A Act further promotes independence by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of public sector agencies but precluding the provision of non-audit services, thus ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by the possibility of losing clients or income.



Aaron Green
Director, Financial Audit Services

27 September 2012
SYDNEY

Department of Planning & Infrastructure

FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2012

Contents

Statement by the Director-General	120
Statement of Comprehensive Income	121
Statement of Financial Position	122
Statement of Changes in Equity	123
Statement of Cash Flows	124
Service Group Statements – Expenses and Revenues	125
Service Group Statements – Assets and Liabilities	126
Service Group Statements – Administered Expenses and Income	127
Summary of Compliance with Financial Directives	128
Notes to the Financial Statements	129

DEPARTMENT OF PLANNING & INFRASTRUCTURE

STATEMENT
OF
DIRECTOR-GENERAL

Pursuant to section 45F of the *Public Finance and Audit Act 1983*, I state that:

- a) The accompanying financial statements have been prepared in accordance with:
 - applicable Australian Accounting Standards (which includes Australian Accounting Interpretations);
 - the requirements of the *Public Finance and Audit Act 1983* and *Public Finance and Audit Regulation 2010*; and
 - the Financial Reporting Directions published in the Financial Reporting Code for Budget Dependent General Government Sector Agencies or issued by the Treasurer under section 9(2) (n) of the *Public Finance and Audit Act 1983*.
- b) The statements and notes exhibit a true and fair view of the financial position and transactions of the Department; and
- c) There are no circumstances which would render any particulars included in the financial statements to be misleading or inaccurate.

S Haddad

Director-General
Department of Planning & Infrastructure

26/9/2012.

DEPARTMENT OF PLANNING & INFRASTRUCTURE
Statement of Comprehensive Income
for the Year ended 30 June 2012

	Notes	Actual 2012 \$'000	Budget 2012 \$'000	Actual 2011 \$'000
Expenses excluding losses				
Operating expenses				
Employee related	2	111,631	101,822	85,438
Other operating expenses	3	14,361	24,514	20,403
Depreciation and amortisation	4	613	392	1,113
Grants and subsidies	5	79,507	67,251	22,539
Finance costs	6	1,335	1,904	1,074
Total Expenses excluding losses		207,447	195,883	130,567
Revenue				
Recurrent appropriation	7	87,214	102,482	80,140
Capital appropriation	7	572	7,489	164
Sale of goods and services	8(a)	43,625	35,899	44,583
Personnel services revenue	8(b)	36,370	33,073	10,407
Investment revenue	9	960	784	813
Grants and contributions	10	1,307	2,650	2,801
Acceptance by the Crown Entity of employee benefits and other liabilities	11	3,873	-	4,038
Special Infrastructure Contributions	12a	16,084	-	-
Other revenue	12b	12,945	13,481	10,222
Total Revenue		202,950	195,858	153,168
Gain/(Loss) on disposal	13a	264	600	-
Other Losses	13b	(2)	(13)	-
Net Result		(4,235)	562	22,601
Other comprehensive income				
Net increase in property, plant & equipment revaluation surplus		111	-	-
Actuarial gain on defined benefit plans	20b	(4,463)	-	1,177
Total other comprehensive income		(4,352)	-	1,177
TOTAL COMPREHENSIVE INCOME		(8,587)	562	23,778

The accompanying notes form part of these financial statements.

DEPARTMENT OF PLANNING & INFRASTRUCTURE
Statement of Financial Position
as at 30 June 2012

	Notes	Actual 2012 \$'000	Budget 2012 \$'000	Actual 2011 \$000	Actual 1 July 2010 \$000
ASSETS					
Current Assets					
Cash and cash equivalents	15	27,987	17,393	42,056	13,807
Receivables	16	40,185	29,611	26,919	15,936
Total Current Assets		68,172	47,004	68,975	29,743
Non-Current Assets					
Property, Plant and Equipment					
- Land	17	8,581	11,470	8,470	8,460
- Plant and Equipment	17	863	1,877	1,378	5,657
Total Property, Plant and Equipment		9,444	13,347	9,848	14,117
Intangible assets	18	1,093	4,468	190	230
Total Non-Current Assets		10,537	17,815	10,038	14,347
Total Assets		78,709	64,819	79,013	44,090
LIABILITIES					
Current Liabilities					
Payables	19	11,819	6,341	9,909	12,948
Provisions	20a	25,520	23,255	19,632	7,633
Total Current Liabilities		37,339	29,596	29,541	20,581
Non-Current Liabilities					
Borrowings	21	22,337	29,526	22,266	16,963
Provisions	20a	938	821	826	442
Other	20a	322	322	-	-
Total Non-Current Liabilities		23,597	30,669	23,092	17,405
Total Liabilities		60,936	60,265	52,633	37,986
Net Assets		17,773	4,554	26,380	6,104
EQUITY					
Reserves		111	-	-	-
Accumulated Funds		17,662	4,554	26,380	6,104
Total Equity		17,773	4,554	26,380	6,104

The accompanying notes form part of these financial statements.

DEPARTMENT OF PLANNING & INFRASTRUCTURE
Statement of Changes in Equity
for the Period ended 30 June 2012

	Note	Accumulated Funds \$'000	Reserves \$'000	Total \$'000
Balance at 1 July 2011		26,380	-	26,380
Net result for the period		(4,235)	-	(4,235)
Other comprehensive income:				
Net increase in property, plant & equipment		-	111	111
Actuarial gain/(loss) on superannuation		(4,463)	-	(4,463)
Total other comprehensive income		(4,463)	111	(4,352)
Total comprehensive income for the period		(8,698)	111	(8,587)
Transactions with owners in their capacity as owners				
Increase/(decrease) in net assets from equity transfers	23	(20)	-	(20)
Balance as at 30 June 2012		17,662	111	17,773
Balance at 1 July 2010		6,104	-	6,104
Net result for the year		22,601	-	22,601
Other comprehensive income:		1,177	-	1,177
Total other comprehensive income		1,177	-	1,177
Total comprehensive income for the year		23,778	-	23,778
Transactions with owners in their capacity as owners				
Increase/(decrease) in net assets from equity transfers		(3,502)	-	(3,502)
Balance as at 30 June 2011		26,380	-	26,380

The accompanying notes form part of these financial statements.

DEPARTMENT OF PLANNING & INFRASTRUCTURE
Statement of Cash Flows
for the Year ended 30 June 2012

	Notes	Actual 2012 \$'000	Budget 2012 \$'000	Actual 2011 \$'000
CASH FLOWS FROM OPERATING ACTIVITIES				
Payments				
Employee related		(97,118)	(99,266)	(64,031)
Grants and subsidies		(70,451)	(58,232)	(26,041)
Finance costs		(492)	(1,904)	(1,118)
Other		(32,678)	(56,245)	(33,847)
Total Payments		(200,739)	(215,647)	(125,037)
Receipts				
Recurrent appropriation		87,452	101,219	81,403
Capital appropriation		612	7,489	164
Sale of goods and services		88,893	65,282	55,126
Interest received		1,035	910	563
Cash reimbursements from the Crown Entity		4,924	-	3,944
Other		4,771	16,564	7,184
Total Receipts		187,687	191,464	148,384
NET CASH FLOWS FROM OPERATING ACTIVITIES	26	(13,052)	(24,183)	23,347
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from sale of property, plant & equipment		-	600	-
Purchases of property, plant & equipment		(54)	(3,844)	(391)
Purchase of intangibles		(1,048)	(4,325)	(175)
NET CASH FLOWS FROM INVESTING ACTIVITIES		(1,102)	(7,569)	(566)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from borrowings		-	7,089	5,500
NET CASH FLOWS FROM FINANCING ACTIVITIES		-	7,089	5,500
NET INCREASE / (DECREASE) IN CASH		(14,154)	(24,663)	28,281
Opening cash and cash equivalents		42,056	42,056	13,807
Cash transferred in/(out) as a result of administrative restructuring		85	-	(32)
CLOSING CASH AND CASH EQUIVALENTS	15	27,987	17,393	42,056

The accompanying notes form part of these financial statements.

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Supplementary financial statements
Service group statements for the year ended 30 June 2012

	Strategies & Land Release*		Plan Making & Urban Renewal*		Development Assessment*		Personnel Services*		Not Attributable		Total	
	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
EXPENSES AND INCOME												
Expenses excluding losses												
Operating expenses												
Employee related	22,653	15,711	27,447	27,731	29,624	30,412	31,907	11,584	-	-	111,631	85,438
Other operating expenses	4,336	5,652	3,665	4,983	6,360	9,768	-	-	-	-	14,361	20,403
Depreciation and amortisation	303	329	201	547	109	237	-	-	-	-	613	1,113
Grants and subsidies	70,189	3,921	6,418	15,318	2,900	3,300	-	-	-	-	79,507	22,539
Finance Costs	1,335	1,074	-	-	-	-	-	-	-	-	1,335	1,074
Total Expenses excluding Losses	98,816	26,687	37,731	48,579	38,993	43,717	31,907	11,584	-	-	207,447	130,567
Revenue**												
Recurrent appropriation	-	-	-	-	-	-	-	-	-	-	87,214	80,140
Capital appropriation	-	-	-	-	-	-	-	-	572	164	572	164
Sale of goods and services	1,443	229	24,030	22,779	18,152	21,575	-	-	-	-	43,625	44,583
Personnel services revenue	-	-	-	-	-	-	36,370	10,407	-	-	36,370	10,407
Investment income	272	147	326	319	362	347	-	-	-	-	960	813
Grants and contributions	370	2,015	444	393	493	393	-	-	-	-	1,307	2,801
Acceptance by the Crown Entity of employee benefits and other liabilities	-	-	-	-	-	-	-	-	3,873	4,038	3,873	4,038
Special infrastructure contributions	16,084	-	-	-	-	-	-	-	-	-	16,084	-
Other revenue	3,669	1,849	4,392	4,014	4,884	4,359	-	-	-	-	12,945	10,222
Total Revenue	21,838	4,240	29,192	27,505	23,891	26,674	36,370	10,407	91,659	84,342	202,950	153,168
Gain/(Loss) on disposal of non-current assets	75	-	89	-	100	-	-	-	-	-	264	-
Other gains/(losses)	-	-	(1)	-	(1)	-	-	-	-	-	(2)	-
Net result	(76,903)	(22,447)	(8,451)	(21,074)	(15,003)	(17,043)	4,463	(1,177)	91,659	84,342	(4,235)	22,601
Other Comprehensive Income												
Revaluation surplus	-	-	111	-	-	-	-	-	-	-	111	-
Other net increases in equity	-	-	-	-	-	-	(4,463)	1,177	-	-	(4,463)	1,177
Total other Comprehensive Income	-	-	111	-	-	-	(4,463)	1,177	-	-	(4,352)	1,177
TOTAL COMPREHENSIVE INCOME	(76,903)	(22,447)	(8,340)	(21,074)	(15,003)	(17,043)	91,659	84,342	(8,587)	23,778		

* The names and purposes of each service group are summarised in Note 14.

** Appropriations are made on an agency basis and not to individual service groups. Consequently, government contributions must be included in the "Not Attributable" column.

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Supplementary financial statements
Service group statements for the year ended 30 June 2012 (continued)

ASSETS AND LIABILITIES	Strategies & Land Release*		Plan Making & Urban Renewal*		Development Assessment*		Personnel Services*		Not Attributable		Total	
	2012 \$'000	2011 \$'000	2012 \$'000	2011 \$'000	2012 \$'000	2011 \$'000	2012 \$'000	2011 \$'000	2012 \$'000	2011 \$'000	2012 \$'000	2011 \$'000
Current Assets												
Cash and cash equivalents	7,932	7,609	9,496	16,514	10,559	17,933	-	-	-	-	27,987	42,056
Receivables	11,389	4,871	13,636	10,569	15,160	11,479	-	-	-	-	40,185	26,919
Total current assets	19,321	12,480	23,132	27,083	25,719	29,412					68,172	68,975
Non-current Assets												
Property, plant and equipment	-	-	8,581	8,470	-	-	-	-	-	-	8,581	8,470
- Land	245	249	292	541	326	588	-	-	-	-	863	1,378
- Plant and equipment	310	34	371	75	412	81	-	-	-	-	1,093	190
Intangibles	555	283	9,244	9,086	738	669	-	-	-	-	10,537	10,038
Total non-current assets	19,876	12,763	32,376	36,169	26,457	30,081					78,709	79,013
TOTAL ASSETS												
Current liabilities												
Payables	3,395	1,793	4,048	3,891	4,376	4,225	-	-	-	-	11,819	9,909
Provisions	7,233	3,552	8,659	7,709	9,628	8,371	-	-	-	-	25,520	19,632
Total current liabilities	10,628	5,345	12,707	11,600	14,004	12,596					37,339	29,541
Non-current liabilities												
Borrowings	22,337	22,266	-	-	-	-	-	-	-	-	22,337	22,266
Provisions	266	190	318	411	354	225	-	-	-	-	938	826
Other	91	-	109	-	122	-	-	-	-	-	322	-
Total non-current liabilities	22,694	22,456	427	411	476	225					23,597	23,092
TOTAL LIABILITIES	33,322	27,801	13,134	12,011	14,480	12,821					60,936	52,633
NET ASSETS	(13,446)	(15,038)	19,242	24,158	11,977	17,260					17,773	26,380

* The names and purposes of each service group are summarised in Note 14.

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Supplementary financial statements
Service group statements for the year ended 30 June 2012 (continued)

ADMINISTERED EXPENSES AND INCOME	Strategies & Land Release*		Plan Making & Urban Renewal*		Development Assessment*		Personnel Services*		Not Attributable**		Total	
	2012 \$'000	2011 \$'000	2012 \$'000	2011 \$'000	2012 \$'000	2011 \$'000	2012 \$'000	2011 \$'000	2012 \$'000	2011 \$'000	2012 \$'000	2011 \$'000
Administered Expenses												
Transfer payments	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Total Administered Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Administered Income												
Transfer receipts	-	5,065	-	-	-	-	-	-	-	-	-	5,065
Consolidated Fund – Special Infrastructure Contributions	-	-	-	-	-	-	-	-	-	-	-	-
- Other	-	-	-	-	-	-	-	-	-	-	-	-
Total Administered Income	-	5,065	-	-	-	-	-	-	-	-	-	5,065

* The names and purposes of each service group are summarised in Note 14.
Administered assets and liabilities are disclosed in Note 27.

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Supplementary Financial Statements									
Summary of Compliance with Financial Directives									
	2012					2011			
	Recurrent Appropriation	Expenditure/ Net Claim on Consolidated Fund	Capital Appropriation	Expenditure/ Net Claim on Consolidated Fund	Recurrent Appropriation	Expenditure/ Net Claim on Consolidated Fund	Capital Appropriation	Expenditure/ Net Claim on Consolidated Fund	Expenditure/ Net Claim on Consolidated Fund
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
ORIGINAL BUDGET APPROPRIATION/ EXPENDITURE									
▪ Appropriation Act	102,482	87,214	7,489	572	103,678	80,140	3,164	164	
▪ Additional Appropriations	-	-	-	-	-	-	-	-	
▪ S24 PF&AA - t'fer of function between entities	(158)	-	-	-	(1,291)	-	-	-	
	102,324	87,214	7,489	572	102,387	80,140	3,164	164	
OTHER APPROPRIATIONS/ EXPENDITURE									
▪ Treasurer's Advance	-	-	-	-	10,000	-	-	-	
▪ Transfers from another entity (s28 of the Appropriation Act)	-	-	-	-	-	-	-	-	
Total Appropriations/Net Claim on Consolidated Fund (includes transfer payments)	102,324	87,214	7,489	572	112,387	80,140	3,164	164	
Amount drawn down against Appropriation		88,714		612		81,403		164	
Liability to Consolidated Fund*		1,500		40		1,263		-	

The Summary of Compliance is based on the assumption that Consolidated Fund moneys are spent first (except where otherwise identified or prescribed).
 * This liability represents the difference between the "Amount drawn down against Appropriation" and the "Total Expenditure/Net Claim on Consolidated Fund".

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Reporting Entity

The Department of Planning & Infrastructure is a NSW government agency. The Department is a not-for-profit entity (as profit is not its principal objective) and it has no cash generating units. The reporting entity is consolidated as part of the NSW Total State Sector Accounts.

These financial statements for the year ended 30 June 2012 have been authorised for issue by the Director-General on 26 September 2012.

(b) Basis of Preparation

The Department's financial statements are general purpose financial statements which have been prepared in accordance with:

- applicable Australian Accounting Standards (which include Australian Accounting Interpretations);
- the requirements of the *Public Finance and Audit Act 1983* and *Public Finance and Audit Regulation 2010*; and
- The Financial Reporting Directions published in the Financial Reporting Code for General Government Sector Entities or issued by the Treasurer.

Property, plant and equipment are measured at fair value. Other financial statement items are prepared in accordance with the historical cost convention.

Judgements, key assumptions and estimations management has made are disclosed in the relevant notes to the financial statements.

All amounts are rounded to the nearest one thousand dollars and are expressed in Australian currency.

(c) Statement of Compliance

The financial statements and notes comply with Australian Accounting Standards, which include Australian Accounting Interpretations.

(d) Administered Activities

The Department administers, but does not control, certain activities on behalf of the Crown Entity. It is accountable for the transactions relating to those administered activities but does not have the discretion, for example, to deploy the resources for the achievement of the Department's own objectives.

Transactions and balances relating to the administered activities are not recognised as the agency's income, expenses, assets and liabilities, but are disclosed in the accompanying schedules as:

"Administered Income", "Administered Expenses", "Administered Assets" and "Administered Liabilities".

The accrual basis of accounting and applicable accounting standards have been adopted.

(e) Income Recognition

Income is measured at the fair value of the consideration or contribution received or receivable. Additional comments regarding the accounting policies for the recognition of income are discussed below.

(i) Parliamentary Appropriations and Contributions

Parliamentary appropriations and contributions from other bodies (including grants and donations) are generally recognised as income when the agency obtains control over the assets comprising the appropriations / contributions. Control over appropriations and contributions is normally obtained upon the receipt of cash.

An exception to the above is when appropriations are unspent at year end. In this case, the authority to spend the money lapses and generally the unspent amount must be repaid to the Consolidated Fund in the following financial year. As a result, unspent appropriations are accounted for as liabilities rather than revenue. The liabilities are disclosed in Note 19 as part of current liabilities. The liability is to the Crown, to be extinguished next financial year.

(ii) Sale of Goods and Rendering of Services

Revenue from the sale of goods is recognised as revenue when the agency transfers the

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

significant risks and rewards of ownership of the assets.

Revenue from the rendering of services is recognised as revenue when the services are provided.

(iii) Investment Revenue

Interest revenue is recognised using the effective interest method as set out in AASB 139 *Financial Instruments: Recognition and Measurement*.

(iv) Contributions from Developer Contributions - Voluntary Planning Agreements (VPA's)

From time to time, as provided under Division 6 of the *Environmental Planning and Assessment Act, 1979*, the Department enters into voluntary planning agreements with developers and associated parties, which provide for monetary and non-monetary contributions for public works. These contributions are generally recognised when received, due to the possibility that individual development approvals may not be acted upon by the applicant.

(v) Special Infrastructure Contributions

The Department is responsible for the collection of Special Infrastructure Contributions within the States Growth Centre Precincts. The Special Infrastructure Contributions refers to the levy paid by developers on lands to be developed within these precincts.

In prior years, such contributions were not retained by the Department, were regarded as administrative income, and forwarded to the Special Infrastructure Fund administered by the Crown. The contributions were recognised when received.

During the year, the administrative responsibility for the contributions were transferred to the Director-General of the Department.

The accounting treatment from the 2011-12 year is to recognise contributions as Revenue when received, and as Grants when paid out. Monies are held within the Department's bank account, and recognised as an asset until paid out.

The balance of funds held in the Special Infrastructure Fund at the date of the transfer from Treasury have been recognised as revenue. Funds received during the year are treated as Revenue within the Statement of Comprehensive Income of the Department's Financial Statements.

The Department also enters into Works-in-Kind agreements with developers, whereby developers undertake infrastructure development and receive Special Infrastructure Contributions credit offsets. Works-in-Kind completed during the year are treated as revenue and as a grant expenses when the asset is transferred to the relevant Authority.

(f) *Employee Benefits and Other Provisions*

(i) Salaries and Wages, Annual Leave, Sick Leave and On-Costs

Liabilities for salaries and wages (including non-monetary benefits), annual leave and paid sick leave that fall due wholly within 12 months of the reporting date are recognised and measured in respect of employees' services up to the reporting date at undiscounted amounts based on the amounts expected to be paid when the liabilities are settled.

Long-term annual leave that is not expected to be taken within twelve months is measured at present value in accordance with AASB 119 *Employee Benefits*. Market yields on government bonds of 3.045 per cent are used to discount long-term annual leave.

Unused non-vesting sick leave does not give rise to a liability as it is not considered probable that sick leave taken in the future will be greater than the benefits accrued in the future.

The outstanding amounts of payroll tax, workers' compensation insurance premiums and fringe benefits tax, which are consequential to employment, are recognised as liabilities and expenses where the employee benefits to which they relate have been recognised.

(ii) Long Service Leave and Superannuation

The agency's liabilities for long service leave and superannuation are assumed by the Crown Entity (except for Sydney Harbour Foreshore Authority staff – see below). The agency accounts for the liability as having been extinguished; resulting in the amount assumed being shown as part of the non-monetary revenue item described as "Acceptance by the Crown Entity of employee benefits and other liabilities".

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Long service leave is measured at present value in accordance with AASB 119 *Employee Benefits*. This is based on the application of certain factors (specified in NSWTC 11/06) to employees with 5 or more years of service, using current rates of pay. These factors were determined based on an actuarial review to approximate present value.

The liability for long service leave for Sydney Harbour Foreshore staff is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employee up to the reporting date using the discount method. Consideration is given to future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

The superannuation expense for the financial year is determined by using the formulae as specified in Treasurer's Directions. The expense for certain superannuation schemes (i.e. Basic Benefit and First State Super) is calculated as a percentage of the employees' salary.

For other superannuation schemes (i.e. State Superannuation Scheme and State Authorities Superannuation Scheme), the expense is calculated as a multiple of the employees' superannuation contributions.

(iii) **Other Provisions**

Other provisions exist when: the agency has a present legal or constructive obligation as a result of a past event; it is probable that an outflow of resources will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation.

Any provisions for restructuring are recognised only when an agency has a detailed formal plan and the agency has raised a valid expectation in those affected by the restructuring that it will carry out the restructuring by starting to implement the plan or announcing its main features to those affected.

(g) **Borrowings**

Borrowings are initially recognised at fair value, net of transaction costs. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds, net of transaction costs and the redemption amount is recognised in the Statement of Comprehensive Income over the period of interest using the effective interest method.

Finance costs are recognised as expenses in the period in which they are incurred, in accordance with Treasury's Mandate for not-for-profit government sector agencies.

(h) **Insurance**

The agency's insurance activities are conducted through the NSW Treasury Managed Fund Scheme of insurance for Government agencies. The expense (premium) is determined by the Fund Manager based on past experience.

(i) **Accounting for the Goods and Services Tax (GST)**

Revenues, expenses and assets are recognised net of GST, except that:

- the GST incurred by the agency as a purchaser is not recoverable from the Australian Taxation Office is recognised as part of the cost of acquisition of an asset or as part of an item of expense.
- Receivables and payables are stated with GST included.

Cash flows are included in the cash flow statement on a gross basis, however, the GST components of cash flows arising from investing and financing activities which is recoverable from, or payable to, the Australian Taxation Office are classified as operating cash flows.

(j) **Acquisitions of Assets**

The cost method of accounting is used for the initial recording of all acquisitions of assets controlled by the agency. Cost is the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire the asset at the time of its acquisition or construction or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards.

Assets acquired at no cost, or for nominal consideration, are initially recognised at their fair value at the date of acquisition (see also assets transferred as a result of an equity transfer – Note 1(s)).

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fair value is the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction.

(k) Capitalisation Thresholds

Property, plant and equipment and intangible assets costing \$5,000 and above individually are capitalised.

(l) Revaluation of Property, Plant and Equipment

Physical non-current assets are valued in accordance with the "Valuation of Physical Non-Current Assets at Fair Value" Policy and Guidelines Paper (NSW Treasury Policy Paper 07-1). This policy adopts fair value in accordance with AASB 116 *Property, Plant and Equipment*.

Property, plant and equipment is measured on an existing use basis, where there are no feasible alternative uses in the existing natural, legal, financial and socio-political environment. However, in the limited circumstances where there are feasible alternative uses, assets are valued at their highest and best use. Fair value of property, plant and equipment is determined based on the best available market evidence, including current market selling prices for the same or similar assets.

Where there is no available market evidence, the asset's fair value is measured at its market buying price, the best indicator of which is depreciated replacement cost.

The agency revalues each class of property, plant and equipment at least every five years or with sufficient regularity to ensure that the carrying amount of each asset in the class does not differ materially from its fair value at reporting date. The last revaluation for property was completed on 30 June 2012 and was based on an independent assessment that resulted in an increment of \$111,000. The last revaluation for plant and equipment was completed on 30 June 2010 and was conducted by Departmental officers.

Non-specialised assets with short useful lives are measured at depreciated historical cost, as a surrogate for fair value.

When revaluing non-current assets by reference to current prices for assets newer than those being revalued (adjusted to reflect the present condition of the assets), the gross amount and the related accumulated depreciation are separately restated.

For other assets, any balances of accumulated depreciation at the revaluation date in respect of those assets are credited to the asset accounts to which they relate. The net asset accounts are then increased or decreased by the revaluation increments or decrements.

Revaluation increments are credited directly to the revaluation surplus, except that, to the extent that an increment reverses a revaluation decrement in respect of that class of asset previously recognised as an expense in the net result, the increment is recognised immediately as revenue in the net result. Revaluation decrements are recognised immediately as expenses in the net result, except that, to the extent that a credit balance exists in the revaluation surplus in respect of the same class of assets, they are debited directly to the revaluation surplus.

As a not-for-profit entity, revaluation increments and decrements are offset against one another within a class of non-current assets, but not otherwise. Where an asset that has previously been revalued is disposed of, any balance remaining in the revaluation surplus in respect of that asset is transferred to accumulated funds.

(m) Impairment of Property, Plant and Equipment

As a not-for-profit entity with no cash generating units, the Agency is effectively exempted from AASB 136 *Impairment of Assets* and impairment testing. This is because AASB 136 modifies the recoverable amount test to the higher of fair value less costs to sell and depreciated replacement cost. This means that, for an asset already measured at fair value, impairment can only arise if selling costs are material. Selling costs are regarded as immaterial.

(n) Depreciation of Property, Plant and Equipment

Depreciation is provided for on a straight-line basis for all depreciable assets so as to write off the depreciable amount of each asset as it is consumed over its useful life to the agency.

All material separately identifiable components of assets are depreciated over their shorter useful lives.

Depreciation rates for plant and equipment range from 6 per cent to 25 per cent.

Land is not a depreciable asset.

(o) Maintenance

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The costs of day-to-day servicing costs or maintenance are charged as expenses as incurred, except where they relate to the replacement of a part or component of an asset, in which case the costs are capitalised and depreciated.

(p) *Leased Assets*

Operating lease payments are charged to the Statement of Comprehensive Income in the periods in which they are incurred.

(q) *Intangible Assets*

The agency recognises intangible assets only if it is probable that future economic benefits will flow to the agency and the cost of the asset can be measured reliably. Intangible assets are measured initially at cost. Where an asset is acquired at no or nominal cost, the cost is its fair value as at the date of acquisition.

All research costs are expensed. Development costs are only capitalised when certain criteria are met.

The useful lives of intangible assets are assessed to be finite.

Intangible assets are subsequently measured at fair value only if there is an active market. As there is no active market for the agency's intangible assets, the assets are carried at cost less any accumulated amortisation.

The agency's intangible assets are amortised using the straight line method over periods appropriate to the future economic benefit and range between 2 to 5 years.

In general, intangible assets are tested for impairment where an indicator of impairment exists. However, as a not-for-profit entity with no cash generating units, the agency is effectively exempted from impairment testing (refer paragraph (m)).

(r) *Other Assets*

Other assets are recognised on a cost basis.

(s) *Equity Transfers*

The transfer of net assets between agencies as a result of an administrative restructure, transfers of programs / functions and parts thereof between NSW public sector agencies is designated as a contribution by owners and recognised as an adjustment to "Accumulated Funds". This treatment is consistent with AASB 1004 *Contributions* and Australian Accounting Interpretation 1038 *Contributions by Owners Made to Wholly-Owned Public Sector Entities*.

Transfers arising from an administrative restructure involving not-for profit entities and for-profit government entities are recognised at the amount at which the asset was recognised by the transferor immediately prior to the restructure. In most cases this will approximate fair value. All other equity transfers are recognised at fair value.

(t) *Payables*

These amounts represent liabilities for goods and services provided to the agency and other amounts, including interest. Payables are recognised initially at fair value, usually based on the transaction cost or face value. Subsequent measurement is at amortised cost using the effective interest method. Short-term payables with no stated interest rate are measured at the original invoice amount where the effect of discounting is immaterial.

(u) *Receivables*

Receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. These financial assets are recognised initially at fair value, usually based on the transaction cost or face value. Subsequent measurement is at amortised cost using the effective interest rate method, less any allowance for impairment of receivables. Any changes are accounted for in the Statement of Comprehensive Income when impaired, derecognised or through the amortisation process.

Short-term receivables with no stated interest rate are measured at original invoice amount where the effect of discounting is immaterial.

(v) *Impairment of financial assets*

All of the agency's financial assets, are subject to an annual review for impairment. An allowance for impairment is established when there is objective evidence that the entity will not be able to collect all amounts due.

For financial assets carried at amortised cost, the amount of the allowance is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the impairment loss is recognised in the net result for the year.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(w) New Australian Accounting Standards issued but not effective

Certain new Australian Accounting Standards and Interpretations have recently been issued or amended but are not yet effective. NSW Treasury TC 12/04 has mandated that agencies do not early adopt any of the new Standards and Interpretations:

- AASB 9 *Financial Instruments* (1 January 2013);
- AASB 10 *Consolidated Financial Statements* (1 January 2013);
- AASB 11 *Joint Arrangements* (1 January 2013);
- AASB 12 *Disclosure of Interests in Other Entities* (1 January 2013);
- AASB 13 *Fair Value Measurement* (1 January 2013);
- AASB 112 *Income Taxes* (1 January 2012);
- AASB 119 *Employee Benefits* (1 January 2013);
- AASB 127 *Separate Financial Statements* (1 January 2013);
- AASB 128 *Investments in Associates and Joint Ventures* (1 January 2013);
- AASB 1053 *Application of Tiers of Australian Accounting Standards* (1 July 2013);
- AASB 2009-11 *Amendments to Australian Accounting Standards arising from AASB 9* (1 Jan 2013)
- AASB 2010-2 *Amendments to Australian Accounting Standards arising from Reduced Disclosure Requirements* (1 July 2013);
- AASB 2010-7 *Amendments to Australian Accounting Standards arising from AASB 9* (1 January 2013)
- AASB 2011-3 *Amendments to Australian Accounting Standards – Orderly Adoption of Changes to the ABS GFS Manual and Related Amendments* (1 July 2012);
- AASB 2011-4 *Amendments to Australian Accounting Standards to Remove Individual Key Management Personnel Disclosure Requirements* (1 July 2013);
- AASB 2011-8 *Amendments to Australian Accounting Standards Arising from AASB 13* (1 January 2013);
- AASB 2011-9 *Amendments to Australian Accounting Standards – Presentation of Items of Other Comprehensive Income* (1 July 2012);
- AASB 2011-10 *Amendments to Australian Accounting Standards arising from AASB 119* (1 January 2013);
- AASB 2011-11 *Amendments to AASB 119 arising from Reduced Disclosure Requirements* (1 July 2013);
- AASB 2011-13 *Amendments to Australian Accounting Standard – Improvements to AASB 1049*. (1 July 2012); and
- AASB 2012-1 *Amendments to Australian Accounting Standards – Fair Measurement- Reduced Disclosure Requirements* (1 July 2013)

The Department does not anticipate any material impact of these accounting standards on the financial statements of the Department.

(x) Budgeted Amounts

The budgeted amounts disclosed are drawn from the original budgeted financial statements presented to Parliament in respect of the reporting period, as adjusted for section 24 of the PFAA where there has been a transfer between departments. Other amendments made to the budget are not reflected in the budgeted amounts.

(y) Comparative information

Comparative information is disclosed in respect of the previous period for all amounts reported in the financial statements, except when an Australian Accounting Standard requires otherwise.

(z) Reclassification of financial information

The 2010-11 financial statements have been revised to reflect corrections of prior period errors in accordance with AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors. AASB 108 requires the correction of prior period errors retrospectively, subject to certain limitations, to permit comparability with the current year. The retrospective adjustment occurs by restating the comparative amount in the prior period, or, if the event occurred before the earliest prior period presented, by restating the opening balance of assets, liabilities and equity for the earliest prior period presented. Note 22 to this report includes the 2010-11 financial statements with the line items affected by corrections of prior period errors, and an explanation of the material differences to the amounts reported in the audited 2010-11 financial statements.

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

2. EMPLOYEE RELATED EXPENSES

	2012	2011
	\$'000	\$'000
Salaries & wages (including recreation leave)	94,183	71,777
Superannuation – defined benefit plan	1,057	1,563
Superannuation – defined contribution plan	6,039	4,472
Long service leave	3,981	2,794
Workers' compensation insurance	511	405
Payroll tax and fringe benefits tax	4,973	4,015
Redundancies	887	412
	111,631	85,438

An amount of \$202,095 has been capitalised to intangible assets and is therefore excluded from the above.

Employee Expenses related to personnel services for Sydney Harbour Foreshore Authority, Hunter Development Corporation & Central Coast Regional Development Corporation in 2011 were for the period 1 April – 30 June 2011 only.

Corporate Services functions were provided free of charge by ServiceFirst, (Department of Finance and Services) to the Department. The value of these services has been estimated at \$5.74 million (2010-11 \$5.32 million).

3. OTHER OPERATING EXPENSES

Auditor's remuneration – audit of the financial Statements	100	95
Advertising/Public relations	1,381	1,739
Computer costs	813	379
Consultancy costs	374	936
Equipment maintenance/consumables	65	43
Fees for services rendered	1,594	5,454
Legal fees	1,188	1,866
Motor vehicle and plant hire expenses	166	53
Motor vehicle leasing costs	251	219
Minor equipment purchases	126	341
Operating rental expense – minimum lease payments	2,630	3,036
Maintenance	1,016	1,013
Board Fees paid to external entities	996	1,454
Insurance – public liability	168	195
Memberships & subscriptions – Organisational fees	309	456
Printing	565	629
Telephones	383	419
Stores/stationery/materials	174	226
Training	427	328
Travel	628	627
Other	1,007	895
	14,361	20,403

4. DEPRECIATION AND AMORTISATION EXPENSE

Plant and equipment	212	256
Buildings and leasehold improvements	256	544
	468	800
Amortisation	145	313

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

5. GRANTS AND SUBSIDIES

	2012	2011
	\$'000	\$'000
Sydney Harbour Foreshore Authority (i)	21,907	-
Sydney Metropolitan Development Authority	9,510	-
Planning Reform Fund grants to Councils	1,366	997
Redfern Waterloo Authority	770	10,599
Heritage Office grants	-	1,057
Contributions to Building Professionals Board Corporation Sole, Minister administering the	2,900	3,300
Environmental Planning and Assessment Act 1979 - expenditure & loan servicing contribution	9,019	1,481
Sydney Harbour Foreshore Authority - Callan Park	-	1,940
RMS (RTA) – Erskine Park Road contributions	1,225	700
Sharing Sydney Harbour Access grants to Councils	257	361
Priority Infrastructure Fund & Comprehensive Housing Strategy Fund grants to Councils	21,416	500
Special Infrastructure Contribution grants	9,903	-
Other	1,234	1,604
	79,507	22,539

(i) Funds for the Sydney Harbour Foreshore Authority grant were received in June 2011, however, the payment was not made until July 2011.

6. FINANCE COSTS

Interest expense on TCorp Loan	1,335	1,074
	1,335	1,074

7. APPROPRIATIONS

Recurrent Appropriations

Total recurrent drawdowns from NSW Treasury (per Summary of Compliance)	88,714	81,403
Less: Liability to Consolidated Fund (per Summary of Compliance)	(1,500)	(1,263)
Total	87,214	80,140

Comprising:

Recurrent appropriations (per Statement of Comprehensive Income)	87,214	80,140
Total	87,214	80,140

Capital Appropriations

Total capital drawdowns from NSW Treasury (per Summary of Compliance)	612	164
Less: Liability to Consolidated Fund (per Summary of Compliance)	(40)	-
Total	572	164

Comprising:

Capital appropriations (per Statement of Comprehensive Income)		
Total	572	164

8a. SALE OF GOODS AND SERVICES

Planning Reform Fund contribution	22,302	22,426
Fees for services	4,455	297
Development Application fees for planning projects	16,231	20,374
Other	637	1,486
	43,625	44,583

DEPARTMENT OF PLANNING & INFRASTRUCTURE
Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

8b. PERSONNEL SERVICES REVENUE

	2012	2011
	\$'000	\$'000
Employee expenses recovered	36,370	10,407
	36,370	10,407

Personnel Services revenue in 2011 was for the period 1 April – 30 June 2011 only.

9. INVESTMENT REVENUE

Interest		
- Bank	960	813
	960	813

10. GRANTS AND CONTRIBUTIONS

Contributions received from		
- Commonwealth Government	700	951
- Local Government	-	2
- NSW Government agencies	-	1,848
- Reimbursement of voluntary redundancy payments	607	-
	1,307	2,801

11. ACCEPTANCE BY THE CROWN ENTITY OF EMPLOYEE BENEFITS AND OTHER LIABILITIES

The following liabilities and expenses have been assumed by the Crown Entity:

Superannuation – defined benefits	1,056	1,563
Long service leave	2,752	2,388
Payroll tax	65	87
	3,873	4,038

12a. SPECIAL INFRASTRUCTURE CONTRIBUTIONS

Special Infrastructure Contributions*	16,084	-
	16,084	-

The Department has currently entered into \$108.1million works in kind/credit offset agreements. A total of \$12.8 million in effort of works have been completed against these agreements to date.

* In the current year Special Infrastructure Contributions received was comprised of \$7.567 million cash and \$8.517 million works in kind/efforts of work.

12b. OTHER REVENUE

Developer Contributions – VPA's	6,922	4,515
Administrative fee recovered from NSW government agencies	1,869	630
Other revenue	4,154	5,077
	12,945	10,222

13a. GAIN ON DISPOSAL

Proceeds from disposal	-	-
Carrying value of assets disposed	264	-
Net loss on disposal of plant and equipment	264	-
Gain on disposal of Non-Current Assets	264	-

DEPARTMENT OF PLANNING & INFRASTRUCTURE
Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

13b. OTHER LOSSES

	2012	2011
	\$'000	\$'000
Write-off of bad debts	2	-
	2	-

14. SERVICE GROUP INFORMATION

Strategies and Land Release

Objective(s): This service group covers the statewide delivery of strategic zoned (and where applicable, serviced) land for housing and employment, including strategic planning and coordination of infrastructure provision into land supply and land release programs. This service group also prepares, monitors and updates the Metropolitan Plan and regional strategies.

Plan Making & Urban Renewal

Objective(s): This service group is responsible for overseeing council implementation of statutory planning instruments, assessing State Significant Development proposals and coordinating major urban renewal initiatives.

Development Assessment

Objective(s): This service group covers timely and efficient delivery of assessment and decision making for development and infrastructure projects of State significance, including whole-of-government leadership in the administration of environmental impact assessment and development approvals. It involves managing development and building controls, and the associated regulatory and operational aspects, to ensure ongoing reform and best practice.

Personnel Services

Objective(s): This service group covers personnel services that are provided to the Hunter Development Corporation, Central Coast Regional Development Corporation and the Sydney Harbour Foreshore Authority.

15. CURRENT ASSETS - CASH & CASH EQUIVALENTS

Cash at bank and on hand	27,987	42,056
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For the purpose of the Statement of Cash Flows, cash includes cash on hand, cash at bank and short-term deposits at call.

Cash and cash equivalent assets recognised in the Statement of Financial Position are reconciled at the end of the financial year to the Statement of Cash Flows as follows:

Cash and cash equivalents (per Statement of Financial Position)	27,987	42,056
Closing Cash and Cash Equivalents (per Statement of Cash Flows)	27,987	42,056

Details regarding credit risk, liquidity risk and market risk are disclosed at Note 28.

DEPARTMENT OF PLANNING & INFRASTRUCTURE
Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

16. CURRENT/NON CURRENT ASSETS – RECEIVABLES

	2012 \$'000	2011 \$'000
Sale of Goods and Services	11,208	4,658
Less: Allowance for impairment	-	-
	11,208	4,658
Personnel Services Income	18,714	13,329
Goods and Services Tax recoverable from ATO	2,202	683
Developer Contributions – VPA's	5,795	5,800
Accrued income Sale of Goods and Services	2,208	2,449
Prepayments	58	-
	40,185	26,919

Details regarding credit risk, liquidity risk and market risk are disclosed at Note 28.

Movements in impairment

There were no movements during the current or comparative years.

17. NON-CURRENT ASSETS – PROPERTY, PLANT AND EQUIPMENT

	Land (under Coastal Protection Scheme) \$'000	Plant and Equipment \$'000	Total \$'000
As at 1 July 2011 – fair value			
Gross carrying amount	8,470	2,535	11,005
Accumulated depreciation & impairment	-	(1,157)	(1,157)
Net carrying amount	8,470	1,378	9,848
As at 30 June 2012 – fair value			
Gross carrying amount	8,581	2,403	10,984
Accumulated depreciation & impairment	-	(1,540)	(1,540)
Net carrying amount	8,581	863	9,444

Reconciliation

A reconciliation of the carrying amounts of each class of property, plant and equipment at the beginning and end of the current reporting period is set out below:

	Land (under Coastal Protection Scheme) \$'000	Plant and Equipment \$'000	Total \$'000
Year ended 30 June 2012			
Net Carrying amount at start of year	8,470	1,378	9,848
Additions	-	217	217
Disposals	-	(160)	(160)
Net revaluation increment (i)	111	-	111
Depreciation expense	-	(468)	(468)
Transfers in/(out) - refer Note 23	-	(104)	(104)
Net carrying amount at end of period	8,581	863	9,444

(i) A revaluation of land assets as at 30 June 2012 was undertaken by Land & Property Information by an independent, professionally qualified valuer.

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

	Land (under Coastal Protection Scheme) \$'000	Plant and Equipment \$'000	Total \$'000
As at 1 July 2010 – fair value			
Gross carrying amount	8,460	8,159	16,619
Accumulated depreciation & impairment	-	(2,502)	(2,502)
Net carrying amount	8,460	5,657	14,117
As at 30 June 2011 – fair value			
Gross carrying amount	8,470	2,535	11,005
Accumulated depreciation & impairment	-	(1,157)	(1,157)
Net carrying amount	8,470	1,378	9,848

Reconciliations

A reconciliation of the carrying amounts of each class of property, plant and equipment at the beginning and end of the current reporting period is set out below:

	Land (under Coastal Protection Scheme) \$'000	Plant and Equipment \$'000	Total \$'000
Year ended 2011			
Net Carrying amount at start of year	8,460	5,657	14,117
Additions	-	391	391
Disposals	-	(42)	(42)
Other movements (transfer to low value assets)	-	(218)	(218)
Other movements (transfer to/from plant & equipment)	10	(10)	-
Other movements (transfer to intangibles)	-	(98)	(98)
Depreciation expense	-	(800)	(800)
Transfers in/(out) - refer Note 23	-	(3,502)	(3,502)
Net carrying amount at end of period	8,470	1,378	9,848

18. NON-CURRENT ASSETS – INTANGIBLE ASSETS

	Software \$'000
At 1 July 2011	
Cost (gross carrying amount)	1,250
Accumulated amortisation and impairment	(1,060)
Net carrying amount	190
At 30 June 2012	
Cost (gross carrying amount)	2,297
Accumulated amortisation and impairment	(1,204)
Net carrying amount	1,093

Reconciliations

A reconciliation of the carrying amounts of each class of intangibles assets at the beginning and end of the current reporting period is set out below:

	Software
Year ended 30 June 2012	
Net carrying amount at start of year	190
Additions	1,048
Amortisation (recognised in 'depreciation & amortisation')	(145)
Net carrying amount at end of year	1,093

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

	Software \$'000
At 1 July 2010	
Cost (gross carrying amount)	1,127
Accumulated amortisation and impairment	(897)
Net carrying amount	230
At 30 June 2011	
Cost (gross carrying amount)	1,250
Accumulated amortisation and impairment	(1,060)
Net carrying amount	190
Year ended 30 June 2011	
Net carrying amount at start of year	230
Additions	175
Other movements (transfer in from P&E)	98
Amortisation (recognised in 'depreciation & amortisation')	(313)
Net carrying amount at end of year	190

19. CURRENT/NON-CURRENT LIABILITIES – PAYABLES

	2012 \$'000	2011 \$'000
Accrued salaries, wages and on-costs	1,780	1,465
Trade creditors	5,276	4,262
Accruals – other	4,763	4,182
	11,819	9,909

Details regarding credit risk, liquidity risk and market risk are disclosed in Note 28.

20a. CURRENT/NON-CURRENT LIABILITIES – PROVISIONS

Employee benefits and related on-costs

Recreation leave	8,333	8,577
Employee Benefits and related on-costs	18,125	11,559
Total Provisions	26,458	20,136

Other Provisions

Leasehold obligations	322	322
	322	322

Aggregate employee benefits and related on-costs

Provisions – current	25,520	19,410
Provisions – non-current	938	726
Total employee provisions	26,458	20,136
Accrued salaries, wages and on-costs (Note 19)	1,780	1,465
	28,238	21,601

Employee benefits expected to be settled within 12 months from the reporting date

Recreation leave	8,333	7,595
Employee Benefits and related on-costs	17,187	10,833
	25,520	18,428

Employee benefits expected to be settled in more than 12 months from the reporting date

Employee Benefits and related on-costs	938	1,708
	938	1,708

Movements in provisions (other than employee benefits)

Movements in each class of provision during the financial year, other than employee benefits, are

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

set out below:

	Leasehold Obligations \$'000	Total \$'000
2012		
Carrying amount at the beginning of the financial year	322	322
Additional provisions recognised	-	-
Carrying amount at end of year	322	322
	Leasehold Obligations \$'000	Total \$'000
2011		
Carrying amount at the beginning of the financial year	442	442
Transfer out of Heritage Office	(120)	(120)
Carrying amount at end of financial year	322	322

Amounts relate to leasehold obligations for various properties leased by the Department. Amount of obligation is based on an estimated make good cost of \$120 per square metre. Settlement date is based on the expiry date of the various leases.

20b. SUPERANNUATION

The liability for the defined benefit schemes related to the Sydney Harbour Foreshore Authority was transferred from the former Land and Property Management Authority to the Department on 1 April 2011.

The superannuation schemes are: the State Authorities Superannuation Scheme (SASS), State Superannuation Scheme (SSS) and State Authorities Non-contributory Superannuation Scheme (SANCS). These schemes are all defined benefit schemes – at least a component of the final benefit is derived from a multiple of member salary and years of membership. All the schemes are closed to new members. The assessed liability as 30 June 2012 and the funds held at the reserve account at Pillar Administration are:

Defined Benefit Scheme as at 30 June 2012 (AASB 119 Employee Benefits)

	SASS 30-Jun-12	SANCS 30-Jun-12	SSS 30-Jun-12	TOTAL 30-Jun-12
Member Numbers				
Contributors	5	7	2	14
Deferred benefits	-	-	4	4
Pensioners	-	-	15	15
Pensions fully commuted	-	-	1	1
	\$'000	\$'000	\$'000	\$'000
Accrued liability	1,579	473	16,395	18,447
Estimated reserve account balance	(646)	(123)	(8,087)	(8,856)
	933	350	8,308	9,591

Defined Benefit Scheme as at 30 June 2011 (AASB 119 Employee Benefits)

	SASS 30-Jun-11	SANCS 30-Jun-11	SSS 30-Jun-11	TOTAL 30-Jun-11
Member Numbers				
Contributors	5	7	2	14
Deferred benefits	-	-	4	4
Pensioners	-	-	16	16
Pensions fully commuted	-	-	1	1
	\$'000	\$'000	\$'000	\$'000
Accrued liability	1,665	425	12,751	14,841
Estimated reserve account balance	(900)	(123)	(8,623)	(9,646)
	765	302	4,128	5,195

DEPARTMENT OF PLANNING & INFRASTRUCTURE
Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

Accounting Policy

Actuarial gains and losses are recognised immediately in other comprehensive income in the year in which they occur.

Fund information

The Pooled Fund holds in trust the investments of the closed NSW public sector superannuation schemes:

State Authorities Superannuation Scheme (SASS)

State Superannuation Scheme (SSS)

State Authorities Non-contributory Superannuation Scheme (SANCS).

These schemes are all defined benefit schemes – at least a component of the final benefit is derived from a multiple of member salary and years of membership.

All the Schemes are closed to new members.

Reconciliation of the present value of the defined benefit obligation

	SASS	SANCS	SSS	TOTAL
	Financial	Financial	Financial	Financial
	Year to 30	Year to 30	Year to 30	Year to 30
	June 2012	June 2012	June 2012	June 2012
	\$'000	\$'000	\$'000	\$'000
Present value of partly funded defined benefit obligation at beginning of the year	1,665	425	12,751	14,841
Current service cost	46	21	-	67
Interest cost	85	21	657	763
Contributions by Fund participants	21	-	39	60
Actuarial (gains)/losses	56	29	3,710	3,795
Benefits paid	(294)	(22)	(763)	(1,079)
Past service cost	-	-	-	-
Curtailments	-	-	-	-
Settlements	-	-	-	-
Business Combinations	-	-	-	-
Exchange rate changes	-	-	-	-
Present value of partly funded defined benefit obligation end of the year	1,579	474	16,394	18,447
	SASS	SANCS	SSS	TOTAL
	Financial	Financial	Financial	Financial
	Year to 30	Year to 30	Year to 30	Year to 30
	June 2011	June 2011	June 2011	June 2011
	\$'000	\$'000	\$'000	\$'000
Present value of partly funded defined benefit obligation at beginning of the year	2,605	592	13,873	17,070
Current service cost	93	27	14	134
Interest cost	128	28	703	859
Contributions by Fund participants	43	-	58	101
Actuarial (gains)/losses	(319)	(77)	(1,216)	(1,612)
Benefits paid	(885)	(145)	(681)	(1,711)
Past service cost	-	-	-	-
Curtailments	-	-	-	-
Settlements	-	-	-	-
Business Combinations	-	-	-	-
Exchange rate changes	-	-	-	-
Present value of partly funded defined benefit obligation end of the year	1,665	425	12,751	14,841

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

Reconciliation of the fair value of Fund assets

	SASS Financial Year to 30 June 2012 \$'000	SANCS Financial Year to 30 June 2012 \$'000	SSS Financial Year to 30 June 2012 \$'000	TOTAL Financial Year to 30 June 2012 \$'000
Fair value of Fund assets at beginning of the year	899	123	8,623	9,645
Expected return on Fund assets	75	10	717	802
Actuarial gains/(losses)	(107)	(8)	(554)	(669)
Employer contributions	51	20	25	96
Contributions by Fund participants	22	-	39	61
Benefits paid	(294)	(22)	(763)	(1,079)
Settlements	-	-	-	-
Business combinations	-	-	-	-
Exchange rate changes	-	-	-	-
Fair value of Fund assets at end of the year	646	123	8,087	8,856

	SASS Financial Year to 30 June 2011 \$'000	SANCS Financial Year to 30 June 2011 \$'000	SSS Financial Year to 30 June 2011 \$'000	TOTAL Financial Year to 30 June 2011 \$'000
Fair value of Fund assets at beginning of the year	1,915	234	8,571	10,720
Expected return on Fund assets	158	18	715	891
Actuarial gains/(losses)	(369)	(5)	(62)	(436)
Employer contributions	38	21	22	81
Contributions by Fund participants	43	-	58	101
Benefits paid	(885)	(145)	(681)	(1,711)
Settlements	-	-	-	-
Business combinations	-	-	-	-
Exchange rate changes	-	-	-	-
Fair value of Fund assets at end of the year	900	123	8,623	9,646

Reconciliation of the assets and liabilities recognised in statement of financial position

	SASS Financial Year to 30 June 2012 \$'000	SANCS Financial Year to 30 June 2012 \$'000	SSS Financial Year to 30 June 2012 \$'000	TOTAL Financial Year to 30 June 2012 \$'000
Present value of partly funded defined benefit obligation at end of year	1,579	473	16,395	18,447
Fair value of Fund assets at end of year	(646)	(123)	(8,087)	(8,856)
<i>Subtotal</i>	933	350	8,308	9,591
Unrecognised past service cost	-	-	-	-
Unrecognised gain/(loss)	-	-	-	-
Adjustment for limitation on net asset	-	-	-	-
<i>Net liability/(Asset) recognised in statement of financial position at end of year</i>	933	350	8,308	9,591

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

Reconciliation of the assets and liabilities recognised in statement of financial position (Cont)

	SASS Financial Year to 30 June 2011 \$'000	SANCS Financial Year to 30 June 2011 \$'000	SSS Financial Year to 30 June 2011 \$'000	TOTAL Financial Year to 30 June 2011 \$'000
Present value of partly funded defined benefit obligation at end of year	1,665	424	12,751	14,840
Fair value of Fund assets at end of year	(900)	(123)	(8,623)	(9,646)
<i>Subtotal</i>	765	301	4,128	5,194
Unrecognised past service cost	-			
Unrecognised gain/(loss)	-			
Adjustment for limitation on net asset	-			
<i>Net liability/(Asset) recognised in statement of financial position at end of year</i>	765	301	4,128	5,194

Expense recognised in statement of comprehensive income

	SASS Financial Year to 30 June 2012 \$'000	SANCS Financial Year to 30 June 2012 \$'000	SSS Financial Year to 30 June 2012 \$'000	TOTAL Financial Year to 30 June 2012 \$'000
Components Recognised in Income Statement				
Current service cost	46	21	-	67
Interest cost	85	21	657	763
Expected return on Fund assets (net of expenses)	(75)	(10)	(717)	(802)
Actuarial losses/(gains) recognised in year	-	-	-	-
Past service cost	-	-	-	-
Movement in adjustment for limitation on net asset	-	-	-	-
Curtailment or settlement (gain)/loss	-	-	-	-
<i>Expense/(income) recognised</i>	56	32	(60)	28

	SASS Financial Year to 30 June 2011 \$'000	SANCS Financial Year to 30 June 2011 \$'000	SSS Financial Year to 30 June 2011 \$'000	TOTAL Financial Year to 30 June 2011 \$'000
Components Recognised in Income Statement				
Current service cost	93	27	14	134
Interest cost	128	28	702	858
Expected return on Fund assets (net of expenses)	(158)	(18)	(715)	(891)
Actuarial losses/(gains) recognised in year	-	-	-	-
Past service cost	-	-	-	-
Movement in adjustment for limitation on net asset	-	-	-	-
Curtailment or settlement (gain)/loss	-	-	-	-
<i>Expense/(income) recognised</i>	63	37	1	101

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

Amounts recognised in other comprehensive income

	SASS Financial Year to 30 June 2012 \$'000	SANCS Financial Year to 30 June 2012 \$'000	SSS Financial Year to 30 June 2012 \$'000	TOTAL Financial Year to 30 June 2012 \$'000
Actuarial (gains)/losses	163	37	4,264	4,464
Adjustment for limit on net asset	-	-	-	-

	SASS Financial Year to 30 June 2011 \$'000	SANCS Financial Year to 30 June 2011 \$'000	SSS Financial Year to 30 June 2011 \$'000	TOTAL Financial Year to 30 June 2011 \$'000
Actuarial (gains)/losses	50	(73)	(1,154)	(1,177)
Adjustment for limit on net asset	-	-	-	-

Fund assets

The percentage invested in each asset class at the balance sheet date:

	30-Jun-12
Australian equities	28%
Overseas equities	23.7%
Australian fixed interest securities	4.8%
Overseas fixed interest securities	2.4%
Property	8.6%
Cash	19.5%
Other	12.9%

	30-Jun-11
Australian equities	33.4%
Overseas equities	29.5%
Australian fixed interest securities	5.7%
Overseas fixed interest securities	3.1%
Property	9.9%
Cash	5.1%
Other	13.3%

Fair value of Fund assets

All Fund assets are invested by STC at arm's length through independent fund managers.

Expected rate of return on assets

The expected return on assets assumption is determined by weighting the expected long-term return for each asset class by the target allocation of assets to each class. The returns used for each class are net of investment tax and investment fees.

Actual Return on Fund Assets

	SASS Financial Year to 30 June 2012 \$'000	SANCS Financial Year to 30 June 2012 \$'000	SSS Financial Year to 30 June 2012 \$'000	TOTAL Financial Year to 30 June 2012 \$'000
Actual return on Fund assets	5	2	(6)	1

	SASS Financial Year to 30 June 2011 \$'000	SANCS Financial Year to 30 June 2011 \$'000	SSS Financial Year to 30 June 2011 \$'000	TOTAL Financial Year to 30 June 2011 \$'000
Actual return on Fund assets	117	13	709	839

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

Valuation method and principal actuarial assumptions at the balance sheet date

a) Valuation Method

The Projected Unit Credit (PUC) valuation method was used to determine the present value of the defined benefit obligations and the related current service costs. This method sees each period of service as giving rise to an additional unit of benefit entitlement and measures each unit separately to build up the final obligation.

b) Economic Assumptions

	30-Jun-12
Salary increase rate (excluding promotional increases)	2.5%
Rate of CPI Increase	2.5%
Expected rate of return on assets	8.6%
Discount rate	3.1%

c) Demographic Assumptions

The demographic assumptions at 30 June 2012 are those that were used in the 2009 triennial actuarial valuation. The triennial review report is available from the NSW Treasury website.

	30-Jun-11
Salary increase rate (excluding promotional increases)	3.5% pa
Rate of CPI Increase	2.5% pa
Expected rate of return on assets	8.60%
Discount rate	5.28% pa

	SASS Financial Year to 30 June 2012 \$'000	SANCS Financial Year to 30 June 2012 \$'000	SSS Financial Year to 30 June 2012 \$'000	TOTAL Financial Year to 30 June 2012 \$'000
Present value of defined benefit obligation	1,579	473	16,395	18,447
Fair value of Fund assets	(646)	(123)	(8,087)	(8,856)
(Surplus)/Deficit in Fund	933	350	8,308	9,591
Experience adjustments – Fund liabilities	56	29	3,710	3,795
Experience adjustments – Fund assets	107	8	554	669

	SASS Financial Year to 30 June 2011 \$'000	SANCS Financial Year to 30 June 2011 \$'000	SSS Financial Year to 30 June 2011 \$'000	TOTAL Financial Year to 30 June 2011 \$'000
Present value of defined benefit obligation	1,665	424	12,751	14,840
Fair value of Fund assets	(900)	(123)	(8,623)	(9,646)
(Surplus)/Deficit in Fund	765	301	4,128	5,194
Experience adjustments – Fund liabilities	(320)	(78)	(1,216)	(1,614)
Experience adjustments – Fund assets	369	5	62	436

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

Expected contributions

	SASS Financial Year to 30 June 2012 \$'000	SANCS Financial Year to 30 June 2012 \$'000	SSS Financial Year to 30 June 2012 \$'000	TOTAL Financial Year to 30 June 2012 \$'000
Expected employer contributions to be paid in the next reporting period	50	20	37	107

	SASS Financial Year to 30 June 2011 \$'000	SANCS Financial Year to 30 June 2011 \$'000	SSS Financial Year to 30 June 2011 \$'000	TOTAL Financial Year to 30 June 2011 \$'000
Expected employer contributions to be paid in the next reporting period	99	28	54	181

Funding Arrangements for Employer Contributions

(a) Surplus/deficit

The following is a summary of the 30 June 2012 financial position of the Fund calculated in accordance with AAS 25 "Financial Reporting by Superannuation Plans":

	SASS Financial Year to 30 June 2012 \$'000	SANCS Financial Year to 30 June 2012 \$'000	SSS Financial Year to 30 June 2012 \$'000	TOTAL Financial Year to 30 June 2012 \$'000
Accrued benefits	1,432	410	9,140	10,982
Net market value of Fund assets	(646)	(123)	(8,087)	(8,856)
Net(surplus)/deficit	786	287	1,053	2,126

	SASS Financial Year to 30 June 2011 \$'000	SANCS Financial Year to 30 June 2011 \$'000	SSS Financial Year to 30 June 2011 \$'000	TOTAL Financial Year to 30 June 2011 \$'000
Accrued benefits	1,539	386	9,344	11,269
Net market value of Fund assets	(900)	(123)	(8,623)	(9,646)
Net(surplus)/deficit	639	263	721	1,623

(b) Contribution recommendations

Recommended contribution rates for the entity are:

	SASS	SANCS	SSS
	multiple of member contributions	% member salary	multiple of member contributions
	2.30	2.50	0.93

(c) Funding method

Contribution rates are set after discussions between the employer, STC and NSW Treasury.

DEPARTMENT OF PLANNING & INFRASTRUCTURE
Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

(d) Economic assumptions

The economic assumptions adopted for the 2009 actuarial review of the Fund are:

Weighted-Average Assumptions	
Expected rate of return on Fund assets backing current pension liabilities	8.3%
Expected rate of return on Fund assets backing other liabilities	7.3%
Expected salary increase rate	4.0%
Expected rate of CPI increase	2.5%

Nature of Asset/Liability

If a surplus exists in the employer's interest in the Fund, the employer may be able to take advantage of it in the form of a reduction in the required contribution rate, depending on the advice of the Fund's actuary.

Where a deficiency exists, the employer is responsible for any difference between the employer's share of Fund assets and the defined benefit obligation.

21. Current/Non-Current Liabilities - Borrowings

	2012	2011
	\$'000	\$'000
TCorp Borrowings		
Face value of loans	23,228	22,244
Loan Premium/(Unamortised discount) on face value of loans	(891)	22
Balance at the end of year	22,337	22,266

Details regarding credit risk, liquidity risk and market risk, including a maturity analysis of the above borrowings are disclosed in Note 28.

22. Prior Period Error

Last year the Department incorrectly calculated outstanding personnel services receivables and employee provisions and payables related to the staff transferred in from SHFA, HDC & CCRDC as an equity adjustment, as well as overstating the Long Service Leave provision for personnel services. The total amount of the error was \$3.594 million and the appropriate adjustments have been made in the Department's records.

Under AASB 108 requirements, an entity shall correct material prior period errors retrospectively by restating the comparative amounts for the prior period in which the error occurred. The comparative figures for the year ended 30 June 2011 have been restated below.

Financial Impact of prior period errors	Restated	Original	Movement
	2011	2011	
	\$'000	\$'000	\$'000
Current assets – receivables	26,919	26,513	406
Total current assets	68,975	68,569	406
Total assets	79,013	78,607	406
Current liabilities – payables	9,909	8,853	1,056
Current liabilities – provisions	19,632	23,876	(4,244)
Total current liabilities	29,541	32,729	(3,188)
Total liabilities	52,633	55,821	(3,188)
Net Assets			
Net assets stated in the Balance sheet as at 30 June 2011	26,380	22,786	3,594
Retained surplus			
Accumulated Funds stated in the balance sheet as at 30 June 2011	26,380	22,786	3,594
Total Equity			
Total equity stated in the balance sheet as at 30 June 2011	26,380	22,786	3,594

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

23. INCREASE/(DECREASE) IN NET ASSETS FROM EQUITY TRANSFERS

	2012	2011
	\$'000	\$'000
Cash (a)	84	(32)
Non-Current Assets (b)	(104)	(3,502)
TOTAL ASSETS	(20)	(3,534)
Other Current Liabilities (b)	-	32
TOTAL LIABILITIES	-	32
INCREASE/(DECREASE) IN NET ASSETS FROM EQUITY TRANSFER	(20)	(3,502)

(a) Transfer in of employees from OSL (1 April 2011) – finalisation of transfer occurred in May 2012.

(b) Transfer out of the Heritage Branch (31 March 2011) – final asset transfer occurred March 2012.

24. COMMITMENTS FOR EXPENDITURE

Operating Lease Commitments

Aggregate operating lease commitments for office accommodation and motor vehicles contracted for at balance date but not provided for:

Not later than 1 year	1,990	2,452
Later than 1 year but not later than 5 years	3,582	1,042
Later than 5 years	-	1,460
Total (including GST)	5,572	4,954

The total commitments above includes input tax credits of \$506,000 (2011: \$450,000) that are expected to be recoverable from the Australian Tax Office.

25. CONTINGENT LIABILITIES

The Department is currently involved in 11 legal cases (2011: 27) related to planning matters where costs of \$810,000 (2011: \$2.920 million) may be awarded against it. The Department is also involved in two (2011: one) insurance related cases which are covered by the Treasury Managed Fund.

26. RECONCILIATION OF CASH FLOWS FROM OPERATING ACTIVITIES TO NET RESULT

Net cash (inflow)/outflow from Operating Activities	13,052	(23,347)
Depreciation and amortisation	613	1,113
Net loss / (gain) on disposal of non-current assets	(264)	-
Increase/(decrease) in provisions	6,322	16,614
Non cash actuarial adjustment	(4,463)	-
Net increase/(decrease) in equity arising from non-cash equity adjustments	(20)	(8,794)
Increase in borrowings	-	5,303
(Increase)/decrease in other assets	(12,883)	(10,564)
Increase/(decrease) in creditors	1,878	(2,926)
Net result	4,235	22,601

DEPARTMENT OF PLANNING & INFRASTRUCTURE
Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

27. ADMINISTERED ASSETS AND LIABILITIES

	2012	2011
	\$'000	\$'000
Administered Assets		
Cash	-	2,696
Total Administered Assets	-	2,696
Administered Liabilities		
Liability to Consolidated Fund	-	2,696
Total Administered Assets	-	2,696

Special Infrastructure Contributions were previously administered by the Department on behalf of NSW Treasury. In December 2011 the function was transferred to the Department and all transactions are now recognised in the financial statements.

28. FINANCIAL INSTRUMENTS

The Department's principal financial instruments are outlined below. These financial instruments arise directly from the Department's operations or are required to finance the Department's operations. The Department does not enter into or trade financial instruments, including derivative financial instruments, for speculative purposes.

The Department's main risks arising from financial instruments are outlined below, together with the Department's objectives, policies and processes for measuring and managing risk. Further qualitative disclosures are included throughout these financial statements.

The Director-General has overall responsibility for the establishment and oversight of risk management and reviews and agrees policies for managing each of these risks. Risk management policies are established to identify and analyse the risks faced by the Department, to set risk limits and controls and to monitor risks. Compliance with policies is reviewed by the Audit Committee on a continuous basis.

(a) Financial instrument categories

Financial Assets	Note	Category	Carrying Amount	Carrying Amount
			2012	2011
			\$'000	\$'000
Class:				
Cash and cash equivalents	15	N/A	27,987	42,056
Receivables ¹	16	Loans and receivables (at amortised cost)	37,926	26,236
Financial Liabilities	Note	Category	Carrying Amount	Carrying Amount
			2012	2011
			\$'000	\$'000
Class:				
Payables	19	Financial liabilities measured at amortised cost	11,819	9,909
Borrowings	21	Financial liabilities measured at amortised cost	22,337	22,266

Notes

1. Excludes statutory receivables and prepayments of \$2,259,000 (\$2011 \$682,000) i.e. not within scope of AASB 7)

(b) Credit Risk

Credit risk arises when there is the possibility of the Department's debtors defaulting on their contractual obligations, resulting in a financial loss to the Department. The maximum exposure to

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

credit risk is generally represented by the carrying amount of the financial assets (net of any allowance for impairment).

Credit risk arises from the financial assets of the Department, including cash and receivables. No collateral is held by the Department. The Department has not granted any financial guarantees.

Cash

Cash comprises cash on hand and bank balances within the NSW Treasury Banking System. Interest is earned on daily bank balances at the monthly average NSW Treasury Corporation 11 am unofficial cash rate, adjusted for a management fee to NSW Treasury.

Receivables – trade debtors

All trade and other debtors are recognised as amounts receivable at balance date. Collectability of all debtors is reviewed on an ongoing basis. Procedures as established in the Treasurer's Directions are followed to recover outstanding amounts, including letters of demand. Debts, which are known to be uncollectable, are written off. An allowance for impairment is raised when there is objective evidence that the entity will not be able to collect all amounts due. This evidence includes past experience and current and expected changes in economic conditions. The credit risk is the carrying amount (net of any allowance for impairment). No interest is earned on trade debtors. The carrying amount approximates net fair value. Sales are generally made on 30 day terms.

The Department is not materially exposed to concentrations of credit risk to a single trade debtor or group of debtors. Based on past experience, debtors that are not past due (2012:\$2,854,000, 2011 \$2,352,000) and not less than three months past due (2012:\$14,116,000; 2011 \$8,075,000) are not considered impaired and together these represent 100 per cent of the total trade debtors. There are no debtors which are currently not past due or impaired whose terms have been renegotiated.

The only financial assets that are past due or impaired are 'sales of goods and services' in the 'receivables' category of the statement of financial position.

	Total ^{1,2}	Past due but not impaired ^{1,2} \$'000	Considered impaired ^{1,2} \$'000
2012			
< 3 months overdue	8,130	8,130	-
3 months – 6 months overdue	3,499	3,499	-
> 6 months overdue	2,487	2,487	-
2011			
< 3 months overdue	1,405	1,405	-
3 months – 6 months overdue	720	720	-
> 6 months overdue	5,950	5,950	-

Notes

1. Each column in the table reports 'gross receivables'.

2. The ageing analysis excludes statutory receivables, as these are not within the scope of AASB 7 and excludes receivables that are not past due and not impaired. Therefore, the 'total' will not reconcile to the receivables total recognised in the Statement of Financial Position.

(c) Liquidity Risk

Liquidity risk is the risk the Department will be unable to meet its payment obligations when they fall due. The Department continuously manages risk through monitoring future cash flows and maturities planning to ensure adequate holding of high quality liquid assets. The objective is to maintain a balance between continuity of funding and the minimisation of underutilised liquid financial assets.

The Department has NSW Treasury approved debt facilities with TCorp, as follows:

	2012 \$000	2011 \$000
TCorp debt facility	6,760	7,789
Sums drawn	-	(5,500)
Unused facility	6,760	2,289

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

During the current and prior year, there were no defaults of loans payable. No assets have been pledged as collateral. Based on the current assessment of risk and prior periods' date, the Department's exposure to liquidity risk is deemed to be insignificant.

The liabilities are recognised for amounts due to be paid in the future for goods and services received, whether or not invoiced. Amounts owing to suppliers (which are unsecured) are settled in accordance with the policy set out in NSW TC 11/12. For small business suppliers, where terms are not specified, payment is made not later than 30 days from the receipt of a correctly rendered invoice. For other suppliers, if trade terms are not specified, payment is made no later than the end of the month following the month in which an invoice or a statement is received. For small business suppliers, where payment is not made within the specified time period, simple interest must be paid automatically unless an existing contract specifies otherwise. For payments to other suppliers, the Head of an authority (or a person appointed by the Head of an authority) may automatically pay the supplier simple interest. The rate of interest applied during the year was 11.44% (2011 12.92%).

The table below summarises the maturity profile of the Department's financial liabilities, together with the interest rate exposure.

Maturity analysis and interest rate exposure of financial liabilities

	Weighted Average Effective Int. Rate	Nominal Amount ¹	Interest Rate Exposure \$'000			Maturity Dates		
			Fixed Interest Rate	Variable Interest Rate	Non- interest bearing	<1 year	1-5 years	>5 years
2012								
Payables		11,819	-	-	11,819	11,819	-	-
TCorp Borrowings	5.87	22,337			-	-	22,337	-
		34,156			11,819	11,819	22,337	-
2011								
Payables		9,909	-	-	9,909	9,909	-	-
TCorp Borrowings	5.87	23,532	23,532	-	-	23,532	-	-
		33,441	23,532	-	9,909	33,441	-	-

1) The amounts disclosed are the contractual undiscounted cash flows of each class of financial liabilities and therefore will not reconcile to the statement of financial position.

(d) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. The Department has no exposure to foreign currency risk and does not enter into commodity contracts.

The effect on profit and equity due to a reasonably possible change in risk variable is outlined in the information below, for interest rate risk. A reasonably possible change in risk variable has been determined after taking into account the economic environment in which the Department operates and the time frame for the assessment (i.e. until the end of the next annual reporting period). The sensitivity analysis is based on risk exposures in existence at the statement of financial position date. The analysis is performed on the same basis as for 2011. The analysis assumes that all other variables remain constant. Other price risk is immaterial.

(e) Interest Rate Risk

Exposure to interest rate risk arises through the Department's interest bearing liabilities. This risk is minimised by undertaking fixed rate borrowings with NSW TCorp. The Department does not account for any fixed rate financial instruments at fair value through profit or loss or as available-for-sale. Therefore, for these financial instruments, a change in interest rates would not affect profit or loss or equity. A reasonably possible change of +/- 1 per cent is used, consistent with current trends in interest rates. The basis will be reviewed annually and amended where there is a structural change in the level of interest rate volatility. The Department's exposure to interest rate risk is set out below.

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Notes to and forming part of the Financial Statements for the Year ended 30 June 2012

	Carrying Amount \$'000	-1 per cent Profit \$'000	1 per cent Profit \$'000
2012			
<i>Financial Assets</i>			
Cash and cash equivalents	27,987	(280)	280
<i>Financial Liabilities</i>			
Borrowings	22,337		
2011			
<i>Financial Assets</i>			
Cash and cash equivalents	42,056	(421)	421
<i>Financial Liabilities</i>			
Borrowings	22,266	-	-
		(421)	421

(f) Fair Value

With the exception of the TCorp borrowings, all of the Department's financial assets and financial liabilities are of a short-term nature. They are recognised in the balance sheet at amortised cost.

The TCorp borrowings are fixed term loans at a fixed rate of interest. The loans are recognised in the statement of financial position at their fair values plus transaction costs, with their attaching discount being amortised over the lives of the respective loans.

The Department is of the opinion that the values at which these instruments are recognised in the statement of financial position reflect their fair value.

29. BUDGET REVIEW

(a) Net Result

The net result was \$4.8m worse than budget, largely due to a \$21.9m grant payment to the Sydney Harbour Foreshore Authority (due in 2010-11 but not paid until July 2011), which was partially offset by increased revenue for Contributions (\$14.5m) and Planning Reform Fees (\$4.3m).

(b) Assets and liabilities

Current assets were \$21m better than budget due to increased cash for Special Infrastructure Contributions of \$6.2m which was previously an administered item, cash yet to be paid out on additional accruals of \$3.5m and \$10.8m in receivables related to payments for development applications and Planning Reform Fees not yet paid. Non-current were \$7.3m under budget due to an underspend of \$3m on the Coastal Land Protections scheme and \$3.5m underspend on the ICT Reinvestment Pool (these funds have been rolled over to next financial year). Non-current liabilities were \$7.2m under budget due to reduced borrowings (budget included \$7.2m in borrowings which were not required due to high levels of revenue).

(c) Cash Flows

Net decrease in cash was \$10.5m better than budget due mainly to \$4.9m reimbursement of employee liabilities from the Crown Entity, Special Infrastructure Contributions revenue not budgeted for (\$7.69m).

30. AFTER BALANCE DATE EVENTS

The Department of Planning & Infrastructure is not aware of any circumstances that occurred after balance date which would render particulars included in the financial statements to be misleading.

END OF AUDITED FINANCIAL STATEMENTS

Response to statutory audit report for Department of Planning and Infrastructure

In its 2012 audit, the Audit Office identified the following significant matters:

- > Development contributions: the Audit Office recommended that the Department review the relevant legislation and explicitly document the different sources of development contributions it is entitled to receive. Appropriate systems and procedures should be developed to ensure contributions and related expenditure are complete and accurate.
Management agrees with these recommendations and a review of the relevant legislation will commence in 2012.
- > Prior period errors – equity transfer: the Audit Office noted that the Department disclosed a prior period error of \$3.6 million in the financial statements. This resulted from the incorrect calculation of the 2011 transfer of employees from various entities to the Department.
Management corrected these errors by processing both current and prior period adjustments in the 2012 financial statements.
Management considers no further action is required as the errors have been corrected.
- > Quality of year end audit working papers: the Audit Office recommended that the Department could improve the efficiency of next year's audit by improving the quality of working papers provided to the audit team.
Management will work with the Audit Office on improving the quality of working papers.

11

Corporation Sole financial statements



INDEPENDENT AUDITOR'S REPORT

Corporation Sole 'Minister Administering the *Environmental Planning and Assessment Act 1979*'

To Members of the New South Wales Parliament

I have audited the accompanying financial statements of Corporation Sole 'Minister Administering the *Environmental Planning and Assessment Act 1979*' (the Corporation), which comprise the statement of financial position as at 30 June 2012, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information.

Basis for Qualified Opinion

The Corporation does not have effective procedures and controls to ensure the completeness and accuracy of its land assets. I am unable to obtain all the information I require to form an opinion on the value of those assets that should be recognised as land in the financial statements. My opinion for the year ended 30 June 2011 was similarly qualified.

Qualified Opinion

In my opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements:

- give a true and fair view of the financial position of the Corporation as at 30 June 2012, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- are in accordance with section 41B of the *Public Finance and Audit Act 1983* (the PF&A Act) and the Public Finance and Audit Regulation 2010

My opinion should be read in conjunction with the rest of this report.

The Minister's Responsibility for the Financial Statements

The Minister is responsible for the preparation of the financial statements that give a true and fair view in accordance with Australian Accounting Standards and the PF&A Act and for such internal control as the Minister determine(s) is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on the financial statements based on my audit. I conducted my audit in accordance with Australian Auditing Standards. Those Standards require that I comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Corporation's preparation of the financial statements that give a true and fair view in order to design audit procedures appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Corporation, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified opinion.

My qualified opinion does *not* provide assurance:

- about the future viability of the Corporation
- that it has carried out its activities effectively, efficiently and economically
- about the effectiveness of its internal control
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about other information which may have been hyperlinked to/from the financial statements
- about the assumptions used in formulating the budget figures disclosed in the financial statements.

Independence

In conducting my audit, I have complied with the independence requirements of the Australian Auditing Standards and other relevant ethical pronouncements. The PF&A Act further promotes independence by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of public sector agencies, but precluding the provision of non-audit services, thus ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by the possibility of losing clients or income.



Peter Achterstraat
Auditor-General

27 September 2012
SYDNEY

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Financial Statements 30 June 2012

Contents

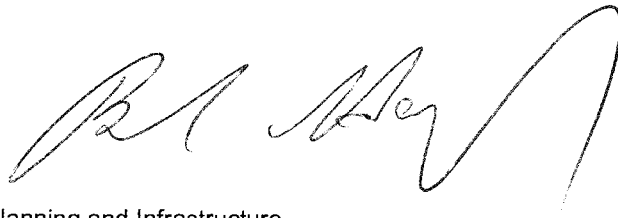
Statement by the Minister	159
Statement of Comprehensive Income	160
Statement of Financial Position	161
Statement of Changes in Equity	162
Statement of Cash Flows	163
Notes to the Financial Statements	164

Corporation Sole
"Minister Administering the Environmental Planning & Assessment Act, 1979"

Statement by the Minister

Pursuant to Section 41C (1B) and (1C) of the *Public Finance and Audit Act, 1983*, I state that:

- (a) The accompanying financial report has been prepared in accordance with:
- applicable Australian Accounting Standards (which include Australian Accounting Interpretations); and
 - the requirements of the *Public Finance and Audit Act 1983*, the *Public Finance and Audit Regulation 2010* and the Treasurer's Directions
- (b) The financial report exhibits a true and fair view of the financial position of the Corporation Sole as at 30 June 2012 and its financial performance for the year ended 30 June 2012.
- (c) There are no circumstances which would render any particulars included in the financial statements to be misleading or inaccurate.



Minister for Planning and Infrastructure

26 SEP 2012

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Statement of comprehensive income for the year ended 30 June 2012

		Actual 2012 \$'000	Budget 2012 \$'000	Actual 2011 \$'000
	Notes			
Expenses excluding losses				
Operating expenses				
Personnel services	2(a)	4,496	3,764	3,401
Other operating expenses	2(b)	5,114	5,603	5,438
Grants and subsidies	2(c)	15,091	39,940	16,308
Finance costs	2(d)	20,947	21,000	19,339
Depreciation expenses	2(e)	709	450	65
Total expenses excluding losses		46,357	70,757	44,551
Revenue				
Investment revenue	3(a)	207	4,700	2,362
Grants and contributions	3(b)	17,228	19,928	14,913
Rents and royalties	3(c)	7,463	7,883	6,790
Other revenue	3(d)	5,645	7,500	7,409
Total revenue		30,543	40,011	31,474
(Loss)/gain on disposal	4	13,144	23,659	(25,327)
Net result		(2,670)	(7,087)	(38,404)
Other comprehensive income				
Net increase/(decrease) in property, plant and equipment asset revaluation reserve		4,315	-	(44,576)
Total other comprehensive income		4,315	-	(44,576)
TOTAL COMPREHENSIVE INCOME		1,645	(7,087)	(82,980)

The accompanying notes form part of these financial statements.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Statement of financial position as at 30 June 2012

	Notes	Actual 2012 \$'000	Budget 2012 \$'000	Actual 2011 \$'000
ASSETS				
Current Assets				
Cash and cash equivalents	5	137,205	98,039	87,094
Receivables	6	6,215	1,500	4,009
Financial assets at fair value	9	-	2,430	179
<hr/>				
Non-current assets held for sale	8	27,149	40,000	47,341
<hr/>				
Total Current Assets		170,569	141,969	138,623
<hr/>				
Non-Current Assets				
Property, plant & equipment	7			
Plant & equipment		-	8	12
Land and buildings				
Core		786,858	770,900	745,381
Non-Core		257,590	286,383	276,903
Leased assets		72	-	446
Total property, plant and equipment		1,044,520	1,057,291	1,022,742
<hr/>				
Total Non-Current Assets		1,044,520	1,057,291	1,022,742
<hr/>				
Total Assets		1,215,089	1,199,260	1,161,365
<hr/>				
LIABILITIES				
Current Liabilities				
Payables	10	71,127	11,639	41,157
Borrowings	11	36,117	36,205	53,694
Other	13	150	-	-
Total Current Liabilities		107,394	47,844	94,851
<hr/>				
Non-Current Liabilities				
Borrowings	11	336,441	382,958	282,969
Provisions	12	132	60	60
Payables	10	17,015	-	-
Total Non-Current Liabilities		353,588	383,018	283,029
<hr/>				
Total Liabilities		460,982	430,862	377,880
<hr/>				
Net Assets		754,107	768,398	783,485
<hr/>				
EQUITY				
Reserves		559,697	600,293	584,474
Accumulated funds		181,260	168,105	163,192
Amounts recognised in equity relating to assets held for sale		13,150	-	35,819
Total Equity		754,107	768,398	783,485

The accompanying notes form part of these financial statements.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Statement of changes in equity for the year ended 30 June 2012

Notes	Accumulated Funds \$'000	Asset Revaluation Surplus \$'000	Assets Held For Sale Reserve \$'000	Total \$'000
Balance at 1 July 2011	163,192	584,474	35,819	783,485
Net result for the year	(2,670)	-	-	(2,670)
Other comprehensive income:				
Net increase/(decrease) in property, plant and equipment	-	4,315	-	4,315
Total other comprehensive income	-	4,315	-	4,315
Total comprehensive income for the year	(2,670)	4,315	-	1,645
Transfers to Accumulated Funds	51,761	(29,092)	(22,669)	-
Transaction with owners in their capacity as owners				
Decrease in net assets from equity transfers	14 (31,023)	-	-	(31,023)
Balance at 30 June 2012	181,260	559,697	13,150	754,107
Balance at 1 July 2010	262,533	691,444	19,826	973,803
Net result for the year	(38,404)	-	-	(38,404)
Other comprehensive income:				
Net increase/(decrease) in property, plant and equipment	-	(65,103)	20,527	(44,576)
Total other comprehensive income	-	(65,103)	20,527	(44,576)
Total comprehensive income for the year	(38,404)	(65,103)	20,527	(82,980)
Transfers to Accumulated Funds	46,401	(41,867)	(4,534)	-
Transaction with owners in their capacity as owners				
Decrease in net assets from equity transfers	14 (107,338)	-	-	(107,338)
Balance at 30 June 2011	163,192	584,474	35,819	783,485

The accompanying notes form part of these financial statements.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Statement of cash flows for the year ended 30 June 2012

	Actual	Budget	Actual
	2012	2012	2011
Notes	\$'000	\$'000	\$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Payments			
Employee related	(3,958)	(3,814)	(2,953)
Grants and subsidies paid	(14,823)	(34,940)	(14,580)
Finance costs	(19,881)	(21,501)	(17,270)
Other	(4,414)	(41,293)	(3,396)
Total Payments	(43,076)	(101,548)	(38,199)
Receipts			
Other revenue	7,323	14,348	16,570
Recoupment of cost from Government	17,228	19,928	14,913
Interest received	2,702	4,752	2,950
Rents and royalties	3,679	7,761	5,360
Total Receipts	30,932	46,789	39,793
NET CASH FLOWS FROM OPERATING ACTIVITIES	(12,144)	(54,759)	1,594
18			
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of land and buildings, plant and equipment and infrastructure systems	60,814	71,204	39,931
Purchases of land and buildings, plant and equipment and infrastructure systems	(34,454)	(88,000)	(41,736)
NET CASH FLOWS FROM INVESTING ACTIVITIES	26,360	(16,796)	(1,805)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from borrowings and advances	35,895	82,500	43,230
NET CASH FLOWS FROM FINANCING ACTIVITIES	35,895	82,500	43,230
NET INCREASE / (DECREASE) IN CASH	50,111	10,945	43,019
Opening cash and cash equivalents	87,094	87,094	44,075
CLOSING CASH AND CASH EQUIVALENTS	137,205	98,039	87,094

The accompanying notes form part of these financial statements.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

1. Summary of significant accounting policies

a. Reporting entity

The Corporation Sole "Minister Administering the Environmental Planning and Assessment Act, 1979" (the corporation), incorporating the Sydney Region Development Fund operates under the provisions of the *Environmental Planning and Assessment Act 1979* to acquire and develop lands required for planning purposes within the Sydney Region. The corporation is a separate reporting entity. There are no other entities under its control.

The Corporation Sole is a NSW government statutory body. The corporation is a not-for-profit entity (as profit is not its principal objective) and it has no cash generating units. The reporting entity is consolidated as part of the NSW Total State Sector Accounts.

These financial statements for the year ended 30 June 2012 have been authorised for issue by the Minister for Planning and Infrastructure in 26 September 2012.

b. Basis of preparation

The corporation's financial statements are general purpose financial statements which have been prepared in accordance with:

- applicable Australian Accounting Standards (which include Australian Accounting Interpretations)
- the requirements of the *Public Finance and Audit Act, 1983* and Regulation.

Property, plant and equipment and assets (or disposal groups) held for sale are measured at fair value. Other financial statement items are prepared in accordance with the historical cost convention.

Judgements, key assumptions and estimations management has made are disclosed in the relevant notes to the financial statements.

All amounts are rounded to the nearest one thousand dollars and are expressed in Australian currency.

c. Statement of compliance

The financial statements and notes comply with Australian Accounting Standards, which include Australian Accounting Interpretations.

d. Comparative Information

Except when an Australian Accounting Standard permits or requires otherwise, comparative information is disclosed in respect of the previous period for all amounts reported in the financial statements.

e. Borrowing costs

Borrowing costs are recognised as expenses in the period in which they are incurred, in accordance with Treasury's mandate to not-for-profit general government sector agencies.

f. Insurance

The corporation's insurance activities are conducted through the NSW Treasury Managed Fund Scheme of self insurance for Government agencies. The expense (premium) is determined by the Fund Manager based on past claim experience.

g. Accounting for the goods and services tax (GST)

Income, expenses and assets are recognised net of the amount of GST, except that:

- the amount of GST incurred by the corporation as a purchaser that is not recoverable from the Australian Taxation Office is recognised as part of the cost of acquisition of an asset or as part of an item of expense.
- receivables and payables are stated with the amount of GST included.

Cash flows are included in the statement of cash flows on a gross basis. However, the GST components of cash flows arising from investing and financing activities which is recoverable from, or payable to, the Australian Taxation Office are classified as operating cash flows.

h. Income recognition

Income is measured at the fair value of the consideration or contribution received or receivable. Additional comments regarding the accounting policies for the recognition of income are discussed below.

(i) Contributions

Contributions from other bodies (including grants and donations) are generally recognised as income when the corporation obtains control over the assets comprising the contributions. Control over contributions is normally obtained upon the receipt of cash.

(ii) Sale of Goods

Revenue from the sale of goods is recognised as revenue when the corporation transfers the significant risks and rewards of ownership of the assets.

(iii) Rendering of Services

Revenue is recognised when the service is provided or by reference to the stage of completion (based on labour hours incurred to date).

(iv) Investment income

Interest revenue is recognised using the effective interest method as set out in *AASB 139 Financial Instruments: Recognition and Measurement*.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

1. Summary of significant accounting policies (continued)	(ii) Capitalisation thresholds	Asset Class Last Revaluation
	Property, plant and equipment and intangible assets costing \$5,000 and above individually (or forming part of a network costing more than \$5,000) are capitalised.	Corridor Land (part of Core Land) 13/05/11
h. Income recognition (continued)		Open Space land (part of Core Land) 30/06/09
(v) Rental revenue	(iii) Revaluation of property, plant and equipment	Assets held for Sale 13/05/11
Rental revenue is recognised in accordance with AASB 117 <i>Leases</i> on a straight-line basis over the lease term.	Physical non-current assets are valued in accordance with the “Valuation of Physical Non-Current Assets at Fair Value” Policy and Guidelines Paper (TPP 07-1). This policy adopts fair value in accordance with AASB 116 <i>Property, Plant and Equipment</i> and AASB 140 <i>Investment Property</i> .	Surplus Land & Non Marketable Surplus Land (Non-Core Land) 13/05/11
i. Grants and subsidies	Property, plant and equipment is measured on an existing use basis, where there are no feasible alternative uses in the existing natural, legal, financial and socio-political environment. However, in the limited circumstances where there are feasible alternative uses, assets are valued at their highest and best use.	Non-specialised assets with short useful lives are measured at depreciated historical cost, as a surrogate for fair value.
Grants and subsidies are generally comprised of cash contributions to local government authorities and non-government organisations. These are expensed when the State transfers control of the assets.		When revaluing non-current assets by reference to current prices for assets newer than those being revalued (adjusted to reflect the present condition of the assets), the gross amount and the related accumulated depreciation are separately restated.
j. Assets		For other assets, any balances of accumulated depreciation at the revaluation date in respect of those assets are credited to the asset accounts to which they relate. The net asset accounts are then increased or decreased by the revaluation increments or decrements.
(i) Acquisitions of assets	Fair value of property, plant and equipment is determined based on the best available market evidence, including current market selling prices for the same or similar assets. Where there is no available market evidence, the asset’s fair value is measured at its market buying price, the best indicator of which is depreciated replacement cost.	Revaluation increments are credited directly to the revaluation surplus, except that, to the extent that an increment reverses a revaluation decrement in respect of that class of asset previously recognised as an expense in the net result, the increment is recognised immediately as revenue in the net result.
The cost method of accounting is used for the initial recording of all acquisitions of assets controlled by the corporation. Cost is the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire the asset at the time of its acquisition or construction or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards.	The corporation revalues each class of property, plant and equipment at least every five years or with sufficient regularity to ensure that the carrying amount of each asset in the class does not differ materially from its fair value at reporting date. The last revaluation was completed for the following asset classes on the dates noted and was based on an independent assessment.	Revaluation decrements are recognised immediately as expenses in the net result, except that, to the extent that a credit balance exists in the revaluation surplus in respect of the same class of assets, they are debited directly to the revaluation surplus.
Assets acquired at no cost, or for nominal consideration, are initially recognised at their fair value at the date of acquisition (see also assets transferred as a result of an equity transfer – Note 1(n)).		
Fair value is the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm’s length transaction.		
Where payment for an item is deferred beyond normal credit terms, its cost is the cash price equivalent, i.e. deferred payment amount is effectively discounted at an asset-specific rate.		

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

<p>1. Summary of significant accounting policies (continued)</p> <p>j. Assets (continued)</p> <p>As a not-for-profit entity, revaluation increments and decrements are offset against one another within a class of non-current assets, but not otherwise.</p> <p>Where an asset that has previously been revalued is disposed of, any balance remaining in the revaluation surplus in respect of that asset is transferred to accumulated funds.</p> <p>(iv) Impairment of property, plant and equipment</p> <p>As a not-for-profit entity with no cash generating units, the corporation is effectively exempted from AASB 136 <i>Impairment of Assets</i> and impairment testing.</p> <p>This is because AASB 136 modifies the recoverable amount test to the higher of fair value less costs to sell and depreciated replacement cost. This means that, for an asset already measured at fair value, impairment can only arise if selling costs are material. Selling costs are regarded as immaterial.</p> <p>(v) Assets not able to be reliably measured</p> <p>The corporation holds certain assets that have not been recognised in the statement of financial position because the entity is unable to measure reliably the value for the assets. These assets are those lands under care, control and management (see Note 1(j)(xii)).”</p> <p>(vi) Depreciation of property plant and equipment</p> <p>Depreciation is provided for on a straight-line basis for all depreciable assets so as to write off the depreciable amount of each asset as it is consumed over its useful life to the corporation.</p>	<p>All material separately identifiable components of assets are depreciated over their shorter useful lives.</p> <p>Land is not a depreciable asset.</p> <p>Depreciation rates:</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Computers</td> <td style="text-align: right;">25%</td> </tr> <tr> <td>Office Equipment</td> <td style="text-align: right;">14%</td> </tr> </table> <p>(vii) Leased assets</p> <p>A distinction is made between finance leases which effectively transfer from the lessor to the lessee substantially all the risks and benefits incidental to ownership of the leased assets, and operating leases under which the lessor effectively retains all such risks and benefits. Operating lease payments are charged to the statement of comprehensive income in periods which they are incurred.</p> <p>(viii) Maintenance</p> <p>Day-to-day servicing costs or maintenance are charged as expenses as incurred, except where they relate to the replacement of a part or component of an asset, in which case the costs are capitalised and depreciated.</p> <p>(ix) Loans and receivables</p> <p>Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. These financial assets are recognised initially at fair value, usually based on the transaction cost or face value. Subsequent measurement is at amortised cost using the effective interest method, less an allowance for any impairment of receivables. Any changes are recognised in the net result for the year when impaired, derecognised or through the amortisation process.</p> <p>Short-term receivables with no stated interest rate are measured</p>	Computers	25%	Office Equipment	14%	<p>at the original invoice amount where the effect of discounting is immaterial.</p> <p>(x) Impairment of financial assets</p> <p>All financial assets, except those measured at fair value through profit and loss, are subject to an annual review for impairment.</p> <p>An allowance for impairment is established when there is objective evidence that the entity will not be able to collect all amounts due.</p> <p>For financial assets carried at amortised cost, the amount of the allowance is the difference between the asset’s carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the impairment loss is recognised in the net result for the year.</p> <p>When a financial asset available for sale is impaired, the cumulative loss amount is removed from equity and recognised in the net result for the year, based on the difference between the acquisition cost (net of any principal repayment and amortisation) and current fair value, less any impairment loss previously recognised in the net result for the year.</p> <p>Any reversals of impairment losses are reversed through the net result for the year, where there is objective evidence, except reversals of impairment losses on an investment in an equity instrument classified as “available for sale” must be made through the revaluation surplus. Reversals of impairment losses of financial assets carried at amortised cost cannot result in a carrying amount that exceeds what the carrying amount would have been had there not been an impairment loss.</p>
Computers	25%					
Office Equipment	14%					

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

1. Summary of significant accounting policies (continued)

j. Assets (continued)

(xi) Non current assets (or disposal groups) held for sale

The corporation has certain non-current assets (or disposal groups) classified as held for sale, where their carrying amount will be recovered principally through a sale transaction, not through continuing use. Non current assets (or disposal groups) held for sale are recognised at the lower of carrying amount and fair value less costs to sell. These assets are not depreciated while they are classified as held for sale.

(xii) Land Transfers

Land acquired for road purposes may be transferred, as required for construction, to the Roads and Maritime Services without charge. Open Space land may be similarly transferred to local councils or placed under the care, control and management of local councils through legislative provisions. Other lands may also be transferred to or placed under care, control and management of various government bodies without charge.

For the transfer to the corporation of land for no consideration, the asset is recognised at fair value in the statement of financial position.

(xiii) Investments

Investments are initially recognised at fair value plus, in the case of investments not at fair value through profit and loss, transaction costs. The agency determines the classification of its financial

assets after initial recognition and, when allowed and appropriate, re-evaluates this at each financial year end.

Fair value through profit or loss - The agency subsequently measures investments classified as “held for trading” or designated upon initial recognition “at fair value through profit or loss” at fair value. Financial assets are classified as “held for trading” if they are acquired for the purpose of selling in the near term. Derivatives are also classified as held for trading. Gains or losses on these assets are recognised in the net result for the year.

k. Liabilities

(i) Payables

These amounts represent liabilities for goods and services provided to the corporation and other amounts. Payables are recognised initially at fair value, usually based on the transaction cost or face value. Subsequent measurement is at amortised cost using the effective interest method. Short-term payables with no stated interest rate are measured at the original invoice amount where the effect of discounting is immaterial.

(ii) Borrowings

Loans are not held for trading and are recognised at amortised cost using the effective interest rate method. Gains or losses are recognised in the net result for the year on de-recognition.

(iii) Other Provisions

Other provisions exist when: the entity has a present legal or constructive obligation as a result of a past event; it is probable that an outflow of

resources will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation.

Any provisions for restructuring are recognised only when an entity has a detailed formal plan and the entity has raised a valid expectation in those affected by the restructuring that it will carry out the restructuring by starting to implement the plan or announcing its main features to those affected.

l. Personnel Services

The corporation has no employees. All the corporation’s human resources are provided by the Department of Planning and Infrastructure on a fee for services rendered basis. This fee includes all employee related costs including salaries, superannuation, leave entitlements, payroll tax and workers’ compensation insurance. Accordingly the corporation has no liability for employee entitlements.

m. Equity and reserves

(i) Revaluation surplus

The revaluation surplus is used to record increments and decrements on the revaluation of non-current assets. This accords with the agency’s policy on the revaluation of property, plant and equipment as discussed in note 1(j)(iii).

(ii) Accumulated funds

The category accumulated funds includes all current and prior period retained funds.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

1. Summary of significant accounting policies (continued)

n. Equity Transfers

The transfer of net assets between agencies as a result of an administrative restructure, transfers of programs/functions and parts thereof between NSW public sector agencies is designated or required by Accounting Standards to be treated as a contribution by owners and recognised as an adjustment to “Accumulated Funds”. This treatment is consistent with Interpretation 1038 *Contributions by Owners Made to Wholly-Owned Public Sector Entities*. Transfers arising from an administrative restructure between not-for-profit entities and for-profit government departments are recognised at the amount at

which the asset was recognised by the transfer or immediately prior to the restructure. In most instances this will approximate fair value. All other equity transfers are recognised at fair value.

o. New Australian Accounting Standards issued but not effective

The following new Accounting Standards and Interpretations have not been applied and are not yet effective. NSW Treasury TC 12/04 has mandated that agencies do not early adopt any of the new Standards and Interpretations

- AASB 9 and AASB 2010-7 regarding financial instruments
- AASB 12 Disclosure of Interests in Other Entities

- AASB 13 and AASB 2011-8 regarding fair value measurement
- AASB 119, AASB 2011-10 and AASB 2011-11 regarding employee benefits
- AASB 2011-3 regarding orderly adoption of changes to the ABS GFS Manual
- AASB 2011-4 removing individual KMP disclosure
- AASB 2011-9 regarding presentation of items of other comprehensive income
- AASB 2011-12 regarding Interpretation 20
- AASB 2011-13 regarding AASB 1049 and GAAP/GFS harmonisation

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

2. Expenses excluding losses

	2012	2011
	\$'000	\$'000
a. Personnel services expenses		
Salaries and wages (including recreation leave)	4,495	3,386
Payroll tax and fringe benefits tax	1	15
	4,496	3,401
b. Other operating expenses		
Auditors remuneration		
- Audit of the financial statements	120	165
Consultancy fees	210	211
Insurance	24	-
Office accommodation	557	285
General administration	909	1,064
Development expenses	1,515	1,738
Property maintenance	1,779	1,975
	5,114	5,438
c. Grants and subsidies		
Open Space Improvement and Restoration – Government Agencies		
- Metropolitan Greenspace Program	1,586	2,545
Other Grants & Subsidies – Government Agencies		
- State Government	13,087	10,560
- Local Government & other	418	3,203
	15,091	16,308
d. Finance costs		
Interest for TCorp Borrowings	20,947	19,339
	20,947	19,339
e. Depreciation expenses		
Plant & Equipment	3	1
Leased Asset Office Space	446	64
Leasehold Interest	260	-
	709	65

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

3. Revenue

	2012	2011
	\$'000	\$'000
a. Investment revenue		
Interest revenue	2,742	1,817
Derivatives gain/(loss)	(2,535)	545
	207	2,362
b. Grants and contributions		
Contributions of assets		
Cash contributions received from:		
State Government	9,019	5,034
Federal Government	1,000	2,860
Local Councils (i)	7,209	7,019
	17,228	14,913

(i) Local councils within the Sydney Regional Development Fund are levied for contributions to meet interest costs on debt and for repayment of debt in accordance of Section 143 of the *Environmental Planning and Assessment Act 1979*.

c. Rents and royalties

Rents	3,714	3,805
Royalties	3,749	2,985
	7,463	6,790

d. Other revenue

Contract and Licence receipts	5,493	7,196
Other	152	213
	5,645	7,409

4. (Loss)/gain on disposal

Proceeds from disposal	52,697	38,975
Written down value of assets disposed	(39,553)	(64,302)
	13,144	(25,327)

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

5. Currents assets - cash and cash equivalents

	2012	2011
	\$'000	\$'000
Cash at bank and on hand	108,746	59,589
NSW Treasury Corporation – Hour Glass Cash facilities	28,459	27,505
	137,205	87,094

For the purposes of the statement of cash flows, cash and cash equivalents include cash at bank, cash on hand and short-term deposits.

Cash and cash equivalent assets recognised in the statement of financial position are reconciled at the end of the financial year to the statement of cash flows as follows:

Cash and cash equivalents (per statement of financial position)	137,205	87,094
Closing cash and cash equivalent (per statement of cash flows)	137,205	87,094

Refer to Note 19 for details regarding credit risk, liquidity risk and market risk arising from financial instruments.

6. Current assets – receivables

Rental Debtors	554	413
Sundry Debtors	5,661	3,596
	6,215	4,009

Details regarding credit risk, liquidity risk and market risk, including financial assets that are either past due or impaired, are disclosed in Note 19.

7. Non current assets - property, plant and equipment

	Core Land	Non Core Land	Plant & Equip-ment	Leased Asset Office Space	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
At 1 July 2011 – fair value					
Gross carrying amount	745,381	276,903	13	535	1,022,832
Accumulated depreciation and impairment	-	-	(1)	(89)	(90)
Net carrying amount	745,381	276,903	12	446	1,022,742
At 30 June 2012 – fair value					
Gross carrying amount	786,858	257,590	451	607	1,045,506
Accumulated depreciation and impairment	-	-	(451)	(535)	(986)
Net carrying amount	786,858	257,590	-	72	1,044,520

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

7. Non current assets - property, plant and equipment (continued)

Reconciliation

A reconciliation of the carrying amount of each class of property, plant and equipment at the beginning and end of the current reporting period is set out below:

	Core Land	Non Core Land	Plant & Equip- ment	Leased Asset Office Space	Lease- hold Interest	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Year ended 30 June 2012						
Net carrying amount at start of year	745,381	276,903	12	446	-	1,022,742
Additions	68,224	-	-	72	260	68,556
Disposals	(39)	(4,802)	(9)	-	-	(4,850)
Net asset transfer through equity	(31,023)	-	-	-	-	(31,023)
Net revaluation increment less revaluation decrements	4,315	-	-	-	-	4,315
Transfer to assets held for sale	-	(14,511)	-	-	-	(14,511)
Depreciation expense	-	-	(3)	(446)	(260)	(709)
Net carrying amount as at the end of the year	786,858	257,590	-	72	-	1,044,520
At 1 July 2010 – fair value						
Gross carrying amount	959,787	262,485	-	75	-	1,222,347
Accumulated depreciation and impairment	-	-	-	(25)	-	(25)
Net carrying amount	959,787	262,485	-	50	-	1,222,322
At 30 June 2011 – fair value						
Gross carrying amount	745,381	276,903	13	535	-	1,022,832
Accumulated depreciation and impairment	-	-	(1)	(89)	-	(90)
Net carrying amount	745,381	276,903	12	446	-	1,022,742

Corporation Sole
 “Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

7. Non current assets - property, plant and equipment (continued)

Reconciliation

A reconciliation of the carrying amount of each class of property, plant and equipment at the beginning and end of the current reporting period is set out below:

	Core Land	Non Core Land	Plant & Equip-ment	Leased Asset Office Space	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Year ended 30 June 2011					
Net carrying amount at start of year	959,787	262,485	-	50	1,222,322
Additions	28,446	12,782	48	460	41,736
Disposals	(25,734)	(10,055)	(35)	-	(35,824)
Net asset transfer through equity	(107,338)	-	-	-	(107,338)
Net revaluation increment less revaluation decrements	(61,479)	16,802	-	-	(44,677)
Transfer to assets held for sale	(2,051)	(51,361)	-	-	(53,412)
Transfer between classes	(46,250)	46,250	-	-	-
Depreciation expense	-	-	(1)	(64)	(65)
Net carrying amount at the end of the year	745,381	276,903	12	446	1,022,742

8. Current assets – non-current assets held for sale

	2012	2011
	\$'000	\$'000
Balance as at 1 July	47,341	22,342
Less: Land sold or disposed	(34,703)	(28,513)
Net increment on revaluation	-	100
Net transfers from/(to) PPE	14,511	53,412
Closing balance as at 30 June	27,149	47,341

9. Current assets – financial assets at fair value

Derivatives	-	179
	-	179

Details regarding credit risk, liquidity risk and market risk, including financial assets that are either past due or impaired, are disclosed in Note 19.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

10. Current / non-current liabilities – payables

	2012	2011
	\$'000	\$'000
Creditors	47,839	35,620
Interest	6,237	5,500
Security & Contract Deposits	36	37
Property Acquisitions - Current	17,015	-
Total Current liabilities – payables	71,127	41,157
Property Acquisitions - Non-Current	17,015	-
Total Non-Current liabilities – payables	17,015	-
Total Liabilities - payables	88,142	41,157

Details regarding credit risk, liquidity risk and market risk, including a maturity analysis of the above payables, are disclosed in Note 19.

11. Current / non-current liabilities – borrowings

TCorp borrowings - Current	36,117	53,694
TCorp borrowings - Non-Current	336,441	282,969
	372,558	336,663

Details regarding credit risk, liquidity risk and market risk, including a maturity analysis of the above borrowings, are disclosed in Note 19.

12. Current / non-current liabilities – provisions

Other provisions

Restoration costs	132	60
Total Provision	132	60

Movements in provisions

Movements in each class of provision during the financial year, other than employee benefits, are set out below:

	Restoration provision	
	\$'000	\$'000
Carrying amount at the beginning of the financial year	60	148
Additional provisions recognised during the year	72	-
Unused amounts reversed	-	(88)
Carrying amount at end of financial year	132	60

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

13. Current / Non-current liabilities – other

	2012	2011
	\$'000	\$'000
Derivatives - Current	150	-
	150	-

Details regarding credit risk, liquidity risk and market risk, including a maturity analysis of the above borrowings, are disclosed in Note 19.

14. Decrease in net assets from equity transfers

Land description	Receiving authority		
(a) Clearwater Estate	Department of Environment and Heritage	-	(1,171)
(b) Linnwood Estate	Department of Primary Industries	-	(1,456)
(c) South West Rail Link	Transport Construction Authority	(5,643)	(104,711)
(d) Park Lands	Western Sydney Parklands Trust	(3,690)	-
(e) Erskine Park Link Road	Roads & Maritime Services	(21,690)	-
		(31,023)	(107,338)

15. Commitments for expenditure

(a) Operating Lease Commitments

Future non-cancellable operating lease rentals not provided for and payable:

Not later than one year	53	307
Later than one year and not later than five years	159	339
Later than five years	-	-
Total (including GST)	212	646

The corporation has entered into operating lease agreements with third parties for provision of accommodation for the corporation's purposes.

(b) Capital Commitments

Aggregate capital expenditure for the acquisition of Land and Plant & Equipment contracted for at balance date and not provided for:

Not later than one year	4,765	1,173
Later than one year and not later than five years	-	-
Later than five years	-	-
Total (including GST)	4,765	1,173

The total commitments above include input tax credits of \$0.5M (\$0.2M in 2011) that are expected to be recovered from the Australian Taxation Office.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

16. Contingent Liabilities and Contingent Assets

Landcom Participation Agreement - Exit put option

The Corporation Sole and Landcom have entered into a contract in February 2004 with regards to the Landcom Participation Agreement – Rouse Hill Regional Centre. Either party to the agreement can exercise the exit put option.

Consequence if this option is exercised

If either the Minister or Landcom exercise the exit put option set out in the agreement but the other party does not, then the other party will have the right to pay to the exiting party the same amount that it would have received from the Developer, and the remaining party will take 100% of future project revenue.

As at the 30 June 2012 neither party has exercised the exit put option. We are unable to quantify the effect in financial terms as the exact circumstances of exercising the option are unknown.

South West Rail Link compulsory acquisitions of land legal proceedings

Land and Environment Court matters relating to the 2010 compulsory acquisition of land for the SWRL have been finalised with the exception of one matter which is awaiting judgement.

Rouse Hill Town Centre – Put/call option

Corporation Sole has entered into an agreement in March 2011 to sell land at the Rouse Hill Town Centre. The sale depends on certain pre-conditions being met before a call option or put option can be exercised. These pre-conditions centre around precinct planning and development consent approvals from the Hills Shire Council, who is the consent authority.

Huntingwood West – Put/call option

Goodman Corporation Sole entered into an agreement in May 2008 to purchase land at Huntingwood West for a total of \$125M (present value as at 26 May 2008). The payments are to be made in 5 instalments in which the Purchaser and Corporation Sole have a put/call option, with the first payment made September 2008. There are 2 remaining instalments that are due June 2014 and June 2016. The Purchaser has the option of purchasing the remaining stages of the property by making a call option. If the Purchaser does not accept an irrevocable offer to purchase on the due dates in the agreement then Corporation Sole can make a put option by forcing purchase by the nominated dates.

Legal Action against the State of NSW

A plaintiff has commenced legal action in the Supreme Court seeking damages for breaches of the Fair Trading Act and Trade Practices Act against Corporation Sole EPA and Roads and Maritime Services.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

17. Budget Review

Net result

The actual net result was higher than budget by \$4.4M, primarily due to Grants and Subsidies expense being below budget. This was due to timing of grants for several projects, delays in sales timing and proceeds distribution, and limited transfers of land to local government.

However, there was lower investment revenue than budgeted because of a loss on the derivatives of \$2.6M. These derivatives have consistently held a positive position, however the current economic climate has led to a loss position.

Assets and liabilities

Current assets were higher than budget by \$28.6M. Although the sale of assets resulted in a lower balance than budgeted in the value of non-current assets held for sale, cash levels were higher due to timing of property acquisitions.

Current liabilities were higher than budget by \$59.6M. This was due to several factors. The first was a \$34M property (fair value) acquired in 2011-12. However, the first of 3 instalments is to occur in 2012/13. In addition there was a \$32M property sale in late June 2012, of which \$8M will be paid to another party in 2012-13.

Cash flows

Cash flow from operating activities were higher than budget by \$42.6M mainly due to timing differences for payment of grants and subsidies for several projects having been delayed to future years by other government agencies.

18. Reconciliation of Cash Flows from Operating Activities to Net Result

	2012	2011
	\$'000	\$'000
Net Cash Flows from Operating Activities	(12,144)	1,594
Depreciation	(709)	(65)
Borrowing costs	(1,066)	(2,069)
Increase/(decrease) in receivables	2,206	3,019
(Increase)/decrease in payables	(3,772)	(15,823)
Decrease/(increase) in provisions	-	88
Increase/(decrease) in prepayments and other assets	(179)	179
(Increase)/decrease in other liabilities	(150)	-
Net (loss)/gain on disposal of land	13,144	(25,327)
Net result	(2,670)	(38,404)

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

19. Financial instruments

Corporation Sole's principal financial instruments are outlined below. These financial instruments arise directly from the Corporation Sole operations or are required to finance the Corporation Sole operations. The corporation does not enter into or trade financial instruments, including derivative financial instruments, for speculative purposes.

Corporation Sole's main risks arising from financial instruments are outlined below, together with

the Corporation Sole objectives, policies and processes for measuring and managing risk. Further quantitative and qualitative disclosures are included throughout these financial statements.

The Minister has overall responsibility for the establishment and oversight of risk management and reviews and agrees policies for managing each of these risks. Risk management policies are established to identify and analyse the risks faced by the corporation,

to set risk limits and controls to monitor risks. Compliance with policies is reviewed by the Department of Planning and Infrastructure Audit and Risk Committee on a regular basis.

(a) Financial instrument categories

Financial Assets	Notes	Category	Carrying amount	
			2012 \$'000	2011 \$'000
Class:				
Cash and cash equivalents	5	N/A	137,205	87,094
Receivables ¹	6	Loans and receivables (at amortised cost)	3,713	4,009
Financial assets at fair value	9	At fair value through profit and loss – held for trading	-	179

Financial Liabilities	Notes	Category	Carrying amount	
			2012 \$'000	2011 \$'000
Class:				
Payables ²	10,13	Financial liabilities measured at amortised cost	84,693	41,157
Borrowing TCorp	11	Financial liabilities measured at amortised cost	372,558	336,663
Financial liabilities	13	At fair value through profit and loss – held for trading	150	-

Notes

1. Excludes statutory receivables (GST receivable of \$2.3M) and prepayments (\$182,000) (i.e. not within scope of AASB 7).
2. Excludes statutory payables (GST payable of \$3.4M) and unearned revenue (i.e. not within scope of AASB 7).

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

19. Financial Instruments (continued)

(b) Credit risk

Credit risk arises when there is the possibility of the Corporation Sole’s debtors defaulting on their contractual contributions, resulting in a financial loss to the corporation. The maximum exposure to credit risk is generally represented by the carrying amount of the financial assets (net of any allowance for impairment).

Credit risk arises from the financial assets of the corporation, including cash, receivables, and authority deposits. No collateral is held by the corporation. The corporation has not granted any financial guarantees.

Credit risk associated with the corporation’s financial assets, other than receivables, is managed through the selection of counterparties and establishment of minimum credit rating standards. Authority deposits held with NSW TCorp are guaranteed by the State.

Cash

Cash comprises cash on hand and bank balances within the NSW Treasury Banking System. Interest is earned on daily bank balances at the monthly average NSW Treasury Corporation (TCorp) 11.00am unofficial cash rate, adjusted for a management fee to NSW Treasury.

Hour Glass Investment Facilities

The Corporation Sole has placed funds on deposit investments in Hour Glass Investment facilities with TCorp’s, which has been rated “AAA” by Standard and Poors.

The corporation’s investments are represented by a number of units in managed investments within the facilities.

TCorp appoints and monitors fund managers and establishes and monitors the application of appropriate investment guidelines. None of these assets are past due or impaired.

	Weighted Average Effective Interest Rate %	Floating Interest Rate %	1 year or less \$'000	1 to 5 years \$'000	More than 5 years \$'000	Non Interest Bearing \$'000	Total Carrying Amount as per the Balance Sheet \$'000
30 June 2012							
Financial Assets							
Cash	4.24		108,746	-	-	-	108,746
Hour Glass Investments / Cash Facility	3.95		28,459	-	-	-	28,459
Total Financial Assets			137,205	-	-	-	137,205

	Weighted Average Effective Interest Rate %	Floating Interest Rate %	1 year or less \$'000	1 to 5 years \$'000	More than 5 years \$'000	Non Interest Bearing \$'000	Total Carrying Amount as per the Balance Sheet \$'000
30 June 2011							
Financial Assets							
Cash	4.65		59,589	-	-	-	59,589
Hour Glass Investments / Cash Facility	5.37		27,505	-	-	-	27,505
Total Financial Assets			87,094	-	-	-	87,094

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

19. Financial instruments (continued)

(b) Credit risk (continued)	An allowance for impairment is raised when there is objective evidence that the entity will not be able to collect all amounts due. This evidence includes past experience, and current and expected changes in economic conditions and the debtor's credit ratings. No interest is earned on trade debtors. Sales are generally made on 30 day terms. The corporation is not materially exposed to concentrations of credit risk to a single trade debtor or group of debtors.	Based on past experience, debtors that are past due more than three months are considered impaired. There are no debtors which are currently past due or impaired whose terms have been renegotiated. The only financial assets that are past due or impaired are “sales of goods and services” in the “receivables” category of the statement of financial position.
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	Total ^{1,2} \$'000	Past due but not impaired ^{1,2} \$'000	Considered impaired ^{1,2} \$'000
2012			
< 3 months overdue	25	25	-
3 months – 6 months overdue	-	-	-
> 6 months overdue	-	-	-
2011			
< 3 months overdue	12	12	-
3 months – 6 months overdue	3	3	-
> 6 months overdue	-	-	-

Notes

1. Each column in the table reports 'gross receivables'.
2. The ageing analysis excludes statutory receivables, as these are not within the scope of AASB 7 and excludes receivables that are not past due and not impaired. Therefore, the 'total' will not reconcile to the receivables total recognised in the balance sheet.

(c) Liquidity Risk	exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk. The liabilities are recognised for amounts due to be paid in the future for goods and services received, whether or not invoiced. Amounts owing to suppliers (which are unsecured) are settled in accordance with the policy set out in NSW TC 11/12. For small business suppliers, where terms are not specified, payment is made not later than 30 days from date of receipt of a correctly rendered invoice. For other suppliers, if trade terms are not specified, payment is made no	later than the end of the month following the month in which an invoice or a statement is received. For small business suppliers, where payment is not made within the specified time period, simple interest must be paid automatically unless an existing contract specifies otherwise. For payments to other suppliers, the Head of an authority (or a person appointed by the Head of an authority) may automatically pay the supplier simple interest. The rate of interest applied during the year was 11.44% (2011 – 12.92%).
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Liquidity risk is the risk the corporation will be unable to meet its payment obligations when they fall due. The corporation continuously manages risk through monitoring future cash flows and maturities planning to ensure adequate holding of high quality liquid assets. The objective is to maintain a balance between continuity of funding and flexibility through the use of overdrafts, loans and other advances. During the current and prior years, there were no defaults on any loan payable.

No assets have been pledged as collateral. Corporation Sole's

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

19. Financial instruments (continued)

(c) Liquidity Risk (continued)

The tables below summarises the maturity profile of the Corporation Sole's financial liabilities, together with the interest rate exposure.

Maturity analysis and interest rate exposure of payables

	Weighted Average Effective Int. Rate	Nominal Amount \$'000	Interest Rate Exposure \$'000			Maturity Dates		
			Fixed Interest Rate \$'000	Variable Interest Rate \$'000	Non-interest bearing \$'000	<1 year \$'000	1-5 years \$'000	>5 years \$'000
2012								
Payables	-	84,693	-	22,059	62,634	64,889	19,804	-
	-	84,693	-	22,059	62,634	64,889	19,804	-
2011								
Payables	-	41,157	-	21,260	19,897	38,272	2,885	-
	-	41,157	-	21,260	19,897	38,272	2,885	-

Maturity analysis of borrowings

Contractual Maturity analysis as at 30 June 2012					
Undiscounted Cash flows					
Corporation Sole EPA	1 year or less \$000	1 to 5 years \$000	More than 5 years \$000	Total cash flows \$000	Market value \$000
Call Deposits	-	-	-	-	-
Short Term Borrowings	17,177	-	-	17,177	17,177
Fixed rate Deposits	39,394	221,208	206,521	467,123	467,123
	56,571	221,208	206,521	484,300	484,300

Contractual Maturity analysis as at 30 June 2011					
Undiscounted Cash flows					
Corporation Sole EPA	1 year or less \$000	1 to 5 years \$000	More than 5 years \$000	Total cash flows \$000	Market value \$000
Call Deposits	-	-	-	-	-
Short Term Borrowings	4,049	-	-	4,049	4,049
Fixed rate Deposits	69,259	169,276	201,564	440,099	440,099
	73,308	169,276	201,564	444,148	444,148

Notes:

- The amounts disclosed are the contractual undiscounted cash flows of each class of financial liabilities and therefore will not reconcile to the balance sheet.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

19. Financial instruments (continued)

(c) Liquidity Risk (continued)

Managed Debt Portfolios

NSW Treasury Corporation (TCorp) manages interest rate risk exposures applicable to specific borrowings of the corporation in accordance with a debt portfolio mandate agreed between the two parties. TCorp receives a fee for this service, which may include a performance component where TCorp is able to add value by achieving a reduction in the debt costs against an agreed benchmark. TCorp uses derivatives, primarily interest rate futures, to establish short-term (tactical) and longer term (strategic) positions within agreed tolerance limits to manage portfolio duration and maturity profiles. At reporting date the carrying value of borrowings and derivatives (net of funds held at call) managed by TCorp stood at \$373 million (2011: \$337 million).

Interest rate exposure of borrowings

30-Jun-12	Weighted Average Effective Interest Rate %	Floating Interest Rate %	1 year or less \$'000	1 to 5 years \$'000	More than 5 years \$'000	Non Interest Bearing \$'000	Total Carrying Amount as per the Balance Sheet \$'000
Financial Liabilities							
Interest Bearing	-	3.65	17,128	-	-	-	17,128
Interest Bearing	5.56	-	14,992	90,240	137,264	-	242,496
Interest Bearing	5.61	-	3,997	55,790	36,094	-	95,881
Interest Bearing	4.37	-	-	9,293	7,760	-	17,053
Total Financial Liabilities			36,117	155,323	181,118	-	372,558

30-Jun-11	Weighted Average Effective Interest Rate %	Floating Interest Rate %	1 year or less \$'000	1 to 5 years \$'000	More than 5 years \$'000	Non Interest Bearing \$'000	Total Carrying Amount as per the Balance Sheet \$'000
Financial Liabilities							
Interest Bearing	-	4.9083	-	4,000	-	-	4,000
Interest Bearing	6.11	-	38,734	78,693	119,610	-	237,037
Interest Bearing	6.05	-	10,960	33,503	51,163	-	95,626
Total Financial Liabilities			49,694	116,196	170,773	-	336,663

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

19. Financial instruments (continued)

(d) Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. The corporation's exposure to market risk are primarily through interest rate risk on the corporation's borrowing and other price risks associated with the movement in the unit price of the Hour Glass Investment Facilities. The corporation has no exposure to foreign currency risk and does not enter into commodity contracts.

The effect on profit and equity due to a reasonably possible change in risk variable is outlined in the information below, for

interest rate risk and other price risk. A reasonably possible change in risk variable has been determined after taking into account the economic environment in which the corporation operates and the time frame for the assessment (i.e. until the end of the next annual reporting period). The sensitivity analysis is based on risk exposures in existence at the statement of financial position date. The analysis is performed on the same basis as for 2011. The analysis assumes that all other variables remain constant.

Exposure to interest rate risk arises primarily through the corporation's interest bearing liabilities. This risk is minimised by undertaking mainly fixed rate

borrowings, primarily with NSW TCorp.

The corporation does not account for any fixed rate financial instruments at fair value through profit or loss or as available-for-sale. Therefore, for these financial instruments, a change in interest rates would not affect profit or loss or equity. A reasonably possible change of +/- 1% is used, consistent with current trends in interest rates. The basis will be reviewed annually and amended where there is a structural change in the level of interest rate volatility. Corporation Sole's exposure to interest rate risk is set out below.

	Carrying Amount \$'000	-1%		1%	
2012		Profit \$'000	Equity \$'000	Profit \$'000	Equity \$'000
<i>Financial Assets</i>					
Cash	108,746	(1,087)	(1,087)	1,087	1,087
<i>Financial Liabilities</i>					
Payables	84,693	847	847	(847)	(847)
Borrowings	372,558	3,726	3,726	(3,726)	(3,726)
<hr/>					
	Carrying Amount \$'000	-1%		1%	
2011		Profit \$'000	Equity \$'000	Profit \$'000	Equity \$'000
<i>Financial Assets</i>					
Cash	59,589	(596)	(596)	596	596
<i>Financial Liabilities</i>					
Payables	41,157	412	412	(412)	(412)
Borrowings	336,663	3,367	3,367	(3,367)	(3,367)

Other price risk – TCorp Hour Glass facilities

Exposure to 'other price risk' primarily arises through the investment in the TCorp Hour Glass Investment facilities, which are held for strategic rather than trading purposes. Corporation Sole's has no direct equity investments. Corporation Sole's holds units in the following Hour Glass investment trusts:

Corporation Sole
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Notes to the Financial Statements for year ended 30 June 2012

19. Financial instruments (continued)

(d) Market Risk (continued)

Facility	Investment Sectors	Investment Horizon	2012 \$'000	2011 \$'000
Cash facility	Cash, money market instruments	Up to 1.5 years	28,459	27,505

The unit price of each facility is equal to the total fair value of net assets held by the facility divided by the total number of units on issue for that facility. Unit prices are calculated and published daily.

NSW TCorp is trustee for each of the above facilities and is required to act in the best interest of the unit holders and to administer the trusts in accordance with the trust deeds. As trustee, TCorp has appointed external managers to manage the performance and risks of each facility in accordance with a mandate agreed by the parties.

However, TCorp acts as manager for part of the Cash Facility. A significant portion of the administration of the facilities is outsourced to an external custodian.

Investment in the Hour Glass facilities limits the Corporation Sole's exposure to risk, as it allows diversification across a pool of funds with different investment horizons and a mix of investments.

NSW TCorp provides sensitivity analysis information for each of the investment facilities, using historically based volatility

information collected over a ten year period, quoted at two standard deviations (i.e. 95% probability). The TCorp Hour Glass Investment facilities are designated at fair value through profit or loss and therefore any change in unit price impacts directly on profit (rather than equity). A reasonably possible change is based on the percentage change in unit price (as advised by TCorp) multiplied by the redemption value as at 30 June each year for each facility.

	Impact on profit/loss		
	Change in unit price	2012 \$'000	2011 \$'000
Hour Glass Investment - Cash facility	+1%	285	275
Hour Glass Investment - Cash facility	-1%	(285)	(275)

(e) Fair value compared to carrying amount

Financial instruments are generally recognised at cost, with the exception of the TCorp Hour Glass facilities, which are measured at

fair value. As discussed, the value of the Hour Glass Investments is based on Corporation Sole's share of the value of the underlying assets of the facility, based on the market value. All of the Hour Glass

facilities are valued using 'redemption' pricing.

The amortised cost of financial instruments recognised in the balance sheet approximates the fair value, because of the short-term nature of many of the financial instruments.

Corporation Sole
“Minister Administering the Environmental Planning & Assessment Act, 1979”

Notes to the Financial Statements for year ended 30 June 2012

19. Financial instruments (continued)

(f) Fair value recognised in the statement of financial position

The department uses the following hierarchy for disclosing the fair value of financial instruments by valuation technique:

- Level 1 - Derived from quoted prices in active markets for identical assets / liabilities.
- Level 2 - Derived from inputs other than quoted prices that are observable directly or indirectly.
- Level 3 - Derived from valuation techniques that include inputs for the asset / liability not based on observable market data (unobservable inputs)

	Level 1	Level 2	Level 3	2012
	\$'000	\$'000	\$'000	Total
Financial liabilities at fair value				\$'000
Derivatives	150	-	-	150
	150	-	-	150

There were no transfers between level 1 and 2 during the year ended 30 June 2012.

20. After balance date events

There were no after balance date events which would have a material impact on these financial statements.

END OF AUDITED FINANCIAL STATEMENTS

Response to statutory audit report for Corporation Sole

In its 2012 audit, the Audit Office identified the following significant matters:

- > **Completeness and accuracy of land holdings:** the Audit Office asked management to consider the relevant legislative provisions, statutory obligations and a determination of who 'controls' (as defined by Australian Accounting Standards) land assets placed under the 'care, management and control' of local councils.
Management considers these issues extend to other entities within government and are best resolved at a whole-of-government level. In response to this matter being raised in 2011, an inter-agency working group was formed, which is expected to respond to these issues shortly.
- > **Quality of year end audit working papers:** the Audit Office recommended that the Department could improve the efficiency of next year's audit by improving the quality of working papers provided to the audit team.
Management will work with the Audit Office on improving the quality of working papers.

12

Building Professionals Board financial statements



INDEPENDENT AUDITOR'S REPORT

Building Professionals Board

To Members of the New South Wales Parliament

I have audited the accompanying financial statements of the Building Professional Board (the Board), which comprise the statement of financial position as at 30 June 2012, the statement of comprehensive income, statement of changes in equity and statement of cash flows, for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information.

Opinion

In my opinion, the financial statements:

- give a true and fair view of the financial position of the Board as at 30 June 2012, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- are in accordance with section 41B of the *Public Finance and Audit Act 1983* (the PF&A Act) and the Public Finance and Audit Regulation 2010.

My opinion should be read in conjunction with the rest of this report.

The President's Responsibility for the Financial Statements

The President of the Board is responsible for the preparation of the financial statements that give a true and fair view in accordance with Australian Accounting Standards and the PF&A Act, and for such internal control as the President determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on the financial statements based on my audit. I conducted my audit in accordance with Australian Auditing Standards. Those standards require that I comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Board's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Board's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the members of the Board, as well as evaluating the overall presentation of the financial statements.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

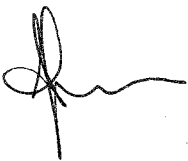
My opinion does *not* provide assurance:

- about the future viability of the Board
- that it has carried out its activities effectively, efficiently and economically
- about the effectiveness of its internal control
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about other information that may have been hyperlinked to/from the financial statements.

Independence

In conducting my audit, I have complied with the independence requirements of the Australian Auditing Standards and relevant ethical pronouncements. The PF&A Act further promotes independence by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of public sector agencies but precluding the provision of non-audit services, thus ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by the possibility of losing clients or income.



Aaron Green
Director, Financial Audit Services

27 September 2012
SYDNEY

BUILDING PROFESSIONALS BOARD

FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2012

Contents

Statement by Members of the Board	190
Statement of Comprehensive Income	191
Statement of Financial Position	192
Statement of Changes in Equity	193
Statement of Cash Flows	194
Notes to the Financial Statements	195

BUILDING PROFESSIONALS BOARD

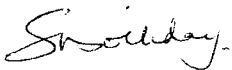
STATEMENT BY MEMBERS OF THE BOARD

Pursuant to Section 41C of the Public Finance and Audit Act 1983 we declare, on behalf of the Board, that in our opinion:-

- 1) The accompanying financial statements exhibit a true and fair view of the financial position of the Building Professionals Board as at 30 June 2012 and transactions for the year 1 July 2011 to 30 June 2012;
- 2) The statements have been prepared in accordance with
 - Applicable Australian Accounting Standards (which includes Australian Accounting Interpretations);
 - the requirements of the Public Finance and Audit Act 1983, the Public Finance and Audit Regulation 2010 and the Financial Reporting Directions issued by the Treasurer under Section 9 (2) (n) of the Act.

Further, the Members of the Board are not aware of any circumstances which would render any particulars included in the financial statements to be misleading or inaccurate.

On behalf of the Board.



SUE HOLLIDAY, President



NEIL COCKS, Director

Date 26 September 2012

Date 26 September 2012

BUILDING PROFESSIONALS BOARD

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2012

	Notes	2012	2011
		\$'000	\$'000
Revenue			
Contributions	2	2,900	3,300
Other income	2	1,174	966
Total Revenue		4,074	4,266
Expenses excluding losses			
Personnel services	3(a)	2,804	2,699
Other operating expenses	3(b)	1,431	1,063
Grants and contributions	3(c)	250	-
Depreciation and amortisation	3(d)	99	52
Total Expenses excluding Losses		4,584	3,814
SURPLUS/(DEFICIT) FOR THE YEAR	10	(510)	452
Other Comprehensive Income		-	-
Total Comprehensive Income for the year		(510)	452

The accompanying notes form part of these financial statements

BUILDING PROFESSIONALS BOARD

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2012

	Notes	2012 \$'000	2011 \$'000
ASSETS			
Current Assets			
Cash and cash equivalents	4	2,155	2,432
Receivables	5	24	13
Total Current Assets		2,179	2,445
Non-Current Assets			
Property, plant and equipment	6	11	58
Intangible assets	7	156	170
Total Non Current Assets		167	228
Total Assets		2,346	2,673
LIABILITIES			
Current Liabilities			
Payables	8	273	115
Provisions	9	361	336
Total Current Liabilities		634	451
Non-Current Liabilities			
Provisions	9	130	130
Total Non-Current Liabilities		130	130
Total Liabilities		764	581
Net Assets		1,582	2,092
EQUITY			
Accumulated Funds		1,582	2,092
Total Equity		1,582	2,092

The accompanying notes form part of these financial statements

BUILDING PROFESSIONALS BOARD

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2012**

	Notes	Accumulated Funds \$'000	Total \$'000
Balance at 1 July 2011		2,092	2,092
Surplus/(deficit) for the year		(510)	(510)
Other comprehensive income:		-	-
Total other comprehensive income		-	-
Total comprehensive income for the year		(510)	(510)
Transactions with owners in their capacity as owners		-	-
Balance as at 30 June 2012		1,582	1,582
Balance at 1 July 2010		1,640	1,640
Surplus/(deficit) for the year		452	452
Other comprehensive income:		-	-
Total other comprehensive income		-	-
Total comprehensive income for the year		452	452
Transactions with owners in their capacity as owners		-	-
Balance as at 30 June 2011		2,092	2,092

The accompanying notes form part of these financial statements

BUILDING PROFESSIONALS BOARD

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2012**

	Notes	2012 \$'000	2011 \$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts			
Contributions received		2,900	3,300
Interest received		110	106
Other		1,019	807
Total Receipts		<u>4,029</u>	<u>4,213</u>
Payments			
Personnel Services and contractor expenses		(3,374)	(3,015)
Grants and contributions		(250)	-
Other		(644)	(765)
Total Payments		<u>(4,268)</u>	<u>(3,780)</u>
NET CASH FLOWS FROM/(USED BY) OPERATING ACTIVITIES	10	<u>(239)</u>	<u>433</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchases of property, plant & equipment		-	(14)
Purchase of intangibles		(38)	(173)
NET CASH FLOWS FROM INVESTING ACTIVITIES		<u>(38)</u>	<u>(187)</u>
NET INCREASE/(DECREASE) IN CASH		(277)	246
OPENING CASH AND CASH EQUIVALENTS		2,432	2,186
CLOSING CASH AND CASH EQUIVALENTS	4	<u>2,155</u>	<u>2,432</u>

The accompanying notes form part of these financial statements

BUILDING PROFESSIONALS BOARD FOR THE YEAR ENDED 30 JUNE 2012

Notes to and forming part of the Financial Statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Reporting Entity

The Building Professional Board was established under the *Building Professionals Act, 2005*. The Board is a not-for-profit entity with no cash generating units. It commenced activities on 17 March 2007.

These financial statements have been authorised for issue by the President on 26 September 2012.

(b) Basis of Preparation

These financial statements are general purpose financial statements which have been prepared in accordance with:

- Applicable Australian Accounting Standards (which include Australian Accounting Interpretations);
- the requirements of the Public Finance and Audit Act 1983, the Public Finance and Audit Regulation 2010 and the Financial Reporting Directions issued by the Treasurer under Section 9 (2) (n) of the Act.

Property, plant and equipment are measured at fair value. Other financial statements items are prepared in accordance with the historical cost convention.

Judgements, key assumptions and estimations management has made are disclosed in the relevant notes to the financial statements. All amounts are rounded to the nearest one thousand dollars and are expressed in Australian currency.

The following is a summary of the material accounting policies adopted by the Board in the preparation of the financial statements. The accounting policies have been consistently applied, unless otherwise stated.

(c) Income Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Board and the revenue can be reliably measured, and control of a right to receive consideration for the provision of, or investment in, assets has been attained.

(d) Personnel Services

The Board's accounts include a Provision for Personnel Services. This reflects the Board's liability to Department of Planning & Infrastructure (DP&I) for the recreation leave entitlements due to personnel providing services to the Board.

The Board's accounts do not include Provisions for Long Service Leave or Superannuation, nor is there any comparable Provision for Personnel Services to reflect these liabilities. All of the Board's liabilities for Long Service Leave and Superannuation up to the end of the financial year have been paid. As staff are employed by DP&I, any unfunded liability for these items has been transferred to the State, in accordance with Treasury Guidelines.

(e) Insurance

A full comprehensive range of insurances covering areas such as Workers Compensation, Motor Vehicles, Fidelity Guarantee, Public Liability, and Industrial Special Risk is carried by the Department of Planning & Infrastructure with the Treasury Managed Fund. This coverage extends to the operations of the Building Professionals Board. These insurance covers are reviewed periodically to ensure they are adequate.

(f) Acquisition of Assets

The cost method of accounting is used for the initial recording of all acquisitions of assets controlled by the agency. Cost is the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire the asset at the time of its acquisition or construction or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards.

Assets acquired at no cost, or for nominal consideration, are initially recognised at their fair value at the date of acquisition.

Fair value is the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction. Where payment for an item is deferred beyond normal credit terms, its cost is the cash price equivalent, i.e. the deferred payment amount is effectively discounted at an asset-specific rate.

(g) Capitalisation Thresholds

Property, plant and equipment and intangible assets costing \$5,000 and above individually are capitalised.

(h) Revaluation of Property, Plant and Equipment

Physical non-current assets are valued in accordance with the "Valuation of Physical Non-Current Assets at Fair Value" Policy and Guidelines Paper (TPP 07-1). This policy adopts fair value in accordance with AASB 116 *Property, Plant and Equipment*.

Notes to and forming part of the Financial Statements

Property, plant and equipment is measured on an existing use basis, where there are no feasible alternative uses in the existing natural, legal, financial and socio-political environment. However, in the limited circumstances where there are feasible alternative uses, assets are valued at their highest and best use.

Fair value of property, plant and equipment is determined based on the best available market evidence, including current market selling prices for the same or similar assets. Where there is no available market evidence, the asset's fair value is measured at its market buying price, the best indicator of which is depreciated replacement cost.

The agency revalues each class of property, plant and equipment at least every five years or with sufficient regularity to ensure that the carrying amount of each asset in the class does not differ materially from its fair value at reporting date. The last revaluation was completed on 30 June 2010 and was conducted by agency officers.

Non-specialised assets with short useful lives are measured at depreciated historical cost, as a surrogate for fair value.

When revaluing non-current assets by reference to current prices for assets newer than those being revalued (adjusted to reflect the present condition of the assets), the gross amount and the related accumulated depreciation are separately restated.

For other assets, any balances of accumulated depreciation at the revaluation date in respect of those assets are credited to the asset accounts to which they relate. The net asset accounts are then increased or decreased by the revaluation increments or decrements.

Revaluation increments are credited directly to the revaluation surplus, except that, to the extent that an increment reverses a revaluation decrement in respect of that class of asset previously recognised as an expense in the surplus / deficit, the increment is recognised immediately as revenue in the surplus / deficit.

Revaluation decrements are recognised immediately as expenses in the surplus/deficit, except that, to the extent that a credit balance exists in the revaluation surplus in respect of the same class of assets, they are debited directly to the revaluation surplus.

As a not-for-profit entity, revaluation increments and decrements are offset against one another within a class of non-current assets, but not otherwise.

Where an asset that has previously been revalued is disposed of, any balance remaining in the revaluation surplus in respect of that asset is transferred to accumulated funds.

(i) *Impairment of Property, Plant and Equipment*

As a not-for-profit entity with no cash generating units, the Agency is effectively exempted from AASB 136 *Impairment of Assets* and impairment testing. This is because AASB 136 modifies the recoverable amount test to the higher of fair value less costs to sell and depreciated replacement cost. This means that, for an asset already measured at fair value, impairment can only arise if selling costs are material. Selling costs are regarded as immaterial.

(j) *Depreciation of Property, Plant and Equipment*

Depreciation is provided for on a straight-line basis for all depreciable assets so as to write off the depreciable amount of each asset as it is consumed over its useful life to the agency.

All material separately identifiable components of assets are depreciated over their shorter useful lives.

Depreciation rates for plant and equipment range from 10% to 20%.

(k) *Intangible Assets*

The agency recognises intangible assets only if it is probable that future economic benefits will flow to the agency and the cost of the asset can be measured reliably. Intangible assets are measured initially at cost. Where an asset is acquired at no or nominal cost, the cost is its fair value as at the date of acquisition.

All research costs are expensed. Agency costs are only capitalised when certain criteria are met.

The useful lives of intangible assets are assessed to be finite.

Intangible assets are subsequently measured at fair value only if there is an active market. As there is no active market for the agency's intangible assets, the assets are carried at cost less any accumulated amortisation.

The agency's intangible assets are amortised using the straight line method over periods appropriate to the future economic benefit and range between 2 to 5 years.

In general, intangible assets are tested for impairment where an indicator of impairment exists. However, as a not-for-profit entity with no cash generating units, the agency is effectively exempted from impairment testing (refer paragraph (i)).

Notes to and forming part of the Financial Statements

(l) *Equity transfers*

The transfer of net assets between agencies as a result of an administrative restructure, transfers of programs / functions and parts thereof between NSW public sector agencies is designated as a contribution by owners and recognised as an adjustment to "Accumulated Funds". This treatment is consistent with AASB 1004 *Contributions* and Australian Accounting Interpretation 1038 *Contributions by Owners Made to Wholly-Owned Public Sector Entities*.

Transfers arising from an administrative restructure between government departments are recognised at the amount at which the asset was recognised by the transferor government department immediately prior to the restructure. In most instances this will approximate fair value. All other equity transfers are recognised at fair value.

(m) *Maintenance*

The costs of day-to-day servicing costs or maintenance are charged as expenses as incurred, except where they relate to the replacement of a part or component of an asset, in which case the costs are capitalised and depreciated.

(n) *Accounting for the Goods and Services Tax (GST)*

Revenues, expenses and assets are recognised net of GST, except where:

- the amount of GST incurred by the agency as a purchaser that is not recoverable from the Australian Taxation Office is recognised as part of the cost of acquisition of an asset or as part of an item of expense.
- receivables and payables are stated with the amount of GST included.

Cashflows are included in the Statement of Cashflows on a gross basis.

(o) *Payables*

These amounts represent liabilities for goods and services provided to the agency and other amounts, including interest. Payables are recognised initially at fair value, usually based on the transaction cost or face value. Subsequent measurement is at amortised cost using the effective interest method. Short-term payables with no stated interest rate are measured at the original invoice amount where the effect of discounting is immaterial.

(p) *Receivables*

Receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. These financial assets are recognised initially at fair value, usually based on the transaction cost at face value. Subsequent measurement is at amortised cost using the effective interest rate method, less any allowance for impairment of receivables. Any changes are accounted for in the surplus/(deficit) for the year when impaired, derecognised or through the amortisation process.

Short-term receivables with no stated interest rate are measured at original invoice amount where the effect of discounting is immaterial.

(q) *New Australian Accounting Standards issued but not effective*

Certain new Australian Accounting Standards and Interpretations have recently been issued or amended but are not yet effective. The Board did not early adopt any of these Standards and Interpretations that are not yet effective:

- AASB 9 *Financial Instruments* (1 January 2013);
- AASB 10 *Consolidated Financial Statements* (1 January 2013);
- AASB 11 *Joint Arrangements* (1 January 2013);
- AASB 12 *Disclosure of Interests in Other Entities* (1 January 2013);
- AASB 13 *Fair Value Measurement* (1 January 2013);
- AASB 112 *Income Taxes* (1 January 2012);
- AASB 119 *Employee Benefits* (1 January 2013);
- AASB 127 *Separate Financial Statements* (1 January 2013);
- AASB 128 *Investments in Associates and Joint Ventures* (1 January 2013);
- AASB 1053 *Application of Tiers of Australian Accounting Standards* (1 July 2013);
- AASB 2009-11 *Amendments to Australian Accounting Standards arising from AASB 9* (1 January 2013);
- AASB 2010-2 *Amendments to Australian Accounting Standards arising from Reduced Disclosure Requirements* (1 July 2013);
- AASB 2010-7 *Amendments to Australian Accounting Standards arising from AASB 9* (1 January 2013)
- AASB 2011-3 *Amendments to Australian Accounting Standards – Orderly Adoption of Changes to the ABS GFS Manual and Related Amendments* (1 July 2012);
- AASB 2011-4 *Amendments to Australian Accounting Standards to Remove Individual Key Management Personnel Disclosure Requirements* (1 July 2013);
- AASB 2011-8 *Amendments to Australian Accounting Standards Arising from AASB 13* (1 January 2013);

BUILDING PROFESSIONALS BOARD FOR THE YEAR ENDED 30 JUNE 2012

Notes to and forming part of the Financial Statements

- AASB 2011-9 *Amendments to Australian Accounting Standards – Presentation of Items of Other Comprehensive Income* (1 July 2012);
- AASB 2011-10 *Amendments to Australian Accounting Standards arising from AASB 119* (1 January 2013);
- AASB 2011-11 *Amendments to AASB 119 arising from Reduced Disclosure Requirements* (1 July 2013);
- AASB 2011-13 *Amendments to Australian Accounting Standard – Improvements to AASB 1049*. (1 July 2012); and
- AASB 2012-1 *Amendments to Australian Accounting Standards – Fair Measurement- Reduced Disclosure Requirements* (1 July 2013)

(r) *Financial Instruments*

Financial instruments give rise to positions that are both a financial asset of one entity and a financial liability (or equity instrument) of another entity.

In accordance with AASB 132 *Financial Instruments: Disclosure and Presentation*, the Board's financial assets include cash and accounts receivable and its financial liabilities include accounts payable.

In accordance with AASB 139 *Financial Instruments: Recognition and Measurement*, the Board's financial assets and financial liabilities are disclosed at fair value through profit or loss. Detailed information is disclosed in Note 13.

2. REVENUE

	2012	2011
	\$'000	\$'000
Contributions from Department of Planning	2,900	3,300
Sale of goods and services	847	702
Other	327	264
	4,074	4,266

3. EXPENSES

(a) Personnel Services

Personnel Services are acquired from Department Of Planning & Infrastructure & the cost comprises;

Salaries and wages (including recreation leave)	2,378	2,302
Superannuation entitlements	223	250
Long Service Leave	62	13
Payroll tax and fringe benefits tax	141	134
	2,804	2,699

(b) Other Operating Expenses:

Auditor's remuneration – audit of financial report	8	8
Contractors	814	540
Fees for services	105	75
Operating lease rental expense - accommodation	300	286
Staff training and conferences	28	24
Travel Costs	57	31
Minor equipment purchases	11	8
Other	108	91
	1,431	1,063

(c) Grants and contributions:

Fire Protection System project contribution	250	-
	250	-

(d) Depreciation and amortisation:

Leasehold Improvements	40	43
Plant and equipment	7	6
Intangible assets	52	3
	99	52

BUILDING PROFESSIONALS BOARD FOR THE YEAR ENDED 30 JUNE 2012

Notes to and forming part of the Financial Statements

4. CURRENT ASSETS – CASH AND CASH EQUIVALENTS

Cash at Bank	2,155	2,432
	<u>2,155</u>	<u>2,432</u>

For the purposes of the Statement of Cash Flows, cash includes cash at bank and cash on hand.

Cash assets recognised in the Statement of Financial Position are reconciled at the end of financial year to the Statement of Cash Flows as follows:

Cash and cash equivalents (per Statement of Financial Position)	2,155	2,432
Closing Cash and Cash Equivalents (per Statement of Cash Flows)	<u>2,155</u>	<u>2,432</u>

5. CURRENT ASSETS - RECEIVABLES

Goods and services tax	24	13
	<u>24</u>	<u>13</u>

Details regarding credit risk, liquidity risk, and market risk are disclosed in Note 13.

6. NON-CURRENT ASSETS – PROPERTY, PLANT AND EQUIPMENT

	Plant and Equipment \$'000	Leasehold Improvement \$'000	Total \$'000
At 1 July 2011 – fair value			
Gross carrying amount	45	130	175
Accumulated depreciation & impairment	(27)	(90)	(117)
Net carrying amount	<u>18</u>	<u>40</u>	<u>58</u>
At 30 June 2012 – fair value			
Gross carrying amount	45	130	175
Additions	-	-	-
Accumulated depreciation & impairment	(34)	(130)	(164)
Net carrying amount	<u>11</u>	<u>-</u>	<u>11</u>

Reconciliation

A reconciliation of the carrying amount of each class of property, plant and equipment at the beginning and end of the current reporting period is set out below.

Year ended 30 June 2012	Plant and Equipment \$'000	Leasehold Improvement \$'000	Total \$'000
Net carrying amount at start of year	18	40	58
Depreciation expense	(7)	(40)	(47)
Net carrying amount at end of year	<u>11</u>	<u>-</u>	<u>11</u>
At 1 July 2010 – fair value			
Gross carrying amount	31	130	161
Accumulated depreciation & impairment	(21)	(47)	(68)
Net carrying amount	<u>10</u>	<u>83</u>	<u>93</u>
At 1 July 2011 – fair value			
Gross carrying amount	45	130	175
Accumulated depreciation & impairment	(27)	(90)	(117)
Net carrying amount	<u>18</u>	<u>40</u>	<u>58</u>

BUILDING PROFESSIONALS BOARD FOR THE YEAR ENDED 30 JUNE 2012

Notes to and forming part of the Financial Statements

Reconciliation

A reconciliation of the carrying amount of each class of property, plant and equipment at the beginning and end of the current reporting period is set out below:

Year ended 30 June 2011	Plant and Equipment \$'000	Leasehold Improvement \$'000	Total \$'000
Net carrying amount at start of year	10	83	93
Additions	14	-	14
Depreciation expense	(6)	(43)	(49)
Net carrying amount at end of year	18	40	58

7. NON-CURRENT ASSETS – INTANGIBLE ASSETS

	Software \$'000
At 1 July 2011	\$'000
Cost (gross carrying amount)	173
Accumulated amortisation & impairment	(3)
Net carrying amount	170
At 30 June 2012	\$'000
Cost (gross carrying amount)	211
Accumulated amortisation & impairment	(55)
Net carrying amount	156

Reconciliation

A reconciliation of the carrying amount of each class of intangibles at the beginning and end of the current reporting period is set out below:

Year ended 30 June 2012	\$'000
Net carrying amount at start of year	170
Additions	38
Amortisation (recognised in "depreciation and amortisation")	(52)
Net carrying amount at end of year	156
At 1 July 2010	
Cost (gross carrying amount)	-
Accumulated amortisation & impairment	-
Net carrying amount	-
As at 30 June 2011	
Cost (gross carrying amount)	173
Accumulated amortisation & impairment	(3)
Net carrying amount	170
Year ended 30 June 2011	\$'000
Net carrying amount at start of year	-
Additions	173
Amortisation (recognised in "depreciation and amortisation")	(3)
Net carrying amount at end of year	170

BUILDING PROFESSIONALS BOARD FOR THE YEAR ENDED 30 JUNE 2012

Notes to and forming part of the Financial Statements

8. CURRENT LIABILITIES – PAYABLES

	2012	2011
	\$'000	\$'000
Creditors	229	83
Accrued Personnel Services	44	32
	<u>273</u>	<u>115</u>

Details regarding credit risk, liquidity risk, and market risk are disclosed in Note 13.

9. CURRENT/NON-CURRENT LIABILITIES - PROVISIONS

Personnel Services Provision	361	336
Leasehold Obligations	130	130
Total provisions	<u>491</u>	<u>466</u>

Aggregate Personnel Services

Provisions – current	361	336
Total provisions per Statement of Financial Position	<u>361</u>	<u>336</u>
Accrued Personnel Services (Note 8)	44	32
	<u>405</u>	<u>368</u>

10. RECONCILIATION OF NET CASH FLOWS FROM OPERATING ACTIVITIES TO OPERATING SURPLUS

Operating Surplus/(deficit)	(510)	452
Depreciation expenses	99	52
Decrease/(Increase) in receivables	(11)	10
(Decrease)/Increase in provisions	25	(1)
(Decrease)/Increase in payables	158	(80)
Net cash flow provided by/(used by)		
Operating Activities	<u>(239)</u>	<u>433</u>

11. COMMITMENTS FOR EXPENDITURE

Operating Lease Commitments

Aggregate operating lease commitments for office accommodation and motor vehicles
Contracted for at balance date but not provided for:

Not later than 1 year	12	589
Later than 1 year but not later than 5 years	-	12
Later than 5 years	-	-
Total (including GST)	<u>12</u>	<u>601</u>

The total commitments above includes input tax credits of \$1,000 (2011 \$55,000) that are expected to be recovered from the Australian Tax Office.

12. CONTINGENT LIABILITIES

The Building Professionals Board is not currently involved in any legal cases (2011 \$0) where costs may be awarded against it.

13. FINANCIAL INSTRUMENTS

The Board's principal financial instruments are outlined below. These financial instruments arise directly from the Board's operations or are required to finance the Board's operations. The Board does not enter into or trade financial instruments, including derivative financial instruments, for speculative purposes.

BUILDING PROFESSIONALS BOARD FOR THE YEAR ENDED 30 JUNE 2012

Notes to and forming part of the Financial Statements

The Board's main risks arising from financial instruments are outlined below, together with the Board's objectives, policies and processes for measuring and managing risk. Further qualitative disclosures are included throughout this financial report.

The Director has overall responsibility for the establishment and oversight of risk management and reviews and agrees policies for managing each of these risks. Risk management policies are established to identify and analyse the risks faced by the Board, to set risk limits and controls to monitor risks. Compliance with policies is reviewed by the Audit Committee on a continuous basis.

(a) Financial instrument categories

Financial Assets	Note	Category	Carrying Amount	Carrying Amount
			2012	2011
			\$'000	\$'000
Class:				
Cash and cash equivalents	4	N/A	2,155	2,432
Receivables ¹	5	Loans & receivables (at amortised cost)	-	-
Financial Liabilities	Note	Category	Carrying Amount	Carrying Amount
			2012	2011
			\$'000	\$'000
Payables	8	Financial liabilities measured at amortised cost	273	115

Note

1. Excludes statutory receivables

(b) Credit Risk

Credit risk arises when there is the possibility of the Board's debtors defaulting on their contractual contributions, resulting in a financial loss to the Board. The maximum exposure to credit risk is generally represented by the carrying amount of the financial assets (net of any allowance for impairment).

Credit risk arises from the financial assets of the Board, including cash, receivables, and authority deposits. No collateral is held by the Board. The Board has not granted any financial guarantees.

Cash

Cash comprises cash on hand and bank balances. Interest is earned on daily bank balances.

Receivables – trade debtors

All trade and other debtors are recognised as amounts receivable at balance date. Collectability of all debtors is reviewed on an ongoing basis. Debts, which are known to be uncollectible, are written off. An allowance for impairment is raised when some doubt as to collection exists. The credit risk is the carrying amount (net of any allowance for impairment). No interest is earned on trade debtors. The carrying amount approximates net fair value. Sales are generally made on 30 day terms.

The Board is not materially exposed to concentrations of credit risk to a single trade debtor or group of debtors. Based on past experience, debtors that are not past due (2012: \$0; 2011: \$0) and not less than three months past due (2012: \$0; 2011: \$0) are not considered impaired and together these represent 100% of the total trade debtors. There are no debtors which are currently not past due or impaired whose terms have been renegotiated.

(c) Liquidity Risk

Liquidity risk is the risk the Board will be unable to meet its payment obligations when they fall due. The Board continuously manages risk through monitoring future cash flows and maturities planning to ensure adequate holding of high quality liquid assets.

No assets have been pledged as collateral. The Board's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The liabilities are recognised for amounts due to be paid in the future for goods and services received, whether or not invoiced. Amounts owing to suppliers (which are unsecured) are settled in accordance with the policy set out in NSW TC 11/12. If trade terms are not specified, payment is made no later than the end

BUILDING PROFESSIONALS BOARD FOR THE YEAR ENDED 30 JUNE 2012

Notes to and forming part of the Financial Statements

of the month following the month in which an invoice or statement is received. NSW TC 11/12 allows the Minister to award interest for late payment. No interest was awarded for late payments during the year.

	Nominal Amount	Interest Rate Exposure \$'000			Maturity Dates		
		Fixed Interest rate	Variable Interest rate	Non-Interest bearing	<1 year	1-5 years	>5 years
2012							
Payables	273	-	-	273	273	-	-
	273	-	-	273	273	-	-
2011							
Payables	115	-	-	115	115	-	-
	115	-	-	115	115	-	-

(d) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. The Board has no exposure to foreign currency risk and does not enter into commodity contracts.

The effect on profit and equity due to a reasonably possible change in risk variable is outlined in the information below, for interest rate risk. A reasonably possible change in risk variable has been determined after taking into account the economic environment in which the Board operates and the time frame for the assessment (i.e. until the end of the next reporting period). The sensitivity analysis is based on risk exposure in existence at the balance sheet date. The analysis is performed on the same basis for 2010. The analysis assumes that all other variables remain constant.

Interest Rate Risk

A reasonably possible change of +/- 1% is used, consistent with current trends in interest rates. The basis will be reviewed annually and amended where there is a structural change in the level of interest rate volatility. The Board's exposure to interest rate risk is set out below.

	Carrying Amount \$'000	-1% Profit \$'000	+1% Profit \$'000
2012			
<i>Financial Assets</i>			
Cash and cash equivalents	2,155	(22)	22
Receivables	-	-	-
<i>Financial Liabilities</i>			
Payables	273	-	-
2011			
<i>Financial Assets</i>			
Cash and cash equivalents	2,432	(24)	24
Receivables	-	-	-
<i>Financial Liabilities</i>			
Payables	115	-	-

13. FINANCIAL INSTRUMENTS (continued)

(e) Fair Value

All of the Board's financial assets and liabilities are of a short-term nature. They are recognised in the statement of financial position at amortised cost.

The Board is of the opinion that the values at which these instruments are recognised in the statement of financial position reflect their fair value.

BUILDING PROFESSIONALS BOARD FOR THE YEAR ENDED 30 JUNE 2012

Notes to and forming part of the Financial Statements

14. AFTER BALANCE DATE EVENTS

The Building Professionals Board is not aware of any circumstances that occurred after balance date which would render particulars included in the financial statements to be misleading.

END OF AUDITED FINANCIAL STATEMENTS

Contact details

Access

Business Hours for the Department of Planning and Infrastructure are 9am to 5pm
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Translating and Interpreting Service

Please telephone 131 450.
Ask for an interpreter in your language and request to be connected to (02) 9228 6333 – Department of Planning and Infrastructure Information Centre. Local call cost from fixed phones. Calls from mobiles at applicable rates.

Regional offices

www.planning.nsw.gov.au/aboutus/pdf/dop_regional_boundaries_sydney.pdf

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Index

- Access 205
- After-balance events 105
- Agreements with the Community Relations Commission 102
- Aims and objectives 87

- Building Professionals Board annual report 77

- Charter 87
- Consultants 95
- Consumer response 97
- Credit card certification 115

- Director-General's introduction 4
- Disability plans 96
- Disclosure of controlled entities 102
- Disclosure of subsidiaries 102

- Economic or other factors 94
- Equal Employment Opportunity 96
- Executive remuneration and qualifications 105

- Financial statements – Building Professionals Board 187
- Financial statements – Corporation Sole 156
- Financial statements – Department of Planning and Infrastructure 117
- Funds granted to non-government community organisations 88

- Government Information (Public Access) Act 2009* 109

- Highlights of 2011–12 6
- Human resources 95

- Internal audit and risk management policy attestation 100

- Land disposal 97
- Legal change 89
- Letter of submission – Building Professionals Board 76
- Letter of submission – Department of Planning and Infrastructure 1

- Major assets 97
- Management and activities 94
- Management and structure 88
- Minister's foreword 2
- Multicultural Policies and Services Program (formerly EAPS) 102

- Occupational/work health and safety 103
- Organisational chart 87

- Payment of accounts 98
- Performance and numbers of executive officers 105
- Privacy 104
- Promotion and international travel 97
- Public interest disclosures 115

- Requirements from employment agreements 115
- Research and development 94
- Risk management and insurance activities 99

- Significant EEO initiatives 96

- Time for payment of accounts 99

- Waste 103
- Website address 205