

Budget Estimates Feb–Mar 2025 – Planning and Public Spaces supplementary questions

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No.	Question text	Response text
1	<p>Maules Creek Coal Mine Biodiversity Management Plan</p> <p>The Maules Creek Community Council (MCCC) has put in an official complaint to the Compliance sector of the Department of Planning regarding Stage 3 of the Leard Forest Regional Biodiversity Strategy. The complaint is regarding that only Stage 1 and 2 of the Strategy are available on the websites of the three mines that are obliged to develop this Strategy as part of their consent conditions. Could you please provide an update on the status of the Leard Forest Regional Biodiversity Strategy?</p> <p>(a) Why has this document not yet been released, despite its required date of completion being December 2018?</p> <p>(a) Will you remove the mining licences of Maules Creek Coal, Boggabri Coal and Tarrawonga Coal mines if this consent condition of developing the canopy Leard Forest Regional Biodiversity Strategy is not fulfilled?</p>	<p>(a) As described in the project approvals for the Boggabri, Maules Creek and Tarrawonga coal mines, the Leard Forest Regional Biodiversity Strategy (the Strategy) has 3 stages:</p> <ul style="list-style-type: none"> • Stage 1 - Scoping Stage • Stage 2 - Strategy Development • Stage 3 - Strategy Review <p>Stage 1 was completed in July 2015 and Stage 2 was completed in August 2017, and subsequently published on the Boggabri, Maules Creek and Tarrawonga websites. Stage 3 was completed in December 2018 but did not result in any modifications to the 2017 Stage 2 Strategy document. Therefore, the 2017 Stage 2 Strategy document on the Boggabri, Maules Creek and Tarrawonga websites is the most current version.</p> <p>(b) The Department has been advised that the Strategy will be reviewed again in 2025 to incorporate current regulation and be reflective of the current status and management of the Boggabri, Maules Creek and Tarrawonga offset areas. Once the revision is finalised and determined by the Planning Secretary, the revised Strategy will be required to be published on the Boggabri, Maules Creek and Tarrawonga websites in place of the 2017 Stage 2 Strategy. The Department does not have the power to issue or remove mining licences. Mining licences are issued and regulated by the NSW Resources Regulator under the <i>Mining Act 1992</i>.</p>

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2	<p>Peabody Mine Extraction Plan for Longwalls</p> <p>Condition 1, Schedule 3 of Project Approval (08_0149) requires Metropolitan Coal to have no greater than negligible impact to threatened species, populations, or ecological communities (i.e. including upland swamps). Where a threatened species is impacted, the Project Approval requires Metropolitan Coal to first remediate the impact to the satisfaction of the Secretary of Planning, and if this is not feasible, Metropolitan Coal must provide a suitable offset to compensate for the impact to the satisfaction of the Secretary of Planning. Will you as Planning Minister ensure that "offsets" are applied to Peabody's Metropolitan Mine account for any irreversible damage to the swamps in the water catchment at Woronora Reservoir as part of this modification?</p> <p>(a) What offsets are available for irreversible damage to upland swamps?</p> <p>(b) What is irreversible damage to upland swamps priced at in the Biodiversity Offsets Scheme?</p>	<p>(a) The development consent was granted in 2009, at which time upland swamps were not listed as Threatened Ecological Communities.</p> <p>(b) Specific questions regarding the availability of upland swamp credits on the market and the pricing of these should be directed to the NSW Minister for the Environment.</p>
3	<p>PFAS in urban renewal sites across Sydney</p> <p>How many monitoring wells within the area of the Camellia-Rosehill Place Strategy were found to have levels of PFAS (including PFOS or other derivatives) in excess of safe standards?</p> <p>(c) What were the results for each monitoring well for all PFAS and other chemicals and heavy metals tested for?</p>	<p>This is a matter for the NSW Minister for the Environment.</p>
4	<p>How many Transport Orientated Development Accelerated Precincts across Sydney have been tested for PFAS?</p> <p>(a) Of those tested, how many Transport Orientated Development Accelerated Precincts, what were the results for each monitoring well for all PFAS and other chemicals and heavy metals tested for?</p>	<p>Preliminary Stage 1 contamination investigations were undertaken for all Transport Oriented Development Accelerated Precincts. No physical testing was undertaken as part of these preliminary studies.</p> <p>Questions regarding monitoring wells are for the NSW Minister for the Environment.</p>

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5	<p>Wilpinjong mine</p> <p>How many coal mine expansions are active in the Planning system, and how many of these are lodged as modifications versus new projects?</p>	<p>One modification application related to Wilpinjong Mine – Wilpinjong Coal Mine Extension Modification 3</p> <p>https://www.planningportal.nsw.gov.au/major-projects/projects/mod-3-pit-3-8-extension</p>
6	<p>Will you require that the Wilpinjong mine MOD 3 - Pit 3 / 8 extension be assessed as a new project rather than a mod, given the extraction extension allows for 34 million tonnes, in comparison, Metropolitan Mine was only 2.2 million tonnes in 2023.</p>	<p>The applicant has submitted a scoping letter for a modification application, not a State Significant Development application. The Department will progress the application as a modification subject to it meeting substantially the same development test.</p>
7	<p>Metropolitan Mine</p> <p>According to the Department's response to a report by former Water NSW mining manager Peter Dupen, an analysis of new mining-induced fracturing in the Woronora Reservoir, there is a developing network of subvertical surface fractures and sub-horizontal bedding plane shears. The September 2023 Independent Expert Advisory Panel for Mining report on this issue (IEAPM 202309-2) recommended that the Metropolitan Colliery carry out further investigations.</p> <p>(a) What was the result of these investigations?</p> <p>(b) Are the results of this investigation publicly available?</p>	<p>Further investigations of the Eastern Tributary were completed, as recommended by the Panel, and are included in the company's 6-monthly report, available on their website.</p> <p>The measured closure and subsidence were less than predicted, noting the monitoring line did not fully extend up the valley sides and may not represent the full closure profile.</p>
8	<p>Low and Mid Rise (LMR) Housing Policy</p> <p>For every Local Government Area in NSW please provide a list of potentially suitable Low and Mid Rise town centres and heavy rail/metro/light rail stations that were provided to each council prior to the council workshops?</p>	<p>The Department carried out significant consultation with local councils across NSW on the Low and Mid-Rise Policy, including potentially suitable sites where the policy could be applied.</p> <p>In 2024, each council provided feedback on centres and stations proposed in their local government area, which was considered prior to the determination of the final policy.</p>

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9	Which Low and Mid Rise locations are within the ANEC 20+ contour of Kingsford Smith Airport?	Australian Noise Exposure Concept contours do not apply to Kingsford Smith Airport.
10	Please list all Low and Mid Rise locations that are within a ANEC 20+ contour of any airport?	Australian Noise Exposure Concept contours associated with the new Western Sydney Airport do not affect any Low and Mid-Rise areas.
11	The ANEC 20+ data is reported by AirServices Australia quarterly, to form the basis of the exclusions – from what date is the data being used from with respect to Kingsford Smith Airport?	I refer you to the response provided to Supplementary Question 9.
12	Will the Bankstown LMR site or the Bankstown Station TOD Accelerated Precinct be impacted by contours around Bankstown Airport?	The Bankstown Transport Oriented Development and Low and Mid-Rise areas are not affected by Australian Noise Exposure Forecast.
13	How many homes do DPHI estimate will be delivered in each year of the next five years as a result of the LMR policy?	The Low and Mid-Rise policy is expected to deliver up to 112,000 homes across NSW over the next 5 years. The number of homes delivered each year will be based on the take-up by industry as a result of the policy.
14	Does the Department estimate that the LMR policy will yield the delivery of 112,000 homes over the housing accord period?	I refer you to the response provided to Supplementary Question 13.
15	How many homes do DPHI estimate will be delivered in the following periods? (a) From 28 February 2025 to EOFY 2025 (b) FY 2025/26 (c) FY 2026/27 (d) FY 2027/28 (e) FY 2028/29 (f) 1 July 2029 to 28 February 2030	The Department is targeting the delivery of 377,000 new homes by June 2029, in line with NSW Government's five-year housing completion targets. The delivery of a range of key planning levers and policies will continue to provide industry with greater options for delivery and completion. The number of homes delivered in each period will be based on the industry's take-up of these levers and policies.

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16	Will DPHI publish data about approvals, commencements and/or completions specifically within LMR areas?	The Department publishes building approvals and completions data on the Urban Development Program dashboard. This data does not report specifically on Low and Mid-Rise areas.
17	<p>The “level of service of town centres” for major supermarkets is a criteria at section 2.2.3 of the LMR Refinement paper, was that still the case following the finalisation of the LMR program?</p> <p>(a) What happens to the LMR conditions under the State Environmental Planning Policy (Housing) Amendment (Low and Mid Rise Housing) 2025 if a supermarket is removed from a town centre and as such there is no supermarket?</p> <p>i. Will the conditions then be turned off for that town centre under the circumstance of a supermarket being removed?</p>	Yes, this was part of the final criteria. If conditions are changing in a local area, councils can continue to plan to ensure new housing is supported by appropriate levels of goods and services. The Low and Mid-Rise policy is designed to allow any current or future council planning that enables higher levels of density in these areas to prevail over the State Environmental Planning Policy.
18	<p>The Government stated in November 2023 the following: “The reforms create capacity for industry to deliver up to an estimated 112,000 new homes across the Greater Sydney region, Hunter, Central Coast and Illawarra”:</p> <p>(a) How many homes are due to be delivered over the Housing Accord Period in just Stage 1 of the Program?</p> <p>i. How many homes were expected to be unlocked in each zoning type under Stage 1?</p> <p>ii. How many homes are expected to be delivered by LGA under stage 1 of the LMR program?</p> <p>(b) With the changes that have been made to the program including the exemption of some LGAs – what is the updated projection for the homes to be delivered as part of the program?</p>	The Low and Mid-Rise Policy is expected to deliver up to 112,000 homes across NSW over the next five years. The number of homes delivered in each year will be based on the take-up by industry as a result of the policy.

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19	Has the Department conducted an analysis of the effectiveness of Stage 1, over the last eight months?	Development Application and Complying Development Certificate information for development types of dual occupancies and semi-detached dwellings in each local government area is publicly available.
20	Has the Government conducted any modelling or tracking to assess to what level Stage 1 is increasing housing supply?	I refer you to the response provided to Supplementary Question 19.
21	Since the policy took effect on 1 July 2024, how many development applications have been submitted under the new rules, which would not have been permissible under previous arrangements? (a) Can you provide a breakdown of approvals by Local Government Area?	I refer to you the response provided for Supplementary Question 19.
22	Can you provide an LGA-by-LGA breakdown of where new applications have been lodged under this policy?	I refer to you the response provided for Supplementary Question 19.
23	Within the program, what are the provisions for airspace development, on the top of existing buildings?	Existing arrangements for the development of airspace apply. Provided the proposed land use is permitted with consent on the land, any development can be proposed within the airspace above existing buildings. Depending on the development approval pathway, these proposals are assessed by the consent authority against the applicable requirements of the <i>Environmental Planning and Assessment Act 1979</i> (NSW).
24	How does airspace development interact with the non-refusal standards in the LMR policy? (a) Has consideration been given to further non-refusal standards specifically for airspace development?	Existing arrangements for the development of airspace apply. Provided the proposed land use is permitted with consent on the land, any development can be proposed within the airspace above existing buildings. Depending on the development approval pathway, these proposals are assessed by the consent authority against the applicable requirements of the <i>Environmental Planning and Assessment Act 1979</i> (NSW). The Low and Mid-Rise Policy 'non-discretionary development standards' include standards for height of buildings, which relates to development of airspace.

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25	<p>Tree Canopy Target under LMR Program</p> <p>The NSW Government's tree canopy target is 40% by 2036, important to avoid the most adverse impacts of the urban heat island effect. So why is the tree canopy target in the LMR reforms only 15%?</p>	<p>The <i>Tree Canopy Guide for Low and Mid-Rise Housing</i> contains tree canopy controls which differ by development type and site area, varying between 15 per cent to 30 per cent of site area.</p> <p>These provisions will apply to development within the Low and Mid-Rise areas only, which are generally more urbanised areas.</p> <p>Outside of the Low and Mid-Rise Policy, the Department has developed canopy targets for other land uses which generally have a greater capacity to contribute to canopy cover.</p> <p>For background, the urban design guides for Transport Oriented Development Accelerated Precincts have canopy targets for streets of between 35 per cent and 70 per cent, depending on the nature of the street (i.e., new or existing overhead or underground powerlines) and canopy targets of 45 per cent for open space.</p>
26	<p>Why was the deep soil requirement only 7%, whereas the target of some inner city councils is 25%?</p>	<p>The deep-soil targets in the <i>Tree Canopy Guide for Low and Mid-Rise Housing</i> (Tree Canopy Guide) align with requirements in the Apartment Design Guide (ADG).</p> <p>The 7 per cent deep soil target for residential flat buildings and shop top housing is paired with a canopy target of 15 per cent in the LMR Guide.</p> <p>Consistent with the ADG, the Tree Canopy Guide acknowledges some developments may have greater capacity to deliver deep soil. In these instances, the Tree Canopy Guide supports larger sites delivering between seven per cent and 15 per cent deep soil, and canopy cover between 15 per cent and 20 per cent.</p> <p>Other applicable deep soil area controls such as those in Development Control Plans continue to apply, so must also be considered in the assessment of Low and Mid-Rise Development Applications.</p>

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27	How will the Department encourage more tree planting to create areas with more tree canopy to lower the impacts of hot weather?	<p>The Department is encouraging more tree planting in Greater Sydney by:</p> <ul style="list-style-type: none"> • delivering an urban greening expansion program across Greater Sydney, supported by a funding allocation of \$60 million from the Climate Change Fund • supporting councils to implement strategic approaches to urban greening under the Greener Neighbourhoods program, such as guiding them to develop locally appropriate policies and strategies as well as resources, funding, data and tools • partnering with Greening Australia and Landcare NSW to plant 400,000 trees by the end of 2025 whilst bringing biodiversity and nature back into Greater Sydney • embedding tree canopy provisions in housing reforms, including in the Transport Oriented Development Accelerated Precincts and the Low and Mid-Rise Housing Policy.

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28	How is the Department encouraging tree planting and growth in Western Sydney?	<p>The Department is delivering a \$60 million urban greening expansion program which prioritises investment in areas of low canopy cover and high heat vulnerability, such as Western Sydney. As part of this work:</p> <ul style="list-style-type: none"> • Western Sydney councils have received more than 60 per cent of urban greening grants to date, valued at almost \$22 million. This includes 70 projects which have planted trees along streets, in parks and plazas, and within green grid corridors. • The Department has also partnered with Parramatta, Blacktown, and Penrith councils to plant more than 26,000 trees along the Great West Walk – a popular local walking track in Western Sydney. • Strategic partnerships with Greening Australia and Landcare NSW have prioritised tree planting and biodiversity outcomes in Western Sydney. More than 160 Western Sydney schools have participated in Greening Australia's Cooling the Schools program. • Under the Greener Neighbourhoods program, \$640,000 has been provided to 12 Western Sydney councils to incentivise strategic planning for urban greening within their LGAs. This funding helped deliver new urban forest strategies, street tree master plans and improved data collection of tree location, species and health. <p>Greater Sydney Parklands (GSP) manages Western Sydney Parklands and Fernhill Estate in Western Sydney. GSP has managed bush regeneration programs which included planting more than 60,000 trees in Western Sydney Parklands. Through education programs, GSP has planted more than 7,500 native trees, shrubs and grasses in Western Sydney Parklands. At Fernhill Estate GSP has undertaken bush regeneration and planting throughout the property.</p>

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29	<p>Letter to Mayors – October 2023</p> <p>The Minister in October 2023 wrote to local councils “regarding the need for more housing in our low and medium density zones”, asking councils to “begin work identifying locations and permitting more low and mid-rise homes immediately.”</p> <p>(a) How many councils wrote back?</p> <p>i. Which councils?</p> <p>(b) How many councils came back to the Government identifying suitable locations?</p> <p>i. Which councils?</p> <p>(c) How many lots were identified, by LGA and by zoning, as suitable?</p> <p>(d) How many of these lots identified following this letter have been rezoned?</p>	<p>I frequently receive correspondence from councils regarding a range of matters relating to my portfolio responsibilities.</p> <p>Councils that provided feedback regarding suitable land within their local government area for low and medium density housing had their feedback incorporated into the workshops undertaken by the Department in the refinement of the Low and Mid-Rise Housing Policy.</p>

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30	<p>Housing Targets</p> <p>Previously the housing targets provided to local government were on a “net additional dwellings” basis.</p> <p>(a) Are the housing targets set for local government still on a “net additional dwellings” basis?</p> <p>(b) If it is the case that it is on a gross basis, does this mean that a knock down rebuild with one home replacing another will count towards meeting the housing target?</p> <p>(c) What dataset will be used by the Department to track Local Government’s delivery against their housing targets as the Building Activity data from the ABS is not published on a local government level, will this dataset be published by the Department?</p> <p>(d) Are land lease dwellings being counted by the Government as dwellings as part of the overall housing targets?</p> <p>(e) Will the department be capturing and publishing figures on net additional dwellings across NSW and by local government area?</p>	<p>(a) Housing targets set for local government are for gross completions to align with national monitoring under the National Housing Accord.</p> <p>(b) Yes.</p> <p>(c) Datasets from the NSW Planning Portal and the Australian Bureau of Statistics (ABS) are being used to track leading indicators for housing completions including lodgements and approvals. This data is publicly available.</p> <p>(d) Yes.</p> <p>(e) The Department monitors net dwelling completions inferred from water connection information from Sydney Water for the Greater Sydney and Illawarra-Shoalhaven regions from Sydney Water. The latest net completion data is published on the Urban Development Program dashboards.</p>
31	<p>When releasing the housing targets by LGA in May 2024, there were both “planned” and “projected” figures for each LGA in a pie chart format, please provide the exact numerical dwelling figures for “planned” and “projected” for each LGA?</p>	<p>This information is Cabinet in confidence.</p>
32	<p>Works in Kind and Infrastructure Opportunity Plans</p> <p>The NSW Government has said there will be a Works in Kind (WIK) model available under Housing and Productivity Contributions for developer led works, yet it’s been operating since October, and we still don’t have a framework? Will there be one?</p>	<p>The Department is working closely with NSW Treasury and other government agencies to develop the Housing and Productivity Contributions scheme Works-in-Kind guidelines.</p> <p>The draft guidelines are expected to be released in 2025.</p>
33	<p>Industry is looking for the release of a framework that will allow uncapped WIKs to be delivered as part of the new Housing and Productivity obligations. When will that policy be released?</p>	<p>I refer you to the response provided for Supplementary Question 32.</p>

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34	Given that all projects within the four-year budget cycle must align with Treasury- determined capital funding limits, how do you propose to ensure that WiK projects do not interfere with the state's credit metrics?	<p>Housing and Productivity Contributions scheme contributions are held in the Housing and Productivity Fund, which is managed and administered by NSW Treasury.</p> <p>The Fund will include an annual allocation for works-in-kind, depending on the Housing and Productivity Contribution scheme's revenue.</p> <p>This is to ensure the non-cash component does not undermine the ability of the Housing and Productivity Contribution scheme to fund other government-prioritised or state-delivered infrastructure projects and land acquisitions.</p>
35	<p>Has your department undertaken any assessment of the risk that WiK will allow infrastructure to be delivered outside of the state's planned sequencing, potentially bringing forward the need for related social infrastructure such as schools and parks?</p> <p>(a) If so, what were the results of these assessments?</p>	<p>The Department is considering these issues as it develops the Housing and Productivity Contributions scheme works-in-kind guidelines.</p> <p>Investment decisions will be coordinated through the Department's Urban Development Program.</p> <p>This will ensure works-in-kind decisions are considered as part of the capital planning process.</p>
36	Have discussions taken place between your department and the Department of Education to ensure that schools will be delivered in areas where WiK brings forward housing and population growth?	The Department's Urban Development Program (UDP) coordinates housing growth and infrastructure planning. The Department of Education has representation on all UDP committees which provide a central forum for agencies, councils, and industry to discuss and coordinate housing and infrastructure requirements.
37	Has any analysis been undertaken for the creation of a housing-enabling capital fund that could be created to integrate WiK within current capital planning processes?	I refer you to the response provided for Supplementary Question 35.
38	What is the current process for integrating WiK contributions into long-term government planning, and how could a dedicated fund streamline this?	<p>Works-in-kind investment decisions will be made as part of the Housing and Productivity Fund investment framework.</p> <p>Underpinning the investment framework is the Department's Urban Development Program, which takes a coordinated approach to infrastructure planning.</p>

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39	<p>Has the Government modelled how many new dwellings from housing developments will require State Significant Development (SSD) approval over the Housing Accord period?</p> <p>(a) If so, how many, by financial year in the Housing Accord Period?</p>	<p>There is no requirement for local government areas to reach their housing target using a particular assessment pathway.</p>
40	<p>When will the NSW Government release the forecasts and modelling that underpin the assumptions being made for housing yields for each initiative below?</p> <p>(a) TOD Accelerated Precincts</p> <p>(b) TOD SEPP – all locations</p> <p>(c) Low and Mid-Rise Stage 1</p> <p>(d) Low and Mid-Rise Stage 2</p> <p>i. Will you commit to release how much these initiatives are expected to contribute to the local housing targets set of each local Government area in the state, by initiative?</p>	<p>(a-b) Assumptions underpinning yields for the Transport Oriented Development Accelerated Precincts are publicly available in documentation on the NSW Planning Portal. Assumptions underpinning yields for the Transport Oriented Development State Environmental Planning Policy vary, depending on the location. Original assumptions relied on the Department's Development Capacity Model for Greater Sydney locations and a third party for locations outside of Greater Sydney. These assumptions are Cabinet-in-confidence. Detailed planning approaches for some of the deferred locations are publicly available on the relevant council websites.</p> <p>(c-d) Modelling and forecasts on Low and Mid-Rise are Cabinet in confidence. The Department provides data on approvals and completions on the Urban Development Program dash board. Information on data sources to inform the dashboard can be found on the Department's website.:</p>
41	<p>Has the Department of Planning conducted any feasibility modelling of the following initiatives?</p> <p>(a) TOD Accelerated Precincts</p> <p>(b) TOD SEPP – all locations</p> <p>(c) Low and Mid Rise Stage 1</p> <p>(d) Low and Mid Rise Stage 2</p> <p>i. If so, what was the average cost of construction assumed for a dual occupancy development/free standing house, manor house, apartment, townhouse?</p>	<p>The Department undertook feasibility modelling for all housing initiatives listed to varied degrees as they are different programs. This included site-specific feasibility testing and broad regional feasibility testing.</p>

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42	What analysis has the Government conducted to examine how many of the approved but yet to be commenced DAs have stalled due to financial feasibility issues relating from increased costs?	<p>There has been no statewide survey or broadscale analysis conducted to examine how many of the approved but yet-to-be-commenced DAs have stalled due to financial feasibility issues relating to increased costs.</p> <p>The Housing Taskforce post-consent interview series seeks to build an evidence base of the reasons for non-commencement of approved large residential developments.</p>
43	<p>Has any modelling been conducted on how much it costs to build a new home per LGA?</p> <p>(a) If so, please share the outcome of this modelling for each LGA?</p>	Modelling was commissioned by NSW Treasury in 2024. As such, this is a matter for the Treasurer.
44	<p>Can you advise how many building and construction companies have become insolvent in:</p> <p>(a) FY 2024/25 to date</p> <p>(b) FY 2023/24</p> <p>(c) FY 2022/23</p> <p>(d) FY 2021/22</p> <p>(e) FY 2020/21</p>	This information is held by the Australian Securities and Investment Commission. Refer to: https://asic.gov.au/regulatory-resources/find-a-document/statistics/insolvency-statistics/#s1-2
45	<p>Transport Oriented Development Program</p> <p>Page 18 of the Finalisation Report for the Kellyville/Bella Vista TOD states, “some potential transport infrastructure projects... could include... Progressive widening of Old Windsor Road between Norwest Boulevard and Windsor Road in conjunction with intersection upgrades.” What work has been done on planning these works?</p>	This is a matter for the Minister for Roads.

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46	There are plans for more than 3000 homes with the Crows Nest TOD, and planned new schools in the area have been cancelled by the NSW Government since April 2023, how will the Government ensure the land exists when inevitably these new schools will be needed in the future?	This is a matter for the Minister for Education and Early Learning.
47	<p>Lot 4B Herbert Street, St Leonards was transferred from the Health portfolio to Planning NSW prior to the Transport Oriented Development (TOD) announcement for the Crows Nest TOD.</p> <p>(a) Why was this land included in the Crows Nest TOD, when health services will also have to expand in the area in the future?</p> <p>(b) Did NSW Health express any concerns about the impact of this rezoning on future hospital expansion?</p> <p>i. If so, when?</p> <p>(c) When was the decision made to transfer Lot 4B from Health to Planning?</p> <p>i. Who was the decision approved by?</p> <p>(d) What assessment was done to determine that Royal North Shore would not require this land for future clinical use?</p> <p>(e) With increased density planned for the St Leonards-Crows Nest area, has the Government identified other land in the area to build additional medical facilities to accommodate the growing population?</p> <p>(f) RNSH serves as a major trauma centre, with a critical-care helipad. Has the government assessed whether a 62-storey residential tower will impact helicopter access to the hospital?</p> <p>(g) Has any aviation safety report been conducted regarding potential flight path obstructions for emergency medical evacuations?</p> <p>(h) How is the Government ensuring that Health has plenty of land to expand hospital footprints as demand increases?</p>	The land was transferred to Property and Development NSW. Information is publicly available on the Department's website in the Finalisation Report for the Crows Nest Transport Oriented Development Accelerated Precinct: https://pp.planningportal.nsw.gov.au/draftplans/made-and-finalised/crows-nest-state-led-rezoning

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48	How many development applications have been submitted for Transport Oriented Development Accelerated Precinct sites, by month, since rezonings in November 2024?	<p>There are 10 residential State Significant Development projects in Transport Oriented Development Accelerated Precinct sites:</p> <ul style="list-style-type: none"> • 3 have been determined between December 2024 and February 2025. • 3 are currently under assessment. • 4 have Secretary's Environmental Assessment Requirements issued.
49	How many development applications have been submitted for Transport Oriented Development State Environmental Planning Policy sites, utilising the increased zoning under the SEPP, by month, since September 2024?	<p>Secretary's Environmental Assessment Requirements (SEARs) have been issued for 10 residential SSD projects in Transport Oriented Development State Environmental Planning Policy (TOD SEPP) sites:</p> <ul style="list-style-type: none"> • 1 in March 2024 • 3 in November 2024 • 3 in December 2024 • 3 in January 2025. <p>One local development application submitted in September 2024 has been made under the TOD SEPP provisions.</p>
50	<p>How many development applications have been submitted by site, for each of the Transport Oriented Development Accelerated Precinct sites, which were rezoned in November 2024, in the following months:</p> <p>(a) November 2024</p> <p>(b) December 2024</p> <p>(c) January 2025</p> <p>(d) February 2025</p>	I refer you to the response provided for Supplementary Question 48.

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No.	Question text	Response text
51	<p>How many total dwellings have been proposed as part of development applications submitted for each of the Transport Oriented Development Accelerated Precinct sites, which were rezoned in November 2024, in the following months:</p> <p>(a) November 2024</p> <p>(b) December 2024</p> <p>(c) January 2025</p> <p>(d) February 2025</p>	I refer you to the response provided for Supplementary Question 48.
52	<p>How many affordable housing dwellings have been proposed as part of development applications submitted for each of the Transport Oriented Development Accelerated Precinct sites, which were rezoned in November 2024 in the following months:</p> <p>(a) November 2024</p> <p>(b) December 2024</p> <p>(c) January 2025</p> <p>(d) February 2025</p>	I refer you to the response provided for Supplementary Question 48.
53	<p>How many development applications have been submitted by site, for each of the Transport Oriented Development State Environmental Planning Policy sites, utilising the increased zoning under the SEPP, in the following months:</p> <p>(a) September 2024</p> <p>(b) October 2024</p> <p>(c) November 2024</p> <p>(d) December 2024</p> <p>(e) January 2025</p> <p>(f) February 2025</p>	I refer you to the response provided for Supplementary Question 49

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No.	Question text	Response text
54	<p>How many total dwellings have been proposed as part of development applications submitted for each of the Transport Oriented Development State Environmental Planning Policy sites, utilising the increased zoning under the SEPP, in the following months:</p> <p>(a) September 2024</p> <p>(b) October 2024</p> <p>(c) November 2024</p> <p>(d) December 2024</p> <p>(e) January 2025</p> <p>(f) February 2025</p>	I refer you to the response provided for Supplementary Question 49.
55	<p>How many affordable housing dwellings have been proposed as part of development applications submitted for each of the Transport Oriented Development State Environmental Planning Policy sites, utilising the increased zoning under the SEPP, in the following months:</p> <p>(a) September 2024</p> <p>(b) October 2024</p> <p>(c) November 2024</p> <p>(d) December 2024</p> <p>(e) January 2025</p> <p>(f) February 2025</p>	I refer you to the response provided to Supplementary Question 49.
56	<p>Housing Approvals and Commencements</p> <p>How many development applications are in the planning portal that are approved but have not yet commenced construction?</p>	The Government inherited the Planning Portal from the previous Government and is addressing complex legacy issues to enhance its user experience as a key priority. Available data does not currently allow for this metric to be reported on. This as well as other metrics and data applicability are currently under consideration.

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No.	Question text	Response text
57	What is the average time taken from approval to construction commencing?	I refer you to the response provided for Supplementary Question 56.
58	Is DPHI measuring and publishing data on the different stages of approvals particularly post DA? And if not why and when?	I refer you to the response provided for Supplementary Question 56.
59	DPHI Resourcing and other matters How much additional funding has been allocated to the Department of Planning, Housing, and Infrastructure to manage the increased workload for planners from the applications recommended to be declared as SSD by the Housing Delivery Authority?	The Department has been allocated a budget of \$29.4 million for recurrent expenses from 1 January 2025 through to 30 June 2029 for State Significant Development assessments and design review costs for the Housing Delivery Authority.
60	How many extra staff have been hired by DPHI to achieve the Governments stated aim of speeding up approvals using State pathways? (a) How many positions are being advertised at present for this reason? (b) How many positions total will DPHI be seeking to fill over the next year because of increased state approval pathways?	There were 126 planners added as ongoing resources in FY2024-25 as part of the 10-year budget allocation to the Department to overhaul the planning system.
61	The Housing Delivery Authority will funnel more developments into the SSD pathway – what forward planning has been conducted to ensure that there are enough planners to provide quick assessments?	The Department has reprioritised its existing workforce to support the additional approval pathways. The Department will ensure resourcing is sufficient to support future workloads.
62	What is DPHI's assessment of the capacity of the current workforce to complete tasks associated with the additional approval pathways introduced into DPHI in the last 18 months?	I refer you to the response provided to Supplementary Question 61.
63	How many people are studying the Diploma of Local Government (Planning) at TAFE?	This is a matter for the NSW Minister for Skills, TAFE and Tertiary Education.
64	What is the current timeframe for SSD applications to be processed?	The 6-month rolling average to December 2024 is 92 days

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No.	Question text	Response text
65	Under the Rezoning Pathway for Social and Affordable Housing, as announced in May 2024, how many staff are there within the “newly dedicated team within the Department of Planning, Housing and Infrastructure (DPHI) [that] will manage the applications from concept review to lodgement, exhibition and final assessment?”	The Department has a dedicated State Rezoning team comprising 69 staff who are responsible for all State-led rezonings, including all rezonings progressed under the Social and Affordable Housing Rezoning Pathway.
66	How many staff are responsible for: (a) Lodgement? (b) Exhibition? (c) Final assessment?	Resources are not split between these functions.

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67	<p>The last budget had \$20.4 million in funding to “deliver improvements to the NSW Planning Portal” so can you list the improvements which have been made to the portal since June 2024?</p>	<p>To date, the funding for the NSW Planning System and its Digital Environment has delivered:</p> <ul style="list-style-type: none"> • infrastructure and service upgrades, including: <ul style="list-style-type: none"> ○ upgrading Spatial View Server capacity to support increased demand from Planning Portal users ○ preventing end-of-life service disruption by upgrading Azure APIM infrastructure service from V1 to V2 and transitioning AD Graph to Microsoft Graph ○ improving security certificate management, including the introduction of automated renewal reminders to prevent system disruptions in the future. • performance improvements, including reducing: <ul style="list-style-type: none"> ○ Short-Term Rental Accommodation screen load time from 24 seconds to 3 seconds ○ Applicant Dashboard screen load time from 15 seconds to 1 second • defect resolution and data fixes as part of level 2/level 3 technical support, including: <ul style="list-style-type: none"> ○ 59 defects fixed in the Planning Portal. ○ over 270 data fixes per week completed since 1 July 2024, as part of level 2/level 3 support. ○ improving release and quality-assurance processes with gated approval to strengthen reliability and release of all digital services on the Planning Portal. • artificial intelligence and workforce updates, including: <ul style="list-style-type: none"> ○ controlled internal testing initiated for the Planning Portal website. ○ the hiring of 7 temporary staff to reduce reliance on contingent labour.
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No.	Question text	Response text
		<ul style="list-style-type: none"> • the following customer-service improvements: <ul style="list-style-type: none"> ○ reducing the average time to resolve council tickets from 38 days in May 2024 to 6 days ○ reducing the total number of active tickets with the Planning Customer Support team to 529 (as at 7 January 2025), down from 7,951 in October 2023 ○ expanding the Customer Care team from 8 to 12 members to improve the support resolution timeframes and reduce the backlog of tickets ○ assigning dedicated staff to manage the council customer support line ○ developing and releasing the ‘Support Hub’, which allows Portal users to self-service and manage their training needs.

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68	<p>In the last twelve months, how many complaints has the Department of Planning, Housing and Infrastructure received about the NSW Planning Portal?</p> <p>(a) Please provide a breakdown of the different types and sources of complaints be provided, with the number of each?</p>	<p>From 12 March 2024 to 12 March 2025, the NSW Planning Portal received 49 pieces of correspondence that were complaints.</p> <p>(a)</p> <table border="1"> <thead> <tr> <th>Type of complaint</th><th>Stakeholder group</th><th>Number</th></tr> </thead> <tbody> <tr> <td>Technical issues (16)</td><td>Applicant – General public</td><td>7</td></tr> <tr> <td></td><td>Applicant - Developer</td><td>1</td></tr> <tr> <td></td><td>General public</td><td>3</td></tr> <tr> <td></td><td>Representation by MP</td><td>4</td></tr> <tr> <td></td><td>NSW Ombudsman</td><td>1</td></tr> <tr> <td>General (8)</td><td>Applicant – General public</td><td>3</td></tr> <tr> <td></td><td>Applicant - Developer</td><td>1</td></tr> <tr> <td></td><td>General public</td><td>2</td></tr> <tr> <td></td><td>Representation by Industry Association</td><td>1</td></tr> <tr> <td></td><td>Representation by MP</td><td>1</td></tr> <tr> <td>Policy requirements (8)</td><td>Applicant – General public</td><td>3</td></tr> <tr> <td></td><td>Applicant - Developer</td><td>2</td></tr> <tr> <td></td><td>Representation by MP</td><td>3</td></tr> <tr> <td>User experience (7)</td><td>General public</td><td>3</td></tr> <tr> <td></td><td>Representation by MP</td><td>4</td></tr> <tr> <td>Submission process for Major Projects (6)</td><td>General public</td><td>5</td></tr> <tr> <td></td><td>Representation by MP</td><td>1</td></tr> <tr> <td>Support team (3) NB: All pre-July 24 / prior to Operation Brute Force which reduced resolution timeframes</td><td>Representation by MP</td><td>1</td></tr> </tbody> </table>	Type of complaint	Stakeholder group	Number	Technical issues (16)	Applicant – General public	7		Applicant - Developer	1		General public	3		Representation by MP	4		NSW Ombudsman	1	General (8)	Applicant – General public	3		Applicant - Developer	1		General public	2		Representation by Industry Association	1		Representation by MP	1	Policy requirements (8)	Applicant – General public	3		Applicant - Developer	2		Representation by MP	3	User experience (7)	General public	3		Representation by MP	4	Submission process for Major Projects (6)	General public	5		Representation by MP	1	Support team (3) NB: All pre-July 24 / prior to Operation Brute Force which reduced resolution timeframes	Representation by MP	1
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No.	Question text	Response text			
			NSW Ombudsman	1	
			General public	1	
		Navigation (1)	Representation by MP	1	
69	What is the current number of staff within the Department of Planning, Housing and Infrastructure, by agency?	4,253.1 FTE for the Department of Planning, Housing and Infrastructure, excluding the Independent Planning Commission and NSW Reconstruction Authority.			
70	How many staff have left DPHI since 30 August 2024?	294 as of 28 February 2025			
71	How many staff have been hired by DPHI since 30 August 2024?	52			
72	How many redundancy payouts have been issued by DPHI in FY 2024/25 to date	20			
73	How much money total has been issued for redundancy payouts by DPHI in FY 2024/25 to date?	\$3,443,384.99			
74	How many planners are employed by the Department of Planning, Housing and Infrastructure, as of today.	536 ongoing and 151 temporary staff as at 31 January 2025.			
75	How many Deputy Secretaries and Senior Executives responsible for Planning matters have left the Department, and received a pay out in the following months: (a) August 2024 (b) September 2024 (c) October 2024 (d) November 2024 (e) December 2024 (f) January 2025 (g) February 2025	(a) 0 (b) 2 (c) 0 (d) 0 (e) 0 (f) 0 (g) 0			

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76	<p>Each year the People Matters Survey is completed to gain insight into staff feeling about management standards and culture:</p> <p>(a) What have the 2024 surveys reported?</p> <p>(b) What are the top 5 areas for improvement?</p> <p>(c) What are you implementing to mitigate any issues and improve these results?</p>	<p>These are DPHI level results.</p> <p>(a) Overall, the department's engagement results outperformed the sector. There was a positive response rate of 76% (3,860 completed surveys).</p> <p>The top engagement drivers reflected how leaders model organisation values and listen to employees highlighting the influential role senior executives play in shaping purpose, direction and garnering employee engagement. Other top engagement drivers were how the organisation is innovating to meet future challenges, how the organisation meets community needs, support through change and the sense of enthusiasm for work.</p> <p>The department scored favourably across Ethics and Values, flexible working and job purpose and enrichment indicating a purpose and values driven workforce. There is opportunity to improve communication, change management, and strengthen alignment between individual contributions and their impact on achieving organisational objectives.</p> <p>(b) Our top areas for improvement:</p> <ul style="list-style-type: none"> i. Action on survey results ii. Communication and change management iii. Senior executives iv. Engagement v. Job Satisfaction <p>(c) In response to the results, the Department Has launched our PMES action plan, our first as DPHI, focused on strengthening sense of belonging and connection with DPHI's purpose and vision. It outlines 4 key actions:</p> <p>Defining our Employee Value Proposition so our people feel more connected, engaged and committed to work, and positions the Department as an employer of choice.</p> <p>Refreshing our performance and development framework to help people grow their skills and knowledge, improve access to development opportunities, and have a better understanding of how their work aligns with our broader goals.</p>
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No.	Question text	Response text
		<p>Enhancing our wellbeing tools to prevent burnout, improve resilience, and continue to build a workplace that is healthy and psychologically safe for all.</p> <p>Ensuring our new Flexible Working Policy fosters flexible working so everyone can balance their personal and professional responsibilities, and feel they are valued and productive in their contributions.</p>
77	<p>Private Sector and Developer Incentives:</p> <p>The Government announced in the Budget it is investigating a \$1 million residential developer guarantee scheme:</p> <p>(a) What will be the eligibility criteria?</p> <p>(b) How will this scheme differ from existing financing options available to developers?</p>	<p>Funding in the 2024/25 budget supported the development of Government Residential Guarantee Scheme. The implementation of the program is subject to Government decision. Further details are Cabinet in confidence.</p>
78	<p>Renewable Energy Project Decommissioning</p> <p>How many wind turbines:</p> <p>(a) have been built in NSW?</p> <p>(b) have been approved in NSW?</p> <p>(c) are under assessment in NSW?</p>	<p>(a) Approximately 850 wind turbines are operational in NSW;</p> <p>(b) Approximately 1950 wind turbines have been approved in NSW</p> <p>(c) Approximately 1652 wind turbines are under assessment in NSW.</p>
79	<p>How many large-scale solar panels</p> <p>(a) have been built in NSW?</p> <p>(b) have been approved in NSW?</p>	<p>Approvals for large-scale State-significant solar energy projects do not regulate the number of individual solar panels and the number of panels per megawatt varies depending on a number of factors, including the size of the panel and the panel efficiency.</p> <p>However, for large-scale State-significant solar energy projects in NSW:</p> <ul style="list-style-type: none"> • approximately 4,038 megawatts of solar is operational; and • approximately 11,793 megawatts of solar has been approved (including approved and not yet constructed / under construction / operational).

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No.	Question text	Response text
80	How many large-scale solar panels are under assessment in NSW?	I refer you to the response provided to Supplementary Question 79. Currently there are approximately 4,300 megawatts of solar projects under assessment in NSW
81	How many standalone battery energy storage systems have been built in NSW?	There is 1 operational standalone battery energy storage system (BESS) in NSW; and 3 standalone BESS under construction in NSW
82	How many standalone battery energy storage systems have been approved in NSW?	Twenty standalone battery energy storage systems (BESS) and 1 compressed air energy storage system have been approved in NSW
83	How many standalone battery energy storage systems are under assessment in NSW?	Nine standalone battery energy storage systems are under assessment in NSW
84	<p>In-fill Affordable Housing SEPP</p> <p>As a result of the In-fill affordable housing SEPP, since its introduction on 14 December 2023:</p> <p>(a) How many applications have been made taking advantage of the conditions under the SEPP?</p> <p>(b) How many projects have used:</p> <ol style="list-style-type: none"> the 20-30% floor space ratio bonus? <ul style="list-style-type: none"> How many additional dwellings has this resulted in? the 20-30% height bonus? <ul style="list-style-type: none"> How many additional dwellings has this resulted in? <p>(c) How many new homes have been injected into the development pipeline as a result of the SEPP?</p>	<p>(a) There are 89 State Significant Development (SSD) applications taking advantage of the in-fill affordable housing State Environmental Planning Policy conditions:</p> <ul style="list-style-type: none"> 54 have been issued Secretary's Environmental Assessment Requirements 29 are under assessment 6 have been determined. <p>(b)</p> <ol style="list-style-type: none"> 82 SSD projects are using the floor-space ratio bonus. 85 SSD projects are using the height bonuses. <p>(c) The number of new homes contained in SSD applications which have been issued SEARS or are currently under assessment are indicative only until a final determination is provided.</p>

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No.	Question text	Response text
85	Pilot Program for Community Housing Providers The government has launched a pilot program to assist 20 Community Housing Providers (CHPs). Will it be expanded to include all 169 registered CHPs?	The Department will evaluate the success of the program and determine whether the 12-month pilot should be continued and potentially expand to include additional Community Housing Providers.
86	How many CHPs have accessed the Pilot Program thus far?	All 20 Community Housing Providers have accessed the services in the pilot.
87	How much funding has been allocated for this pilot program, and will there be ongoing funding beyond the initial phase?	The Planning Concierge team supports multiple stakeholders, including Community Housing Providers, under this program.
88	The government claims this program will help deliver 3,600 affordable homes over five years. How did you reach this projection? (a) Where will these homes be built, and how will they be allocated across NSW?	The 3,600 affordable homes projection was determined through the expression of interest evaluation process. The Program Guideline released at the time the pilot was announced set out the evaluation process and is publicly available. https://www.planning.nsw.gov.au/sites/default/files/2024-04/community-housing-concierge-program-guideline.pdf The location of affordable homes is determined by the Community Housing Providers.
89	NSW has committed to 377,000 new homes by 2029. How many of these are estimated to be affordable or social housing?	Under the National Housing Accord, NSW has committed to delivering 3,100 affordable homes.
90	What measures are in place to track and publicly report on the impact of the new Floor Space Ratio and height bonuses introduced for affordable housing developments?	The Major Projects website publishes all State Significant Development applications for infill affordable housing projects under different stages of assessment by the Department. Details of all of these projects are publicly available on the Major Projects website.

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No.	Question text	Response text
91	Pattern Book What engagement has DPHI had with councils over the LGAs where the designs will be able to be used?	Pattern Book designs will be able to be used across NSW in every LGA where land use zoning permits the typology. The Department has provided regular updates to Local Government NSW and councils as part of the regular policy forums it holds and will continue to consult with councils regarding the NSW Pattern Book and the fast-track approval pathway.
92	Will the designs be able to be used in every LGA in NSW, assuming the design is tied to a specific land zoning?	Pattern Book designs will be able to be used across NSW in every LGA where land use zoning permits the typology. Each pattern will have a design that can be used in the housing areas enabled by recent Low and Mid Rise Housing and Transport Oriented Development reforms, and where low and mid-rise housing typologies are permitted by current zoning.
93	Will there be any exemptions for any specific pattern book designs in any LGA, even if the design is allowed to be used in a land zoning?	The Pattern Book designs will be available to use across NSW.
94	How many rezoning applications have been submitted by Landcom under the Rezoning Pathway for Social and Affordable Housing? (a) How many of these applications have been assessed? (b) How many have been approved?	Two rezoning applications have been submitted by Landcom and are currently under assessment.
95	What is the total estimated homes that can be delivered from Landcom's approved rezoning applications under this pathway?	No rezoning applications have been approved under this pathway.
96	What is the typical timeline for Landcom-led applications, from submission to approval?	In accordance with the publicly available program guidelines, Landcom-led applications are being progressed within 150 working days, from lodgement to approval: https://www.planning.nsw.gov.au/sites/default/files/2024-05/prioritising-rezonings-that-deliver-social-affordable-housing-program-guideline.pdf

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No.	Question text	Response text
97	<p>How many rezoning applications have been submitted by Homes NSW under the Rezoning Pathway for Social and Affordable Housing?</p> <p>(a) How many of these applications have been assessed?</p> <p>(b) How many have been approved?</p>	<p>There has been one rezoning application submitted by Homes NSW, which is currently under assessment.</p>
98	<p>What is the total estimated social housing homes that can be delivered from Homes NSW's approved rezoning applications under the rezoning pathway?</p>	<p>No rezoning applications have been approved under this pathway.</p>
99	<p>LAHC and AHO Self Assessment Powers</p> <p>Since the implementation of the expanded self-assessment powers as announced in June 2023, how many projects have LAHC and AHO self-assessed and approved?</p> <p>(a) What is the total number of dwellings encompassed by these self-assessed projects?</p> <p>(b) Can you please list all the projects that LAHC have used these self-assessed powers for?</p> <p>(c) Can you provide a breakdown of these projects by region or local government area?</p> <p>(d) What is the average time taken from project proposal to approval under the self-assessment process?</p> <p>(e) Of the projects approved through self-assessment, how many have commenced construction?</p> <p>(f) How many of these projects have been completed and are currently occupied?</p>	<p>This is a matter for the NSW Minister for Housing.</p>

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100	<p>Accelerated Infrastructure Fund</p> <p>Round 3 of the Accelerated Infrastructure Fund announced funding for these following projects. Can you provide an update as to the current progress for each project, and the estimated completion date?</p> <ul style="list-style-type: none"> (a) Accelerated Infrastructure in High Growth Areas - Hallidays Point and Old Bar (b) Barton Park Recreational Precinct (c) Beechwood Road Yippin Creek Flood Free Access (d) Bridge over Killarney Chain of Ponds – Boundary Road, Box Hill (e) Carter Street Bridges and Cycleway (f) Civic Link Block 3 (g) Colongra Sporting Complex (h) Connecting Granville (i) Constitution Road Infrastructure Upgrades (j) Construction of River Street West Collector Road (Stage 1) (k) CRB – Culvert Crossing – Terry Road (North) in Box Hill (l) CRF – Culvert Crossing – Terry Road (Town Centre) in Box Hill (m) Culburra Wastewater Treatment Plant Major Upgrades (n) Daniels Road Bus Link, Marsden Park (project will be delivered by Transport for NSW) (o) Depot Road Sportsfields (p) Detailed Design and Construction of Kew Sewage Treatment Plant Upgrade (q) Dickson Road and Town Centre Entry (r) Epping Town Centre East Upgrades (s) F.S. Garside Park Upgrade 	<p>Projects under Round 3 of Accelerated Infrastructure Fund must be completed by 2026. Further information is publicly available on the Department's website, which can be referred to for the status of funding: https://www.planning.nsw.gov.au/plans-for-your-area/infrastructure-funding/accelerated-infrastructure-fund/round-3</p>
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<p>(t) Fourth Avenue Upgrade between Fifth Avenue and Sixth Avenue, Austral</p> <p>(u) Gosford Sewer Upgrade Package 7</p> <p>(v) Goulburn Waste Water Treatment Plant Upgrade Project (Stage 2)</p> <p>(w) Granville Town Centre</p> <p>(x) Gwandalan Sewerage Treatment Plant Upgrade</p> <p>(y) Hermitage Road Shared Path, West Ryde</p> <p>(z) Kirrawee Library, Technology and Community Hub</p> <p>(aa)Laffing Waters New Housing Critical Development Infrastructure</p> <p>(bb)Lidcombe Town Centre – High Street Activation and Remembrance Park Upgrade</p> <p>(cc) Lytton Street Park Masterplan</p> <p>(dd)McEvoy Street and Botany Road, Waterloo intersection improvements (project will be delivered by Transport for NSW)</p> <p>(ee)Meadowbank Park Masterplan – Delivery of part of Stages 3 and 4</p> <p>(ff) Moss Vale Sewage Treatment Plant Upgrade</p> <p>(gg)North Boambee Valley West road raising and bridge infrastructure</p> <p>(hh)Northern (Chisholm) Catchment Sportsground</p> <p>(ii) Northern Growth Area - Sewer Upgrades</p> <p>(jj) Parramatta CBD Southern Precinct Upgrades</p> <p>(kk) Plumpton Road – North</p> <p>(ll) Plumpton Road – South</p> <p>(mm) Railway Terrace Basin 3</p> <p>(nn)Regional Route 03 – Cycleway</p> <p>(oo)Seymour Shaw Park Masterplan Implementation Stage 2</p> <p>(pp)South Moruya Housing Enabling Infrastructure project</p>	
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No.	Question text	Response text
	<p>(qq) Tallawong Road</p> <p>(rr) Thurgoona Growth Support – Thurgoona Link Road - Kerr Road, Stages 4 and 5 and Water & Wastewater Infrastructure</p> <p>(ss) Traffic Lights - Junction of Parkes Street and Blaxland Road, Ryde</p> <p>(tt) Tripoli Way Extension Project</p> <p>(uu) Tweed Coast Road Upgrade Sections 5 and 6</p> <p>(vv) West Nowra Urban Release Area Water and Wastewater Infrastructure</p> <p>(ww) Western Corridor Road Infrastructure Upgrades</p> <p>(xx) Wollombi Road Cessnock – Road Widening and Intersection Improvements</p> <p>(yy) Woolgen Park Road</p>	
101	<p>Landcom</p> <p>What specific projects has Landcom initiated since April 2023, and how many homes have been completed under those projects?</p>	<p>Since April 2023, Landcom has initiated six new development projects for approximately 5,000 home sites:</p> <ul style="list-style-type: none"> • Glenfield • Bomaderry • East Lismore • East Lismore land development adjacent to Southern Cross University • Camperdown • Edmondson Park <p>Landcom releases lots to market for homes to be developed. It takes time to undertake due diligence on sites, reach settlement and progress planning approvals before construction can start, so these sites are at different stages of the development lifecycle.</p>

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No.	Question text	Response text
102	How many homes have been delivered by Landcom in the past two years?	Landcom releases lots to market for homes to be developed. It takes time to undertake due diligence on sites, reach settlement and progress planning approvals before construction can commence. In FY23, Landcom settled 2,313 home sites and in FY24, Landcom settled 2,080 home sites.
103	<p>Can you provide a list of all Landcom-owned sites that remain undeveloped, including their locations, zoning and estimated capacity for housing?</p> <p>(a) How much of this land is rezoned for residential use, and how much still requires rezoning?</p> <p>(b) Can you provide a timeline for development for each of these land parcels?</p>	Landcom owns a site at Fennell Bay which is unable to be developed due to biodiversity concerns. The site is currently on the market to sell.
104	<p>Does Landcom have any sites where DA's have been approved, yet construction is yet to commence?</p> <p>(a) If so, please list them all and why construction has not commenced</p>	<p>Landcom has received development approvals for two projects:</p> <ul style="list-style-type: none"> Bomaderry – approval received in July 2024. Zauner Construction were engaged in February 2025 to finalise design, obtain construction certificates, and begin construction in March 2025. East Lismore – approval received in November 2024. Landcom is currently undertaking the design and construct tender process and construction is expected to start in Q3 2025.
105	<p>Can you provide a clear breakdown of Landcom's housing pipeline, including:</p> <p>(a) Expected completion dates</p> <p>(b) Projected number of homes</p> <p>(c) Funding allocated to each project</p>	Landcom's projected housing pipeline through to 2029 is to deliver 22,000 home sites.

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No.	Question text	Response text
106	<p>Can you please provide an update on all of the following projects in the North West of Sydney?</p> <ul style="list-style-type: none"> (a) Tallawong – 75 to 81 Schofields Rd, Rouse Hill (b) Kellyville – Samantha Riley Drive in the north to Memorial Avenue in the South (c) Bella Vista – Celebration Drive, Bella Vista (d) Norwest – 25-32 Brookhollow Avenue, Norwest Business Park (e) Epping – 242-244 Beecroft Rd, Epping (f) Cherrybrook – North of Castle Hill Road and bounded by Robert and Franklin Roads, Cherrybrook (g) Castle Hill – 2-4 Old Castle Hill Rd, Castle Hill (h) Hills Showground (i) 2 Mandala Parade, Castle Hill (Doran Drive Precinct) (j) 3 Andalusian Way, Castle Hill (Hills Showground Precinct East) (k) 5-11 De Clambe Drive, Castle Hill (Hills Showground Precinct West) 	<p>Landcom releases lots to market for homes to be developed. It takes time to undertake due diligence on sites, reach settlement and progress planning approvals before construction can start, so these sites are at different stages of the development lifecycle.</p> <ul style="list-style-type: none"> a) Site has settled. b) Two sites to be released to market in May 2025. Three sites with development applications lodged with The Hills Shire Council, and a further site with subdivision approved. c) Divestment of one site underway and settlement is expected in FY26. Further site to be released to market in April 2025. Development applications lodged with The Hills Shire Council for other sites. d) Site exchanged and will settle in FY25. e) Site has settled. f) Site due for release to market in Q4 2025. g) Site subject to a current rezoning proposal with The Hills Shire Council. h) Site exchanged and will settle in FY25. i) Site has settled. j) Site exchanged and will settle in FY25. k) Divestment of site expected in Q3 2026.

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No.	Question text	Response text
107	<p>CFMEU Meetings</p> <p>Given ministerial diary disclosures do not include all meetings and provide exceptions to disclosures, since March 2023, have you met with the CFMEU?</p>	<p>In accordance with the Premier's Memorandum <i>M2015-05 Publication of Ministerial Diaries and Release of Overseas Travel Information</i>, all Ministers publish extracts from their diaries, summarizing details of scheduled meetings held with stakeholders, external organisations, third-party lobbyists and individuals.</p> <p>Ministers are not required to disclose details of the following meetings:</p> <ul style="list-style-type: none"> • Meetings involving Ministers, ministerial staff, parliamentarians or government officials (whether from NSW or other jurisdictions) • Meetings that are strictly personal, electorate or party political • Social or public functions or events • Meetings held overseas (which must be disclosed in accordance with regulation 6(1)(b) of the Government Information (Public Access) Regulation 2018 and Attachment B to the Premier's Memorandum, and • Matters for which there is an overriding public interest and against disclosure. <p>Ministers' diary disclosures are published quarterly on The Cabinet Office's website.</p>

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No.	Question text	Response text
108	<p>ETU Meetings</p> <p>Given ministerial diary disclosures do not include all meetings and provide exceptions to disclosures, since March 2023, have you met with the ETU?</p>	<p>In accordance with the Premier's Memorandum <i>M2015-05 Publication of Ministerial Diaries and Release of Overseas Travel Information</i>, all Ministers publish extracts from their diaries, summarizing details of scheduled meetings held with stakeholders, external organisations, third-party lobbyists and individuals.</p> <p>Ministers are not required to disclose details of the following meetings:</p> <ul style="list-style-type: none"> • Meetings involving Ministers, ministerial staff, parliamentarians or government officials (whether from NSW or other jurisdictions) • Meetings that are strictly personal, electorate or party political • Social or public functions or events • Meetings held overseas (which must be disclosed in accordance with regulation 6(1)(b) of the Government Information (Public Access) Regulation 2018 and Attachment B to the Premier's Memorandum, and • Matters for which there is an overriding public interest and against disclosure. <p>Ministers' diary disclosures are published quarterly on The Cabinet Office's website.</p>
109	<p>Ministerial disclosures to The Cabinet Office</p> <p>On what date did you last update/make a ministerial disclosure to The Cabinet Office?</p>	<p>The Ministerial Code of Conduct (Ministerial Code) requires Ministers to make certain disclosures to the Premier and the Secretary of The Cabinet Office. I comply with my obligations under the Ministerial Code.</p>

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No.	Question text	Response text
110	<p>How many redundancies were processed by each Department(s)/agency(s) within your portfolio responsibilities since 28 March 2023?</p> <p>(a) Of these redundancies, how many were:</p> <p>i. Voluntary?</p> <p>ii. Forced?</p> <p>(b) What was the total cost of all redundancies in each Department/agency within your portfolio responsibilities?</p> <p>(c) On what page are redundancies published in the respective Department(s)/Agency(s) Annual Reports?</p>	<p>Redundancies are published in the respective Department(s)/Agency(s) Annual Reports under employee related expenses. Published Annual reports can be accessed on respective Department websites.*Note the period from 28 March 2023 to 31 December 2023 relates to the former Department of Planning and Environment and includes groups that are now in the Department of Climate Change, Energy, the Environment and Water. The period 1 January 2024 to 28 February 2025 is for the Department of Planning, Housing & Infrastructure.</p>
111	<p>On what date were the annual report(s) from 2023-24 for each department / agency in your portfolio published?</p>	<p>The annual reports for the Department of Planning, Housing & Infrastructure and all associated agencies were published on 21 November 2024.</p>
112	<p>Were the annual report(s) from 2023-24 for each department / agency in your portfolio printed?</p> <p>(a) If yes, what was the printing cost(s) for each department / agency?</p>	<p>Two black and white copies of the Department of Planning, Housing and Infrastructure's annual report were printed and provided to me for tabling as required under the <i>Government Sector Finance Act 2018</i> and Treasury Policy and Guidelines TPG23-10 – Annual Reporting Requirements.</p> <p>(a) The Department prepared the two copies in-house using existing printing resources.</p>
113	<p>Did the annual report(s) from 2023-24 for each department / agency in your portfolio use in part or full an external production / body / consultant to draft?</p> <p>(a) If yes, what was the cost(s) for each department / agency?</p>	<p>The Department of Planning, Housing and Infrastructure did not use external consultants to draft the Annual Report.</p> <p>(a) Below are costs declared by agencies that incurred costs from external consultants to produce their Annual Report:</p> <ul style="list-style-type: none"> • Parramatta Park Trust – \$3,010 • Western Sydney Parkland Trust – \$8,127 • Centennial Park and Moore Park Trust – \$18,963 • NSW Reconstruction Authority – \$3,410 • Royal Botanic Gardens and Domain Trust – \$11,759

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No.	Question text	Response text
114	In what month will the 2024-25 annual report(s) for each department / agency in your portfolio be published?	The annual reports of the Department of Planning, Housing and Infrastructure and associated entities will be prepared, submitted and tabled in accordance with requirements under the <i>Government Sector Finance Act 2018</i> and Treasurer's Direction 23-11.
115	Will the 2024-25 annual report(s) for the department / agency in your portfolio include a printed copy? (a) If yes, how much is budgeted for printing in 2024-25 for each department / agency?	The annual report of a reporting Government Sector Finance agency is to be prepared, submitted and tabled in accordance with requirements under the <i>Government Sector Finance Act 2018</i> and Treasurer's Direction 23-11.
116	Have you and your ministerial office had training and/or a briefing about the State Records Act from State Records NSW and/or The Cabinet Office and/or Premier's Department? (a) If yes, when?	The Ministers' Office Handbook provides guidance in relation to recordkeeping obligations under the <i>State Records Act 1998</i> . The Cabinet Office also provide guidance, advice, training and support on these obligations for Ministers' offices. Further information is available on the State Records NSW's website. I comply with my obligations under the State Records Act.
117	On what page is advertising published in the respective Department(s)/Agency(s) annual report(s)?	Advertising spend is disclosed in the financial statements of the Department's and associated agencies' annual reports: <ul style="list-style-type: none"> • Department of Planning Housing and Infrastructure Vol 2 p. 21 • Greater Cities Commission Note 2(b) - Department of Planning Housing and Infrastructure Vol 2 – p. 201 • Place Management NSW Note 2(c) – p. 59 • Property and Development NSW Note 2(b)(iii) – p. 34 • Independent Planning Commission Note 2(b) – p. 40 • Parramatta Park Trust Note 3(b) – p. 43 • Western Sydney Parkland Trust Note 3(b) – p. 43 • Cemeteries and Crematoria NSW Note 2(b) – p. 66 • NSW Reconstruction Authority Note 3.4 – p. 90 • Sydney Olympic Park Authority Note 2(b) – p. 57 • Centennial Park and Moore Park Trust Note 3(b) – p. 47.

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No.	Question text	Response text
118	<p>Does your portfolio department(s)/agency(s) have a gifts and/or hospitality register?</p> <p>(a) If yes, is it available online?</p> <p>i. If yes, what is the website URL?</p>	<p>Yes, the Department of Planning, Housing and Infrastructure (which includes network agencies) has a gifts and/or hospitality register.</p> <p>(a) Yes</p> <p>i. URL: https://www.nsw.gov.au/departments-and-agencies/department-of-planning-housing-and-infrastructure/information-access-governance-and-feedback/gifts-benefits-and-hospitality-register</p>
119	<p>Does your ministerial office keep a register of gifts and/or hospitality for staff to make disclosures?</p> <p>(a) If yes, what is the website URL?</p>	<p>All Ministerial staff are required to comply with the Gifts, Hospitality and Benefits Policy for Office Holder Staff attached to the Ministers' Office Handbook and available on the NSW Government website.</p>
120	<p>Have any staff members in your office been the recipient of any free hospitality?</p> <p>(a) What was the total value of the hospitality received?</p> <p>(b) Are these gifts of hospitality declared?</p>	<p>All Ministerial staff are required to comply with their disclosure obligations under the Gifts, Hospitality and Benefits Policy for Office Holder Staff and I expect my staff to do so.</p> <p>A breach of the Policy may be a breach of the Office Holder's Staff Code of Conduct. The Policy includes disclosure obligations for Ministerial staff in respect of gifts, hospitality and benefits over \$150.</p> <p>If a Ministerial staff member is required by their role to accompany their Office Holder at an event that the Office Holder is attending as the State's representative, or where the Office Holder has asked the staff member to attend, then attendance at that event would not constitute a gift or benefit for the purposes of the Policy.</p>

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No.	Question text	Response text
121	<p>Since 28 March 2023, have you breached the Ministerial Code of Conduct?</p> <p>(a) If yes, what was the breach?</p>	<p>All Ministers are expected to comply with their obligations under the NSW Ministerial Code of Conduct (Ministerial Code) at all times.</p> <p>The Ministerial Code sets the ethical standards of behaviour required of Ministers and establishes practices and procedures to assist with compliance.</p> <p>Among other matters, the Ministerial Code requires Ministers to:</p> <ul style="list-style-type: none"> • disclose their pecuniary interests and those of their immediate family members to the Premier • seek rulings from the Premier if they wish to hold shares, directorships, other business interests or engage in secondary employment (known as ‘prohibited interests’) • identify, avoid, disclose and manage conflicts of interest • disclose gifts and hospitality with a market value over \$500. <p>A substantial breach of the Ministerial Code (including a knowing breach of any provision of the Schedule) may constitute corrupt conduct for the purposes of the <i>Independent Commission Against Corruption Act 1988</i>.</p>

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No.	Question text	Response text
122	<p>Have you ever been issued with a credit card by a NSW Government department(s) and/or agency(s) since 28 March 2023?</p> <p>(a) If yes, under what circumstances?</p> <p>(b) If yes, what items and expenditure was undertaken?</p>	<p>Ministers and Ministerial Staff are not eligible to receive Departmental credit cards except in the case of overseas travel. In cases of overseas travel short-term cards will be issued and returned at the completion of official travel together with a travel diary for fringe benefit tax purposes.</p> <p>Where an NSW Government-issued credit card is provided the credit card must only be used for official overseas business trips and official business purposes, this includes for transport to/from the airport when departing/returning from the trip.</p> <p>NSW Government-issued credit cards for official business trips overseas will be held with government contract bankers and used within credit limits imposed.</p> <p>Credit cards are a useful means of expenditure control, but their use should never be for personal purposes.</p> <p>Costs associated with overseas travel are published on the NSW Government website in line with M2015-05.</p>
123	Do public servants in your portfolio department(s)/ agency(s) been issued with department/ agency credit cards?	Yes. Credit Cards are issued to staff who can demonstrate an ongoing business requirement. Staff seeking a credit card must complete an application form and an assessment prior to being approved.
124	If yes, what is the website URL of the credit card policy?	The Department's Purchasing Card Policy is accessible via this link: https://www.nsw.gov.au/sites/default/files/2024-03/dphi-purchasing-card-policy.pdf
125	Do you have a desk or office in your portfolio department(s)/agency(s) building(s)?	I make use of an office in 52 Martin Place, NSW Parliament and my Electorate office. When travelling, Ministers may make ad hoc arrangements to work for periods in Departmental offices.
126	As at 1 February 2025, how many senior executives in your portfolio department(s) / agency(s) have a driver?	No senior executives in the Department have drivers.

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No.	Question text	Response text
127	<p>Has your Ministerial Office received a GIPA Application(s) since 28 March 2023?</p> <p>(a) If yes, how many?</p> <p>(b) If yes, what is the website URL of the disclosure log?</p>	GIPA statistics for Ministers' offices are published in the annual reports of the Department of Communities and Justice.
128	Since 28 March 2023, have you and/or your ministerial office given instructions to your portfolio department(s)/ agency(s) in relation to Government Information (Public Access) Act application(s)?	The <i>Government Information (Public Access) Act 2009</i> provides that agencies are not subject to the direction or control of any Minister in the exercise of the agency's functions in dealing with a particular access application under the Act (subsection 9(2)). The Act also contains offences prohibiting agency officers from acting unlawfully and prohibiting persons from directing agencies to make an unlawful decision in relation to an access application (sections 116 and 117 of the Act).
129	What is the website URL for the GIPA Act disclosure log each of your portfolio department(s) / agency(s)?	URL: https://www.nsw.gov.au/departments-and-agencies/departments-of-planning-housing-and-infrastructure/information-access-governance-and-feedback/disclosure-log
130	<p>Are you on TikTok?</p> <p>(a) If yes, do you access TikTok from a NSW Government device?</p>	The Circular DCS-2025-01 Cyber Security NSW Directive - Restricted Applications List advises how NSW Government agencies are required to appropriately manage risks to NSW Government information on government-issued devices, or personal devices that are used for government business.
131	<p>Are you and/or your ministerial staff on Signal?</p> <p>(a) If yes, do you and/or your ministerial staff access Signal from a NSW Government device?</p> <p>(b) If yes, does Signal comply with the State Records Act?</p>	<p>Like the former Coalition Government, a range of communications are used by the NSW Government.</p> <p>I comply with the <i>State Records Act 1998</i> and I expect all staff members to comply with their obligations under the <i>State Records Act 1998</i>.</p>

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No.	Question text	Response text
132	<p>Since 28 March 2023, have you had training from an external stakeholder that included an invoice and payment paid for using your ministerial budget?</p> <p>(a) If yes, what is the description of training?</p> <p>(b) If yes, how much></p>	<p>Ministers have undertaken a program of Ministerial induction training.</p> <p>Ministers have undertaken training on the Respectful Workplace Policy.</p> <p>Members of Parliament are provided with a Skills Development Allowance that may be used in a manner consistent with the Parliamentary Remuneration Tribunal Annual Determination.</p> <p>Ministerial Office Budgets are managed in accordance with the Ministers' Office Handbook.</p>
133	<p>Since 28 March 2023, have you shared Cabinet documents with your Parliamentary Secretary?</p>	<p>The conventions and practice for access to Cabinet documents are outlined in Premier's Memorandum M2006-08 - <i>Maintaining Confidentiality of Cabinet Documents and Other Cabinet Conventions</i>.</p> <p>The Premier's Memorandum M2006-08 provides that the unauthorised and/or premature disclosure of Cabinet documents undermines collective ministerial responsibility and the convention of Cabinet confidentiality. It is essential that the confidentiality of Cabinet documents is maintained to enable full and frank discussions to be had prior to Cabinet making decisions.</p>
134	<p>Does your Parliamentary Secretary have pass access to your ministerial office?</p>	<p>Security passes for the parliamentary precinct and 52 Martin Place are required to be issued in accordance with the Parliament House Security Pass Policy and 52 Martin Place security procedures and the associated Privacy and Surveillance Statement.</p>
135	<p>Does your Parliamentary Secretary have a desk in your ministerial office?</p>	<p>No.</p>

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No.	Question text	Response text
136	Has your Parliamentary Secretary ever used your Ministerial vehicle?	<p>The Ministers' Office Handbook provides that:</p> <ul style="list-style-type: none"> the Premier's Department will provide each Minister with a designated vehicle, which may be used by other drivers nominated by the Minister from time to time. the Premier's Department transport services may be used by Parliamentary Secretaries for official business trips in connection with their duties as Parliamentary Secretaries, with costs paid from the Ministers' office budget.
137	<p>Are all the ministerial media releases and statements issued by you publicly available at https://www.nsw.gov.au/media-releases?</p> <p>(a) If no, why?</p>	<p>The Department of Customer Service (DCS) is responsible for managing www.nsw.gov.au/media-releases and the publication of media releases.</p>
138	As Minister, do you approve overseas travel for public servants from your portfolio department(s)/ agency(s)?	Yes
139	<p>Does your portfolio department(s)/ agency(s) keep a register of data breaches in accordance with the Privacy and Personal Information Protection (PPIP) Act?</p> <p>(b) If yes to above, what is the website?</p>	<p>Yes, the Department publishes information about eligible data breaches on its website.</p> <p>URL: https://www.nsw.gov.au/departments-and-agencies/department-of-planning-housing-and-infrastructure/information-access-governance-and-feedback</p>
140	<p>As Minister, do you have a discretionary fund?</p> <p>(a) If yes, what department(s) / agency(s) administer it?</p> <p>(b) If yes, what is the website URL detailing expenditure?</p>	I do not have a discretionary fund.

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No.	Question text	Response text
141	Are you a member of the Qantas Chairmans Lounge?	<p>The <i>Constitution (Disclosures by Members) Regulation 1983</i> (Regulation) sets out Members' obligations to disclose relevant pecuniary and other interests in periodic returns to Parliament.</p> <p>The Legislative Assembly Standing Committee on Parliamentary Privilege and Ethics Report on Review of the Code of Conduct, Aspects of Disclosure of Interests, and Related Issues (December 2010) notes that:</p> <p>"Advice has been received from the Crown Solicitor that use of the Chairman's Lounge by invitation is not a "gift" for the purposes of clause 10 of the Regulation, as it does not involve disposition of property. However, when the membership leads to an upgrade valued at more than \$250, it becomes disclosable as a contribution to travel, and should be reported under clause 11 of the Regulation."</p> <p>Clause 16 of the Regulation allows a Member to, at their discretion, disclose any direct or indirect benefit, advantage or liability, whether pecuniary or not.</p> <p>Relevant disclosures have been made to The Cabinet Office and to the NSW Parliament.</p>
142	How many of your Ministerial staff is a local government councillor(s)?	<p>Ministerial staff are employed by Ministers, on behalf of the State, in their capacity as "political office holders" under Part 2 of the Members of Parliament Staff Act 2013. All Ministerial staff are required to comply with the NSW Office Holder's Staff Code of Conduct, including obligations to seek approval for secondary employment, and to take reasonable steps to avoid, and in all cases disclose, any actual or potential conflicts of interest (real or apparent).</p>