



LEGISLATIVE COUNCIL

GENERAL PURPOSE STANDING COMMITTEE NO. 1

BUDGET ESTIMATES 2011-2012

QUESTIONS ON NOTICE

General Purpose Standing Committee No. 1

Planning and Infrastructure

Monday 24 October

Answers to be lodged by: 17 November 2011

Budget Estimates Secretariat
Telephone 9230 3509
Fax 9230 2981
budget.estimateds@parliament.nsw.gov.au

Hearing date	Portfolio	Answer to be lodged by
24 October 2011	Planning and Infrastructure	17 November 2011 [21 days]

Questions relating to the portfolio of Planning and Infrastructure

24 October 2011, 3.45 pm – 6.00 pm

Questions from Mr Shoebridge MLC

1. What principles will underpin the review of planning in NSW?
2. How were the process and procedures for the review of planning decided?
3. What do you see the role of local councillors and councils as being within the NSW Planning System?
4. As part of the current review of NSW Planning laws, is the Government planning to make changes to the Standard Instrument Local Environmental Plan?
 - a. If so, will Local Councils who have already completed their comprehensive LEP need to update their LEPs to conform to any new changes?
5. How many of LEPs adopted using the standard LEP included Aboriginal heritage provisions?
6. How many of LEPs adopted using the standard LEP did not include Aboriginal heritage provisions?
7. What community consultation will take place in the development of strategic regional land use plans?
8. What Aboriginal community consultation will take place in the development of strategic regional land use plans?
9. What mapping exercises/projects will take place in the development of strategic regional land use plans?
10. What methodology will be used in the mapping exercise?
 - a. Does it include Aboriginal cultural mapping?
11. Who will undertake the mapping projects?
12. Will particular areas of land be set aside for particular land uses based on the outcomes of any mapping exercises?
13. Will Aboriginal culture and heritage be included in the mapping exercises?
14. What is the average time taken for JRPP determinations?
15. What is the average time for JRPP determination for each JRPP in NSW?
16. What consideration has there been of the ongoing value of JRPP's in deciding development assessments?
17. Have there been any provisions to make JRPPs more independent by moving away from the state appointed representatives?
18. In the case of the Landcom development at Spring Farm what is the minimum required distance between houses and Coal Seam Gas wells?
19. How was this distance determined?
20. What correspondence did the department receive from concerned residents about this proximity?

21. Is the department aware of any correspondence received by Landcom concerned about this proximity?
22. Have there been similar issue identified with other releases?
23. When and how will sites for private development be chosen in the Redfern-Waterloo urban renewal project?
24. Noting that the Preliminary Master Plan currently underway falls well short of the comprehensive master plan promised, what funds have been committed develop a full Master Plan covering all the areas raised in the RWA's Built Environment Plan 2?
25. Will the Minister release the RED Strategy studies conducted in 2003 and 2004 and coordinated by the Redfern Waterloo Partnership project which provides the basis for the establishment of the Redfern Waterloo Authority?
26. When was the last meeting of the Redfern Waterloo Heritage taskforce?
27. What are the plans for this taskforce with the windup of the Redfern Waterloo Authority?
28. How will heritage concerns be managed for this precinct in the future?
29. What resources will be allocated for the management of heritage in the Redfern Waterloo precinct?
30. What are the current plans for the North Eveleigh sites?
31. Will the Approved Concept Plan continue to apply with Part 3A changes your Government has foreshadowed?
32. What is the impact of the delay on the City Relief line on its sale?
33. Does the Government favour the sale to Sydney University or sale for commercial development?
34. Will the Government keep the Australian Technology Park in Government ownership and ensure that its heritage buildings and equipment are preserved for and accessed by future generations?
 - a. If not what protection will the Government afford this very important heritage site?
35. Will the Government consider financial support of the Pemulwuy Project to provide affordable Aboriginal Housing?
36. What are the vacancy rates in SHFA properties?
37. What is being done to reduce vacancy rates?
38. Has the government carried out costings for the construction of ferry wharves at Barangaroo, as recommended by the Barangaroo review?
 - a. Has the Government allocated funds to pay for the construction of these?
39. If the White Bay cruise ship terminal goes ahead, will the government commit to allowing non-cruise ship related uses of the site to be determined by Leichardt Council?
40. Will the government rule out locating a function centre at White Bay, as recommended by the review into Barangaroo?
41. What value has the government placed on the land at Barangaroo South?

42. How was this value arrived at and did it account for approval of 560,000 sq metres of commercial, hotel and retail space?
43. What steps has the government taken to act on the recommendation of the Barangaroo review that more affordable key worker housing be included on the site?
44. What consideration has the Government given to the Ecotransit Sydney proposal for a submerged light rail link between Barangaroo and Balmain, which was submitted to the Barangaroo review?
45. What liability does the government have to compensate Lend Lease should the plan be changed to remove the hotel in the harbour or reduce the scale of buildings at the site?
46. To what extent is the NSW Government subsidising Q-Station lessee Mawland through fee concessions or contributions to the estimated \$500,000 costs of the proposed new development at the North Head Quarantine Station?
47. To what extent is the NSW Government subsidising Q-Station hotel operator Mirvac through fee concessions or contributions to the estimated \$500,000 costs of the proposed new development at the North Head Quarantine Station?
48. What income is the State Government currently receiving from the Mawland lease?
49. What, if any, concessions have been sought for scheduled future payments?
50. In regard to the rent paid as a result of the CoAsIt lease
 - a. How much has been received to date?
 - b. When and in what form was it received?
 - c. What period is covered by the rent paid?
 - d. In what account are these Yasmar rental funds held?
 - e. Is this account designated specifically for such Yasmar income?
 - f. Have the funds received been utilised for the restoration of Yasmar house and grounds?
 - g. If not, how have they been allocated or used?
 - h. Other than CoAsIt has income been received from any other source in regard to Yasmar?
 - i. If so, how much, from what source and on what terms
51. Has the title to the Yasmar Estate been transferred from the Department of Juvenile Justice to the Department of Lands?
52. When did this transfer occur?
53. What was the reason for the length of time it took to effect this transfer?
54. Is it true that the formal CoAsIt Lease document as agreed re Yasmar was not locatable for a period?
 - a. If so, what was this period?
 - b. If so, what changes to departmental protocol have been made to ensure that such an event does not occur again?
55. What protocols are in place to keep track of important documents such as the original of a State-significant Crown Land Reserve Lease?
56. Has the Minister received advice regarding the failure to pay the requisite Initial Rent of \$120,000 on Commencement Day, this being 9 November 2007?
57. What is the reason for a reduction from \$120,000 per annum rent down to a CPI adjusted \$400 per annum?

58. What is the current unpaid rent on this site?

Questions from the Hon Ms Fazio, MLC

59. Development Applications

- a. How many development applications are currently in the system awaiting processing after the six month lag in announcing the transitional arrangements on Sep 30th 2011?
- b. What do these delayed development applications represents in dollar terms and have the applicants been given a timetable for their eventual processing?

60. Job impacts of delays in processing applications

- a. Has the delayed reform of the planning systems been responsible for job losses in the construction & housing sectors and blunted new job creation in these key sectors?

61. Role of Local Councils since taking Government

- a. During the delay in the processing of applications what was the role of local councils in the planning function?
- b. During the last six months have we seen planning powers returned to local communities – can you provide specific examples of this type of community decision making?
- c. Over the last six months how many councils have established new council wide local environmental plans (LEP) – can you provide specific examples of council LEPs and what has been achieved?

62. Planning System Review

- a. What feedback have you received to date from Planning System Review – what key themes have been established in the public consultations across the spectrum from developers, housing bodies, local communities and councils?
- b. What priorities have been established by the review vs key policy areas such as the environment vs the role of medium density developments in cities?:
- c. Has the review to date made any specific references to need for transparency in planning decision making & how this might be achieved?

63. Transitional Planning System

- a. How does the interim planning assessment system sit alongside the planning review – Has it already defined key elements of the planning system, given the roles given to key players such as local councils, the Planning Assessment Commission and the Minister, without stakeholder consultation?
- b. With regard to the new interim planning assessment system how were local councils consulted on their new expanded role in assessing projects under \$20mln?
- c. Do local councils consider that they have the requisite resources and systems in place to manage this new project assessment workflow?
- d. Regarding 25 objections from residents to allow approval – this seems an arbitrary and potentially high number in terms of project impacts – how will this work in practice?
- e. Can you please clarify the role of local councils in terms of objections they may have both under \$20mln, over \$20mln and those defined State Significant Development and State Significant Infrastructure?
- f. What is the role of Council objections, if at all, in the bigger projects as managed by regional panel or Planning Assessment Commission?
- g. Is there seen to be the need to provide additional financial resources to local councils to support their role in the new planning process?
- h. In terms of the independent Joint Regional Planning Panel that determines larger projects above \$20mln, what is the key criteria for assessment and especially regarding environmental impacts vs supporting business and jobs creation?
- i. Can you explain the exact definition of a State Significant Development – is it based on size of the project above \$100 mln or is it based on some wider measure of state economic impact?

- j. How will State Significant Developments (SSD) be determined by the Planning & Assessment Commission at "arms length" to the Minister – can you be more specific by what is meant by "arms length"?
 - k. How will State Significant Infrastructure projects be prioritized under the new transitional planning system - Will it align with the infrastructure projects outlined in the Budget or is there a broader short list of projects considered as State Significant?
64. State Significant Infrastructure vs State Significant Developments
- a. Why are the State Significant Infrastructure (SSI) determinations and decision making not also treated with same "arms length" provisions as the State Significant Developments?
 - b. Why does the minister have more say in SSI vs SSD – does this create an inconsistent system that decreases users confidence in the planning process?.
 - c. In the case of a State Significant Infrastructure projects that combine private and public partners how is the approval determination made – what is the Minister's role vs the Planning Assessment Commission?
 - d. How will Infrastructure NSW overlay and interact with the SSD and SSI planning assessment system – will its priorities be put ahead of those already in approval queue?
 - e. With respect to funding SSI projects, will monies raised for Restart NSW be used. How will projects within the SSI be prioritized for funding vis a vis nominated Budget projects and those short listed by Infrastructure NSW?
65. Stamp Duty Concession for 1st Home Buyers
- a. With regards to the Budget changes to the stamp duty concession for 1st home buyers from January 1st 2012 what bring forward activity in the housing market is expected for the current December qtr?
 - b. What other planning measures, besides release of the 10,000 new lots over 4 years announced on April 2nd and re-announced in the Budget, are in play to address the ongoing supply issues in the NSW Housing market?
 - c. With the noted land release how much will you pay for supporting infrastructure like Schools, Shops, Kerb and guttering, sewerage and water.?
66. Western Sydney
- a. Minister what is being done to maximize the opportunities associated with the major western corridor of Sydney framed by Blacktown, Penrith, Liverpool and Campbelltown?
 - b. What balance is being struck between Western Sydney development and the agricultural industries that it is replacing such as market garden food production in the city fringe areas?
67. Infrastructure
- a. How will you build and fund key infrastructure areas such as North West rail when the Budget does not provide for full funding in this area?
 - b. What other Asset sales are being considered for Infrastructure beyond Port Botany and Desalination plant?
 - c. With respect to Port Kembla and Newcastle ports – what assurances can be given that there is not going to be a plethora of sales next 2yrs to fund infrastructure – how to fund once these monies spent- 15 to 20yr same requirements for infrastructure once again but no monies in place?
68. Northwest Rail Link
- a. Can you provide what the estimated total cost of the Northwest rail link project will be and when the overall project will be completed?
 - b. What project cost risks has the Government considered for major projects such as the Northwest rail link given the heavy competition for skilled labour from the resources sector over at least the next 5 years?
 - c. What contingencies plans are in place if key input costs such as labour prove more expensive than expected?
 - d. Given the potential for cost blow out of these major projects what has Treasury advised in terms of potential impacts on the Budget position over the forward estimates?

69. Can the Minister for Planning and Infrastructure please advise on the status of the Eastern Suburbs light rail feasibility study that was promised before the election
- What is the a specific date on which the feasibility study will be released?
 - Will the feasibility study cover the promised extension to the UNSW?
 - What funding is expected to be allocated to the Eastern Suburbs Light rail project?
 - Will the feasibility study include a detailed time line for each stage of the project?
 - Will the feasibility study include an expected date of completion for the project?
70. Can the Minister for Planning and Infrastructure please advise on the status Planning System review announced back on July 12th 2011
- Has the listening and scoping phase being progressing as expected?
 - Is the Planning review panel still expected to release the first issues paper in December?
 - How does the new State Significant Development (SSD) planning framework announced on September 30th fit within the overall planning review?
 - Has the new SSD diminished the capacity of the planning review to develop meaningful reform given it already defines the role of key stakeholders such as local councils?
71. Can the Minister for Planning and Infrastructure please advise on the status of Premier's O'Farrell pre-election commitment that 50% and not 70% of new developments will be in areas already development
- Has this pre-election commitment been incorporated into the planning review as a key policy criteria?
 - Has this commitment been assessed from an environmental impact perspective?
 - If no environmental analysis has been undertaken when will it occur – is a specific date available for the publication of this review?
 - Have the broader social costs and ramifications of this commitment been considered?
 - If social impacts have not been considered when will it occur – is a specific date available for the publication of this review?
72. Can the Minister for Planning and Infrastructure please advise on the status of the decentralisation policy that was presented pre-election
- Has this pre-election commitment been incorporated into the planning review as a key policy criteria?
 - Has this commitment been assessed from an environmental impact perspective?
 - If no environmental analysis has been undertaken when will it occur – is a specific date available for the publication of this review?
 - Have the broader social costs and ramifications of this commitment been considered?
 - If social impacts have not been considered when will it occur – is a specific date available for the publication of this review?
73. Can the Minister for Planning and Infrastructure please advise on the status of the Hands Off Our Homes policy initiative that launched pre-election
- Has this pre-election commitment been incorporated into the planning review as a key policy criteria?
 - Has this commitment been assessed from an environmental impact perspective?
 - If no environmental analysis has been undertaken when will it occur – is a specific date available for the publication of this review?
 - Have the broader social costs and ramifications of this commitment been considered?
 - If social impacts have not been considered when will it occur – is a specific date available for the publication of this review?
74. Can the Minister for Planning and Infrastructure please advise on the status of the clean up of the radioactive site at Hunters Hill that was identified as a key problem in late 2010
- Has an environmental assessment of the site been undertaken?
 - If no environmental analysis has been undertaken when will it occur – is a specific date available for the publication of this review?

- c. Has another site been identified where this radioactive material can be adequately treated and disposed of?
 - d. If this analysis and decision has not been made when will this work be carried out and is there a specific date for the publication of this report?
75. Can the Minister for Planning and Infrastructure please advise on the status of the Warnervale Town centre development proposal that was a pre-election commitment?
- a. Has any funded been committed to developing a feasibility study for this project?
 - b. Has a feasibility study been completed for this development by the Government?
 - c. If not when is this feasibility study scheduled for release by the Government?
76. Can the Minister for Planning and Infrastructure please advise on the status of the Warnervale Railway station proposal
- a. Has any funded been committed to developing a feasibility study for this project?
 - b. Has a feasibility study been completed for this development by the Government?
 - c. If not when is this feasibility study scheduled for release by the Government?
 - d. What discussions have taken place between the Government and local developer David Hannan regarding the Warnervale Railway station proposal?
77. Can the Minister for Planning and Infrastructure please advise on the status of the Calderwood project in Albion park
- a. Does the NSW Planning Department still support this development?
 - b. What is the status of the joint legal action brought against the project by the Wollongong & Shellharbour Councils?
 - c. What role is the Planning Assessment Commission (PAC) playing in the final project decision?
 - d. Does the Minister expect that he may have to intervene in the decision making and approval process of this project?
78. Can the Minister for Planning and Infrastructure please advise on the status of the Shell Cover Marina project
- a. Has any funded been committed to developing a feasibility study for this project?
 - b. Has a feasibility study been completed for this development by the Government?
 - c. If not when is this feasibility study scheduled for release by the Government?
 - d. What discussions have taken place between the Government and Shell Harbour Council?
79. Phones
- a. How many blackberries does DPC assign to your Ministerial staff and to whom have they been issued?
 - b. How many iPads does DPC assign to your Ministerial office and to whom have they been issued?
 - c. How many iPads have you purchased for your office and to whom have they been issued?
 - d. How many iPhones does DPC assign to your Ministerial office and to whom have they been issued?
 - e. How many iPhones have you purchased for your office and to whom have they been issued?
 - f. For each phone or device, how much was each bill from April to October?
 - g. How many have phones or devices have been lost in your office?
 - h. What is the cost of replacing those phones or devices?
80. Media and Public Relations
- a. How many media or public relations advisers are employed for each of your portfolio agencies?
 - b. What is the forecast for 2011-12 for the number of media or public relations advisers to be employed and their total cost?
 - c. How many media or public relations advisers are employed in your ministerial office?
81. Overseas Trips
- a. Have any of your overseas trips in the past year been paid for in part or in full by using public money?

- b. If so, did any of your relatives or friends accompany you on these trips?
82. Office Costs
- What is the annual remuneration package for your chief of staff?
 - What is the annual remuneration package for your head media advisor?
 - What is the annual remuneration package for each of your staff?
 - What is the estimated expenditure for your office budget in 2011-12?
 - Have any office renovations or fit outs been undertaken in your ministerial office since April?
 - If so, could you give details of contracted costs?
 - What is your office budget?
 - How many political advisors are in your office?
 - How many administration staff?
 - How many Department Liaison officers are assigned to your office?
 - How many staff in the Department are assigned to Ministerial support duties?
83. Cabcharge
- In terms of your ministerial office, how much did your office spend on taxi fares, including Cabcharge since April?
84. Restructure
- Are any of your portfolio agencies undergoing a restructure?
 - How many jobs are expected to be cut as a result of that restructure?
 - How many people are expected to have their wages cut as a result of that restructure?
 - How many voluntary redundancies are expected to be offered as a result of that restructure?
85. Agency Costs
- What is your agency's catering budget?
 - Since April, has the agency changed its branding?
 - How much was spent on rebranding the agency?
 - How much has been spent on stationary?
86. Correspondence
- How long is the average turnaround for responding to correspondence in your agency?
 - How many pieces of correspondence have been outstanding for more than 60 days?
87. Paying bills on time
- Since April, on how many occasions has the agency not paid a supplier or contractor for more than 30 days?
 - How many bills have been outstanding for longer than that period?
88. Grants to non-government organisations
- Does your department provide recurrent grant funds to non-government organisations?
 - If yes,
 - What are the names of all organisations in receipt of funding?
 - What is the total amount of funding received by each organisation, including goods and services tax?
 - On what date was the funding advanced?
 - What was the purpose for each grant or funding advance?
 - Was any funding withheld or returned?
 - If so, what were the reasons for withholding or requiring the funding to be returned?
 - What is the indexation rate applied to non recurrent grant funds in 2011/2012?
89. Feasibility studies, audits, taskforces or reviews
- Is your department currently undertaking any feasibility studies, audits, taskforces or reviews?
 - If so,
 - What are the terms of reference or details of each study, audit, taskforce or review?

- ii. Who is conducting the study, audit, taskforce or review?
- iii. Was each study, audit, taskforce or review was publically advertised seeking expression of interest or competitive tenders?
- iv. Is there a contract in place detailing terms of engagement for the study, audit, taskforce or review?
- v. What is the timeline of each study, audit, taskforce or review?
- vi. What are the details of any costs involved in each study, audit, taskforce or review?

90. Parliamentary Secretary

- a. Can you please list all travel related costs for your Parliamentary Secretary incurred in their capacity as Parliamentary Secretary since 1 July 2011:
 - i. kilometres travelled
 - ii. accommodation,
 - iii. air fares
 - iv. meals/entertaining?
- b. Can you please provide details of the following activities undertaken by your Parliamentary Secretary since 1 July 2011
 - i. meetings attended in their capacity as Parliamentary Secretary?
 - ii. functions attended in their capacity as Parliamentary Secretary?
- c. How often do you meet with your Parliamentary Secretary?
 - i. Are these meetings documented?
 - ii. Who attends these meetings?
- d. Who provides instructions and direction to your Parliamentary Secretary, you or your Chief of Staff?
- e. Has the Parliamentary Secretary been provided with Speech, Voice or Media Training since becoming Parliamentary Secretary?
- f. If so:
 - i. Who conducted the training?
 - ii. When was it conducted
 - iii. Where was it conducted what were the costs of the training?
 - iv. Who paid for the training?

.....

**There were no additional questions on notice lodged by members relating to the portfolio of
Planning and Infrastructure**